

Historic Preservation Commission

Staff Report

Meeting Date: May 13th, 2026

Case #: HPC-19-26

Site Address: 711 Queen City Avenue
Parcel ID: 31-06-23-2-023-008.000
Applicant: Julia Cherry
Owner:

Proposed Work: Julia Cherry petitions for a Certificate of Appropriateness for exterior alterations to the rear patio on the property located at 711 Queen City Avenue in the Eighth Street Historic District (Council District 4).

Current Zoning: SFR-3H

Historic District: Eight Street Historic District
Architectural Style: Dutch Colonial Revival
Year Built: 1925
Contributing: Yes
Historic Survey: Druid City Historic Survey

Resource 208. 711 Queen City Avenue. Circa 1925. Two story, wood frame Dutch Colonial Revival with gambrel roof of asphalt shingles, exterior brick end chimney, weatherboard siding, second floor shed dormer with exposed rafter tails and single and paired 4/4 double hung sash windows, first floor central single leaf six panel door, paired 4/1 double hung sash windows, partial width portico with pediment, entablature, denticulated cornice, Doric columns, one story enclosed side porch with shed roof of asphalt shingles, single pane windows; detached, wood frame carport with gable roof of asphalt shingles, weatherboard siding (Sanborn Map Company 1923-1967; R. L. Polk & Co. 1924-1925). (#57 C/EXP 2001) C

DESCRIPTION OF PROPOSED PROJECT:

The petitioner is proposing to construct an outdoor living space by expanding the concrete adjacent to the existing driveway 16' into the side yard. The new area will be 16' by 24' and will include an outdoor kitchen.

The outdoor living space will include an outdoor kitchen, dining area, and sitting area. The western half of the patio will be covered by an 11-foot-wide x 14-foot-deep x 10-foot-tall pergola supported by four wooden posts, painted white. Lights will be installed under the pergola and a 60" 3 blade ceiling fan. The outdoor living space will be 43' from the west property line, 17' from the south property line, 86' from the east property line, and 44' from the north property line.

The kitchen will include a 12-foot-long granite countertop and brick painted grey to match the foundation of the primary structure. The outdoor kitchen area will have a gas grill, sink, refrigerator, stacked drawers, cabinet doors, and a pullout drawer for trash.

The applicant also proposes repairing the sprinkler system and laying new sod to restore damaged areas surrounding the project site.

STAFF ANALYSIS:

Concrete is an appropriate material for driveways within the historic districts.

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. 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.

C. Exterior Lighting

- Design, install, and maintain exterior lighting to focus only on intended areas within the property, and to avoid invading surrounding areas.

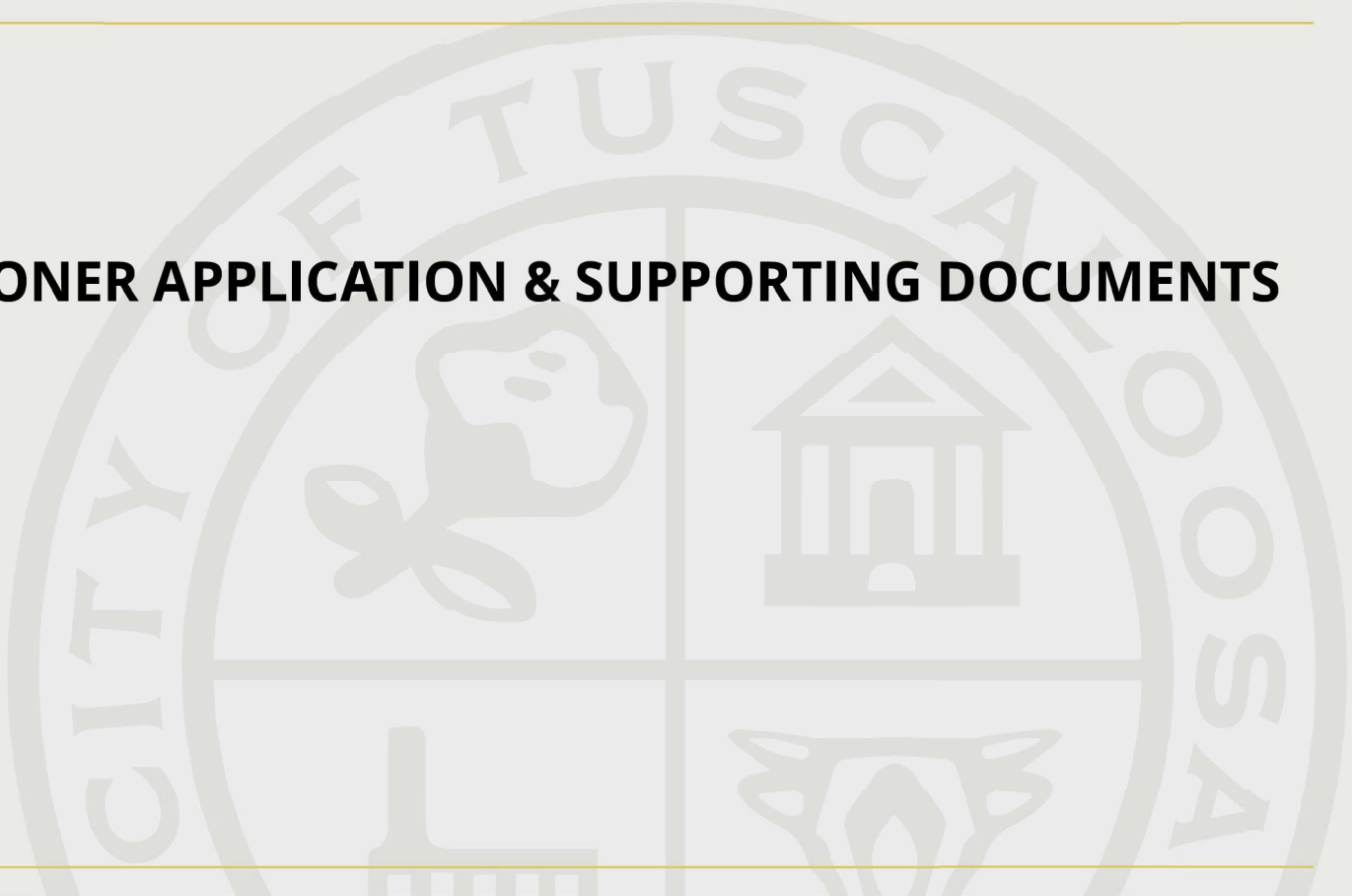
E. Landscape and Plant Materials

- 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.
- 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.
- Replace seriously diseased or severely damaged trees (as defined by Sec. 24-252 of the Zoning Ordinance) or hedges with new trees or hedges or 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.

3. Driveways

- Locate driveways to the side and rear of the main building.
- Extend all driveways at least to the rear of the main building.
- Install residential driveways in a manner and width compatible with those historically installed, and generally not wider than ten feet.

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

711 Queen City Ave, Tuscaloosa, Alabama 35401

Historic District:

Eight Street

Estimated Cost of Construction:

66050

Detailed Description of the Proposed Work:

Contractor/Design Work: Austin Marcum and Albert Gonzalez at Proscapes, Inc. (5970 Watermelon Rd; Northport, AL 35473; 205-556-5099; ProscapesOnline.com)

Proposed work includes expanding the existing driveway pad by 16 ft into the side yard to create an outdoor living area. This part of the side yard is flat.

Footprint of the new area will be a rectangle (16 ft x 24.75 ft) for a total of 396 sq ft.

The eastern half of the patio (closest to the backyard) will not be covered. The western half of the patio will be covered by an 11 ft wide x 14 ft deep x 10 ft tall pergola supported by four posts. Under the western edge of the pergola, there will be a 12-ft-long kitchen counter.

Patio surface will be concrete, similar to the existing carport pad. It is not possible to match the aggregate concrete of the existing driveway.

Attached photos show the existing area in which the patio will be located, with views facing (1) south from the existing driveway towards the side yard, (2) east from the side yard toward the back yard, and (3) north from the side yard toward the existing driveway and carport. The yellow outlines on two of the photos approximate the proposed patio's footprint.

Detailed Description of the Proposed Materials:

Attached itemization includes details of the materials and specs.

Highlights include:

- Concrete patio
- Kitchen with a gas grill and sink accessible from the top and a refrigerator, stack of drawers, trash pullout, and access doors accessible from the sides. Countertop will be granite in a complementary color. Kitchen sides will be brick, like the existing skirting on the house. It will be painted gray to match the existing skirting and siding color.
- Wooden pergola stained white to match existing trim. Lights and fan will be installed under pergola.
- Landscaping to reset sprinklers, repair damage around work area, and plant sod.

Applicant Information:

Applicant Name:

Julia Cherry

Applicant Address:

711 Queen City Ave, Tuscaloosa, Alabama 35401

Applicant Phone Number:

Applicant Email Address:

Supporting Documents:

Site Plan:

4-14-2026_Julia Cherry_711 Queen City Ave.pdf

Elevation Drawings:

Proposed Materials Documents:

Cherry_711 Queen City Ave_01.Outdoor Living and Landscaping Improvements.FullQuote_Revised 4-10.pdf

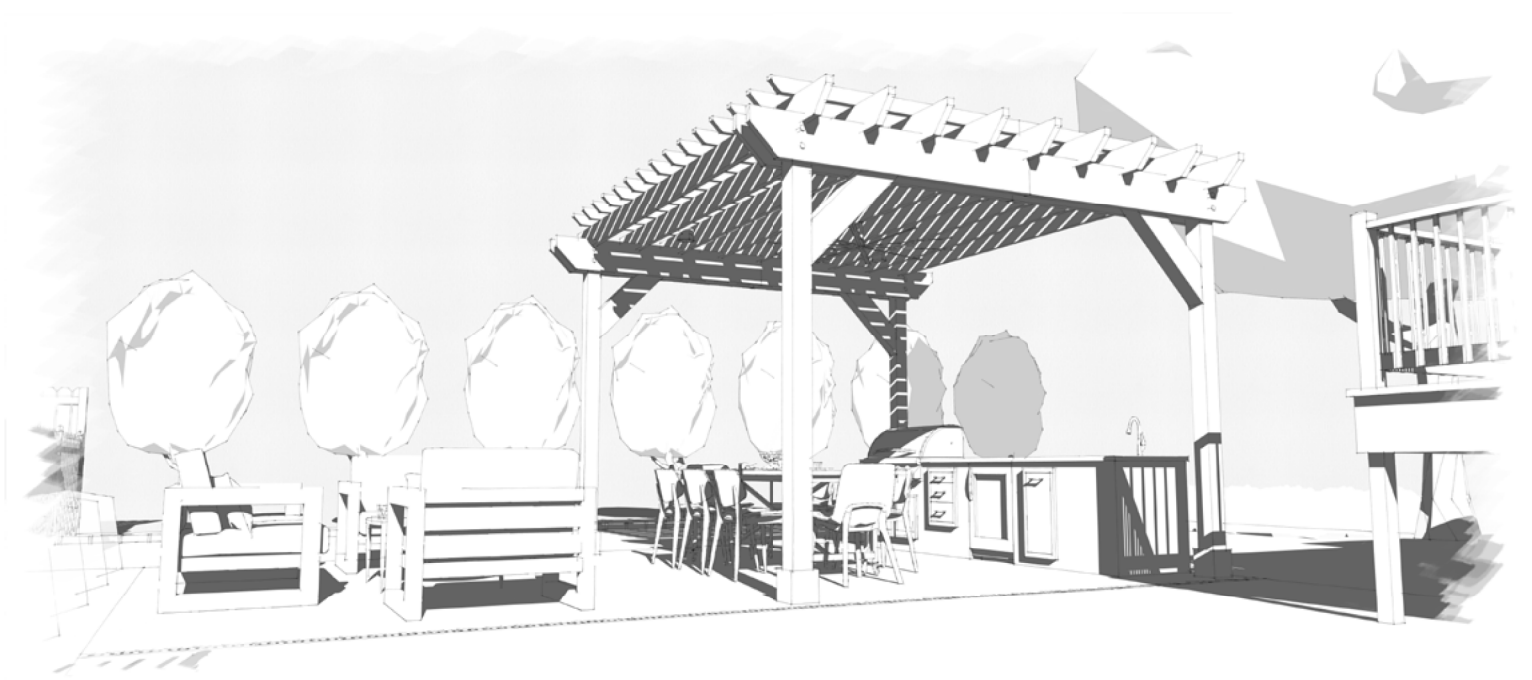
Additional Documents:

facing east from side yard.jpeg

facing north from side yard.jpeg

facing south from existing driveway.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.



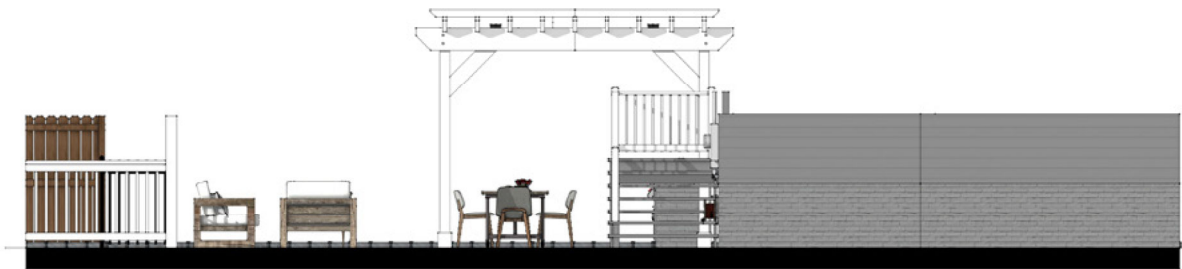
PROSCAPE
Inc.
LANDSCAPE • HARDSCAPE • OUTDOOR LIVING

Cherry Residence

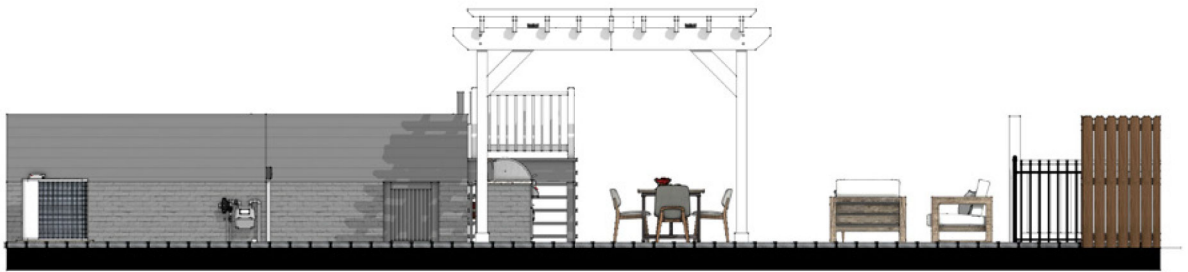
5/4/2026



EAST ELEVATION



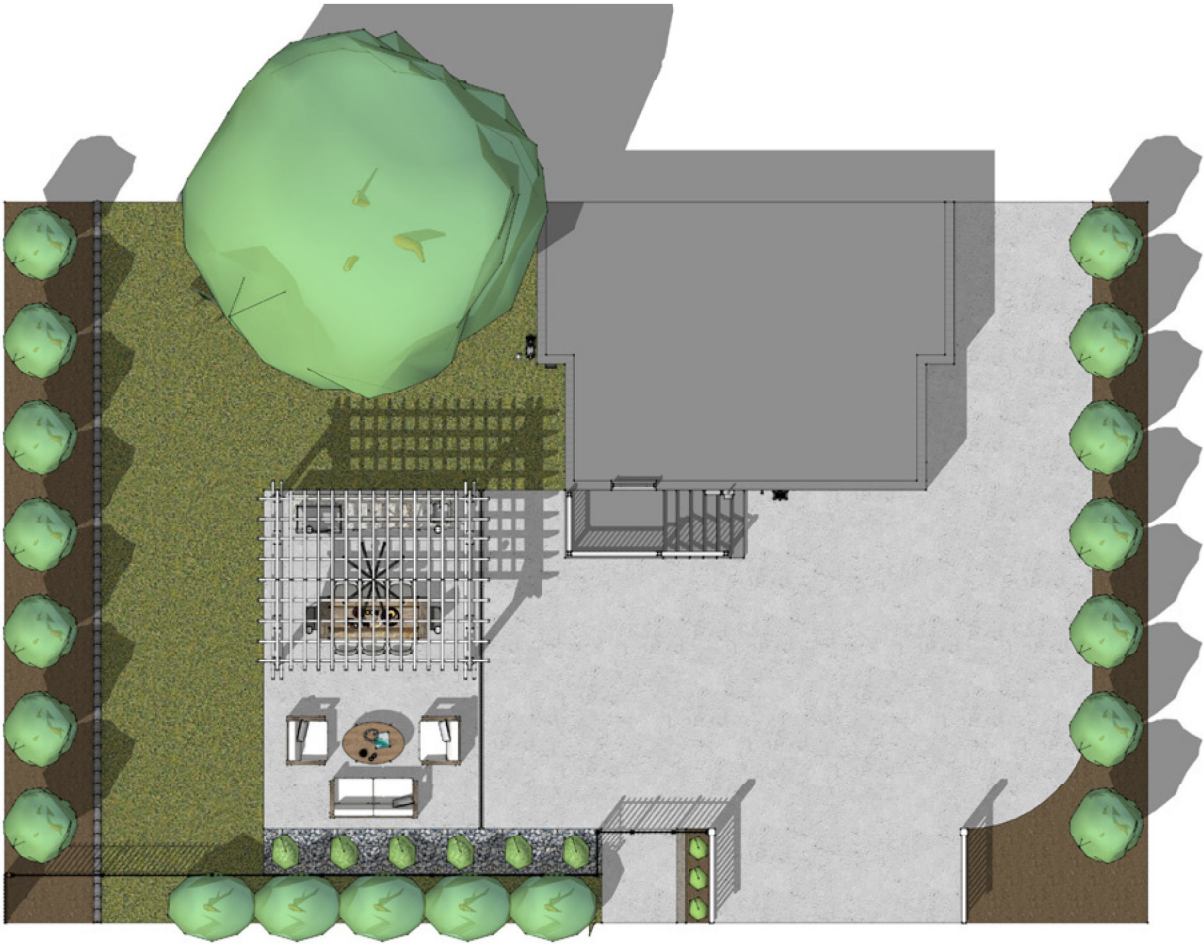
NORTH ELEVATION



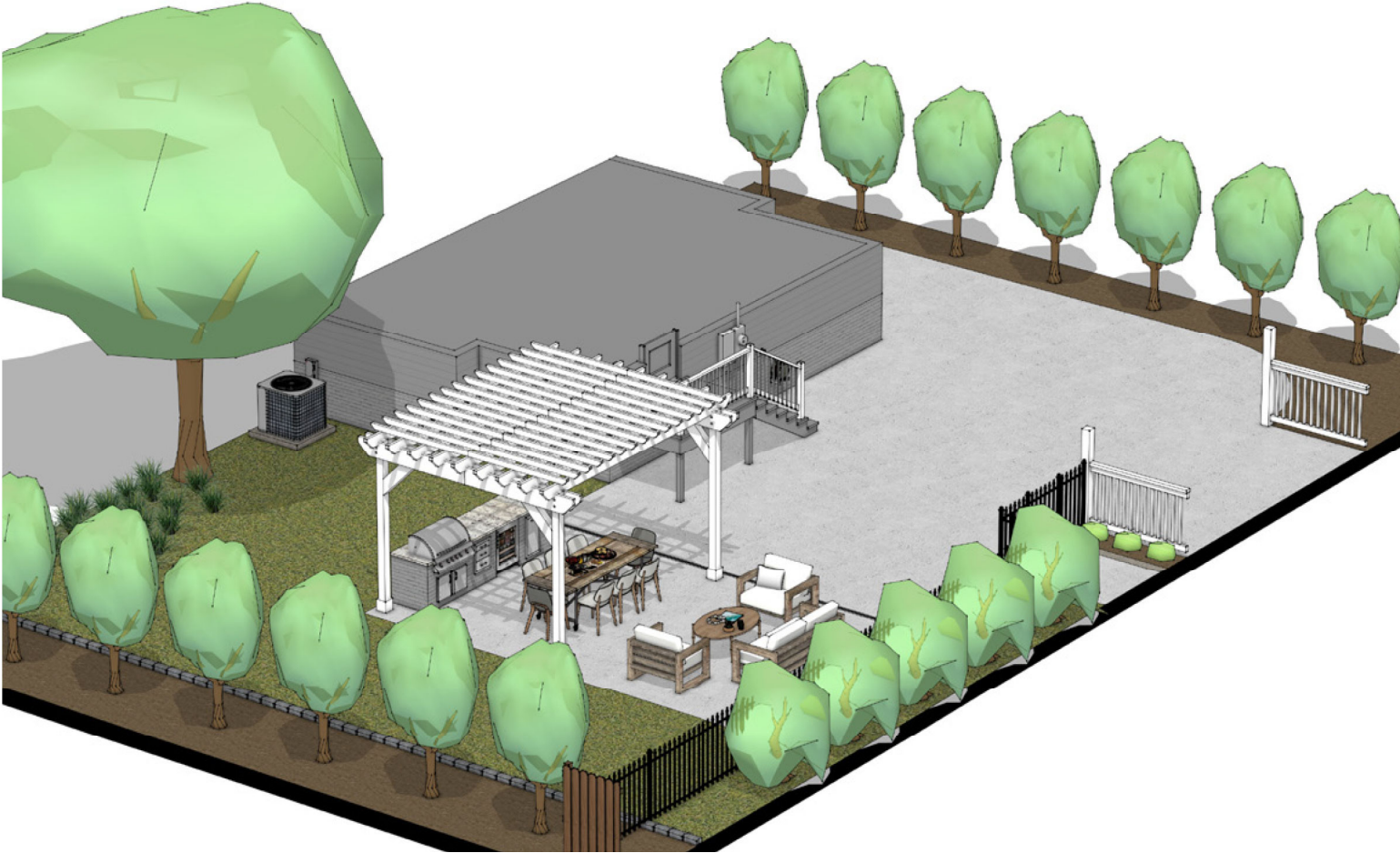
SOUTH ELEVATION

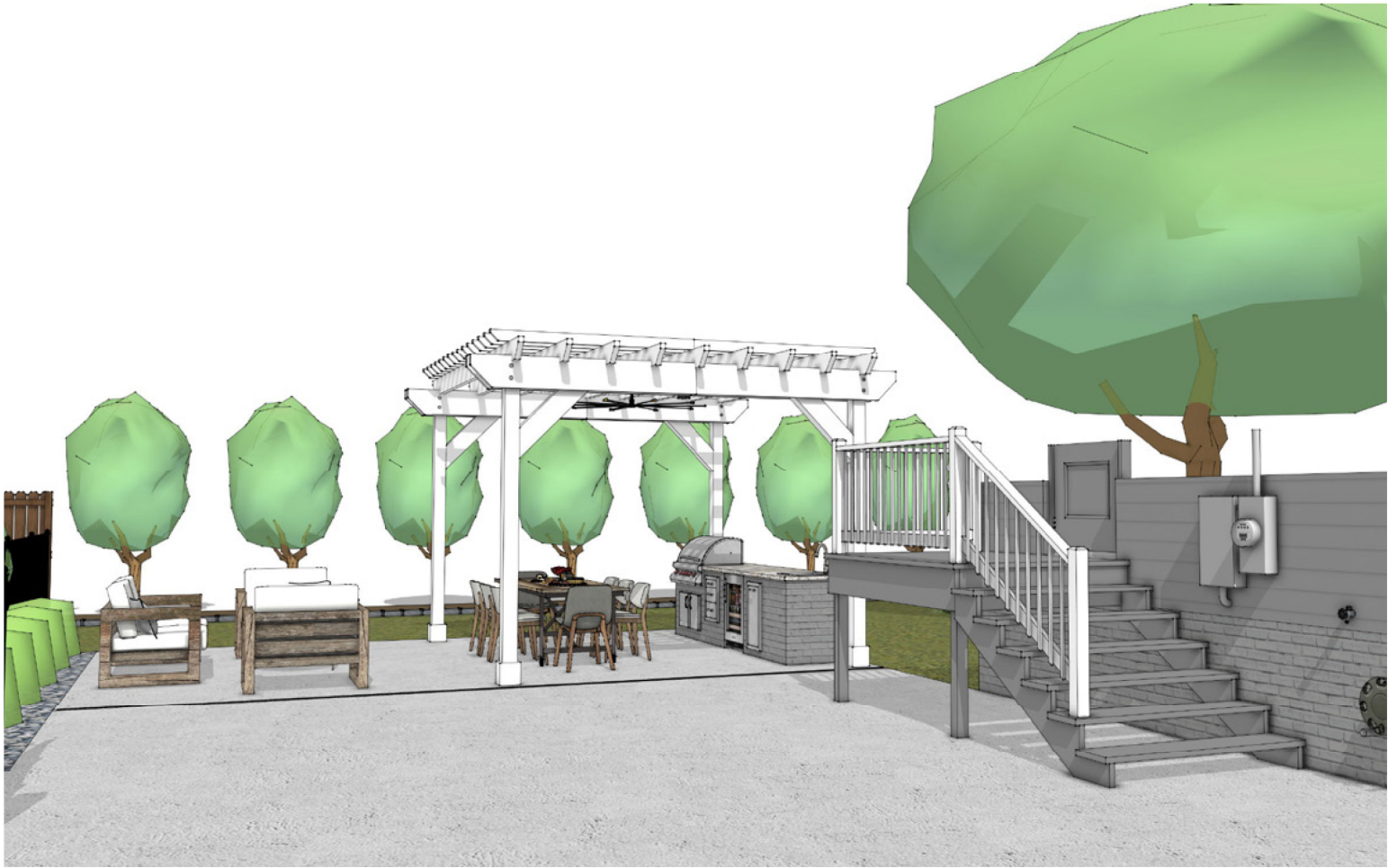


WEST ELEVATION





















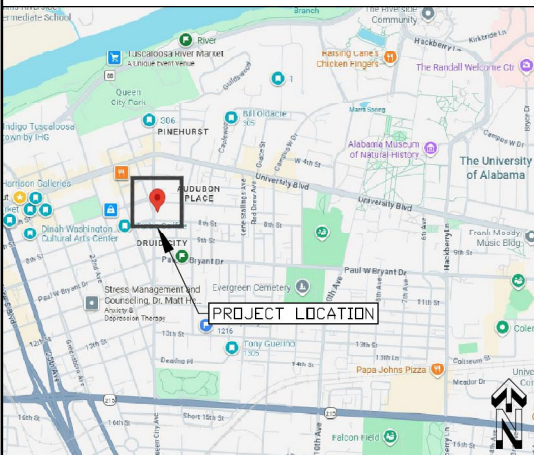




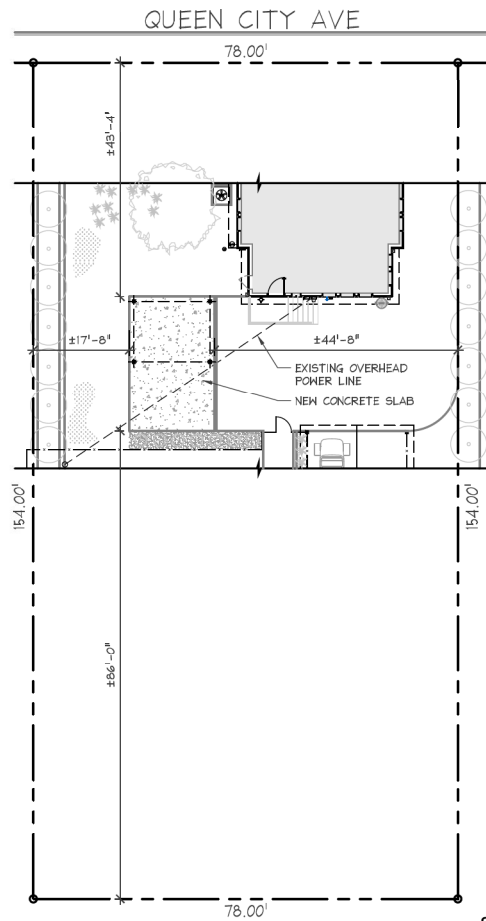




LOCATION MAP



VICINITY MAP



SITE PLAN
SCALE: 1/16"=1'-0"

A1	CLIENT NAME	JULIA CHERRY	
	DRAWN BY	AZZ	
ADDRESS	SCALE	DATE	CHECKED BY
UNIVERSITY OF ALABAMA TUSCALOOSA, AL 35407	AS SHOWN	5/12/2026	AM



PROSCAPE
UNIVERSITY OF ALABAMA ARCHITECTS, LLC

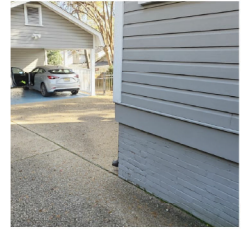
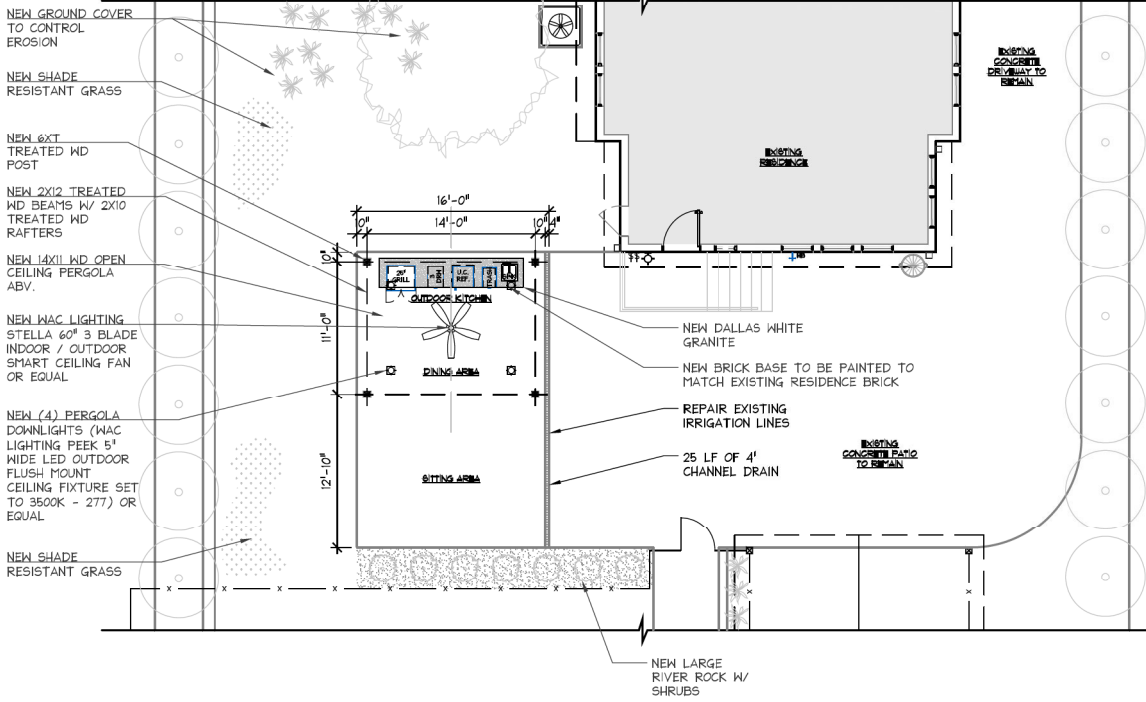


RIVER ROCK W/
SHRUBS EXAMPLE

Outdoor Kitchen Equipment Specification Chart

Item	Model / SKU	Description	Overall Dimensions (W x H x D)	Clear Dimensions (W x H x D)	Key Features / Notes
Sink w/ Faucet & Drain Kit	Bull #2516	15" Dual Mount Premium Sink	15.38" W x 19.31" H x 13.71" D	Top Mount: 14.12" x 14.81" Under Mount: see manufacturer literature	Dual mount sink, includes faucet and drain kit.
Double Access Door (30")	Bull #3580	30" Double Door with Reveal	33" W x 22" H x approx. 1.12" D	31" W x 19.58" H	Reveal style access door; mounting tabs shown on spec sheet.
Outdoor Refrigerator	Bull #1520	Stainless Contemporary Refrigerator	20.34" W x 33.14" H x 21.14" D	20.34" W x 33.14" H x 21.14" D	Optional stainless finishing frame; refer to Bull item #92640.
Trash Drawer	Bull #2580	8cm 18 Gallon Trash Drawer with Reveal	16.815" W x 25.1515" H x 24.58" D	14.515" W x 24.58" H x 19.315" D	Includes 10 gallon plastic trash bucket; side mounting slots.
Built-in Grill	Bull #90206LP	Steel Built-in Grill	29" W x 20.51" H x 22.18" D	25.34" W x 19" H x 19.12" D	Island must be constructed with non-combustible materials; refer to grid owner's manual.
Triple Drawer	Bull #88120	Triple Drawer with Reveal	20.58" W x 28.1818" H x 24.58" D	18.12" W x 24.58" H x 15.34" D	Three drawer stainless storage unit; mounting slots two on each side.

General Notes: All dimensions are in inches. Verify all manufacturer cabinet dimensions prior to fabrication. Provide proper ventilation and clearances as required by manufacturer. Grid island construction shall be non-combustible.



SITE LAYOUT
SCALE: 1/8"=1'-0"

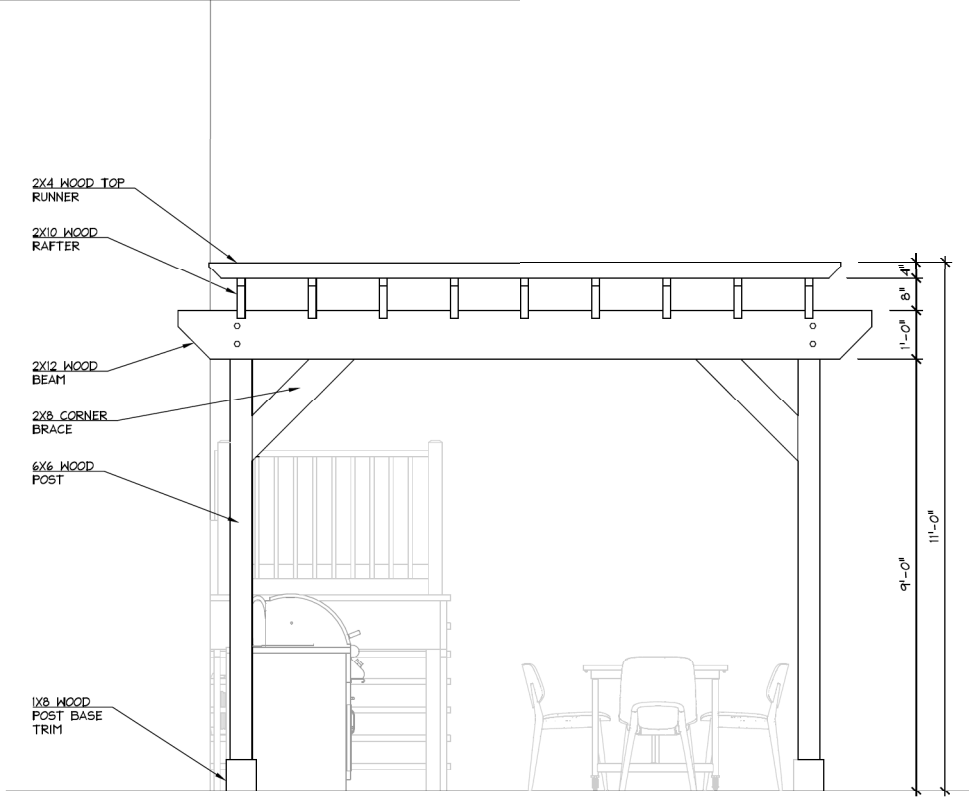
PROSCAPE
LANDSCAPE ARCHITECTURE

JULIA CHERRY
SCALE: AS SHOWN
DATE: 5/4/2026

CLIENT NAME: JULIA CHERRY
DRAWN BY: AJZ
CHECKED BY: AM

ADDRESS: 10000 N. 100TH AVENUE
TUCSON, AZ 85747

SHEET NO. **A2**



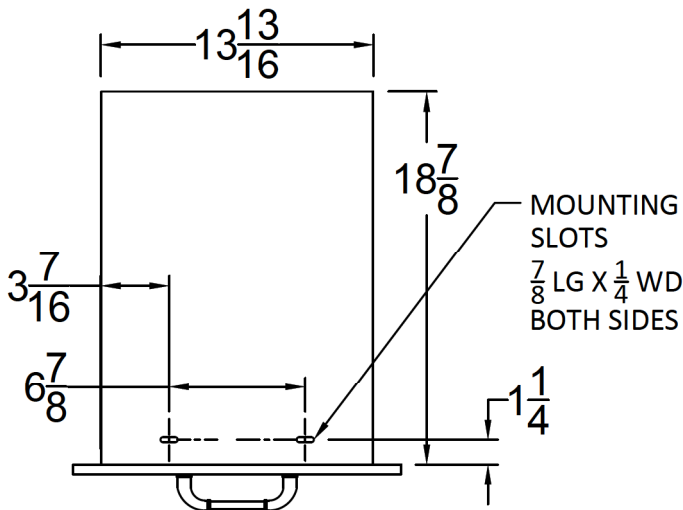
PERGOLA ELEVATION
SCALE: 1/2"=1'-0"

SHEET NO. A3	CLIENT NAME	JULIA CHERRY	
	ADDRESS	SCALE	DRAWN BY
	17220 W. WILSON AVE.	AS SHOWN	ADZ
	TUSCAGONA, AZ 85401	DATE	CHECKED BY
		5/12/2016	AM
		 <small>PROSCAPE</small> <small>LANDSCAPE ARCHITECTURE</small>	

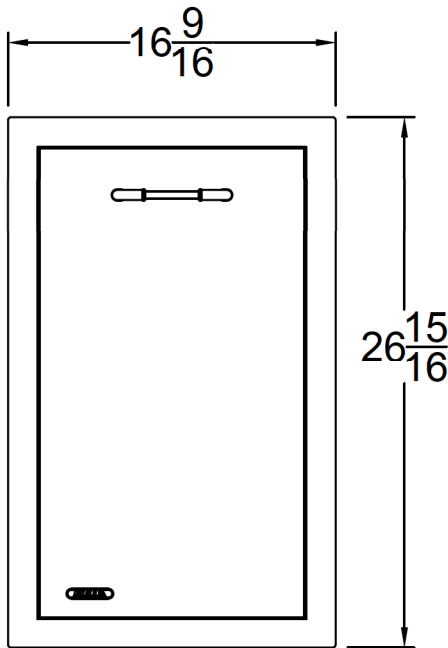


WWW.BULLBBQ.COM

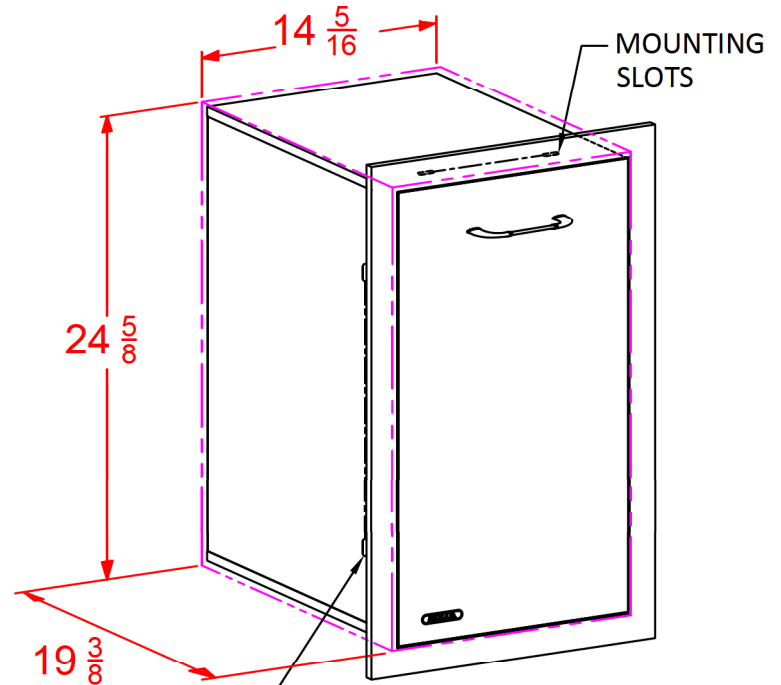
**SLIM 10 GALLON
TRASH DRAWER
WITH REVEAL
SPEC SHEET
ITEM #56960**



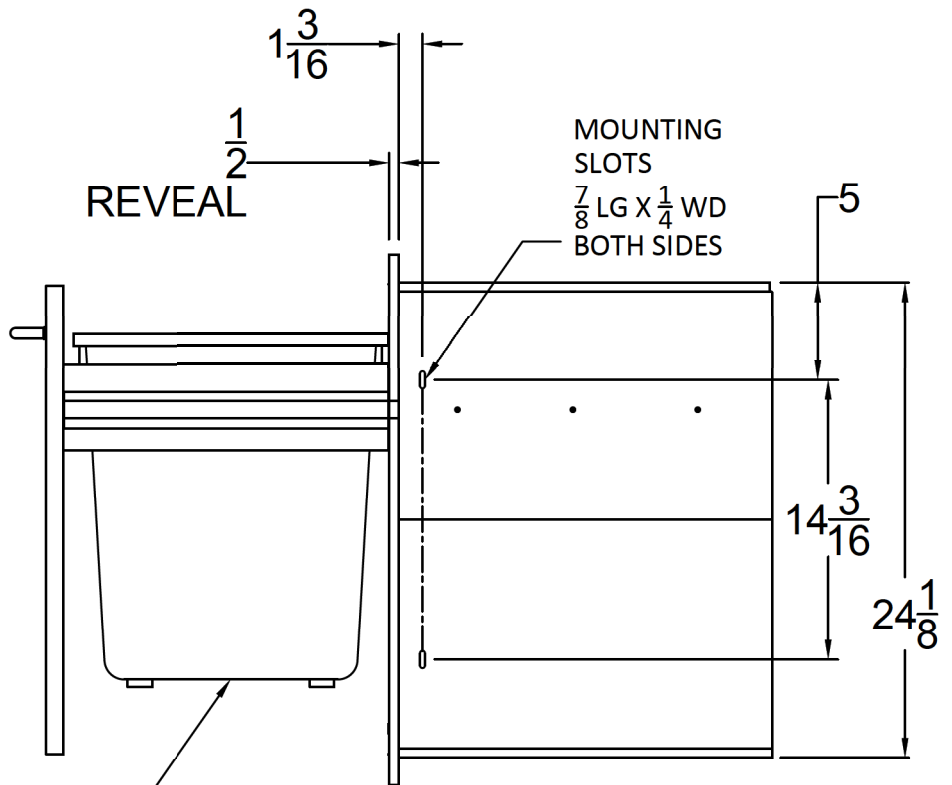
TOP VIEW



FRONT VIEW



**PERSPECTIVE VIEW
WITH INSTALLATION
CUT OUT DIMENSIONS**



SIDE VIEW

NOTES:

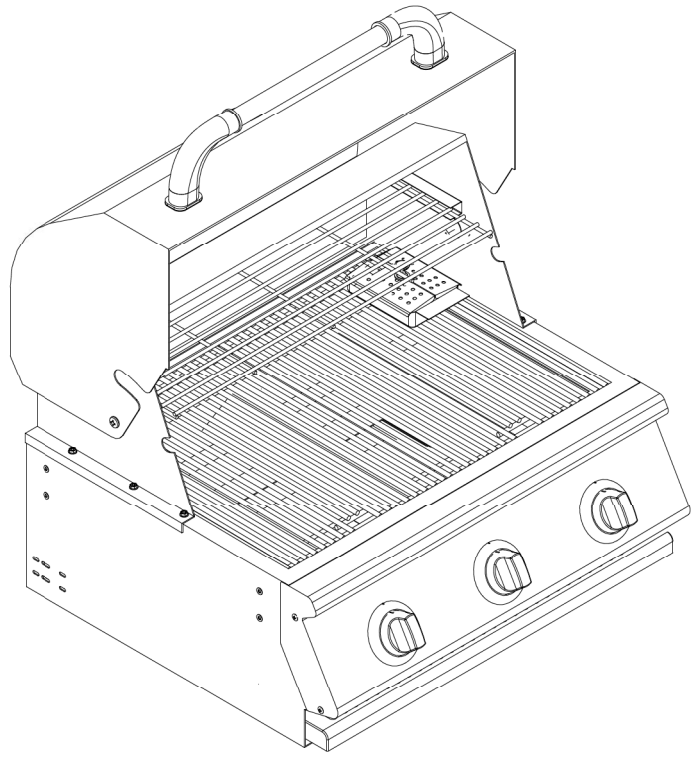
- 1) ALL DIMENSIONS ARE IN INCH UNITS
- 2) REFER TO PERSPECTIVE VIEW FOR INSTALLATION CUTOUT DIMENSIONS.



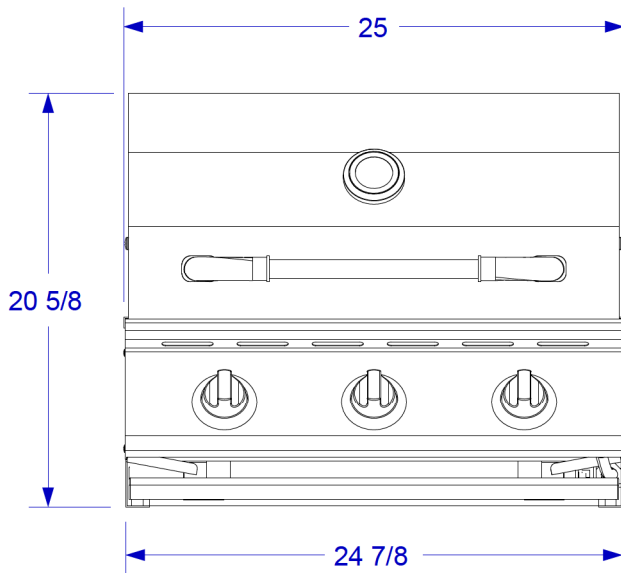
STEER GRILL

SPEC SHEET

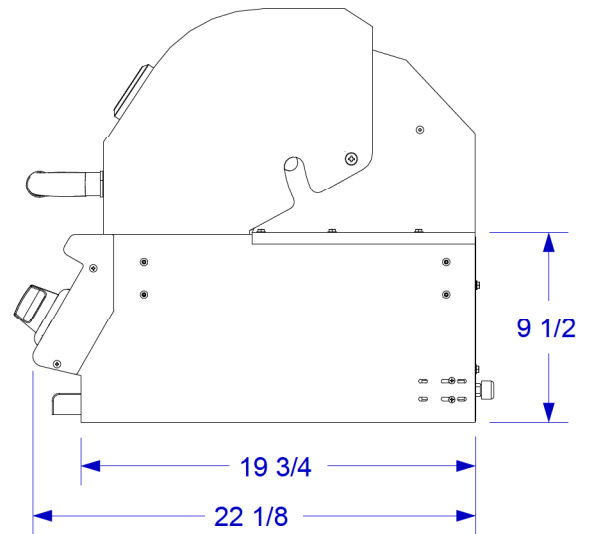
*ISLAND MUST BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS; REFER TO GRILL OWNERS MANUAL.



ISOMETRIC VIEW



FRONT VIEW



RIGHT SIDE VIEW

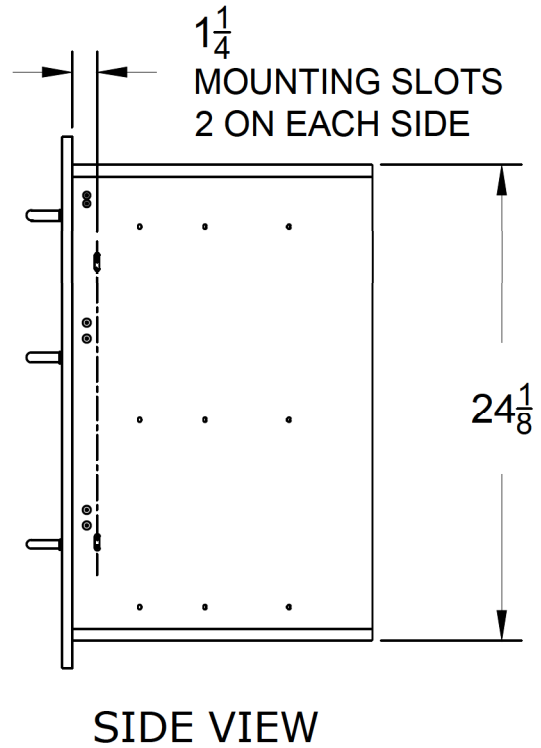
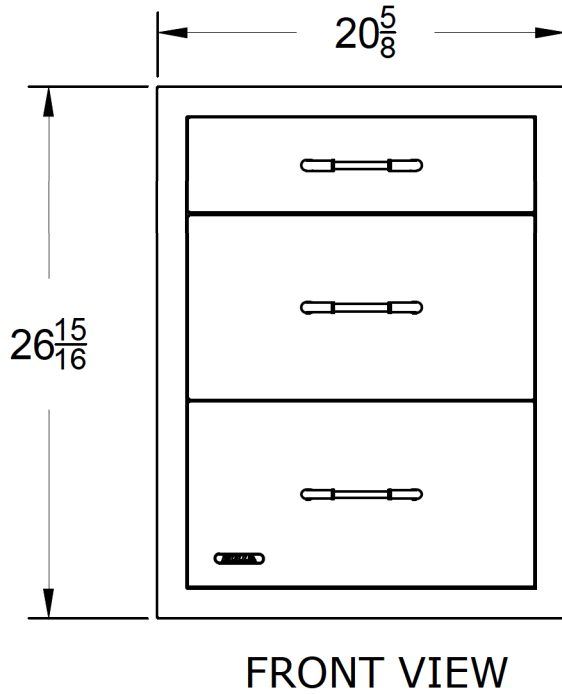
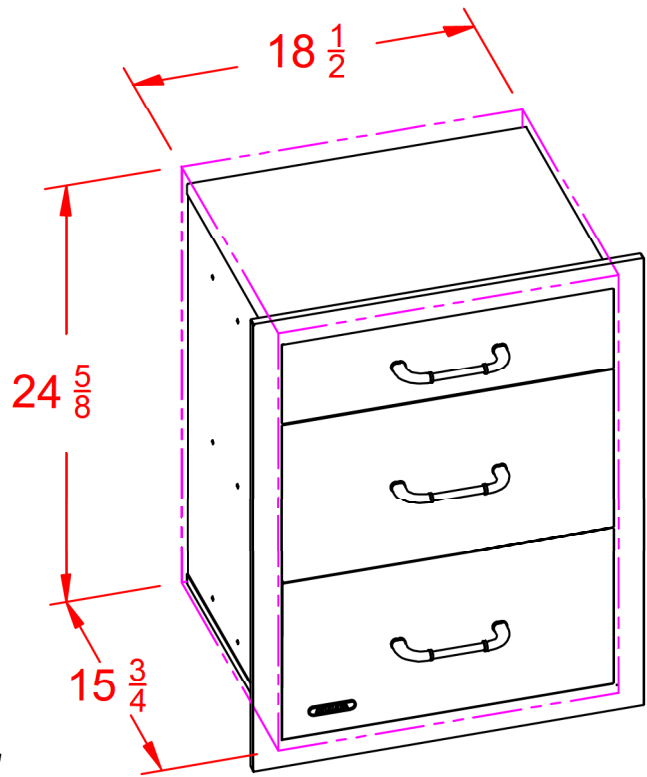
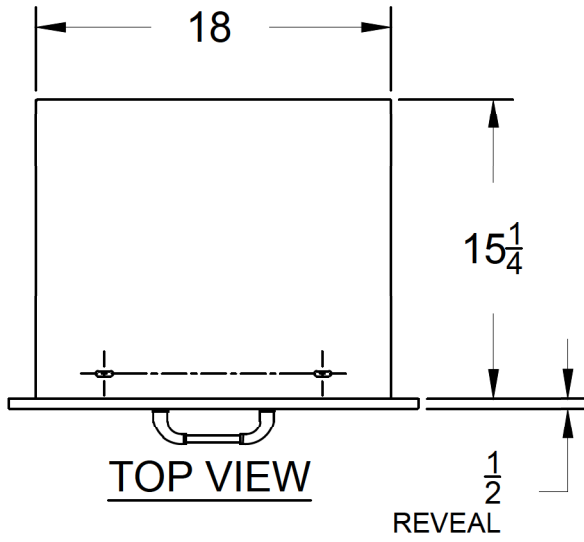
NOTES:

1. CUTOUT DIMENSIONS: 25 3/4" X 19 1/2" X 10"
2. SCALE: 1 1/4" = 1'-0"
3. REVISION: 10/2009



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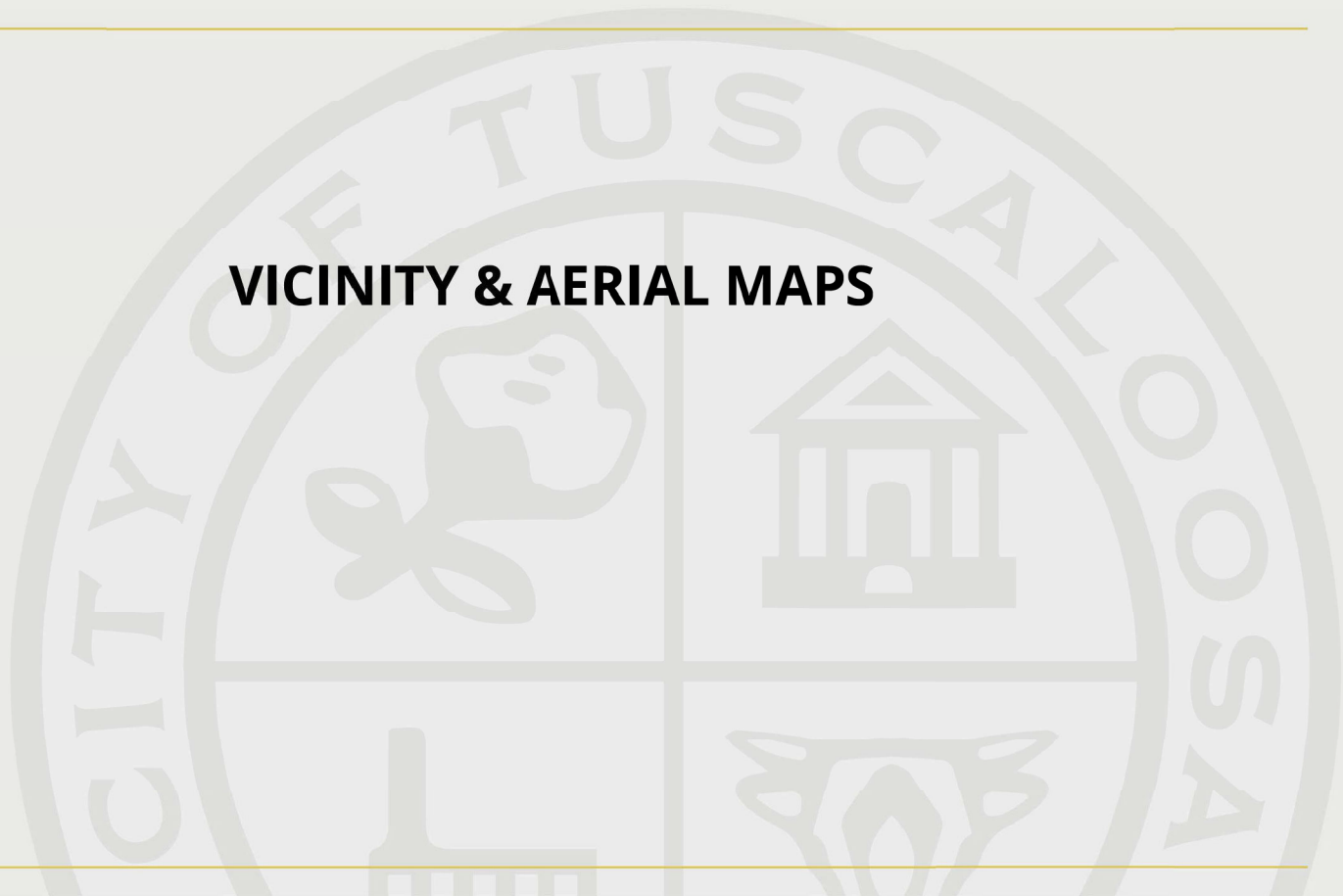
**TRIPLE DRAWER
WITH REVEAL
SPEC SHEET
ITEM #58120**



NOTES:

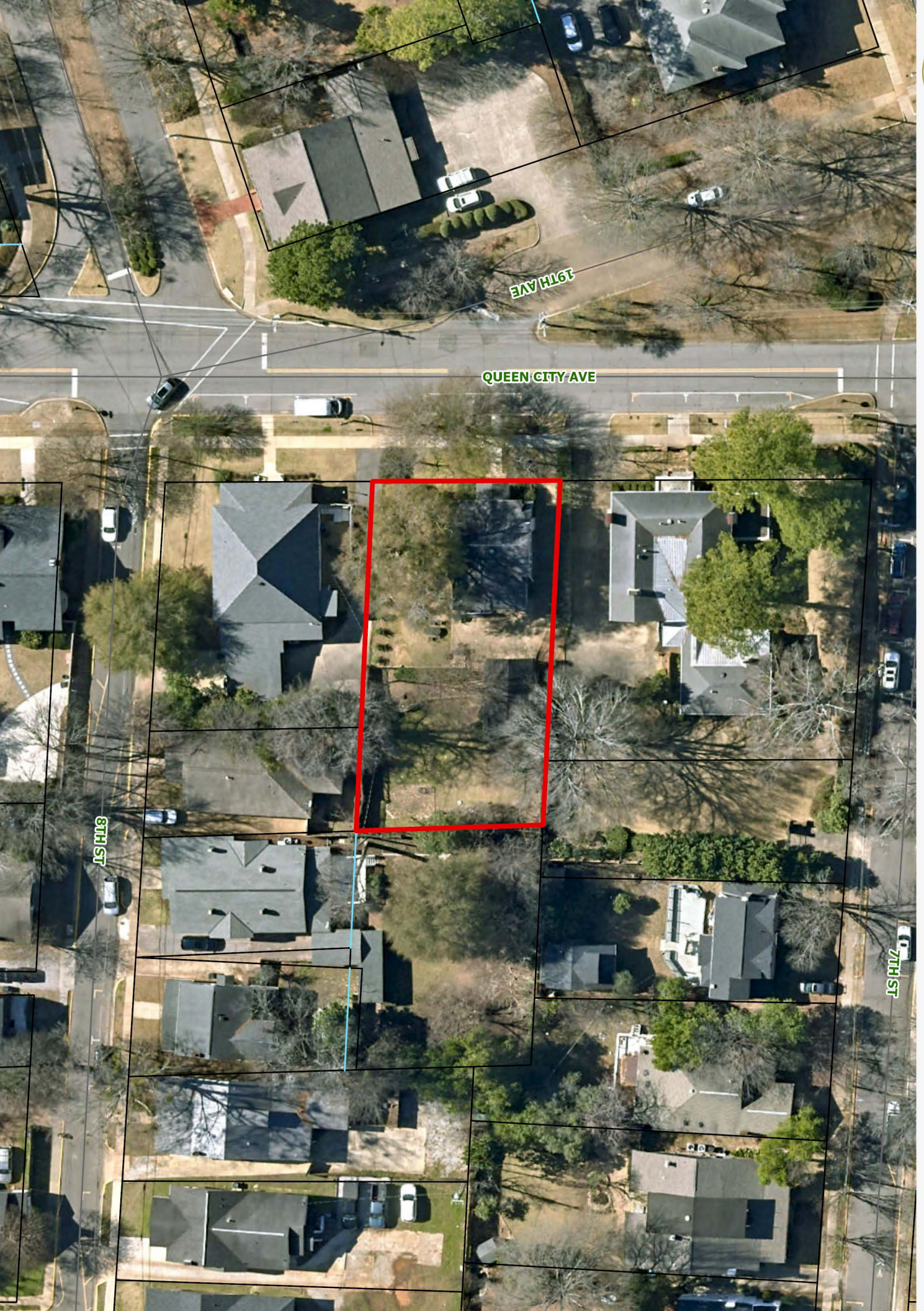
- 1) ALL DIMENSIONS ARE IN INCH UNITS
- 2) REFER TO PERSPECTIVE VIEW FOR INSTALLATION CUTOUT DIMENSIONS.

VICINITY & AERIAL MAPS



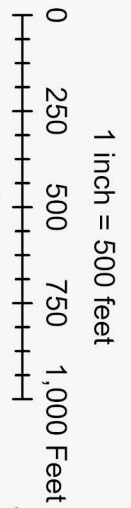
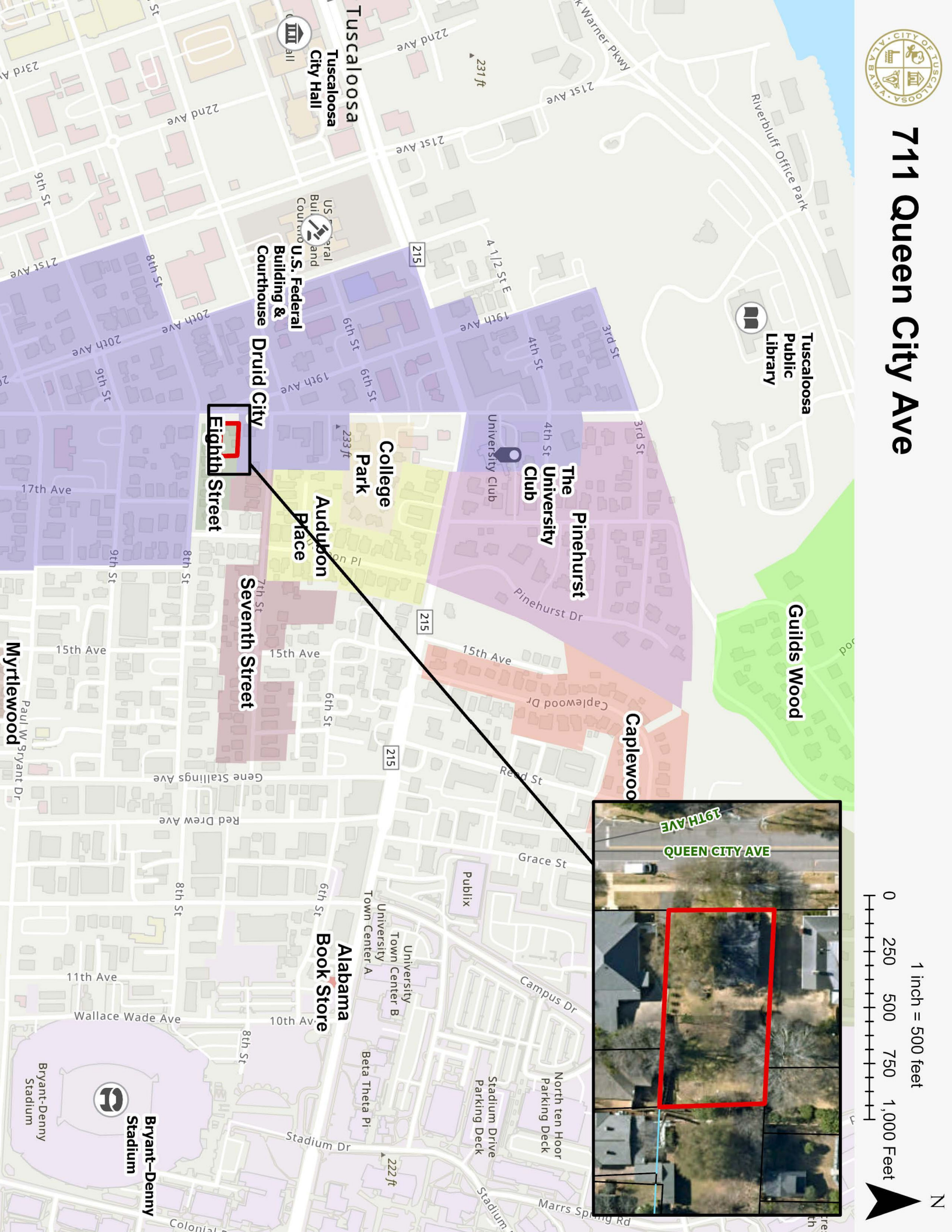


711 Queen City Ave

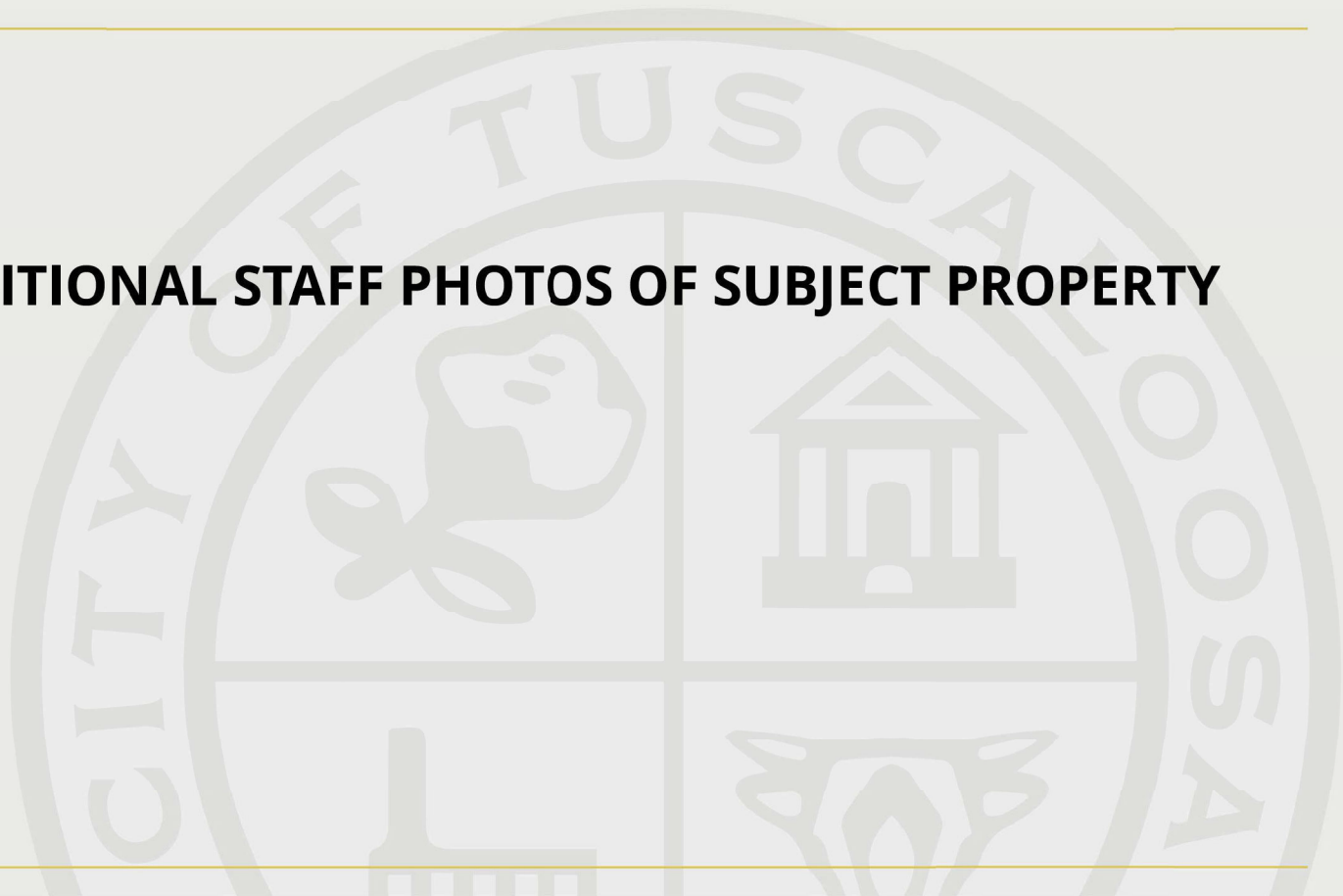




711 Queen City Ave



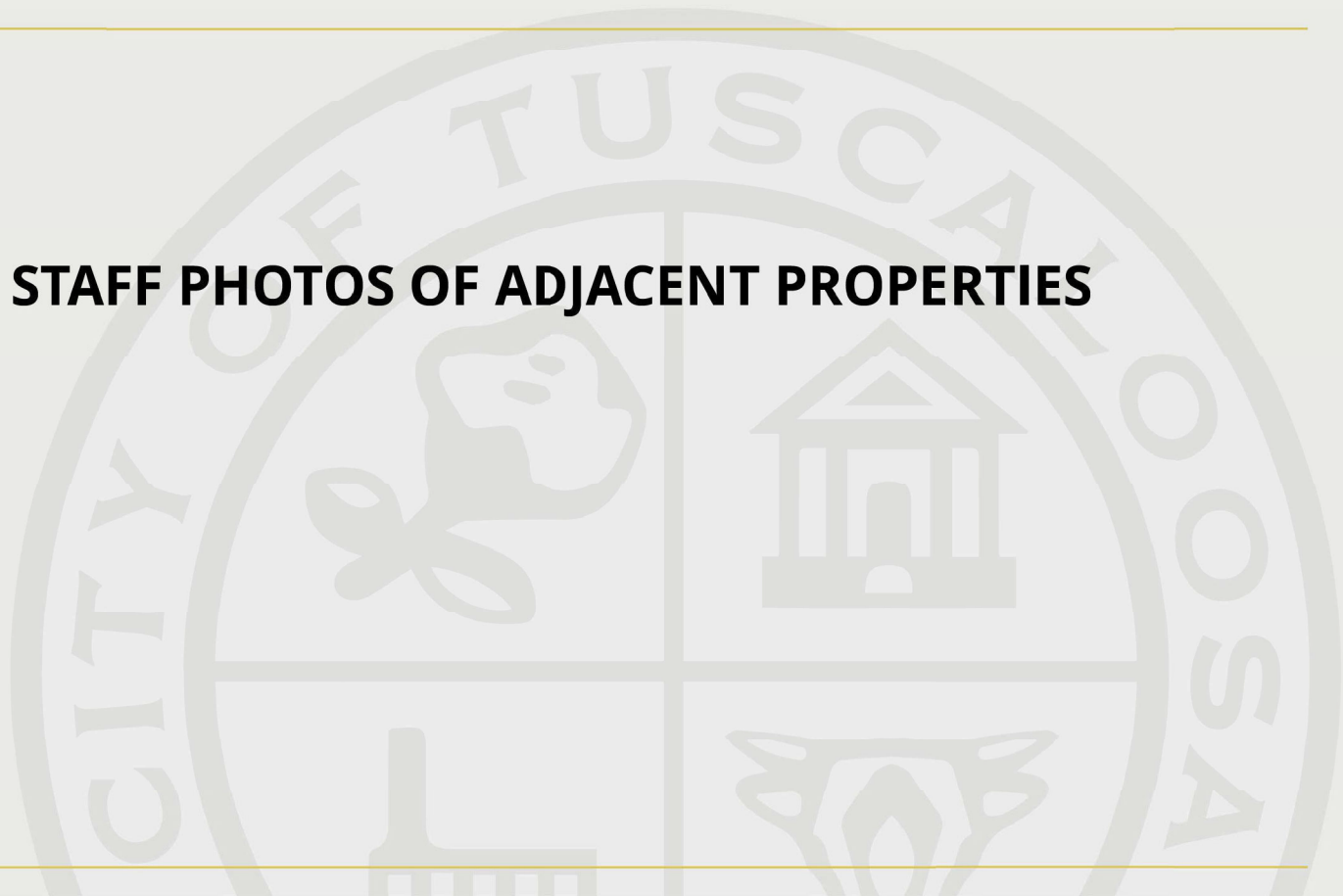
ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY





NOTICE
 Historic District Review
 For more information, please call:
 SC- (803) 253-5100
 or visit our website:
 www.historicpreservation.com
 The City of Florence, South Carolina

STAFF PHOTOS OF ADJACENT PROPERTIES





ERIC WILLSON
LAW
1902
19th Street

NICOLE
19th Street

1902



