

Historic Preservation Commission

Staff Report

Meeting Date: August 12, 2026

Case #: HPC-41-26

Site Addresses:	36 Audubon Pl
Parcel ID:	31-06-23-2-214-006.000
Applicant:	Scott Russell
Owner:	Jennifer Lapidus

Proposed Work:	Petition for a Certificate of Appropriateness for exterior alterations to the front of the primary structure on the property located at 36 Audubon Place in the Audubon Place Historic District (Council District 4)
Current Zoning:	SFR-3H

Historic District:	Audubon Place Historic District
Architectural Style:	Federal
Year Built:	1923
Contributing:	Yes
Historic Survey:	Audubon Place Historic District Survey

Resource 35. #36 Audubon Place. 1923; Two-story frame with weatherboard siding and gable roof. House displays general characteristics of the Federal style primarily in the 5-rank bays symmetrically arranged on the front façade. The stoop portico has light posts supporting a mock balcony lined with an iron balustrade.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes a series of exterior alterations to the entry façade and other architectural elements of the primary structure. First, the existing wooden lap siding will be repaired and repainted white. The petitioner also proposes repairing the existing wooden windows using a PVC window sash kit, maintaining the existing lite pattern.

The existing front entrance, currently 8 feet wide, will be expanded by 2 feet in width and 1 foot in depth. The expanded entrance will retain the existing trim detail and material. The front steps and stoop will be extended and constructed of brick to match the existing masonry.

Additional proposed work includes installing round downspouts to replace the modern downspouts presently on the structure. Two gas lanterns are planned for installation on either side of the front door. Composite wood shutters will be placed on the windows, and a wooden crowning detail will be added above the lower-level windows.

The petitioner also proposes replacing the existing iron railing at the rear of the carport and along the perimeter of the front balcony with new ornamental iron designed to match the existing pattern and detailing. The existing 7-foot-tall wooden gate at the rear of the carport will be replaced with a 6-foot-tall, 8-foot-wide iron gate.

Finally, a new brick chimney matching the existing chimney will be added on the opposite side of the primary structure.

STAFF ANALYSIS:

PVC material is listed as 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.

H. Trim and Ornament

- Maintain historic trim and ornament in place.
- Replace missing original trim and ornament with like-kind materials whose designs, proportions and finishes match those of the original.

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.

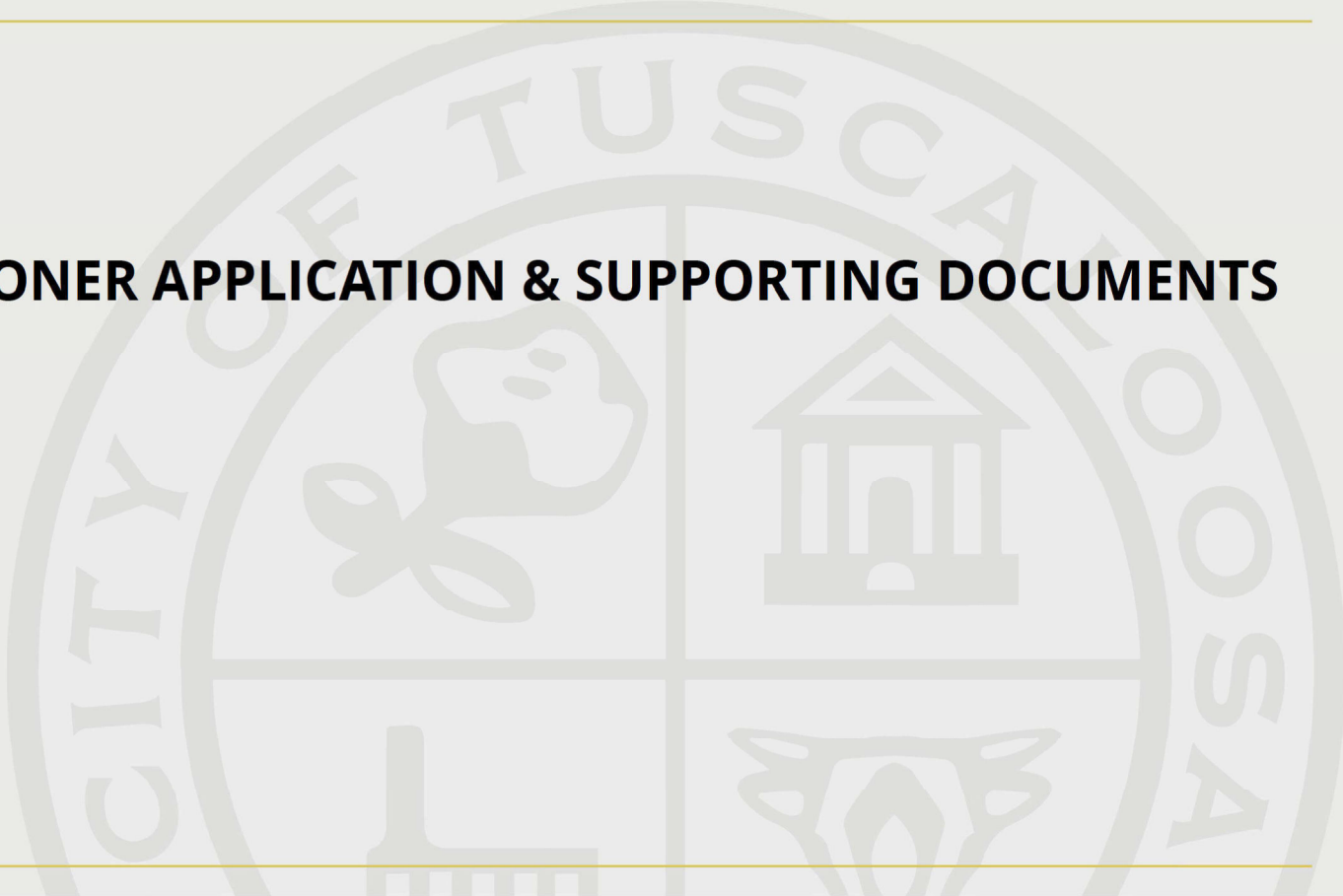
Examples of Appropriate Window Materials:

- 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

Examples of Inappropriate Window Materials:

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

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

36 Audubon Place, Tuscaloosa, Alabama 35401

Historic District:

Audubon Place

Estimated Cost of Construction:

33000

Detailed Description of the Proposed Work:

front elevation updates, repairs see attached drawings

Detailed Description of the Proposed Materials:

see attached

Applicant Information:

Applicant Name:

scott russell

Is the applicant also the property owner?

No

Property Owner Information:

Owner 1

Property Owner Name:

Jennifer Lapidus

Supporting Documents:

Site Plan:

Elevation Drawings:

existelev.pdf

proposedelevdetails.pdf

existelevdetails.pdf

prposedelev.pdf

Proposed Materials Documents:**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.

**EXISTING ELEVATION
DETAILS**



TRICK
CONSTRUCTION
& REMODEL

RENOVATION/ADDITION

LAPIDUS RESIDENCE

NOTES:

GENERAL:
FIELD VERIFY ALL
DIMENSIONS, FINISHES
AND ELEVATIONS

EXHIBIT "A"

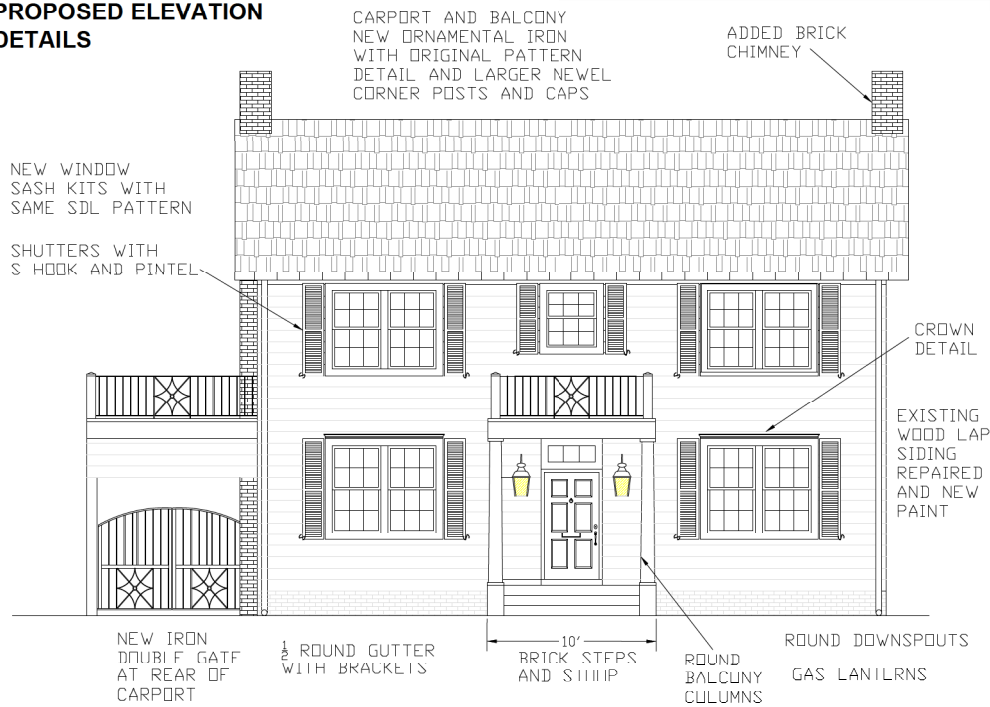
CLIENT:

LOCATION:

DRAWN BY:
SCOTT RUSSELL

REV# D-1

**PROPOSED ELEVATION
DETAILS**



TRICK
CONSTRUCTION
& REMODEL

RENOVATION/ADDITION
LAPIDUS RESIDENCE

NOTES:

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DIMENSIONS, FINISHES
AND ELEVATIONS

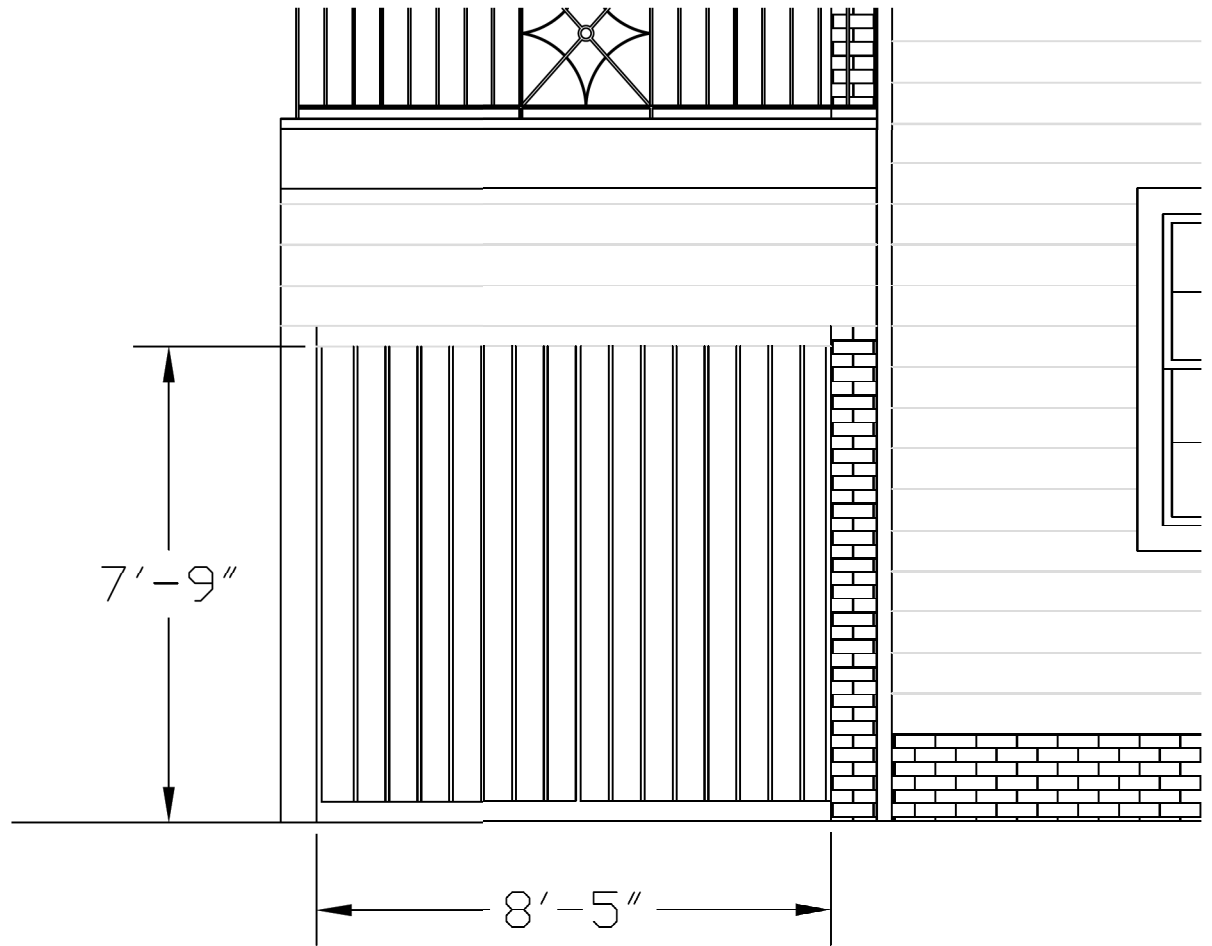
EXHIBIT "A"

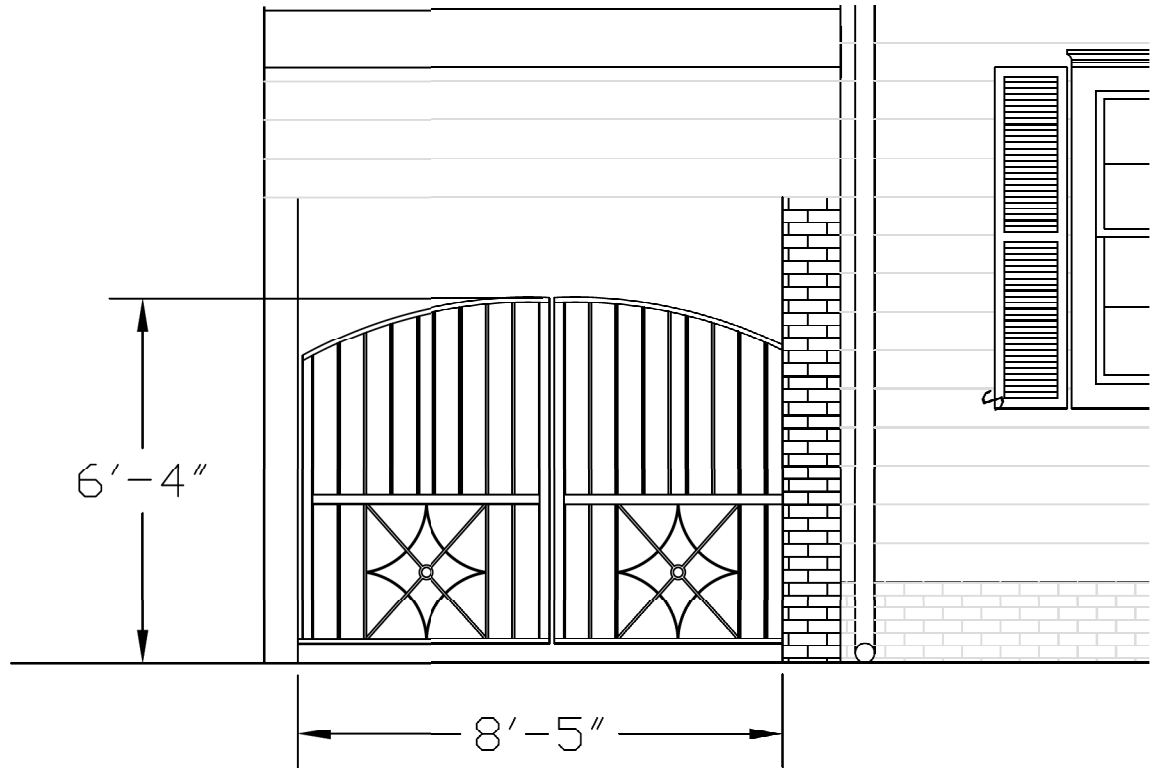
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LOCATION:

DRAWN BY:
SCOTT RUSSELL

REV# D-1





NOTES: 2/7/2024

GENERAL:
FIELD VERIFY ALL
DIMENSIONS, FINISHES
AND ELEVATIONS

EXHIBIT "A"

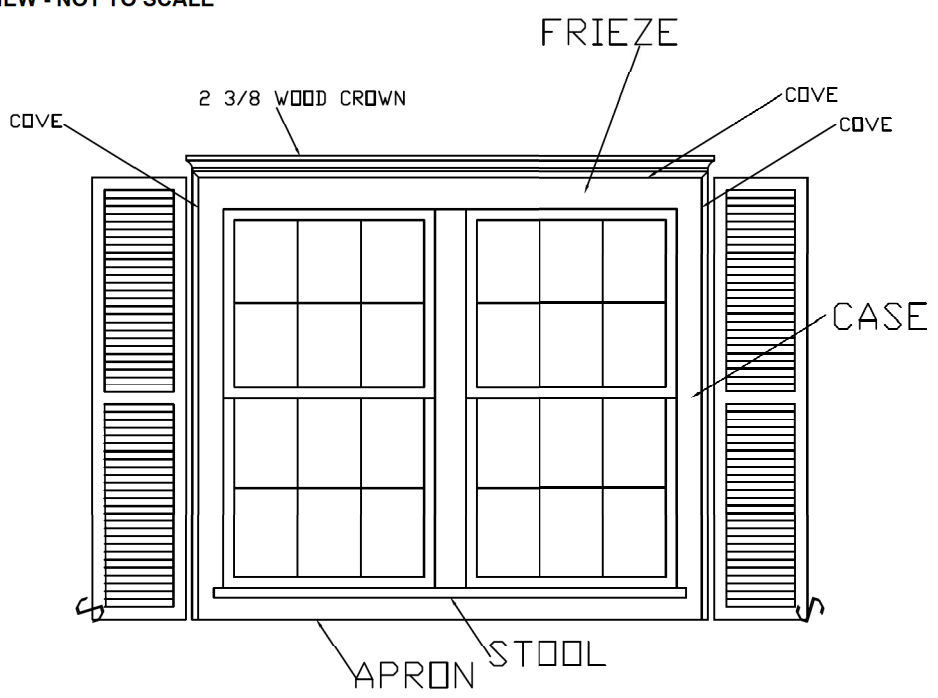
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LOCATION:

DRAWN BY:
SCOTT RUSSELL

REV# D-1

ENLARGED VIEW - NOT TO SCALE



CASE, FRIEZE AND APRON TRIM WILL REMAIN AS EXISTS
STOOL WILL BE ADDED FOR DETAIL
CROWN WILL BE ADDED FOR DETAIL

COVE WILL BE APPLIED ON 3 SIDES FOR DETAIL,
SOME COVE EXISTS AND SOME IS MISSING.



AMERICAN WALLZONE - TUSCALOOSA

1200 WHIGHAM PLACE

TUSCALOOSA

AL 35405

Phone: 205-464-1440

Fax: 1-205-464-1430

Customer
Quote

Short No Dim

QUOTE EXPIRES

N/A

QUOTE DATE

Quote Not Ordered

BID BY

PRICE BOOK

Price Book 2026

CREATED

7/27/2026

mcrawford@
americanwallzone

PK # 338

DATE PRINTED

7/27/2026 13:55 PM

PROJECT NAME

2026

Customer Information:

Phone:

Fax:

Delivery Information:

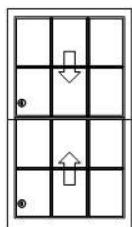
Phone:

Fax:

Line # Room ID

Price Qty Extended

100 None Assigned

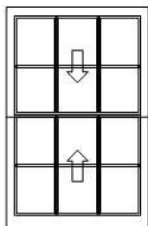


Revive CPVC Sash Pac Kit XXXX Complete Unit LoE 366 IG (Setup (Standard))(FBC:)(With Finger Pulls)(Grey Spacer)(White Jambliner)(Flexback Clip Mount)(14 Degree Sill Bevel)(Faux Bronze Hardware)(EZ Tilt)(5/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 3W2H/3W2H)(Energy Star: Meets in SC, S Zones) Performance Data:(U-Value: 0.27)(SHGC: 0.18)(VT: 0.4)(CR: 59)

Line # Room ID

Price Qty Extended

200 None Assigned

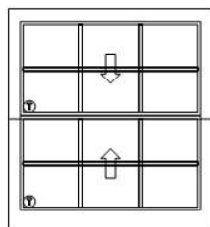


Revive CPVC Sash Pac Kit XXXX Complete Unit LoE 366 IG (Setup (Standard))(FBC:)(With Finger Pulls)(Grey Spacer)(White Jambliner)(Flexback Clip Mount)(14 Degree Sill Bevel)(Faux Bronze Hardware)(EZ Tilt)(5/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 3W2H/3W2H)(Energy Star: Meets in SC, S Zones) Performance Data:(U-Value: 0.27)(SHGC: 0.18)(VT: 0.4)(CR: 59)

Line # Room ID

Price Qty Extended

300 None Assigned



Revive CPVC Sash Pac Kit XXXX Complete Unit LoE 366 IG (Setup (Standard))(FBC:)(With Finger Pulls)(Grey Spacer)(Tempered Glass)(White Jambliner)(Flexback Clip Mount)(14 Degree Sill Bevel)(Faux Bronze Hardware)(EZ Tilt)(5/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 3W2H/3W2H)(Energy Star: Meets in SC, S Zones) Performance Data:(U-Value: 0.28)(SHGC: 0.18)(VT: 0.4)(CR: 58)



WINDSOR
WINDOWS & DOORS

REVIVE™

Sash Replacement Kits



Windsor Revive™ Sash Replacement Kits

Three easy steps to install your new windows.



Replace old, drafty, inefficient double hung sashes with energy-efficient, dual pane sashes.

Windsor's Revive Sash Replacement Kits make it easy. Each kit allows you to keep your existing interior trim and plaster in place. In addition, you have a choice of three replacement sashes: versatile primed wood; durable aluminum clad or; long-lasting, hassle-free cellular PVC. All sash options feature EZ Tilt for fast access and effortless cleaning. No matter your choice of Revive Sash Replacement Kit, you'll instantly improve the beauty, energy efficiency and upkeep of your home's windows.

STEP ONE: Measure Opening



STEP TWO: Remove Old Sash



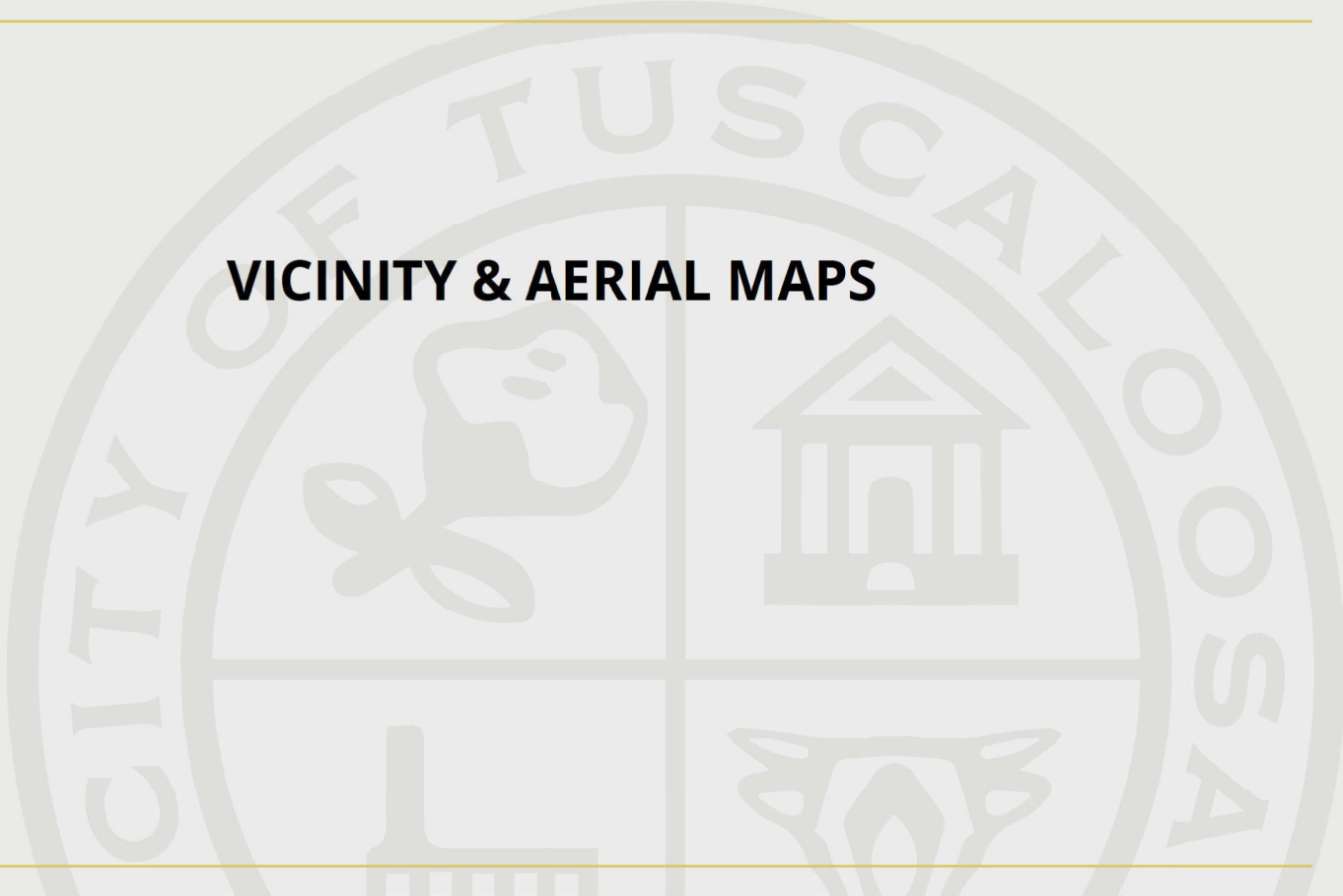
STEP THREE: Install New Sash



**Quick and minimally
invasive installation**

*Note: Windsor's Revive sash replacement kits are designed to replace wood double hung windows. The wood side jamb pocket depth between the inside stop and the outside stop **MUST** measure at least 3-3/8" to accommodate the Revive sash replacement jambliner and clip.*

VICINITY & AERIAL MAPS





36 Audubon Place

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





36 Audubon Place

1 inch = 63 feet

0 30 60 90 120 Feet

N



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY







STAFF PHOTOS OF ADJACENT PROPERTIES

