

Historic Preservation Commission

Staff Report

Meeting Date: September 10, 2025

Case #: HPC-45-25

Site Address:	11 Audubon Place
Parcel ID:	31-06-23-2-214-021.000
Applicant:	Mitchell Wiest
Owner:	11 Audubon LLC

Proposed Work:	Petition for a Certificate of Appropriateness to paint previously unpainted brick and exterior alterations to the primary structure located at 11 Audubon Place in the Audubon Historic District. (Council District 4).
Current Zoning:	SFR-3H

Historic District:	Audubon Place
Architectural Style:	Saltbox
Year Built:	1935
Contributing:	Yes
Historic Survey:	Audubon Place Historic District

#11 Audubon Place. 1935; 2-story painted stucco and brick saltbox style with projecting eaves, prominent pent gable, central chimney and arched entry onto porch.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes to paint previously unpainted brick on all four sides of the structure. The petitioner is also requesting to replace three existing metal storm windows with new aluminum clad wood windows to match other existing windows on the property and one metal storm window with a wood and glass block window.

STAFF ANALYSIS:

The brick was previously unpainted. There is no information regarding if the original brick was a contributing element in the historic survey. Aluminum clad wood and wood are appropriate window materials in the Design Guidelines.

APPLICABLE DESIGN GUIDELINES:

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

Examples of Inappropriate Window Materials:

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

Painting

The painting of originally unpainted surfaces shall require a Certificate of Appropriateness. Other painting does not require a Certificate of Appropriateness. [Tuscaloosa, Ala., Code § 20-15.29(f)]

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

411 Audubon Dr, Tuscaloosa, Tennessee 35401

Historic District:

Audubon Place

Estimated Cost of Construction:

20000

Detailed Description of the Proposed Work:

paint exterior brick to match plaster color (crème) due to mortar repair that needs to be done. mortar cracked in several places with loose brick. Sidewalk is cracked and broken leading to front step. and presents a hazard. Would like to remove and replace sandstone pavers. Remove random flood lights on plaster that are not time period appropriate and install two gas light planters on brick beside front window. install wooden shutters beside all three front windows. repair deck and add pergola over deck in back yard (not visible from front) and add handrail for safety purposes. Repair windows (21) that will not open and lose a major safety concern. if windows break during repair, would need to replace glass, deglaze glass to the original window. All windows will match. 3 windows are not time period and were put in not according to code. will have windows made to be more time period appropriate and match current windows.

Detailed Description of the Proposed Materials:

time period appropriate windows, metal lights (similar to the house two doors to the left when looking at property), weather treated wood pergola, paint to match current stucco.

Applicant Information:

Applicant Name:

Mitchell wiest

Applicant Address:

9520, Rockvale, Tennessee 37153

Is the applicant also the property owner?

Yes

Supporting Documents:

Site Plan:**Elevation Drawings:****Proposed Materials Documents:****Additional Documents:**

Once submitted, a staff member will contact the applicant using the email provided on this form within 24 hours. If more documents are required, the staff member will clarify what is required in that email.

Pella® Lifestyle Series Double-Hung

Aluminum EnduraClad® Exterior

Detailed Product Description

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).
- Jamb liner shall be [Gray, high-impact polyvinyl chloride] [Black, chlorinated polyvinyl chloride] backed by continuous hard-tempered aluminum springs.
- Optional factory applied jamb extensions are available.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.
- Optional factory-installed Pella Steady Set Installation System.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-5/8" (41 mm).
- Sashes tilt for easy cleaning.

Weatherstripping

- Foam with 3 mm skin at head and bottom rail. Thermal-plastic elastomer bulb with slip-coating set into upper sash for tight contact at check rail.
- Secondary polyvinyl chloride leaf-type weatherstrip on bottom sash at sill.
- Jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- High altitude glazing available.
- Silicone groove-glazed 11/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [SunDefense+ Low-E] [AdvancedComfort] [NaturalSun Low-E] [NaturalSun+ Low-E] with argon]].

Exterior

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
 - Color is [White] [Tan] [Putty] [Brown] [Poplar White] [Portobello] [Hartford Green] [Morning Sky Gray] [Brick Red] [Black].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen] [Bright White] [stain₁]].

Hardware

- Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame.
- Factory installed self-aligning surface-mounted sash lock. Two sash locks on units with frame width 33-1/4" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with frame width 33-1/4" and greater.
- Finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel].
- Champagne locks are standard on unfinished units; White locks are standard on factory prefinished white units.

Optional Products

Grilles

- Simulated-Divided-Light [with optional spacer]
 - 7/8" Grilles permanently bonded to the interior and exterior of glass.
 - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom – Equally Divided].
 - Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₁]].
 - Exterior grilles to match the exterior cladding color.
 - Available only on units glazed with Low-E insulated glass with argon.

– or –

- Grilles-Between-the-Glass₂
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [9-Lite Prairie] [Top Row] [Custom – Equally Divided].
 - Interior color is [White] [Ivory] [Tan₃] [Brickstone] [Black] [Putty₃] [Brown₃] [Harvest] [Cordovan].
 - Exterior color [matched to the exterior cladding color] [White]₄.

Flat Insect Screen

- InView™ screens
 - Full-size Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, color to match window cladding.
- Hidden Screens₅
 - Vinyl-coated 18/18 mesh fiberglass screen cloth, set in aluminum channels hidden within the sash, supplied complete with all necessary hardware.
 - Finish color [White] [Black] [Brown] [Fossil] [Iron Ore].

Hardware

- Optional factory applied limited opening device available for vent units in steel, nominal 3-3/4" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Contact your local Pella sales representative for current designs, color options and regional market availability.

(2) Available on units glazed with Low-E insulated glass with argon, and obscure insulated glass.

(3) Tan, brown and putty Interior GBG colors are available only with matching interior and exterior colors.

(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

(5) Not compatible with Limited Opening Hardware.



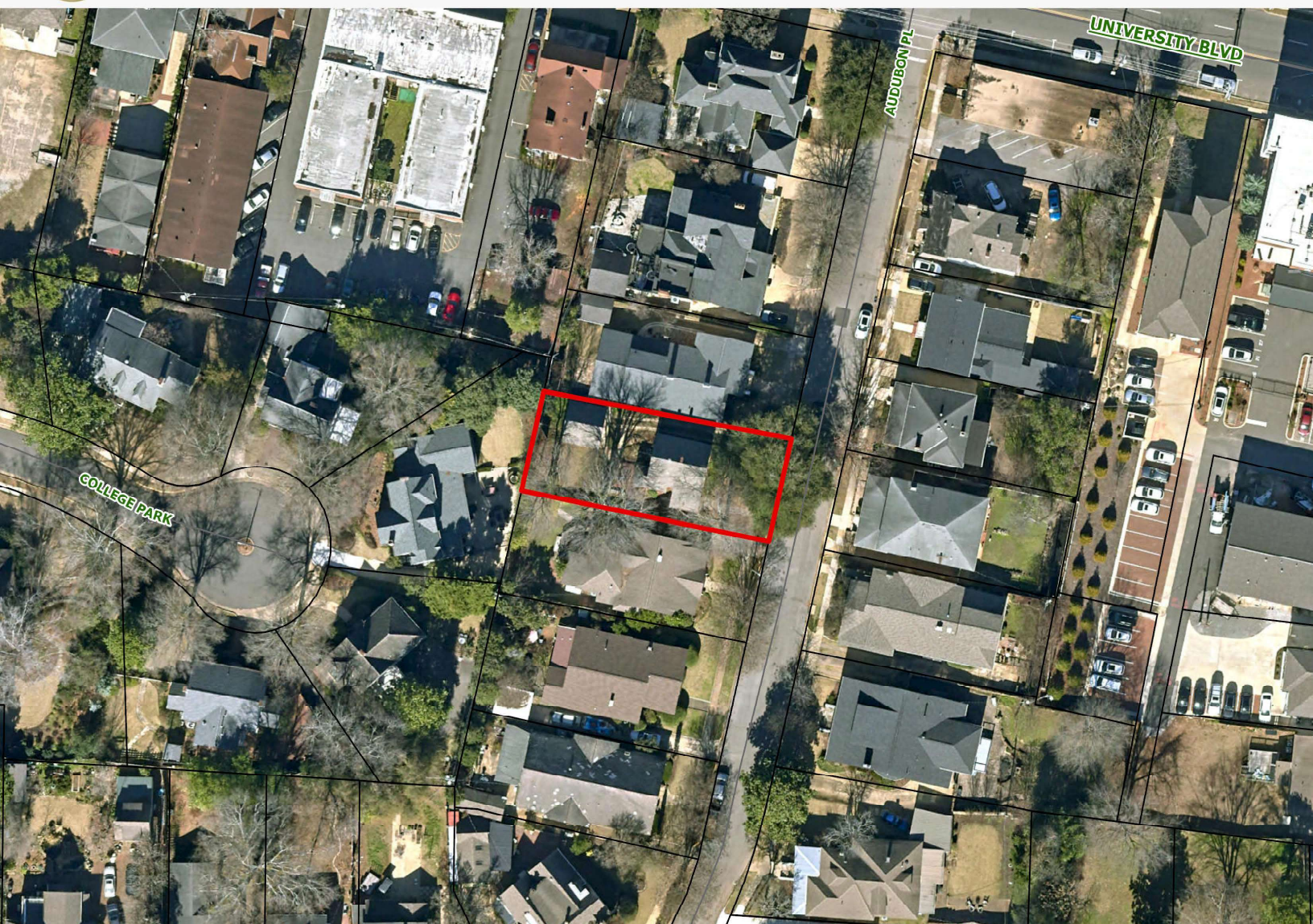
Interior Color/Finish	None
Series Name	Wavy Glass
<div>  Dimensions </div>	
Actual Height (Inches)	34.75
Actual Size (W x H)	23-1/4-in x 34-3/4-in
Actual Width (Inches)	23.25
Common Size (W x H)	24-in x 36-in
Jamb Depth (Inches)	3.125
Jamb Depth Measurement	3-1/8-in

VICINITY & AERIAL MAPS



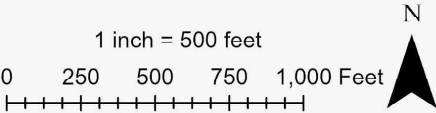
11 Audubon Place

1 inch = 63 feet
0 30 60 90 120 Feet





11 Audubon Place



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY



NOTICE
Historic District Review
For further information, please visit
tucsonia.com/hpc
or call 248-5100.

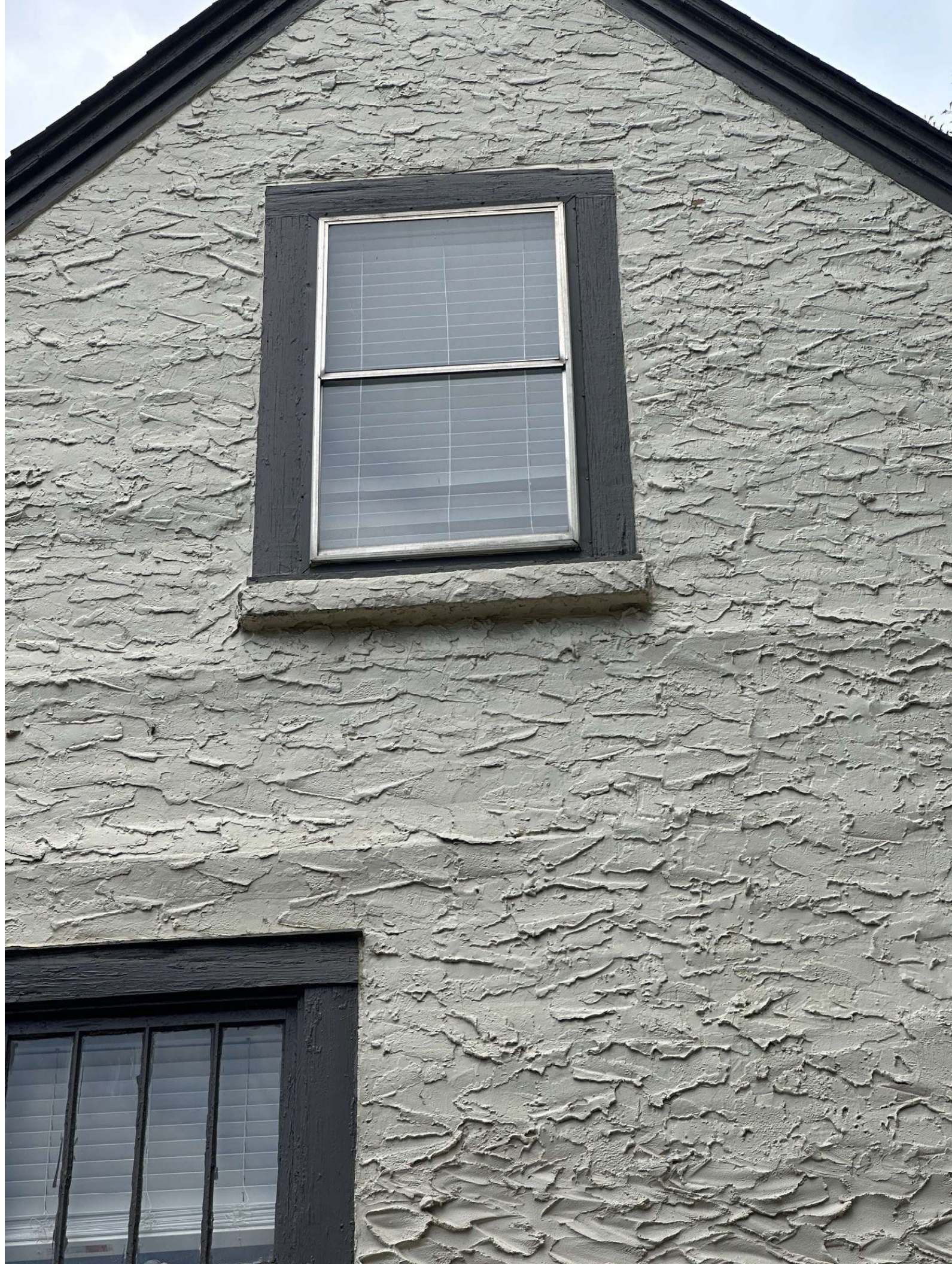
This sign is property of the City of Tucsonia













STAFF PHOTOS OF ADJACENT PROPERTIES





