

Historic Preservation Commission

Staff Report

Meeting Date: July 8, 2020

Case #: HPC 16-20

Site Address: 1306 Queen City Avenue
Parcel ID: 31-05-22-4-027-003.000
Applicant: Corder Real Estate
Owner: ACMJPM Properties
Prepared By: Zach Ponds, Senior Planner

Proposed Work: Petition for a Certificate of Appropriateness for exterior alterations and signage on the structure located at 1306 Queen City Avenue in the Druid City Historic District. (Council District 4)

Current Zoning: BNH (DROD) (TOD)

Historic District: Druid City Historic District
Architectural Style: N/A
Year Built: Circa 1950
Historic Survey: Druid City Historic District Proposal: Resource 239. 1306 Queen City Avenue. Avery's Super Market-Sam Jackson's. Circa 1950. One story, brick commercial building with flat composition roof, parapet, cupola with pyramidal roof and weathervane, rectangular base with open rail balustrade, signage, standing seam metal wrap around awning, central single panel and light double leaf door, flanking plate glass windows. C

In 1950, this building was occupied by Avery's Super Market (R. L. Polk & Co. 1950; Southern Bell Telephone and Telegraph Co. 1950).

DESCRIPTION OF PROPOSED PROJECT:

The applicant is proposing the following modifications:

- Removing the existing metal awning that wraps around all three sides of the building

- Replacing the existing single-pane storefront windows with new aluminum storefront windows with multiple panes
- Replacing the existing doors with new three foot wide wood entry doors
- Installing Hardie siding around the front doors
- Installing a new metal awning over the entry doors
- Replacing the existing vinyl siding with new Hardie siding on the tower
- Installing a functioning clock, constructed of glass and metal, on the front of the tower
- Replacing the wood railing around the existing tower base with a new wood railing
- Removing the existing balustrade above the roof line that spans the full length of the front façade and wraps around a small portion of both the east and west sides of the building
- New aluminum and glass entrance doors and new windows on the west elevation (along 21st Avenue)
- A new concrete landing with insulated metal doors and new windows on the east elevation (along Queen City Avenue)
- A new aluminum channel letter sign, approximately 18 square feet in size, on the base of the tower that will replace the existing sign
- Two new blade signs, approximately 12 square feet in size, on the left and right rear corners of the building, with nine feet of clearance underneath the signs
- A small aluminum sign near a proposed glass entry door on the left elevation (along 21st Avenue)

STAFF ANALYSIS:

Tower: The tower has vinyl siding on the front and sides and what looks to be plywood on the rear. The applicant is proposing to replace the existing siding with Hardie plank, retain the copper roof and weathervane that currently exists, and add a functioning clock made of glass and metal just above the proposed sign. The applicant is also proposing to replace the existing wood railing on the top of the base of the tower with a new wood railing. The railing/balustrade just above the roof line that spans the full front and wraps around a small portion of the sides of the building is proposed to be removed. The Guidelines state that original materials and details that contribute to the historical significance of the structure should be preserved (p. 22). It is unclear whether the railing/balustrade is original to the building, but the other alterations proposed to the tower seem to be in line with the Guidelines by preserving and restoring original architectural features.

Primary Front Façade: The applicant is proposing to remove the existing metal awning that spans the front and sides of the building. A small metal awning will be placed above the front entry doors, and the existing doors will be replaced with new three foot wide wooden doors with glass panels. Hardi siding will be placed around the new front entry doors. The existing storefront windows will be replaced with new aluminum storefront windows that have a different grill pattern than the original. The Guidelines state that the historic character of a

property shall be retained and preserved, and the removal of historic materials or alteration of features and spaces that characterize a property shall be avoided (p. 21). The applicant is proposing to replace the original historic storefront windows and remove the original metal awning.

East and West Elevations: The east and west sides of the building are made up of brick walls without any windows. There is on-street parking on both 21st Avenue and Queen City Avenue. The applicant proposes to install four windows and two glass entry doors on the west elevation (21st Avenue), and three windows on the east elevation (Queen City Avenue). The applicant is also proposing to install a concrete landing with metal railing and metal doors for access to utility rooms on the east elevation, located toward the rear of the building. The addition of both the windows and doors will provide a more appropriate rhythm of solid to void on both elevations, which is in line with the Guidelines (p. 26).

Signage: The proposed front façade signage will be located on the base of the tower, replacing the signage that currently exists in that location. The signage on the metal awning is proposed to be removed. The new front façade sign retains and preserves the original sign’s historical character and impact on the building by remaining in the same location (p. 28). All of the proposed signs are compatible in material, size, scale and character of the existing building (p. 28).

APPLICABLE DESIGN GUIDELINES:

Article VII. Design Guidelines Relative to Rehabilitation and Alterations (p. 21)

A. Generally (p. 21)

The primary objectives of rehabilitation in a historic district should be to preserve all important, character-defining architectural materials and features of the structure, designed and executed in a manner that provides for a safe and efficient contemporary use compatible with the particular location within the district. To assure these objectives are met, there should be prepared for any rehabilitation effort an overall plan for rehabilitation that contains strategies for:

- Protection and maintenance of historic features that survive in a generally good condition;
- Repair of historic materials and features that may be deteriorated;
- Replacement of historic materials and features with new materials where deterioration is so extensive that repair is not possible.

To provide overall guidance to property owners, the Commission has adopted the following *Secretary of the Interior’s Standards for Rehabilitation* as general guidelines for

planning, design, and execution of all rehabilitation projects, taking into reasonable consideration economic and technical feasibility.

B. Secretary of the Interior’s Standards for Rehabilitation

1. A property shall be used for its historical purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new one shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historical materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or new construction shall be undertaken in such that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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 Old 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.

Article VIII. Design Guidelines Relative to Specific Work Activity (p. 24)

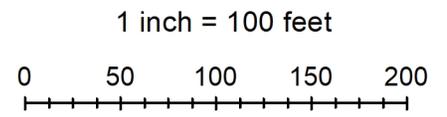
E. Signs (p. 28)

- Design and install all signs to a size and scale and of types that conform to the historic context of the district and its structures and in a manner to focus only on the intended audience.
- Retain and preserve original signs that contribute to the overall historic character of the building or district.
- Introduce new signage that is compatible in material, size, scale and character with the building or the district. Design signage to enhance the architectural character of a building.
- If desired install small identification signs and historic plaques for residential buildings so that no architectural features or details are obscured or damaged.
- Construct new signs of traditional sign materials:

Examples of Appropriate Materials:	Examples of Inappropriate Materials:
<ul style="list-style-type: none"> • Stone • Brick • Vinyl lettering and/or sign face • Wrought iron or metal • Canvas awning • Wood • Stucco • High density Urethane (HDU) sign board (or equivalent) resembling wood or metal for lettering or logo 	<ul style="list-style-type: none"> • Vinyl sign structure or vinyl awning • Internally illuminated signs • Plastic

- Install freestanding signs in appropriate locations on low standards or grown bases. Screening the base of ground signs with plantings to enhance its appearance is required.
- Mount flush signboards in appropriate locations on façades so that no architectural details or features are obscured or damaged. On masonry buildings, holes for fasteners should be placed in the mortar joints, not the masonry units.
- Light signs in a manner compatible within the historic character and the pedestrian scale of the historic district.
- For commercial and institutional buildings, design signs to be integral to the overall building façade. Avoid covering a large portion of the façade, front yard, or any significant architectural features with signage.
- Temporary signs, including sales advertising, and real estate signs should be located so as not to damage or obscure significant architectural features, and shall be removed upon completion of work, sale, campaign, etc. The maximum number of allowable signs shall be one per street frontage.
- Signs directing users to an accessible entrance or parking space should be installed to avoid damaging or obscuring significant architectural features, while conforming to Accessibility Standards (ADAAG).

HPC-16-20 1306 Queen City Ave



Sam Jackson's
ESTABLISHED 1914

EMPORIUM











TUSCALOOSA
HISTORIC PLANNING COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION

Please complete all of the following required fields:

Property

Address of premises affected: 1306 Queen City Ave Historic District: Thirteenth Street

Owner Occupied Renter Occupied

Owner

Name: ACMJPM Properties Phone: 205-750-8102 Email: rwm@monforegroup.com

Address: 620 14th St C, Tuscaloosa, AL 35401

Applicant (if different from owner)

Name: Corder Real Estate Phone: 205-750-2485 Email: blakecorder@corderrealestate.com

Contractor or Architect

Name: The Builders Group Phone: 205-342-3940 Email: bcorder@thebuildersgroup.info

Check the box that best describes your intended action(s) & include all estimated costs: \$ TBD \$400,000

- Exterior Alteration
- Addition or New Construction
- Signage
- Other (please explain):

Certification of Applicant

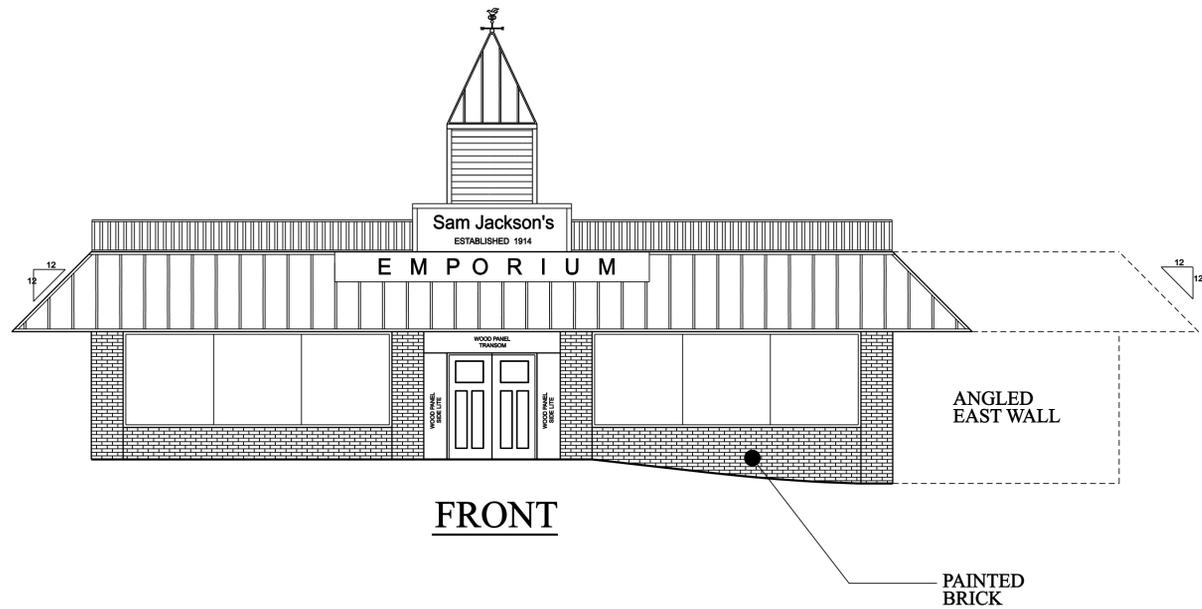
I hereby certify that I have read and examined this application and known the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit (s) granted may be revoked upon finding by the Tuscaloosa Historic Preservation Commission that any relevant information supplied on or with the application is substantially incorrect. I further understand that only complete applications including all required exhibits, and fees are considered by the commission and must be received by the City of Tuscaloosa Office of Urban Development, Planning Division by the scheduled deadline in order to be placed on the agenda.

It is my understanding that a Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of the date of issuance. Certificates of Appropriateness shall be issued for a period of eighteen (18) months and are renewable.

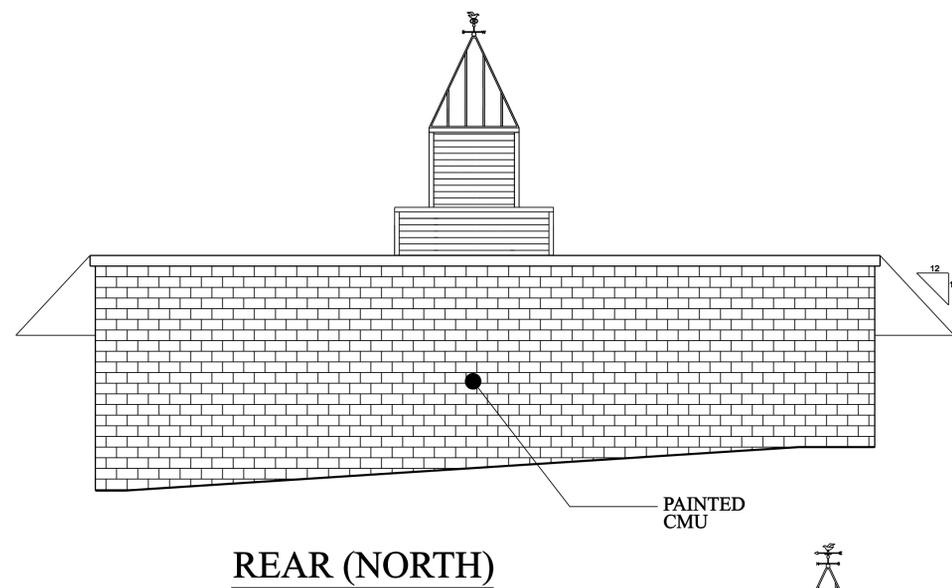
It is my understanding that a building permit issued by the City of Tuscaloosa Office of Urban Development, Planning Division is required for all work being done in historic districts.

Finally, it is my understanding that the plans submitted with this application and approved by the Commission are *final*, and, pending Commission approval, I am bound to follow the plans as approved. Should there be any changes to the approved plans, I understand that those changes must be reviewed prior to any work associated with such changes occurring.

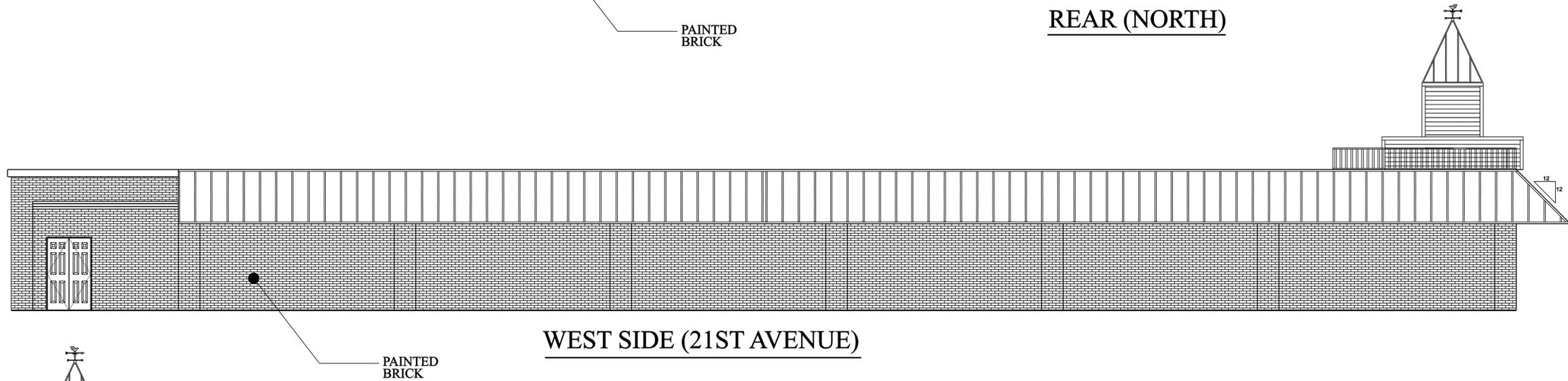
Applicant:  Date: 6/18/20



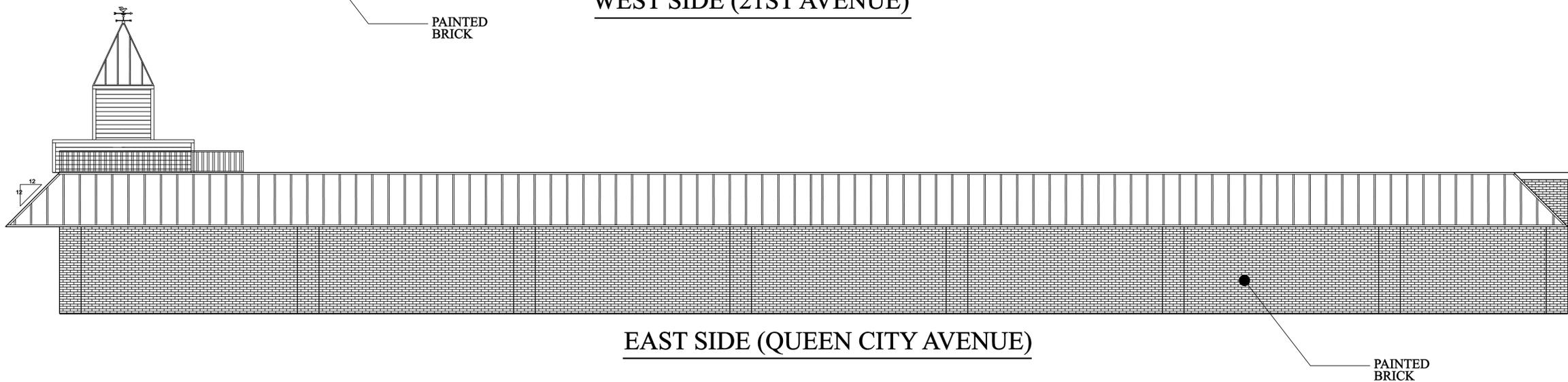
FRONT



REAR (NORTH)



WEST SIDE (21ST AVENUE)



EAST SIDE (QUEEN CITY AVENUE)

EXISTING EXTERIOR ELEVATIONS
SCALE: 3/16" = 1'-0"

1
A201

Alexander Architecture, LLC
P.O. Box 2311 Tuscaloosa, Alabama 35403 (205) 343-9214
AlexanderArch@charter.net

**Renovated Office For
Corder Realty**
1306 Queen City Avenue
Tuscaloosa, Alabama



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Contractor to verify site conditions and all dimensions prior to construction.

REVISIONS :

A201

Project No: 01930
Date: 06-01-2020

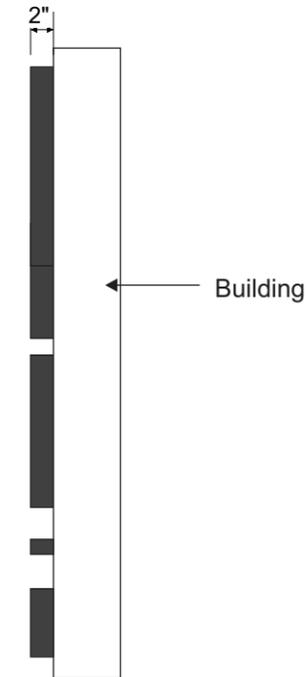
EXISTING EXTERIOR ELEVATIONS



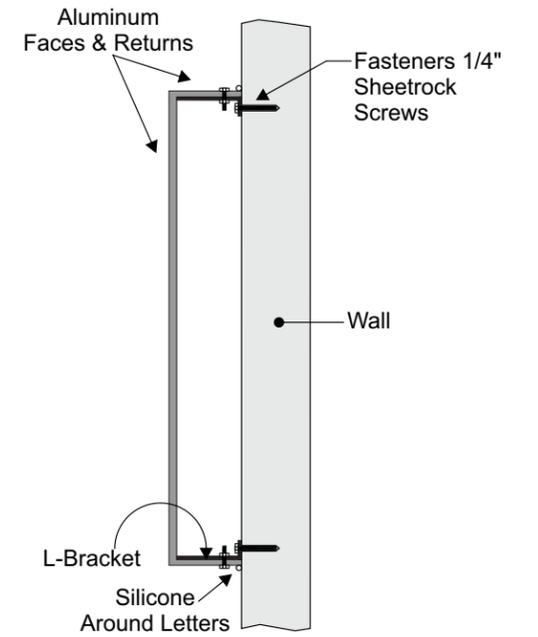
Front View
Scale: 1" = 1'-0"

Non-Lit Reverse Channel Letters
 Faces: .125" aluminum, paint dark bronze.
 Sides: .080" aluminum, 2" deep, paint dark bronze.
 Mounting: Flush mount to building.

SQ. FOOTAGE: 18.10



Side View
Scale: 1" = 1'-0"



Mounting Detail
NTS

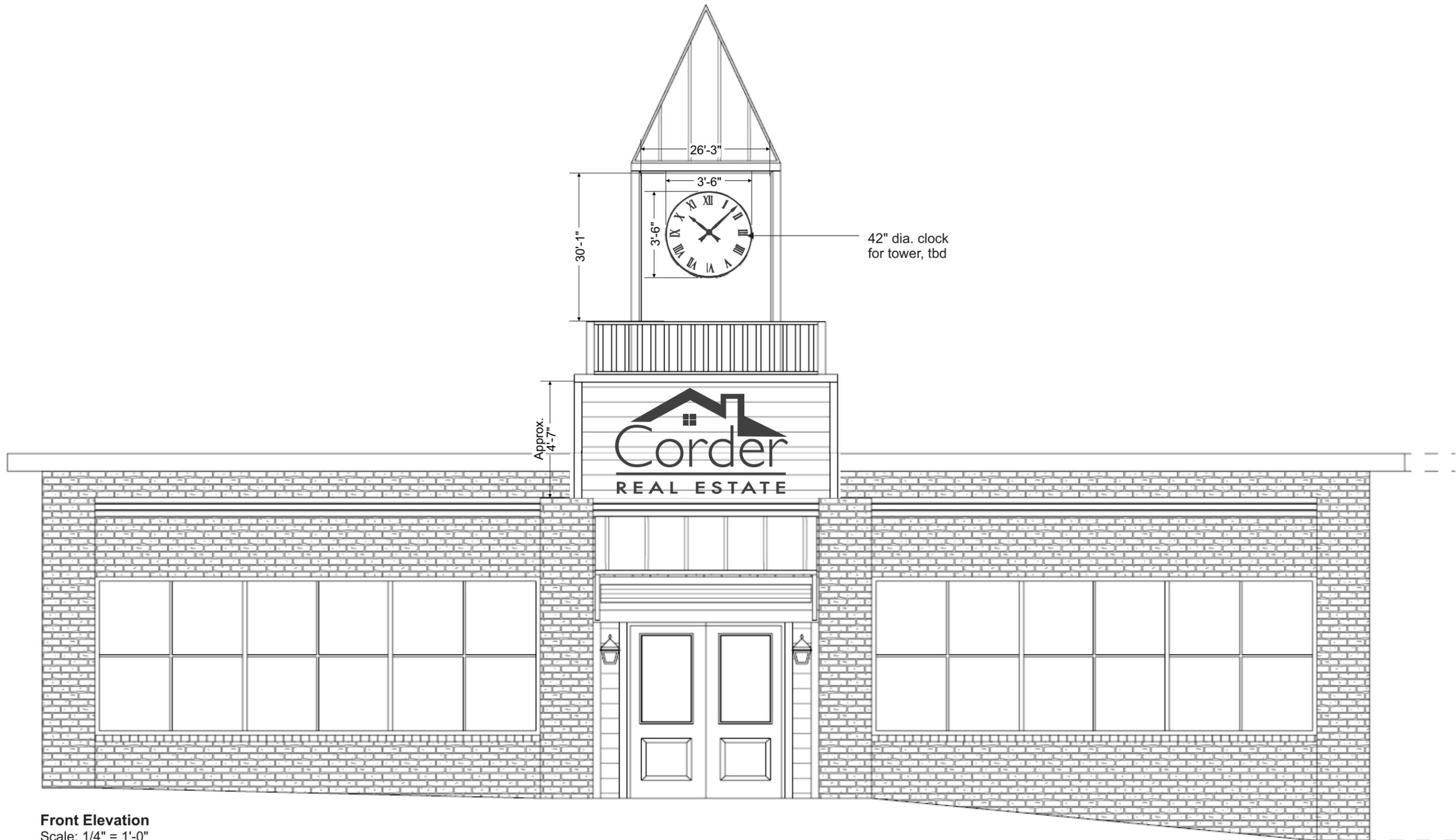
CUSTOMER	
SALES	
PROJECT MANAGER	
FABRICATION	
ROUTER	
LETTER DEPT.	
VINYL DEPT.	
PAINT DEPT.	
SHIPPING	
INSTALLATION	

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June 12, 2020
 Corder Real Estate
 Tuscaloosa, AL

Salesperson:
 R. Phifer
 Designer:
 J. Tippett

225960



42" dia. clock
for tower, tbd

Front Elevation
Scale: 1/4" = 1'-0"

CUSTOMER	
SALES	
PROJECT MANAGER	
FABRICATION	
ROUTER	
LETTER DEPT.	
VINYL DEPT.	
PAINT DEPT.	
SHIPPING	
INSTALLATION	

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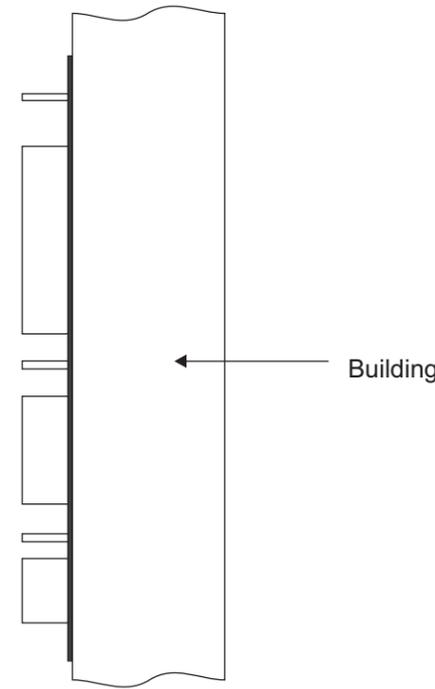
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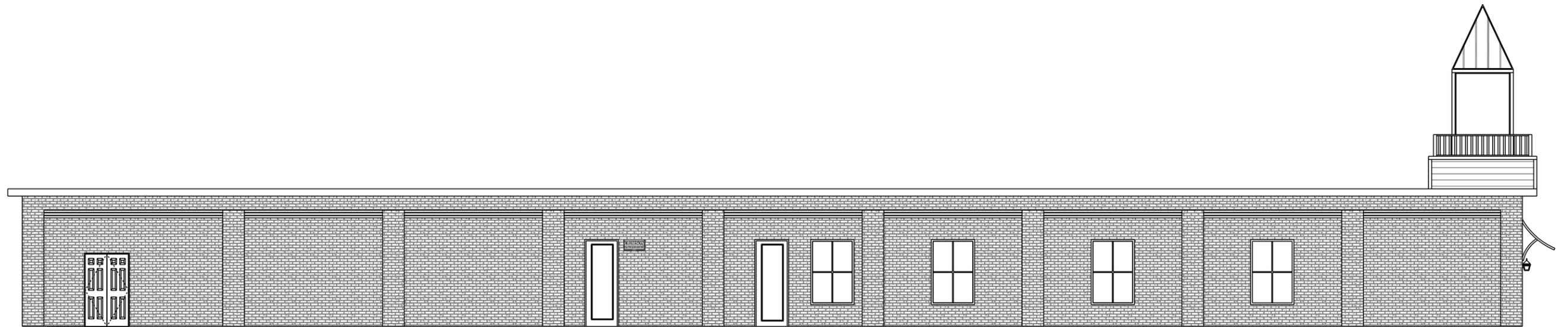


S/F Sign
Scale: 3" = 1'-0"



Side View
Scale: 3" = 1'-0"

S/F Aluminum Sign Panel with Sintra Letters:
Copy: "Crimson Properties LCC" - 1" Thick Sintra, paint white.
Background: .125" aluminum, paint dark bronze.
Mounting: Stud mount flush to building.
*Install to the right of door, top of sign even with top of door.



Left Elevation
Scale: 1" = 10'-0"

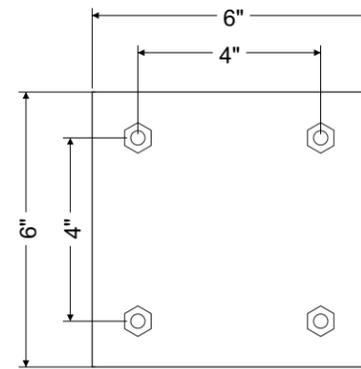
CUSTOMER	
SALES	
PROJECT MANAGER	
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ROUTER	
LETTER DEPT.	
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PAINT DEPT.	
SHIPPING	
INSTALLATION	

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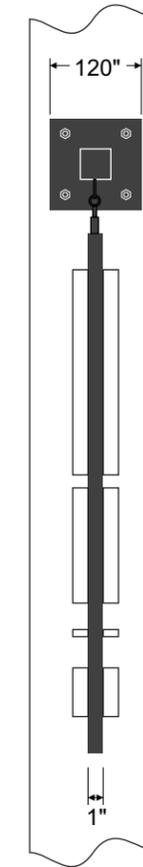
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225960



Mounting Plate
Scale: 3" = 1'-0"

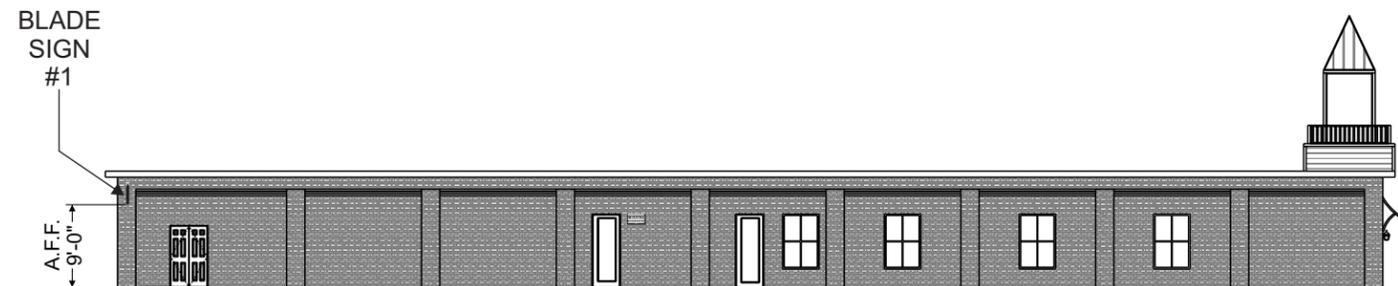


Side View
Scale: 1" = 1'-0"

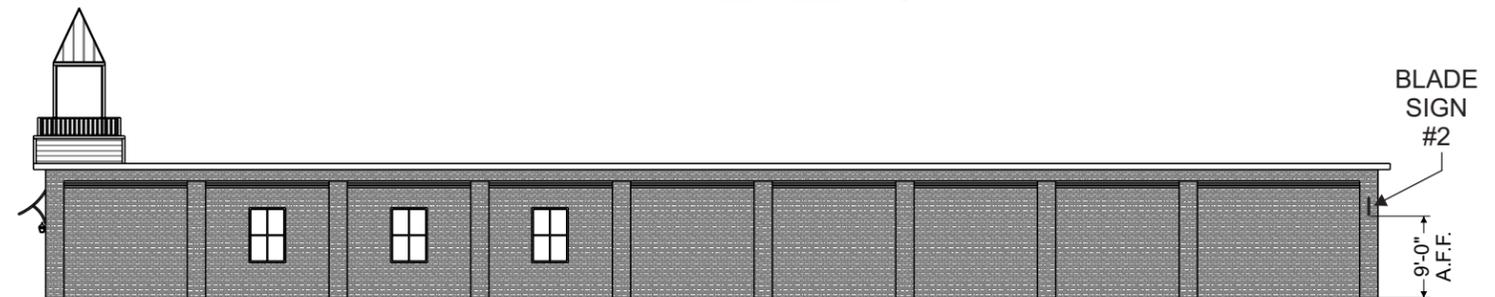
Blade Sign
Scale: 1" = 1'-0"

(2)D/F Non-Illum. Aluminum Blade Signs with Dimensional Letters/Logo:
Copy: 1" thick white Sintra.
Background: .125" aluminum, paint dark bronze.
Frame: 1" sq. tube, paint dark bronze.
Mounting: Brackets to 1" sq. tube with 6" sq. plate, 4 bolts, into building.

SQ. FOOTAGE: 12.30



LEFT ELEVATION



RIGHT ELEVATION

Elevations
Scale: 1" = 20'-0"

CUSTOMER	
SALES	
PROJECT MANAGER	
FABRICATION	
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