

1003 Queen City Ave



Historic Preservation Commission

Staff Report

Meeting Date: August 13th, 2025

Case #: HPC-41-25

Site Address:	1003 Queen City Ave
Parcel ID:	31-06-23-3-003-025.000
Applicant:	Starsha Parton
Owner:	Carter Copeland

Proposed Work:	Petition for a Certificate of Appropriateness for a material change to the roof and windows, and installation of shutters located on the primary structure located at 1003 Queen City Ave in the Druid City Historic District. (Council District 4).
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Current Zoning:	DHE
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Historic District:	Druid City
Architectural Style:	Free Classic Queen Anne
Year Built:	1906
Contributing:	YES
Historic Survey:	Druid City Historic District

Resource 220. 1003 Queen City Avenue. Cunningham House. Circa 1906. Two and one half story, wood frame Free Classic Queen Anne with hip with cross gables roof of asphalt shingles, interior brick chimneys with corbel work, front oriented gable with pent, Palladian window and vent motif, diamond, octagon, and square butt shingle work, denticulated raking cornice, weatherboard siding, two story bay window with 1/1 double hung sashes and wood shutters, second floor with 1/1 double hung sash windows, first floor with off center single leaf door with wreath motif and single light, sidelights, and transom, 1/1 double hung sash windows, wrap around porch with denticulated cornice, Ionic columns, pediment with denticulated cornice, and Tuscan columns, brick foundation.(C/NRHP 1975) C

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes to replace all existing windows with vinyl-clad wood windows, which will match the original size and design of the existing windows. The petitioner will be replacing the existing wood siding with 1x6 wood lapped siding to be painted white. The existing black shutters will be refurbished, painted black, and re-installed. The petitioner is also proposing to replace the existing asphalt shingle roof with a slate roof. The slate roof will be colored grey. The front door will be painted red.

STAFF ANALYSIS:

Vinyl-clad windows are an appropriate material in the design guidelines. Wood is an appropriate material throughout the design guidelines. Slate is an appropriate roof material in the design guidelines. The changes will be visible from the public right-of-way.

APPLICABLE DESIGN GUIDELINES:

A. Standards for Rehabilitation and Alteration

The following standards shall be applied to all rehabilitation or alteration of contributing buildings and structures in the district:

1. Design Character
 - Respect the original design character of the structure.
 - Express the character of the structure—do not attempt to make it appear older or younger than it is.
 - Do not obscure or confuse the essential form and character of the original structure.
 - Do not allow alterations to hinder the ability to interpret the design character of the historic period of the district.
2. Repairing Original Features
 - Avoid removing or altering any historic material or significant architectural features.
 - Preserve original materials and details that contribute to the historic significance of the structure.
 - Do not harm the historic character of the property or district.
 - Protect and maintain existing significant stylistic elements.
 - Minimize intervention with historic elements.
 - Repair, rather than replace, deteriorated architectural features.
 - Use like-kind materials and utilize a substitute material only if its form and design conveys the visual appearance of the original.

- Disassemble historic elements only as necessary for rehabilitation, using methods that minimize damage to original materials, and use only methods of reassembly that assure a return to the original configuration.
3. Replacing Old Features
 - Base replacement of missing architectural elements on accurate duplications of original features, substantiated by physical or pictorial evidence.
 - Use materials similar to those employed historically, taking care to match design, color, texture, and other visual qualities.
 - Employ new design that relates in style, size, scale, and material wherever reconstruction of an element is not possible due to lack of historical evidence.
 4. Existing Alterations
 - Preserve older alterations that have achieved historic significance in themselves in the same manner as if they were an integral part of the original structure.
 5. Materials
 - Maintain original materials and finishes. Retain and repair original siding, generally avoiding the use of synthetic siding. When replacement is required, use like-kind materials that conform to the original in profile and dimension, unless such materials are not available.

Windows

- Maintain the original number, location, size, and glazing pattern of windows on primary building elevations.
- Maintain historic window openings and proportions.
- Permanently affixed internal and external muntins should be employed where appropriate.

Examples of Appropriate Window Materials:

- Wood sash windows in double-hung, single-hung, and casement styles
- Aluminum-clad wood
- Fiberglass (Pella, Marvin, or equal) that mimics wood
- Steel, if original to the structure
- Composite material with wood sash, frame, and glides
- Cellular PVC material (All-Season or equal) that mimics wood

Examples of Inappropriate Window Materials:

- Aluminum or vinyl
- Snap-in or artificial muntins
- Reflective or tinted glass

- Monarch M-Cell vinyl-clad window, Hurd vinyl-clad window, or equal that mimics wood

Roofs

- Preserve the original roof form, pitch and overhang of all structures, and use roof materials appropriate to the form and pitch of the roof.
- Preserve the character of the original roofing materials and details.
- Retain elements such as chimneys, skylights, and light wells that contribute to the style and character of the structure.
- Use roofing materials similar to those used in the district and that are comparable in style, shape, and color as those found on surrounding structures

Examples of Appropriate Roof Materials:

- Slate
- Tile
- Metal of appropriate style, gauge, color, and fastening system based on the type of structure
- Wood shingle
- Cement fiber shingle
- Asphalt or fiberglass shingle
- Built-up or membrane on slopes of 3-and-12 or less where hidden by parapets

Examples of Inappropriate Roof Materials:

- Corrugated fiberglass
- Asphalt roll roofing
- Built-up membrane on slopes greater than 3-and-12
- Corrugated metal or tin

A. Exterior Blinds, Awnings, and Shutters

- Use exterior blinds and shutters only as appropriate to the style, proportion, and character of the structure, and sized to cover the window.

Examples of Appropriate Materials:

- Wood: louvered or solid panel
- Fabric awnings
- Copper
- Standing seam metal or steel

Examples of Inappropriate Materials:

- Plastic or vinyl blinds, shutters, awnings
- Aluminum awnings (unless original)

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



HISTORIC PRESERVATION COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION

Last Updated, August 2023

Please complete all of the following fields:

Location of Property and Historic District

Address: 1003 Queen City Ave Tuscaloosa, AL 35401

Historic District: Druid City

Property Owner

Name: Carter

Phone: Copeland

Email:

Address: 1003 Queen City Ave Tuscaloosa, AL 35401

Zip Code: 35401

Applicant (if different from owner)

Name: Starsha Parton

Phone:

Name: Bob Burns

Phone:

The Applicant requests the following item(s) from the Historic Preservation Commission:

☒ Repair / Remodel of Existing Building(s) \$50

☐ Other (please explain):

☐ New Construction or Addition(s) \$50

☐ Signage \$25

Residential interior remodel to home. Mechanical, electrical, plumbing and gas will be installed. Provide a detailed description of the proposed request. Supporting documentation required along with this application shall include a dimensioned site plan, elevation drawings, or similar drawings that clearly show the existing and proposed design. Staff reserves the right to determine if the submitted plans are acceptable.

Exterior work to include: Siding - Replace wood siding and install new 1x6 wood lapped siding to be painted white.

Roof - Replace existing shingle roof and Install a standing seam metal & slate roof with a historically appropriate color scheme.

Windows - Replace existing windows with Cellular PVC windows, matching the original size and grill pattern.

Shutters and door - Install black shutters and paint the front door red, reflecting a classic and historically inspired color scheme.

Dimensioned site plans showing all buildings, additions, drives, sidewalks, fences, exterior lighting, large trees, landscaping, and other site work locations, drawn to scale no less than 1" = 10'-0".

Dimensioned elevations including sufficient detail to describe all exterior design features and materials, drawn to scale no less than 1/4" = 10'-0". Where scale or massing of alteration is a concern, include elevations of neighboring buildings.

**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS APPLICATION AND ANY NECESSARY
SUPPORTING MATERIALS VIA E-MAIL TO HPC@TUSCALOOSA.COM**

Office of Urban Development:
Planning Division

2201 University Boulevard, Annex III, 3rd Floor
Tuscaloosa, AL 35401

Provide a detailed description of the proposed materials. Supporting documentation such as photographs, brochures, screenshots, invoices, material spec sheets, or similar items that clearly show the existing and proposed materials are required along with this application. Staff reserves the right to request for additional information as deemed necessary.

Wood, metal roof, tile,

Important Items to Note:

- You will receive confirmation from City staff via e-mail once your application is received. Unless expressly waived by City staff, you must submit a digital copy of your application to secure a place on the docket.
- A filing fee related to the specific request (reference page one of this application) is required to be submitted along with this application. Check is preferred, but an invoice can be sent upon request.
- In-person attendance at the HPC meeting is mandatory for the petitioner.
- Any request which will not be represented by the property owner at the public hearing must be accompanied by a notarized designation of agent affidavit.

Certification of Applicant

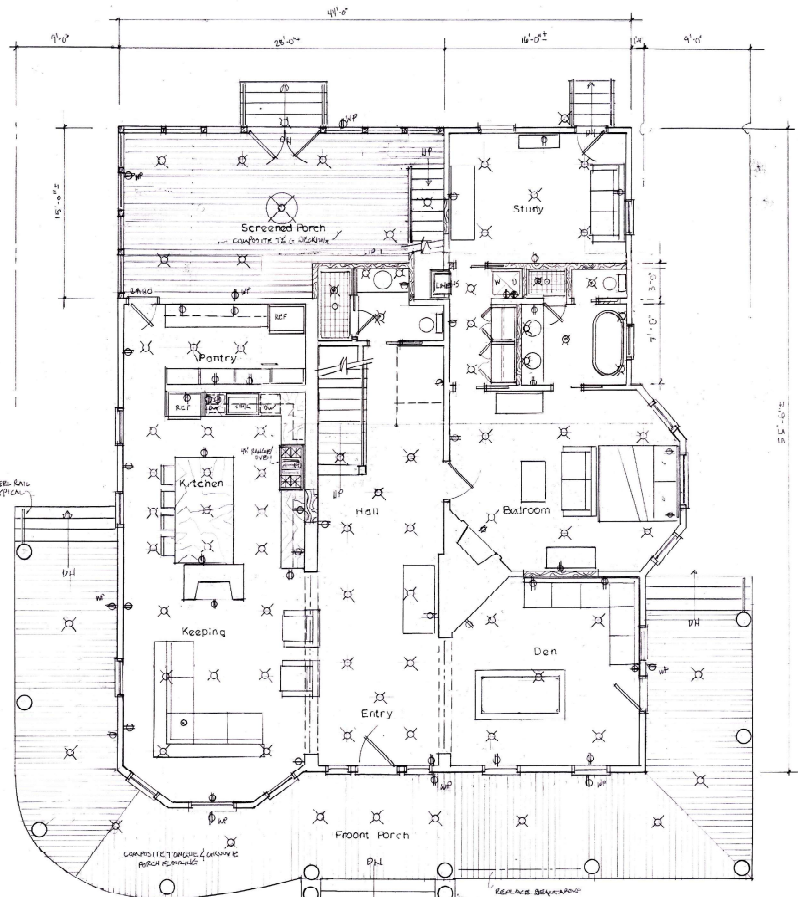
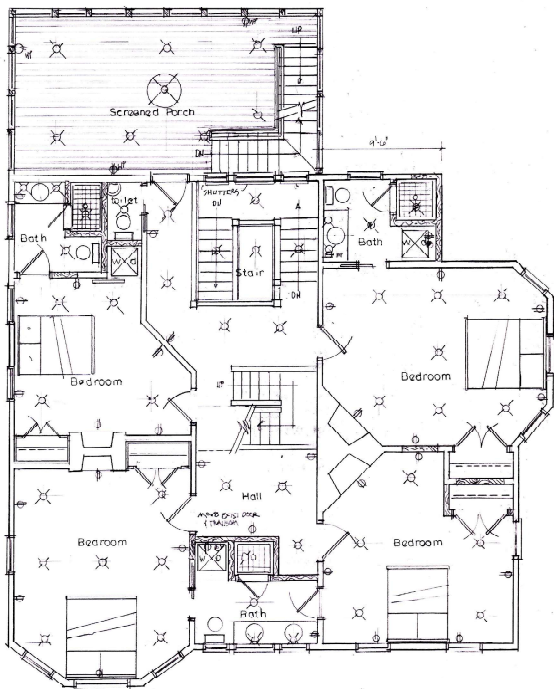
I hereby certify that I have read and examined this application and know the same to be true and correct. I also acknowledge that if the Commission determines that any of the foregoing information is not accurate, my application may be denied because it contained false or otherwise incorrect information. Staff reserves the right to request additional information as deemed necessary. This application will not be accepted until all required information is provided.

It is my understanding that a Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of the date of issuance. I also understand a building permit issued by the City of Tuscaloosa is required for all applicable work being completed in historic districts.

Finally, it is my understanding that pending Commission approval, I am bound to follow the plans submitted with this application. Should there be any changes to the approved plans, I understand that those changes must be reviewed by City staff prior to any work associated with such changes occurring.

Applicant: Starsha Parton

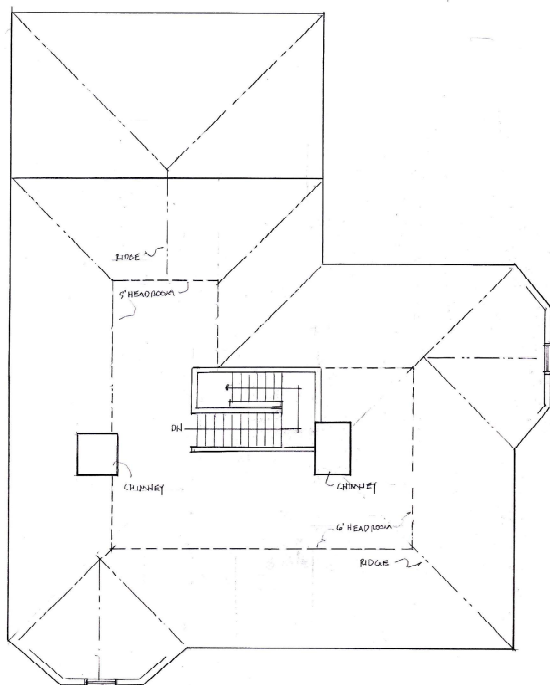
Date: 07/01/2025



Robert E. Jones
 Copeland Residence
 1003 Green City Avenue
 Tuscaloosa, AL

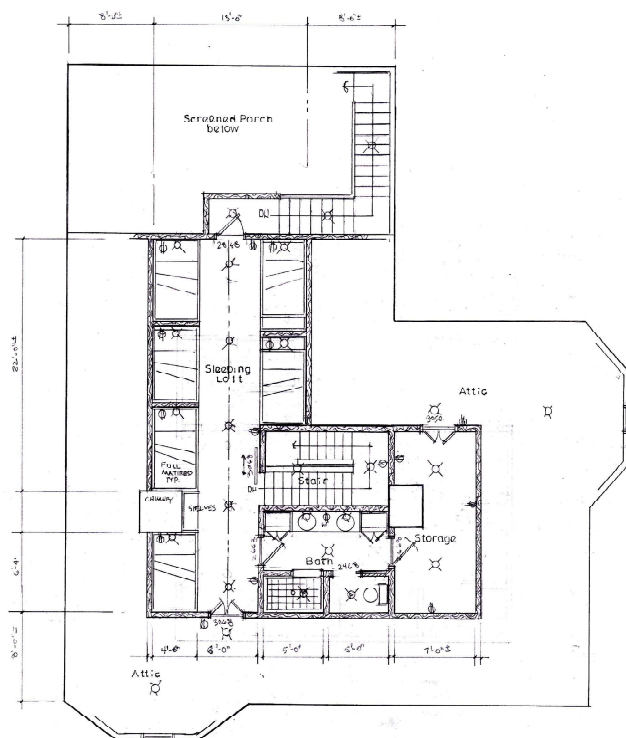
Revisions
 1/12/15
 Date 3/1/15
 Drawn 4/28
 Check
 Title
 First & Second
 Floor Plans

Sheet
 A-1



Existing Attic Plan

1/4"=1'-0"
N



Attic Plan

1/4"=1'-0"
N



Renovation of the
Copeland Residence
1003 Susan City Avenue
Tuscaloosa, AL

Revisions

Date 3/11/25

Drawn W/RB

Check

Title
Attic Plans

Sheet

A-2



1/4-1-0

A-3



Revision of the
Copeland Residence
1003 Queen City Avenue
Tuscaloosa, AL

Revisions

Date 4/11/25

Drawn AMB

Check

Title
South & East
Elevations
Site Plan

Sheet

A-4



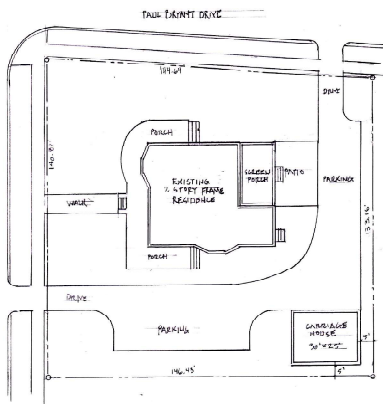
South Elevation

1/4-1-0



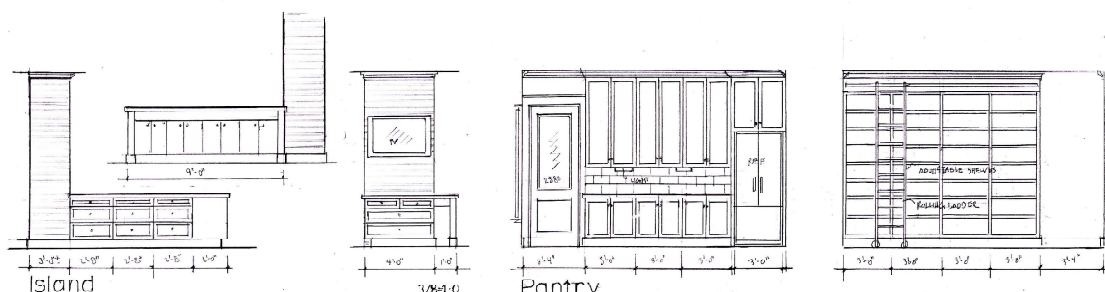
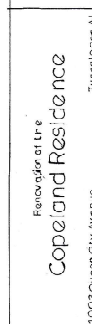
East Elevation

1/4-1-0



Site Plan

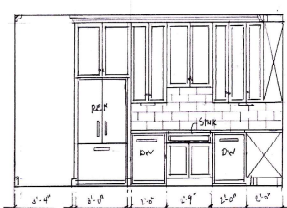
1/4-2-0



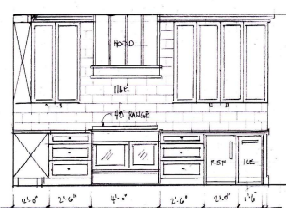
Island

 $3/8=1.0$

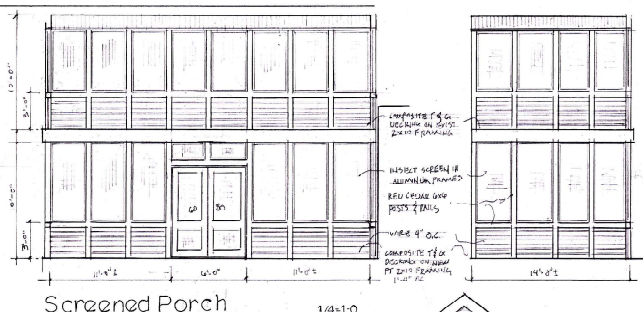
Pantry



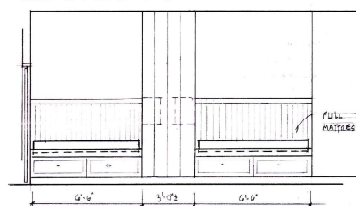
Kitchen



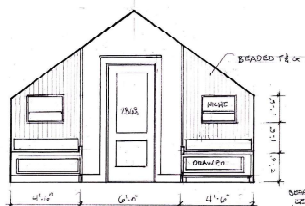
3/9-1 0



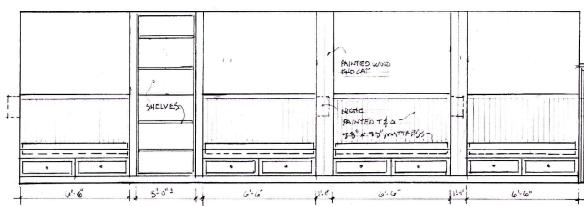
Screened Porch

 $\frac{1}{4} \times 1 \cdot 0$ 

Full
reference

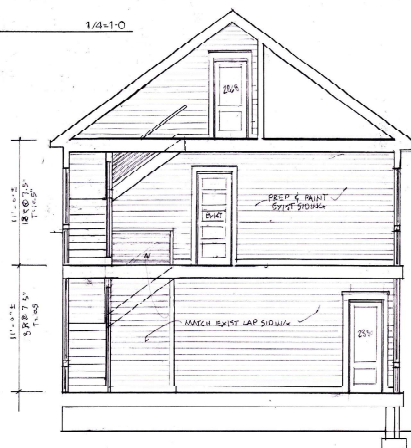
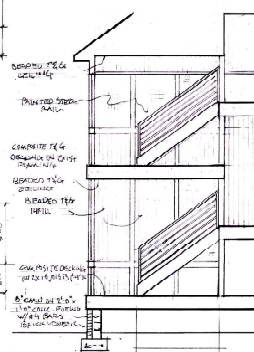


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Sleeping Loft

3/8-1-C



Revisions

Date: / /

Drawn 6028

Check

Screened Porch

Loft
Kitchen

Pantry

11

Sheet

A-6



Renovation of the
Copeland Residence

1003 Green City Avenue 2
Tusculum, AL

Revisions

Date 7/1/18

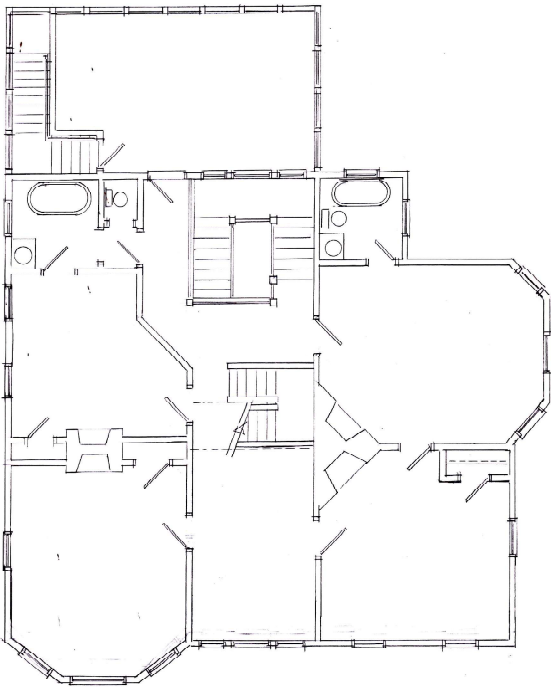
Drawn GWS

Check

Title
Existing Floor
Plans

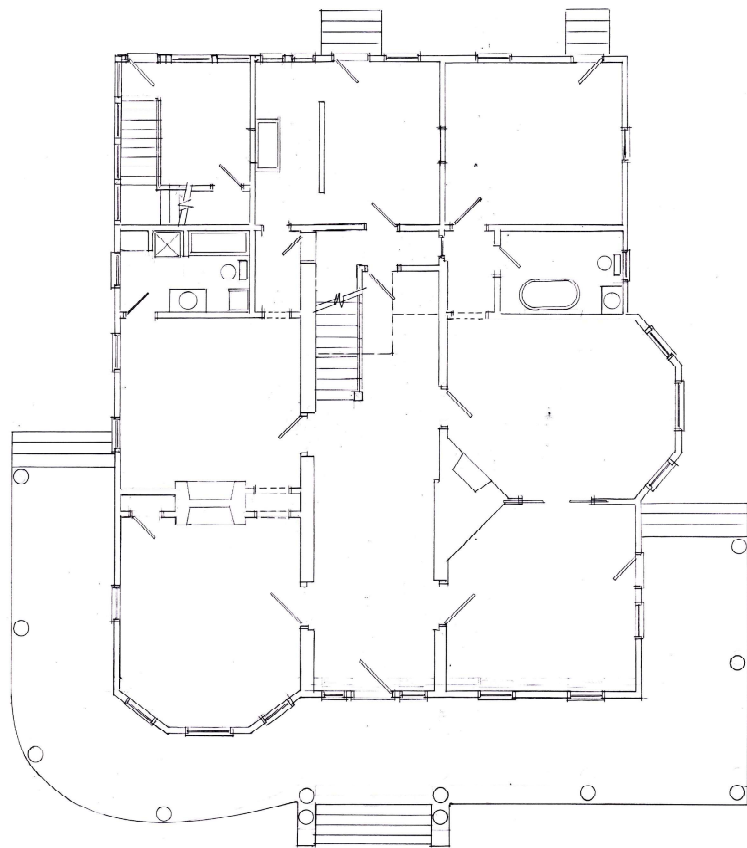
Sheet

A-7



Existing Second Floor Plan

1/4"=1'-0"
1/4"



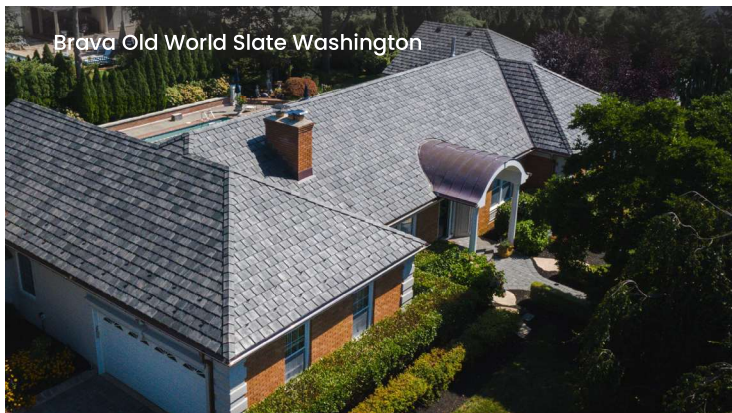
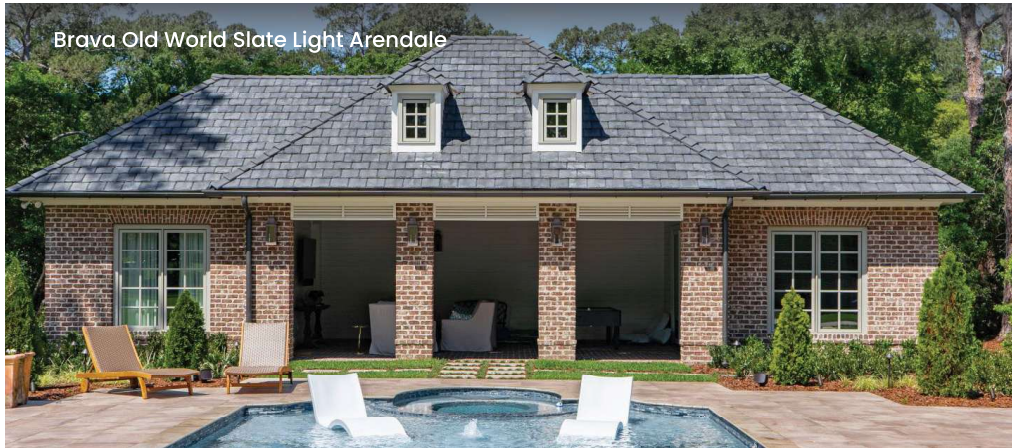
Existing First Floor Plan

1/4"=1'-0"
1/4"





Brava Old World Slate



Beautifully authentic high-performance roofing.

The beautiful look of a slate roof without the maintenance.

Truly realistic

Our proprietary process creates the most authentic-looking old world slate on the market.

Superior performance

Brava is designed to withstand even the most severe weather, boasting the highest hail resistance rating in the industry.

Enhanced curb appeal

Curb appeal directly correlates with owner satisfaction and higher property value.

Maintenance free

Brava's proprietary formulation ensures extreme durability.

Color technology

Brava's proprietary multi-coloring process means you get the authentic appearance of a natural product, complete with variegated colors throughout the entire product.

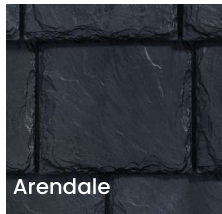
Fully sustainable

Brava uses recycled material to create a roof that is fully recyclable.

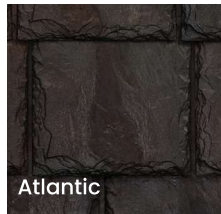
Complete

Brava offers a complete line of accessory tiles.

Unparalleled Performance



Arendale



Atlantic



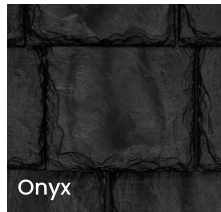
Cottage



Graphite



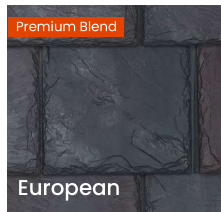
Light Arendale



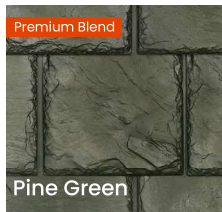
Onyx



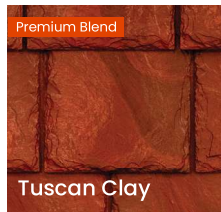
Washington



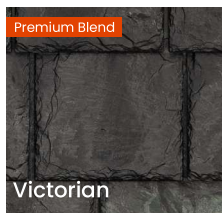
European



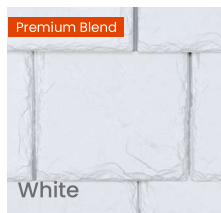
Pine Green



Tuscan Clay



Victorian



White

Note: Premium Blend and Title 24 Cool Roof Colors are available as an upcharge from Standard Color pricing. Please consult your sales representative for additional information.

Description	Weight	Dimensions
6" Field Tile	1.4 lbs.	6" x 22"
9" Field Tile	1.8 lbs.	9" x 22"
12" Field Tile	2.7 lbs.	12" x 22"
Starter	1.6 lbs.	12" x 12"
Hip & Ridge	2.0 lbs.	5 5/8" x 6" x 16"
Solid Multi-Width Accessory	4.5 lbs.	12" x 22 7/8"
Weight Per Square (Standard Slate)	311 lbs./sq.	
Weight Per Square (Multi-Width Slate)	305 lbs./sq.	

Aesthetics	Brava Old World Slate	Natural Slate
Authentic Look	✓	✓
1" Thickness	✓	✗
Multi-Colored Variegated	✓	Only the most expensive
Solid Accessories for Realistic Installation	✓	✗

Performance	Brava Old World Slate	Natural Slate
Fire Retardant: Class A or Class C	✓	✓
Wind Resistance: 188+ mph*	✓	✗
Impact Resistance: Class 4	✓	Varies by product
Freeze/Thaw Resistant	✓	May spall in alpine regions
Maintenance-Free	✓	Requires inspection and repair throughout the life cycle
Colorfast	✓	Only some varieties
Hail Warrantied	✓	Varies by product

Installation	Brava Old World Slate	Natural Slate
Lightweight	✓	✗
Estimated Waste Factor	Low	High; slates with hairline cracks or broken during install will be discarded
Gun Nailed in Cold Weather	✓	✗



Class 4 hail rating



Class A fire rating available



Made in USA



*Brava tiles are tested and approved to withstand wind speeds of up to 188 mph with nails and up to 211 mph with high wind / screw installation.

Tolerances + or - 1/2". All specifications subject to change without notice.

The printed colors shown may vary from actual colors. Before making a final selection, be sure to review actual material samples and roof installations. Please contact your salesperson for further assistance.

In order to achieve certain fire and wind ratings, special installation instructions may be required. Please reference Brava Roof Tile installation manuals at www.BravaRoofTile.com for more details.

bravarooftile.com • (844) 290-4196 • info@bravarooftile.com

Purpose and Applications: This guide specification covers Andersen® 400 Series windows. These windows are suitable for new construction, remodeling or replacement applications.

Product Features: 400 Series rigid vinyl clad wood window and patio door products are made to exact specifications. They are available in seven standard exterior colors, in various shapes and sizes to create dramatic window and patio door combinations.

This Document: This guide specification document is provided by Andersen Corporation as a technical support tool incident to the sale of its products. Andersen Corporation is solely responsible for its content. This document should be reviewed and edited to suit Project requirements by a qualified design professional. Product data contained in this guide specification is accurate as of the date of issue indicated above. Due to ongoing product changes, this data may change over time. Consult manufacturer for complete product information.

Contact Information: Contact manufacturer for more information on this or other products made by Andersen Corporation: Andersen Windows, Inc., Andersen Service Center, 100 Fourth Ave North, Bayport, MN 55003-1096. Telephone: (800) 299-9029. Website: www.andersenwindows.com

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Editor Note: Edit document to suit Project requirements and specifier practice. Specifier notes are shown in blue text like this. Optional text [**is shown in bold with brackets like this**]. Locations where language for Project-specific requirements is to be inserted are shown like this: **<insert language>**. Remove specifier notes and unused optional text in final version of the specification document.

Editor Note: The Construction Specifications Institute (CSI) recommends and supports use of its current MasterFormat section title and numbering system, shown below.

SECTION 08 52 00 – WOOD WINDOWS

SECTION 08 52 16 – PLASTIC-CLAD WOOD WINDOWS

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes: Vinyl-clad wood-framed windows of the following types:
[casement] [awning] [Double-Hung] [gliding] [picture] [and] [direct-set fixed].

... / [Lumber & Composites](#) / [Boards & Planks](#) / [Wood Boards](#) / [Softwood Boards](#)

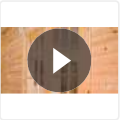
Internet # 100028725 Model # 914770 Store SKU # 914770

Top Rated

2.8k

1 in. x 6 in. x 8 ft. Premium Kiln-Dried Square Edge Whitewood Common Softwood Boards Board

★★★★★ (5918) Questions & Answers (192)






Hover Image to Zoom

 Share  Print

\$12⁵³


- Meets the highest grading standards for strength and appearance
- Ideal for carpentry, furniture, shelving and general finish work
- For interior or exterior use - can be painted or stained
- [View More Details](#)

 **Magic Apron** Beta

AI-generated responses. [More information](#)

Hi! Need help with a product, project, or question? I'm here to assist. What can I help you with today?

 Feedback

Ask a question

North Chattanooga Store

✓ 72 in stock Aisle 21, Bay 017

Coverage Area (sq. ft.): 3,66 sq ft

3,66 sq ft

| v

Nominal Width (in) * Length (ft): 6 in. X 8 ft.

6 in. X 8 ft.

| v

Pickup at

North Chattanooga

Delivering to 37343

Pickup

Today

72 in stock

FREE

Delivery

Today

171 available

Get it delivered as soon as today. Schedule your delivery in checkout.

How much will you need?

Please note: calculations are estimates only

Calculate by:

- ☒ Length x Width
- ☐ Square Footage

Area

Length:ft.

Width:ft.

+ Add Area

Calculate

—

1

+

Add to Cart

Pay in 4 interest-free payments on purchases of \$30-\$1,500 with **PayPal**. [Learn more](#)


Frequently Bought Together

Feedback

CURRENT ITEM

✔ Select

♡




1 in. x 6 in. x 8 ft.
Premium Kiln-Dried...

★★★★☆ (5899)

\$12⁵³

✔ Select

♡



2 in. x 4 in. x 96 in. #2
Premium Grade KD-...

★★★★☆ (5213)


BULK PRICES AVAILABLE

\$3⁸⁵

Buy 50 or more \$3.47

✔ Select

♡




1 in. x 2 in. x 8 ft.
Furring Strip Board

★★★★☆ (1628)

\$1⁵³

✔ Select

♡



2 in. x 4 in. x 96 in. #2
Premium Grade KD-...

★★★☆☆

BULK PRICES AVAILABLE

Buy 50 or more \$3.47

+

+

+

+

Subtotal: **\$62⁴¹**

Add 6 Items to Cart

Ask about this product

Get an immediate answer with AI

Type a question

Get an Answer

AI-generated from the text of manufacturer documentation. To verify or get additional information, please contact The Home Depot customer service.

Product Details

About This Product

Every piece of 1 in. x 6 in. x 8 ft. Premium Kiln-Dried Square Edge Whitewood Common Board is perfect for a wide range of uses, from house framing to basic interior finishing applications. Uses include carpentry, hobbies, furniture, shelving and general finish work. With its easy to glue, good nailing and screw holding properties, this product meets the highest grading standards for strength and appearance. Its straight grain and uniform texture has low shrinkage and is easy to work by both hand and machine tools. In addition, it has great paint retention properties, making it fairly easily to treat with preservatives.

Highlights

- Each piece of this lumber meets the highest quality grading standards for strength and appearance
- Lumber can be primed and painted or sealed and stained
- Highly recommended sealing red knots with shellac based sealer prior to priming and painting to prevent bleed through
- For interior or exterior use
- Common: 1 in. x 6 in. x 8 ft.; Actual: 0.75 in. x 5.5 in. x 96 in.
- Weighs approximately 6 lbs.
- Untreated premium lumber
- Square footage coverage: 3.67 sq. ft.

Feedback

https://www.homedepot.com/p/1-in-x-6-in-x-8-ft-Premium-Kiln-Dried-Square-Edge-Whitewood-Common-Softwood-Boards-Board-914770/100028725

3/7

- Note: product may vary by store
- [Click to learn how to select the right lumber for your project](#)
- [Return Policy](#)
- California residents [see Prop 65 WARNINGS](#)

Product Information

Internet # 100028725
Model # 914770
Store SKU # 914770

Specifications

Dimensions

Actual Product Length (ft.)	8 ft
Actual Product Thickness (in.)	0.75 in
Actual Product Width (in.)	5.5 in
Coverage Area (sq. ft.)	3.66 sq ft
Nominal Product Length (ft.)	8 ft
Nominal Product Thickness (in.)	1
Nominal Product Width (in.)	6 in

Details

Board Joint Type	Square Edge
Board Type	Common
Fastener recommendation	Nails, Galvanized Nails, Screws, Construction Adhesives
Features	Paintable, Stainable
Finish Type	Unfinished
Lumber Grade	Premium
Material	Wood
Number Of Boards Per Pack	1
Texture	Smooth
Wood Species	Pine

Warranty / Certifications

Manufacturer Warranty	See store for details
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[How can we improve our product information? Provide feedback.](#)

Questions & Answers

192 Questions

Customer Reviews

4.1 out of 5       (5,918)

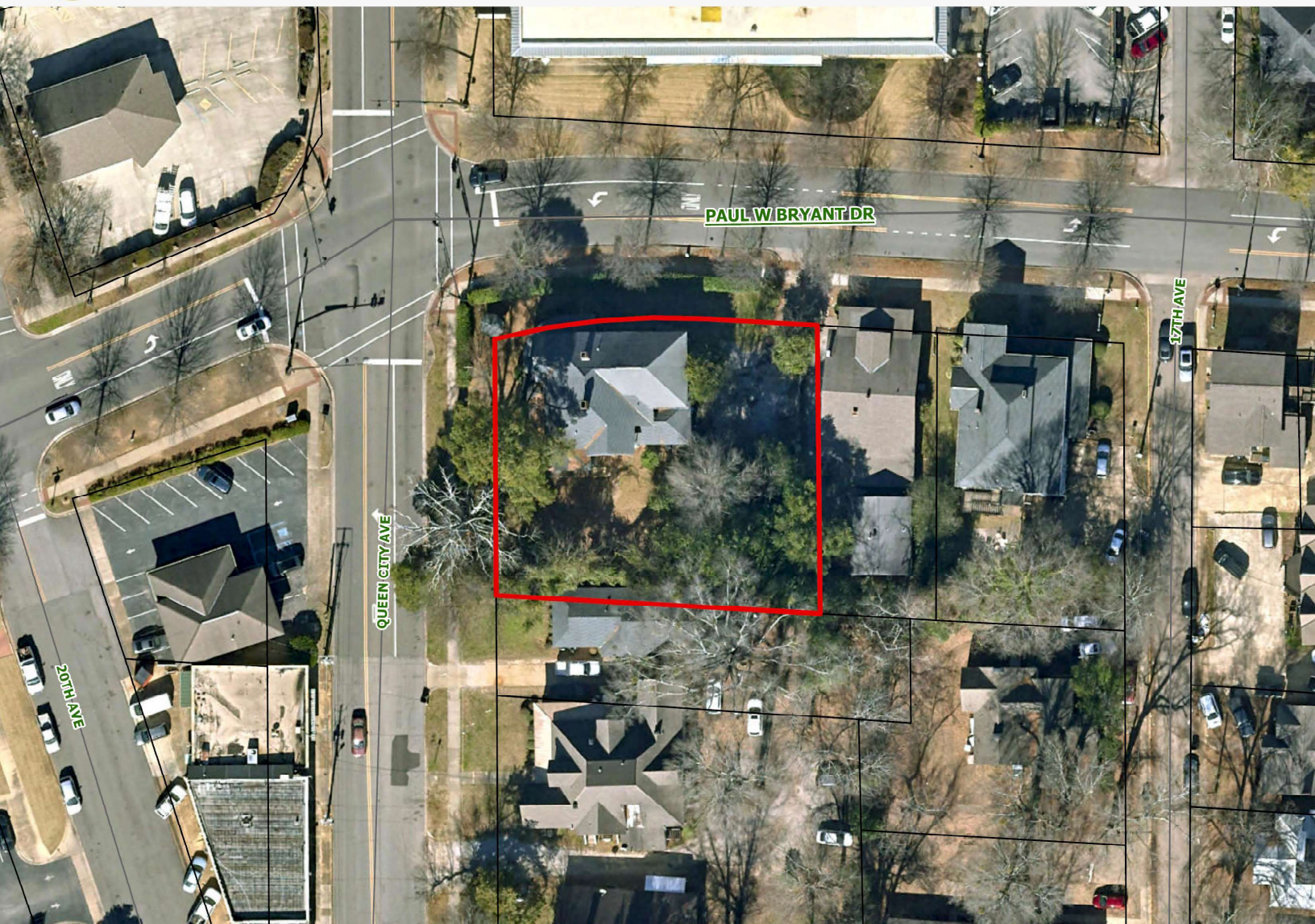


VICINITY & AERIAL MAPS



1003 Queen City Ave

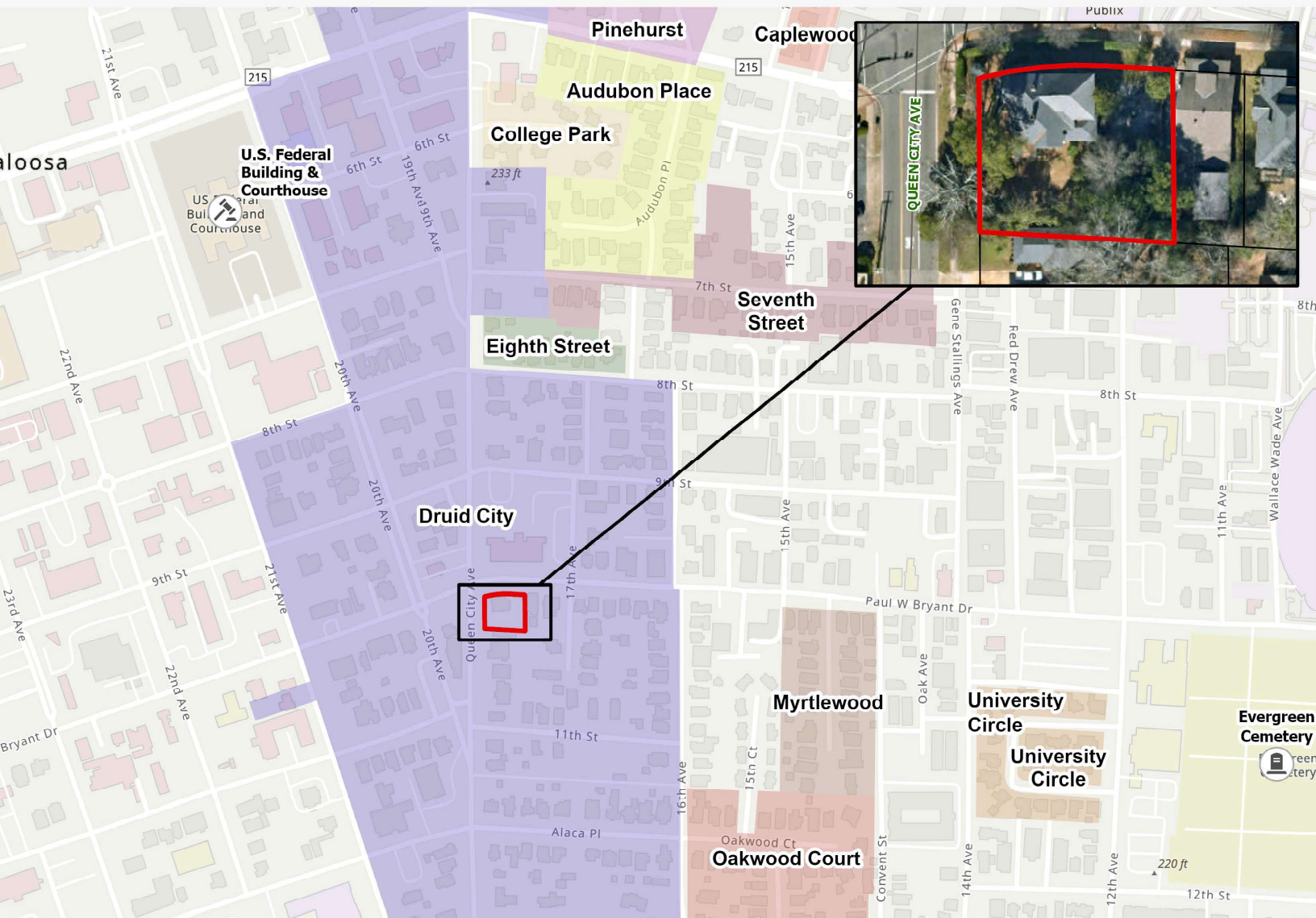
1 inch = 50 feet
0 25 50 75 100 Feet





1003 Queen City Ave

1 inch = 400 feet
0 200 400 600 800 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY









STAFF PHOTOS OF ADJACENT PROPERTIES



