

Historic Preservation Commission

Staff Report

Meeting Date: October 8th, 2025

Case #: HPC-52-25

Site Address:	2007 Maxie Thomas Way
Parcel ID:	31-05-22-4-014-002.000
Applicant:	James Waltman
Owner:	James Waltman

Proposed Work:	Petition for a Certificate of Appropriateness for the removal of two trees on the property located at 2007 Maxie Thomas Way in the Druid City Historic District. (Council District 4).
Current Zoning:	DHE-H

Historic District:	Druid City
Architectural Style:	Queen Anne
Year Built:	1900
Contributing:	N/A
Historic Survey:	Druid City

Resource 104. 2007 11th Street. Circa 1900. One story, brick veneer Queen Anne cross gable cottage with roof of asphalt shingles, front gable with vent, off center single leaf six panel door, pedimented stoop with decorative iron supports, partial width enclosed porch with shed roof, denticulated cornice, and 6/6 double hung sash windows. NC (Photo #19)

The former residence has been altered. Brick now clads the original weatherboard siding. The porch was enclosed. A window on the façade was replaced with a door. The pedimented stoop is not original (Sanborn Map Company 1923).

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes to remove 2 mature pecan trees on the property. Per the petitioner, the trees are causing damage to the foundation. The petitioner states that both trees are within three feet of the principal structure.

STAFF ANALYSIS:

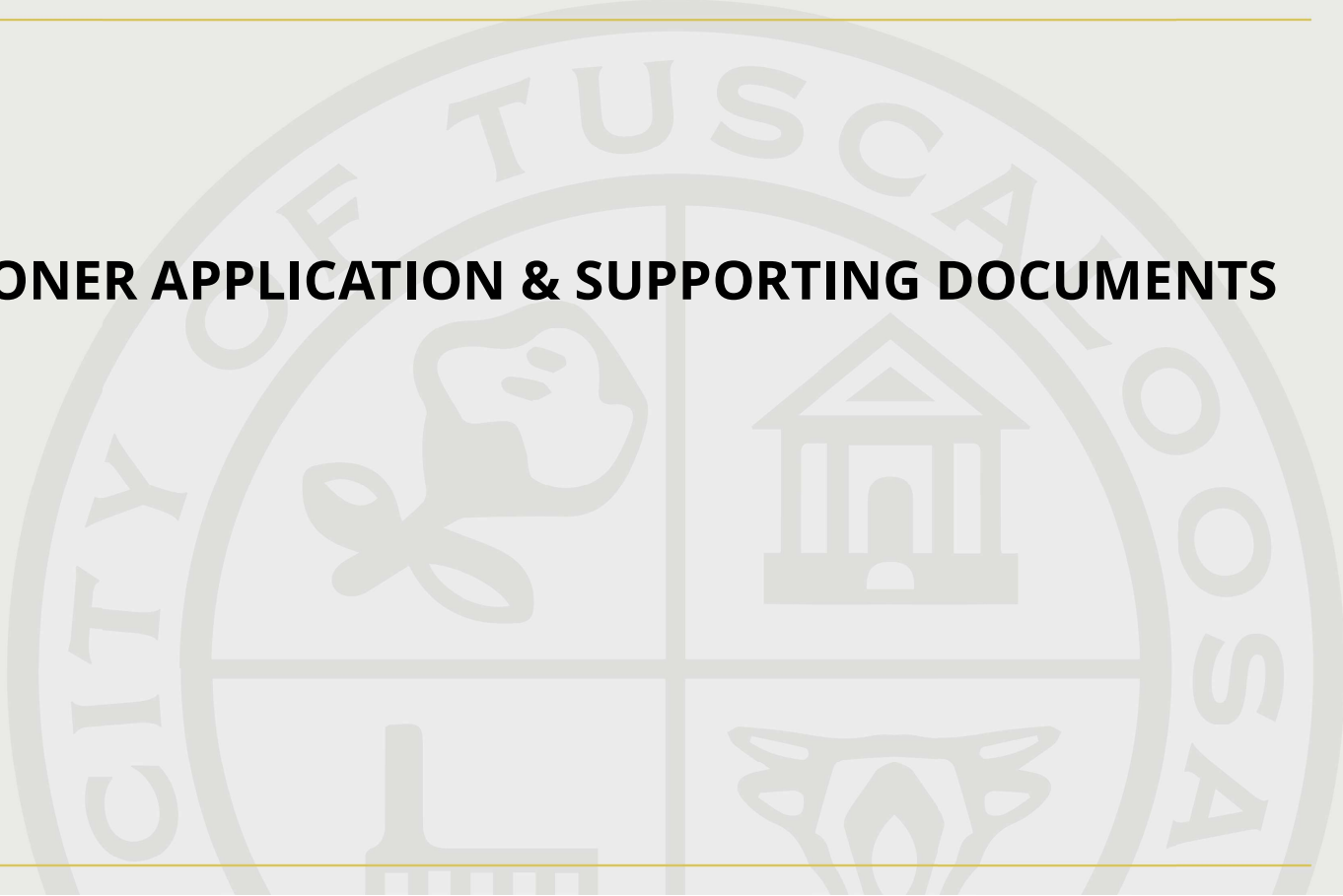
The design guidelines specify that large trees should only be removed if they are severely diseased, damaged, or pose an immediate threat to people or property.

APPLICABLE DESIGN GUIDELINES:

E. Landscape and Plant Materials

- Design and install landscape plantings to maintain the overall continuity and aspect of the district. Look at patterns that exist and work with those patterns.
- Maintain and/or enhance the historic plant materials, mindful of the differences in scale and types of landscaping relative to the size, age and use of the buildings, insofar as practicable.
- Specify and locate trees to avoid conflict with or damage to buildings, sidewalks and driveways.
- When appropriate, retain and preserve the building and landscape features that contribute to the overall historic character of the district, including trees, gardens, yards, arbors, groundcovers, fences, accessory buildings, patios, terraces and fountains, fish ponds, and significant vistas or views.
- Retain and preserve the historic relationship between buildings and landscape features on the site. It is not recommended to alter the topography of substantially through grading, filling or excavation.
- Replace seriously diseased or severely damaged trees (as defined by Sec. 24-252 of the Zoning Ordinance) or hedges with new trees or hedges of equal or similar species.
- Large canopy trees (12" dbh) should not be removed unless seriously diseased or severely damaged or if it poses immediate threat to persons or property.

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

2007 Maxie Thomas Way, Tuscaloosa, Alabama 35401

Historic District:

Druid City

Estimated Cost of Construction:

6500

Detailed Description of the Proposed Work:

There are two mature pecan trees, one on each side of the house, that are directly contributing to foundation damage. Both trees are located within three feet of the structure (see attached photographs). In addition to the below-ground risks from their root systems, both trees have large overhanging limbs that pose a serious hazard to the home. The property is exposed to two significant threats: falling limbs from above and continued foundation compromise from below.

The licensed home inspector has documented the existing foundation issues, and excerpts from the inspection report are included below. In addition, the tree service has noted the recurring problem of pecan trees dropping heavy limbs.

For these reasons, we strongly recommend the removal of both trees to protect the structural integrity and safety of the home.

Detailed Description of the Proposed Materials:

Ellison Tree Service will do the work. ETS is a reputable tree service with the equipment needed to handle these trees.

Applicant Information:

Applicant Name:

James Waltman

Is the applicant also the property owner?

Yes

Supporting Documents:

Site Plan:**Elevation Drawings:**

TDO Tree1.JPG

TDO Tree2.JPG

TDO Tree3.JPG

Proposed Materials Documents:

Additional Documents:

Screenshot 2025-09-19 at 9.50.42 AM.png

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.



15. Mortar deterioration

FOUNDATIONS \ General notes

5. Condition: • [Cracked](#)

Significant cracks are noted at the right & left side brick veneer. There could be multiple reasons for the cracks, but I would assume the roots from the pecan trees are to blame. I recommend this tree be removed

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Location: Right Side Exterior Wall

Task: Remove Trees

Time: Immediate



16. Cracked



17. Cracked

STRUCTURE

Report No. 4149

2007 Maxie Thomas Way, Tuscaloosa, AL August 27, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

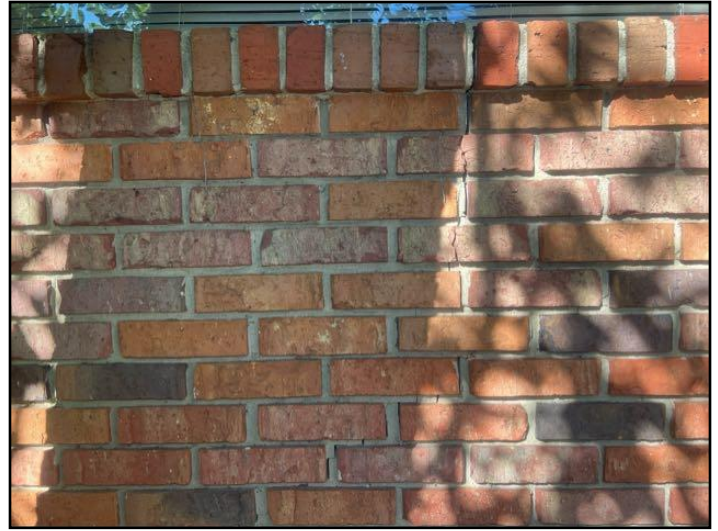
PLUMBING

INTERIOR

REFERENCE



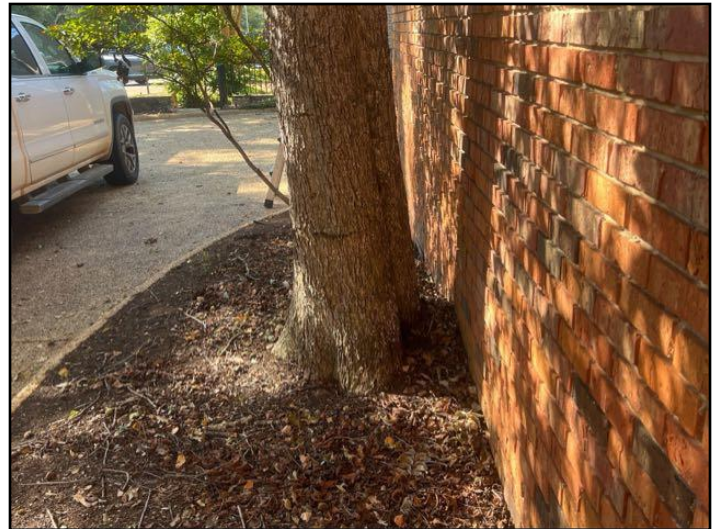
18. Cracked



19. Cracked



20. Cracked



21. Cracked



22. Cracked

FOUNDATIONS \ Beams (Girders)

6. Condition: • [Insect damage](#)

Severe insect damage is noted at the right side beam that supports the entire wall. Similar damage is noted at the beam between the front room and the entrance to the left side hallway. This amount damage could lead to sagging floors and failing support structure. I recommend a structural engineer or general contractor for evaluation

Implication(s): Material deterioration

Location: Right Side Exterior Wall

Task: Further evaluation by a ST ENG/Contractor

Time: Immediate



23. Insect damage



24. Insect damage



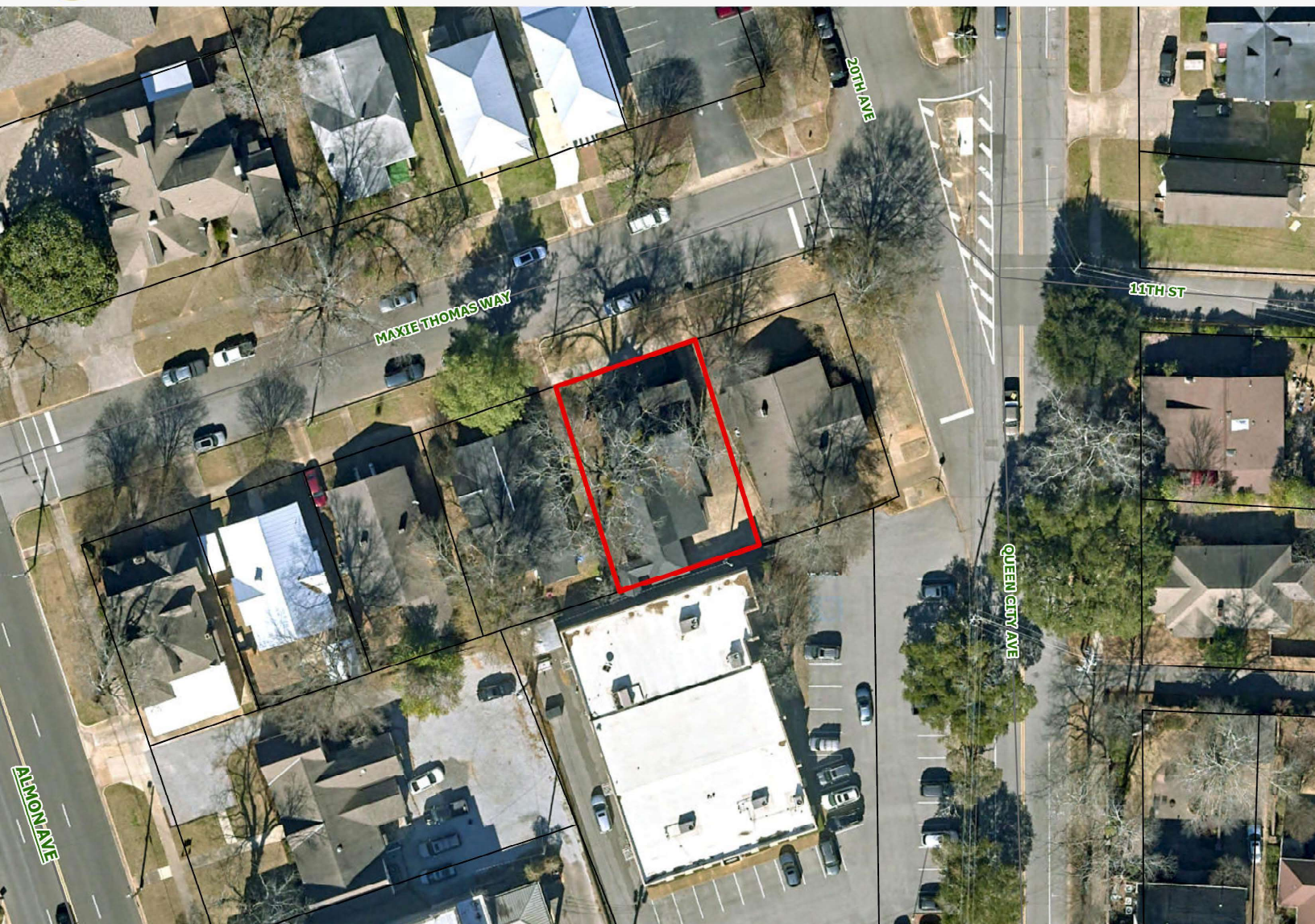


VICINITY & AERIAL MAPS



2007 Maxie Thomas Way

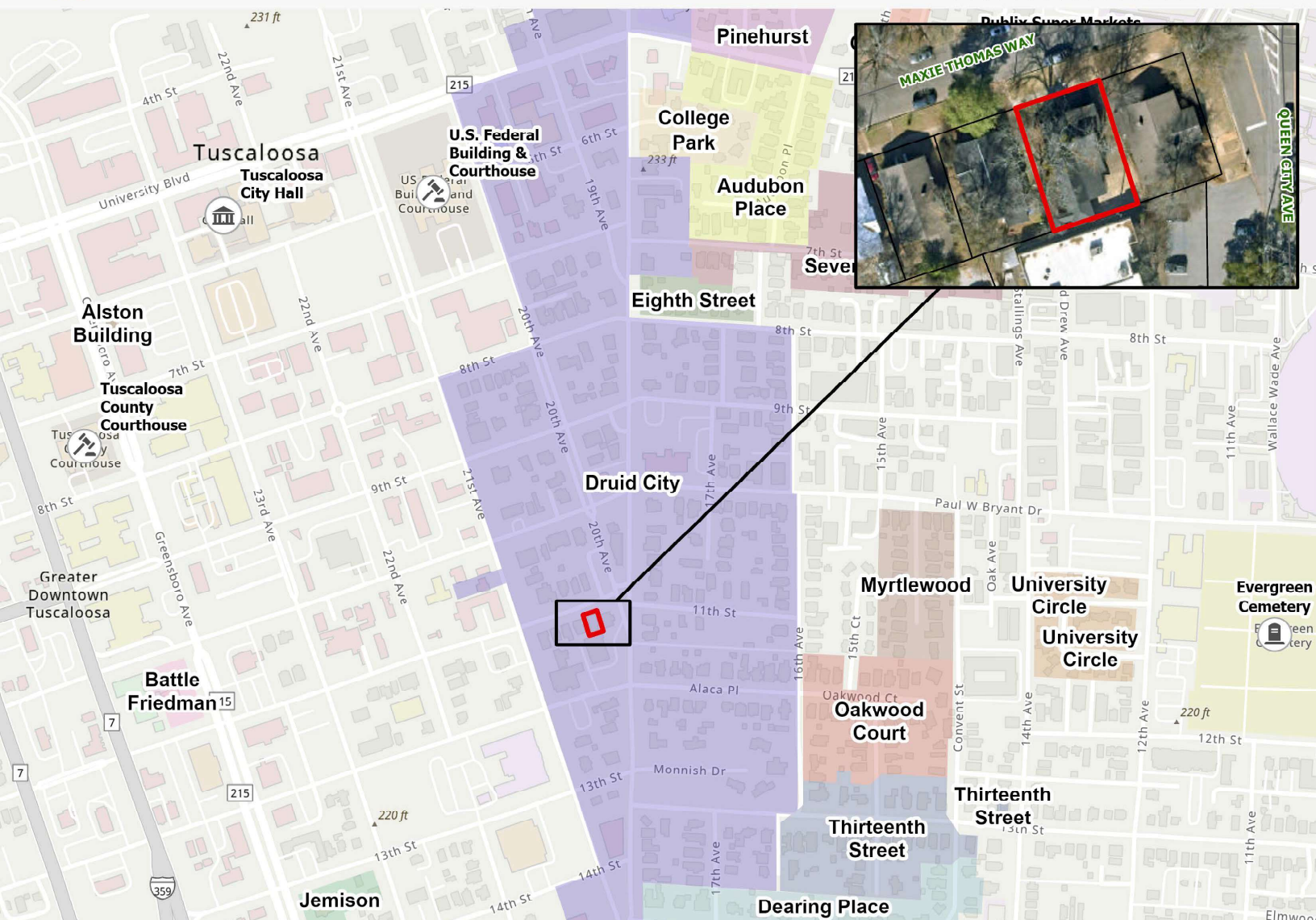
1 inch = 50 feet
0 25 50 75 100 Feet





1 inch = 500 feet

0 250 500 750 1,000 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY







STAFF PHOTOS OF ADJACENT PROPERTIES





