

Historic Preservation Commission

Staff Report

Meeting Date: August 12, 2026

Case #: HPC-39-26

Site Address:	325 Queen City Avenue
Parcel ID:	31-06-23-2-006-008.000
Applicant:	Zachary Christman
Owner:	Mark Nix

Proposed Work:	Petition for a Certificate of Appropriateness for the construction of an outdoor kitchen and alterations to an existing patio on the property located at 325 Queen City Avenue in the Druid City Historic District (Council District 4)
Current Zoning:	SFR-1H

Historic District:	Druid City Historic District
Architectural Style:	Greek Revival
Year Built:	1836
Contributing:	Yes
Historic Survey:	Druid City Historic District Survey

Resource 197. 325 Queen City Avenue. Ormand-Little House. Circa 1836. Two story, bracketed Greek Revival residence with cross gable roof of asphalt shingles, exterior brick end chimneys, wide eaves with Italianate brackets, symmetric 5/5 bay façade, second floor façade with central single leaf two panel door appointed with sidelights and transom, 6/6 double hung windows with wood shutters, first floor façade with central single leaf two panel door appointed with sidelights and transom, 6/6 double hung windows with wood shutters, one story Greek Revival portico with Ionic columns and pilasters, entablature with Italianate brackets, deck with spindle work balustrade, rear additions.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes to construct an outdoor kitchen adjacent to the primary structure. The outdoor kitchen area will measure approximately 19 ft by 20 ft and will not be covered. The floor will be concrete, and the kitchen area will feature a brick base with a granite countertop.

To the east of the proposed outdoor kitchen, the petitioner proposes adding a 16-inch-tall brick perimeter around an existing concrete patio slab. At the center of the patio, the petitioner proposes constructing a fireplace made of reclaimed brick.

STAFF ANALYSIS:

Concrete and brick are listed as appropriate materials for paving per the Design Guidelines.

APPLICABLE DESIGN GUIDELINES:

J. Sidewalks, Drives, Parking, and Paving

- Use only materials that have historic precedent in the district, taking care to preserve historic paving materials by saw cutting when inserting new materials or repairing damaged areas.
- Situate, design, and install paving materials of a color and texture and in a manner to be compatible with the historic character of the property and its neighbors

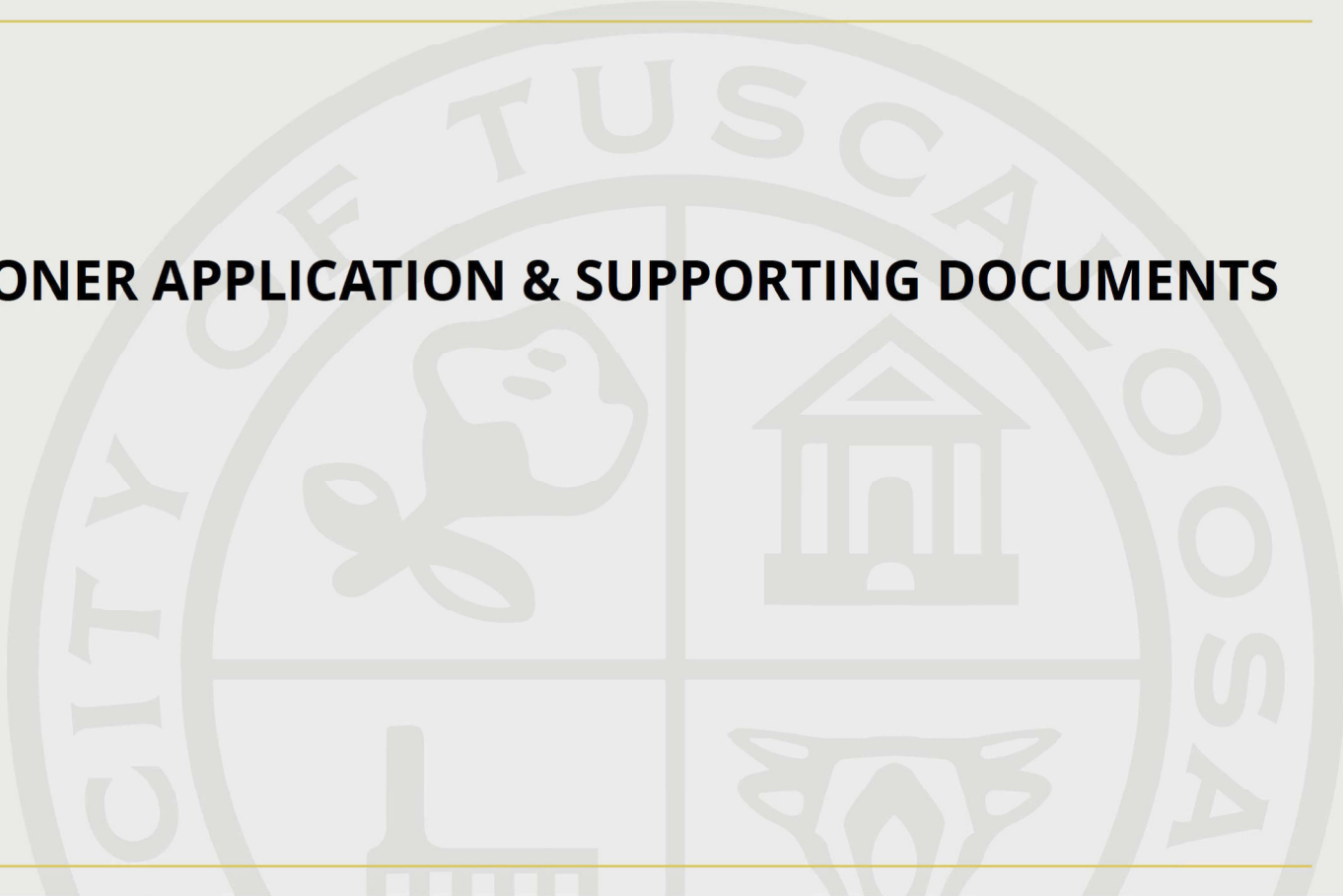
Examples of Appropriate Materials:

- Concrete
- Brick or stone pavers
- Gravel or crushed stone
- Other materials as approved by the Commission

Examples of Inappropriate Materials:

- Asphalt

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

325 Queen City Ave, Tuscaloosa, Alabama 35401

Historic District:

Druid City

Estimated Cost of Construction:

19000

Detailed Description of the Proposed Work:

There are two areas of work. One will be a new small concrete patio with an outdoor kitchen island, built out of reclaimed brick to match the existing brick on the house. It will be finished with stainless appliances and a fabricated stone countertop that will be picked out by the client.

The second area of work is an existing concrete patio that will have a fire pit added on top. It as well will be built out of reclaimed brick to match the brick on the house. We will also be adding a brick border around the existing concrete patio utilizing the same brick.

Detailed Description of the Proposed Materials:

The outdoor kitchen will feature all stainless Bull Outdoor Rated Equipment (see equipment brochure attached). The outdoor kitchen and fire pit will be built out of reclaimed brick sourced from the state of Alabama. Countertops will be picked out by the customer but fabricated and installed by J&L Countertops. 3000 Psi concrete will be used to pour the patio for the kitchen.

Applicant Information:

Applicant Name:

Zachary Christman

Is the applicant also the property owner?

No

Property Owner Information:

Owner 1**Property Owner Name:**

Mark Nix

Supporting Documents:

Site Plan:

6-7-2026_325 QUEEN CITY AVENUE DESIGN_Outdoor Grill and Fire Pit.pdf

Elevation Drawings:

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dbef98f2-164b-44dd-a823-7529f857f94d.jpg

f5f60471-aa18-4473-bccd-2bf8afcb0c90.jpg

Proposed Materials Documents:

18eff715-adb4-4b6d-94d9-c6cdeacf846d.jpg

2026 Bull Grills Components Brochure.pdf

Additional Documents:

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.



5970 Watermelon Rd.
Northport, AL 35473
205-556-5707/Direct

APPROVAL TO PROCEED

BY SIGNING THIS, WE ARE GIVING
FINAL APPROVAL TO PROCEED WITH
THE SCHEMATIC DESIGN (SD) PHASE.
WE UNDERSTAND THAT ANY
REVISIONS FROM THIS POINT
FORWARD WILL RESULT IN
ADDITIONAL CHARGES FOR REVISIONS
AND MODIFICATIONS.

OWNER / BUILDER
DATE

PROJECT NAME LOCATION

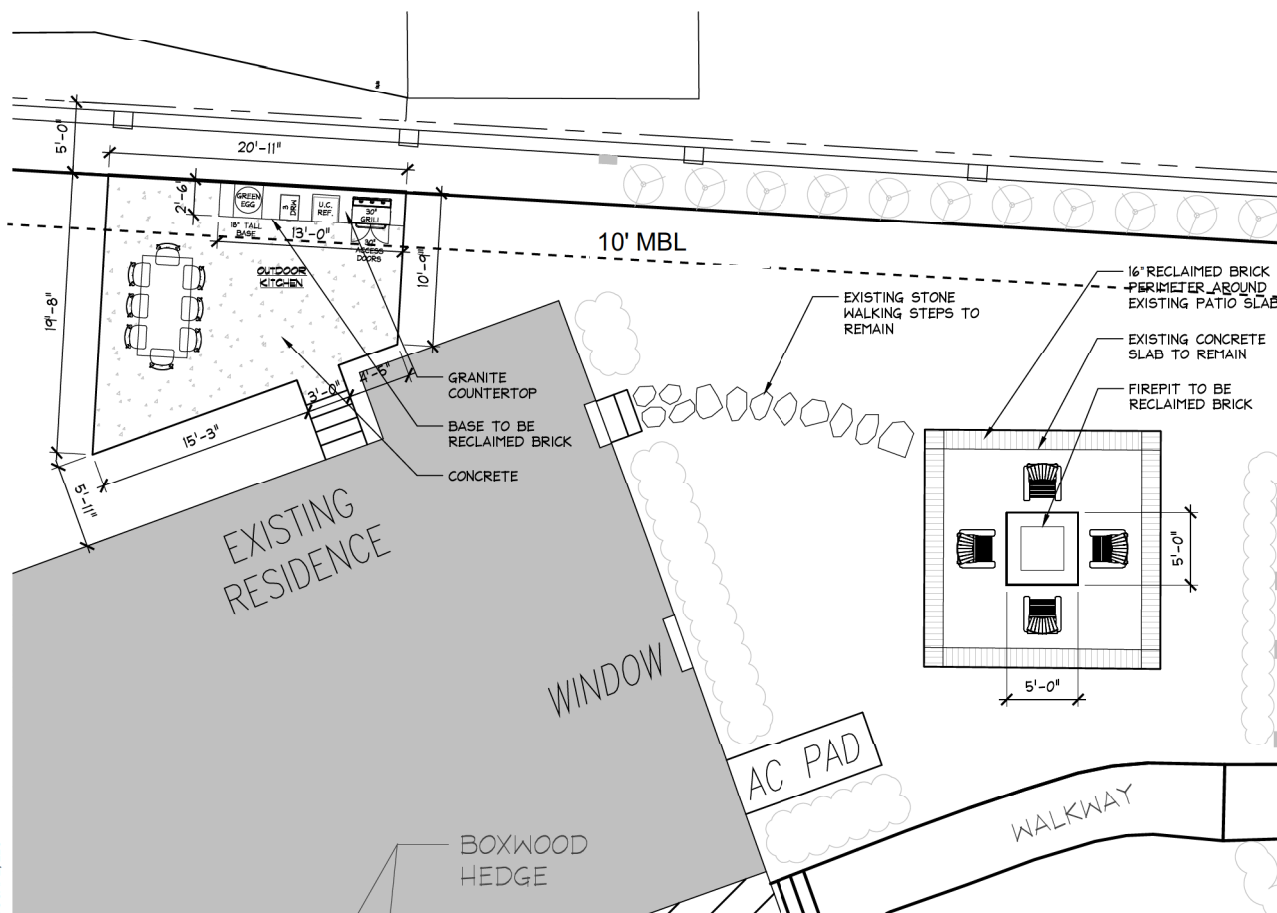
FOR HOA APPROVAL ONLY
MARK NIX
325 QUEEN CITY AVENUE
TUSCALOOSA, ALABAMA
35401

PROJECT INFORMATION

PROJECT NUMBER: 2026.06.26
CLIENT PROJECT NUMBER: N/A
DATE: JULY, 6, 2026
SCALE: AS SHOWN
DRAWN BY: AGZ
REVIEWED BY: AM
PHASE: INITIAL DESIGN

SHEET NUMBER

A1



NEW OUTDOOR KITCHEN LAYOUT

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

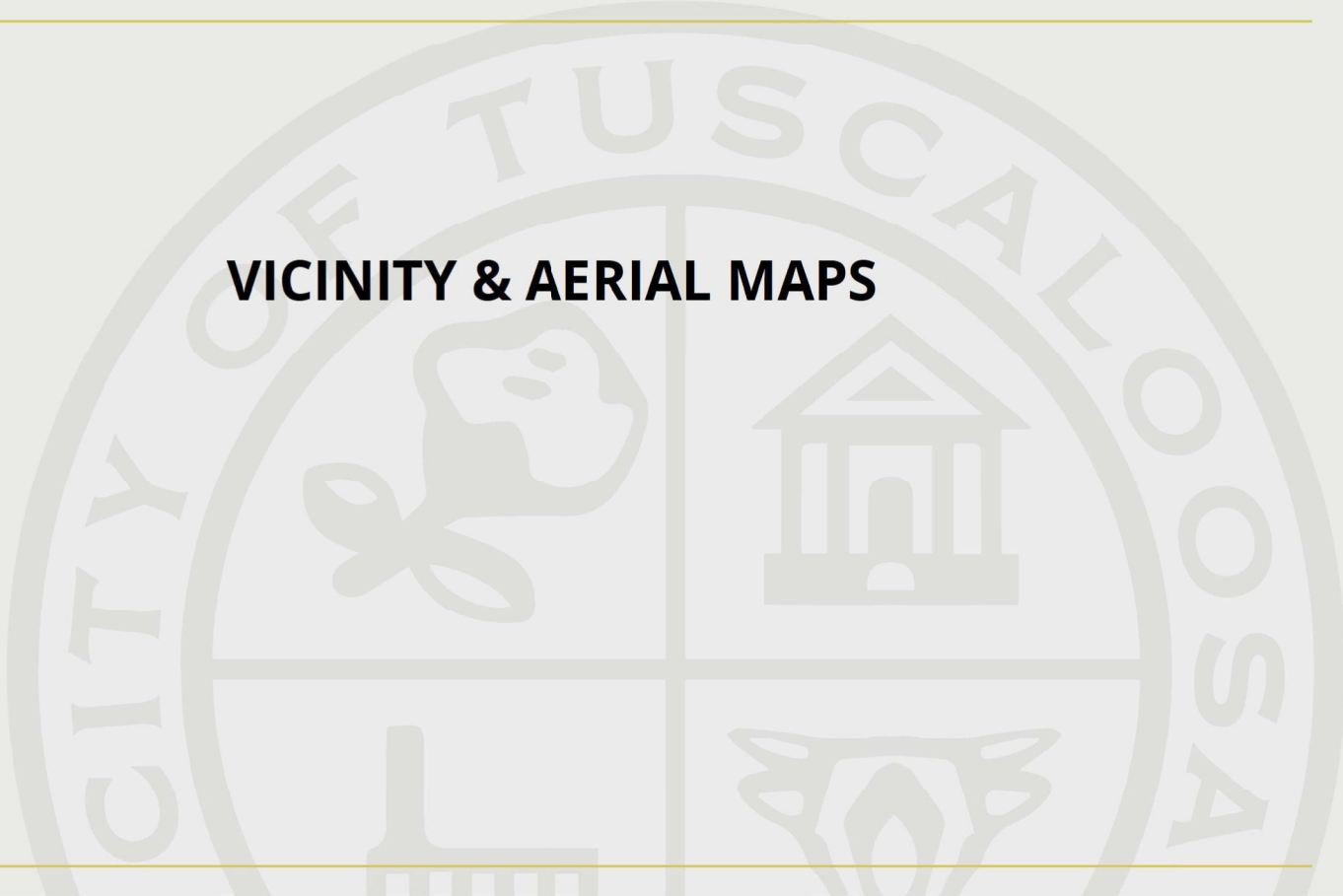








VICINITY & AERIAL MAPS





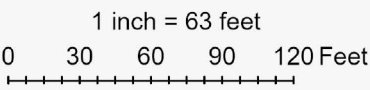
325 Queen City Ave

1 inch = 600 feet
0 300 600 900 1,200 Feet





325 Queen City Ave



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY











STAFF PHOTOS OF ADJACENT PROPERTIES

