Historic Preservation Commission
Staff Report

Meeting Date: March 11th, 2026
Case #: HPC-10-26

Site Address:	1400 Caplewood Drive
Parcel ID:	31-06-14-3-010-016.000
Applicant:	Price McGiffert, Jr.
Owner:	Price McGiffert, Jr.
Proposed Work:	Petition for a Certificate of Appropriateness for exterior alterations to the primary structure on the property located at 1400 Caplewood Drive in the Caplewood Historic District (Council District 4).
Current Zoning:	SFR-1H
Historic District:	Caplewood Historic District
Architectural Style:	Bungalow
Year Built:	1930
Contributing:	Yes
Historic Survey:	Caplewood Historic Survey

Resource 27. 26 Caplewood Drive. c 1930; 2-story weatherboard with gable roof. Double French doors flank the main entrance and open onto the pent roof front porch with exposed rafters which is supported by 4 round columns with unenriched capitals. The vertical pane-over-pane sash windows at the 2nd floor are symmetrically arranged with 2 double sashes flanking a single sash to balance 1st floor bays.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes to construct a new 3 ft by 16 ft interior staircase on the right side of the primary structure facing Reed Street. The petitioner also proposes to construct a 16 ft by 13 ft wooden deck at the rear of the primary structure, along with a new fiberglass exit door.

Exterior alterations to the primary structure include removing and replacing windows on the northern, eastern, and southern elevations. The proposed staircase will include nine new windows. On the eastern elevation, two windows will have a 4/1 lite pattern to match existing windows, and four will have a 3/1 lite pattern. On the northern elevation, two windows will have a 3/1 lite pattern. The southern elevation will include one new window with a 3/1 lite pattern. The petitioner will also add an additional window with a 4/1 lite pattern on the southern elevation aligned with the existing rear windows.

The proposed staircase will have a brick foundation matching the existing foundation of the primary structure. Its siding will be Hardie board, selected to match the existing wood siding, and the roof will be finished with asphalt shingles consistent with the primary structure. The proposed windows will be PVC. Wood corbels will be added to the extended roofline of the staircase addition in a style that matches the existing wooden corbels on the primary structure.

An existing gable vent on the eastern elevation will be removed to accommodate the staircase. The area will be patched with wood siding and painted to match the primary structure.

The proposed rear deck will be constructed of treated wood, including the columns and stairs. The deck railing will be 3 ft tall. The deck, columns, and stairs will not be painted.

A new fiberglass door is proposed to replace an existing window on the rear elevation. The door will be white and will include a centered 9-pane fiberglass window.

STAFF ANALYSIS:

Hardie board siding has historically been regarded as an appropriate material for exterior alterations by the Historic Preservation Commission.

The proposed asphalt shingles and brick base are appropriate materials for roofs and foundations, respectively. PVC is also an appropriate material for windows per the Design Guidelines.

APPLICABLE DESIGN GUIDELINES:

C. 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 Original 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.

A. Additions

New additions to existing buildings are common, but there are certain guidelines that should be followed in order to respect the architectural integrity of the individual building and the district as a whole. Property owners considering making an addition to an existing building should ask themselves three questions:

1. Does the proposed addition preserve significant existing materials and features?
2. Does the proposed addition preserve the character of the building and the surrounding context?
3. Does the proposed addition protect the significance of the building by making a visual distinction between old and new?

In most cases, additions to existing buildings should not be placed on the main façade(s) of a building. Locate the proposed addition away from the principal public view, ideally to the rear or side of the building. Additions that are flush with the front façade of the building are highly discouraged. Respect the proportions of the building to which it is being added so the addition does not dominate its environment. Whenever possible, an addition should be made so that at a later date it could be removed without compromising the character of the building.

Additions should respect the design characteristics and architectural integrity of original buildings. However, the design of the addition should be clearly differentiated so that the addition is not mistaken for part of the original building. While the addition should be compatible, it is acceptable and appropriate for the addition to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the existing building's wall plane. The new addition should be designed so that a minimum of existing materials and character-defining elements are obscured, damaged, or destroyed.

In most cases, an added structure should be located to the rear of the existing building, where it will have little or no impact on the streetscape. If the new building will be visible from the street, respect the established setbacks and orientations of the buildings in the area. Landscaping is also an important component. For example, a concrete or brick plaza adjacent to the sidewalk is incompatible with an area dominated by grassy lawns.

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.

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.

B. Foundations

- Keep cellar and crawl space vents open so that air may flow freely, being sure to retain any vents that are original to the building
- Ensure that land is graded so that water flows away from the foundation and, if necessary, install drains around the foundation.

Examples of Appropriate Foundations:

- Stucco piers or infill
- Brick piers or infill
- Wood lattice

Examples of Inappropriate Foundations:

- Metal infill
- Plywood panels
- Mineral board panels

- Vertical picket infill
- Stuccoed concrete block
- Stone
- Plastic or vinyl sheeting
- Unfinished concrete block
- Imitation brick or stone
- Vinyl lattice

E. 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 Foundations:

- 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 Foundations:

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

H. Trim and Ornament

- Maintain historic trim and ornament in place.
- Replace missing original trim and ornament with like-kind materials whose designs, proportions and finishes match those of the original.

B. Decks, Porches, and Railings

1. Decks

- Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.

- Introduce decks in inconspicuous locations, usually on the building's rear elevation and inset from the rear corners, where they are not visible from the street.
- Design and detail decks and associated railings and steps to reflect the, scale and proportions of the building. Materials for decks should be compatible with the building. Deck and deck railing designs should be coordinated with existing elements wherever possible.
- In rare occasions where it is appropriate to site a deck in a location visible to the public right-of-way (i.e. the side of a building), it should be treated in a more formally architectural way. Careful attention should be paid to details and finishes, including painting or staining the deck's rails and structural support elements in colors compatible with the colors of the building.
- Align decks generally with the height of the building's first-floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirtboards, lattice, masonry panels, and dense evergreen foundation plantings.
- It is not appropriate to introduce a deck if doing so will require removal of a significant building element or site feature such as a porch or a mature tree.
- It is not appropriate to introduce a deck if the deck will detract from the overall historic character of the building or the site.
- It is not appropriate to construct a deck that significantly changes the proportion of built area to open space for a specific property.

2. Porches and Railings

- Maintain and repair historic porches to reflect their historic period and the relationship to the structure.
- Use materials that blend with the style of the structure or other structures in the district. Balustrades of stairs and ramps should match the design and materials of the porch or be unobtrusive.
- Do not permit enclosure of front porches. Where rear or side porches are to be enclosed, the enclosure shall preserve the original configuration of columns, handrails and other important architectural elements.

I. Windows

- Maintain the original number, location, size, and glazing pattern of windows on primary building elevations.
- Maintain historic window openings and proportions

Examples of Appropriate Materials:

- Wood sash windows in double-hung, single-hung, and casement styles

Examples of Inappropriate Materials:

- Aluminum or vinyl
- Snap-in or artificial muntins

- 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
- Reflective or tinted glass

PETITIONER APPLICATION & SUPPORTING DOCUMENTS

Certificate of Appropriateness Application

Property Information:

Site Address:
1400 Caplewood Drive, Tuscaloosa, Alabama 35401

Historic District:
Caplewood

Estimated Cost of Construction:
100000

Detailed Description of the Proposed Work:
Addition of a new interior stair to expand the building footprint; addition of a wooden deck to the rear with a new exit door onto the deck; interior renovations.

Detailed Description of the Proposed Materials:
Hardie lap siding to match existing wood siding on the home, new asphalt shingles to match existing, new wood aluminum clad or cellular PVC windows (simulated divided lite) in lite patterns as depicted on elevations. See elevations for other material call outs.

Applicant Information:

Applicant Name:
Price McGiffert, Jr.

Supporting Documents:

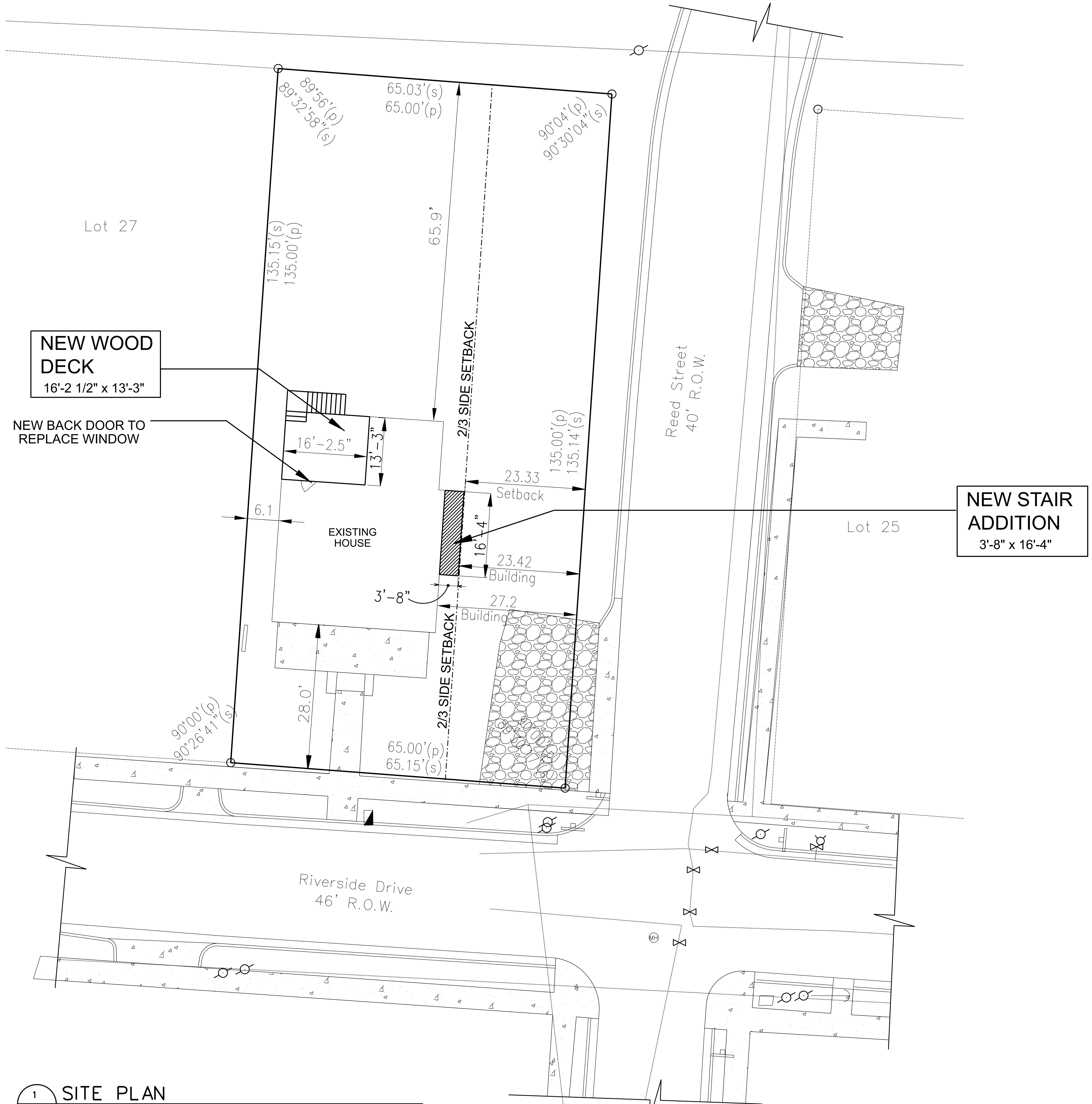
Site Plan:
A100.pdf

Elevation Drawings:
1400 Caplewood.pdf

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.



1 A100 SITE PLAN
SCALE : 1" = 10'-0"

Alexander Architecture, LLC
5520 10th Ct. E. Northport, Alabama 35473 (205) 343-9214
Leah@AlexanderArc.com

Renovations to 1400 Caplewood Drive Tuscaloosa, Alabama

Preliminary NOT FOR Construction

Contractor to verify site conditons and all dimensions prior to construction.

REVISIONS : 02/27/26

A100

Project No: 02535
Date: 02-17-2026

EXISTING ELEVATIONS

CAPLEWOOD DRIVE ELEVATION

SCALE : 1/4" = 1'-0"

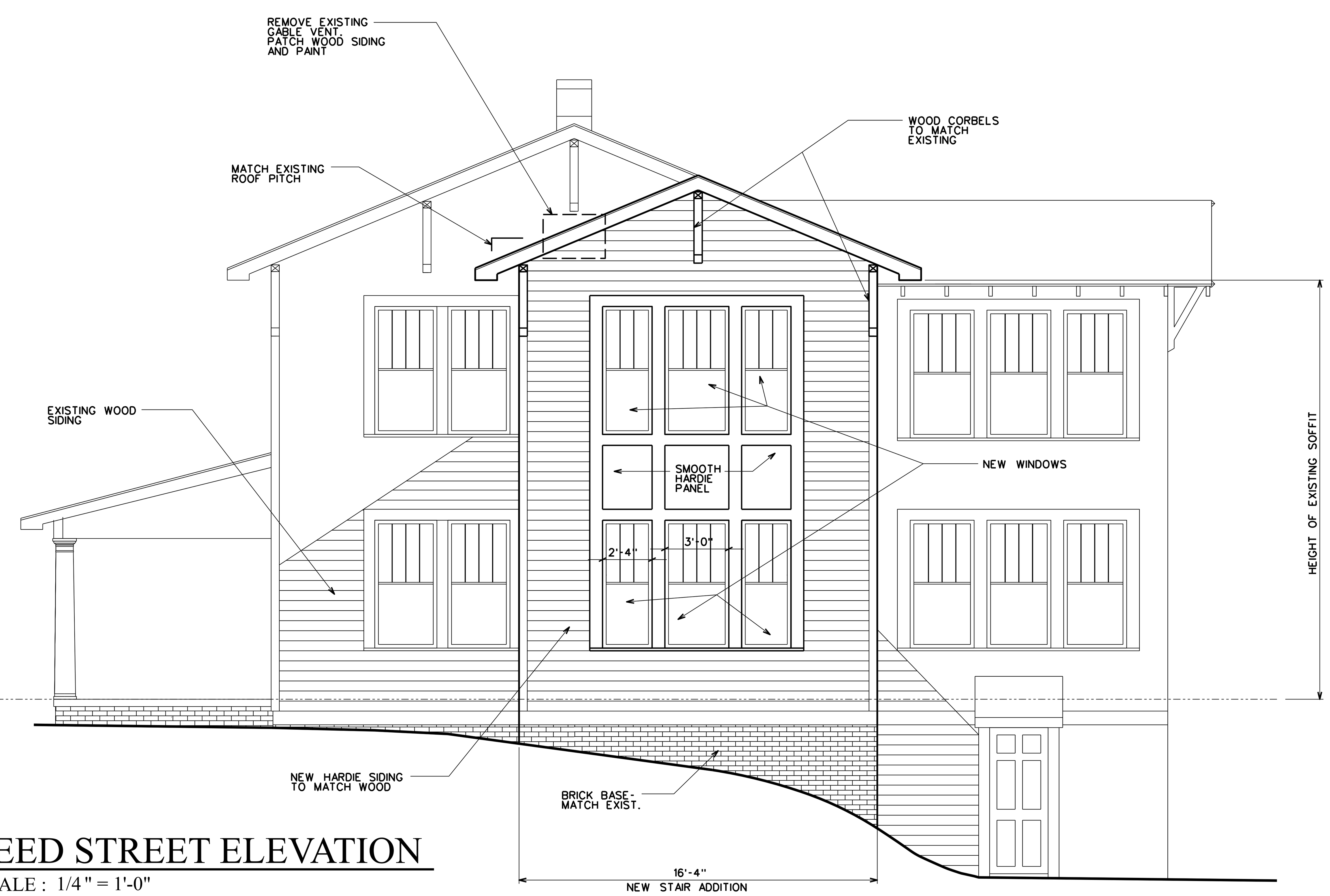
REED STREET ELEVATION

SCALE : 1/4" = 1'-0"

PROPOSED ELEVATIONS

CAPLEWOOD DRIVE ELEVATION

SCALE : 1/4" = 1'-0"



REED STREET ELEVATION

SCALE : 1/4" = 1'-0"

Alexander Architecture, LLC
5520 10th Ct. E. Northport, Alabama 35473 (205) 343-9214
Leah@AlexanderArc.com

Renovations to
1400 Caplewood Drive
Tuscaloosa, Alabama

Preliminary
NOT FOR
Construction

Contractor to verify site conditons and all dimensions prior to construction.

REVISIONS : 02/27/26

A201

Project No.: 02535
Date: 02-17-2026

EXISTING ELEVATIONS

REAR ELEVATION
SCALE : 1/4" = 1'-0"

WEST SIDE ELEVATION
SCALE : 1/4" = 1'-0"

PROPOSED ELEVATIONS

REAR ELEVATION
SCALE : 1/4" = 1'-0"

WEST SIDE ELEVATION
SCALE : 1/4" = 1'-0"

Alexander Architecture, LLC
5520 10th Ct. E. Northport, Alabama 35473 (205) 343-9214
Leah@AlexanderArc.com

Renovations to
1400 Capleswood Drive
Tuscaloosa, Alabama

STATE OF ALABAMA
LEAH H. ALEXANDER
REGISTERED ARCHITECT
Preliminary NOT FOR Construction

Contractor to verify site conditons and all dimensions prior to construction.

REVISIONS : 02/27/26

A202

Project No.: 02535
Date: 02.17.2026

TIMELESS SERIES 2200

The Timeless Series window gives you that perfect balance between the traditional and modern style with the proven quality of a PVC sash. Our window is designed to mimic the traditional look of the classic double hung window. With that classic window look and the superior quality of PVC, you have a distinctive combination that no other window can match. Several designs and options are available to meet the varying styles that you prefer.

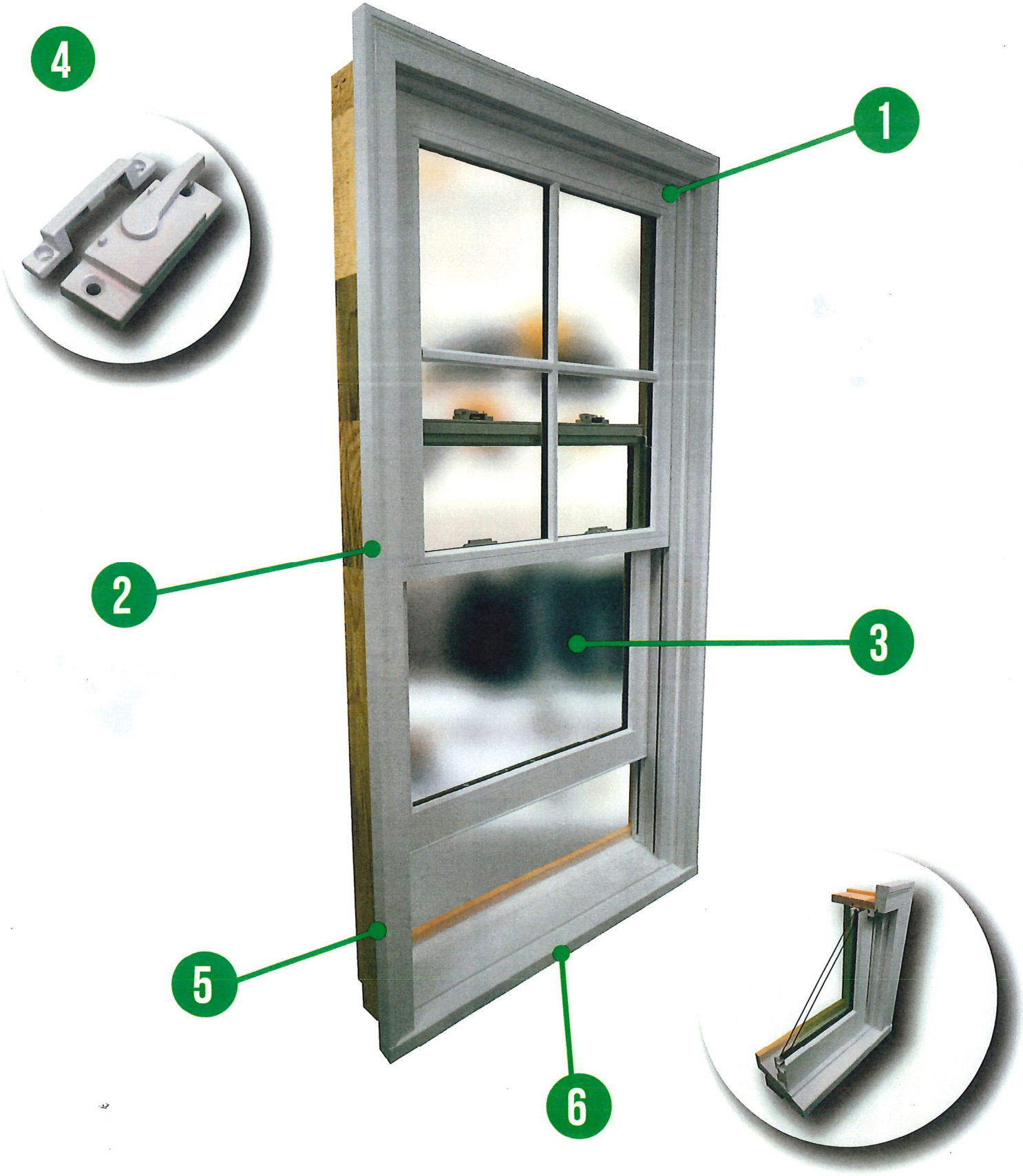
STANDARD FEATURES

1. 6/4 PVC Sash.
2. No Painting Required but can be Painted.
   - White Standard Color
   - Weep System
3. Cardinal Low-e 270 11/16" Insulated Glass
   - Integrated interlocking rails
   - Continuous finger lift for easy operation
   - Adjustable foam filled weather stripping for a weather tight fit
4. Dual action sash locks with adjustable keeper for better security
   - Tilt in sashes for ease of cleaning
   - Full 4-9/16" Jambs for better strength and performance
5. Standard PVC brick mould for easy installation
6. Composite sill and sill nosing
   - White heavy duty bridge back compression jamb liners to meet or exceed performance codes

OPTIONAL FEATURES

- GBG bars - White or Tan
- SDL Options - 7/8" profile bar
- Cardinal Low-e 366 glass
- Argon Glass
- Custom Sizes Available
- Factory applied exterior trim: 5/4x4, 5/4x6, 1x4 BB trim
- Extension Jambs
- Tan Jamb Liners
- Full Length Screens
- DP50 Performance Upgrades
- Fixed Windows Available

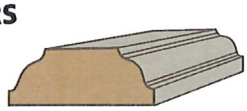
PVC SASH WINDOW



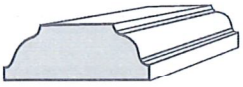
CRAFTSMAN FLUSH GLAZED FIBERGLASS DOORS

LoE² IG GLASS WITH SIMILATED DIVIDED LITE

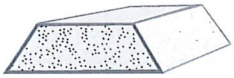
STANDARD TAN SDL BARS
available in
1-1/8" ONLY



STANDARD WHITE BARS
available in
7/8" and **1-1/8"**

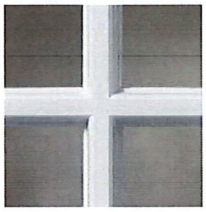


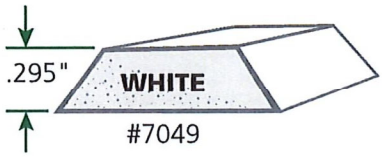
CRAFTSMAN WHITE BARS
available in
1-1/8"



WIDE CRAFTSMAN WHITE BARS
available in
3-1/2" Wide

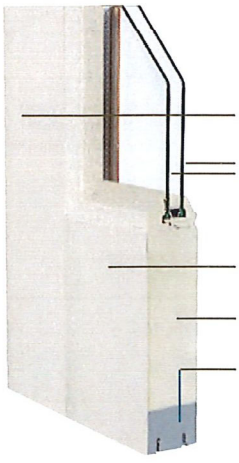
No Woodgrain, SMOOTH, Paintable





NOTE 1: Warp or adhesion of bars painted black or any other dark color is not warranted by the manufacturers or Barnett Millworks, Inc.

NOTE 2: Square or rectangular grilles only available in this program. Radius Top or any other style grilles are not available.



LoE² GLASS

- Composite Stiles
- Double-Paned
- Low-E Glass
- Fiberglass Reinforced Skin
- 100% CFC Free Polyurethane Core
- Engineered Composite Bottom Rail
- 10-Year Glass Seal Warranty

▲ FTECFDG Clear IG
3'0" x 6'8"

▲ FTECFDG Clear IG
12" x 6'8"

● FSDGC Clear IG
3'0" x 8'0"

plastpro®
KNOW THE BEAUTY OF INNOVATION

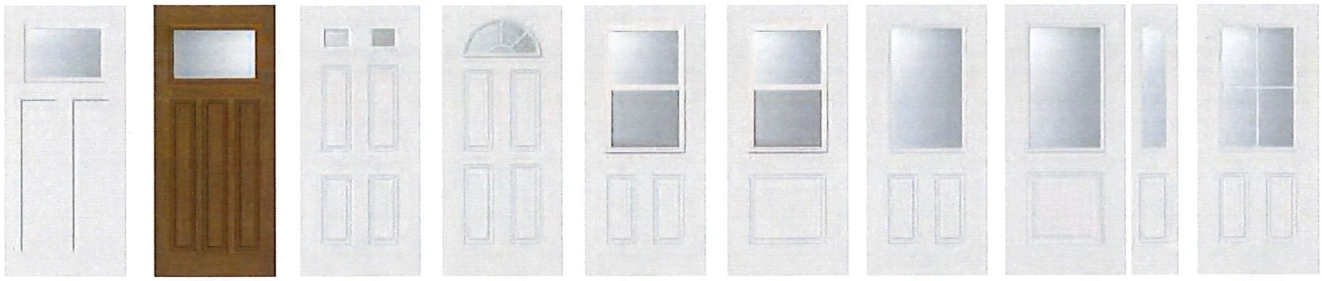
Smooth Skin or Fir Grain Dentil Shelf (optional)

AVAILABLITY COLOR KEY
◆ = steel ■ = fiberglass textured ● = fiberglass smooth ▲ = fiberglass textured fir ▲ = fiberglass mahogany

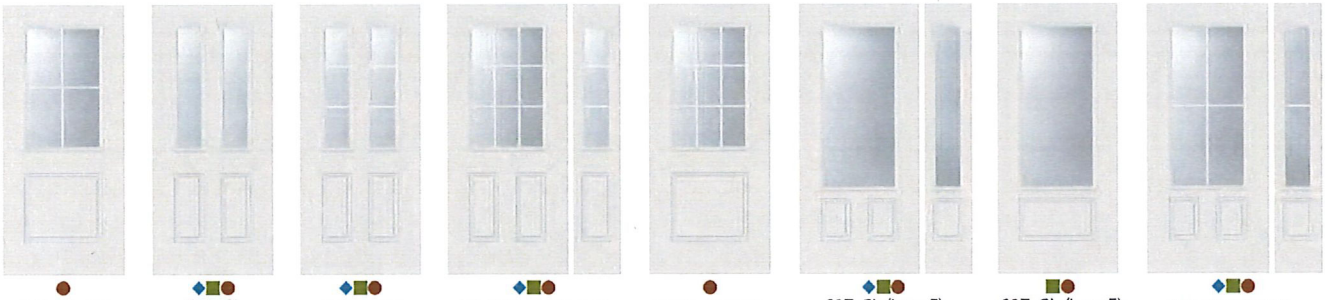
The color of the insert frame above doesn't necessarily represent what Barnett Millworks has in stock.

6'8" EXTERIOR GRILLES & CLEAR GLASS

6'8" ENTRANCE DOORS & SIDELITES

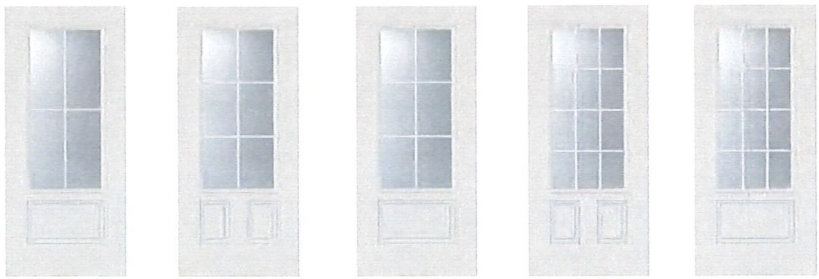


866-CL-LE | 814-CL-LE | 680-CL | 660-CL-EG 5-lite | 799-CL Vent | 799-CL Vent | 684/672-CL 684-CL-LE (Low E) | 684/672-CL 684-CL-LE (Low E) ◆■● 692-CL Sidelite | 447-CL-EG 4-lite

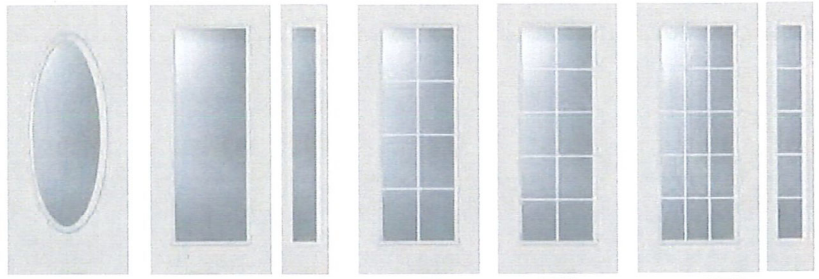


447-CL-EG 4-lite | 692-CL (low-E) | 693-CL-EG 3-lite | 681/670-CL-EG 9-lite 693-CL-EG 3-Lite Sidelite | 681CL-EG 9-lite | 607-CL (Low E) 422-CL Sidelite | 607-CL (Low E) | 442-CL-EG 4-Lite 442-CL-LE-EG 4-lite 462-CL-EG 2-lite Sidelite

NEW REAR DOOR



442-CL-EG 4-Lite 442-CL-LE-EG 4-lite | 443-CL-EG 6-lite (Low E) | 443-CL-EG 6-lite (Low E) | 610-CL-EG 12-lite | 610-CL-EG 12-lite



919-CL | 686/687/624 CL 686/687 CL-LE | 690-CL 690-CL-LE 1-Lite Sidelite | 444-CL-EG 444/428 CL-LE-EG 8-lite | 628/627/623 CL-EG 10-lite | 689/688-CL-EG 689/688 CL-LE-EG 15-lite 691-CL-EG 5-lite Sidelite

AVAILABLITY COLOR KEY

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The color of the insert frame above doesn't necessarily represent what Barnett Millworks has in stock.

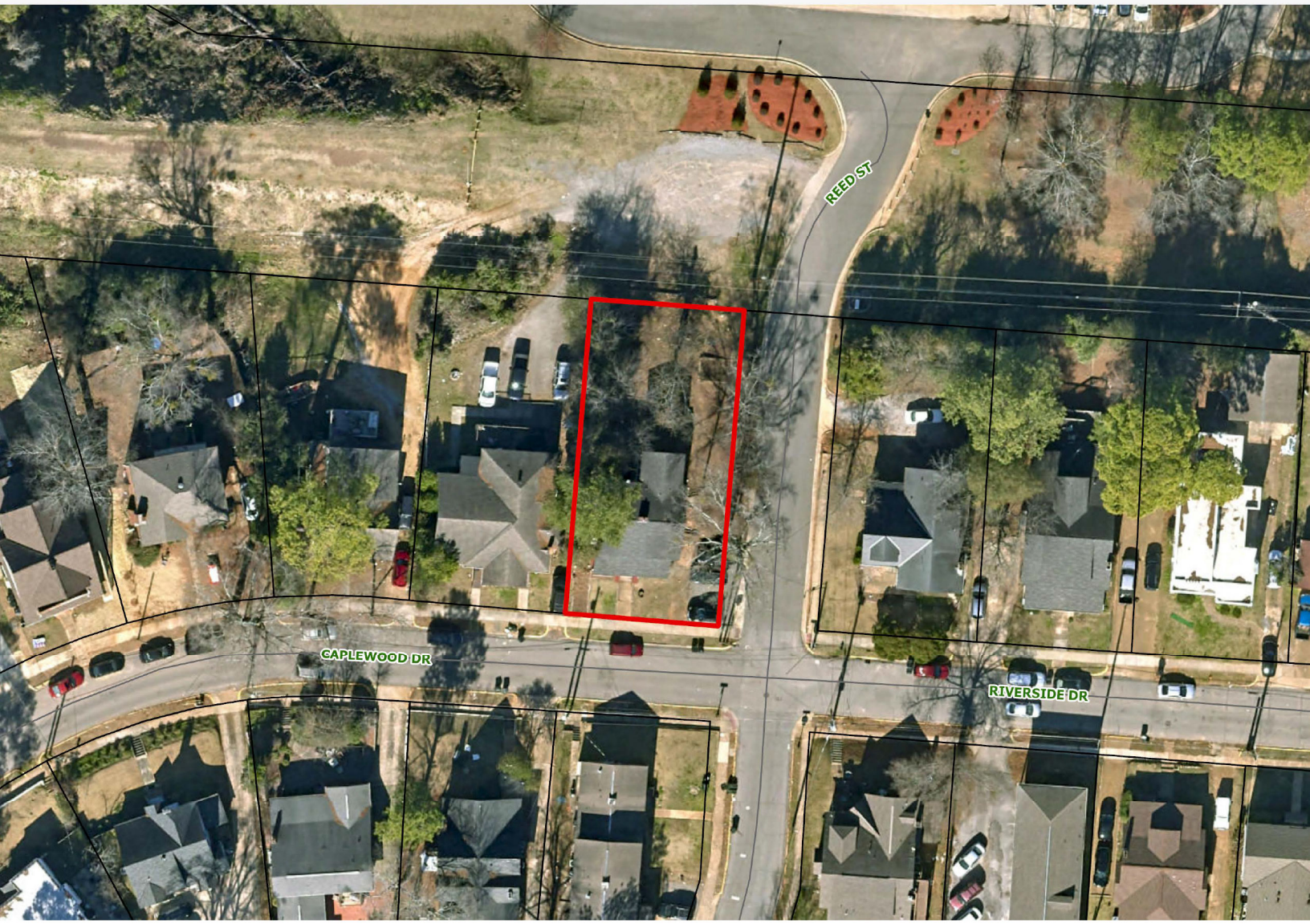
VICINITY & AERIAL MAPS

1400 Caplewood Drive

1 inch = 50 feet

0 30 60 90 120 Feet

N



1400 Caplewood Drive

1 inch = 500 feet

0 250 500 750 1,000 Feet

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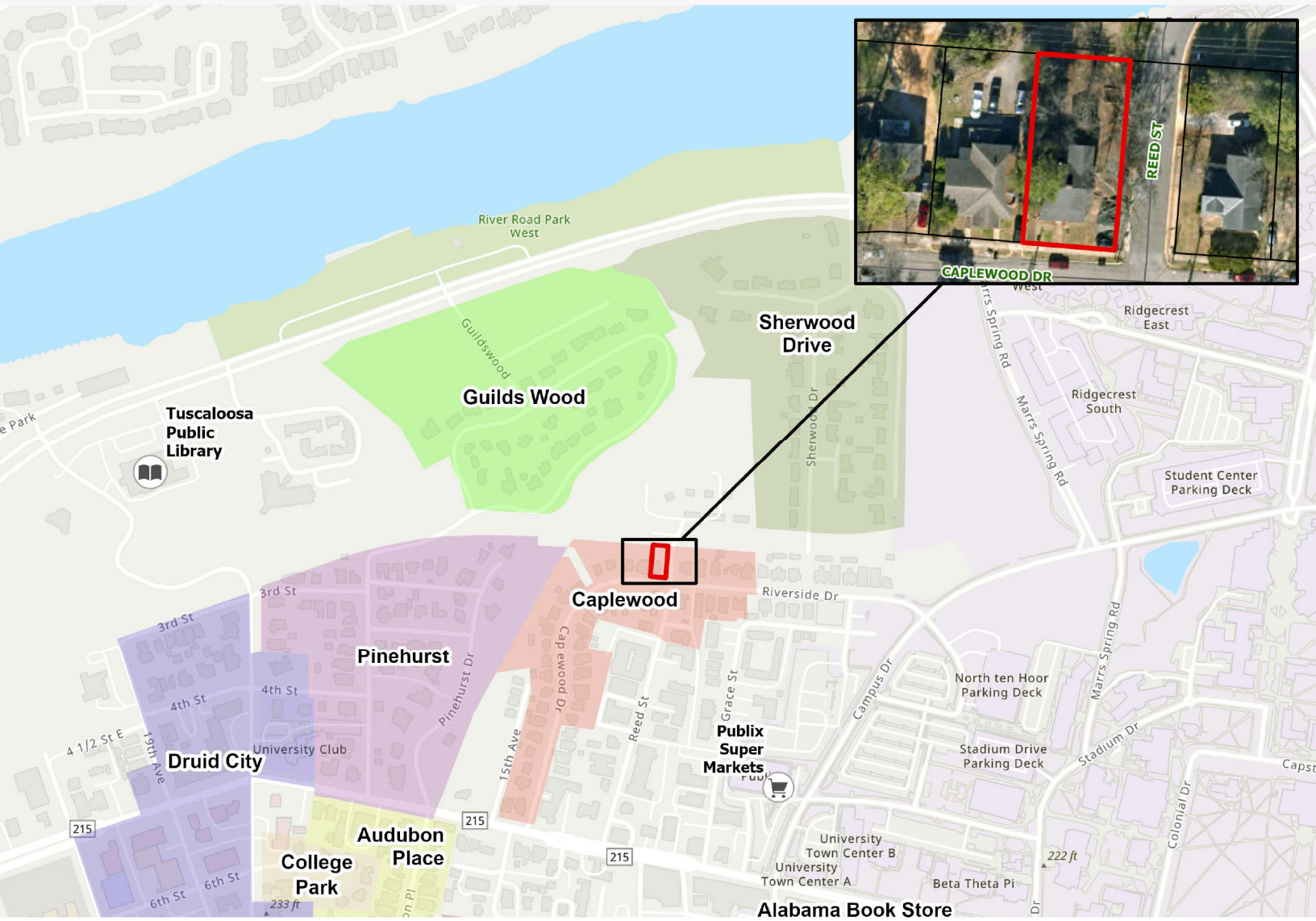

ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY


1400


Jeep

STAFF PHOTOS OF ADJACENT PROPERTIES


BLAKE


1316


1404