

# Historic Preservation Commission

## Staff Report

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**Meeting Date:** March 11<sup>th</sup>, 2026

**Case #:** HPC-07-26

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**Site Address:** 2007 Maxie Thomas Way  
**Parcel ID:** 31-05-22-4-014-002.000  
**Applicant:** Jim Waltman  
**Owner:** Jim Waltman

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**Proposed Work:** Petition for a Certificate of Appropriateness for exterior alterations to the primary structure on the property located at 2007 Maxie Thomas Way in the Druid City Historic District (Council District 4).

**Current Zoning:** DHE-H

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**Historic District:** Druid City Historic District  
**Architectural Style:** Queen Anne Cross Gable Cottage  
**Year Built:** 1900  
**Contributing:** No  
**Historic Survey:** Druid City Historic Survey

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Resource 104. 2007 11<sup>th</sup> Street. Circa 1900. One story, brick veneer Queen Anne cross gable cottage with roof of asphalt shingles, front gable with vent, off center single leaf six panel door, pedimented stoop with decorative iron supports, partial width enclosed porch with shed roof, denticulated cornice, and 6/6 double hung sash windows.

### DESCRIPTION OF PROPOSED PROJECT:

The petitioner is proposing to remove the existing wrought iron porch supports at the entrance of the primary structure with wooden rectangular posts. The petitioner states that the change will be more consistent with the neighborhood.

The wooden posts will be 8 feet tall to match the existing wrought iron posts. The posts will be made of pressure treated pine and painted white.

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## **STAFF ANALYSIS:**

Wood is an appropriate material for entrances and doorways per the Design Guidelines.

The existing decorative wrought iron posts are mentioned in the description of the primary structure in the Druid City Historic Survey.

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## **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.

### **B. 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.

### **D. Entrances and Doorways**

- Maintain the historic character of the building entrance.
- Retain historic doors and openings, together with any moldings, transoms, or sidelights.

#### **Examples of Appropriate Materials:**

- Wood panel
- Wood panel with glass lights
- Leaded glass with lead cams
- Aluminum-clad wood
- Fiberglass

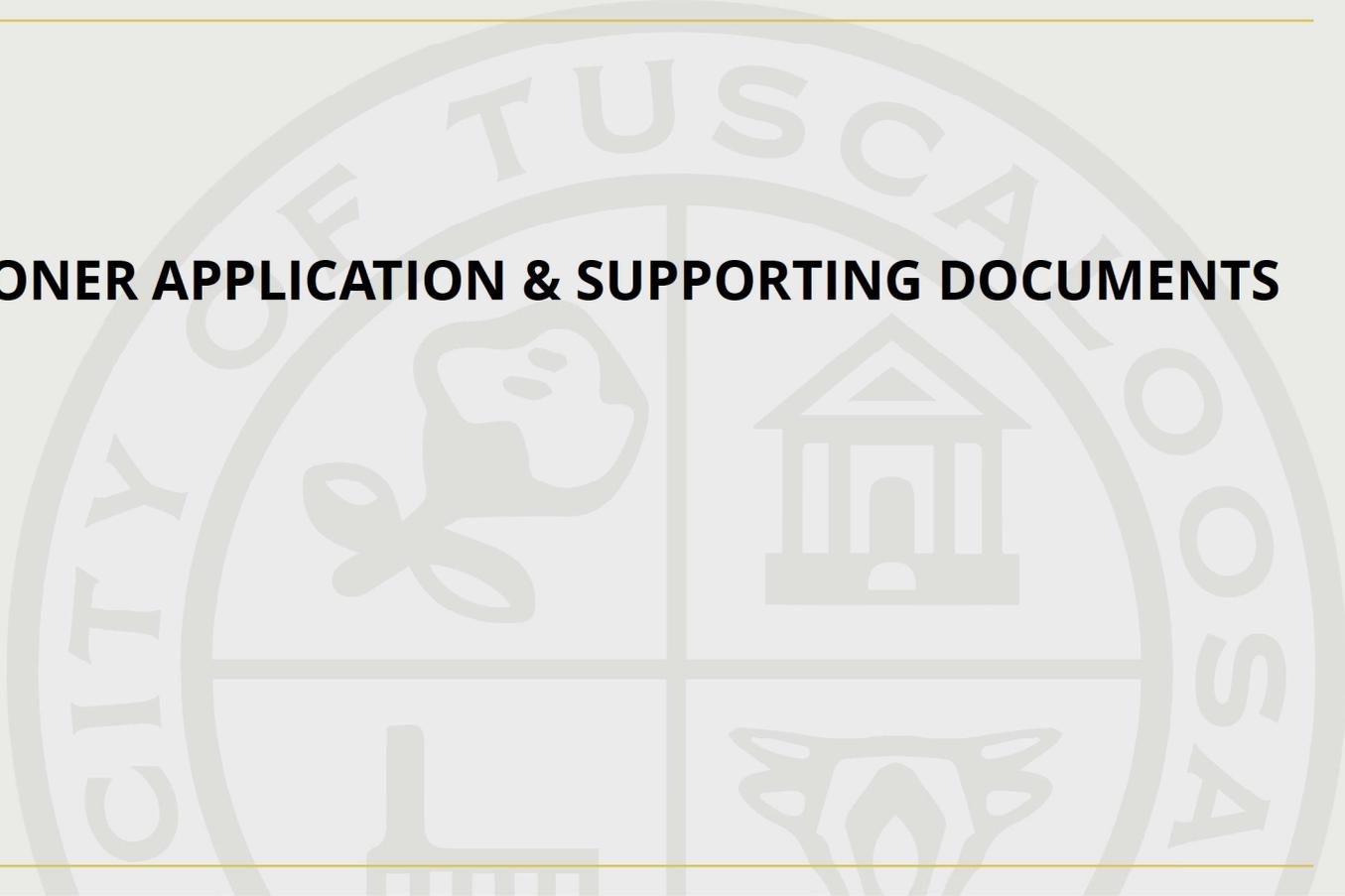
#### **Examples of Inappropriate Materials:**

- Metal, except for security doors on rear or side of the house or other appropriate situations, with simulated divided lights and internal muntins.

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**PETITIONER APPLICATION & SUPPORTING DOCUMENTS**

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# Certificate of Appropriateness Application

## Property Information:

**Site Address:**

2007 Maxie Thomas Way, Tuscaloosa, Alabama 35401

**Historic District:**

Druid City

**Estimated Cost of Construction:**

500

**Detailed Description of the Proposed Work:**

Replace wrought iron porch supports with wooden rectangular posts to be more consistent with the neighborhood and match what was originally in place.

**Detailed Description of the Proposed Materials:**

Materials will be painted (white) pressure treated pine.

## Applicant Information:

**Applicant Name:**

Jim Waltman

## Supporting Documents:

**Site Plan:**

Survey\_11th St.pdf

**Elevation Drawings:**

IMG\_9458.JPG

unnamed-3.jpg

**Proposed Materials Documents:**

IMG\_9459.JPG

IMG\_9460.JPG

IMG\_9461.JPG

**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.



2007

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 11/15/05 BY 60322/UC/STP/STP



2008

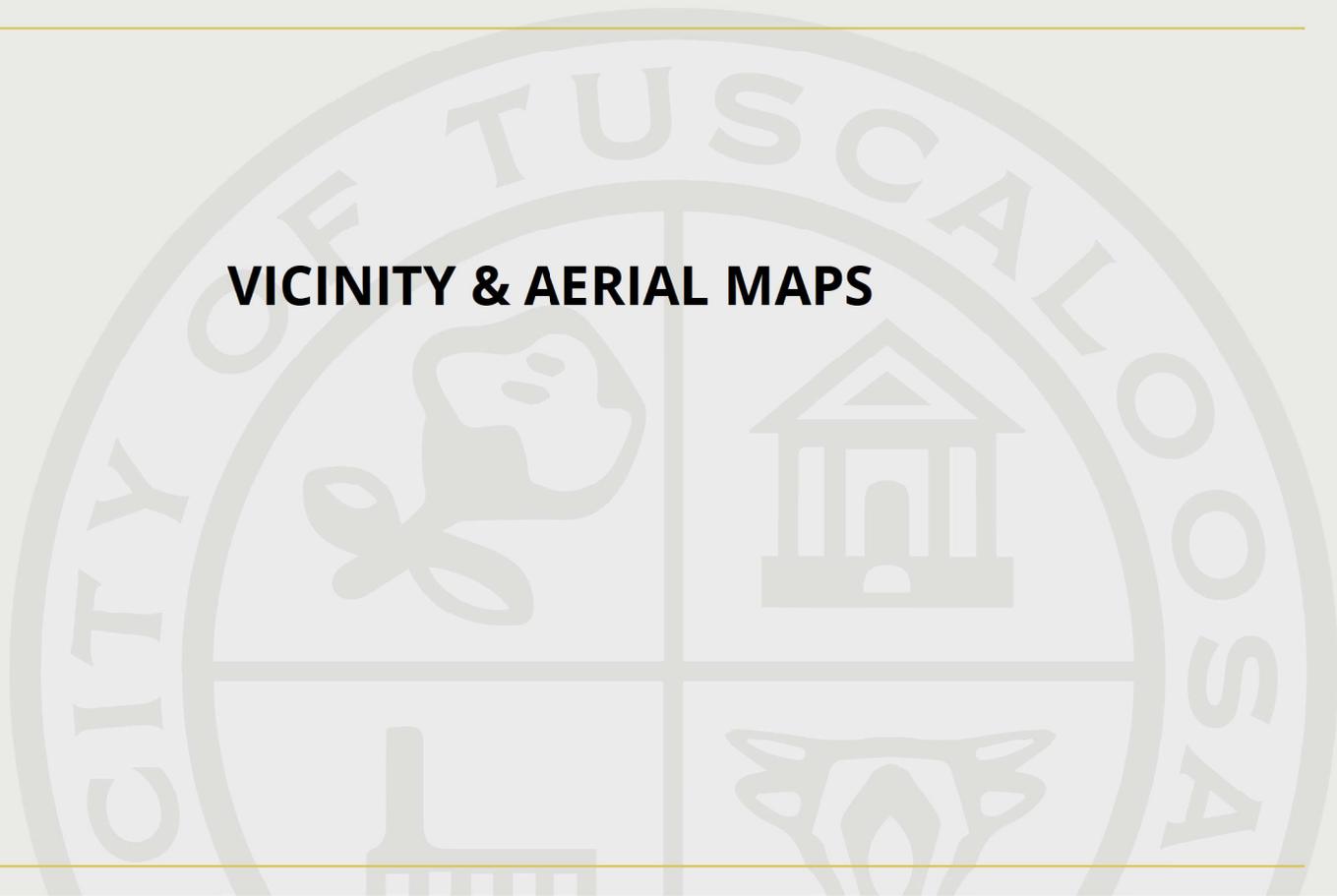




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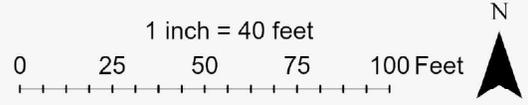
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## **VICINITY & AERIAL MAPS**





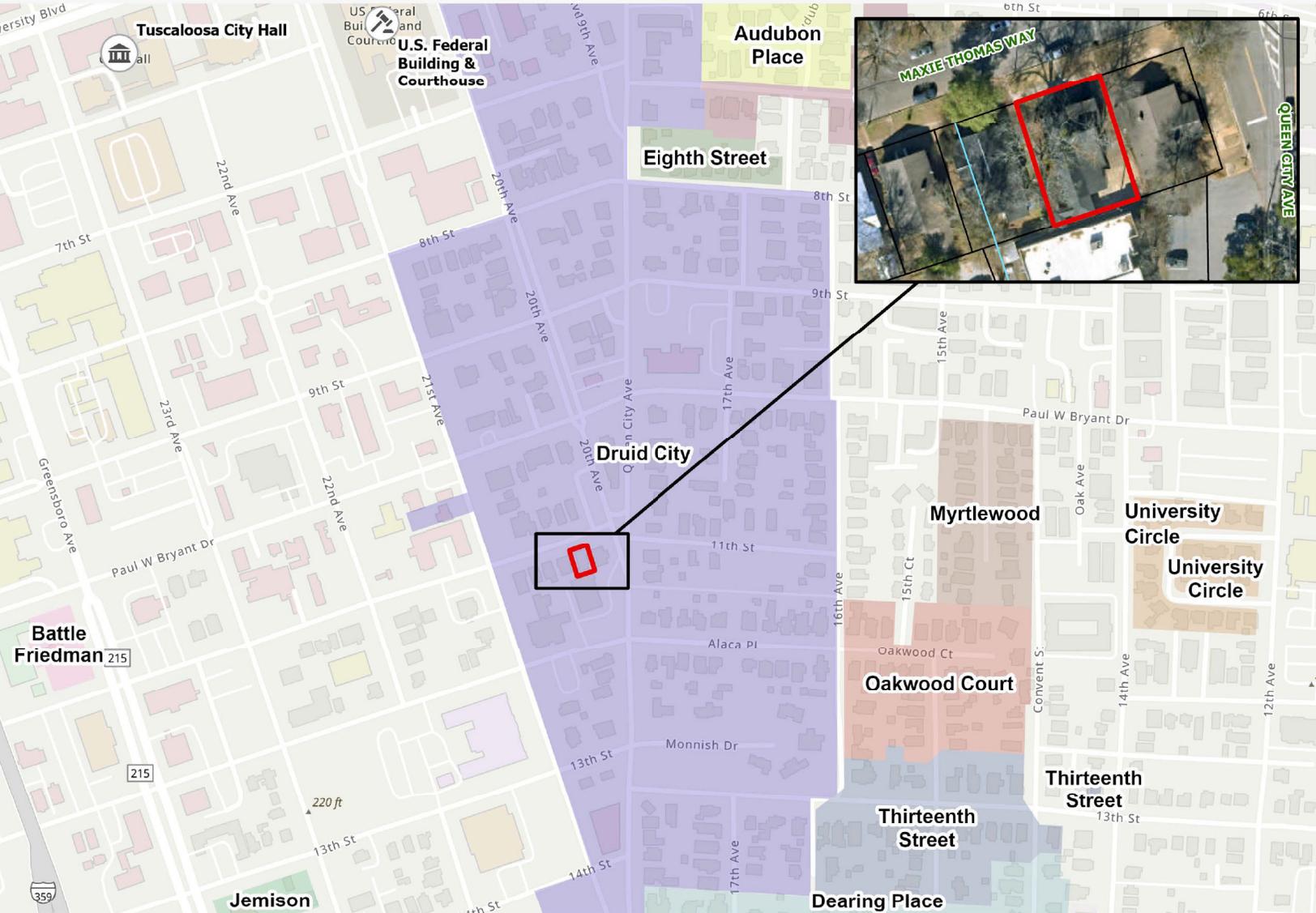
# 2007 Maxie Thomas Way





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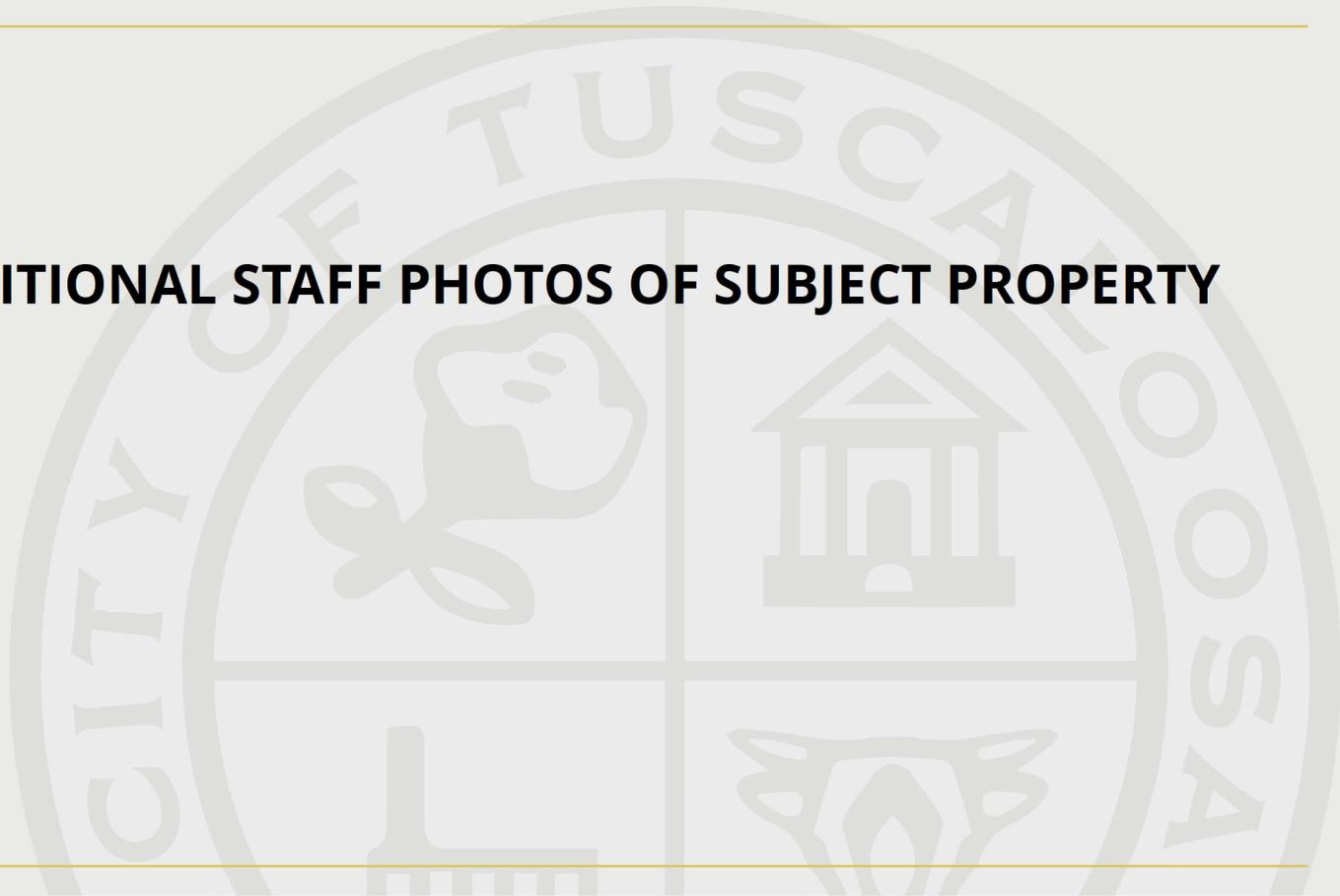
1 inch = 400 feet  
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**ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY**

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2007





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**STAFF PHOTOS OF ADJACENT PROPERTIES**

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