

Historic Preservation Commission

Staff Report

Meeting Date: January 10th, 2024

Case #: HPC-04-24

Site Address: 1400 13th Street
Parcel ID: 31-06-23-3-013-001.000
Applicant: Harrison Freeman
Owner: Harrison Freeman

Proposed Work: Petition for a Certificate of Appropriateness to construct a parking area on the property located at 1400 13th Street in the Thirteenth Street Historic District.

Current Zoning: R-4H

Historic District: Thirteenth Street
Architectural Style: Craftsman
Year Built: 1920
Contributing: Yes
Historic Survey: Thirteenth Street Historic District

29. 1400 13th Street (Rayfield House): c. 1920, Craftsman; 1 ½ story, brick foundation, wood frame, exterior wood siding, steeply pitched side-gabled roof with projecting front gabled porch, brackets in gable ends, rectangular vent in front gable, interior slope brick chimney, front gable supported by heavy brick piers, brick porch wall; interior plaster walls; detached garage. C.

DESCRIPTION OF PROPOSED PROJECT:

The applicant proposes a twenty-foot by twenty-foot parking pad located on the East side of the property. The parking pad will be made of concrete with a red brick border matching the skirting of the house. The parking pad will be surrounded by boxwood landscaping to screen the parking from 13th Street.

STAFF ANALYSIS:

The proposed parking pad is located in the front yard. The parking pad will be screened by planting boxwoods to block the view from 13th street. Concrete and brick pavers are listed as an appropriate material in the design guidelines.

APPLICABLE DESIGN GUIDELINES: *Article VII. Design Guidelines Relative to Rehabilitation and*

2. Parking

- Residential parking areas should not exceed 35% of the total rear yard area. For the purpose of these Design Guidelines:
 - For interior lots, the rear yard is the area not defined as the “front yard” in Section 24-125(b) of the Zoning Ordinance or the side yard, being the area along a side property line between the front and rear walls of the primary structure. The rear yard shall also exclude the footprint of the primary structure and any additional roofed structures.
 - For corner lots, the rear yard shall be the area not defined as the “front yard” in Section 24-125 (b). The rear yard shall also exclude the footprint of the primary structure and any additional roof structures.
- Use only materials that have historic precedent in the district. The use of permeable materials is encouraged.

Examples of Appropriate Materials:

- Concrete
- Brick or stone pavers
- Gravel or crushed stone
- Other materials as approved by the Commission

Examples of Inappropriate Materials:

- Concrete
-
- Minimize the presence and appearance of all parking areas visible from a public street through site planning and design.
 - Parking should be screened in a manner so that the parking is not the dominant feature of the property. Screen new parking areas through use of low walls (4-6 feet high), iron fences, or landscape plantings, mindful of the need to maintain the overall continuity of the district as viewed from public rights-of-way and adjacent properties. Screening should extend to the edges of the driveway.
 - No residential or commercial parking should be installed between the front face of the primary structure and the front right-of-way line of the property.
 - All residential and commercial parking should be set back a distance that will maintain the pattern and alignment of primary building setbacks in the neighborhood.

Scope of Work - 1400 13th Street, Tuscaloosa, AL 35401

Project: Driveway

Address: 1400 13th St, Tuscaloosa, AL 35401

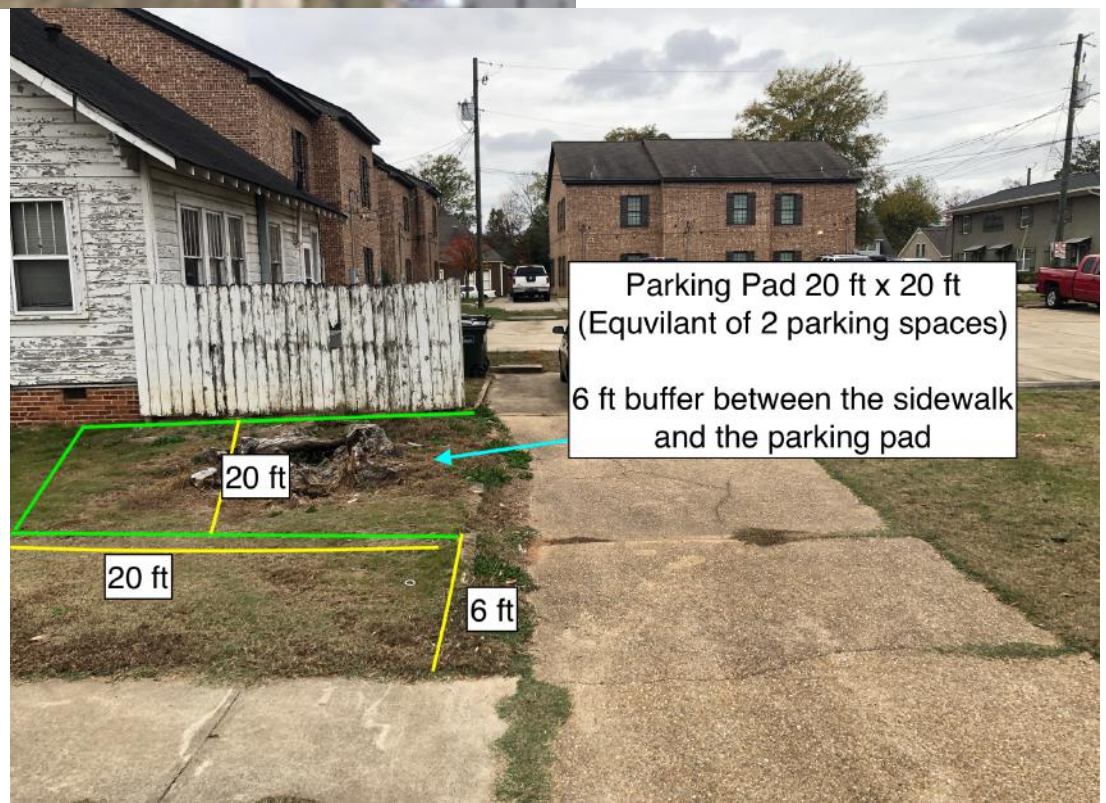
Contact Name: Harrison Freeman

Email: harrison.freeman1@icloud.com

Phone: 205-407-0849

Driveway:

- We plan to add a parking pad measuring 20 ft x 20 ft. Equivalent of (2) parking spaces. We'll plant boxwoods to block the view from 13th street. And leave a 6 ft buffer between the parking pad and sidewalk.



Additional Photos:

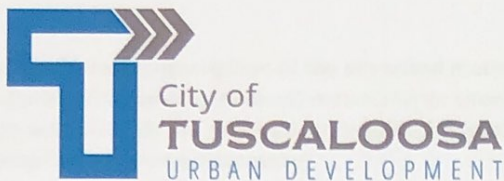
Across the Street



Stump causing hazard currently







HISTORIC PRESERVATION COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION

Last Updated, August 2023

Please complete all of the following fields:

Location of Property and Historic District

Address: 1400 13th Street

Historic District: 13th Street
Select District

Property Owner

Name: Harrison Freeman Phone: 205-407-0849 Email: harrison.freeman1@icloud.com

Address: 1400 13th St, Tuscaloosa, AL Zip Code: 35401

Applicant (if different from owner)

Name: _____ Phone: _____ Email: _____

Contractor or Architect

Name: Harrison Freeman Phone: 205-407-0849 Email: harrison.freeman1@icloud.com

The Applicant requests the following item(s) from the Historic Preservation Commission:

☒ Repair / Remodel of Existing Building(s) \$50

☐ Other (please explain): _____

☐ New Construction or Addition(s) \$50

☐ Signage \$25

Provide a detailed description of the proposed request. Supporting documentation required along with this application shall include a dimensioned site plan, elevation drawings, or similar drawings that clearly show the existing and proposed design. Staff reserves the right to determine if the submitted plans are acceptable.

We would like to add a 20ft x 20ft parking pad to the east side yard of the home. Materials:

- Pad made of concrete with a red brick border matching the skirting of the home.

- Boxwood landscape screen on the 13th st side (south) providing buffer from main road.

Dimensioned site plans showing all buildings, additions, drives, sidewalks, fences, exterior lighting, large trees, landscaping, and other site work locations, drawn to scale no less than 1" = 10'-0".

Dimensioned elevations including sufficient detail to describe all exterior design features and materials, drawn to scale no less than 1/4" = 10'-0". Where scale or massing of alteration is a concern, include elevations of neighboring buildings.

PLEASE SUBMIT AN ELECTRONIC COPY OF THIS APPLICATION AND ANY NECESSARY SUPPORTING MATERIALS VIA E-MAIL TO HPC@TUSCALOOSA.COM

Office of Urban Development:
Planning Division

2201 University Boulevard, Annex III, 3rd Floor
Tuscaloosa, AL 35401

Provide a detailed description of the proposed materials. Supporting documentation such as photographs, brochures, screenshots, invoices, material spec sheets, or similar items that clearly show the existing and proposed materials are required along with this application. Staff reserves the right to request for additional information as deemed necessary.

See above

Important Items to Note:

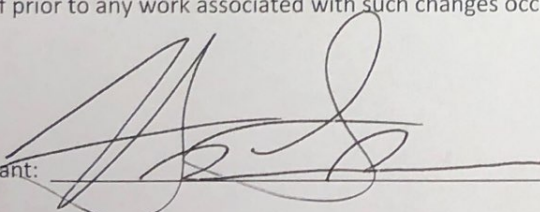
- You will receive confirmation from City staff via e-mail once your application is received. Unless expressly waived by City staff, you must submit a digital copy of your application to secure a place on the docket.
- A filing fee related to the specific request (reference page one of this application) is required to be submitted along with this application. Check is preferred, but an invoice can be sent upon request.
- In-person attendance at the HPC meeting is mandatory for the petitioner.
- Any request which will not be represented by the property owner at the public hearing must be accompanied by a notarized designation of agent affidavit.

Certification of Applicant

I hereby certify that I have read and examined this application and know the same to be true and correct. I also acknowledge that if the Commission determines that any of the foregoing information is not accurate, my application may be denied because it contained false or otherwise incorrect information. Staff reserves the right to request additional information as deemed necessary. This application will not be accepted until all required information is provided.

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. I also understand a building permit issued by the City of Tuscaloosa is required for all applicable work being completed in historic districts.

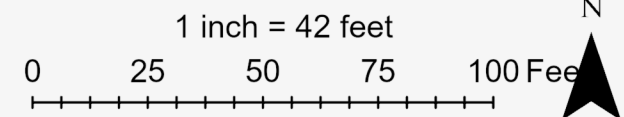
Finally, it is my understanding that pending Commission approval, I am bound to follow the plans submitted with this application. Should there be any changes to the approved plans, I understand that those changes must be reviewed by City staff prior to any work associated with such changes occurring.

Applicant: 

Date: 12/20/2023

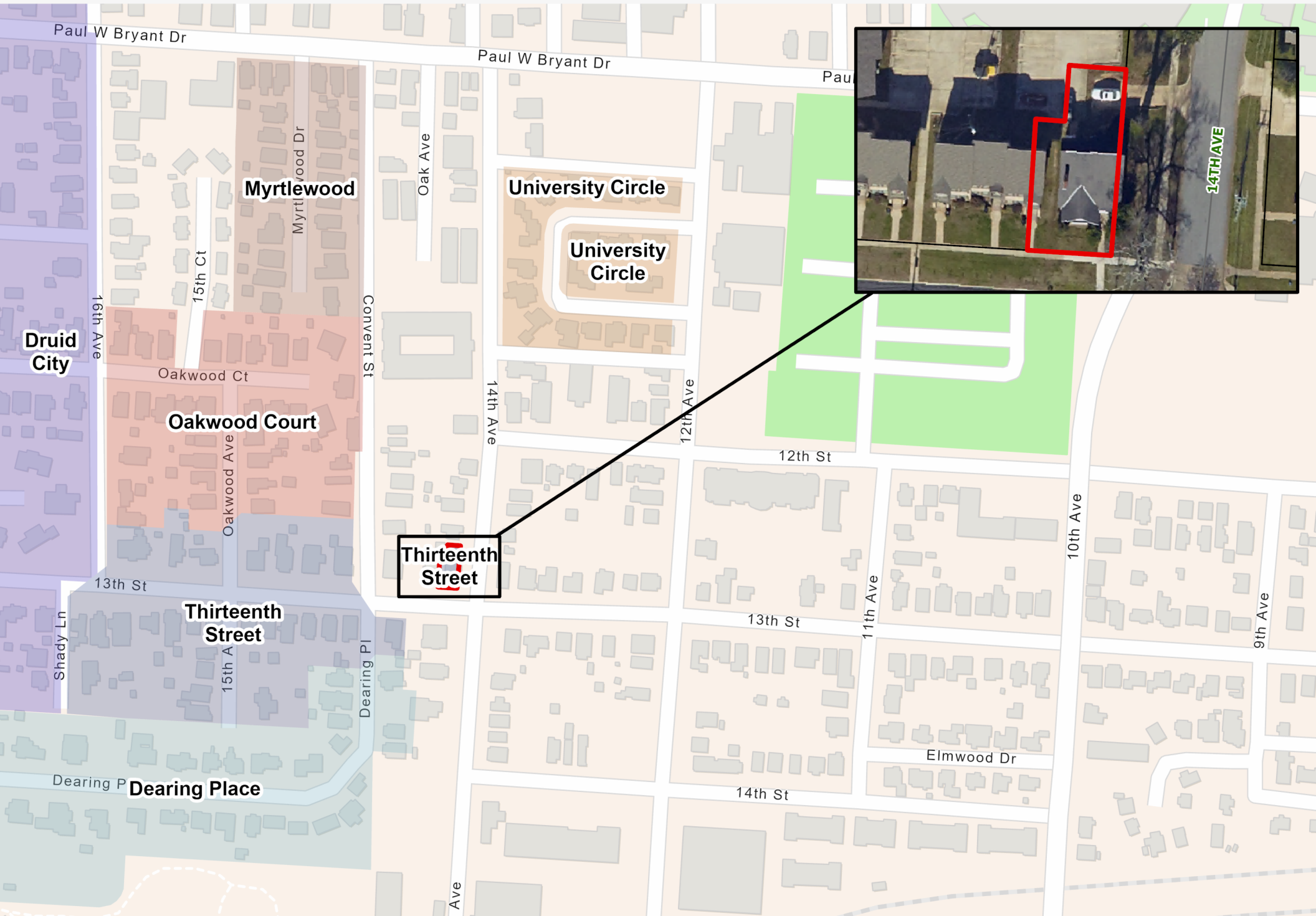
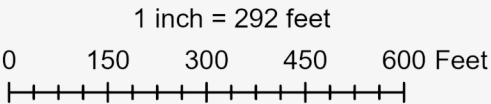


1400 13th Street





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1400

NOTICE
Historic District Review
For further information, please visit
tuscaloosa.com/hpc
or call 248-5100.

This sign is property of the City of Tuscaloosa.













