

46 Sherwood Drive



Historic Preservation Commission

Staff Report

Meeting Date: August 13, 2025

Case #: HPC-40-25

Site Address:	46 Sherwood Drive
Parcel ID:	31-06-14-3-008-016.000
Applicant:	Kim Roberts
Owner:	Kim Roberts

Proposed Work:	Petition for a Certificate of Appropriateness for a design change to a previously approved Certificate of Appropriateness and modifications to the driveway on the property located at 46 Sherwood Drive in the Sherwood Drive Historic District.
Current Zoning:	SFR-1H

Historic District:	Sherwood Drive
Architectural Style:	Federal
Year Built:	1827
Contributing:	Yes
Historic Survey:	Sherwood Drive Historic District

#46 Sherwood Drive. McCalla-Gibson House. Ca 1827. Two story, wood frame Federal house in L shape with cross gable roof of asphalt shingles, interior brick chimney with concrete cap, weatherboard siding across façade (west), six panel wood door with covered side lights and transom, wood screen door. Second story has paired 6/6 double hung sash windows with flanking wooden shutters, first story has paired 9/9 double hung sash windows with flanking wooden shutters, partial width raised portico with shed roof and cornice supported by Ionic columns, metal open rail balustrade. South side of home was original façade. It has screened porch. North side has asbestos shingle siding. Detached garage of cinder blocks with side gable roof of asphalt shingles with exposed rafter tails.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner is proposing to modify an existing Certificate of Appropriateness for changes to the front yard. The petitioner was approved for the construction of a path, stairs, and fountain in the front yard by the HPC at the April 9th, 2025, meeting. The petitioner is requesting to modify the approved stairs, paths, and bridge. The proposed bridge is 8'x18' and is made of wood. The proposed paths are stamped concrete.

The petitioner is also requesting to change the driveway material from concrete to stamped concrete to match the proposed paths in the front yard.

STAFF ANALYSIS:

Concrete and wood are appropriate materials throughout the design guidelines. The driveway was replaced prior to receiving HPC approval. All proposed changes are visible from the public right-of-way.

APPLICABLE DESIGN GUIDELINES:

J. Sidewalks, Drives, Parking, and Paving

1. Sidewalks and Paving

- Use only materials that have historic precedent in the district, taking care to preserve historic paving materials by saw cutting when inserting new materials or repairing damaged areas.
- Situate, design, and install paving materials of a color and texture and in a manner to be compatible with the historic character of the property and its neighbors.

3. Driveways

- Locate driveways to the side and rear of the main building.
- Extend all driveways at least to the rear of the main building.
- Install residential driveways in a manner and width compatible with those historically installed, and generally not wider than ten feet.

E. Landscape and Plant Materials

- Design and install landscape plantings to maintain the overall continuity and aspect of the district. Look at patterns that exist and work with those patterns.

- Maintain and/or enhance the historic plant materials, mindful of the differences in scale and types of landscaping relative to the size, age and use of the buildings, insofar as practicable.
- Specify and locate trees to avoid conflict with or damage to buildings, sidewalks and driveways.
- When appropriate, retain and preserve the building and landscape features that contribute to the overall historic character of the district, including trees, gardens, yards, arbors, groundcovers, fences, accessory buildings, patios, terraces and fountains, fish ponds, and significant vistas or views.
- Retain and preserve the historic relationship between buildings and landscape features on the site. It is not recommended to alter the topography of substantially through grading, filling or excavation.
- Replace seriously diseased or severely damaged trees (as defined by Sec. 24-252 of the Zoning Ordinance) or hedges with new trees or hedges of equal or similar species.
- Large canopy trees (12" dbh) should not be removed unless seriously diseased or severely damaged or if it poses immediate threat to persons or property.

PETITIONER APPLICATION & SUPPORTING DOCUMENTS





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: 46 Sherwood Drive

Historic District: Select District

Property Owner

Name: Marc & Kim Roberts Phone: _____ Email: _____

Address: 46 Sherwood Drive Zip Code: 35401

Applicant (if different from owner)

Name: _____ Phone: _____ Email: _____

Contractor or Architect

Name: Jeremy Holman Phone: _____

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.

Our existing blacktop driveway was crumbling and cracked from buried stumps and roots. We would pour concrete to match all of the previously approved pathways in the side and front yards. We would pour concrete entrance to the gravel parking lot to prevent the big dip causing cars to bottom out. It will match all other approved pathways, pond, bridge, steps have been modified in their locations to allow for the pond. As explained at the initial approval meeting, we have made adjustments to the locations of the pond and the pond depending on the trees, roots, and topography of the yard.

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.

Stained and stamped concrete will be used on all concrete to match the pathways already poured side and front yards. Natural stone will be used for the koi pond.

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: Kimberly L. Roberts Date: 7/18/25



VICINITY & AERIAL MAPS



46 Sherwood Drive

1 inch = 100 feet
0 50 100 150 200 Feet





46 Sherwood Drive

1 inch = 660 feet
0 330 660 990 1,320 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY

























STAFF PHOTOS OF ADJACENT PROPERTIES



