

Historic Preservation Commission

Staff Report

Meeting Date: November 12, 2025

Case #: HPC-54-25

Site Address: 1306 23rd Ave
Parcel ID: 31-05-22-4-030-007.000

Applicant: John Thetford
Owner: Thetford Threesome LLC

Proposed Work: Petition for a Certificate of Appropriateness for a material change to the cornice on the primary structure on the property located at 1306 23rd Avenue in the Jemison Historic District. (Council District 4).
Current Zoning: DP-H

Historic District: Jemison
Architectural Style: N/A
Year Built: N/A
Contributing: N/A
Historic Survey: Jemison Historic District

This property is not listed in the Historic Survey.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes to replace the existing wood cornice with Hardie Board. There will be no change to the design of the cornice.

STAFF ANALYSIS:

Staff received a complaint that the cornice at this property was replaced without HPC approval. The applicant has now submitted a Certificate of Appropriateness requesting the replacement of the existing wood cornice with Hardie Board. Hardi-Board is an appropriate material throughout the Design Guidelines.

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

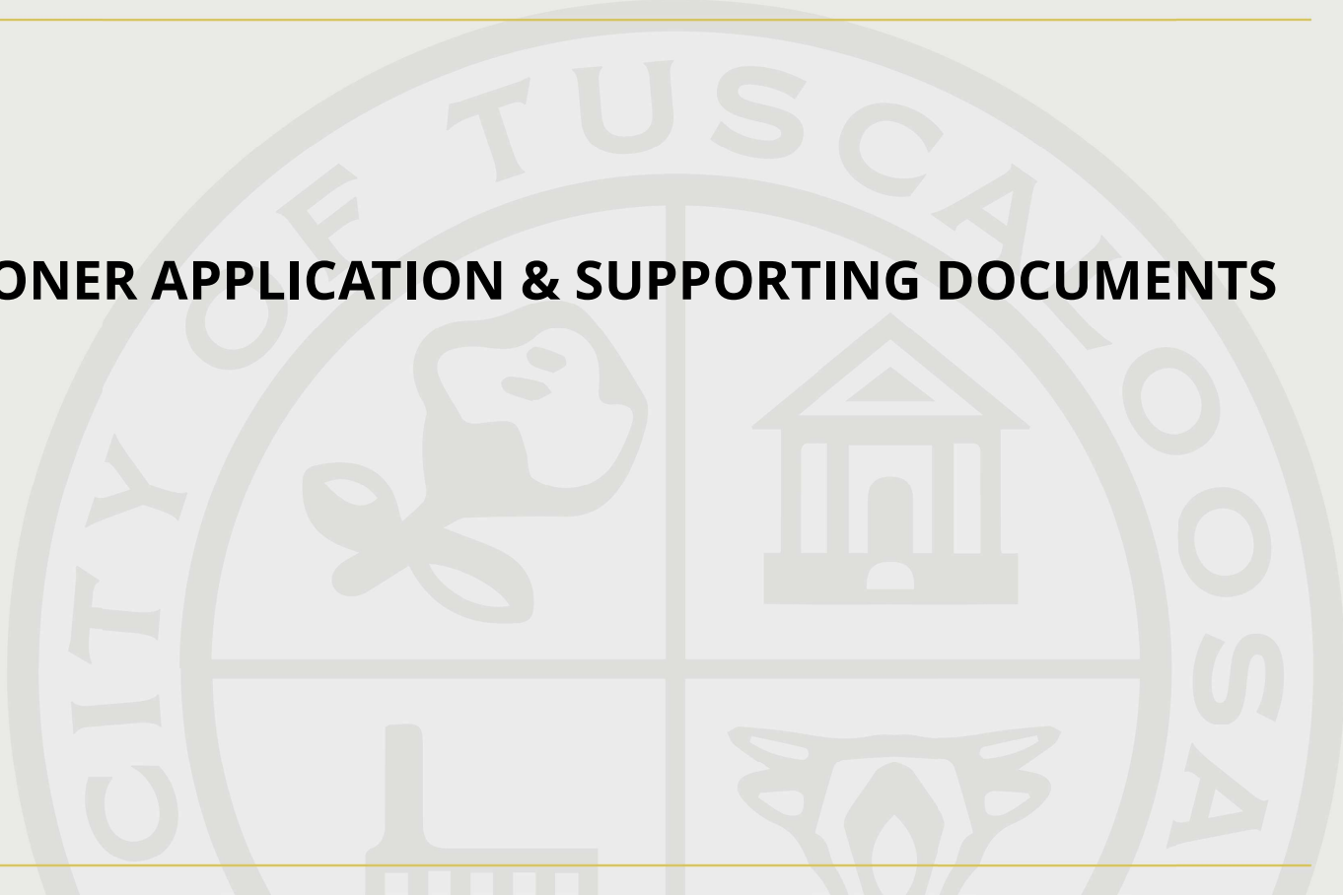
- Avoid removing or altering any historic material or significant architectural features.
- Preserve original materials and details that contribute to the historic significance of the structure.
- Do not harm the historic character of the property or district.
- Protect and maintain existing significant 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.

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

1306 23rd ave, Tuscaloosa, Alabama 35401

Historic District:

Battle Friedman

Estimated Cost of Construction:

10000

Detailed Description of the Proposed Work:

Replaced rotted wood cornice with hardi

Detailed Description of the Proposed Materials:

Hardi

Applicant Information:

Applicant Name:

John Thetford

Is the applicant also the property owner?

Yes

Supporting Documents:

Site Plan:

Elevation Drawings:

IMG_3029.jpeg

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.

VICINITY & AERIAL MAPS



1306 23rd Avenue

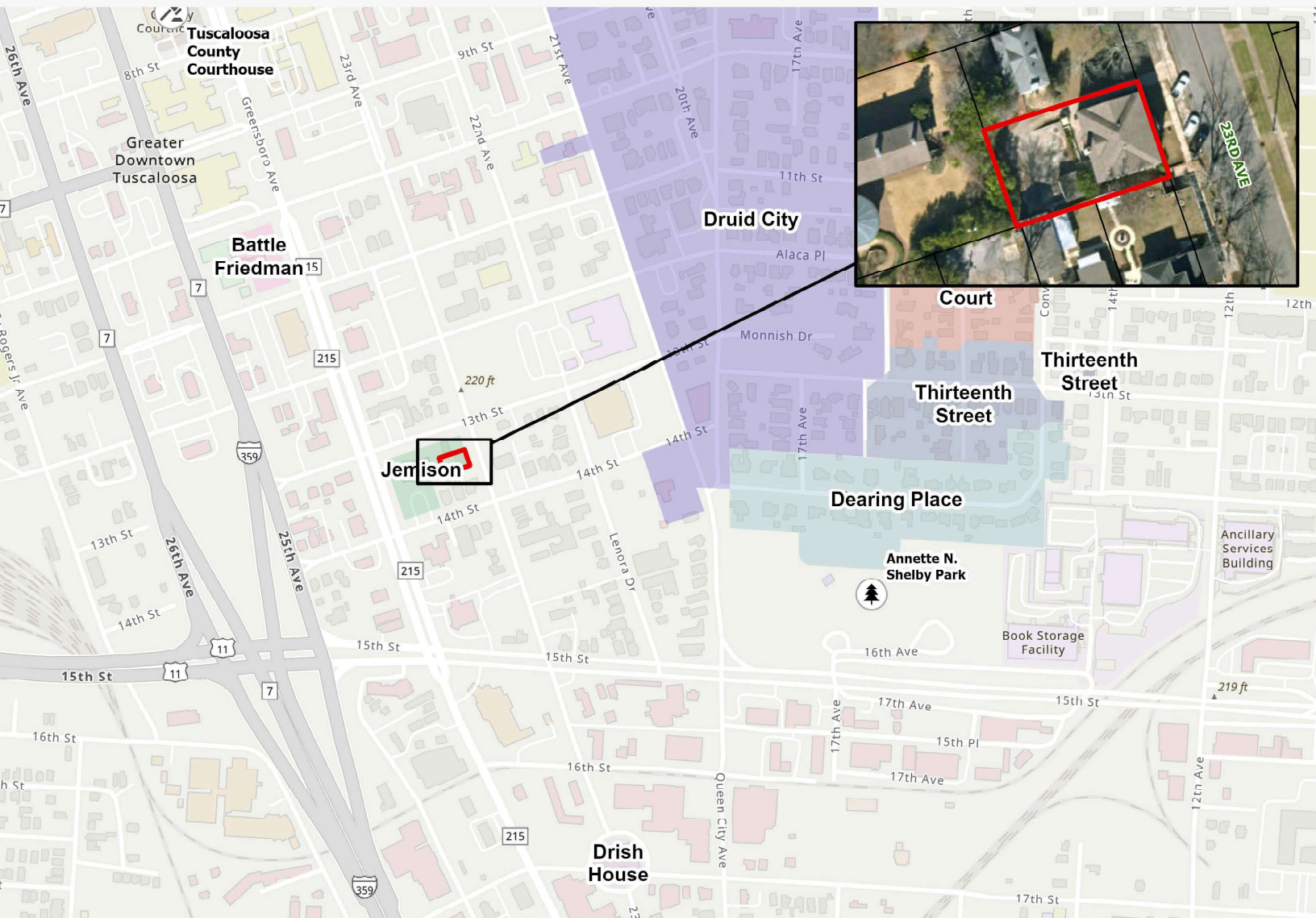
1 inch = 50 feet
0 25 50 75 100 Feet





1306 23rd Avenue

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



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY











STAFF PHOTOS OF ADJACENT PROPERTIES



