

Historic Preservation Commission

Staff Report

Meeting Date: November 12, 2025

Case #: HPC-61-25

Site Address:	33 The Downs
Parcel ID:	31-07-26-4-001-057.000
Applicant:	Charles K and Laurie Arnold
Owner:	Charles K and Laurie Arnold

Proposed Work:	Petition for a Certificate of Appropriateness for a material change to the windows on the primary structure on the property located at 33 The Downs in the Downs Historic District. (Council District 2).
Current Zoning:	SFR-1H

Historic District:	The Downs
Architectural Style:	Minimal Traditional Cottage
Year Built:	1946
Contributing:	N/A
Historic Survey:	The Downs Survey

Resource 32. 33 The Downs. Edgerton S. Harris, Jr. House. Ca. 1946. One story, wood frame massed plan cottage with side gable roof of asphalt shingles, interior brick chimney, weatherboard siding, recessed, off center, single leaf, six panel, wood door with three light transoms, 8/8 double hung sash windows with shutters, and attached carport.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner is proposing to replace nineteen windows on the property at 33 The Downs.

The existing windows are a wood material, and the proposed windows are aluminum clad wood. No changes to the existing lite pattern are proposed.

STAFF ANALYSIS:

Aluminum-clad wood is an appropriate window material in the Design Guidelines.

APPLICABLE DESIGN GUIDELINES:

I. 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
- Monarch M-Cell vinyl-clad window, Hurd vinyl-clad window, or equal that mimics wood

Examples of Inappropriate Window Materials:

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

PETITIONER APPLICATION & SUPPORTING DOCUMENTS

Certificate of Appropriateness Application

Property Information:

Site Address:

33 The Downs, Tuscaloosa, Alabama 35401

Historic District:

Downs

Estimated Cost of Construction:

38000

Detailed Description of the Proposed Work:

Replace 19 windows. See attachments for specs

Detailed Description of the Proposed Materials:

See attached

Applicant Information:

Applicant Name:

Charles K and Laurie Arnold

Is the applicant also the property owner?

Yes

Supporting Documents:

Site Plan:

EF40E04F-3E91-45D3-9648-16F06BA59EBA.png

4B0AA060-379F-425F-83A9-49964CA4E733.png

Elevation Drawings:

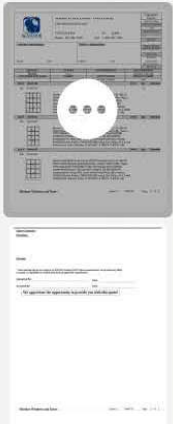
Proposed Materials Documents:

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.

Done

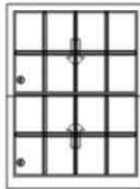
FILE_9601.pdf



	AMERICAN WALLZONE - TUSCALOOSA 1200 WHIGHAM PLACE TUSCALOOSA AL 35405 Phone: 205-464-1440 Fax: 1-205-464-1430		Customer Quote Short No Dim QUOTE EXPIRES N/A QUOTE DATE Quote Not Ordered BID BY PRICE BOOK Price Book 2025 CREATED 9/4/2025 mcrawford@americanwallzone PK # 327
	Customer Information: Phone: Fax:	Delivery Information: Phone: Fax:	

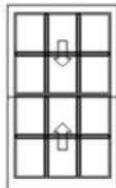
QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
3044776	None		9/4/2025 8:06 AM
CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		33 THE DOWNS	2025

Line #	Room ID	Price	Qty	Extended
100	SASH KIT		15	



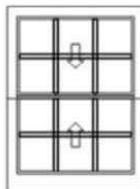
Revive Clad White Sash Pac Kit XXXX Complete Unit LoE 366 IG (2604 Powder)(Setup (Standard))(FBC:)(Glass Stop Profile: Ogee) (Pine Species)(Primer)(With Finger Pulls)(Grey Spacer)(White Jambliner)(Flexback Clip Mount)(14 Degree Sill Bevel)(White Hardware)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 4W2H/4W2H)(Energy Star: Meets in S Zone) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.4)(CR: 58)

Line #	Room ID	Price	Qty	Extended
200	SASH KIT		3	



Revive Clad White Sash Pac Kit XXXX Complete Unit LoE 366 IG (2604 Powder)(Setup (Standard))(FBC:)(Glass Stop Profile: Ogee) (Pine Species)(Primer)(With Finger Pulls)(Grey Spacer)(White Jambliner)(Flexback Clip Mount)(14 Degree Sill Bevel)(White Hardware)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 3W2H/3W2H)(Energy Star: Meets in S Zone) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.4)(CR: 58)

Line #	Room ID	Price	Qty	Extended
300	SASH KIT		1	



Revive Clad White Sash Pac Kit XXXX Complete Unit LoE 366 IG (2604 Powder)(Setup (Standard))(FBC:)(Glass Stop Profile: Ogee) (Pine Species)(Primer)(With Finger Pulls)(Grey Spacer)(White Jambliner)(Flexback Clip Mount)(14 Degree Sill Bevel)(White Hardware)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 3W2H/3W2H)(Energy Star: Meets in S Zone) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.4)(CR: 58)

Windsor Windows and Doors

Quote #: 3044776

Page 1 of 2

Quote Comments:Disclaimer:

VICINITY & AERIAL MAPS



33 The Downs

1 inch = 50 feet
0 25 50 75 100 Feet

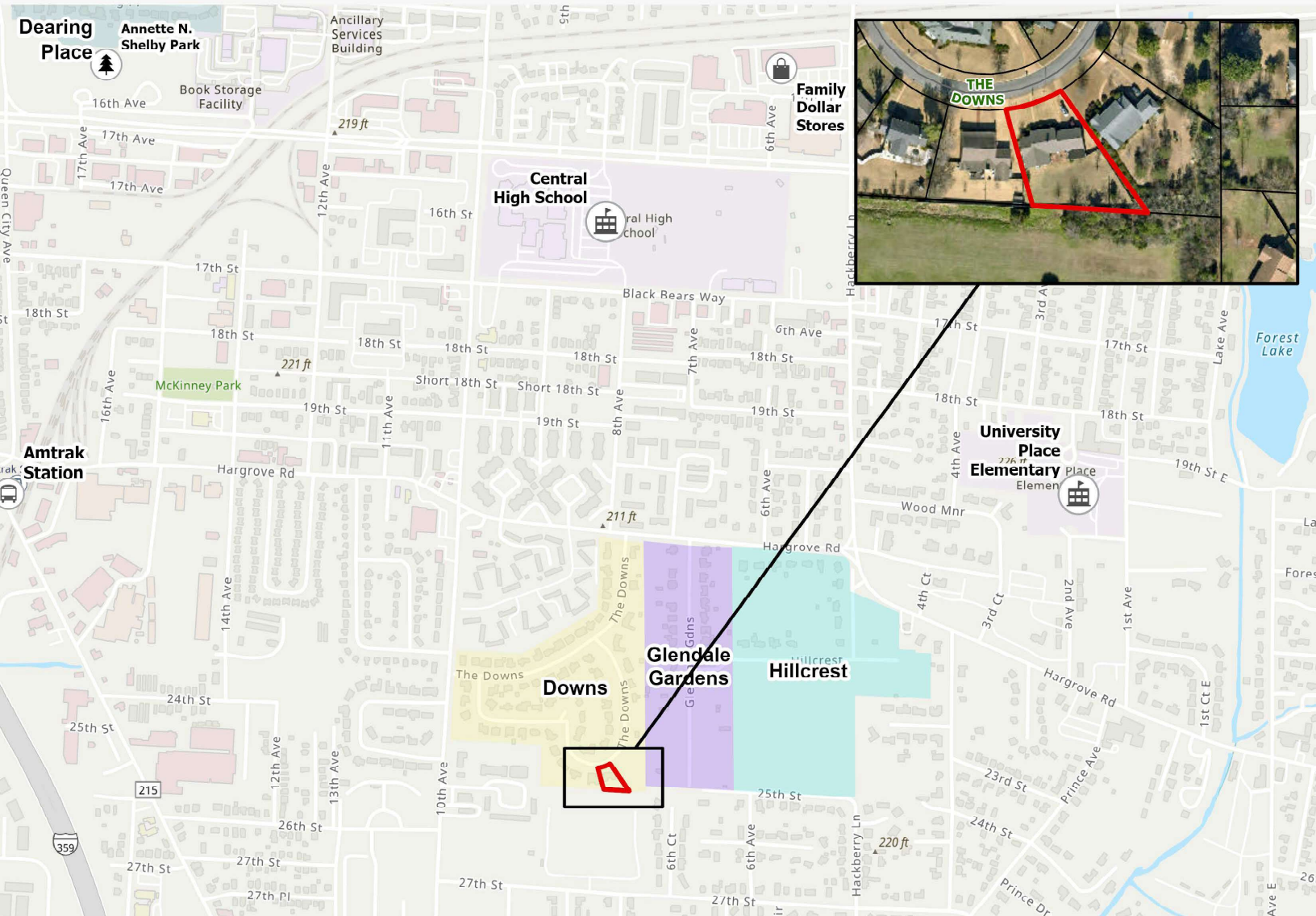




33 The Downs

1 inch = 750 feet
0 375 750 1,125 1,500 Feet

N



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY









STAFF PHOTOS OF ADJACENT PROPERTIES





