

Historic Preservation Commission

Staff Report

Meeting Date: October 8, 2025

Case #: HPC-48-25

Site Address:	403 19 th Avenue Unit E
Parcel ID:	31-05-22-1-107-418.005
Applicant:	Price McGiffert, Jr.
Owner:	McCrary Otts

Proposed Work:	Petition for a Certificate of Appropriateness for the construction of an addition to the primary structure on the property located at 403 19th Avenue Unit E in the Druid City Historic District.
Current Zoning:	DHE-H

Historic District:	Druid City
Architectural Style:	NA
Year Built:	1914
Contributing:	Yes
Historic Survey:	Druid City Historic Survey

Resource 245. 403 19th Avenue. Rose Condominiums. Circa 1914. Two story, brick veneered apartment complex with flat composition roof, wrap around parapet, wrap around raised cornice, 4th Street façade with three pediments, second floor window compositions with central fixed sixteen pane window and flanking 6/6 double hung sash windows, first floor with window compositions with central fixed sixteen pane window and flanking 6/6 double hung sash windows, off center single leaf doors, 19th Avenue elevation featuring second floor 6/6 double hung sash windows, first floor with off center single leaf doors, and 6/6 double hung sash windows (TCHPA 1979). C

DESCRIPTION OF PROPOSED PROJECT:

The petitioner went before the Historic Preservation Commission in November 2024 and received approval for this project. This approval has since expired. The petitioner has confirmed there are no changes to the previously approved scope of work.

The petitioner is proposing to construct an addition to Unit E of the Rose Condominiums. Unit E currently has an interior balcony that is not visible from the right of way. The petitioner is asking to enclose the interior balcony to create the addition to Unit E.

Materials include stucco to match existing, an aluminum-clad window with lite pattern to match existing, fiberglass or Hardie trim columns, and metal parapet flashing to match adjacent.

STAFF ANALYSIS:

The proposed addition is not visible from the right of way and the addition does not change the existing proportions of the primary structure, which is in line with the Design Guidelines. Aluminum-clad wood is an appropriate window material in the Design Guidelines.

APPLICABLE DESIGN GUIDELINES:

A. Additions

1. Generally

An exterior addition to a historic building can significantly alter its appearance and thereby adversely affect both adjacent properties and the character of the entire district. Additions to existing structures in the district have a responsibility to complement and reflect the design, scale, and architectural type of the original structure. Before an addition is planned, every effort should be made to accommodate the new use within the existing structure. When an addition is necessary, it should be designed and constructed so that it will complement the original and not confuse the viewer or detract from the character-defining features of the building. It should be noted that all additions shall be designed and constructed in accord with the following standards and with the standards for new construction that follow. Tuscaloosa Historic Preservation Commission, October 1, 2005 (Revised May 2017) 25 | Page the following standards shall be applied to all construction in the district that involves additions to existing buildings and structures.

2. Location

- Maintain the pattern created by the repetition of building fronts, bays, and sections in the particular area of the district.
- Locate additions so they will not obscure or damage significant architectural features, ornament, or detail.

- Place additions to the side or rear or set back slightly from the building front.

3. Materials

- Use materials that are inspired by and compatible with those of the general character of the original structure.
- Do not obscure window proportions with inappropriate storm windows.

4. Original Design Character

- Maintain the size, scale, materials, and character of additions, including their foundations, in a manner compatible with the main building and its context.
- Design and construct additions in such a manner that, if the change were to be removed in the future, the essential form and integrity of the original structure would not be impaired.
- Limit the size of additions to those that do not visually overpower the existing structure.
- Do not allow additions to hinder the ability to interpret the historic character of the structure or district.

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

PETITIONER APPLICATION & SUPPORTING DOCUMENTS

Certificate of Appropriateness Application

Property Information:

Site Address:

403 19th Ave. Unit E, Tuscaloosa, Alabama 35401

Historic District:

Druid City

Estimated Cost of Construction:

50000

Detailed Description of the Proposed Work:

Rear addition. See attached plans.

Detailed Description of the Proposed Materials:

See attached plans

Applicant Information:

Applicant Name:

McCrary Otts

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. 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.

Untitled Map

Write a description for your map.

Legend

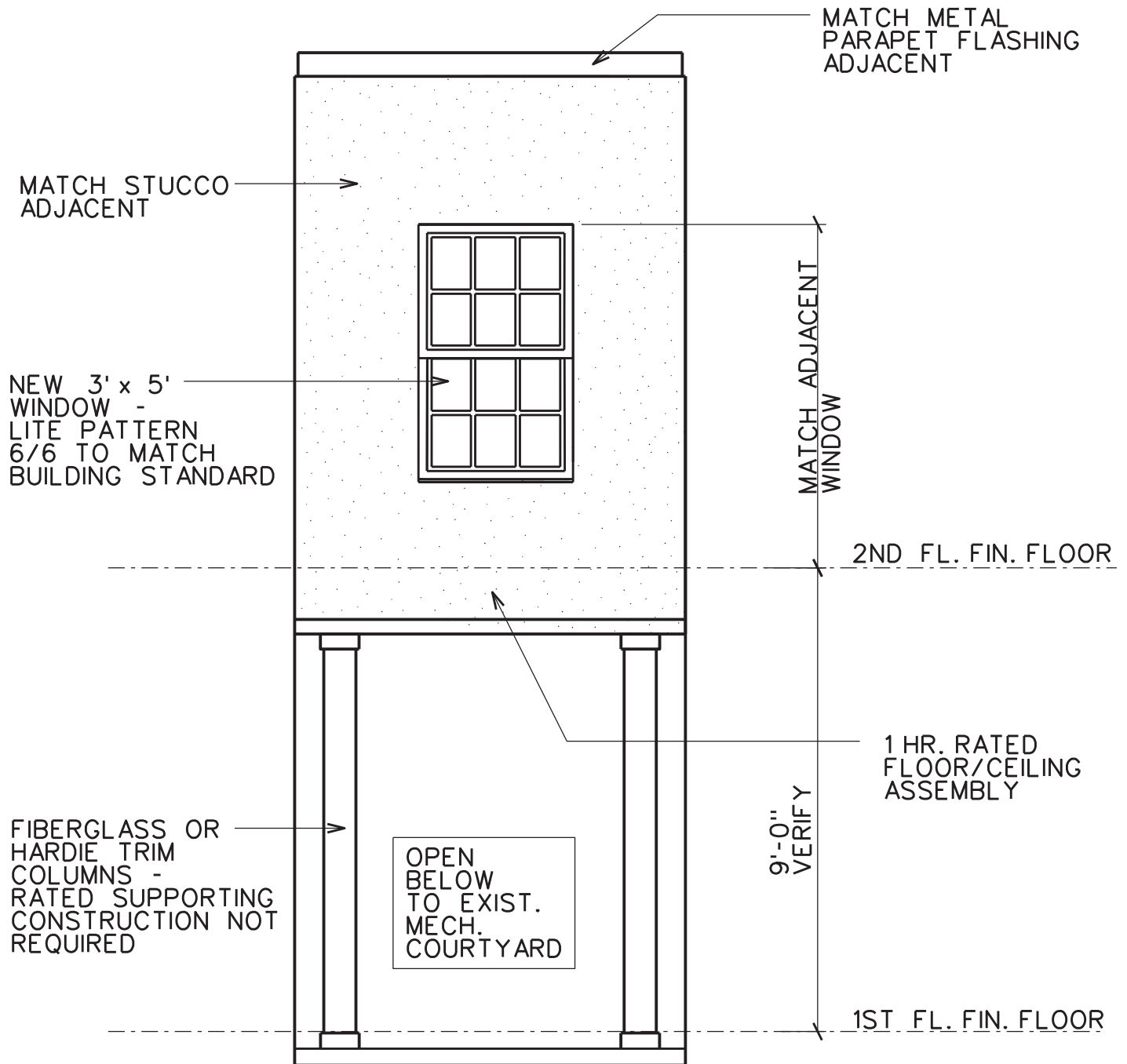
- \$30 Gameday Parking
- 403 19th Ave
- Feature 1
- Feature 2

Interior Balcony
Location - not
visible



Google Earth

Image Landsat / Copernicus



EXTERIOR ELEVATION

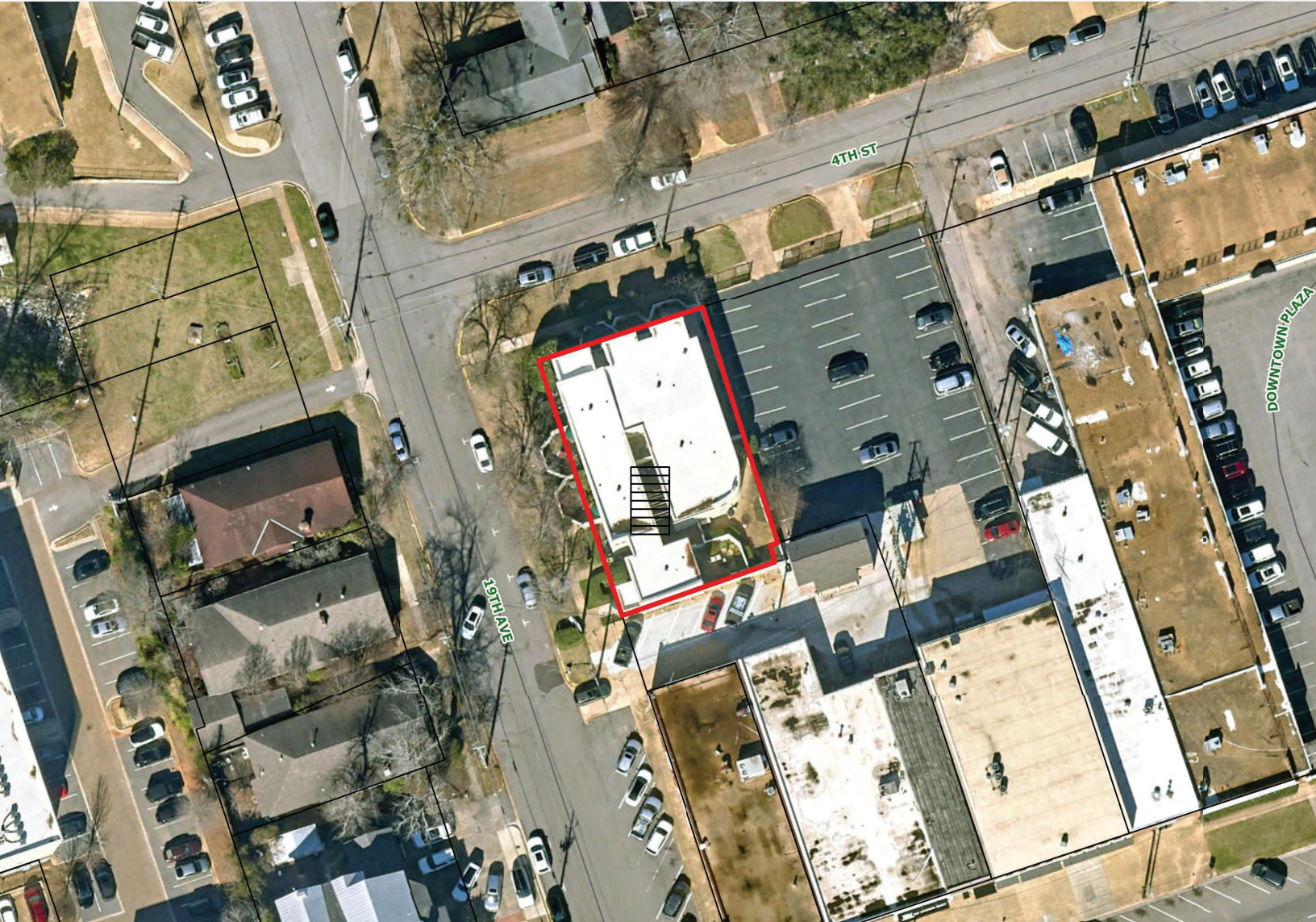
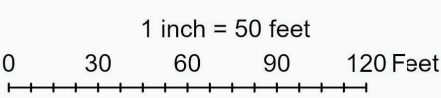




VICINITY & AERIAL MAPS



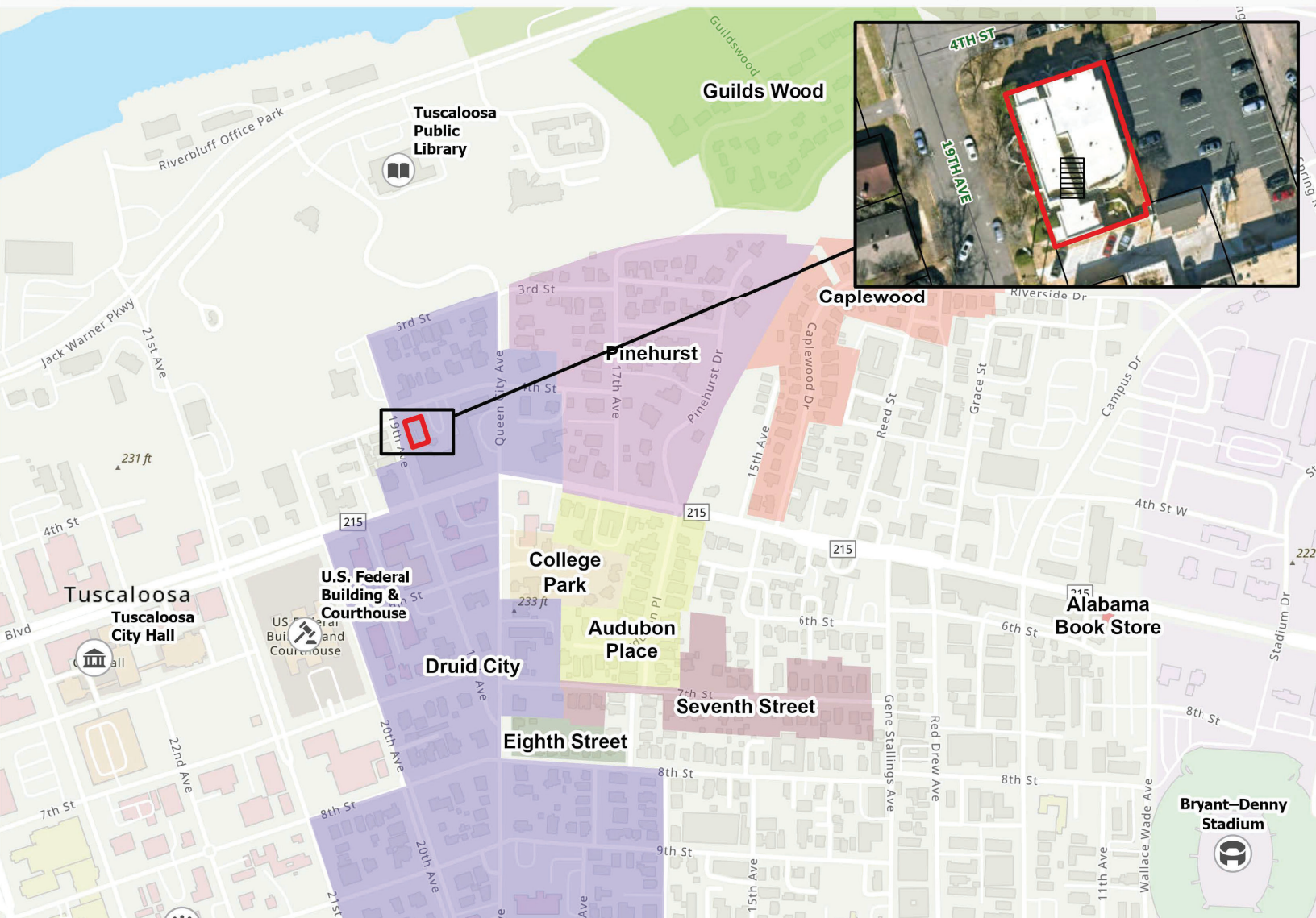
403 19th Avenue Unit E





403 19th Avenue Unit E

1 inch = 500 feet
0 250 500 750 1,000 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY



NOTICE
Historic District Review
For further information, please visit
http://www.historicdistrictreview.com
or call 314.444.4444





STAFF PHOTOS OF ADJACENT PROPERTIES





