

Historic Preservation Commission

Staff Report

Meeting Date: June 10, 2026

Case #: HPC-28-26

Site Address: 1020 & 1022 17th Ave
Parcel ID: 31-06-23-3-003-022.002
Applicant: Harrison Howell
Owner: Canopy Properties, LLC

Proposed Work: Petition for a Certificate of Appropriateness for the replacement of windows on the primary structure on the property located at 1020 & 1022 17th Avenue in the Druid City Historic District (Council District 4).

Current Zoning: SFR-3H

Historic District: Druid City Historic District
Architectural Style: Minimal Traditional Cottage
Year Built: 1960
Contributing: Yes
Historic Survey: Druid City Historic Survey

Resource 187. 1020 17th Avenue. Circa 1960. One story, brick duplex with side gable roof of asphalt shingles, each unit with single leaf door, window composition with central fixed eight pane fixed light and flanking 2/2 double hung sashes.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes replacing all 22 windows on the primary structure. The existing wood windows will be replaced with PVC windows designed to match the appearance of the originals. All proposed windows will maintain the same lite pattern as the windows they replace.

STAFF ANALYSIS:

The existing windows are mentioned in the description of the primary structure in the Druid City Historic Survey.

Cellular PVC is 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.

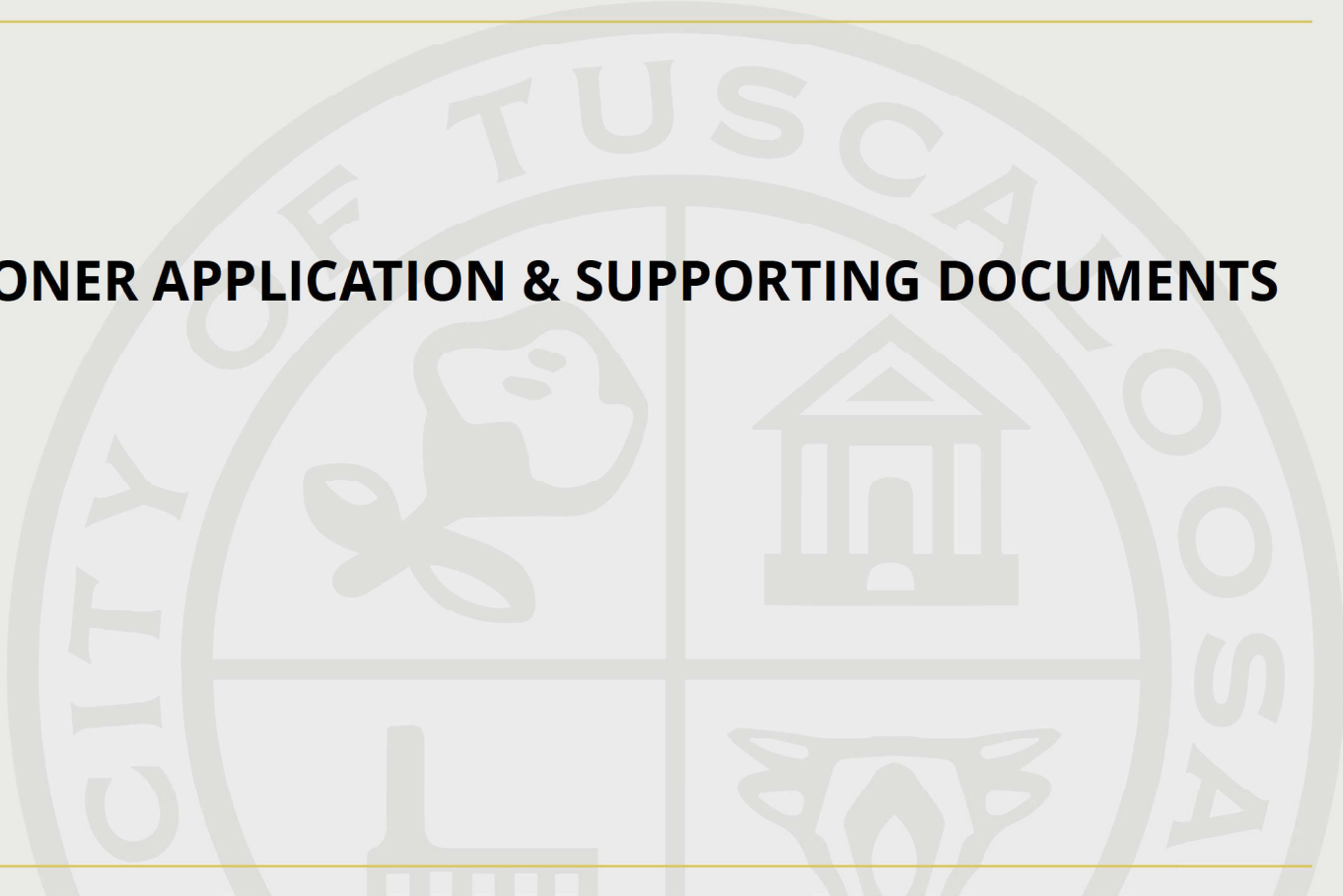
I. Windows

- 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: Examples of Inappropriate Window Materials:

- | | |
|---|--|
| <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • Aluminum or vinyl • Snap-in or artificial muntins • Reflective or tinted glass |
|---|--|

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

1020 & 1022 17th Ave, Tuscaloosa, Alabama 35401

Historic District:

Caplewood

Estimated Cost of Construction:

9000

Detailed Description of the Proposed Work:

A tree fell through our duplex effecting the 1020 side and knocked out three original windows and their frames. We are unable to find exact replacements for the original windows and are requesting to replace all the windows of the duplex to match the ones we can acquire.

Detailed Description of the Proposed Materials:

PVC window system following the same grid pattern of the originals.

Applicant Information:

Applicant Name:

Harrison Howell

Property Owner Information:

Owner 1

Property Owner Name:

Canopy Properties, LLC

Supporting Documents:

Site Plan:

Elevation Drawings:

Proposed Materials Documents:

[Untitled].pdf

Elevate SH Submittal Package.pdf

Additional Documents:

IMG_2245.HEIC

IMG_2289 2.HEIC

IMG_2294 2.HEIC

IMG_2289.HEIC

IMG_2294.HEIC

IMG_2294 3.HEIC

IMG_2306 2.HEIC

IMG_2307.HEIC

IMG_2306.HEIC

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.











*Central Woodwork*TM

Melrose Windows



WEATHER RESISTANT



CLASSIC LOOK



ENERGY EFFICIENT



MELROSE WINDOWS ARE THE ALTERNATIVE TO WOOD

Melrose PVC windows have the traditional look of wood windows with all the benefits of cellular PVC construction.

High density cellular PVC is utilized for its superior weather resistance and can be easily painted to simulate the look of real, painted wood. This unique vinyl extrusion is known for high endurance and resistance to cracks, swelling, and other weather-related issues.

**We call it a technological breakthrough.
You'll recognize it as a smart investment.**

Available for replacement or new construction, Melrose PVC double hungs include a variety of trim and grille options, making them a great choice for historical renovations.

Melrose PVC windows are easy to clean with tilt-in removeable sashes. Our white vinyl jambliner uses a silenced spring balance design to maximize ease of operation and durability.

Unlike vinyl windows, Melrose PVC windows maximize glass space and can be painted like wood windows.



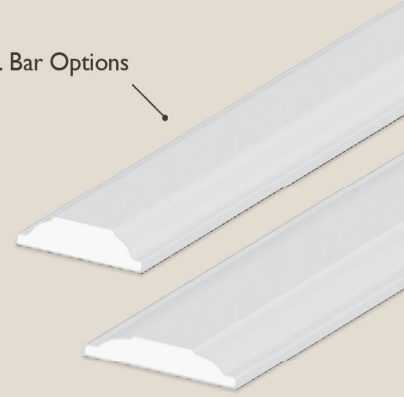
Warranty

Glass is warranted against seal failure and the PVC components are warranted against rot, warpage or corrosion for 10 years. Warranty is not transferable.

THE MELROSE ADVANTAGE

- Spring balance system for ease in operation and durability.
- Finger lifts on both sash are standard.
- Optional primed wood sash available.
- 4-9/16" standard jamb width. Other jamb widths available upon request.
- Available with PVC trim brickmould, 5/4 x 4 and other trim options (see page 5).
- Competitively priced.
- Tempered, Clear IG, and obscured glass available.
- Simulated Divided Lite available in 7/8" and 1-1/4" colonial bar or 7/8" putty SDL bar (spacer bar optional).
- GBG available in 7/8" flat.
- Stud pockets available.

SDL Bar Options



7/8" Putty SDL Bar



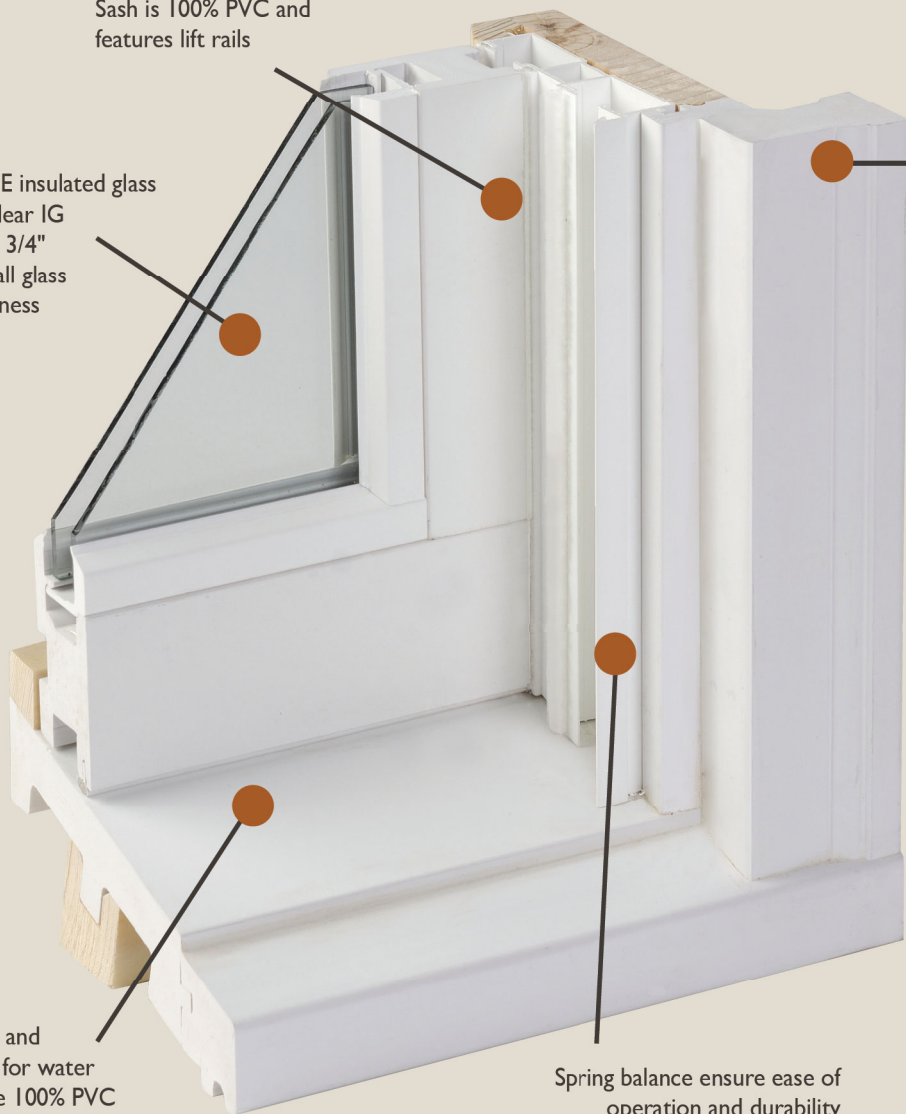
Sash is 100% PVC and features lift rails

Low-E insulated glass or Clear IG has a 3/4" overall glass thickness

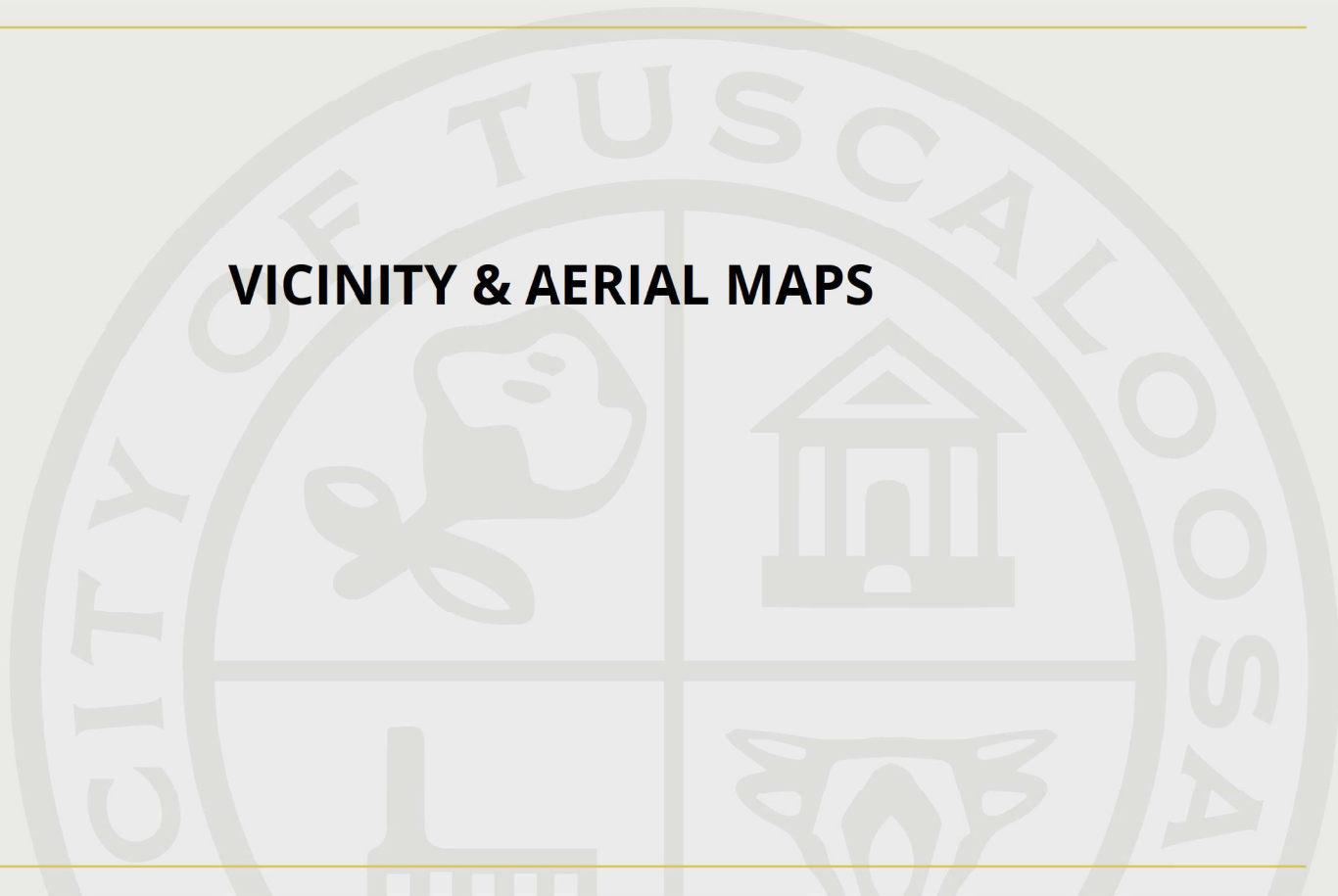
PVC 180 brickmould

Sloped sill and sill nosing for water run-off are 100% PVC

Spring balance ensure ease of operation and durability



VICINITY & AERIAL MAPS





1020 & 1022 17th Avenue

1 inch = 50 feet
0 25 50 75 100 Feet

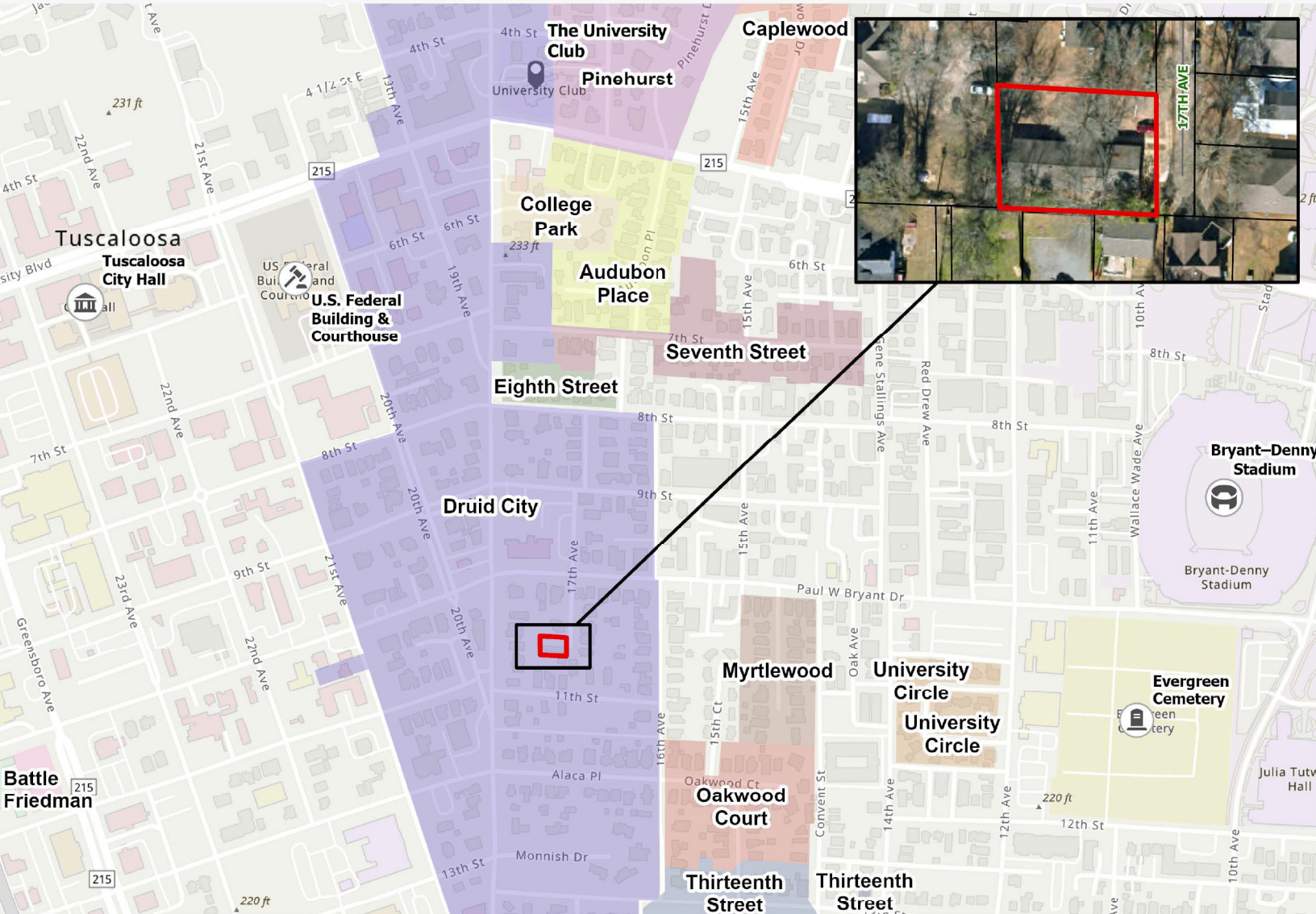




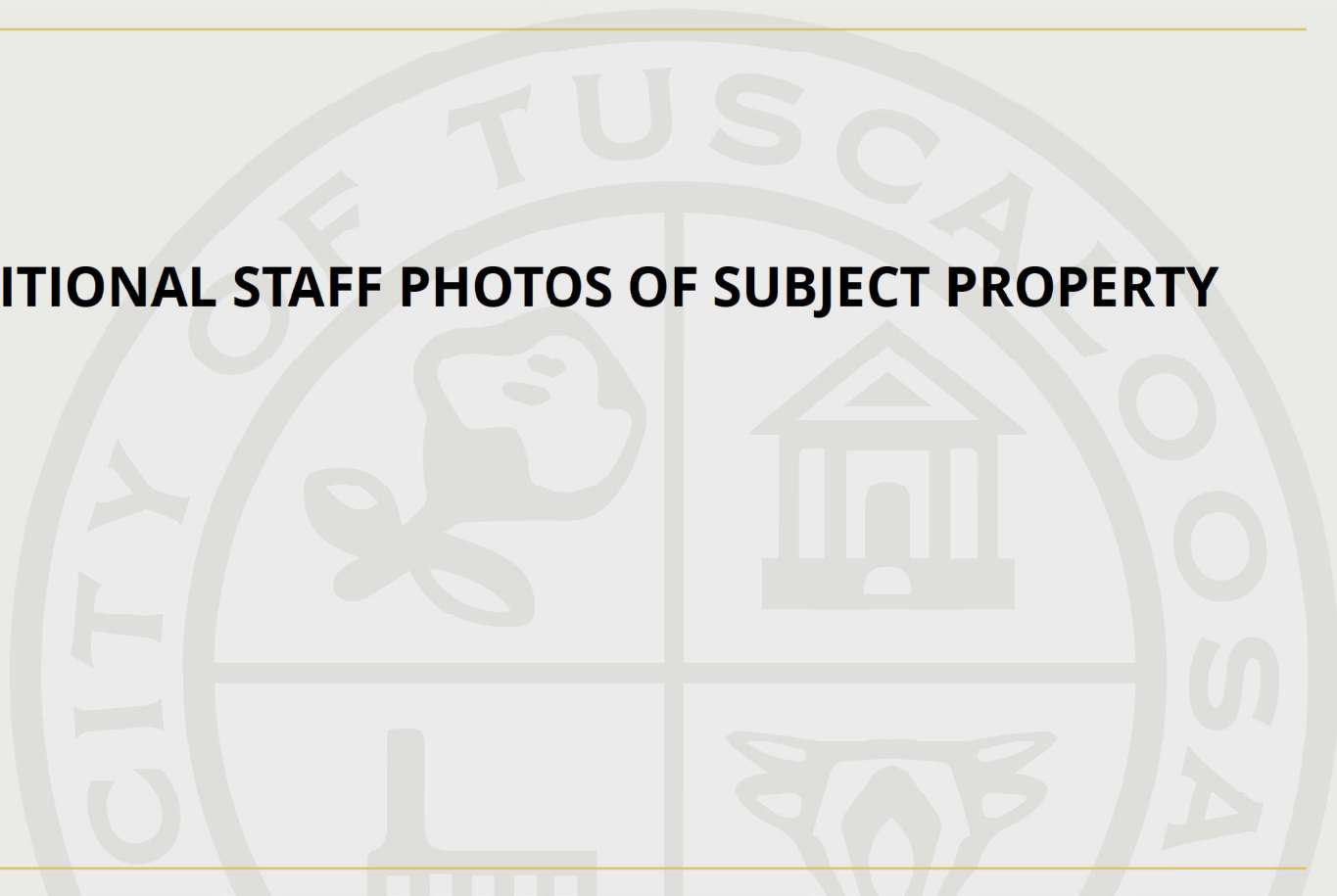
1020 & 1022 17th Avenue

1 inch = 500 feet
0 250 500 750 1,000 Feet

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ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY















STAFF PHOTOS OF ADJACENT PROPERTIES

