

Historic Preservation Commission

Staff Report

Meeting Date: August 12, 2026

Case #: HPC-40-26

Site Addresses:	1609, 1701, 1703 University Blvd
Parcel ID:	31-06-23-2-214-009.000, 31-06-23-2-214-010.000, 31-06-23-2-214-011.000
Applicant:	Leah Alexander
Owner:	Weaver Rentals

Proposed Work:	Petition for a Certificate of Appropriateness for the replacement of windows and doors on the properties located at 1609, 1701, and 1703 University Boulevard in the Audubon Place Historic District (Council District 4).
Current Zoning:	DHE-H

Historic District:	Audubon Place Historic District
Architectural Style:	Colonial Revival, Spanish Revival
Year Built:	1928, 1929
Contributing:	Yes
Historic Survey:	Druid City Historic District Survey

Resource 5. 1609 University Blvd. 1928; Two-story brick Colonial Revival style. The pedimented entry has two square doric pilasters and two doric columns. The gabled wing features triple windows and a lunette. French doors on the north elevation are set into three blind arches (which may have once been windows with fan lights above), each surmounted by a keystone.

Resources 4. 1701 University Blvd. 1928; Two-story Spanish apartment house with a metope frieze centered in the curvilinear gable and iron grids in the foundation for ventilation. The entrance portico with spiral columns and doric pilasters support an iron balcony highlighted by pilasters flanking a pair of French doors with transoms. Tiled eyelids are situated just below the roofline and iron balconettes with double French doors surmounted by transoms line the front elevation. Small and symmetrically-spaced casement windows have shutters.

Resource 3. 1703 University Blvd. c. 1929; 1 1/2 -story brick and wood siding with gable roof. Special features include a massive brick chimney with a wrought iron letter “K” (Kersh) attached to its surface; shutters with lunette cutouts and a bracketed over-hang. House has been converted to an apartment house and has several additional units in rear.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes replacing the wooden doors and windows on the structures located at 1609 and 1703 University Boulevard with aluminum-clad wood doors and windows.

At the structure located at 1701 University Boulevard, the petitioner proposes replacing the existing metal windows and wooden doors with aluminum-clad wood windows and doors.

All proposed windows will match the existing size and lite pattern of the windows being replaced. No new windows or doors will be added. The existing AC window units will not be reinstalled when the windows are replaced.

STAFF ANALYSIS:

Aluminum-clad wood windows and doors are listed as an appropriate material for windows per their respective sections in 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:

- 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

B. Entrances and Doorways

- Maintain the historic character of the building entrance.
- Retain historic doors and openings, together with any moldings, transoms, or sidelights.

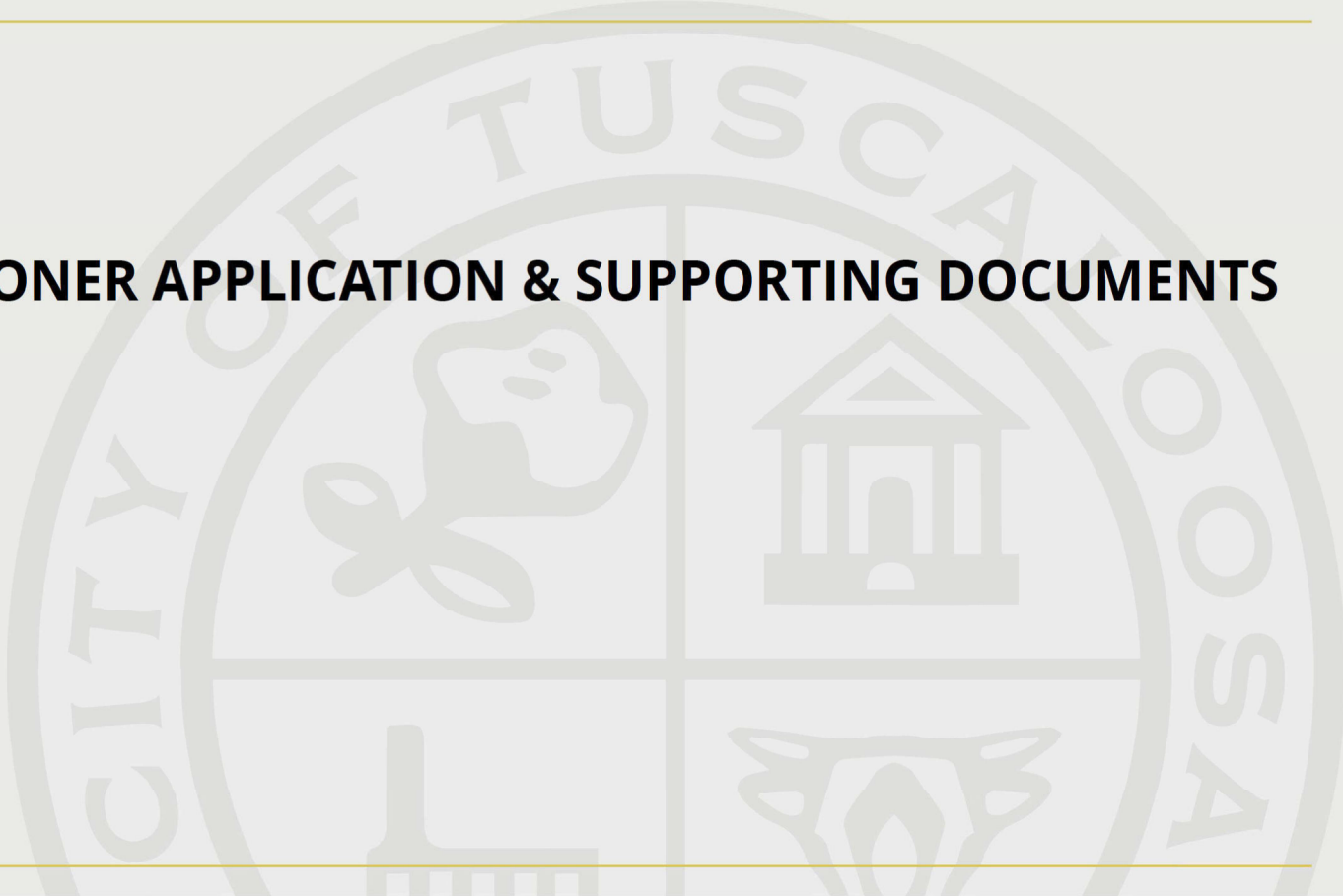
Examples of Appropriate Materials:

- Wood panel
- Wood panel with glass lights
- Leaded glass with lead cams
- Aluminum-clad wood
- Fiberglass

Examples of Inappropriate Materials:

- Metal, except for security doors on rear or side of the house or other appropriate situations, with simulated divided lights and internal muntins

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

1609 University Boulevard, Tuscaloosa, Alabama 35401

Historic District:

Audubon Place

Estimated Cost of Construction:

68572

Detailed Description of the Proposed Work:

Exterior Window and Door Replacement - replacing all existing WOOD windows and doors with Aluminum CLAD wood windows and doors. No new windows or doors will be added that do not currently exist.

Detailed Description of the Proposed Materials:

Weather Shield signature & premium series aluminum clad wood windows and doors. Same size, location and grille pattern as existing - simulated divided lite.

Applicant Information:

Applicant Name:

Leah Alexander

Is the applicant also the property owner?

No

Property Owner Information:

Owner 1**Property Owner Name:**

Weaver Rentals

Supporting Documents:

Site Plan:**Elevation Drawings:****Proposed Materials Documents:**

1609 UNIVERSITY.pdf

Additional Documents:

Weather-Shield-Signature Edited.pdf

WS_PremCatalog Edited.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.



WEATHER SHIELD.
WINDOWS & DOORS

SIGNATURE SERIES

Aluminum-Clad Wood
Windows And Patio Doors

MODERN AESTHETIC, CLASSIC DESIGN

Our Signature Series double hung windows offer the best of all worlds — modern style, versatile operation, and cost-effective luxury. Maximize ventilation in your home and enjoy easy cleaning with a design that features slim lines and large glass profiles.



Sophisticated and Secure

Our top-of-the-line **locking hardware** is available in a surface-mounted configuration, in addition to the traditional flush-mounted lock.



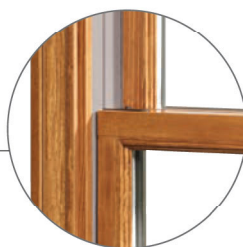
Easy Cleaning

Both sash on the Signature Series double hung tilt in for **easy cleaning** by engaging the tilt latches on the top of each unit. The tilt latch locks the unit with one easy movement securing the unit against outside elements.



Working Undercover

The **concealed jamb liner**, available in both wood or vinyl, overlays all mechanical balance systems to create a tailored aesthetic.



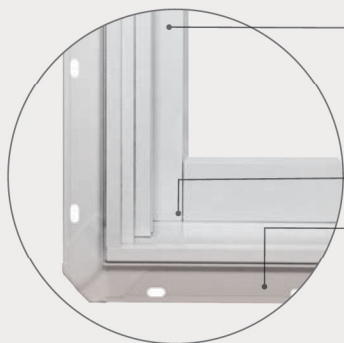
High Quality Exteriors

Our aluminum exterior-clad wood products feature **commercial-grade premium paint** that resists fading and chalking. Extruded aluminum resists dents, dings and scratches and is backed by Weather Shield's 20-year limited warranty.

Butt jointed cladding accurately mimics traditional wood windows for a familiar aesthetic.

The Beauty is in the Details

The **rigid integral nailing fin** makes installation simple and provides more durability than flimsy snap-in or fold-out fins found with other windows.



Certificate of Appropriateness Application

Property Information:

Site Address:

1701 University Boulevard, Tuscaloosa, Alabama 35401

Historic District:

Audubon Place

Estimated Cost of Construction:

254074

Detailed Description of the Proposed Work:

Exterior Window and Door Replacement - replacing all existing METAL windows and WOOD doors with Aluminum CLAD wood windows and doors. No new windows or doors will be added that do not currently exist.

Detailed Description of the Proposed Materials:

Weather Shield signature & premium series aluminum clad wood windows and doors. Same size, location and grille pattern as existing - simulated divided lite.

Applicant Information:

Applicant Name:

Leah Alexander

Is the applicant also the property owner?

No

Property Owner Information:

Owner 1**Property Owner Name:**

Weaver Rentals

Supporting Documents:

Site Plan:

Elevation Drawings:

Proposed Materials Documents:

Weather-Shield-Signature Edited.pdf

WS_PremCatalog Edited.pdf

1701 UNIVERSITY.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.



WEATHER SHIELD®
WINDOWS & DOORS

SIGNATURE SERIES

Aluminum-Clad Wood
Windows And Patio Doors

MODERN AESTHETIC, CLASSIC DESIGN

Our Signature Series double hung windows offer the best of all worlds — modern style, versatile operation, and cost-effective luxury. Maximize ventilation in your home and enjoy easy cleaning with a design that features slim lines and large glass profiles.



Sophisticated and Secure

Our top-of-the-line **locking hardware** is available in a surface-mounted configuration, in addition to the traditional flush-mounted lock.



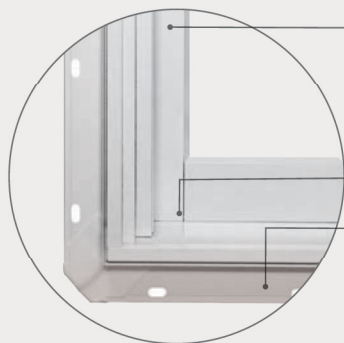
Easy Cleaning

Both sash on the Signature Series double hung tilt in for **easy cleaning** by engaging the tilt latches on the top of each unit. The tilt latch locks the unit with one easy movement securing the unit against outside elements.



Working Undercover

The **concealed jamb liner**, available in both wood or vinyl, overlays all mechanical balance systems to create a tailored aesthetic.



High Quality Exteriors

Our aluminum exterior-clad wood products feature **commercial-grade premium paint** that resists fading and chalking. Extruded aluminum resists dents, dings and scratches and is backed by Weather Shield's 20-year limited warranty.

Butt jointed cladding accurately mimics traditional wood windows for a familiar aesthetic.

The Beauty is in the Details

The **rigid integral nailing fin** makes installation simple and provides more durability than flimsy snap-in or fold-out fins found with other windows.

Certificate of Appropriateness Application

Property Information:

Site Address:

1703 University Boulevard, Tuscaloosa, Alabama 35401

Historic District:

Audubon Place

Estimated Cost of Construction:

35853

Detailed Description of the Proposed Work:

Exterior Window and Door Replacement - replacing all existing WOOD windows and WOOD doors with Aluminum CLAD wood windows and doors. No new windows or doors will be added that do not currently exist.

Detailed Description of the Proposed Materials:

Weather Shield signature & premium series aluminum clad wood windows and doors. Same size, location and grille pattern as existing - simulated divided lite.

Applicant Information:

Applicant Name:

Leah Alexander

Is the applicant also the property owner?

No

Property Owner Information:

Owner 1**Property Owner Name:**

Weaver Rentals

Supporting Documents:

Site Plan:

Elevation Drawings:

Proposed Materials Documents:

Weather-Shield-Signature Edited.pdf

WS_PremCatalog Edited.pdf

1703 UNIVERSITY.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.



WEATHER SHIELD.
WINDOWS & DOORS

SIGNATURE SERIES

Aluminum-Clad Wood
Windows And Patio Doors

MODERN AESTHETIC, CLASSIC DESIGN

Our Signature Series double hung windows offer the best of all worlds — modern style, versatile operation, and cost-effective luxury. Maximize ventilation in your home and enjoy easy cleaning with a design that features slim lines and large glass profiles.



Sophisticated and Secure

Our top-of-the-line **locking hardware** is available in a surface-mounted configuration, in addition to the traditional flush-mounted lock.



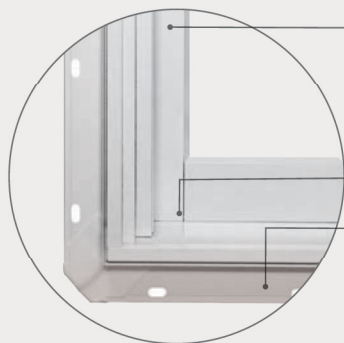
Easy Cleaning

Both sash on the Signature Series double hung tilt in for **easy cleaning** by engaging the tilt latches on the top of each unit. The tilt latch locks the unit with one easy movement securing the unit against outside elements.



Working Undercover

The **concealed jamb liner**, available in both wood or vinyl, overlays all mechanical balance systems to create a tailored aesthetic.



High Quality Exteriors

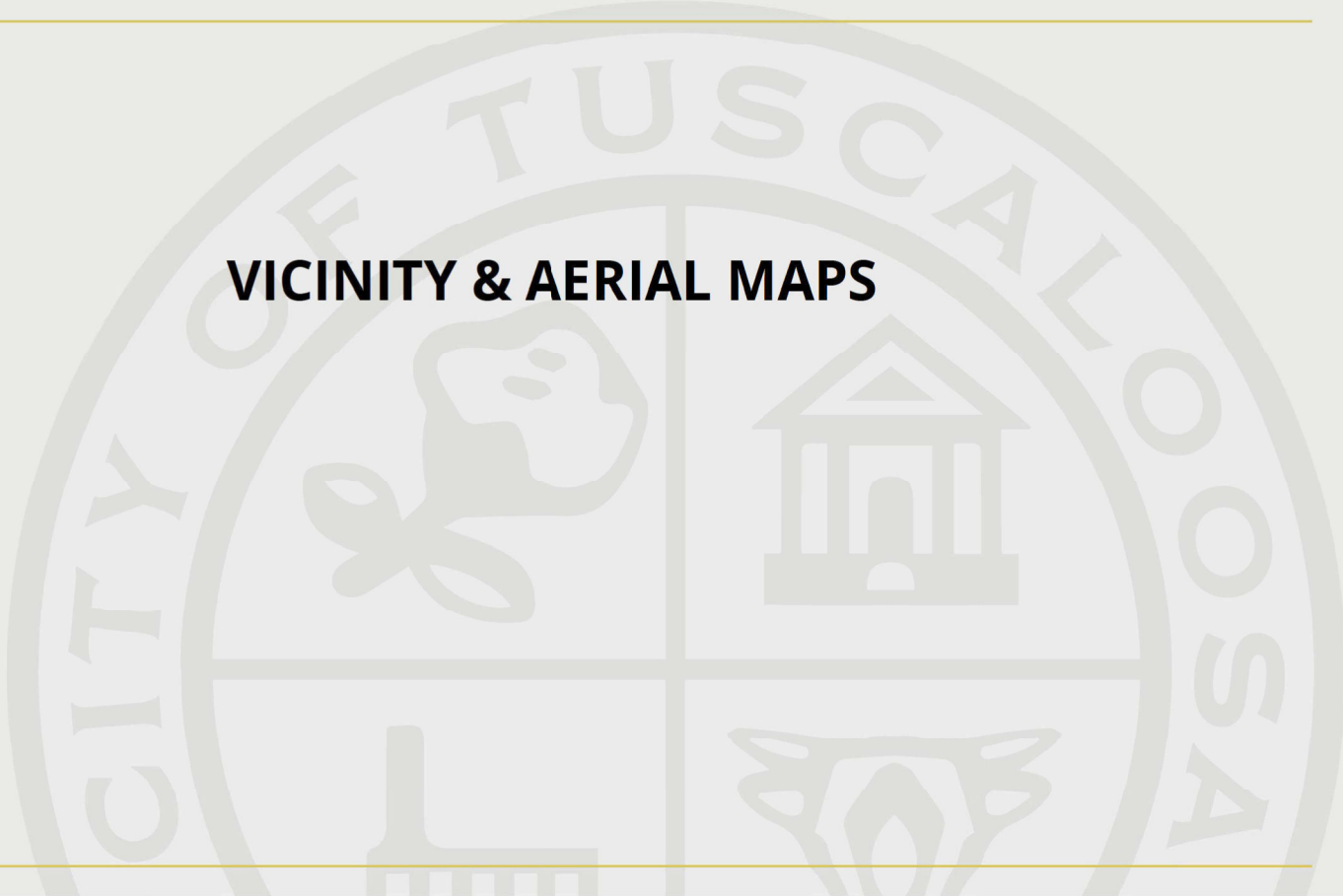
Our aluminum exterior-clad wood products feature **commercial-grade premium paint** that resists fading and chalking. Extruded aluminum resists dents, dings and scratches and is backed by Weather Shield's 20-year limited warranty.

Butt jointed cladding accurately mimics traditional wood windows for a familiar aesthetic.

The Beauty is in the Details

The **rigid integral nailing fin** makes installation simple and provides more durability than flimsy snap-in or fold-out fins found with other windows.

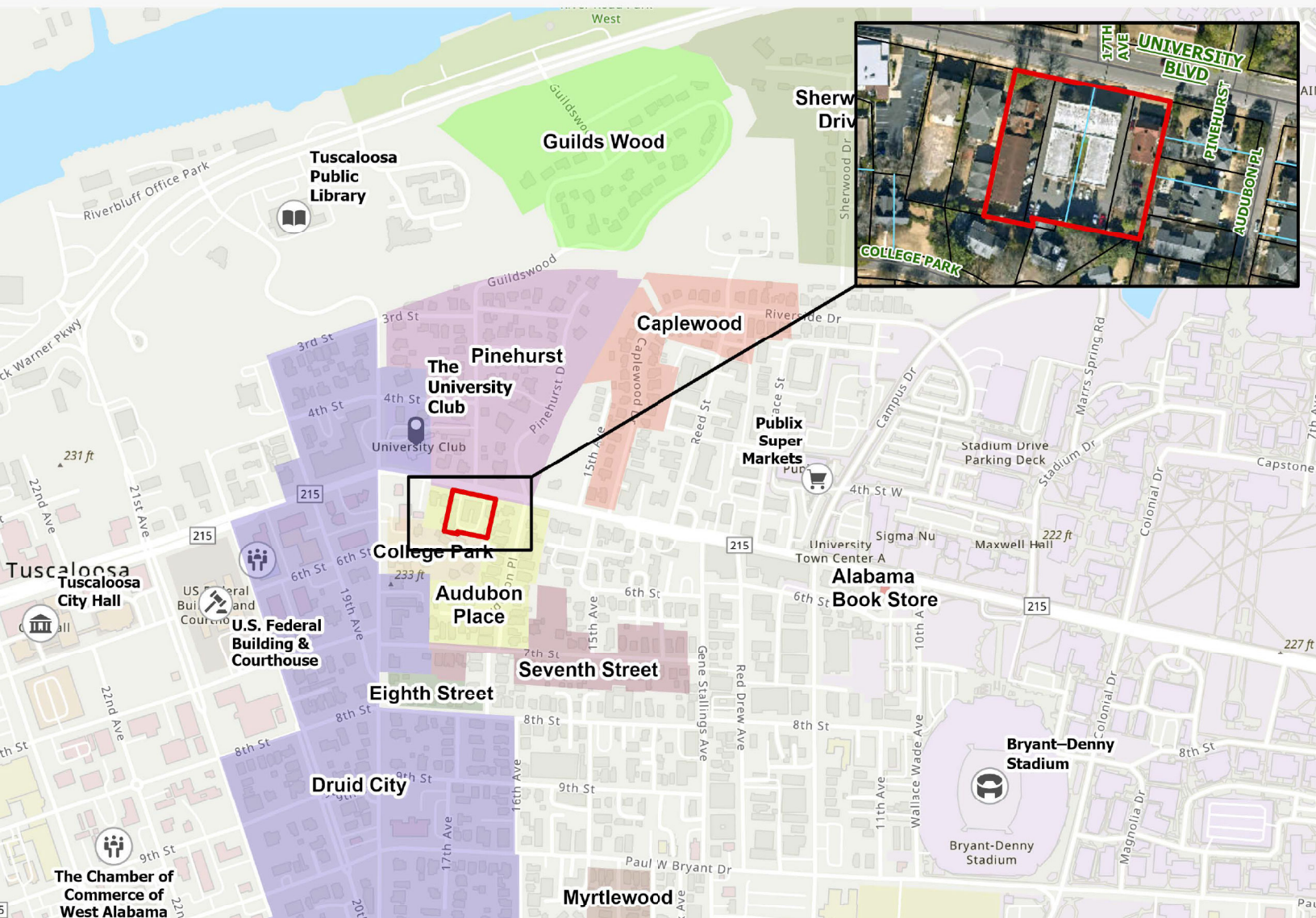
VICINITY & AERIAL MAPS





1609, 1701, and 1703 University Boulevard

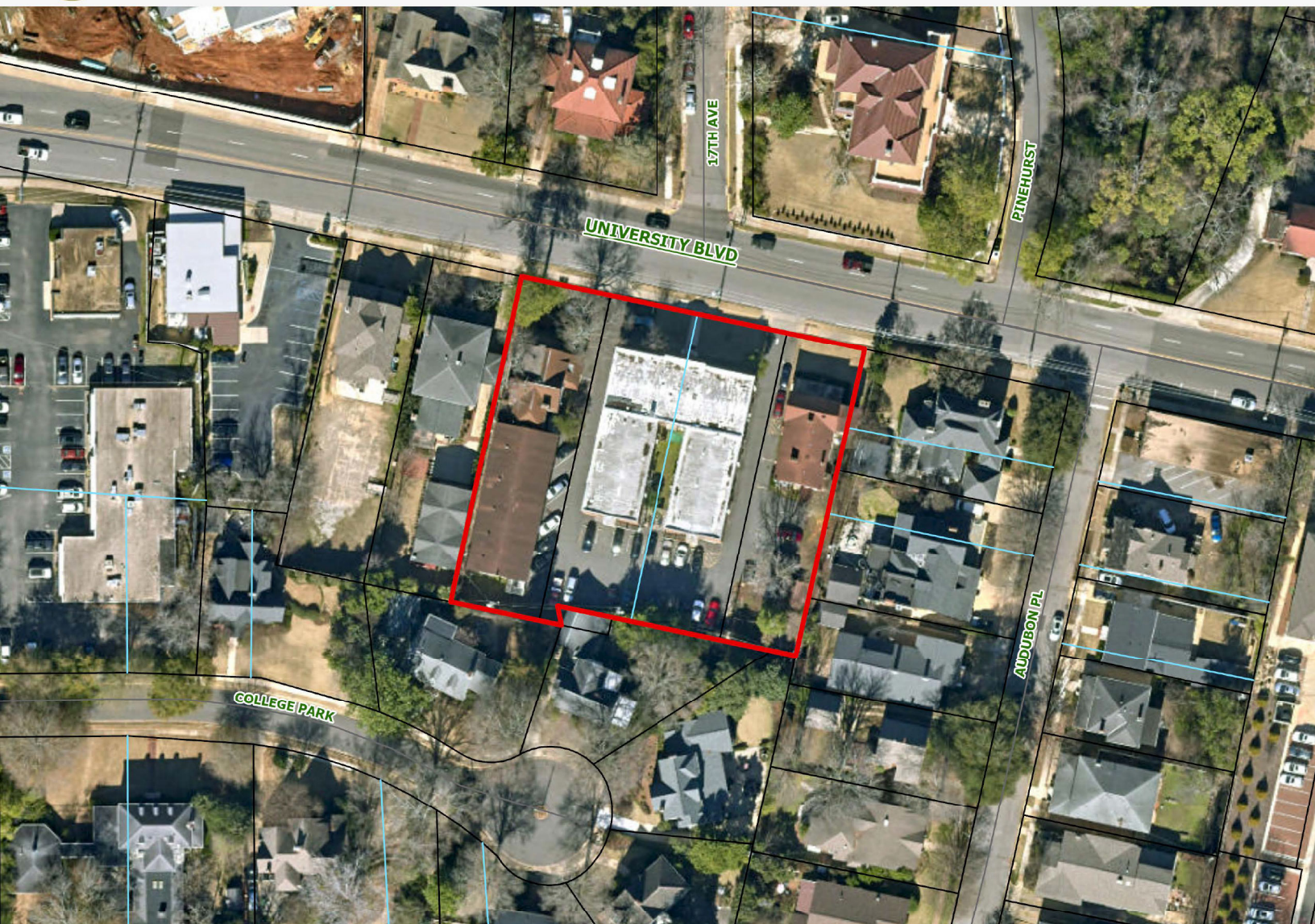
1 inch = 600 feet
0 300 600 900 1,200 Feet





1609, 1701, and 1703 University Boulevard

1 inch = 75 feet
0 40 80 120 160 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY



























STAFF PHOTOS OF ADJACENT PROPERTIES

