

Historic Preservation Commission

Staff Report

Meeting Date: October 8, 2025

Case #: HPC-51-25

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 the demolition of an accessory structure and exterior alterations to the primary structure on the property located at 1003 Queen City Avenue in the Druid City Historic District. (Council District 4).
Current Zoning:	DHE-H

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 applicant is proposing to demolish an existing accessory structure on the property. The applicant states that the accessory structure is not original. The applicant also proposes to install 2 copper chimney caps on the existing chimneys. There are currently no existing chimney caps.

STAFF ANALYSIS:

There is no information in the historic survey about whether the accessory structure is contributing or not. The structure is visible from the right-of-way.

APPLICABLE DESIGN GUIDELINES:

A. Accessory Buildings, Structures, and Appurtenances

3. Pergolas and Pavilions, Storage and Work Sheds

- Locate pergolas, pavilions, and storage and work sheds to the rear of the main building, and set back at least five (5) feet from the side yard property line(s).
- Pergolas, pavilions, storage, and work sheds should complement the main structure through the use of similar building materials, including siding, windows, and roof. If windows are to be installed in the structure, they should match or complement the window pattern of the main structure while maintaining an appropriate scale and proportion to the structure.

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.

PETITIONER APPLICATION & SUPPORTING DOCUMENTS

Certificate of Appropriateness Application

Property Information:

Site Address:

1003 Queen City Ave, Tuscaloosa, Alabama 35401

Historic District:

Druid City

Estimated Cost of Construction:

11000

Detailed Description of the Proposed Work:

2 copper chimney caps and removal of gazebo.

Detailed Description of the Proposed Materials:

copper

Applicant Information:

Applicant Name:

Starsha Parton

Is the applicant also the property owner?

No

Property Owner Information:

Property Owner Name:

Carter Copeland

Supporting Documents:

Site Plan:

Survey.pdf

Elevation Drawings:

Proposed Materials Documents:

Chimney Cap Specs.pdf

Additional Documents:

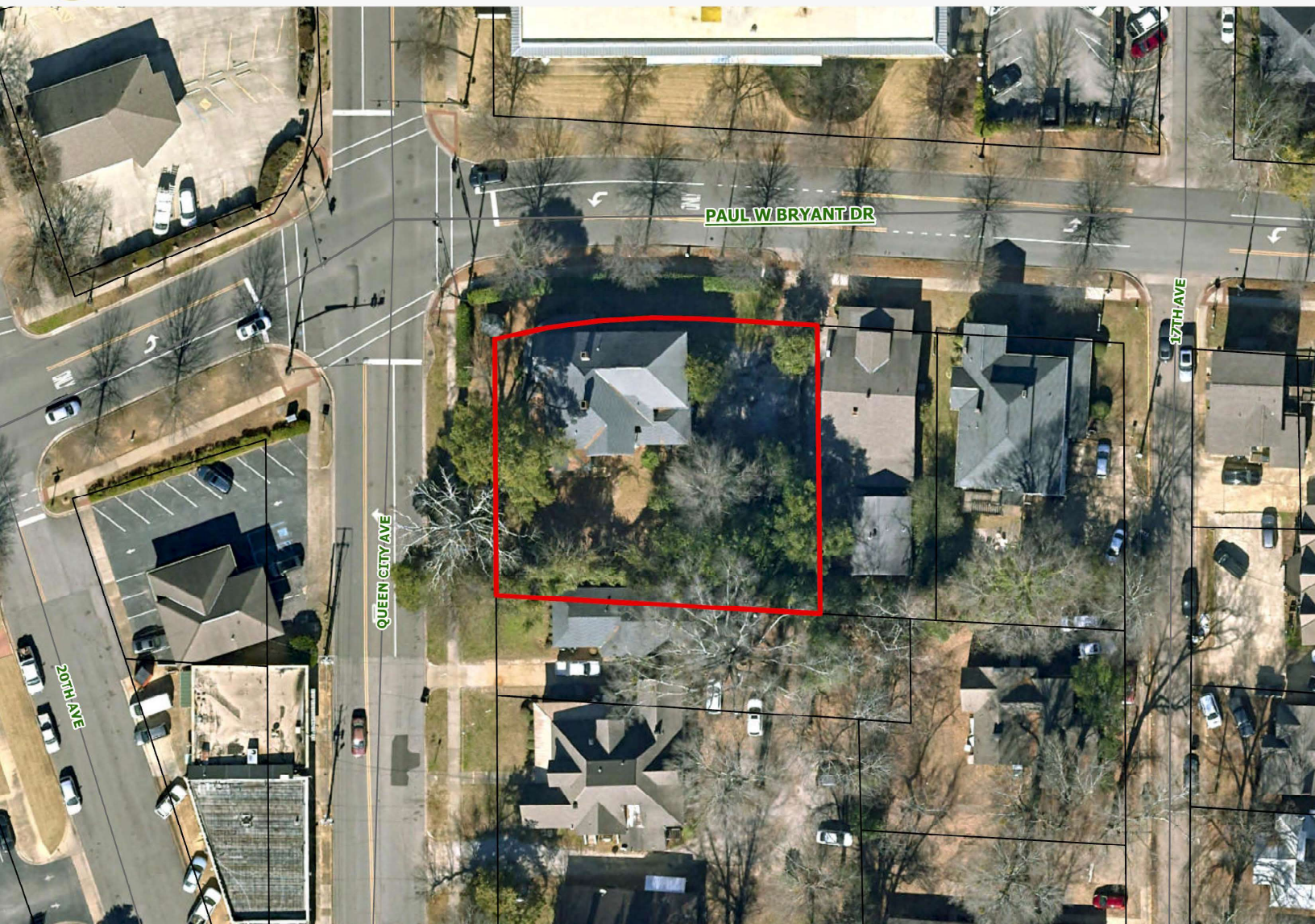


VICINITY & AERIAL MAPS



1003 Queen City Avenue

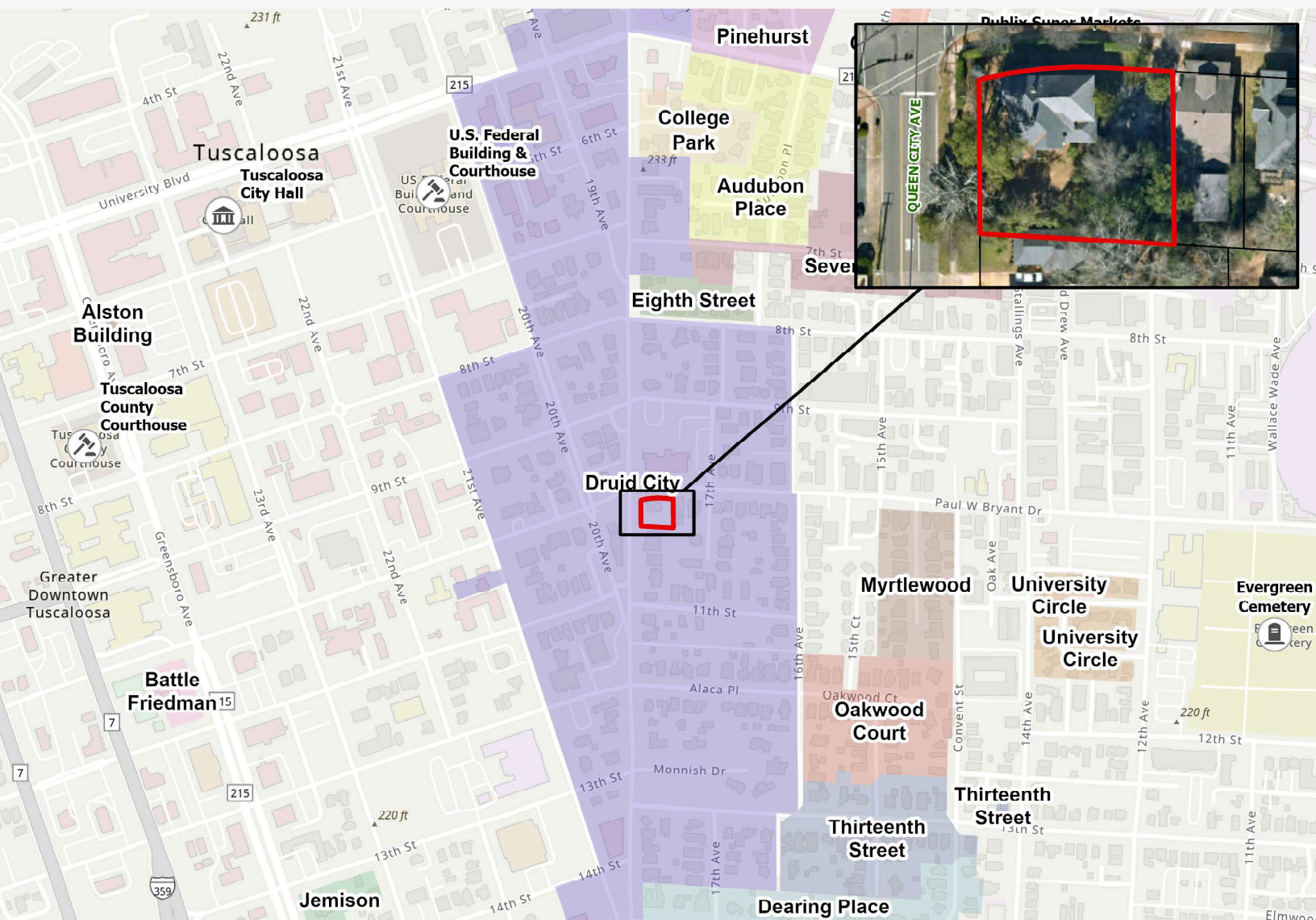
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1 inch = 500 feet

0 240 480 720 960 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY







STAFF PHOTOS OF ADJACENT PROPERTIES



