

Historic Preservation Commission

Staff Report

Meeting Date: June 26th, 2026

Case #: HPC-38-26

Site Address: 312 Caplewood Drive
Parcel ID: 31-06-23-2-009-018.000
Applicant: Mary Wise
Owner: Mary Wise

Proposed Work: Petition for a Certificate of Appropriateness for the replacement of windows and siding on the rear of the primary structure on the property located at 312 Caplewood Drive in the Caplewood Drive Historic District (Council District 4).

Current Zoning: SFR-1H

Historic District: Caplewood Drive Historic District
Architectural Style: Minimal Traditional
Year Built: 1925-30
Contributing: Yes
Historic Survey: Caplewood Drive Historic District Survey

Resource 34. 312 Caplewood Drive. c. 1925-30; 2-story 5-bay clapboard with 6/6 sash windows on the upper level and 8/8 sash windows on the lower level. The pedimented portico features boxed eaves supported by slender paired columns and a six-panel front door with elliptical fanlight. The portico floor and adjoining walk feature herring-bone style brickwork.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes replacing ten floor-to-ceiling aluminum double-pane windows on the rear elevation of the primary structure with six Anderson 400 (Fibrex) vinyl-clad windows. The proposed windows will be spaced 43 inches apart along a 41-foot-long wall, and all six windows will feature a 6/6 lite pattern. The petitioner also proposes installing PVC shutters as part of the window replacement.

The windows located on the uppermost level of the home will not be replaced.

On the south elevation, the petitioner proposes removing an existing sliding glass door and infilling the opening with Hardie plank siding to match the color of the existing vinyl siding. The glass door is currently situated 18 feet above grade with no railing and is not original to the primary structure.

At the rear of the structure, there are currently three gutters running from the roofline to grade, one located at the far left and two positioned between existing windows. The petitioner proposes removing the two middle gutters and installing a new aluminum gutter on the far-left side of the rear elevation.

Additionally, the petitioner proposes removing the existing metal security bars from four windows on the front elevation of the primary structure.

STAFF ANALYSIS:

Vinyl-clad windows that mimic wood are listed as an appropriate material for windows per the Design Guidelines. Vinyl windows are listed as inappropriate 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

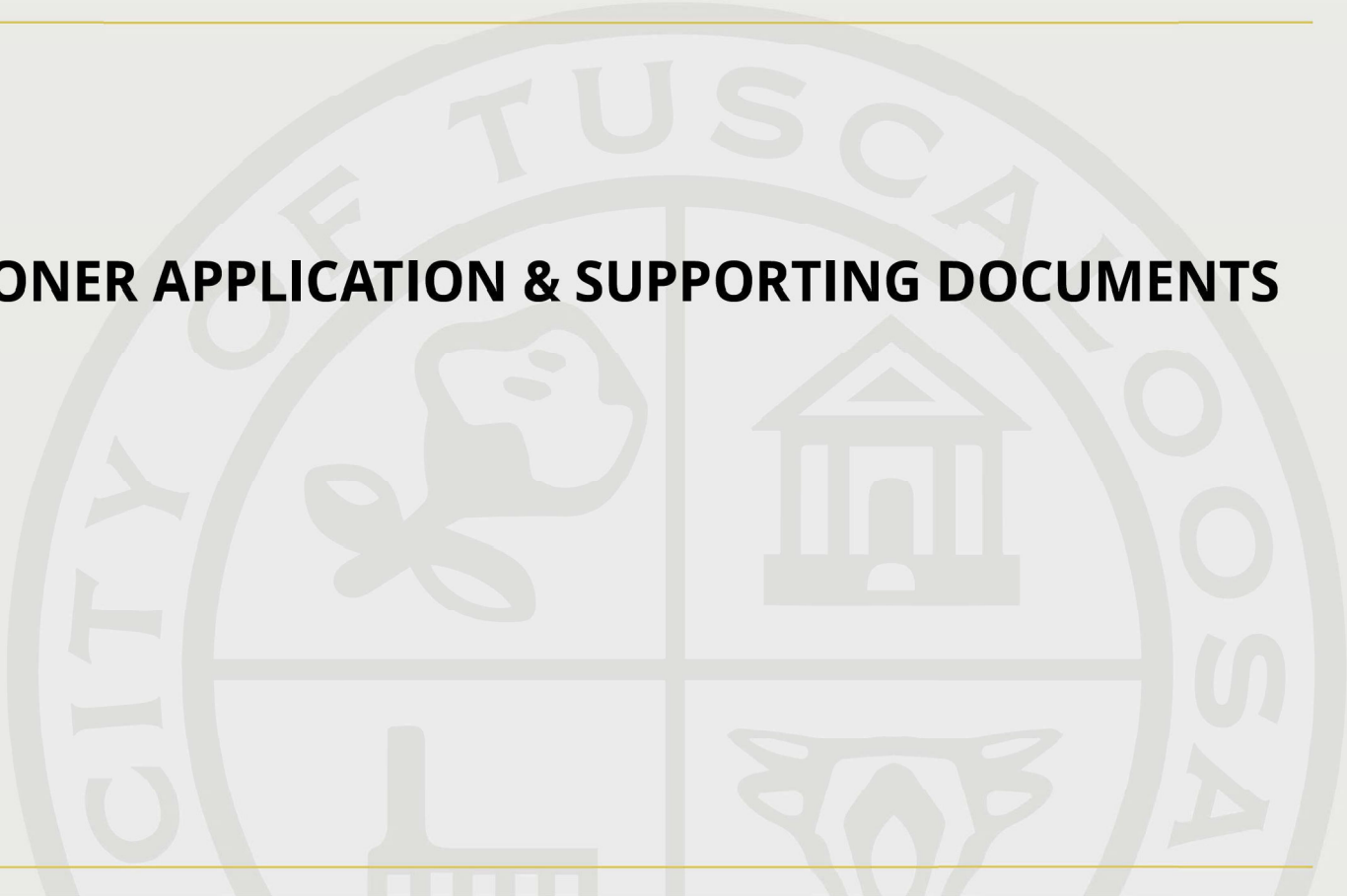
- Maintain the original number, location, size, and glazing pattern of windows on primary building elevations.
- Maintain historic window openings and proportions.

Examples of Appropriate Window Materials:

Examples of Inappropriate Window Materials:

- 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
- Aluminum or vinyl
- Snap-in or artificial muntins
- Reflective or tinted glass

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

3 to 12 Caplewood, Tuscaloosa, Alabama 35401

Historic District:

Caplewood

Estimated Cost of Construction:

25000

Detailed Description of the Proposed Work:

Removal of the floor-to-ceiling glass unit on the rear of the main level of the house for safety and improved efficiency. Currently the windows are fogged over from broken seals with shattered glass. Replace with (5) 3x5 aluminum clad wood windows with simulated light equally spaced below the windows on the top floor. Where needed, fill in and replace siding with new lap siding that matches the existing siding. Remove metal security bars from windows, as they create a safety hazard.

Detailed Description of the Proposed Materials:

1-Weather Shield Windows from Harper Chambers
Aluminum clad wood windows with simulated divided light and low E glass.
2- James Hardie primed, smooth lap siding.

Applicant Information:

Applicant Name:

Mary Wise

Supporting Documents:

Site Plan:

Elevation Drawings:

IMG_2505.jpeg

Proposed Materials Documents:

IMG_2512.jpeg

IMG_2514.jpeg

IMG_2515.jpeg

Additional Documents:

IMG_2511.jpeg

IMG_2507.jpeg

IMG_2509.jpeg

IMG_2503.jpeg

IMG_2504.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.

312 Capelwood Drive
Tuscaloosa, AL
July HPC Application:

- Replacement of Windows, removal of sliding door/ addition of new siding
- Removal of Metal Bars
- Removal and addition of new downspout
- Permission for repair of wood



Replace ten floor-to-ceiling aluminum double-pane windows that appear to be all one unit



Exterior Picture of Windows

Why?

One shattered

Broken seals

Energy inefficient

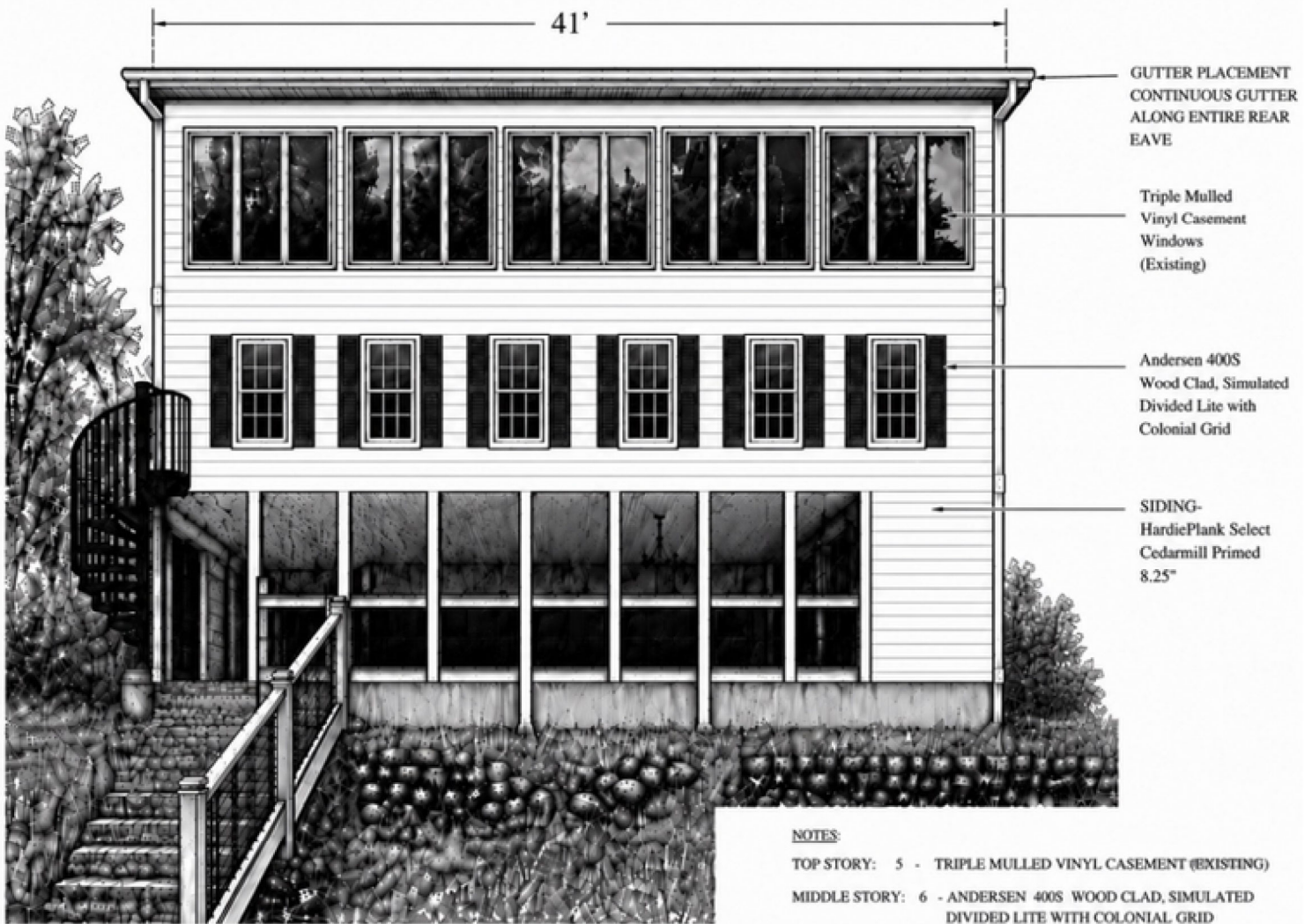
Safety (floor-to-ceiling in a living area (bedroom))

Zero light pattern (full glass)

Not original to the house, part of the design, HPC approved.



Interior Picture of Windows



REAR ELEVATION

PROJECT:

DRAWN BY:

DATE:

SHEET NO.

Proposed New Rear Elevation showing
 replacing full glass wall with (6) new Anderson 400 Windows
 Shutters
 New Siding to frame exterior
 Windows will be placed 43" apart on a wall that is 41' long



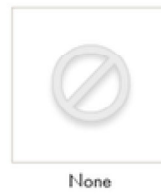
Next, grilles

Choose a grille pattern or no grilles at all

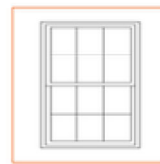
Sizing	Interior	Exterior	Glass	Grilles
Required	Required	Required	Required	Optional
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Request a quote

Grilles



None



Colonial



ANDERSEN 400 SERIES
VINYL CLAD WOOD DOUBLE HUNG WINDOW
SIMULATED DIVIDED LITE WITH COLONIAL GRID PATTERN
WITH EXTERIOR GRID
37-5/8" x 56-7/8"
SCALE: 1/2"

Will have a 6 over 6 pattern



Six Anderson 400 vinyl wood-clad simulated divided light/ 6 x 6 traditional Colonial grid pattern to be consistent with the house's Colonial Revival Style.

36 1/8 x 60 7/8 window

(spec sheet provided – window will be custom fabricated for the simulated divided light, tempered glass, and grills)



Note: We are not currently asking to replace the windows at the top level, but those are triple-mulled vinyl casement windows. There is no pattern just one piece of glass.

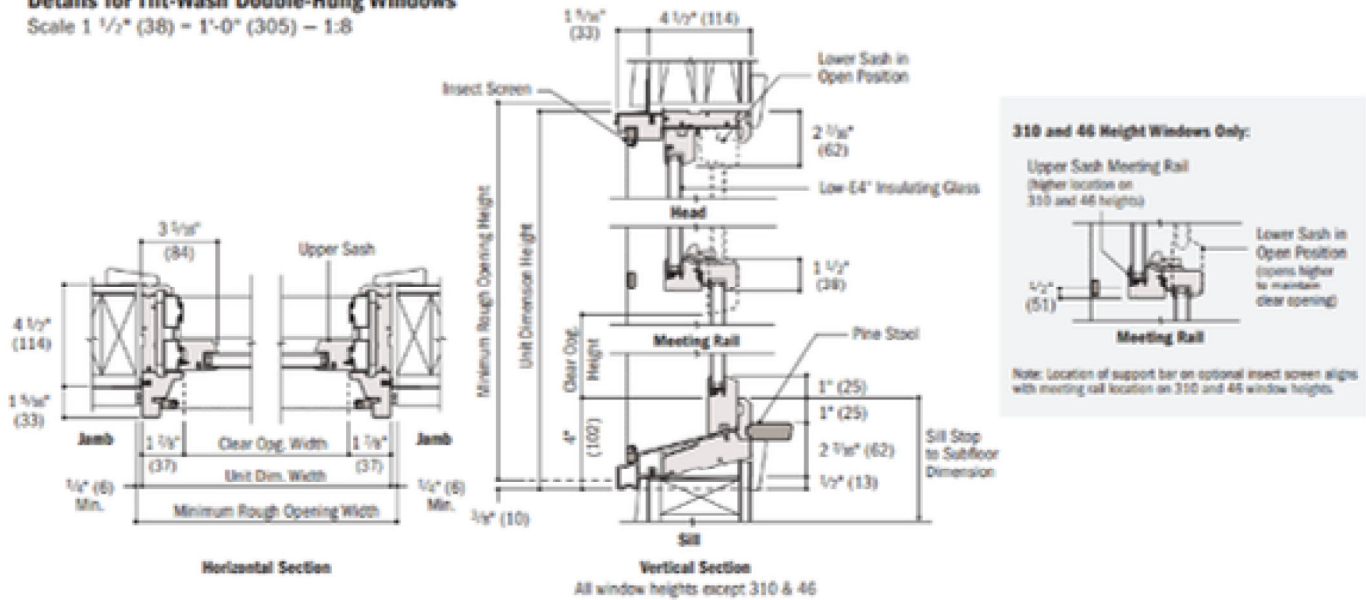
Technical Specs for Anderson 400

400 SERIES TILT-WASH FULL-FRAME WINDOWS



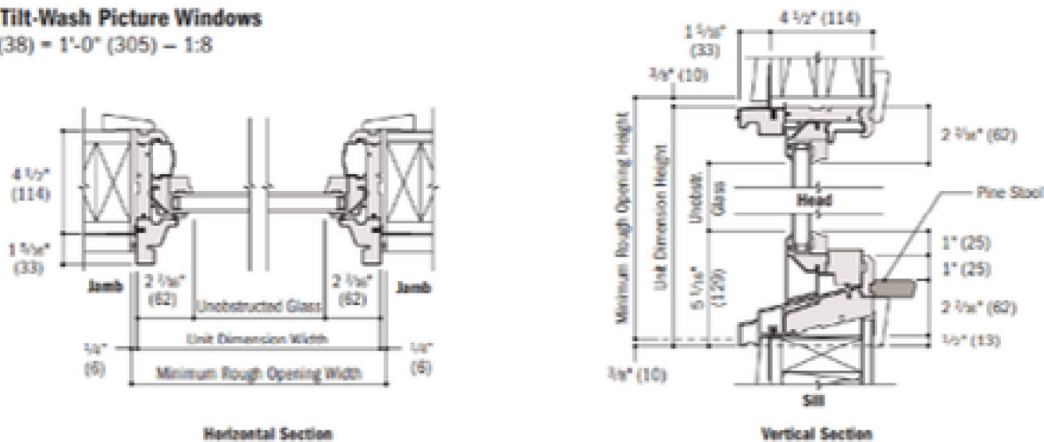
Details for Tilt-Wash Double-Hung Windows

Scale 1 1/2" (38) = 1'-0" (305) - 1:8



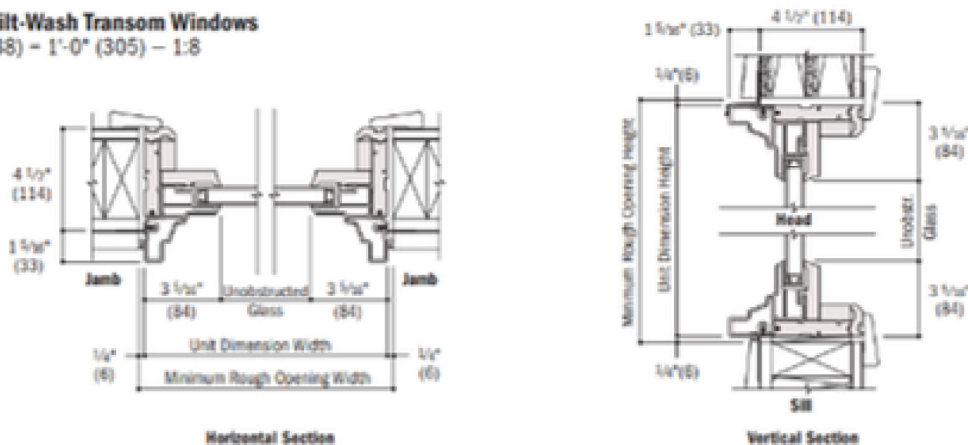
Details for Tilt-Wash Picture Windows

Scale 1 1/2" (38) = 1'-0" (305) - 1:8



Details for Tilt-Wash Transom Windows

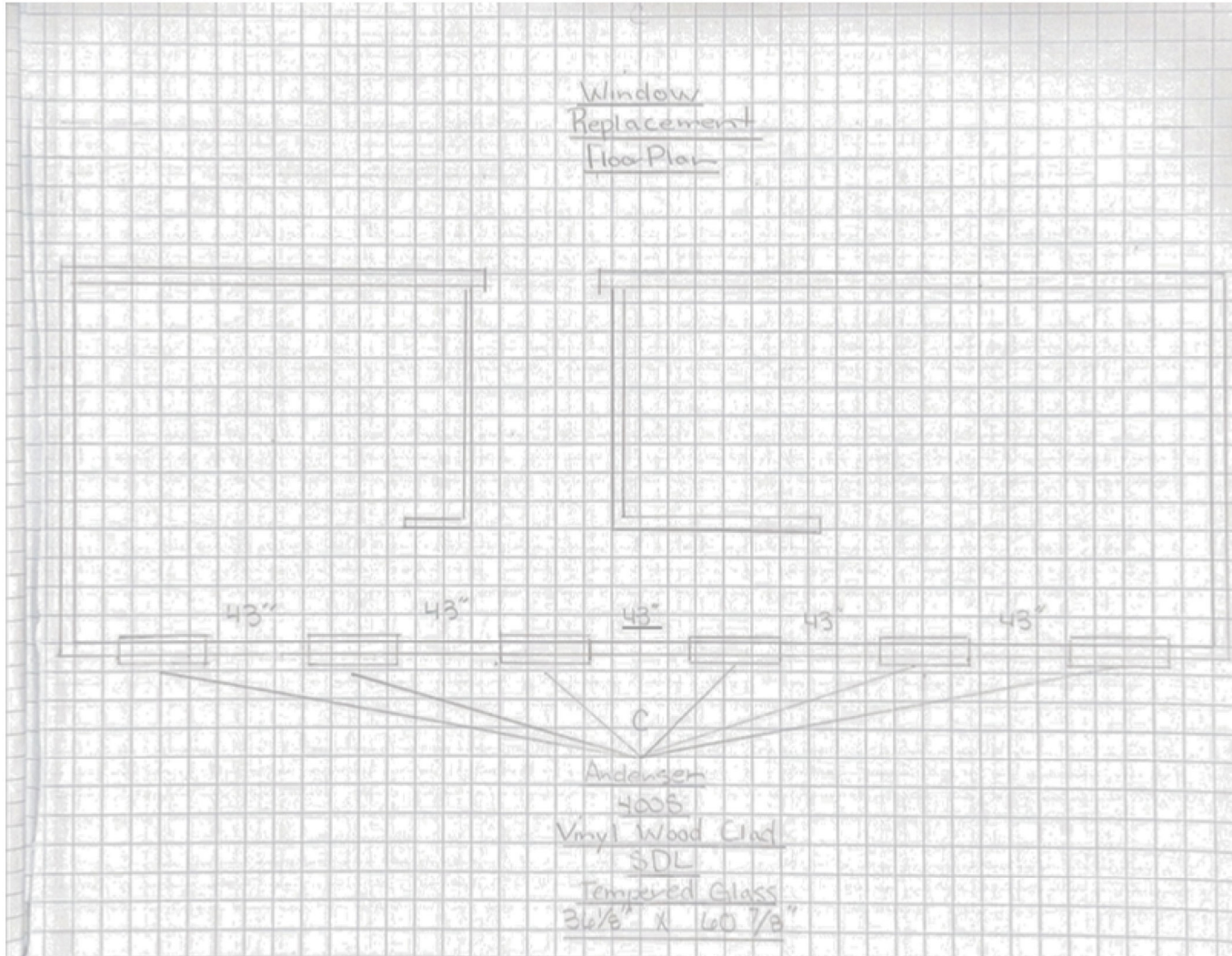
Scale 1 1/2" (38) = 1'-0" (305) - 1:8



*Light colored areas are parts included with window. Dark colored areas are additional Andersen® parts required to complete window assembly as shown.
 **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panelling, brackets, fasteners or other items.
 *Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersonwindows.com.
 *Dimensions in parentheses are in millimeters.

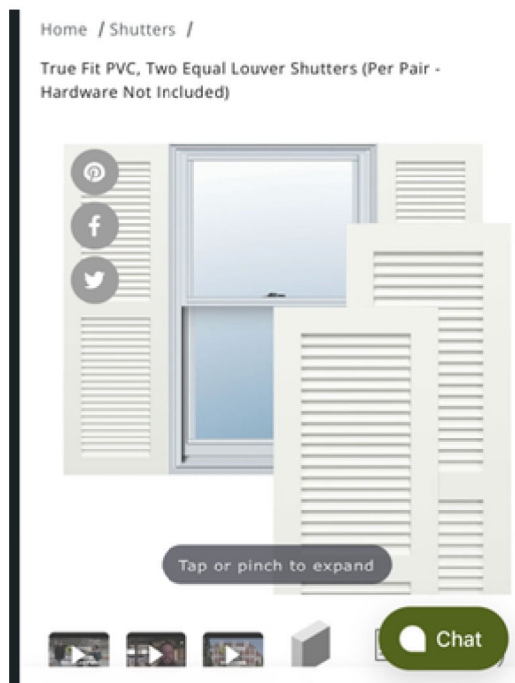


Drawing of spacing of windows along the back/west side
Windows will be spaced 43" across the back



Shutters

Though there are no material guidelines for shutters in the historic guideline material, we will be using PVC



South Elevation/ Same Room

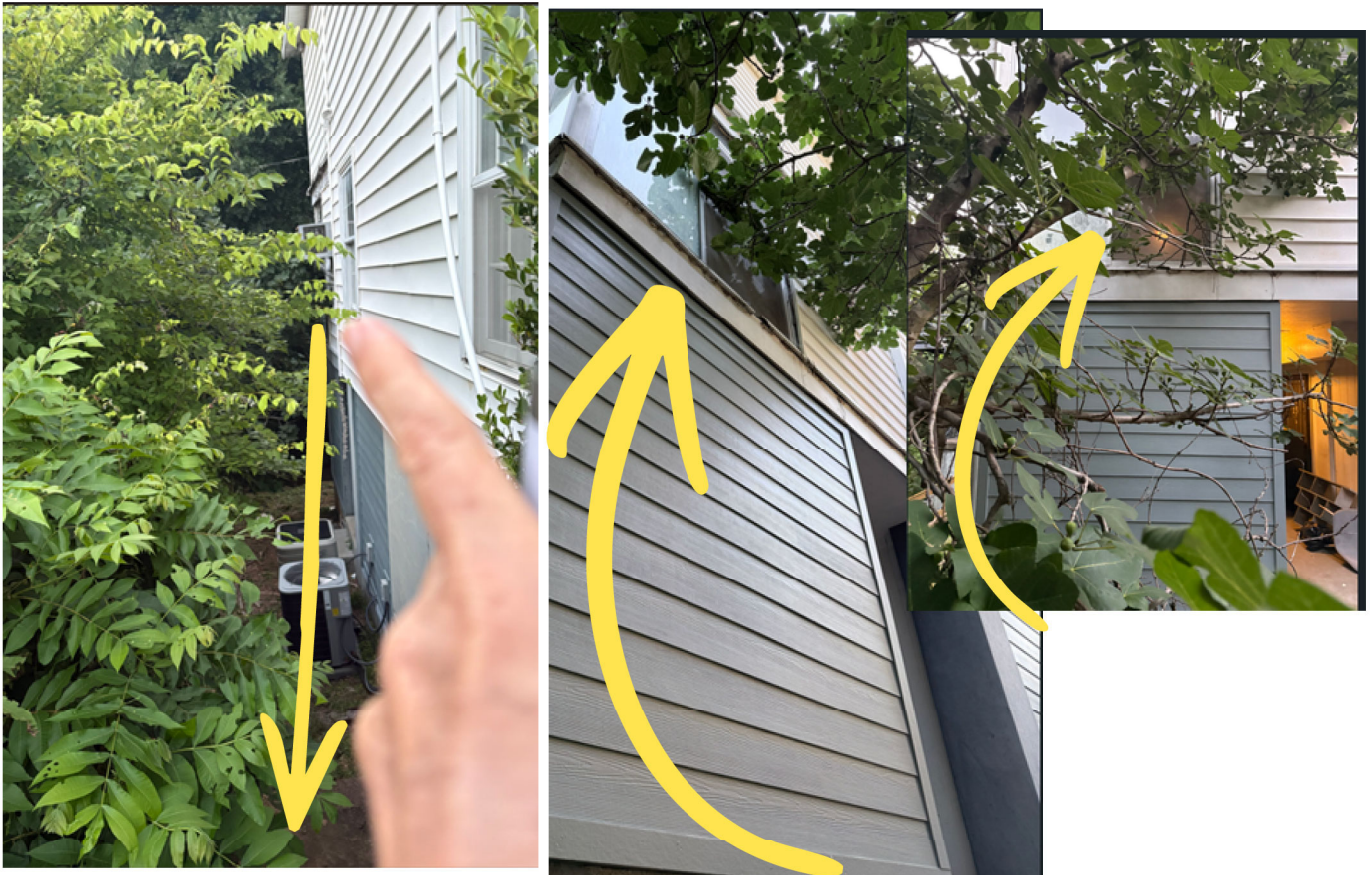
Frame in Sliding Glass Door

Why?

Safety Hazard (no landing or balcony or stairs)

Energy Inefficient

Not Original to the house or HPC Guidelines much less any mother's desire for her child



There is nothing outside of the sliding glass door to prevent someone from falling over 18' to the ground.



sliding glass door from inside

Proposed Siding for the west exterior and south exterior to frame in the replacement of the windows.

Current Exterior is vinyl clad which is not HPC approved material



Proposed to frame it in and put Hardieplank Select cedar mill primed 8.25; this will mimic the current siding, which is vinyl. It will be laid out in the same orientation.



Search



Mobile 6AM

36609

Shop James Hardie

Hardie Plank HZ10 8.25 in. x 144 in. Primed Cedarmill Fiber Cement Lap Siding

★★★★★ (600) Questions & Answers (480)



JamesHardie™



SOUTH SIDE ELEVATION

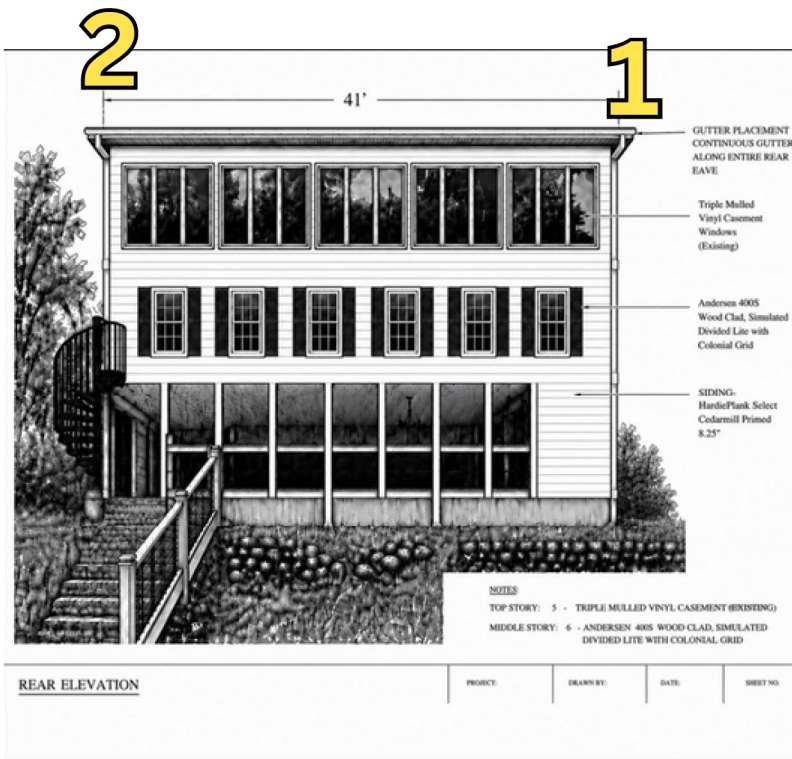
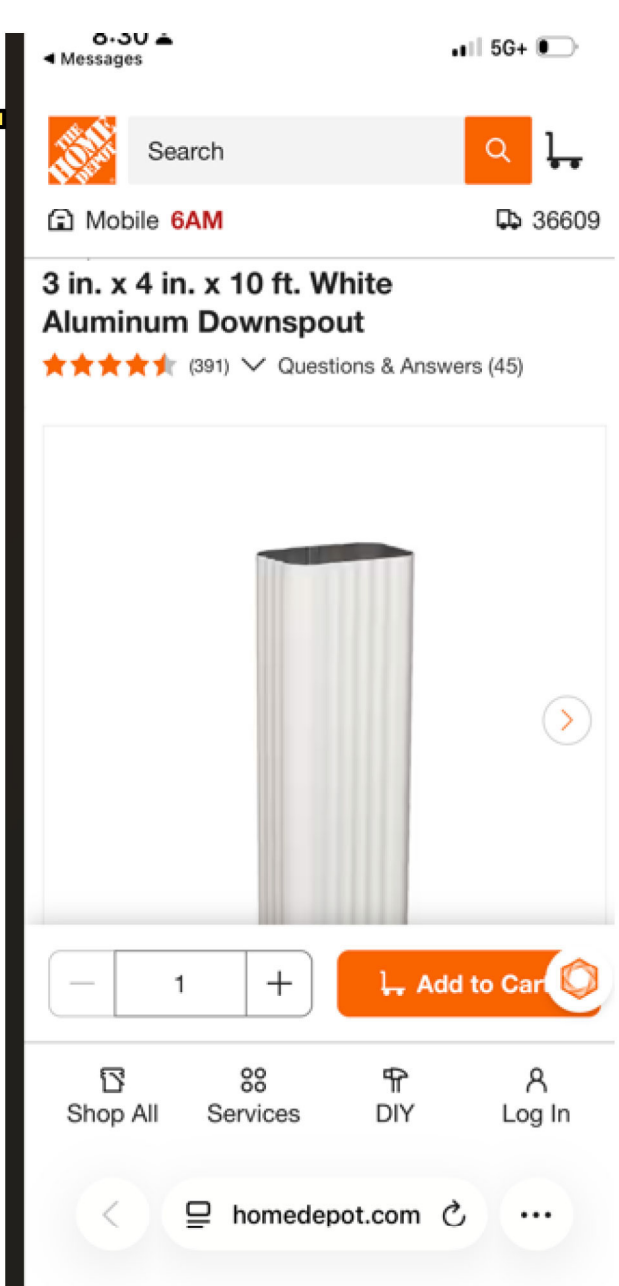
SCALE: 1/4" = 1'-0"
OVERALL WIDTH: 38'-0"
OVERALL HEIGHT: 24'-0"
(INCLUDING BASEMENT)

NOTES:

- EXISTING VINYL SIDING
- EXISTING WINDOWS
- EXISTING ROOF & SOFFITS
- EXISTING FOUNDATION

Gutters:

Currently, three gutters coming from the roof down to the ground (three levels). Requesting to keep the one on the far right, remove the two in the middle and add one to the far left.



Metal Bars:

Remove metal bars on four front windows.

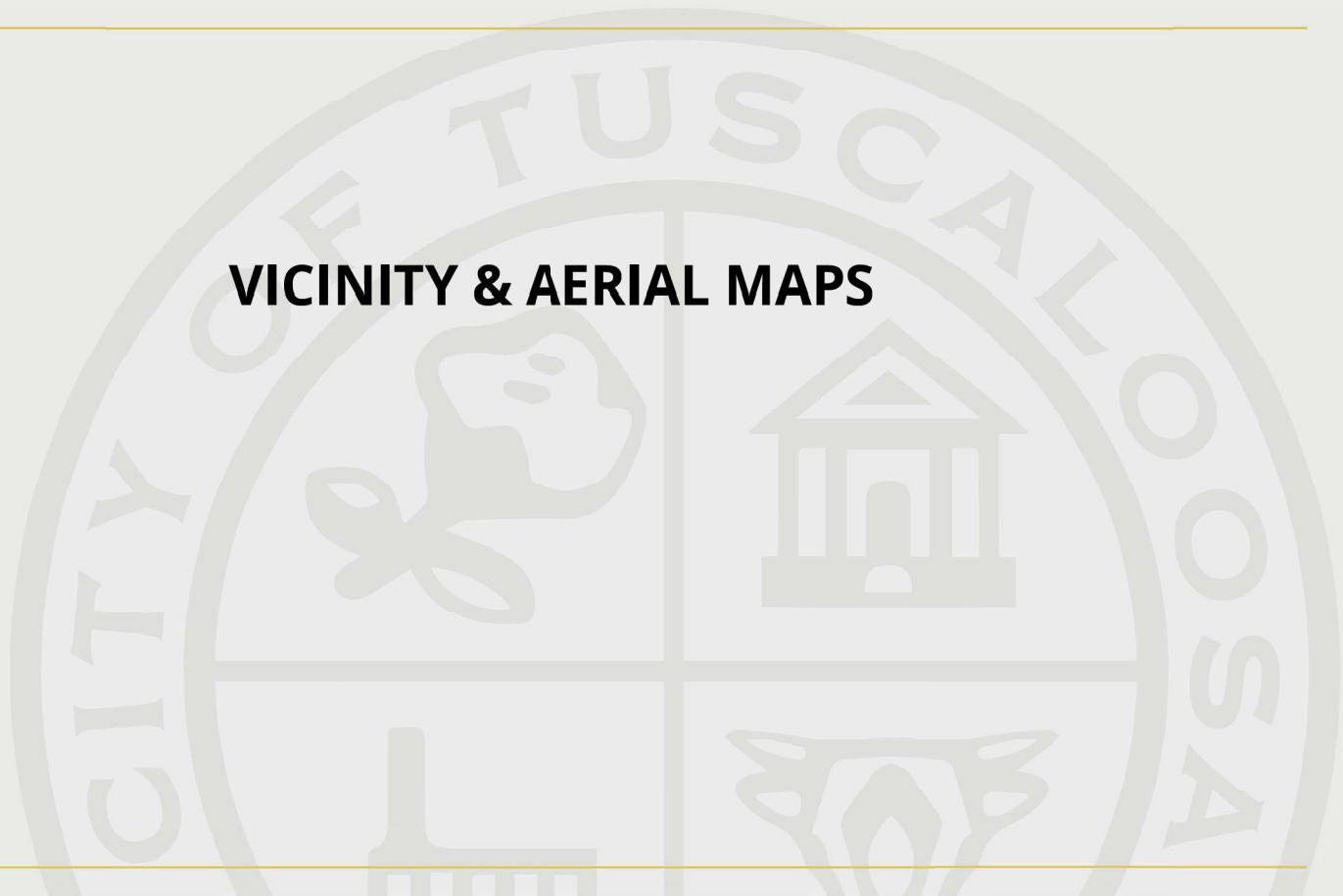
Why?

Not necessary.

Not consistent with Historic guidelines or style of home.



VICINITY & AERIAL MAPS





312 Caplewood Dr

1 inch = 50 feet
0 25 50 75 100 Feet





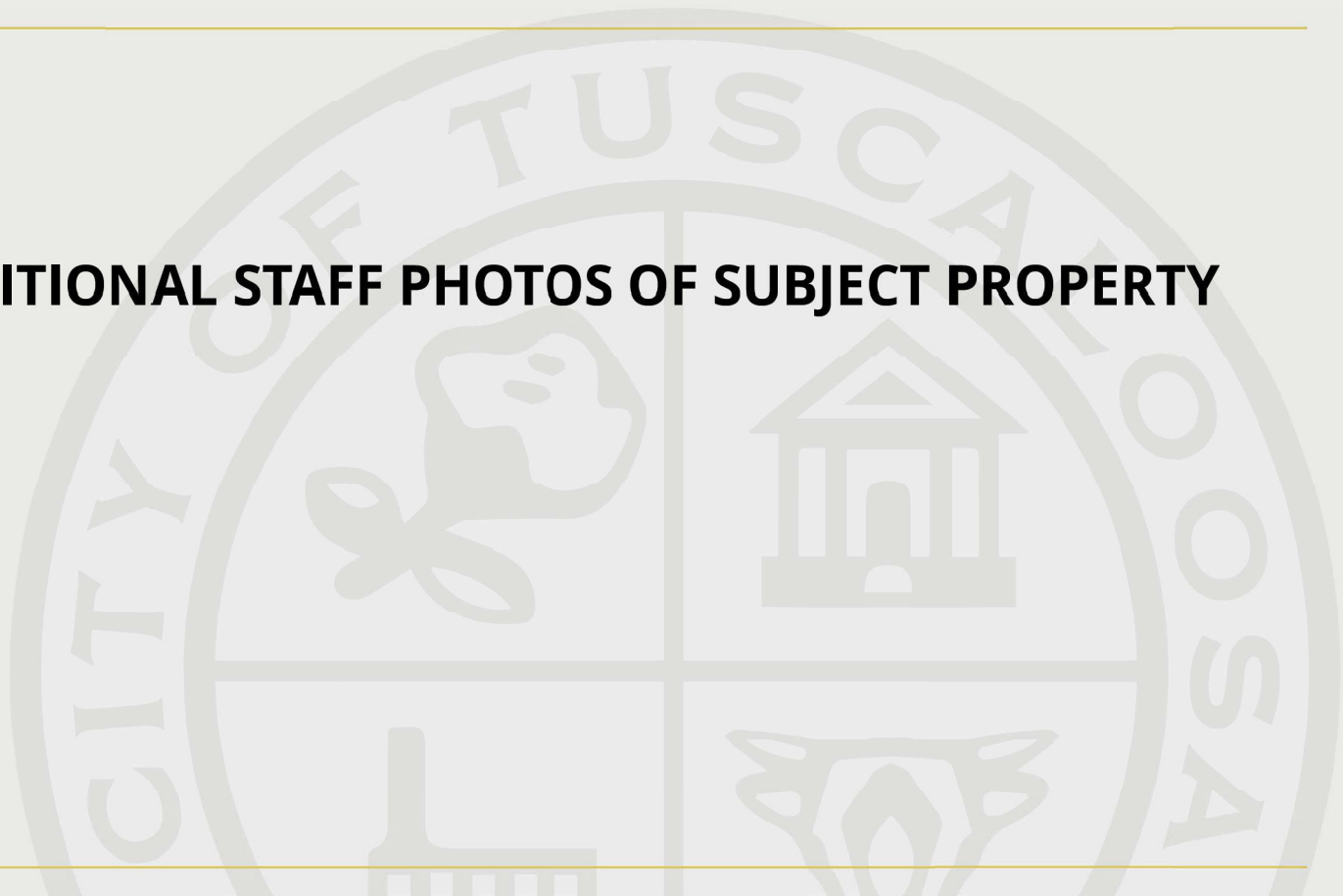
312 Caplewood Dr

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

N



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY

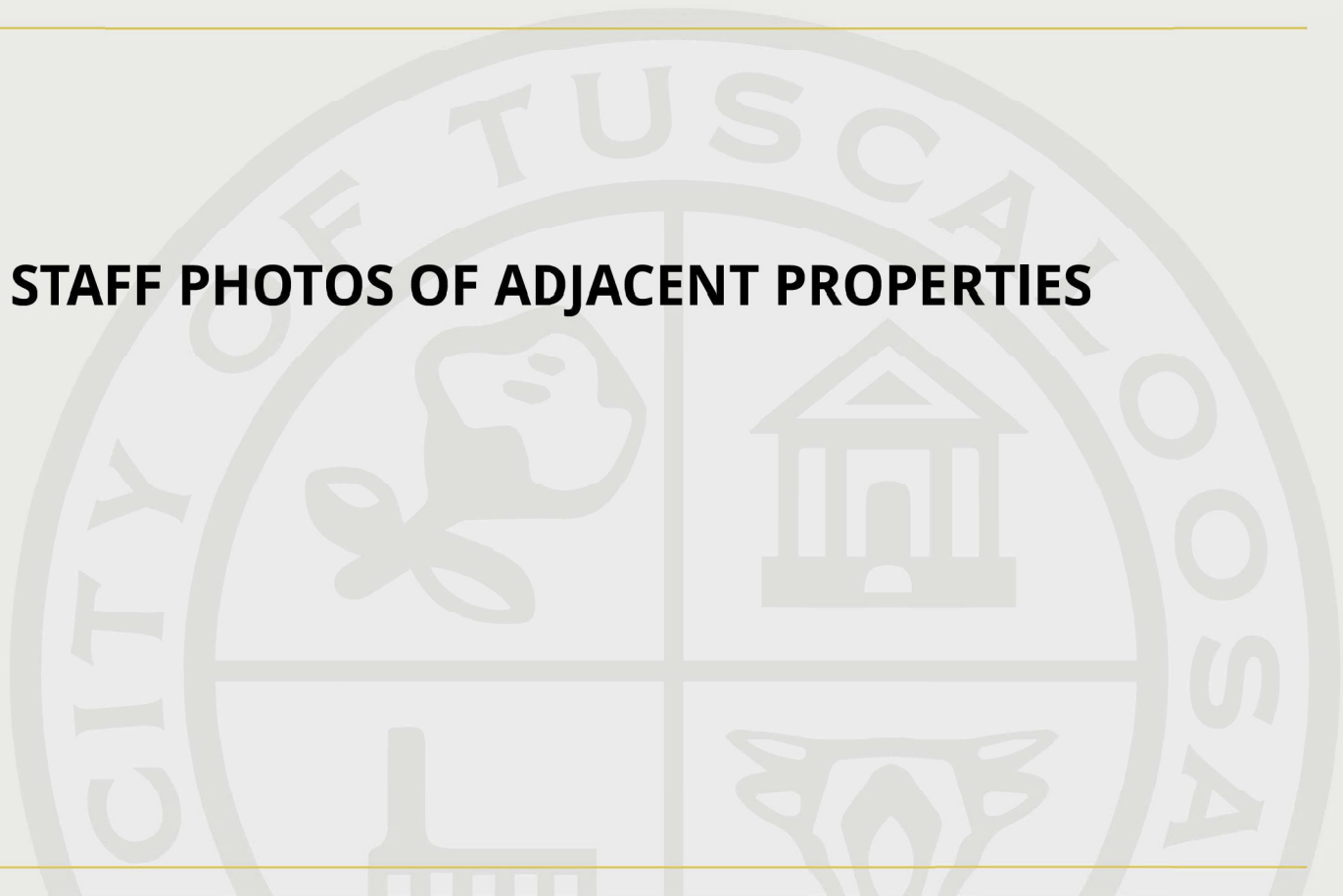








STAFF PHOTOS OF ADJACENT PROPERTIES







RE/MAX
BULLINGTON
Call
William Dine
919-255-2552

