

Historic Preservation Commission

Staff Report

Meeting Date: December 10, 2025

Case #: HPC-66-25

Site Address:	625 Queen City Avenue
Parcel ID:	31-06-23-2-015-003.000
Applicant:	Kelly Fitts
Owner:	Kurt and Ali Alexander

Proposed Work:	Petition for a Certificate of Appropriateness for modifications to a previously approved Certificate of Appropriateness on the property located at 625 Queen City Avenue in the Druid City Historic District. (Council District 4).
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Current Zoning:	SFR-3H
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Historic District:	Druid City
Architectural Style:	Queen Anne
Year Built:	1899
Contributing:	Yes
Historic Survey:	Druid City Historic Survey

Resource 205. 625 Queen City Avenue. Foster-Kirkpatrick House. Circa 1899. Two and one half story, wood frame Queen Anne with truncated hip with cross gable roof of asphalt shingles, gable dormer with 1/1 double hung sash windows, interior brick chimneys with corbel work, weatherboard siding, second floor with 1/1 double hung sash windows, first floor with two single leaf paneled doors with single light, one with sidelights and transom, the other with a transom, two story bay window with gable featuring a pointed arch vent and pent and 1/1 double hung sash windows, wrap around porch with rectangular posts, brick pier foundation. (C/NRHP 1975) C

DESCRIPTION OF PROPOSED PROJECT:

The petitioner is requesting to modify a previously approved Certificate of Appropriateness regarding the windows on the primary structure. On the West elevation, the petitioner is

proposing to change the previously approved door to a 1/1 single-pane window. On the North elevation, the petitioner is proposing to change the previously approved lite pattern of two windows on the West elevation of the primary structure from four-pane windows to a six-pane windows. On the South elevation, the petitioner is proposing to change the previously approved lite pattern of one window on the East elevation of the primary structure from a 2/1 lite pattern to a 1/1 lite pattern. Additionally, on the East elevation, the petitioner is proposing to change the location lite pattern of the windows on the primary structure. Three windows were previously approved on the top of the primary structure. The petitioner is proposing to change the location of the three windows by placing them side-by-side and adding another window on the opposite side of the side-by-side windows. These windows will have the same 3/3 lite pattern as the previously approved windows. At the bottom of the East elevation, the petitioner is proposing to change the previously approved two adjoining 1/1 single pane windows to two adjoining six-pane windows. All windows are made of aluminum-clad wood and are the same material that was previously approved.

STAFF ANALYSIS:

Exterior alterations – including windows – were first approved by the Commission in November 2024. During a building inspection, an inspector noticed that the existing exterior alterations did not match the previously approved elevations and was referred to staff. Staff contacted the applicant notifying them that they would have to submit a new Certificate of Appropriateness to modify the plans that were previously approved last November.

Aluminum-clad wood is an appropriate material for windows.

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
- 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:

625 Queen City Avenue, Tuscaloosa, Alabama 35401

Historic District:

Druid City

Estimated Cost of Construction:

0

Detailed Description of the Proposed Work:

Application is to modify locations and sizes of previously approved windows and a door.

Detailed Description of the Proposed Materials:

Pella Reserve Double Hung Windows

Applicant Information:

Applicant Name:

Kelly Fitts

Is the applicant also the property owner?

No

Property Owner Information:

Property Owner Name:

Kurt and Ali Alexander

Supporting Documents:

Site Plan:

625 QCA Previously approved site plan.pdf

Elevation Drawings:

625 QCA elevations 1.pdf

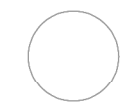
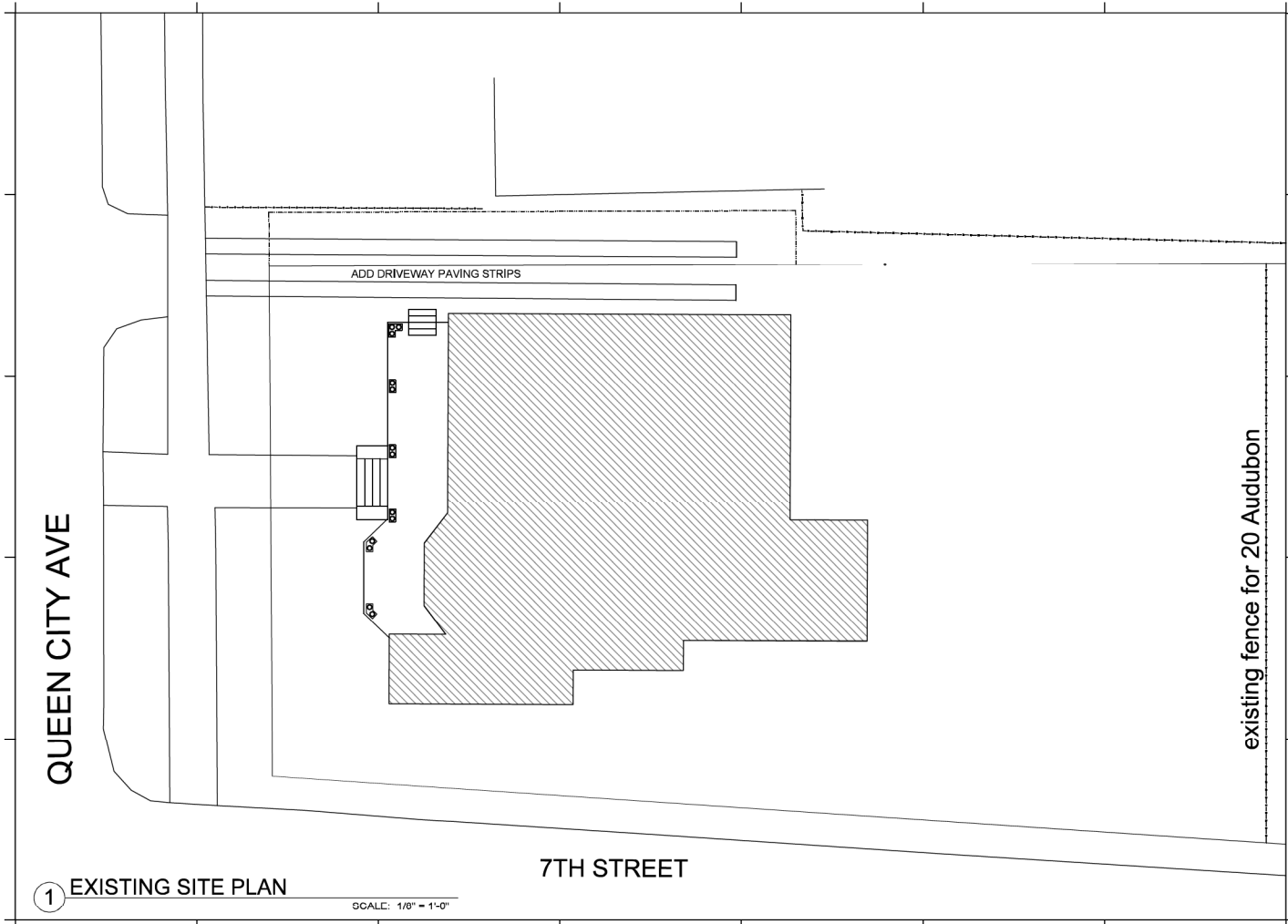
625 QCA elevations 2.pdf

Proposed Materials Documents:

pella windows.pdf

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.



FITTS
ARCHITECTS

817 Alton Avenue
Tuscaloosa, Alabama 35401
205.762.2948 / 205.454.2314
www.fittsarch.com

PROJECT

EXTERIOR REMODEL FOR
Mr. & Mrs.
Kurt
Alexander

625 QUEEN CITY AVENUE
TUSCALOOSA, ALABAMA 35401

REVISION	DATE	DESCRIPTION
11.25.25		HPC UPDATE

PROJECT NO.

2409

DATE

23 OCT 24

DIRECT

EXISTING
SITE PLAN



① PREVIOUSLY APPROVED WEST
SCALE: 3/8" = 1'-0"



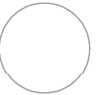
③ PREVIOUSLY APPROVED NORTH
SCALE: 3/8" = 1'-0"



② PROPOSED WEST
SCALE: 3/8" = 1'-0"



④ PROPOSED NORTH
SCALE: 3/8" = 1'-0"



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PROJECT

EXTERIOR REMODEL FOR

**Mr. & Mrs.
Kurt
Alexander**

825 QUEEN CITY AVENUE
TUSCALOOSA, ALABAMA 35401

REVISION #	DATE	DESCRIPTION
1	11.18.25	HPC UPDATE

PROJECT NO.

2409

DATE

23 OCT 24

SHEET

ELEVATIONS



⑤ PREVIOUSLY APPROVED SOUTH
SCALE: 3/16" = 1'-0"



⑦ PREVIOUSLY APPROVED EAST
SCALE: 3/16" = 1'-0"



⑥ PROPOSED SOUTH
SCALE: 3/16" = 1'-0"



⑧ PROPOSED EAST
SCALE: 3/16" = 1'-0"



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PROJECT
EXTERIOR REMODEL FOR
**Mr. & Mrs.
Kurt
Alexander**

825 QUEEN CITY AVENUE
TUSCALOOSA, ALABAMA 35401

REVISION #	DATE	DESCRIPTION
11.18.25		HPC UPDATE
11.26.25		HPC UPDATE

PROJECT NO. 2409
DATE 23 OCT 24
SHEET

ELEVATIONS

Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Easy-to-learn Pella Steady Set® interior installation system**

Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.

- **Historical Details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified³**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

- **Testing beyond requirements**

All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.

- **Best limited lifetime warranty⁴**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.⁴

Available in these window and patio door styles:



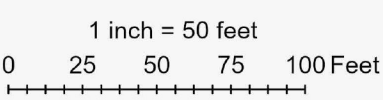
Special shape windows also available.

^{1,2,3,4} See back cover for disclosures.

VICINITY & AERIAL MAPS



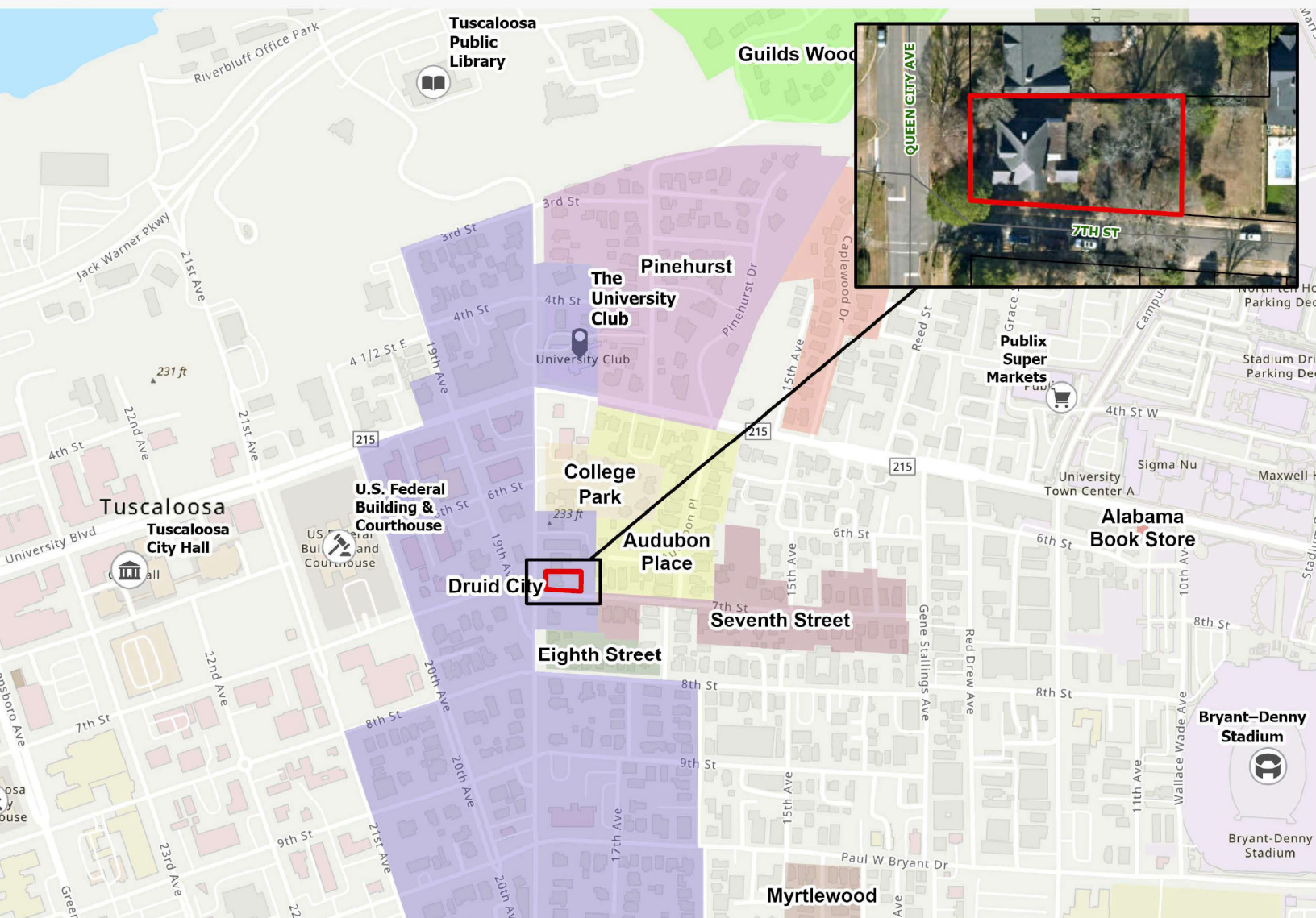
625 Queen City Avenue





1 inch = 500 feet

0 250 500 750 1,000 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY



NOTICE
Historic District R
For further information, call
tuscaloosa.com/1
348-510







STAFF PHOTOS OF ADJACENT PROPERTIES





