

Historic Preservation Commission

Staff Report

Meeting Date: May 13th, 2026

Case #: HPC-20-26

Site Address: 1100 Queen City Avenue

Parcel ID: 31-05-22-4-014-001.000

Applicant: Brad Konkle

Owner: Brad Konkle

Proposed Work: Brad Konkle petitions for a Certificate of Appropriateness for the removal of a tree on the property located at 1100 Queen City Avenue in the Druid City Historic District (Council District 4).

Current Zoning: DHE

Historic District: Druid City Historic District

Architectural Style: Stucco Bungalow

Year Built: 1926

Contributing: Yes

Historic Survey: Druid City Historic District Survey

Resource 227. 1100 Queen City Avenue. Shamrock Properties LLC. Circa 1926. One story, stucco covered bungalow with side gable roof of asphalt shingles, gables with rectangular vent and triangular knee braces, interior stucco covered chimney, off center fifteen light single leaf door with sidelights, window compositions with central 6/1 double hung sash and flanking 4/1 double hung sashes, partial width porch with gable roof featuring faux half-timber work, rectangular vent, stucco covered columns, stucco covered closed rail balustrade (Sanborn Map Company 1923-1967; R. L. Polk & Co. 1924-1925). C

DESCRIPTION OF PROPOSED PROJECT:

The petitioner is proposing the removal of a River Birch tree located in the northern portion of the lawn. The tree has caused foundation damage to the primary structure. The tree is 14" diameter at breast height, which requires approval to remove. The applicant has stated the tree is causing foundational damage to the primary structure.

The petitioner intends to replace the tree with a Southern Magnolia. The petitioner has received Historic Expedited Review approval for landscaping.

STAFF ANALYSIS:

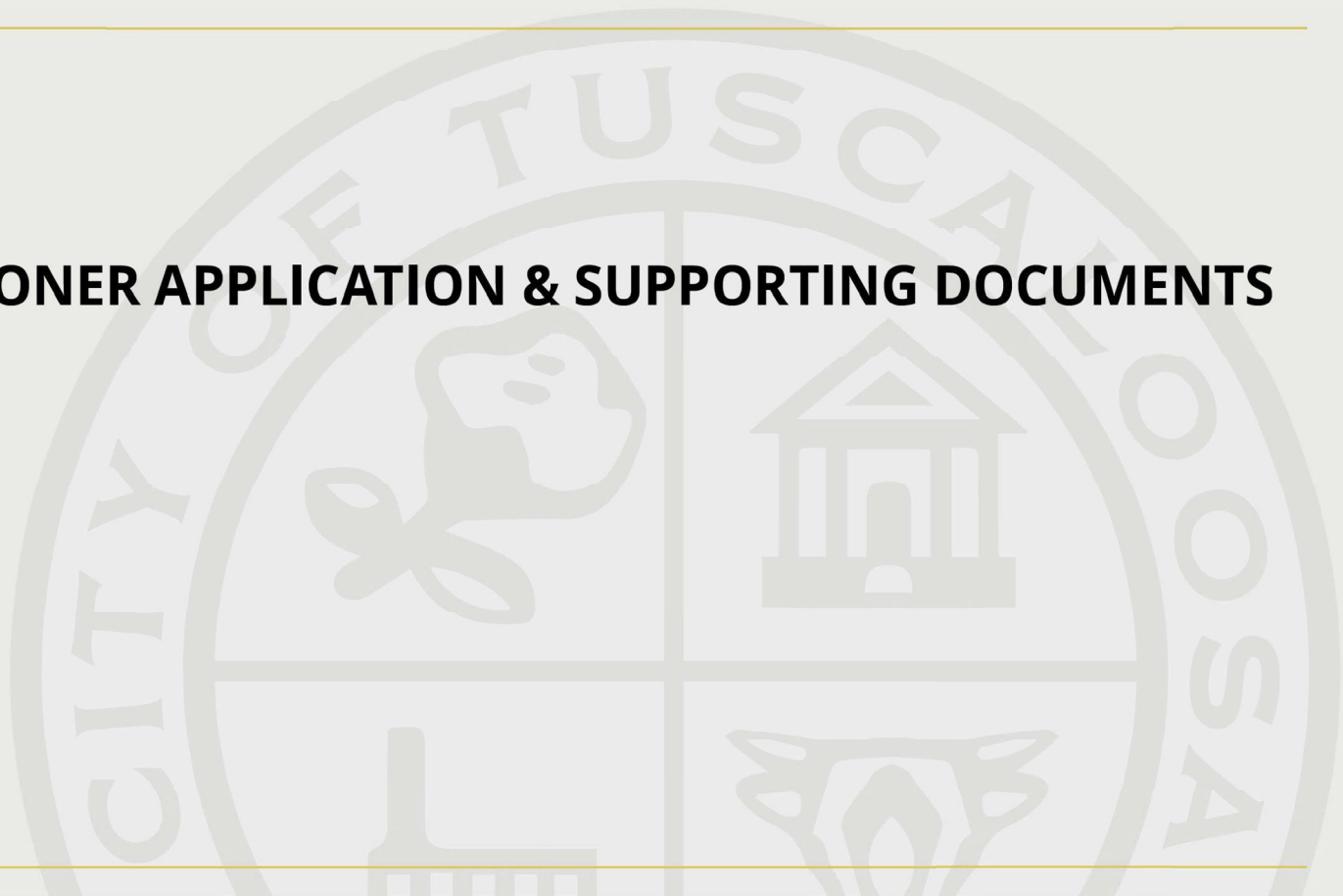
The Design Guidelines state that large canopy trees (12" dbh) should not be removed unless seriously diseased or severely damaged or if it poses immediate threat to persons or property.

APPLICABLE DESIGN GUIDELINES:

E. Landscape and Plant Materials

- Design and install landscape plantings to maintain the overall continuity and aspect of the district. Look at patterns that exist and work with those patterns.
- Maintain and/or enhance the historic plant materials, mindful of the differences in scale and types of landscaping relative to the size, age and use of the buildings, insofar as practicable.
- Specify and locate trees to avoid conflict with or damage to buildings, sidewalks and driveways.
- When appropriate, retain and preserve the building and landscape features that contribute to the overall historic character of the district, including trees, gardens, yards, arbors, groundcovers, fences, accessory buildings, patios, terraces and fountains, fish ponds, and significant vistas or views.
- Retain and preserve the historic relationship between buildings and landscape features on the site. It is not recommended to alter the topography of substantially through grading, filling or excavation.
- Replace seriously diseased or severely damaged trees (as defined by Sec. 24-252 of the Zoning Ordinance) or hedges with new trees or hedges of equal or similar species.
- Large canopy trees (12" dbh) should not be removed unless seriously diseased or severely damaged or if it poses immediate threat to persons or property.

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

1100 Queen City Ave, Tuscaloosa, Alabama 35401

Historic District:

Druid City

Estimated Cost of Construction:

1500

Detailed Description of the Proposed Work:

Removal of the River Birch tree on the north side of the house and replacement with a Southern Magnolia. The tree has a DBH of approximately 14 inches, and more than 50% of the branches are dead. The tree has also caused foundation damage to the primary structure because of its proximity to the house. See attachments for more information.

Detailed Description of the Proposed Materials:

City staff issued a certificate of appropriateness for the attached landscape plan, but since the existing tree is over 12" DBH, it requires commission approval to remove.

Applicant Information:

Applicant Name:

Brad Konkle

Supporting Documents:

Site Plan:

HER-06-26 1100 Queen City Ave.pdf

Elevation Drawings:

Proposed Materials Documents:

aakin-141385-574546-siteone-cut-sheets-siteone-cut-sheets-68780bpfo-brackens-brown-beauty-magnolia-web-527906-171377.pdf

Additional Documents:

IMG_3599.jpeg

IMG_3404.jpeg

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.







PORTFOLIO
NURSERY COLLECTION

BRACKEN'S BROWN BEAUTY SOUTHERN MAGNOLIA

Magnolia Grandiflora 'Bracken's Brown Beauty'

ZONE 5-9



A very hardy evergreen tree with large white saucer sized flowers. The tops of the leaves are dark and glossy with the underside brown and fuzzy. Has a much better cold tolerance than other southern Magnolia varieties.

LANDSCAPE USES:

Hedge, screen, and accent.

SIZE & GROWTH:

30-50' H x 15-30' W

CARE:

Moist well drained soils. Fertilize early spring prior to flush.

HOW TO PLANT:

1. Set your plant and align in your space properly. Dig a hole twice the width of the root ball and a depth to leave 1-2 inches above grade.
2. Add any planting amendments and prepare the soil. Remove any packaging and tags from the plant.
3. Gently scar and loosen the roots and place in the hole.
4. Bring soil up to and cover the root ball of the plant
5. Water in well.
6. Finish with mulch and water regularly until established.

FEATURES:

- 5-6" cup shaped white fragrant flowers
- Better cold tolerance over other varieties
- Transplants well



**FULL
EXPOSURE**



**MODERATE
GROWTH**



**MOISTURE
HIGH**

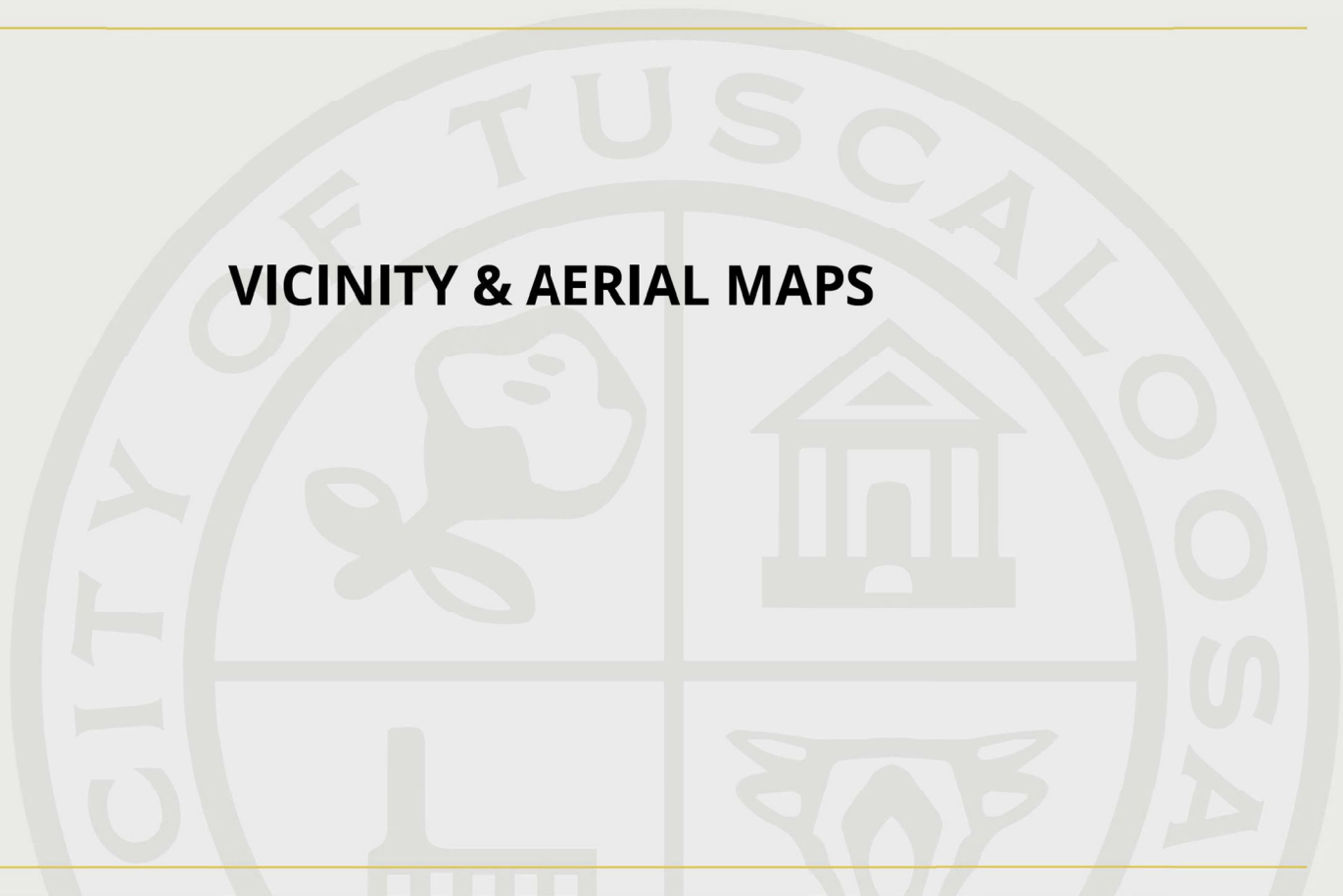


FOLIAGE



FRAGRANT

VICINITY & AERIAL MAPS





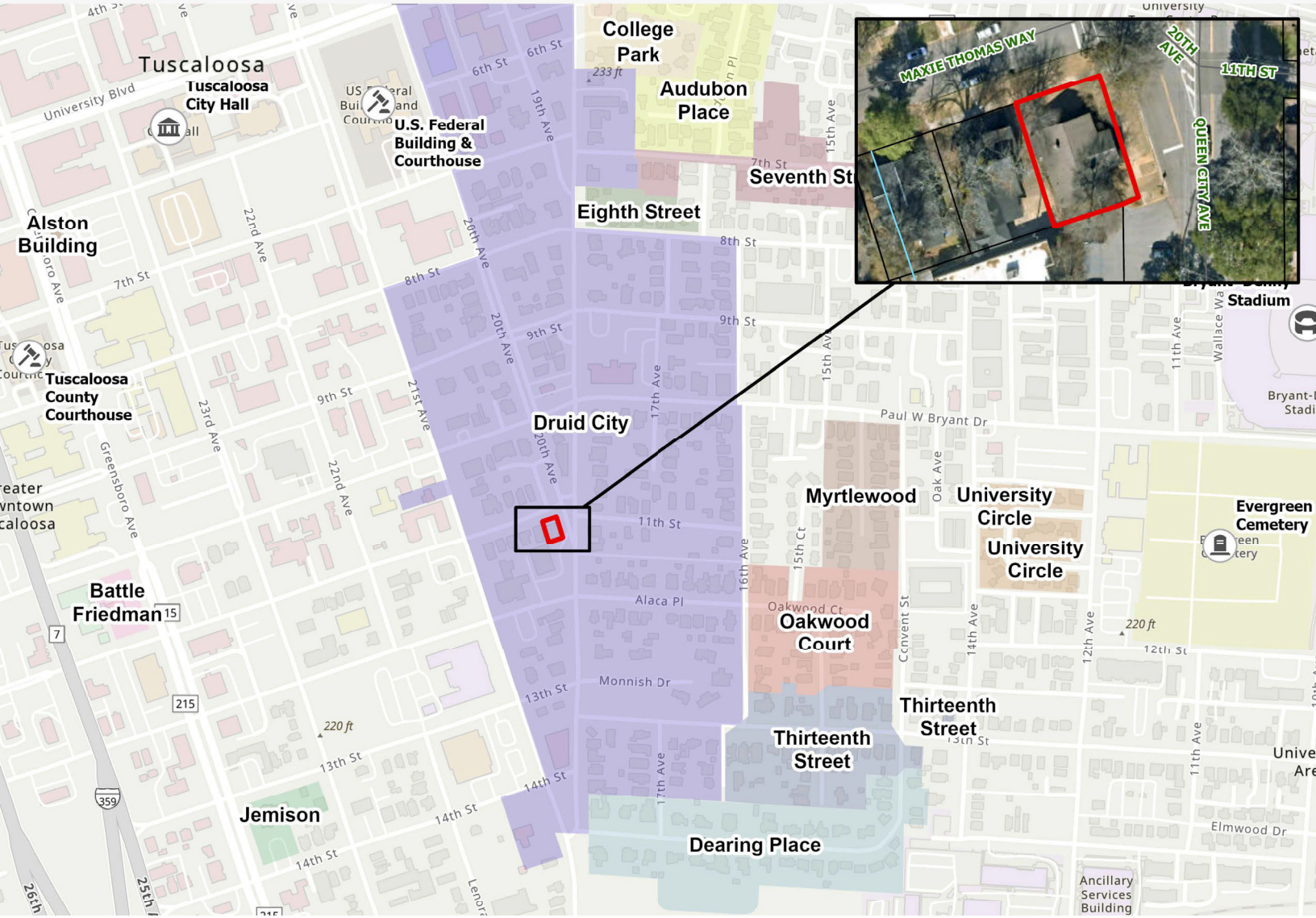
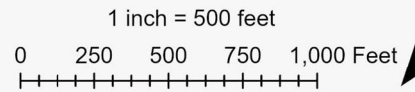
1100 Queen City Ave

1 inch = 50 feet
0 25 50 75 100 Feet

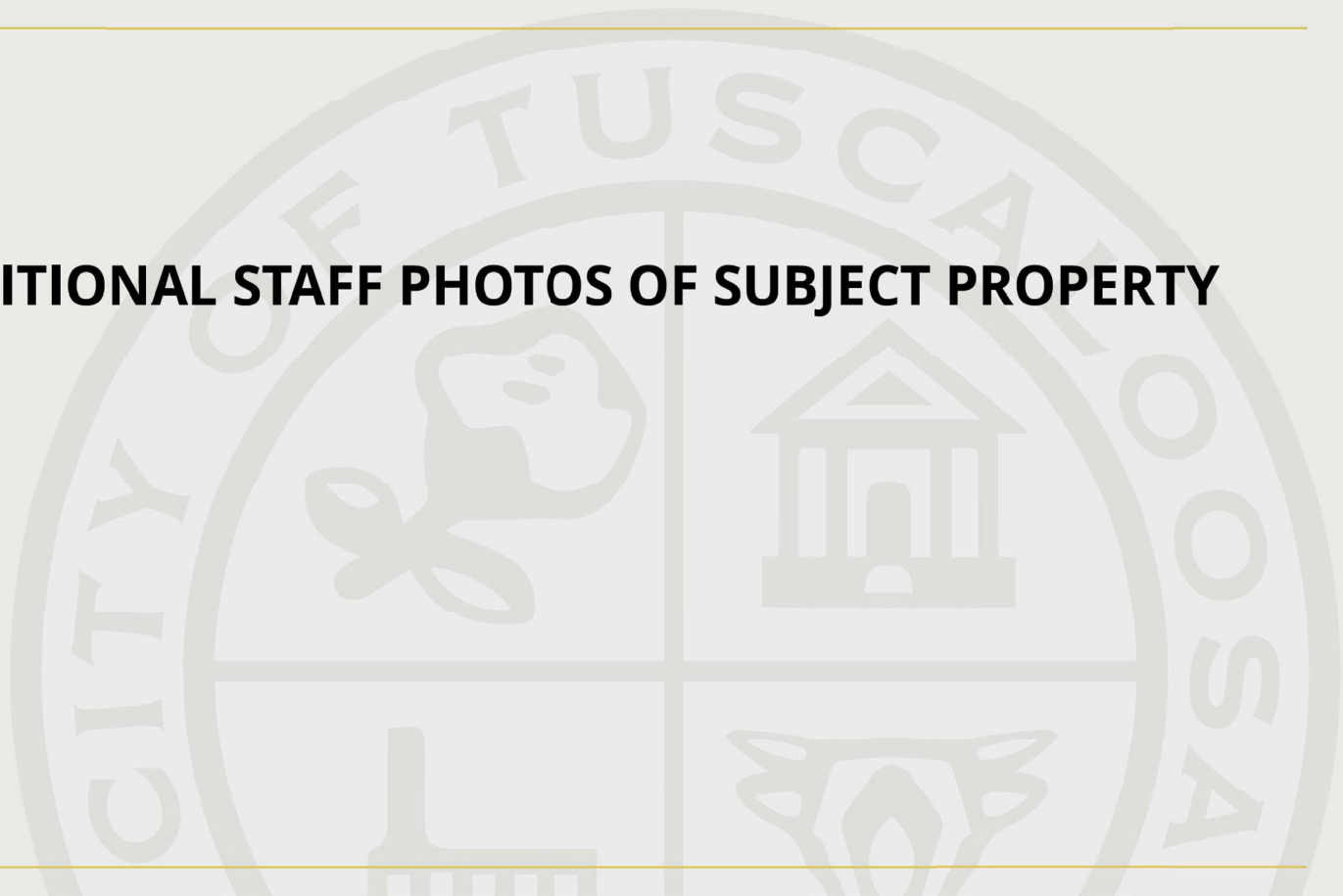




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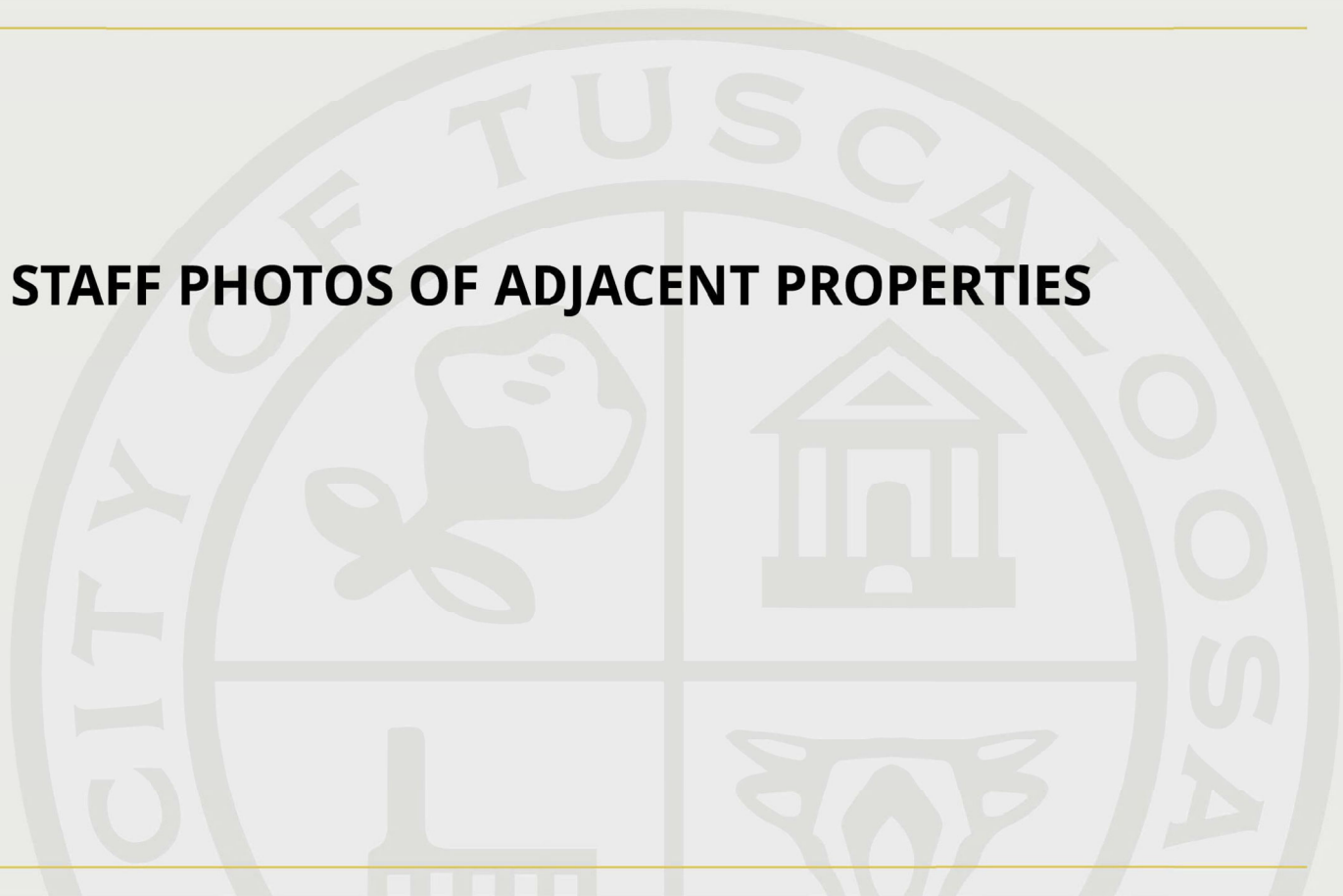
ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY







STAFF PHOTOS OF ADJACENT PROPERTIES





**PRITCHETT-MOORE
REAL ESTATE**





