

Historic Preservation Commission

Staff Report

Meeting Date: November 12, 2025

Case #: HPC-56-25

Site Address:	1314 15 th Ave
Parcel ID:	31-06-23-3-020-008.000
Applicant:	Scott Russell
Owner:	Andrew & Therese Mays

Proposed Work: Petition for a Certificate of Appropriateness for exterior alterations to the primary structure on the property located at 1314 15th Avenue in the Thirteenth Street Historic District. (Council District 4).

Current Zoning: SFR-3H

Historic District:	Thirteenth Street
Architectural Style:	Minimal Traditional
Year Built:	1938
Contributing:	Yes
Historic Survey:	Thirteenth Street Residential Historic District

1314 15th Avenue (Yoder/Kyle/Galli House): c. 1938, Minimal Traditional, 1 story with small basement, wood frame, wood exterior siding, asbestos roof shingles, side-gabled roof with projecting front gabled wing, inset entry, 6/6 double hung wood sash windows flanked by decorative shutters, paired on west side of facade, plaster interior walls, garage and bath added and dining room enlarged late-1940s, den added 1959. C.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes replace the existing vinyl siding with Hardie Board. Each of the existing windows will be replaced with new cellular PVC windows. The existing windows are a mix of wood, aluminum, and vinyl. Additionally, the applicant is proposing a change to the lite pattern of the windows. The existing awning will be removed and replaced with an extended roof line that will project approximately the same distance as the awning. The new roof line will be shingled to match the existing shingles. The existing asphalt shingle roof will be replaced with new asphalt shingles. Additionally, a brick and Hardie column will be constructed on the front façade next to the front door.

STAFF ANALYSIS:

Hardie Board & brick are appropriate materials throughout the Design Guidelines. Cellular PVC is an appropriate window material in the Design Guidelines. The Historic Survey describes the existing windows on the primary structure.

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

Examples of Inappropriate Window Materials:

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

- Composite material with wood sash, frame, and glides
- 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

Roofs

- Preserve the original roof form, pitch and overhang of all structures, and use roof materials appropriate to the form and pitch of the roof.
- Preserve the character of the original roofing materials and details.
- Retain elements such as chimneys, skylights, and light wells that contribute to the style and character of the structure.
- Use roofing materials similar to those used in the district and that are comparable in style, shape, and color as those found on surrounding structures

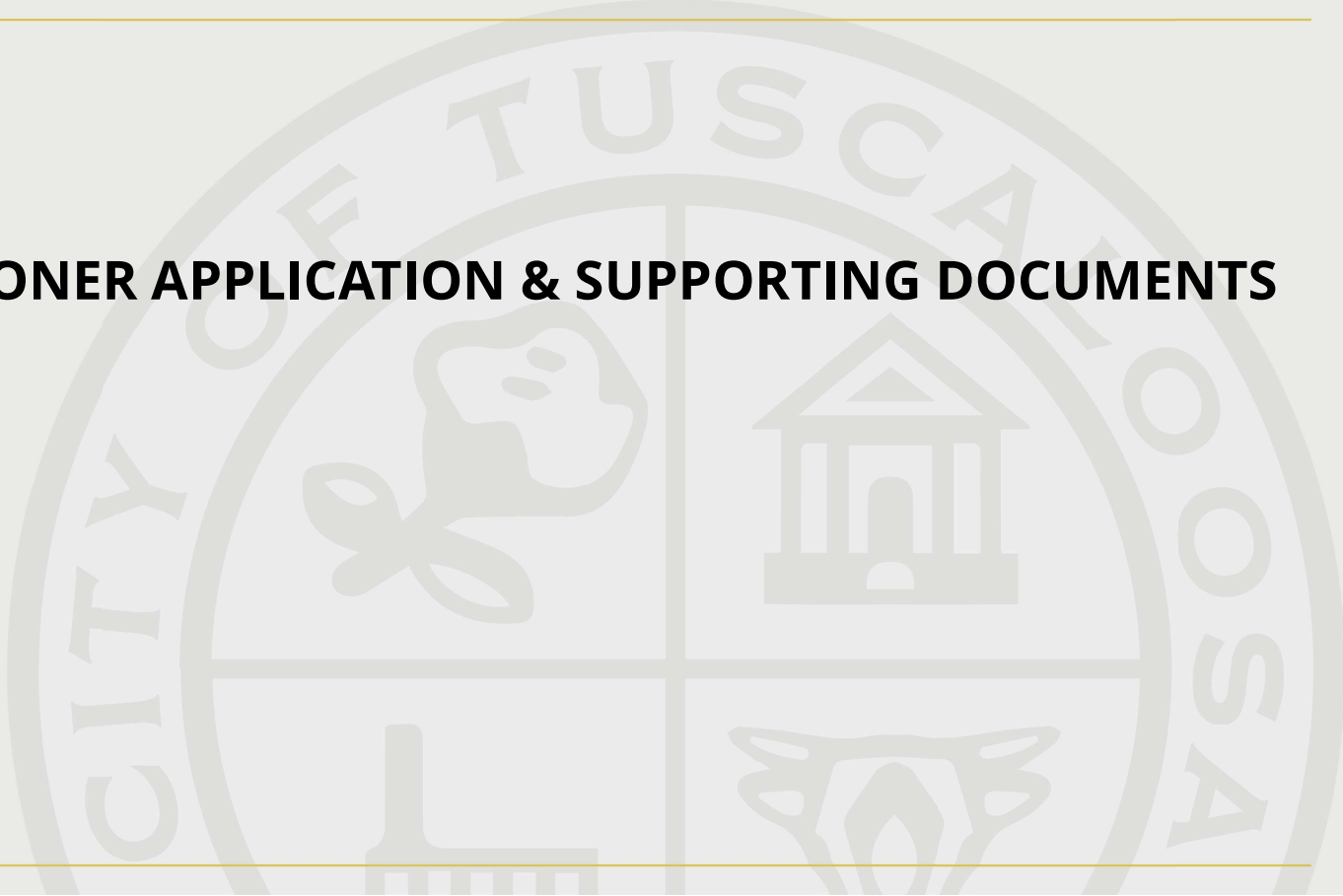
Examples of Appropriate Roof Materials:

- Slate
- Tile
- Metal of appropriate style, gauge, color, and fastening system based on the type of structure
- Wood shingle
- Cement fiber shingle
- Asphalt or fiberglass shingle
- Built-up or membrane on slopes of 3-and-12 or less where hidden by parapets

Examples of Inappropriate Roof Materials:

- Corrugated fiberglass
- Asphalt roll roofing
- Built-up membrane on slopes greater than 3-and-12
- Corrugated metal or tin

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

1314 15th avenue, Tuscaloosa, Alabama 35406

Historic District:

Thirteenth Street

Estimated Cost of Construction:

76000

Detailed Description of the Proposed Work:

period correct siding, new windows, wood rot and framing corrections, craftsman column at front entry.

Detailed Description of the Proposed Materials:

Cementous siding, detailed cellular pvc window trim. Windsor legend cellular pvc windows

Applicant Information:

Applicant Name:

scott russell

Is the applicant also the property owner?

No

Property Owner Information:

Property Owner Name:

Dr. Therese Mays

Supporting Documents:

Site Plan:

mays-Model win trim.pdf

Elevation Drawings:

mays-Model.pdf

Proposed Materials Documents:

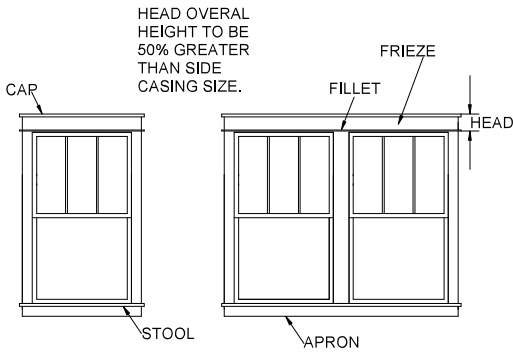
Additional Documents:

EXISTING FRONT ELEVATION

EXISTING ASPHALT ROOF



FABRIC AWNING
VINYL SIDING
CONCRETE STEPS
BRICK VENEER
6/6 WINDOWS



ENLARGED VIEW - NOT TO SCALE

PROPOSED FRONT ELEVATION

NEW ASPHALT ROOF



EXTENDED ROOF
AWNING REMOVED
HARDIE LAP
SIDING
CONCRETE STEPS
BRICK COLUMN
WATER TABLE
TAPERED COLUMN
3/1 WINDOWS

SHINGLES - CERTENTEED COLONIAL SLATE

SIDING - CEMENTUOUS LAP 7" REVEAL

CORNICE/TRIM - CEMENTUOUS

WINDOWS - WINDSOR LEGEND WOOD/CLAD
SDL 3/1 PATTERN

COLUMN - BRICK / CEMENTUOUS

TRICK
CONSTRUCTION
& REMODEL

MAYS RESIDENCE
1314 15TH AVE

NOTES:
2/7/2024

GENERAL:
FIELD VERIFY ALL
DIMENSIONS, FINISHES
AND ELEVATIONS

EXHIBIT "A"

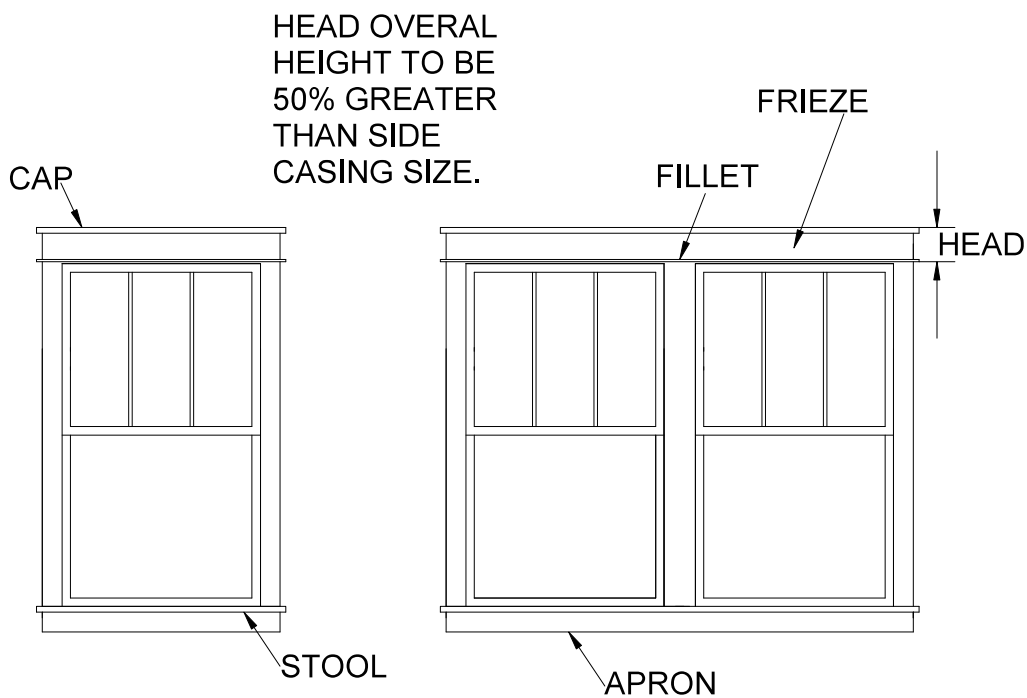
CLIENT:

LOCATION:

DRAWN BY:
SCOTT RUSSELL

REV# D-1

SCALE: 1/4" = 1'0"



SHINGLE

SIDING -

CORNICE

WINDOW
SDL 3/1 P

COLUMN

Revive Series

CELLULAR PVC DOUBLE HUNG

SPECIFICATIONS

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Factory assembled low-maintenance PVC double hung sash kits, operable hardware, weatherstripping, insect screen, and [grilles].
- B. Anchorages, attachments, and accessories.

1.02 RELATED SECTIONS

- A. Section 01340 - Shop Drawings, Product Data, and Samples.
- B. Section 01610 - Delivery, Storage, and Handling.
- C. Section 01710 - Final Cleaning.
- D. Section 07200 - Batt and Blanket Insulation.
- E. Section 07920 - Sealants and Caulking.**
- F. Section 08800 - Glass and Glazing.

1.03 REFERENCES

- A. NATIONAL WOOD WINDOW AND DOOR ASSOCIATION (NWWDA):
 - 1. AAMA / NWWDA 101-I.S.2 - 11 Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors.
 - 2. NWWDA I.S-4 - Industry Standard for Water-Repellent Preservative Treatment for Millwork
- B. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

1.05 SUBMITTALS

- A. Shop drawings shall be submitted in accordance with Section 01340.
- B. Product data in the form of general catalogs, test lab reports, product performance, and warranty information shall be submitted in accordance with Section 01340.
- C. Samples showing glazing, quality of construction, and finish shall be submitted in accordance with Section 01340.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. In compliance with Section 01610, window units shall be delivered undamaged and with protective packaging. Complete installation and finishing instructions shall be included.
- B. Store units in a clean, dry place off the ground in an upright position.

Revive Series

CELLULAR PVC DOUBLE HUNG

SPECIFICATIONS

PART 2 - PRODUCTS

2.01 MANUFACTURER

- A. Revive Series Cellular PVC Double Hung Sash Kits as manufactured by Windsor Windows & Doors.

2.02 MATERIALS

- A. Sash: Shall be low-maintenance cellular PVC material, with a sash thickness of 1 3/8". Sash corners shall be mortised and tenoned, and fastened with screws. Both the upper and lower sash shall be tilt-removable from the inside. Top and bottom rails utilize a full width finger pull to allow sash to easily operate without the use of additional hardware. Optional No Finger Pull available.
- B. Finish: Shall be white in color with a satin surface finish. This finish can be left as-is or repainted if other color is desired.
- C. Glazing: Shall be 3/4" double pane LoE 366 insulating glass as standard, glazed with a full perimeter bead of silicone to the interior. Glass held in place with exterior cellular PVC stops. A wide array of other glass options is offered including clear, tinted, tempered, and obscure. Cardinal's Preserve™ option is available on all LoE 366 glass. It is a removable, factory-applied protective film adhered to both interior and exterior surfaces of the glass.
- D. Weatherstripping: Shall be a closed foam bulb weatherstrip installed at head, check rail, and sill. Jambliner provides a tight seal at the stiles.
- E. Hardware: Extruded vinyl jambliner with dual hinged leaf compression legs; white jambliner and parting stop are standard with beige being optional. Balance system consists of a block and tackle with a locking shoe that allows for easy cleaning and removal; where required by sash weight a double spring balance will be substituted. Recessed mounted cam action sash lock, keeper and tilt latches with baked on enamel finish. One lock is used on glass widths below 28" and two locks are used on glass widths 28" and greater.
- F. Screens: Shall be a fiberglass BetterVue™ screen set in painted aluminum frame. UltraVue™ Screen option is available. Screens are full height of opening. Screens available in white, bronze, tan, ivory, hunter green, cinnamon, or black. The screen is intended to allow air and light in and keep insects out. The screen is not intended to stop children, adults or animals from falling out an open window.
- G. Grilles: (Extra when specified) White, cinnamon, bronze, tan, ivory, hunter green, or black aluminum inner grilles (in air space) are available in 13/16" flat, 3/4" profiled or 1" profiled. Two-toned inner grilles (3/4" profiled only) are available with a white interior, and a bronze, green, tan, ivory, or black exterior. Windsorlite (WDL) simulates true divided lite, but is created by adhesively fixing cellular PVC exterior and interior bars to the surfaces of the insulated glass. WDL is available in 5/8" Putty, 7/8" Putty, 7/8" Windsorlite, and 1 1/4" Windsorlite widths. Available in white color only. Also available with or without inner bar between the glass.

Revive Series

CELLULAR PVC DOUBLE HUNG

SPECIFICATIONS

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify that there is no visible damage to the unit before installation.

3.02 INSTALLATION

- A. Verify the rough opening is of the recommended size and that it is plumb, level, and square.
- B. Install the window unit in accordance with the manufacturer's recommendations.
- C. Install sealant, backing material, and insulation around opening perimeter in accordance with Section 07900 and Section 07920.

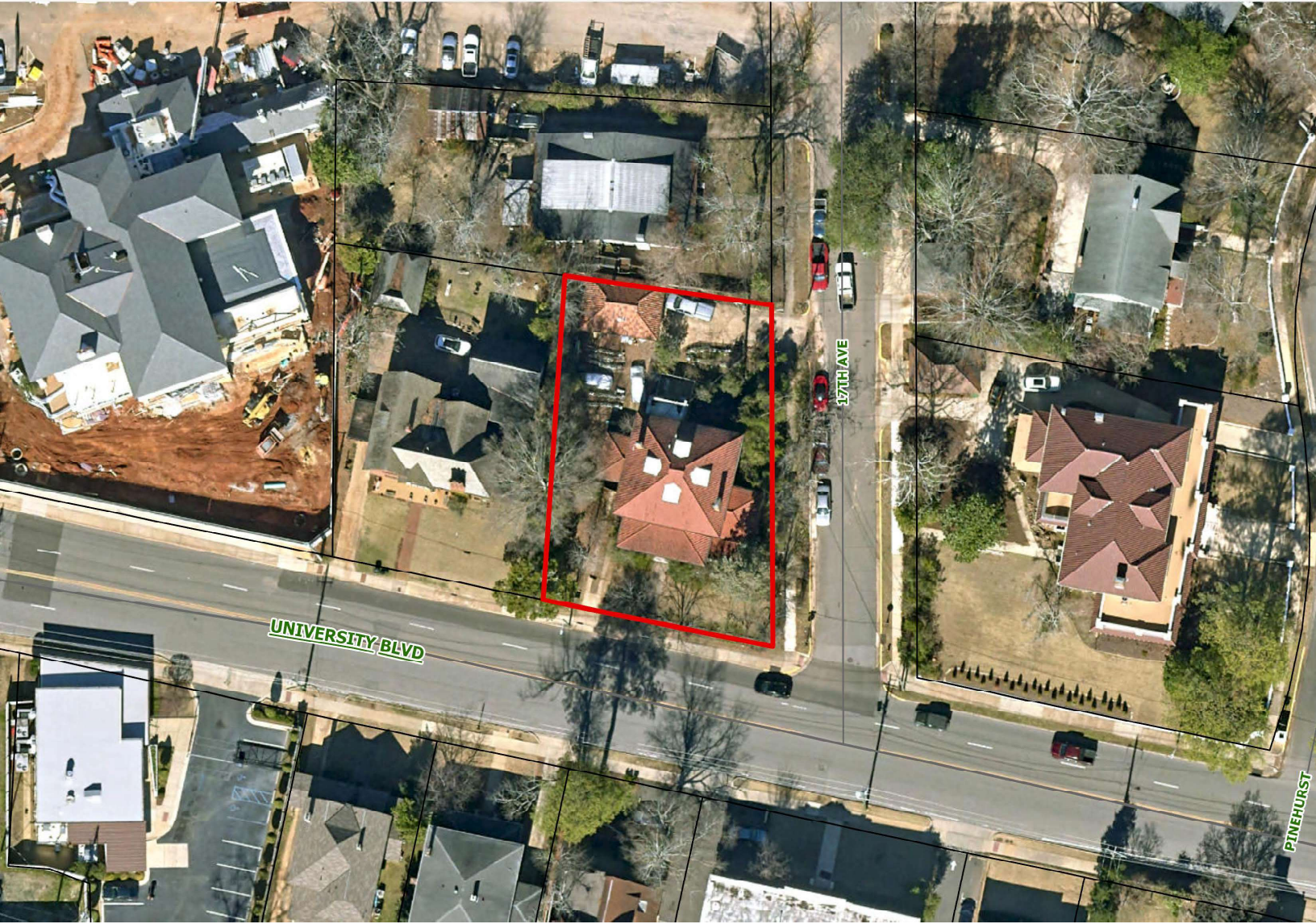
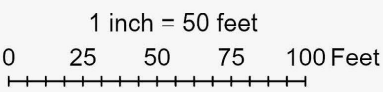
3.03 ADJUSTMENT AND CLEANING

- A. Operate unit and verify that all hardware operates freely. Make any adjustments necessary.
- B. Cover the window unit to avoid damage due to spray paint, plaster, and other construction operations.
- C. Remove all visible labels and instructions.
- D. Final cleaning of glass in accordance of Section 01

VICINITY & AERIAL MAPS



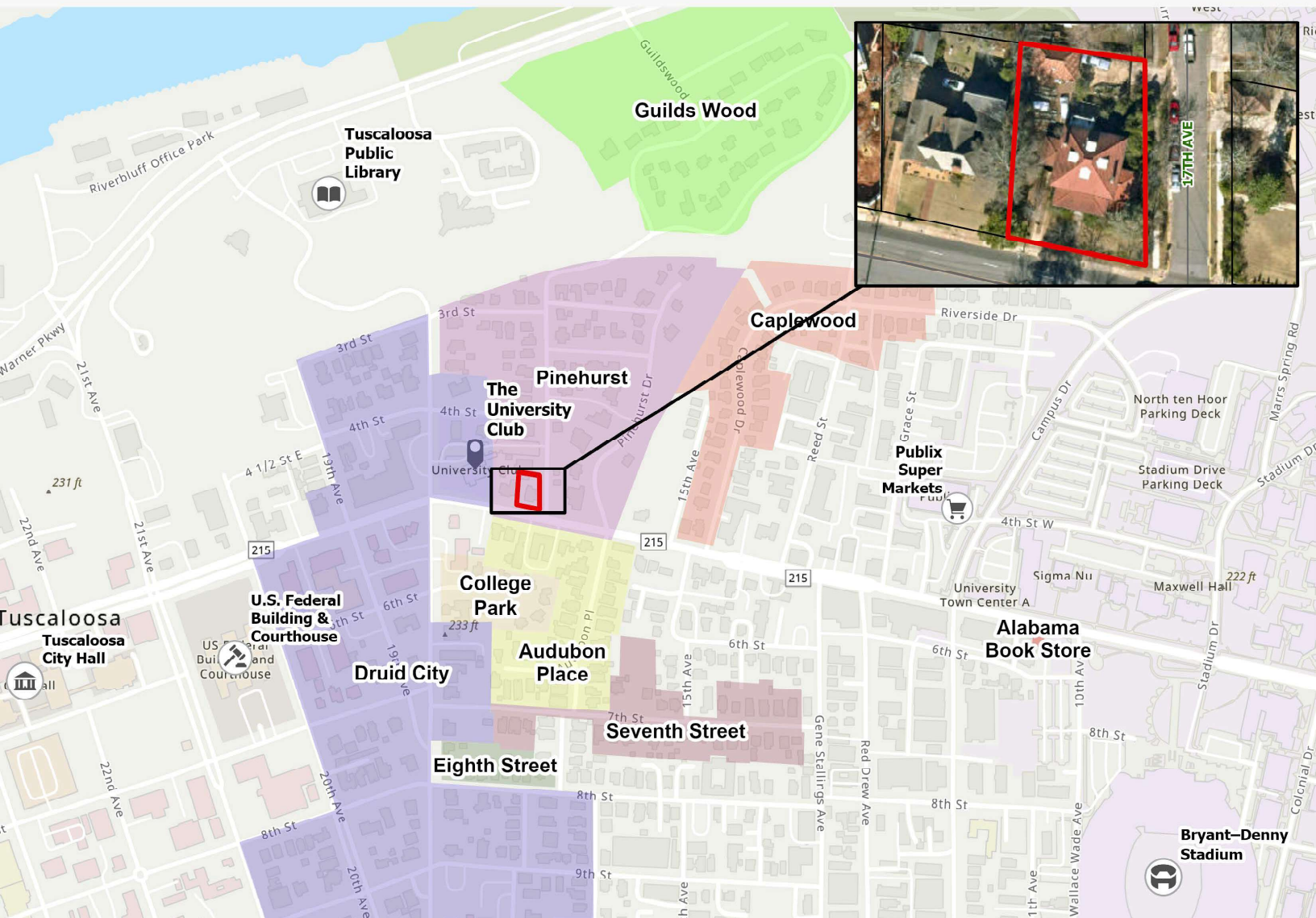
1702 University Blvd





1702 University Blvd

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



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY









STAFF PHOTOS OF ADJACENT PROPERTIES





