

Historic Preservation Commission

Staff Report

Meeting Date: June 26th, 2026

Case #: HPC-37-26

Site Address: 1010 Greensboro Avenue

Parcel ID: 31-05-22-4-008-001.000

Applicant: Will Hawkins

Owner: Will Hawkins

Proposed Work: Petition for a Certificate of Appropriateness for the construction of an accessory structure and installation of fence panels on the property located at 1010 Greensboro Avenue in the Battle Friedman Historic District (Council District 4).

Current Zoning: DP-H

Historic District: Battle Friedman Historic District

Architectural Style: Federal

Year Built: 1835

Contributing: Yes

Historic Survey: Battle Friedman Historic District Survey

This building is a two-story red brick structure with a raised marble portico. This portico was originally wooden but was replaced with the present marble-floored one some time after 1875. The façade is plastered with stucco and scored to simulate stone. The plaster terminates in quoins at the corners. The stucco is colored in shade of pink and cream to create a marbled effect. Six white square pillars support the portico roof. This roof is hipped and is surmounted by a wooden balustrade.

Although the original plans are not available, it has been speculated that the building was a Federal building one room deep and that the front portico was added later.

The Federal doorway has double wooden doors, sidelights and a fanlight of cut crystal. Across the front are eight plain windows with 24 lights and shutters. A small balcony hangs over the

front door. The double doors leading onto the balcony have a rectangular transom. The balustrade newels are similar to ones on the roof. The gallery on the rear is a later addition, dating back to 1870-1890.

The main building has end-interior chimneys. All interior walls are built entirely of brick rather than wood which was the usual material. Wood lathes underneath the plaster of the ceiling consisted of narrow strips of wood that has been split by hand, pieced together and nailed with square nails.

The twin parlors flank either side of the entrance hall. The ceilings of these parlors are decorated with strapwork which include the center medallion form which the crystal chandeliers suspend. At the end of the T-shaped entrance hall is a large room raised a foot and a half above the level of the front rooms. This room extends the width of the house, and is presently divided into a dining room and a kitchen. To the left of the hall is a circular stairway leading to the second floor.

A one-story red brick building not far from the back entrance was once a two-story structure with the kitchen on the first floor and servants' quarters on the second. A bridge joined the second story on the main floor of the main building.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes to construct a 12' by 12' accessory structure adjacent to the primary structure. The accessory structure will feature painted wood clapboard siding, a fiberglass shingle roof, wooden double-hung windows, a painted wooden door, a wooden ramp, and Hardie trim and fascia. The structure will be approximately 12 feet in height and will be set back roughly 11 feet from the side property line and approximately 5 feet from the front property line. All proposed exterior materials will match those found on the existing accessory structure. The proposed accessory structure will have a total ground coverage ratio of 10 percent.

Additionally, the petitioner proposes to install four wooden fence panels finished with an opaque stain. These panels will face 11th Street and will be placed within the existing landscape on the property. They will be set back 3 feet from the existing perimeter fence. Each fence panel will be constructed of wood, supported by 6-inch by 6-inch wooden posts, and will measure approximately 10 feet in height and 10 feet in width.

STAFF ANALYSIS:

The proposed shed meets the setback requirements established for accessory structures in the Design Guidelines. Wood windows and fiberglass shingles are both identified as appropriate materials within their respective sections of 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.

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 Roof Materials:

- 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 Roof Materials:

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

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 Window Materials:

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

Examples of Inappropriate Window 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

D. Fences and Walls

- Design fences and walls to maintain the overall continuity of the district as viewed from public rights-of-way.
- Complement the buildings and do not detract from their character and relation to their neighbors with the design, scale, placement, and materials of fences, walls, and gates.
- Locate fences and walls no closer to the street than the side yard setback of any structure adjacent to a side street.
- Do not exceed the average height of fences and walls of comparable type and location found on adjacent properties, generally not to exceed six (6) feet.

Examples of Appropriate Fence Materials:

- Wood picket
- Wood slat
- Wood lattice
- Iron
- Brick
- Stone
- Stucco over masonry
- Historically appropriate wire
- Powder-coated aluminum mimicking cast/wrought iron

Examples of Inappropriate Fence Materials:

- Chain link
- Stockade
- Post and rail
- Unstuccoed concrete block
- Masonite
- Plastic
- Plywood or asbestos panels
- Vinyl

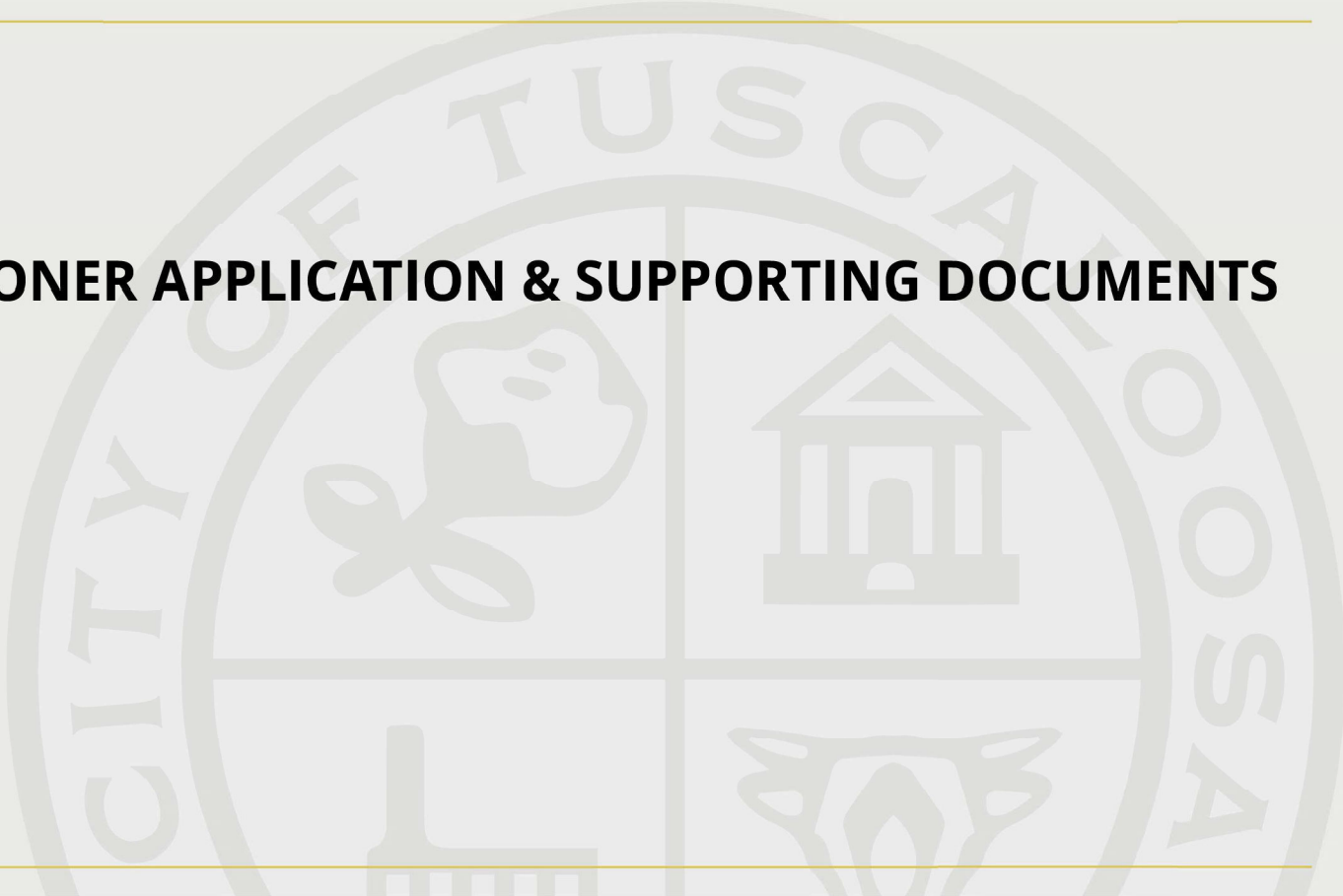
A. Accessory Buildings, Structures, and Appurtenances

3. Pergolas and Pavilions, Storage and Work Sheds

- Locate pergolas, pavilions, and storage and work sheds to the rear of the main building, and set back at least five (5) feet from the side yard property line(s).

- Pergolas, pavilions, storage, and work sheds should complement the main structure through the use of similar building materials, including siding, windows, and roof. If windows are to be installed in the structure, they should match or complement the window pattern of the main structure while maintaining an appropriate scale and proportion to the structure

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

1010 Greensboro Avenue, Tuscaloosa, Alabama 35401

Historic District:

Battle Friedman

Estimated Cost of Construction:

40000

Detailed Description of the Proposed Work:

Part 01: Construction of an accessory structure (storage shed).

Part 02: Construction of fence panels.

Detailed Description of the Proposed Materials:

Part 01 (Storage Shed): Wood clapboard siding (painted). Fiberglass shingle roof. Wood double-hung window.

Wood paneled out-swinging door (painted).

Part 02 (Fence Panels): All wood components. (paint w/ opaque stain).

Applicant Information:

Applicant Name:

Will Hawkins

Is the applicant also the property owner?

Yes

Supporting Documents:

Site Plan:

01 SITE.pdf

Elevation Drawings:

Drawings Part 01.pdf

Drawings Part 02.pdf

Proposed Materials Documents:

Additional Documents:

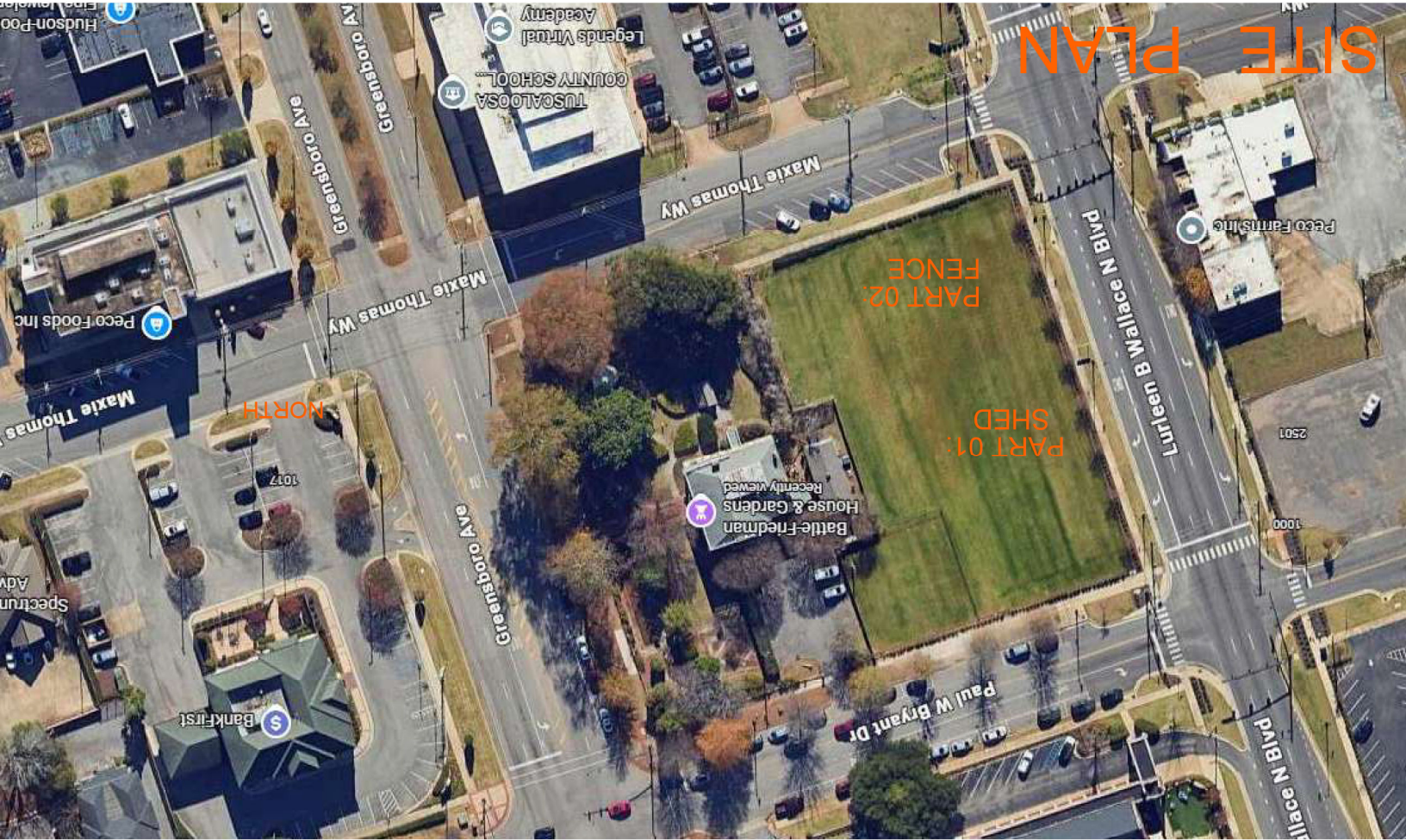
Photos Part 02.pdf

Photos Part 01.pdf

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.

SITE PLAN









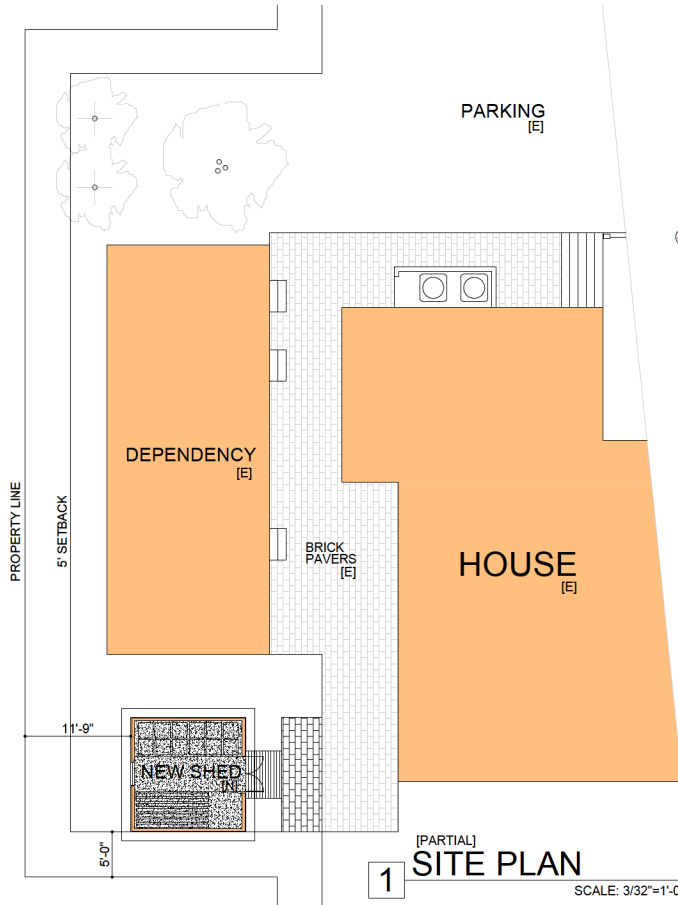
NOTES

1. CONCRETE SLAB (4" TURN-DOWN)
 - A. SMOOTH FINISH
2. WOOD:
 - A. WALL FRAMING: 2"x 6"
 - B. ROOF FRAMING:
 - i. COMMON RAFTERS
 - C. EXTERIOR SIDING (JAMES HARDIE' CEMENT BOARD)
 - i. CLAPBOARD PATTERN (PAINT)
 - D. EXTERIOR TRIM (JAMES HARDIE' CEMENT BOARD)

i. FASCIA	iv. WINDOW / DOOR CASING
ii. FRIEZE BOARD	v. CORNER BOARD
iii. RAKE BOARD	vi. BAND BOARD
 - E. SHEATHING:
 - i. 1/2" PLYWOOD
3. THERMAL & MOISTURE PROTECTION:
 - A. ROOFING:
 - i. FIBERGLASS SHINGLE
 - B. INSULATION
4. OPENINGS:
 - A. WINDOWS: WOOD DOUBLE-HUNG 6/6
32" x 60" / TRUE DIVIDED LITES
 - B. DOORS: WOOD PAIR 2'-0" x 6'-8" /
HINGED OUT-SWING

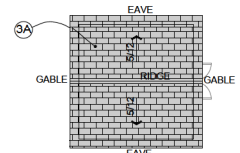
GENERAL NOTES

1. ALL EXTERIOR MATERIALS TO MATCH THE EXISTING DEPENDENCY.
[ROOF SHINGLE, EXTERIOR SIDING, EXTERIOR DOOR, DOUBLE-HUNG WINDOW]
2. ALL EXTERIOR PAINT COLORS TO MATCH EXISTING DEPENDENCY.
[ROOF SHINGLE, EXTERIOR SIDING, EXTERIOR DOOR, DOUBLE-HUNG WINDOW]



KEY

- [E] EXISTING TO REMAIN
- [X] REMOVE / DEMOLISH
- [N] NEW CONSTRUCTION



ROOF PLAN

2 SCALE: 3/32"=1'-0"

REVIEW

FITTS
ARCHITECTS

817 21st Avenue
Tuscaloosa, Alabama 35611
256.759.5792
www.fittsarchitects.com

PROJECT
A STORAGE SHED
FOR
Battle-Friedman
House & Gardens

GREENSBORO AVENUE
TUSCALOOSA, AL

REVISIONS:

#	DATE	DESCRIPTION

ONE INCH
FULL SCALE DRAWING

PROJECT NO. FPA 24104-Z

DATE 17 JUNE 26

SHEET

SITE PLAN

A1.1

REVIEW

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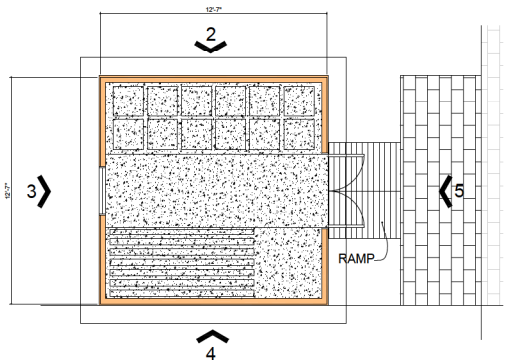
GREENSBORO AVENUE
TUSCALOOSA, AL

REVISION	DATE	OCCUPATION

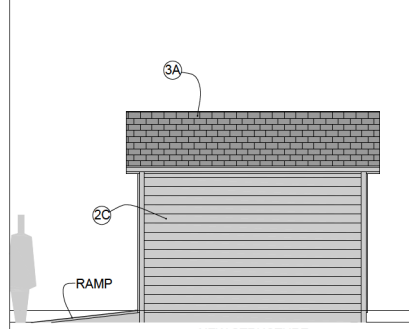
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PROJECT NO.
P/A 24104.2
DATE
17 JUNE 26
SHEET

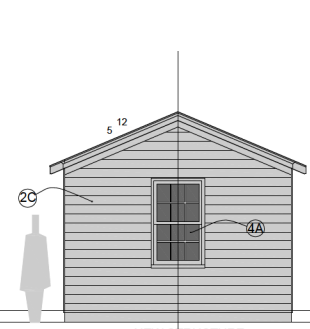
FLOOR PLAN /
ELEVATIONS
A2.1



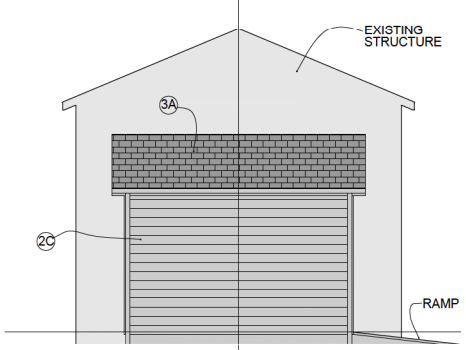
1 FLOOR PLAN
SCALE: 3/16"=1'-0"



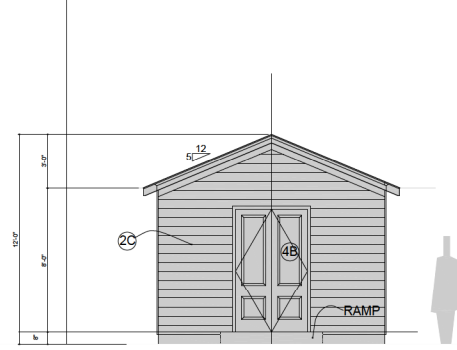
2 [NORTH] ELEVATION
SCALE: 3/16"=1'-0"



3 [WEST] ELEVATION
SCALE: 3/16"=1'-0"



4 [SOUTH] ELEVATION
SCALE: 3/16"=1'-0"



5 [EAST] ELEVATION
SCALE: 3/16"=1'-0"



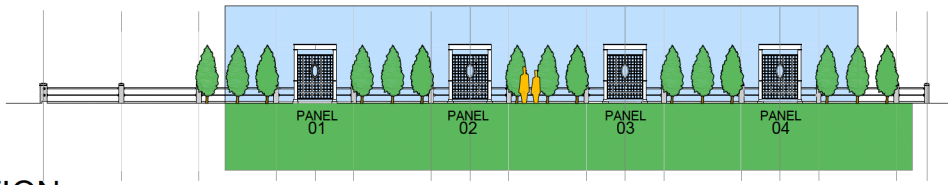
EXISTING STRUCTURE





1 [SOUTH] ELEVATION

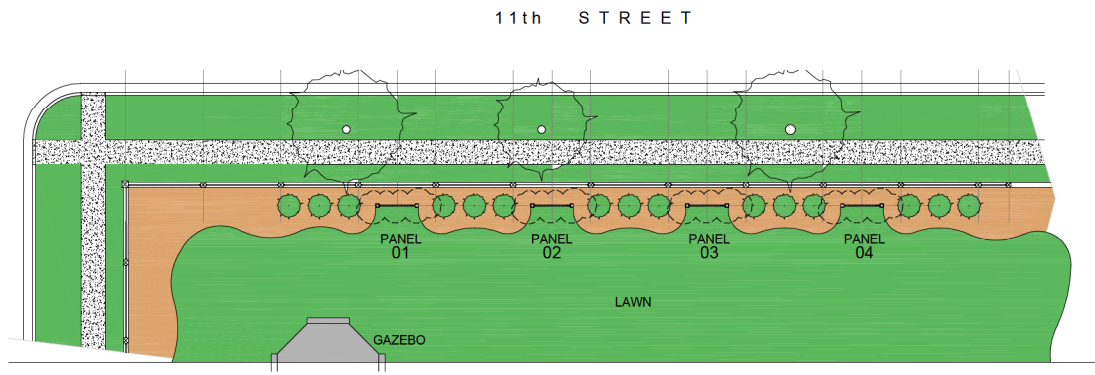
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GREENSBORO AVE

2 [SOUTH] SITE PLAN

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



REVIEW

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PROJECT
GARDEN ELEMENTS
FOR THE
**Battle-Friedman
House & Gardens**

GREENSBORO AVENUE
TUSCALOOSA, AL

REVISION	DATE	DESCRIPTION

ONE HOUR
FULL SCALE DRAWING

PROJECT NO.
P.A. 2414
DATE
17 JUNE 26

SHEET
ELEVATION
PLAN

A1.1



NOTES

1. POST: 6x6
2. BEAM: (2) 2x10's
3. RAIL: 2x4
4. TRIM: 1x2
5. BASE: 1x6
6. LATTICE: 1x2's (GRID @ 6" o.c.)
7. COPPER POST CAP
8. ELLIPTICAL MILLWORK
9. CONCRETE
10. GRAVEL

PROJECT:
GARDEN ELEMENTS
FOR THE
**Battle-Friedman
House & Gardens**

GREENSBORO AVENUE
TUSCALOOSA, AL

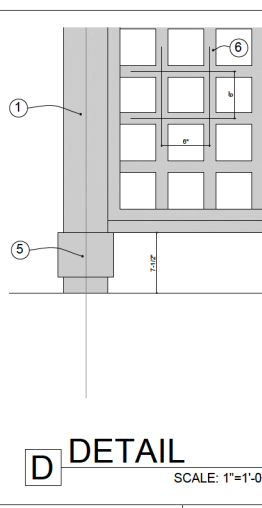
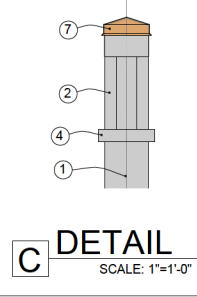
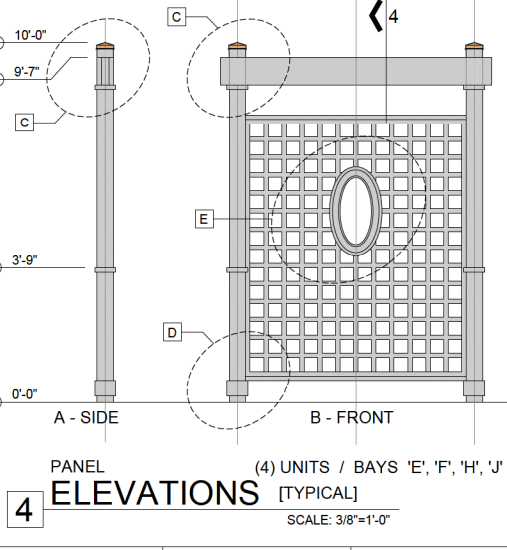
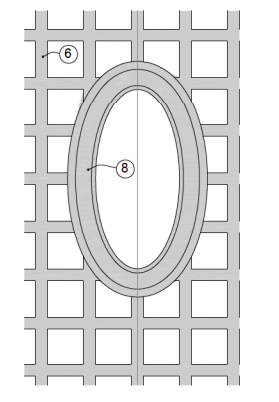
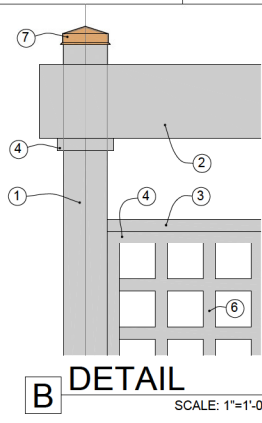
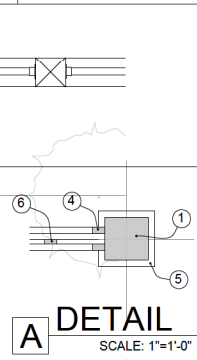
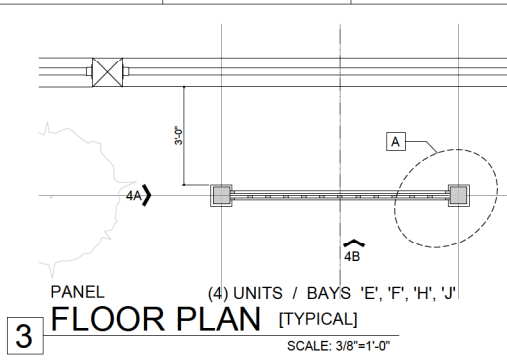
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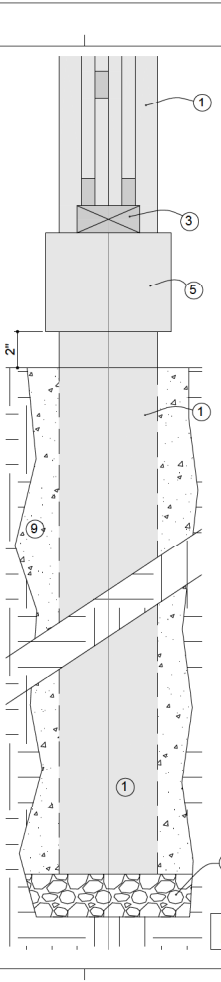
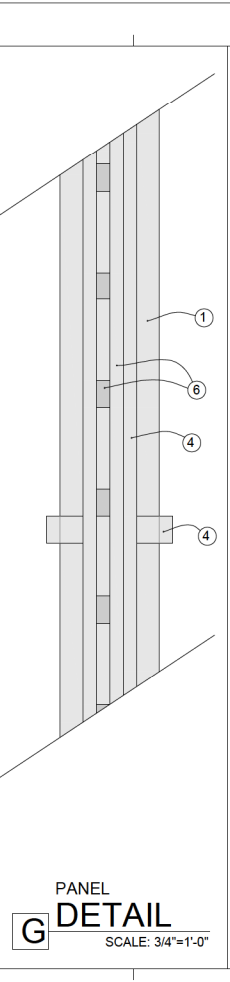
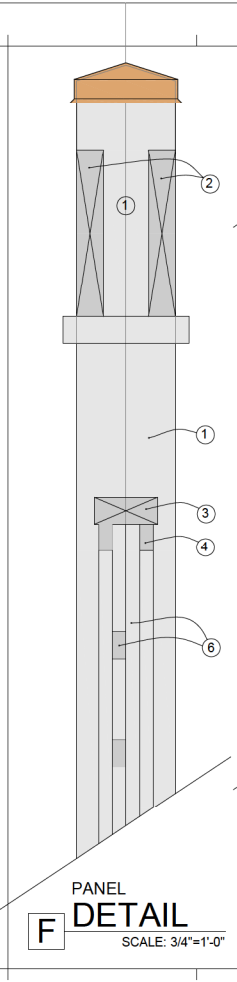
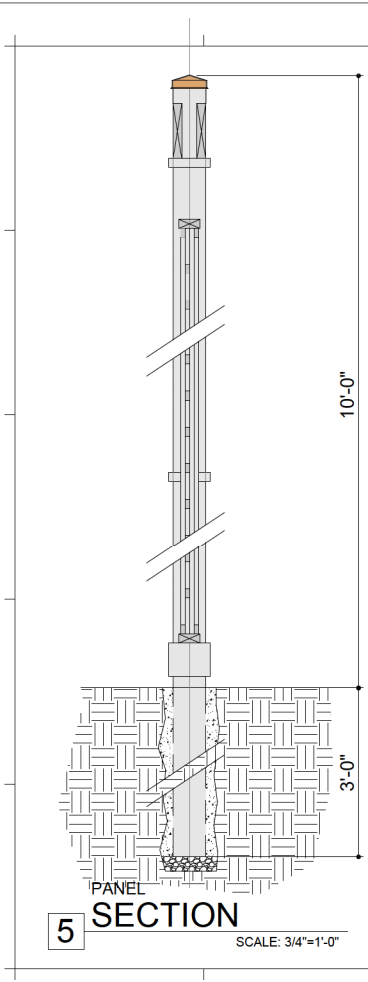
ONE HOUR
FULL SCALE DRAWING

PROJECT NO.:
P/A 2414
DATE:
17 JUNE 26
SHEET:


PANEL PLAN /
ELEVATIONS /
ELEV. DETAILS


A2.1





- ### NOTES
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REVISIONS:

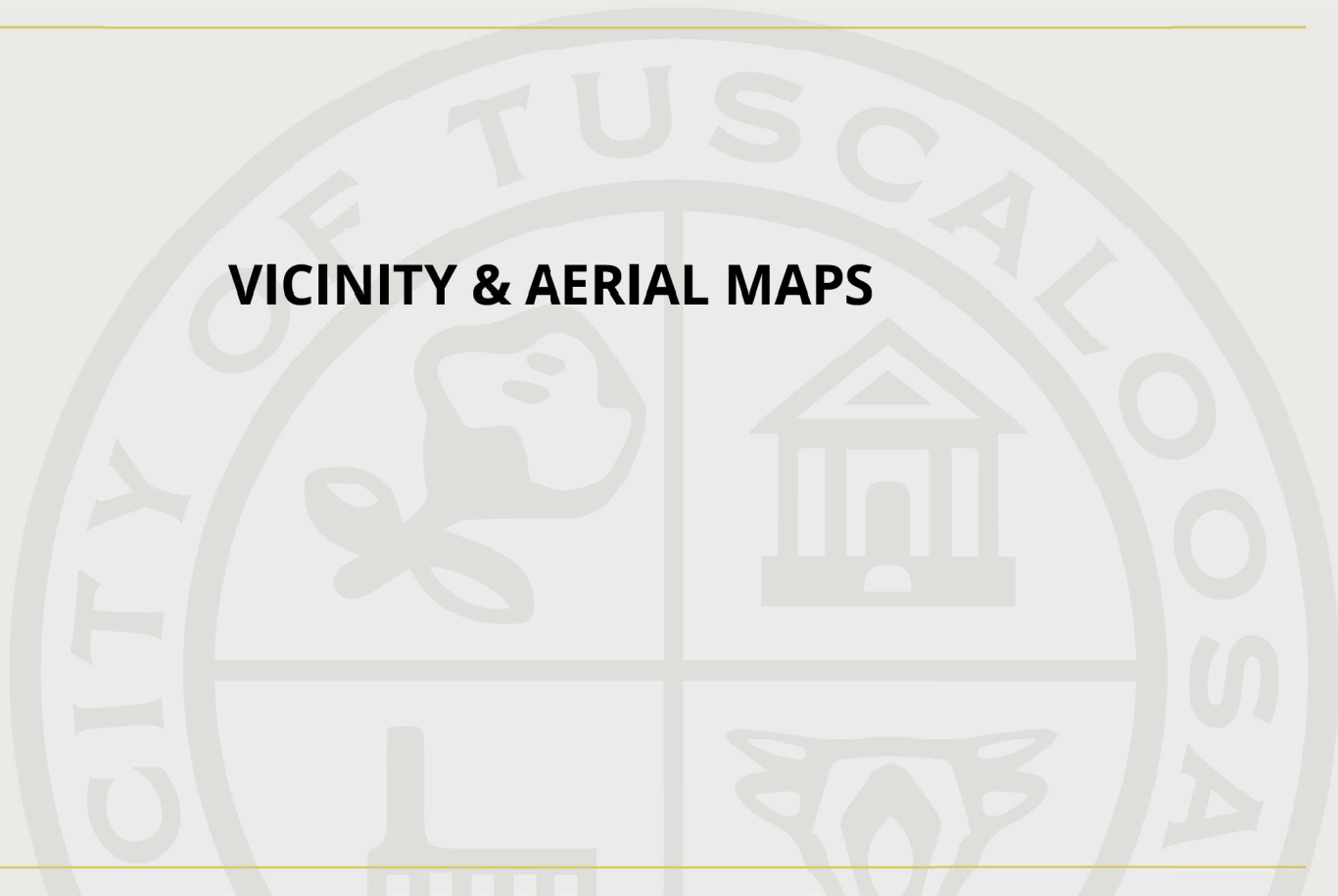
#	DATE	DESCRIPTION

DATE: 17 JUNE 26

SHEET: SECTION / SECTION DETAILS

A2.2

VICINITY & AERIAL MAPS





1010 Greensboro Ave

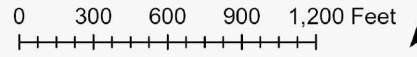
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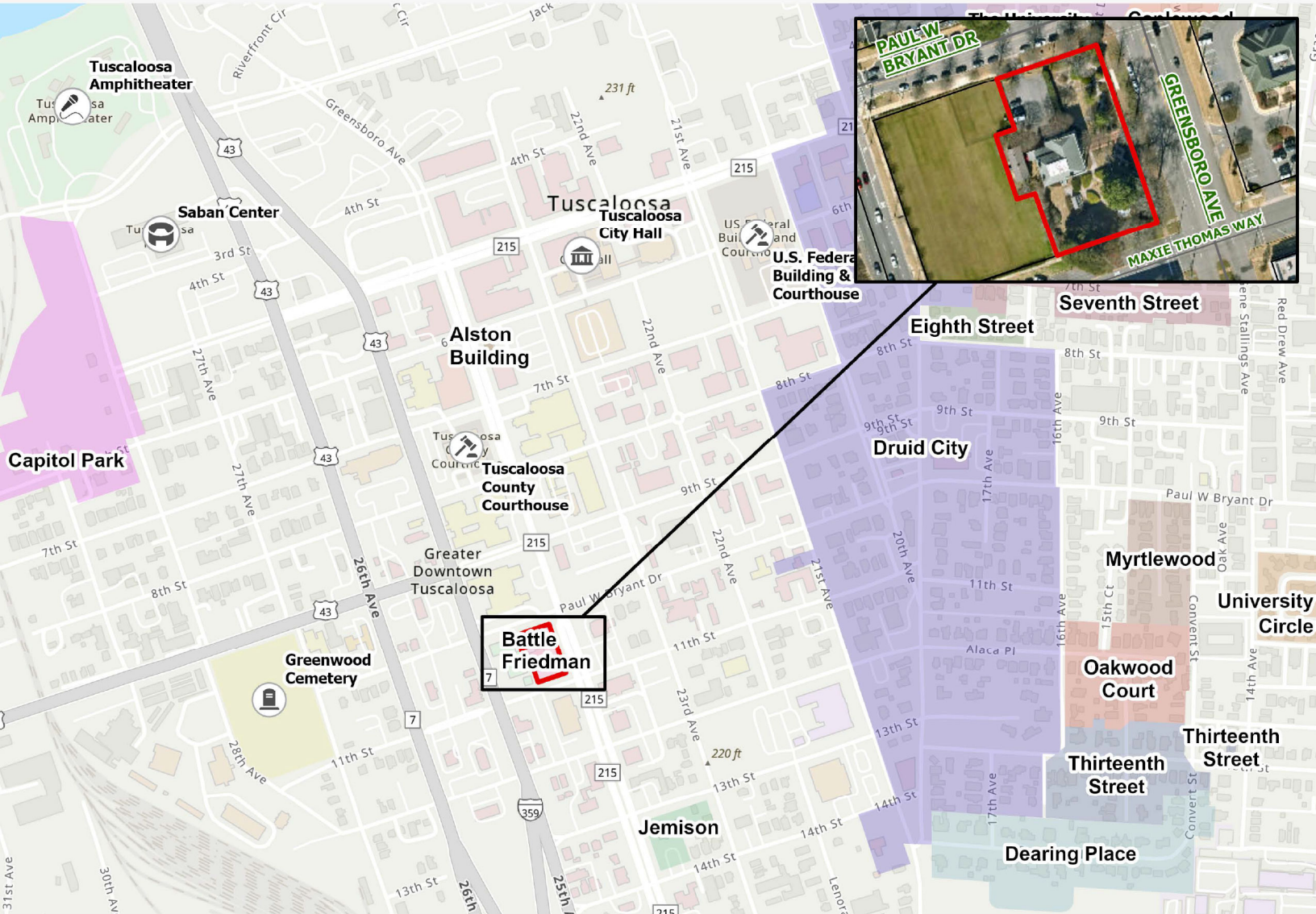


1010 Greensboro Ave

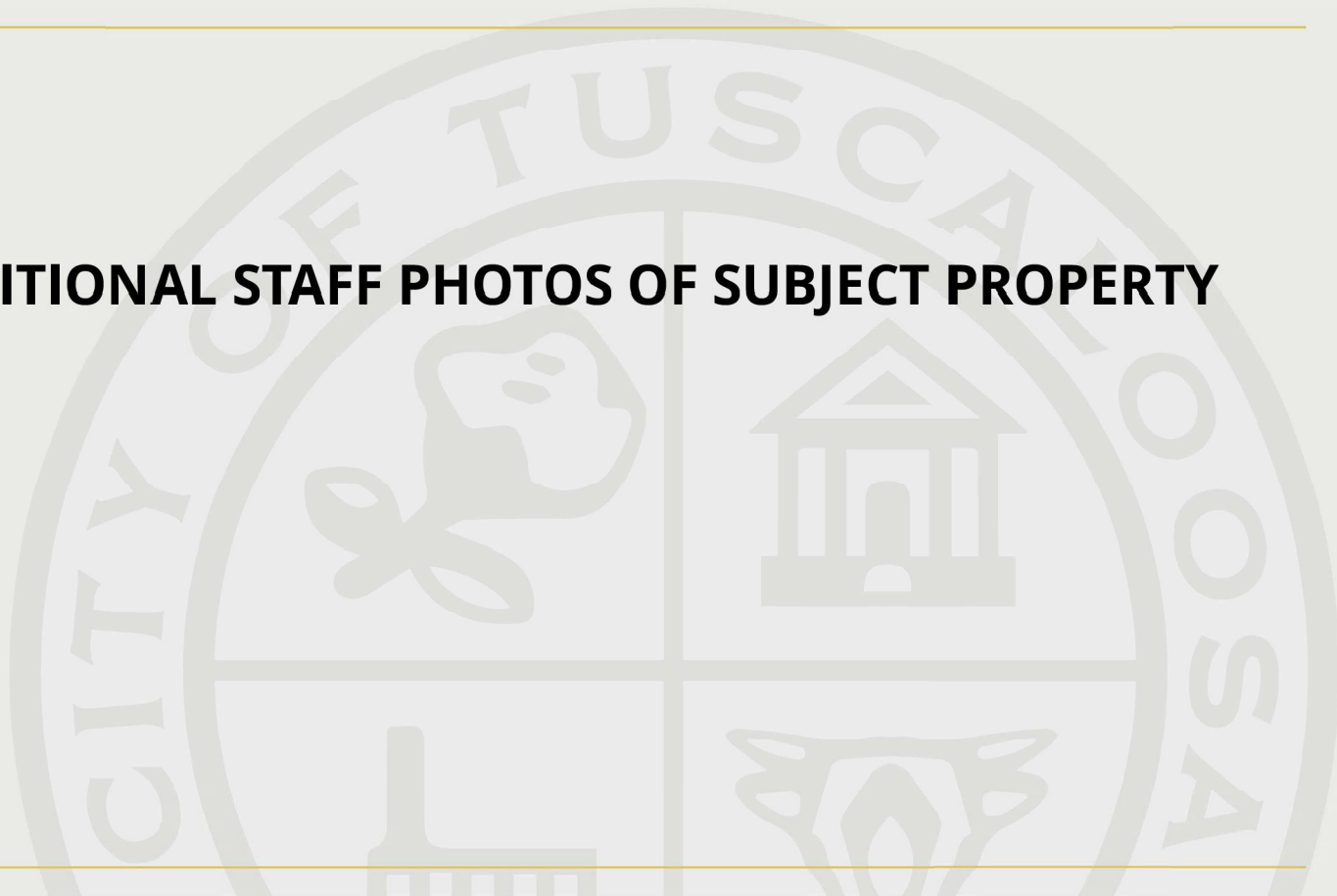
1 inch = 600 feet



N



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY













STAFF PHOTOS OF ADJACENT PROPERTIES







TSS TUSCALOOSA COUNTY
School System





RV SERVICE
ELECTRICAL SERVICE
AUTO SERVICE
BATTERIES
OIL CHANGES
TUNE UPS
SERVICES

WE COME TO YOU!

