

Historic Preservation Commission

Staff Report

Meeting Date: October 14, 2026

Case #: HPC-58-26

Site Address:	1021 and 1023 Queen City Ave
Parcel ID:	31-06-23-3-003-002.000
Applicant:	Thomas Cheshire
Owner:	Tuscaloosa Capital LLC

Proposed Work:	Petition for a Certificate of Appropriateness for the replacement of windows on the property located at 1021 Queen City Avenue in the Druid City Historic District (Council District 4)
Current Zoning:	SFR-3H

Historic District:	Druid City Historic District
Architectural Style:	Colonial Revival
Year Built:	1894
Contributing:	Yes
Historic Survey:	Druid City Historic Survey

Resource 225. 1021-1023 Queen City Avenue. Alston-Jackson House. Circa 1894. One and one half story, wood frame, Colonial Revival, T shaped duplex with cross gable roof of asphalt shingles, two shed roof dormers, one with four 6/6 double hung sash windows, the other with three fixed six pane lights, vinyl siding, front oriented gable with paired 6/6 double hung sash windows with shutters on each floor, 1021 with four panel and semi-circular light single leaf door, 1023 with six panel single leaf door, each unit with partial width porch with shed roof, paneled columns, open rail balustrade, stucco covered foundation.(C/NRHP 1975)

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes replacing all the windows of the principal structure, totaling 33 windows. The existing wood windows will be replaced with PVC windows designed to match the existing

size, location, and lite pattern. Cellular PVC is listed as an appropriate window material 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.

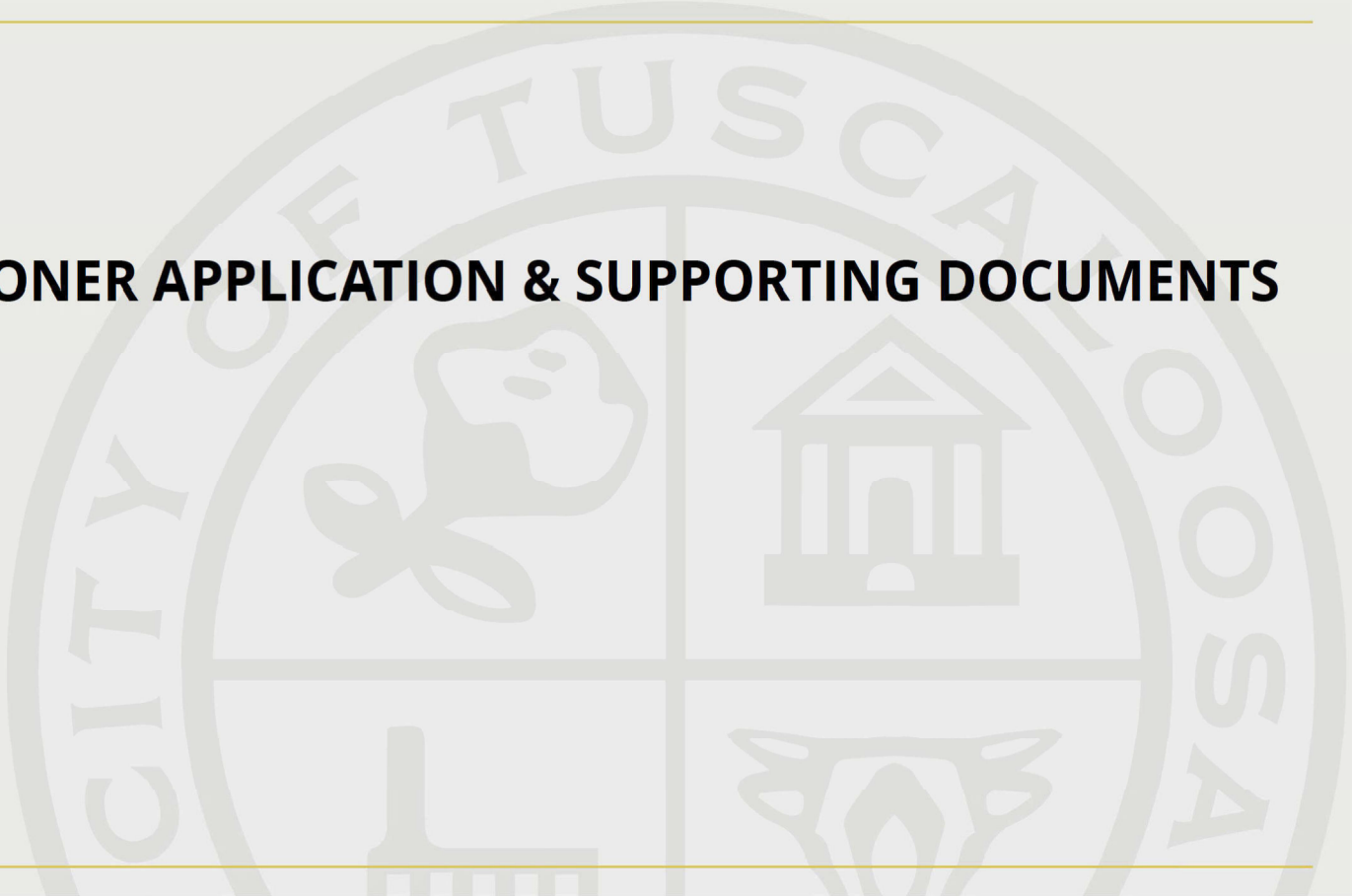
Examples of Appropriate Window Materials:

- 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

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



The background of the page features a large, faint watermark of the Tuscaloosa City Seal. The seal is circular and divided into four quadrants. The top-left quadrant shows a plow, the top-right shows a classical building with columns, the bottom-left shows a factory with smoking chimneys, and the bottom-right shows a sheaf of wheat. The words 'CITY OF TUSCALOOSA' are written around the perimeter of the seal.

Certificate of Appropriateness Application

Property Information:

Site Address:

1021 Queen City Avenue, Tuscaloosa, Alabama 35405

Historic District:

Druid City

Estimated Cost of Construction:

40000

Detailed Description of the Proposed Work:

Remove the existing older-style traditional wood windows, including deteriorated and rotted window jambs, exterior trim, and other damaged wood components surrounding the window openings.

Carefully remove the existing windows and deteriorated materials while preserving the surrounding structure and finishes to the extent possible. Prepare and repair the existing window openings as necessary to provide a sound, level, and properly weatherproofed installation surface.

Install new PVC windows designed to replicate the traditional appearance and proportions of the existing wood windows, maintaining the architectural character of the building while providing improved durability and resistance to moisture and rot.

New windows will be properly secured, insulated, flashed, and sealed to provide a weather-resistant installation. Replace damaged exterior trim and related components with appropriate durable materials, maintaining the existing traditional style and appearance.

The completed work will provide the appearance of traditional wood windows while significantly reducing future maintenance associated with wood rot and deterioration.

Detailed Description of the Proposed Materials:

- * Melrose double-hung windows manufactured with high-density cellular PVC construction.
- * Cellular PVC exterior components provide resistance to rot, decay, moisture, warping, and corrosion.
- * PVC sash with traditional wood-window appearance and proportions.
- * Insulated glass with Low-E glazing for improved energy efficiency.
- * Traditional simulated divided-light (SDL) grids to match the existing window appearance.
- * PVC exterior brickmould/trim with interior wood stops.
- * White vinyl jambliners with spring-balance hardware.
- * White cam-lever sash locks and removable, tilt-in sashes.
- * Windows to be painted as required to achieve the approved traditional wood-window appearance.

Applicant Information:

Applicant Name:

Thomas Cheshire

Is the applicant also the property owner?

No

Property Owner Information:

Owner 1

Property Owner Name:

Tuscaloosa Capital LLC

Supporting Documents:

Site Plan:

Elevation Drawings:

Proposed Materials Documents:

2022-Melrose-Window-Brochure-08-25-22.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.





*Central Woodwork*TM

Melrose Windows



WEATHER RESISTANT



CLASSIC LOOK



ENERGY EFFICIENT



MELROSE WINDOWS ARE THE ALTERNATIVE TO WOOD

Melrose PVC windows have the traditional look of wood windows with all the benefits of cellular PVC construction.

High density cellular PVC is utilized for its superior weather resistance and can be easily painted to simulate the look of real, painted wood. This unique vinyl extrusion is known for high endurance and resistance to cracks, swelling, and other weather-related issues.

**We call it a technological breakthrough.
You'll recognize it as a smart investment.**

Available for replacement or new construction, Melrose PVC double hungs include a variety of trim and grille options, making them a great choice for historical renovations.

Melrose PVC windows are easy to clean with tilt-in removeable sashes. Our white vinyl jambliner uses a silenced spring balance design to maximize ease of operation and durability.

Unlike vinyl windows, Melrose PVC windows maximize glass space and can be painted like wood windows.



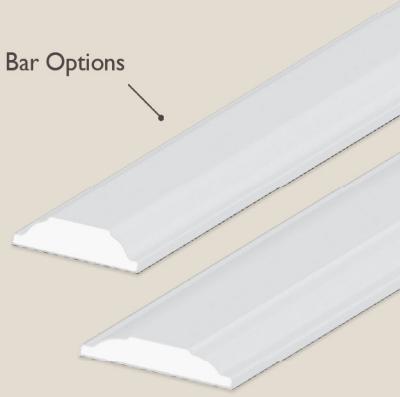
Warranty

Glass is warranted against seal failure and the PVC components are warranted against rot, warpage or corrosion for 10 years. Warranty is not transferable.

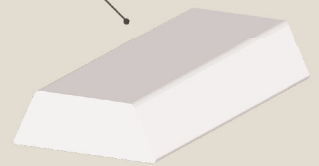
THE MELROSE ADVANTAGE

- Spring balance system for ease in operation and durability.
- Finger lifts on both sash are standard.
- Optional primed wood sash available.
- 4-9/16" standard jamb width. Other jamb widths available upon request.
- Available with PVC trim brickmould, 5/4 x 4 and other trim options (see page 5).
- Competitively priced.
- Tempered, Clear IG, and obscured glass available.
- Simulated Divided Lite available in 7/8" and 1-1/4" colonial bar or 7/8" putty SDL bar (spacer bar optional).
- GBG available in 7/8" flat.
- Stud pockets available.

SDL Bar Options



7/8" Putty SDL Bar



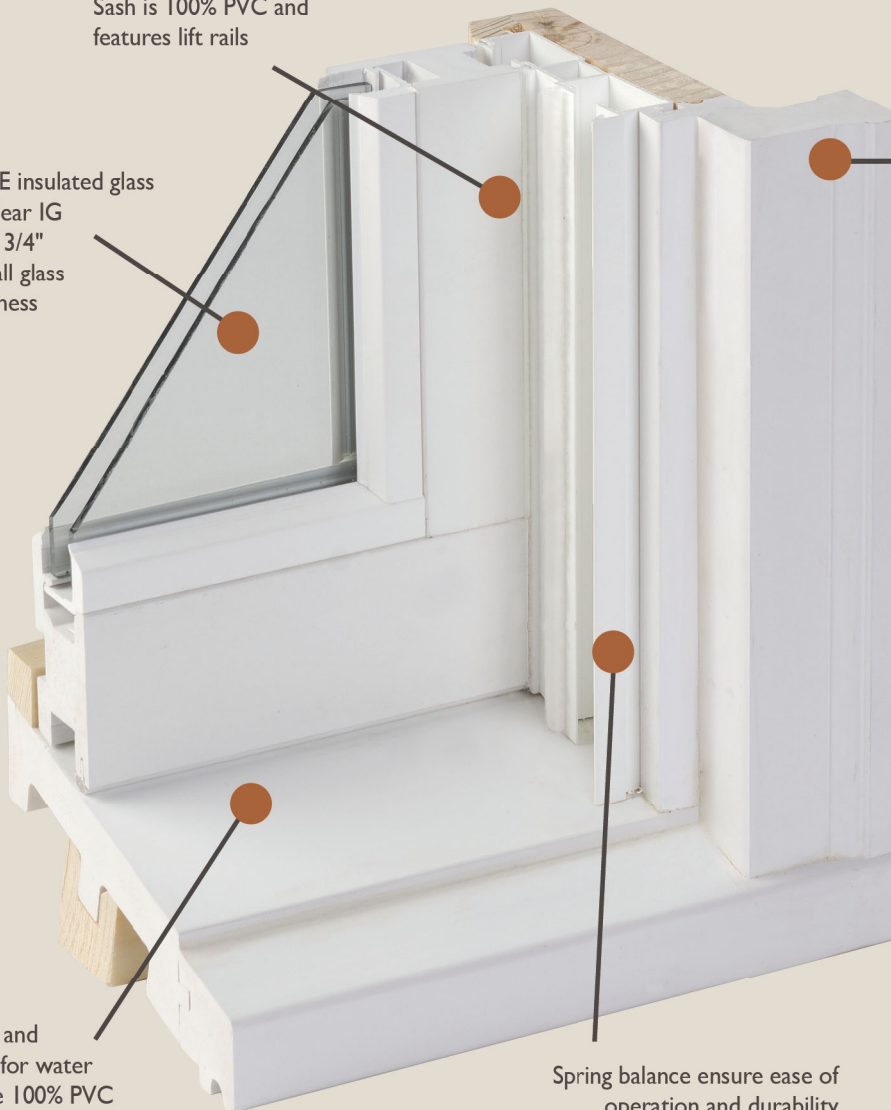
Sash is 100% PVC and features lift rails

Low-E insulated glass or Clear IG has a 3/4" overall glass thickness

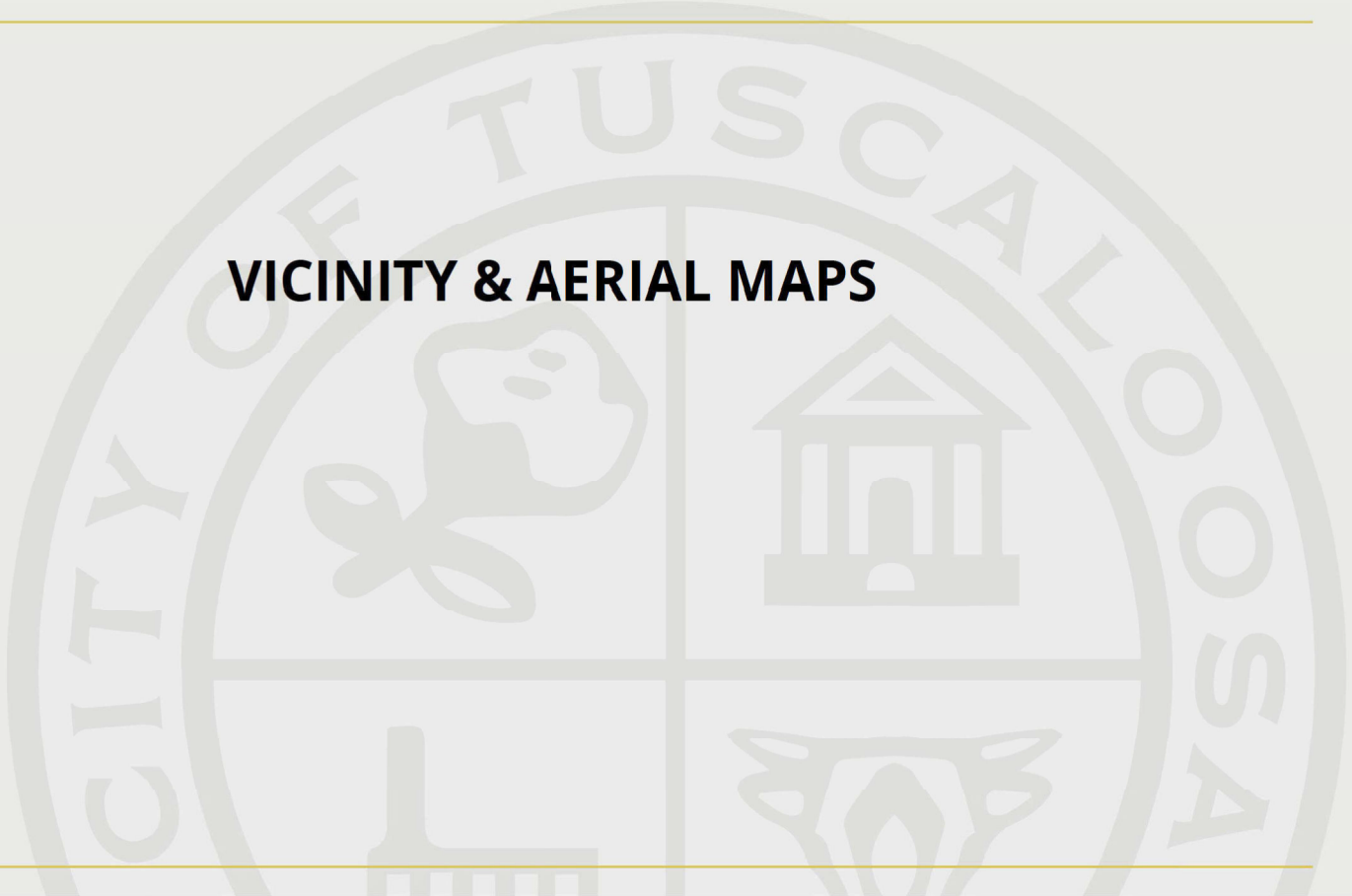
PVC 180 brickmould

Sloped sill and sill nosing for water run-off are 100% PVC

Spring balance ensure ease of operation and durability



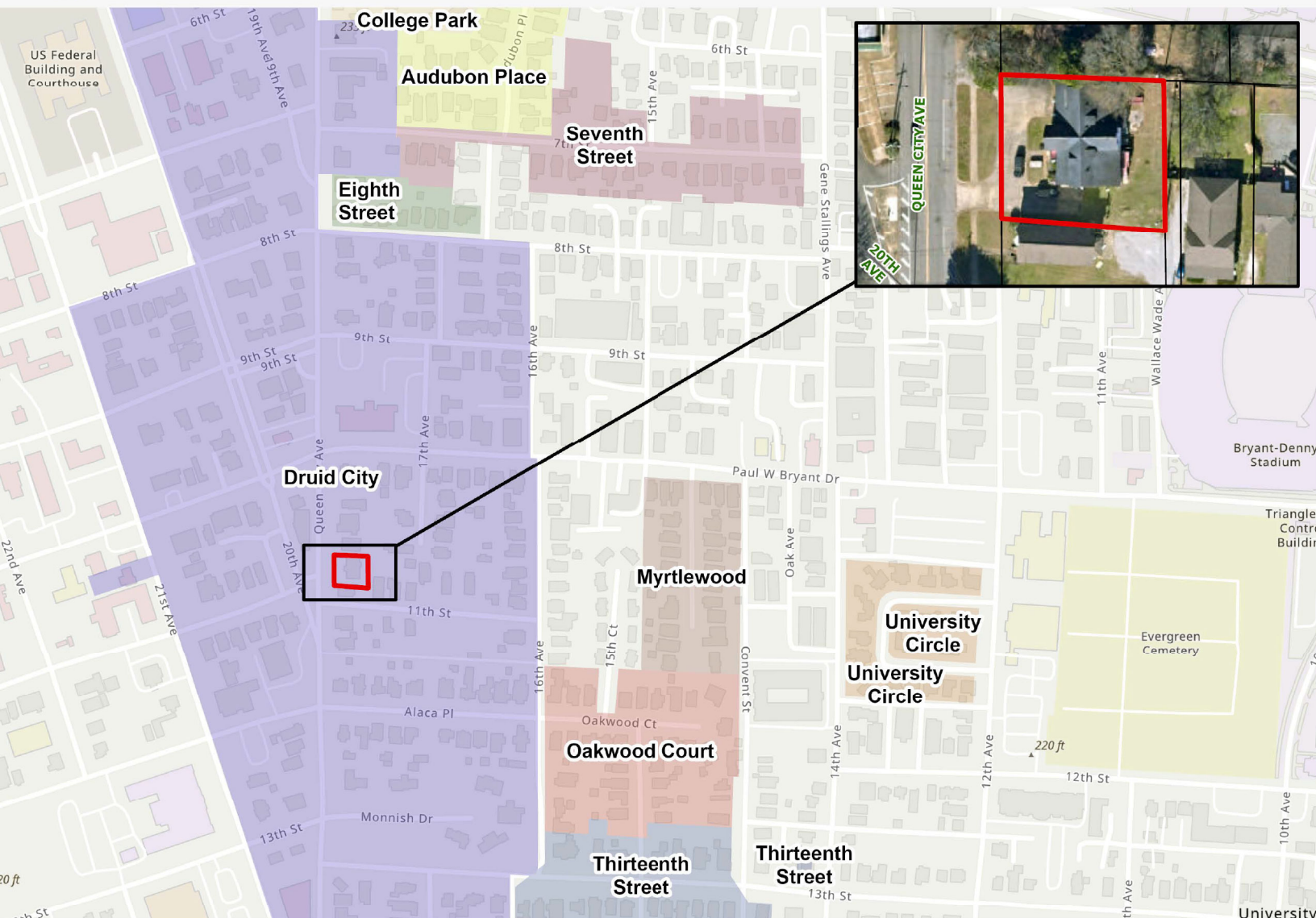
VICINITY & AERIAL MAPS





1021 Queen City Avenue

1 inch = 384 feet
0 190 380 570 760 Feet

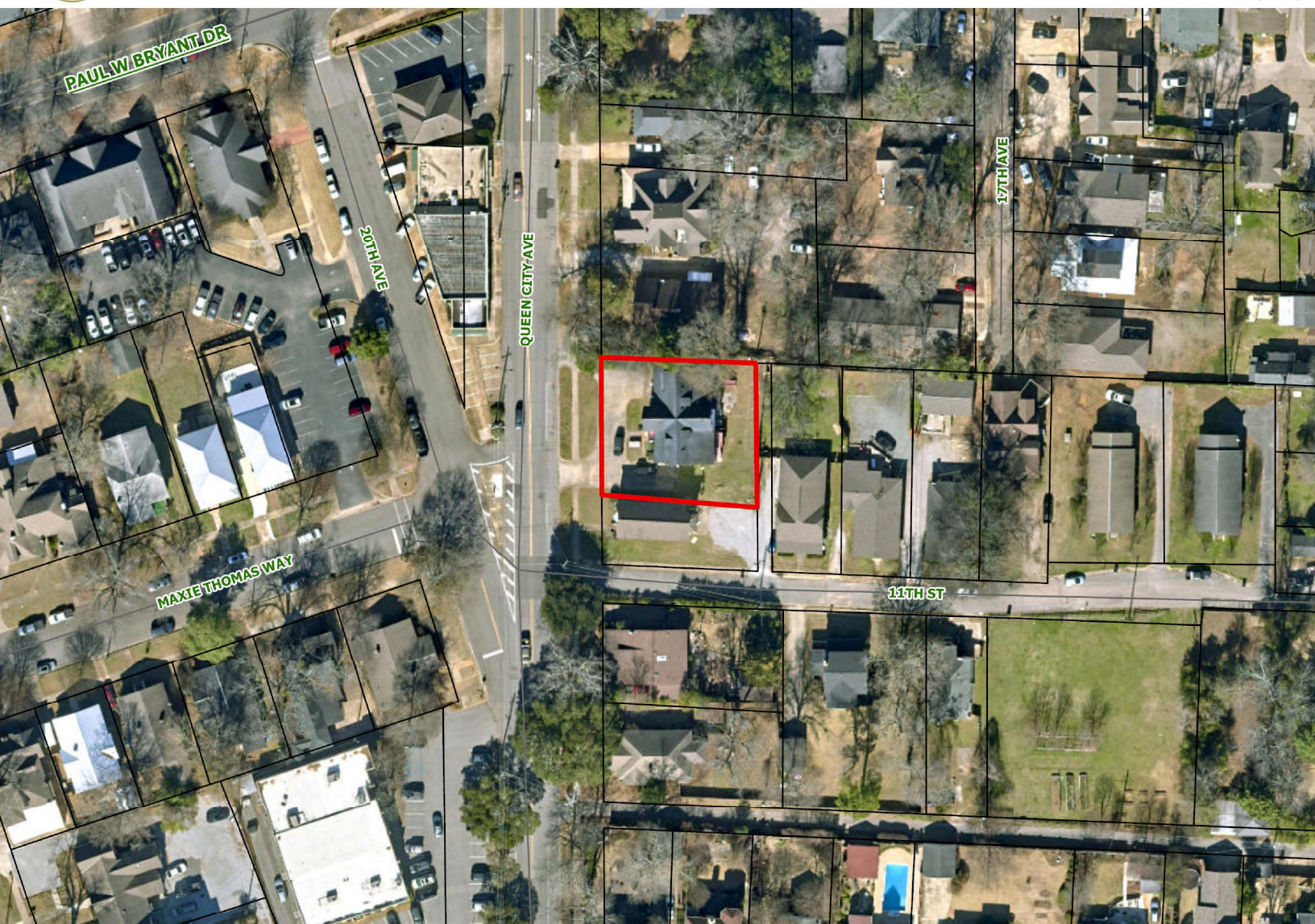




1021 Queen City Avenue

1 inch = 84 feet

0 50 100 150 200 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY









STAFF PHOTOS OF ADJACENT PROPERTIES



