

Historic Preservation Commission

Staff Report

Meeting Date: October 8, 2025

Case #: HPC-46-25

Site Address: 1506 13th Street
Parcel ID: 31-06-23-3-005-055.000

Applicant: Chaz Gunter
Owner: Rebecca Lynch

Proposed Work: Petition for a Certificate of Appropriateness for the replacement of windows and for exterior alterations on the primary structure located at 1506 13th Street in the Thirteenth Street Historic District. (Council District 4). (Council District 4).
Current Zoning: SFR-3H

Historic District: Thirteenth Street
Architectural Style: Craftsman
Year Built: 1900, 1925
Contributing: Yes
Historic Survey: Thirteenth Street Historic District

1506 13th Street (Nicol-Fitts House): c. 1900, c. 1925; Craftsman with earlier vernacular core; 1 story, brick and concrete foundation, wide front-facing gable with brackets, rectangular vent & wood shingles in gable end, brick piers & buttresses on porch, symmetrical entry with full transom surround. C

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes to remove four existing windows on the primary structure. Three of the windows are located on the rear façade of the home, and one along the West facing façade. These four windows will be covered with Hardi-Board siding. The applicant states that the windows are currently rotted, nonfunctional, and do not meet state and city building codes. The petitioner also states that the windows compromise the privacy of the home.

STAFF ANALYSIS:

An expedited review for a like-for-like replacement of the windows and siding was issued in June of 2025. Staff received a complaint that four of the windows were boarded up without HPC approval during work. The applicant has now submitted a Certificate of Appropriateness requesting the removal of the four windows. Wood is an appropriate window material in the design guidelines. While there is no list of appropriate materials for siding in the design guidelines, Hardi-Board is a common material used throughout the Historic Districts.

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

Examples of Inappropriate Window Materials:

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

- 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

PETITIONER APPLICATION & SUPPORTING DOCUMENTS

Certificate of Appropriateness Application

Property Information:

Site Address:

1506 13th street, tuscaloosa, Alabama 35401

Historic District:

Thirteenth Street

Estimated Cost of Construction:

40000

Detailed Description of the Proposed Work:

We are proposing to replace all existing exterior windows on the home with new wood-style windows that match the current design and aesthetic. The goal is to maintain a consistent appearance throughout the property while improving the functionality and efficiency of the windows.

As part of this project, we are requesting the permanent removal of four windows — three located on the rear side of the home and one on the left side. These windows are currently rotted, nonfunctional, and do not meet current state and city building codes. Additionally, they significantly compromise privacy, particularly for the homeowner's daughter.

It's important to note that during a previous renovation — prior to Rebecca's ownership — five additional windows on the rear of the home were already covered with plywood and drywall on the interior. These included two windows in her daughter's bedroom closet, which directly exposed the interior space to neighboring properties, and three in a bathroom. Of the bathroom windows, one was located directly beside the toilet which created serious privacy concerns and framing and placement of the toilet prevented us from reinstallation of this window. We was able to keep two of the three in the bathroom.

Similarly, the window on the left side of the house was also framed over during the earlier renovation. This window was located in a bathroom where a new vanity and large mirror were installed against the same wall, fully covering the window and rendering it nonfunctional.

Due to these circumstances, we are requesting the permanent deletion of the four compromised windows as part of this window replacement project. Their removal is necessary to comply with code requirements and to ensure adequate privacy and functionality within the home.

Detailed Description of the Proposed Materials:

Wood windows

Applicant Information:

Applicant Name:

Chaz Gunter

Is the applicant also the property owner?

No

Property Owner Information:

Property Owner Name:

Rebecca Lynch

Supporting Documents:

Site Plan:

65674011.pdf

Elevation Drawings:

Proposed Materials Documents:

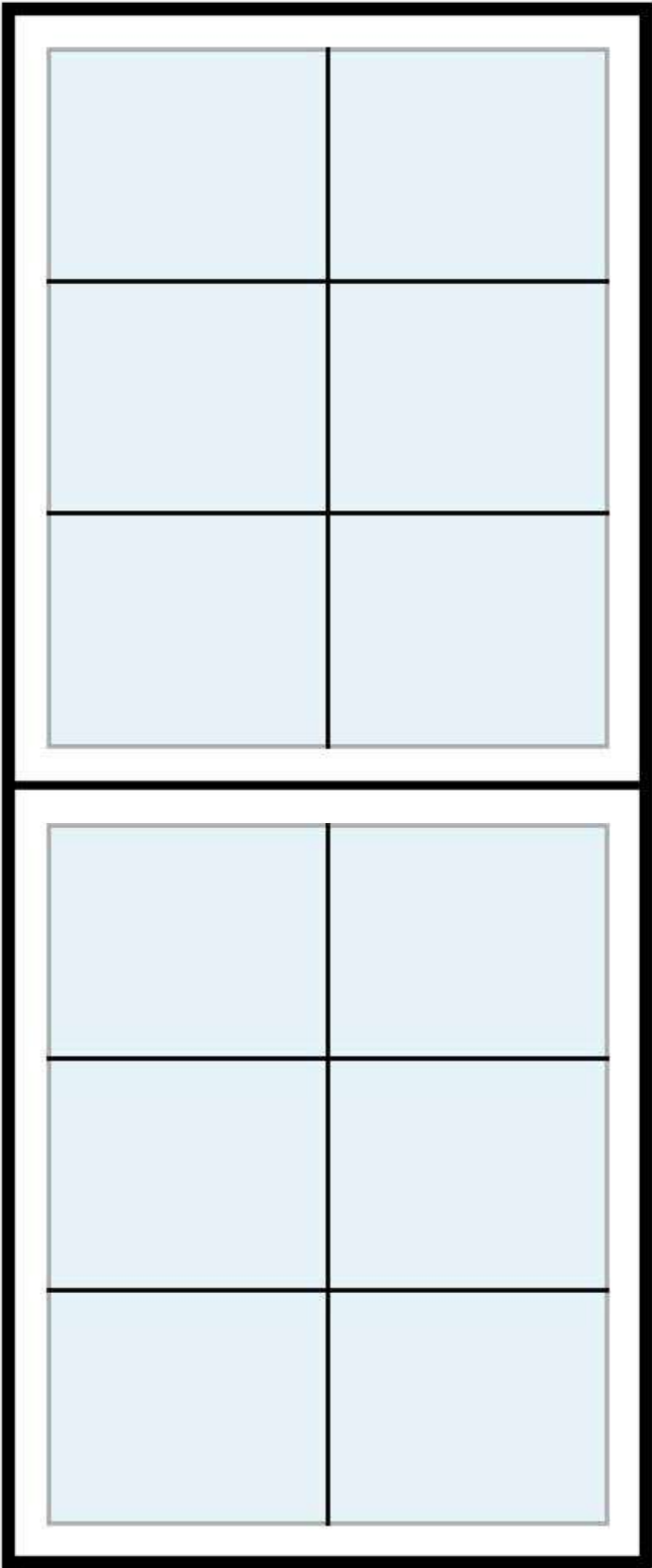
Additional Documents:

(No subject) (1).zip

Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email. By submitting this application, you recognize the city will send public notification and place a sign on the property with information for the public.

Window Diagram (Matched to House Style)

78 in



32 in

Feature	Value
Width	32 inches (2' 8")
Height	78 inches (6' 6")
Jamb Depth	4 9/16 inches
Glass Type	Low-E366
Exterior Finish	Primed Pine Wood
Interior Finish	Pine
Color	White hardware & balances
Sill	Composite
Nosing	PVC
Brick Mould (BM)	Included







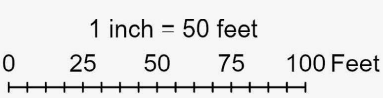




VICINITY & AERIAL MAPS



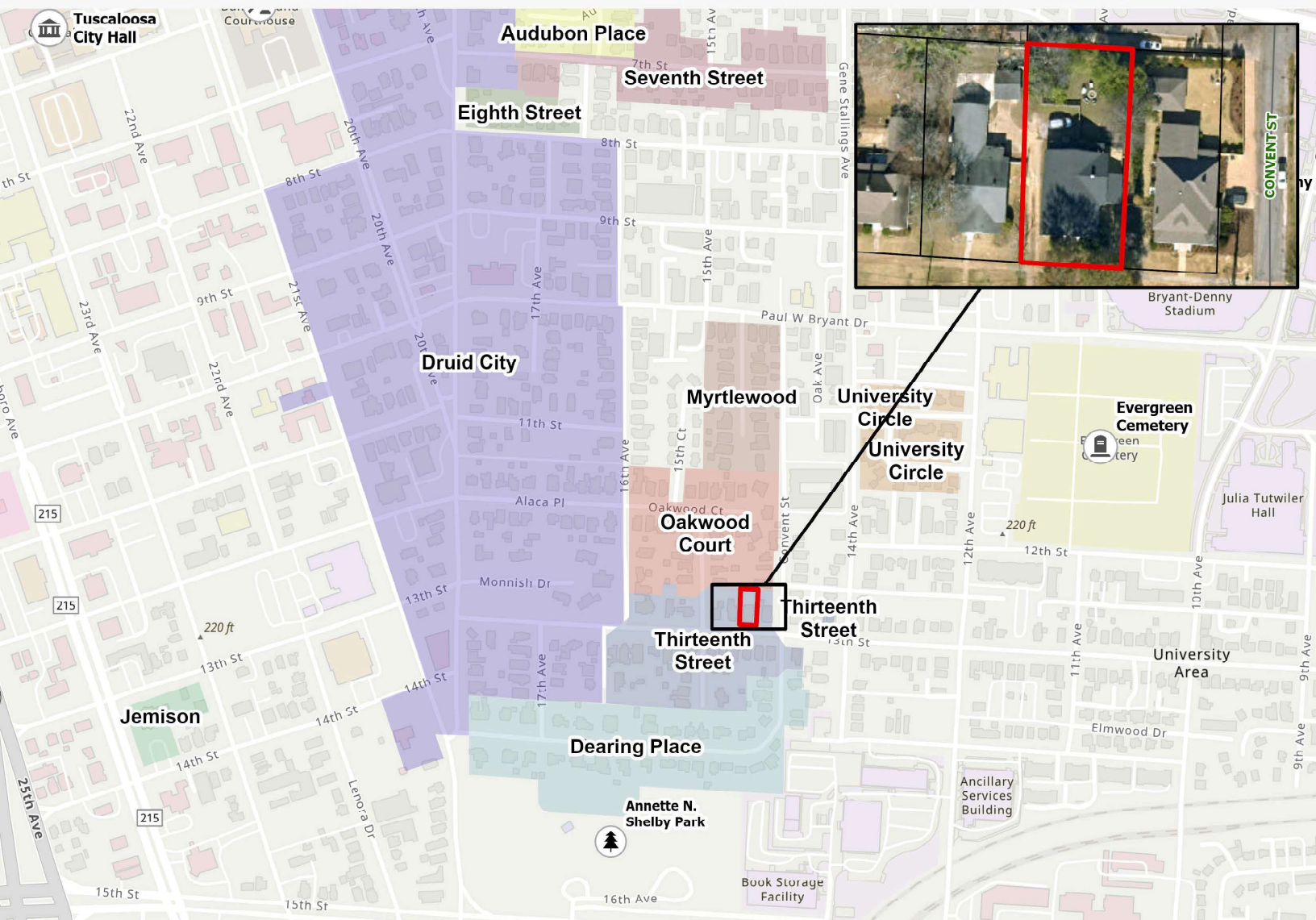
1506 13th St





1 inch = 500 feet

0 250 500 750 1,000 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY



STAFF PHOTOS OF ADJACENT PROPERTIES





