

# Historic Preservation Commission

## Staff Report

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**Meeting Date:** October 14, 2020

**Case #:** HPC-24-20

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**Site Address:** 325 Queen City Avenue  
**Parcel ID:** 31-06-23-2-006-008.000  
**Applicant:** Landon Miller  
**Owner:** Landon Miller

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**Proposed Work:** Petition for a Certificate of Appropriateness for the construction of an accessory structure.  
**Current Zoning:** R-1H (DROD) (TOD)

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**Historic District:** [Druid City Historic District](#)  
**Architectural Style:** Greek Revival  
**Year Built:** Circa 1836  
**Historic Survey:** [Druid City National Register 2014 Update:](#)  
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. (C/NRHP 1975; HABS: AL-202) C

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### DESCRIPTION OF PROPOSED PROJECT:

This application was continued at the September 9, 2020 meeting. At this meeting, the following was discussed:

- The stucco on the primary structure is associated with the column porch and may not be appropriate for the south façade of the accessory structure
- The scale and proportion of the accessory structure are not consistent with the primary structure and the character of the historic district
- The Greek Revival details that are prominent on the primary structure are not reflected on the accessory structure
- The primary structure has a gable roof form and the proposed roof features a hip roof form
- The proportion of the proposed windows are not compatible with main structure
- The proposed materials are not appropriate materials

The 1975 Druid City National Register classified this structure's architectural style as Georgian; however, the Druid City National Register 2014 Update lists it as Greek Revival.

The applicant is proposing to construct a detached 1,638 square foot accessory structure located in the rear yard off an alley on the northeast corner of the property. The proposed structure features a two-car garage, two bathrooms, living space, an office, and a studio. The proposed 27' x 24'.6" (664.2 square feet) garage area will have two 10' x 7' steel garage doors and be located toward the rear of the structure with access to the existing alley. The additional proposed floor area measures 48' x 20'.3" (974.4 square feet).

The petitioner has updated their application from the September meeting as follows:

- Changed the orientation 195 degrees counterclockwise
- Replaced the previously proposed stucco façade with brick
- Changed the roofline to reflect the roofline of the primary structure
- Added corbels to the accessory structure to compliment the primary structure
- Updated the proposed materials

The proposed materials include:

- Pella Fiberlgass single hung, therma-pane 36" x 60" windows
- MP Fiberglass, Low E Classic Craftsman door
- Pinecroft wood 15" x 63" shutters
- Amarr 3138 Carriage House garage door

## **STAFF ANALYSIS:**

**Location:** The subject property is a corner lot. The proposed accessory structure will be located in the northeastern portion of the property adjacent to an alley, and set back at least five feet from the side yard property lines (DG 33). The overall continuity of the district and its aspect and character, especially as viewed from the public rights-of-way, should be maintained (DG 35).

**Materials:** The applicant has updated the proposed materials to “complement the main structure” (DG 33). “If windows are to be installed in the garage, they should match or complement the window pattern of the main structure while maintaining an appropriate scale and proportion to the garage” (DG 33).

**Roofs:** The updated proposed roof complements the main structure in design (DG 33).

**Windows:** The proposed fiberglass windows with wood shutters would be compatible with the primary structure’s window pattern and maintain an appropriate scale and proportion to the garage (DG 33).

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## APPLICABLE DESIGN GUIDELINES:

### *Article XII. Design Guidelines Relative to Site features and Lot Improvements*

#### A. Accessory Buildings, Structures, and Appurtenances

##### 1. Detached Garages or Carports (DG 33)

- Locate garages to the rear of the main structure, and set back at least five (5) feet from the side yard property line(s).
- Garages or carports should complement the main structure through the use of similar building materials, including siding, windows, and roof. If windows are to be installed in the garage, they should match or complement the window pattern of the main structure while maintaining an appropriate scale and proportion to the garage.
- Garage doors, when used, should be compatible with the main structure or character of the district. Typically, garage doors should be metal (steel or aluminum), fiberglass, or wood, and in keeping with the character of the main structure and district.

#### G. Overall Continuity (DG 35)

- Maintain the overall continuity of the district and its aspect and character, especially as viewed from public rights-of-way

### **Druid City Historic District Narrative Statement of Significance:**

The DCHD is significant at the local level in the area of commerce. The small collection of twentieth-century commercial buildings contained in the DCHD epitomizes numerous aspects of mid-twentieth-century commerce. The 1900 and 2000 blocks of University Boulevard and triangular lots along Queen City Avenue represent the real estate maxim of “location, location, location.” These blocks and lots were, and still are, strategically located at the crossroads of Tuscaloosa’s CBD, the University of Alabama (UA), and residential areas, including the DCHD. Businesses located on these ideal sites were/are in a position to capture pedestrian and automobile traffic moving between homes and places of employment in the CBD and UA. To consumers within the DCHD, and adjoining neighborhoods for that matter, these businesses offered convenience: goods and services, such as automobile sales and repairs, gasoline, groceries, banking, furniture, books, healthcare, and utilities offices, were all available in the neighborhood. In keeping with the time, the DCHD businesses were independently owned and operated. The small complex of two commercial buildings (originally three) located at 1000-1010 Queen City Avenue (Resources 219 and 222) typifies the twentieth-century commercial history of the DCHD. Built in the 1930s, these buildings stand on a triangular island at the intersection of Queen City Avenue, Paul Bear Bryant Drive, 11<sup>th</sup> Street, and 20<sup>th</sup> Avenue. This intersection is the focal and geographic center of the DCHD. The mom and pop shops formerly located at this business include a gas station and a drug store. Abernathy’s Grocery, founded by Willie Fred Abernathy, started at 1000 Queen City Avenue circa 1933, moved to 1010 Queen City Avenue circa 1936, and later expanded into 1004 Queen City Avenue (*Tuscaloosa News* 1998; Southern Bell Telephone and Telegraph Co. 1934, 36; Sanborn Map Company 1923-1967; R. L. Polk & Co 1950; and Hawk 2008). After 74 years, Jim Abernathy, who grew up working in the family business, closed the neighborhood corner grocery store in 2007 (Hawk 2008).

The DCHD is significant in the area of social history. The DCHD’s registry of past residents reads like a “Who’s who” in the political, commercial, social, and academic history of Tuscaloosa and Alabama. The Governor’s Mansion at 421 Queen City Avenue (Resource 200) is so called because it was home to Arthur Bagby during his tenure as Alabama governor from 1837-1841 (TCPS 1978: 15). Bagby’s administration coincides with the period during which Tuscaloosa served as the Alabama Capitol, which was from 1826 to 1846. By the time Henry Collier became governor of the state, the Alabama Capitol had been moved to Montgomery. Collier had a fine home at 905 21st Avenue (Resource 262) (TCPS 1978: 20). An excellent example of Gothic Revival architecture, the residence at 1005 17th Avenue (Resource 181, Photo #5) claims W. W. Brandon, Alabama’s 37th governor from 1923-1927, as a former owner and occupant (TCPS 1978: 21). Located at 2111 14th Street, the Dearing-Swaim Home (Resource 145) (Photo #20) has housed many notable people, including former UA President W. S. Wyman (Floyd 1975). One time UA President John Gallalee purchased the Owen-Free House at 1817 3rd Street (Resource 5) (Floyd 1975; TCPS 1978: 13). Burwell Boykin Lewis, UA president from 1880 to 1885, is a former resident of the DCHD as well. Julia Tutwiler once lived at 709 Queen City Avenue (Resource 207) (TCPS 1978: 17). Ms. Tutwiler’s determined advocacy led to coeducation at UA in 1892. In 1897, Abbie Searcy Rau entered UA as an undergraduate (University of Alabama 1901: 409). Ms. Rau graduated in 1900. Abbie not only achieved individual success for herself but also for women in general. This success, along with the academic achievements of her coed classmates, validated the rationale for coeducation.

at UA (Wolfe 1983: 131). Moving to a duplex at 611 Queen City Avenue in 1950 (Resource 201), Ms. Rau continued to be a leading presence in social and civic affairs for the rest of her life (R. L. Polk & Co. 1950-1968). A. C. Cade owned the duplex where Rau lived. Cade lived next door at 11 College Park (Resource 34). President of the Allen Jemison Hardware Company in downtown Tuscaloosa, Cade and partners developed the Toney subdivision of Druid Court (later changed to College Park) (Mellown 1991; Binkley 2001). Gordon D. Palmer, president of the First National Bank of Tuscaloosa in 1941 and a University of Alabama trustee, lived in College Park at #6 (Resource 30) (Tuscaloosa Area Virtual Museum 2014; University of Alabama 2014). Sam Wiesel made his home at 1610 Alaca Place (Resource 119) from 1926 until his death in 1938 (*Tuscaloosa News* 1938). Wiesel's biography is the quintessential "immigrant success story." "Coming to Tuscaloosa in 1900 as a boy of 14, direct from his birthplace of Wereshmort, Hungary, Mr. Wiesel achieved a remarkable career of success making an outstanding contribution to this community's mercantile history" (*Tuscaloosa News* 1938). Sam Wiesel was also a leader in the charitable, civic, and religious affairs of Tuscaloosa.

The DCHD contains locally significant textbook examples of architectural styles ranging from early nineteenth-century Greek Revival to mid-twentieth-century minimal traditionalism. With their stately columned porticos, symmetric fenestration, and leaded glass fanlights and sidelights, the DCHD's Greek Revival residences have captured much acclaim during the last two centuries. The Historic American Building Survey (HABS) documented six of these storied and studied Greek Revival mansions during the 1930s: the Moody-Warner House (Resource 59), Dearing-Swaim House (Resource 145), Foster-Cummings House (Resource 146), Ormand-Little House (Resource 197), James H. Dearing House-Governor's Mansion-University Club (Resource 200), and Collier-Boone House (Resource 262) (Floyd 1975). Built circa 1840, the Gothic Revival Jemison-Brandon-Kubisyn House (Resource 181) rivals DCHD's Greek Revivals in scale and details. The picturesque hip with cross gable roof form, decorative shingle work, asymmetric floor plan, two-tiered porch, and bay windows of the Thompson House (Resource 254) epitomize the gilded splendor of the DCHD's 33 Queen Anne and Free Classic residences. The DCHD neighborhood represents a fine study in the eclecticism of Craftsman architecture. Contained within the DCHD are 79 Arts and Crafts residences and bungalows. These residences run the gamut in terms of architectural embellishment, featuring a wide variety of gable and eave motifs, including triangular knee braces, exposed beams, and notched and scalloped rafter tails, commodious porches with columns or posts on piers, diverse cladding materials, such as weatherboards, bricks, stones, and artful combinations thereof, and diverse window and door types. With its exposed rafter tails, brick chimneys with corbel work and terra cotta chimney pots, gables with stucco and faux half-timber work, partial width porch with exposed rafter tails, curved timber braces, stout rectangular columns, and low brick closed rail balustrade, the bungalow at 1908 8th Street (Resource 55) is truly a craftsman's delight. The Tudor Revival cottages and apartments in the DCHD, 20 in all, are impressive. These residences from the 1920s and 1930s bear the trademark characteristics that define them as Tudor Revival architecture, including steeply pitched multiple gable roofs, irregular massing, side porches, entry vestibules, prominent chimneys, and arch work; but each Tudor plays rather creatively within the genre, creating a unique composition that sets it apart from the others of its ilk. These eclectic residences make use of a liberal assortment of semicircular, segmental, and pointed arches, brick, stone, and board siding, metal, slate, and shingle roofing, and stucco, half-timber, and shingle work for their individual touches. Constructed in the mid-twentieth century, DCHD's minimal traditionalists draw their inspiration from the

DCHD's Craftsmans, Tudor Revivals, and Colonial Revivals. A case in point is the duplex at 609-611 Queen City Avenue (Resource 201). In the composition of this residence, architect Don Buel Schuyler masterfully blended the Colonial Revival and Arts and Crafts details of the homes in the neighborhood (Floyd 1975; Binkley 2001; and Mellown 1991). The duplex has two front porches composed of such Colonial Revival details as a pediment, a wraparound cornice, and brick columns. Dormers are elements of both architectural styles; however, the dormers working in combination with the profusion of window bands and porches for air circulation and natural lighting represents two key Arts and Crafts-bungalow design concepts. The salient presence and profusion of porches is also a common theme in Arts and Crafts-bungalow architecture. DCHD's post-World War II commercial buildings represent an interesting study in Modernism. The City National Bank Queen City Branch (Resource 14), Shamblin Building (Resource 36), and the commercial edifice at 615 Queen City Avenue (Resource 202) experiment with the structure and cladding of "the box." Solid, masonry, load bearing walls give way to metal screens, glass sheets, panels, and planters.



TUSCALOOSA  
HISTORIC PLANNING COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION

*Please complete all of the following required fields:*

**Property**

Address of premises affected: 325 Queen City Ave      Historic District: Pinehurst

Owner Occupied

Renter Occupied

**Owner**

Name: Landon Miller      Phone: 205-657-2694      Email: lcgmiller@yahoo.com

Address: 325 Queen City Ave

**Applicant (if different from owner)**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

**Contractor or Architect**

Name: self      Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

Check the box that best describes your intended action(s) & include all estimated costs: \$ 45,000

- Exterior Alteration  
 Addition or New Construction  
 Signage

Other (please explain):  
Auxiliary Structure of single story 2 car garage and studio/office/Mother-in-Law, no cooking, bedroom

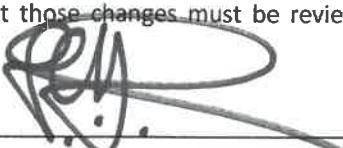
**Certification of Applicant**

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: 7/13/20

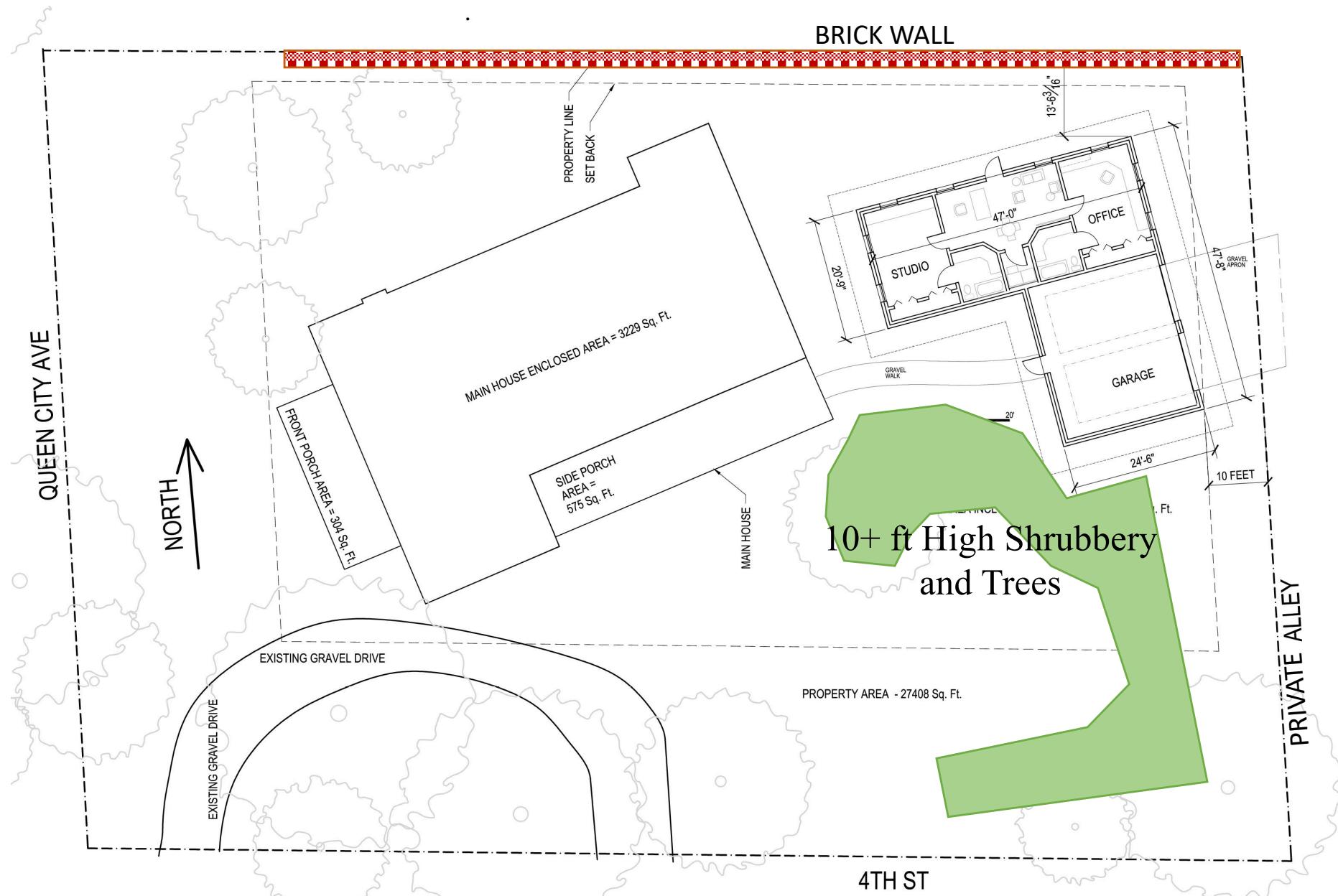
# Accessory Structures

Adjacent to 325 Queen City Ave  
&  
325 QC Planned Accessory Structure

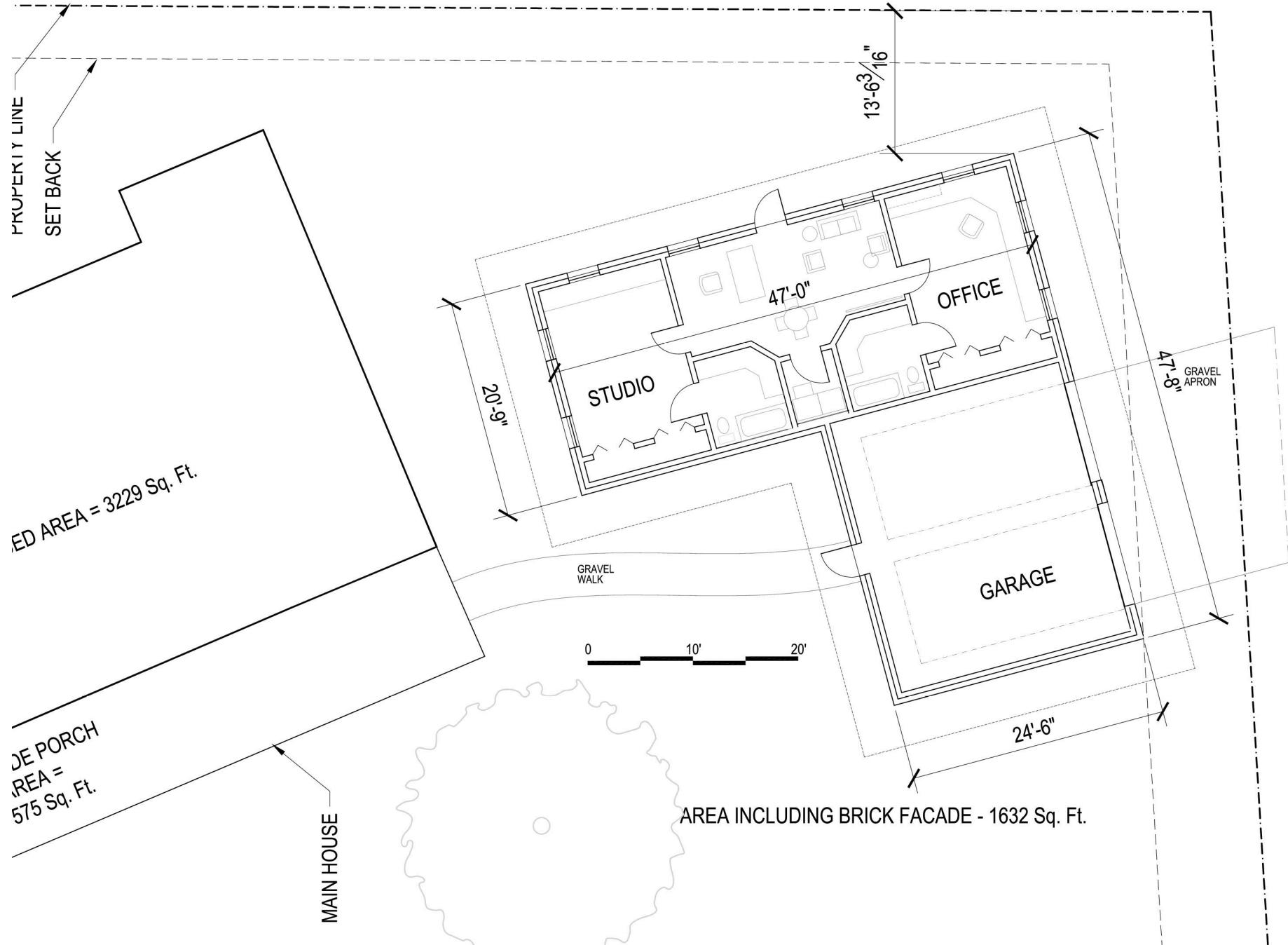
CDR Landon CG Miller, Esq.  
325 Queen City Ave Owner

## **What changed from the previous request:**

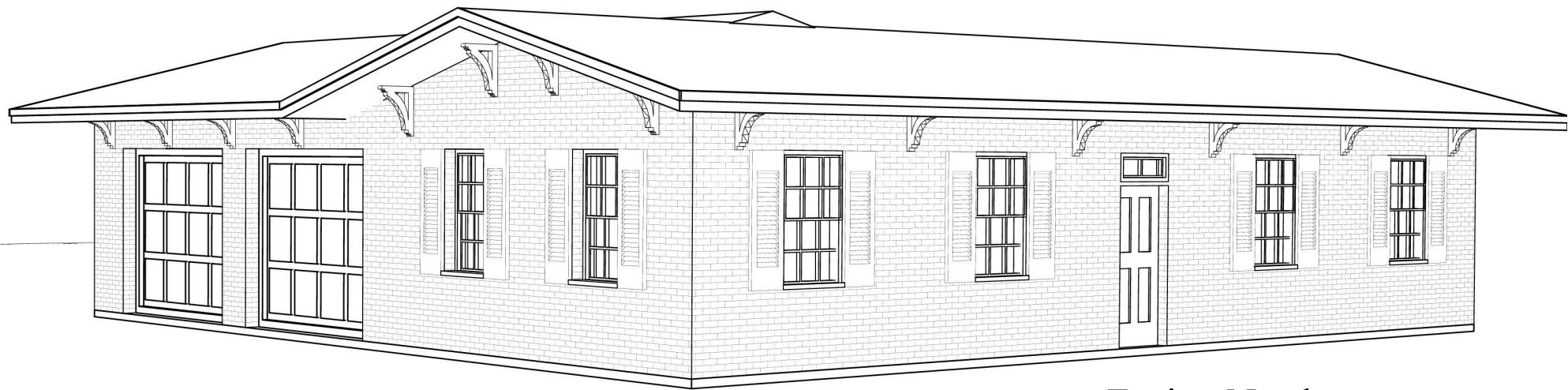
1. Changed orientation 195 degrees counterclockwise
2. Replaced stucco wall with brick
3. Changed roofline to reflect those of main structure; added sorbels
4. Specified exact materials / items in detail sheets to avoid confusion while quoting specific text of Guidelines to support choices



The Accessory Structure will not be visible from any street; the front of the studio/office spaces face the brickwall to the north

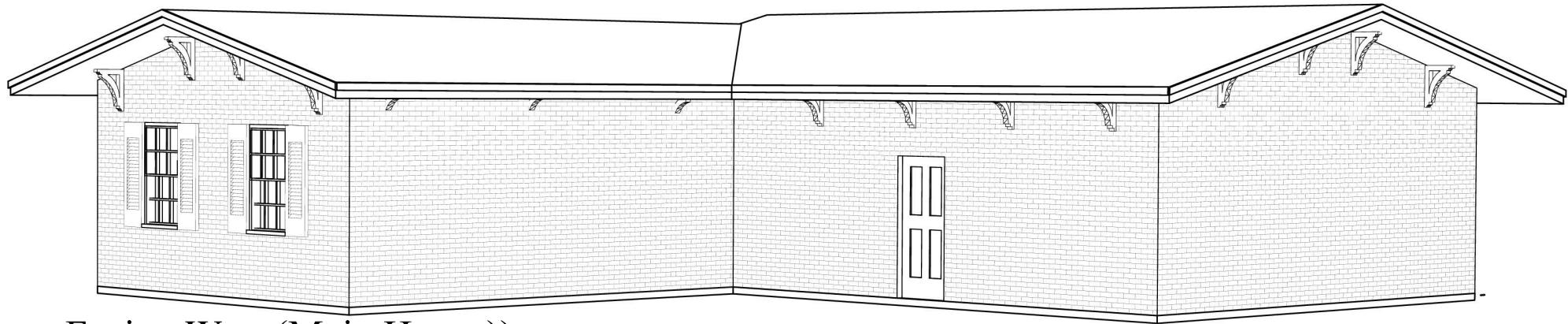


# Revised Accessory Structure for 325 Queen City Ave



Facing East (Private Alley)

Facing North

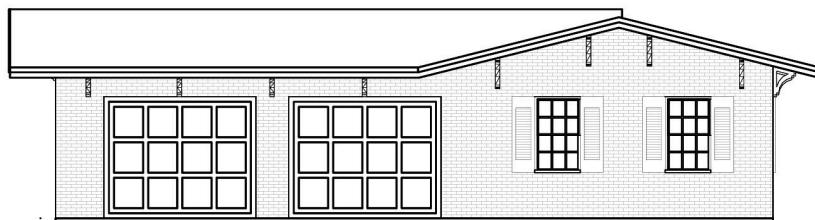


Facing West (Main House))

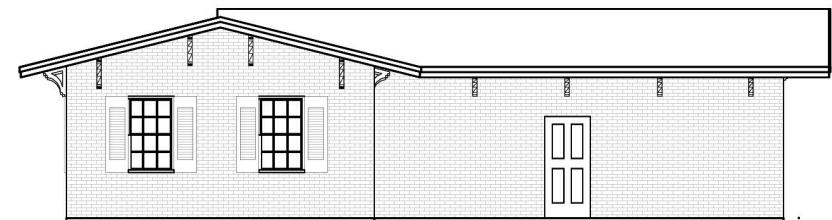
Facing South

# Permitting Required Elevations

(does not provide as much information as the perspectives as these are “flat” images)



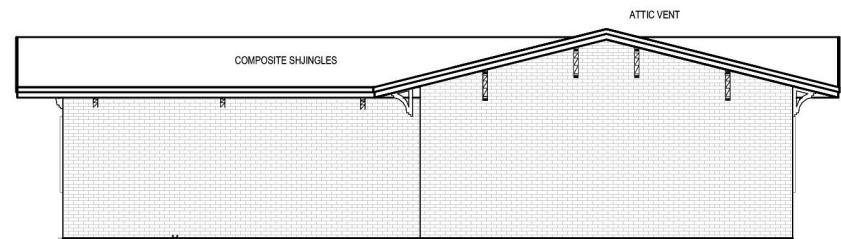
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

# Materials

Windows – as per Commission Guidelines [IX.B. Fiberglass (Pella)]— Pella Fiberglass single hung, therma-pane, Impervia 36x60(approx.); various vendors

Door (2) – MP Fiberglass; Low E Classic Craftsman

Exterior Plantation Shutters (6 sets) [[IX.A. Wood] - Pinecroft Wood Unfinished 15x63 / Home Depot

Garage Door – as across the private alley – [XII.A.1. metal] – Amarr 3138 Carriage House Garage Door / various vendors

# Amarr Hillcrest 3138 Carriage House Garage Door (Multiple Options)

by Amarr | Item # 494173 | Model # Hillcrest 3138 | ★★★★★ 4.6 (17) Write a review Ask a question



## Top Rated

Due to COVID19 carriers are no longer making in-home deliveries. Shipment will deliver outside the home, to the porch or into the garage.

**\$1,939<sup>00</sup>**

Choose a Window Type: Moonlite

Moonlite  None  Stockton  Arched Thames  Thames

Choose a Style: Short Bead Board 16' x 8'

Short Bead Board 16' x 8' ▾

Qty

**Ship this item**

Free shipping

Enter a ZIP code ▾

**Add to list**

## About this item

- Precision-shaped doors can fit existing garage tracks
- Heavy-duty steel exterior with classic carriage-house-look
- Durable, reliable, and low maintenance
- Bottom weather seal
- Energy efficient, quiet operation
- Environmentally safe polystyrene thermal insulation with protective vinyl

# 36 in. x 80 in. Smooth White Left-Hand Inswing 3-Lite Low E Classic Craftsman Finished Fiberglass Pre-hung Front Door [by MP Doors](#)



Hover Image to Zoom

Internet #311194109 Model #N3068L4HIC3224 Store SKU #1004922561

36 in. x 80 in. Smooth White Left-Hand Inswing 3-Lite LowE Classic Craftsman Finished Fiberglass Prehung Front Door

by [MP Doors](#) >

**★★★★★** (15) [Write a Review](#) [Questions & Answers \(18\)](#)

**\$579<sup>00</sup>**

OR

**\$97<sup>00</sup>** per month\* suggested payments with 6 months\* financing on this \$579 purchase\* [Apply for a Home Depot Consumer Card](#)

Color/Finish: **Smooth White**



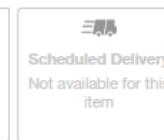
Common Door Size (WxH) in.: **36 x 82**



Door Handing: **Left-Hand/Inswing**



How to Get It



We'll send it to **Athens** for [free pickup](#)  
[Curbside pickup available](#).  
[Change Store](#)

## Pella® Impervia® Single-Hung Window (thermistar)

### Frame

- Frame is Duracast® fiberglass composite — five-layer pultruded fiberglass material [with optional foam insulation1] reinforced with a Pella patented interlocking mat.
- Overall frame depth is 3".
- Nominal wall thickness of Duracast fiberglass composite members is .050" to .070" thick.
- Frame corners are mitered, joined and bonded with corner lock and mechanically fastened with injected polyurethane adhesive.
- Sill is fitted with weep valve assemblies.
- Jambs contain factory drilled (counter-bored) installation screw holes. Block and Flush Flange frames only.

### Sash

- Sash is Duracast fiberglass composite—five-layer pultruded fiberglass material [with optional foam insulation1] reinforced with a Pella patented interlocking mat.
- All sash members have mitered corners bonded with corner lock and sealed with injected polyurethane adhesive.

### Exterior/Interior

- Duracast fiberglass composite surfaces with powder-coat paint finish.
- ♣ Color is [White]

### Glazing System

- Quality float glass complying with ASTM C 1036.
- 11/16" insulating glass [[annealed] [tempered]] [obscure3] [[clear] [Advanced] [SunDefense™] [AdvancedComfort] [NaturalSun] Low-E coated, with argon]] sealed and bonded to sash.
- High altitude glazing [with argon] available.

### Weatherstripping

- Sash is weatherstripped around the perimeter with a dual fin-type pile weatherstrip.

### Hardware

- Galvanized block-and-tackle balances connected to sash with polyester cord and concealed within the frame.
- Lower sash shall be fully operable for ventilation.
- Window jamb has take-out clips to remove vent.
- All fasteners are of a corrosion-resistant material.
- Two locks are installed on units 37" wide or greater.
- Locks are zinc die-cast, self-aligning cam action factory-installed on the interlocker [powder-coat painted [White] [Tan] [Brown] [Black] [Morning Sky Gray] to match finish] [Satin Nickel] [Bright Brass] [Oil-Rubbed Bronze].

### Optional Products

#### Grilles

- **Grilles-Between-the-Glass**
- ♣ Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
- ♣ Grilles are factory prefinished [White] [Tan] [Brown] [Black] [Morning Sky Gray] to match interior and exterior finish.

### Hardware

- Optional limited opening device available for field installation on vent units in [White] [Tan] [Brown] [Black] [Morning Sky Gray] vinyl to match interior of unit; nominal 3-3/4" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.



Hover Image to Zoom

Internet #100057690 Model #SHL63 Store SKU #732290

Store SO SKU #1000463321

## 15 in. x 63 in. Louvered Shutters Pair Unfinished

by **Pinecroft** >

★★★★★ (175) Write a Review

Questions & Answers (6)



\$128<sup>88</sup>

Save up to \$100◊ on your qualifying purchase.  
Apply for a Home Depot Consumer Card

Shutter Height (in.): 63

39 43 47 51 55  
59 63 67 71 75

### How to Get It

Ship to Store  
Pickup Sep 29 - Oct 2

Ship to Home  
Get it by Thu, Oct 4

Scheduled Delivery  
Not available for this item



**FRONT**

Next Door on Queen City  
Toward River



**Back Side**



Next House on Queen City Toward River  
Game Day Parking in the BackYard



3 car garage with storage  
Takes most of the back of the lot

Recently constructed 2 car car port with storage  
Cinder block – wood slats – brick columns



Does not appear to comply with any guidelines like similar materials or design  
Standards consistent with either the Tudor or Spanish architectures

2 story 3 car garage with 2 apartments

2 story, with porch, "Playhouse"

Historical?

3 car garage with storage

Takes most of the back of the lot



NO semblance of compliance with any guidelines like similar materials or design  
In any of these structures as they are both 1930's Spanish style



“Garage Apartments and 3 Car Carport



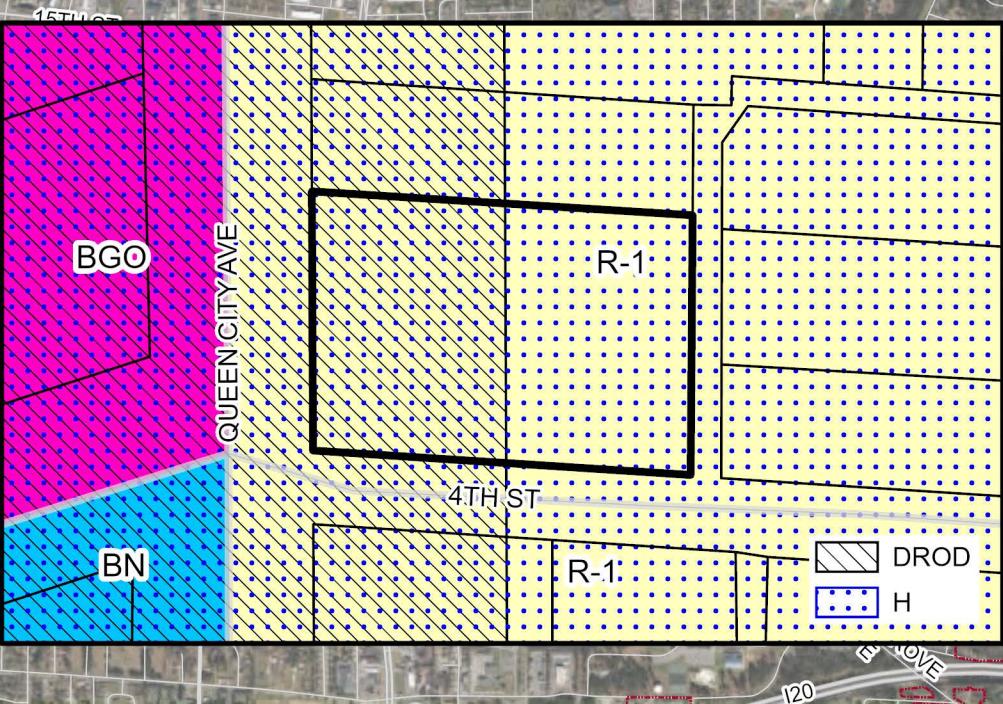
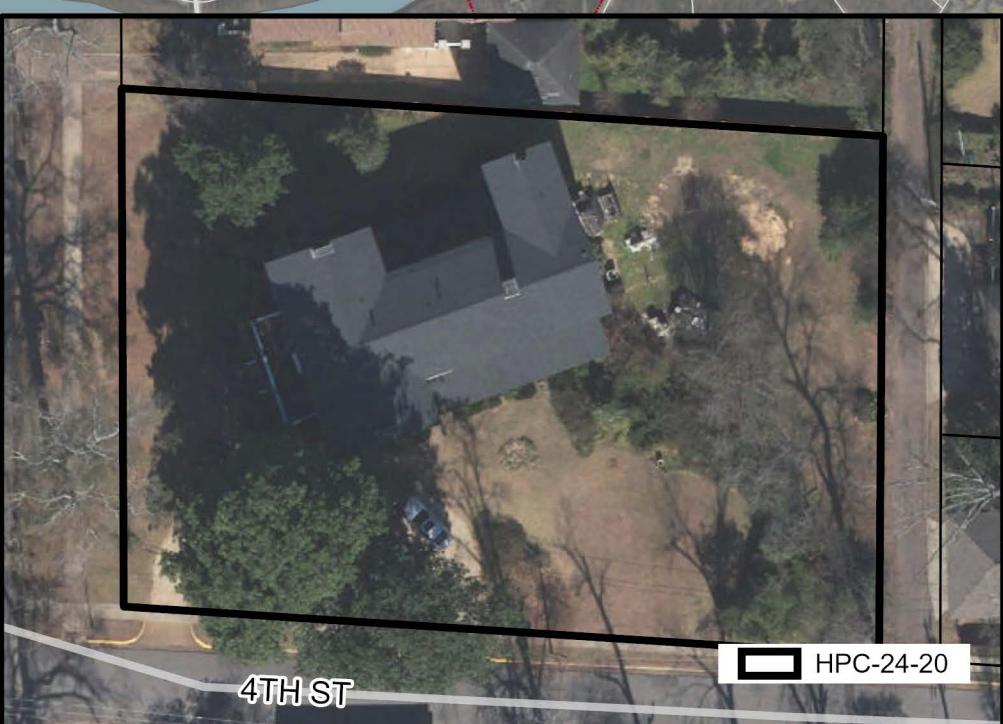
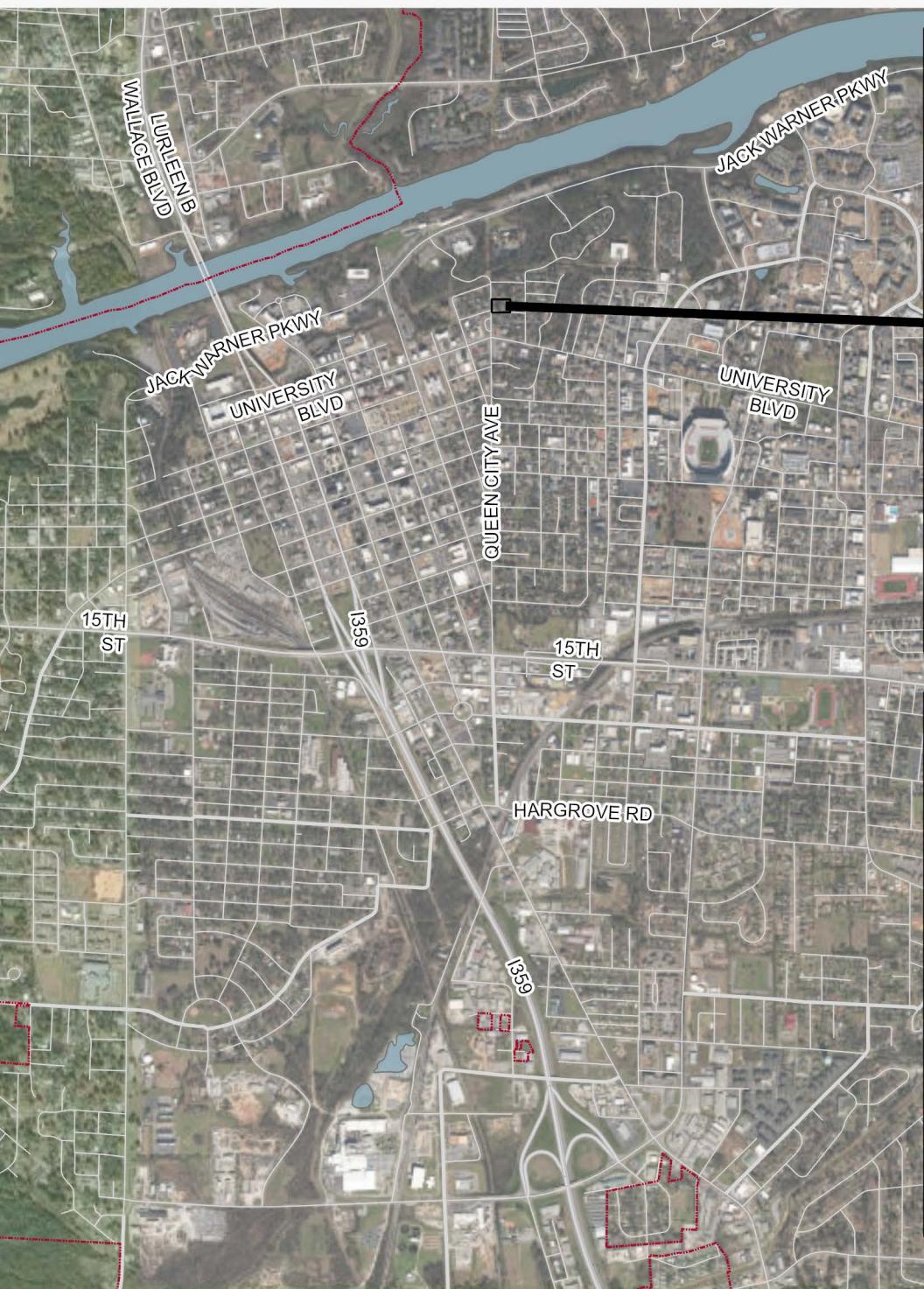


# HPC-24-20: 325 Queen City Avenue

1 inch = 50 feet

0 25 50 75 100

N





# HPC-24-20: 325 Queen City Avenue

1 inch = 70 feet

0 35 70 105 140

N



■ HPC-24-20



08 25 2020



08 25 2020



08 25 2020



08 25 2020



08 25 2020



08 25 2020

A photograph of a residential street scene. On the right, there's a house with a dark roof and a white garage door. A wooden fence runs along the property line. In the background, a silver pickup truck is parked next to a small, light-colored building, possibly a shed or a mobile home. The street is paved and leads towards a dense area of trees and bushes. The date "08 25 2020" is overlaid in the bottom right corner.

08 25 2020



08 25 2020

08 25 2020