

Historic Preservation Commission

Staff Report

Meeting Date: November 12th, 2025

Case #: HPC-58-25

Site Address:	1905 8 th Street
Parcel ID:	31-05-22-1-112-024.000
Applicant:	Margaret Peacock
Owner:	Margaret Peacock

Proposed Work:	Petition for a Certificate of Appropriateness for the construction of a wheelchair ramp on the primary structure on the property located at 1905 8th Street in the Druid City Historic District. (Council District 4).
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Current Zoning:	DHE-H
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Historic District:	Druid City
Architectural Style:	Queen Anne
Year Built:	1898
Contributing:	Yes
Historic Survey:	Druid City Historic District

Resource 54. 1905 8th Street. Lawson-Hutton House. Circa 1898. Two story, wood frame Free Classic Queen Anne residence with cross hip roof of asphalt shingles, wide eaves with braces Section 7 page 17 and pendants, weatherboard siding, 8th Street and Queen City Avenue elevations with bay windows featuring such Queen Anne stylistic details as braces and alternating rows of diamond, octagonal, and square butt shingle work, second floor with 1/1 double hung sash windows, first floor Queen City Avenue elevation with single leaf fifteen light door appointed with a transom, wrap around porch with pediment, denticulated cornice, columns, and spindle work balustrade. (C/NRHP 1975)

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes adding a wheelchair ramp to the side of primary structure. The ramp will run alongside the west side of the primary structure, going up to the existing landing. The applicant will also be repairing the existing wood steps and wood landing adjacent to the proposed ramp. There will be no change to the size of the existing steps or landing during the repairs to the existing steps or during the addition of the ramp.

The proposed ramp will rise one-and-a-half inches every foot. The approximate dimensions of the ramp are 17 ft by 8 ft. The ramp addition will be made of wood and painted to match with the exterior of the primary structure. Repairs to the steps and landing will be wood to match existing.

STAFF ANALYSIS:

The ramp addition is visible from the public right of way. Wood is an appropriate material throughout the Design Guidelines.

APPLICABLE DESIGN GUIDELINES:

K. Wheelchair Ramps

- Consider locations which will have the least visual impact on the historic building and setting. On some buildings, ramps can be integrated into existing stairs or porches with little visual impact.
- Materials for ramps and railings should be compatible with the building: wooden ramps are often appropriate for frame buildings and converted residences, while concrete or brick ramps may be best for masonry buildings. Ramp and railing designs should be coordinated with existing elements wherever possible.
- Wooden ramp surfaces can be punted with a sanded punt for slip resistance. In some cases, altering grade levels to accommodate a very shallow ramp slope can alleviate the requirement for railings. Ramps can be concealed with landscaping.

D. Porches and Railings

- Maintain and repair historic porches to reflect their historic period and the relationship to the structure.
- Use materials that blend with the style of the structure or other structures in the district. Balustrades of stairs and ramps should match the design and materials of the porch or be unobtrusive.
- Do not permit enclosure of front porches. Where rear or side porches are to be enclosed, the enclosure shall preserve the original configuration of columns, handrails and other important architectural elements.

A. 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.

PETITIONER APPLICATION & SUPPORTING DOCUMENTS

Certificate of Appropriateness Application

Property Information:

Site Address:

1905 8th St, Tuscaloosa, Alabama 35401

Historic District:

Eight Street

Estimated Cost of Construction:

1000

Detailed Description of the Proposed Work:

My 90-year-old mother is wheelchair bound and will soon need to be brought to my house. We need to build a wheelchair ramp leading to the side door on the northwest side of our house. The current steps and landing going into the house will be repaired and a new ramp built along the side of the house, going up to those steps. See the attached drawing and photo.

Detailed Description of the Proposed Materials:

Weather treated wood and paint the same color as the house.

Applicant Information:

Applicant Name:

Margaret Peacock

Is the applicant also the property owner?

Yes

Supporting Documents:

Site Plan:

Sentell-Survey-1905-8th-st-wheelchair-ramp-added.pdf

Google-Larger-View-19058thSt.jpg

Google-StreetView-19058thSt.jpg

ramp location.jpg

drawing.jpg

Elevation Drawings:**Proposed Materials Documents:**

Materials Used .docx

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.

List of Materials Used

For wheelchair access to 1905 8th St. Tuscaloosa, AL

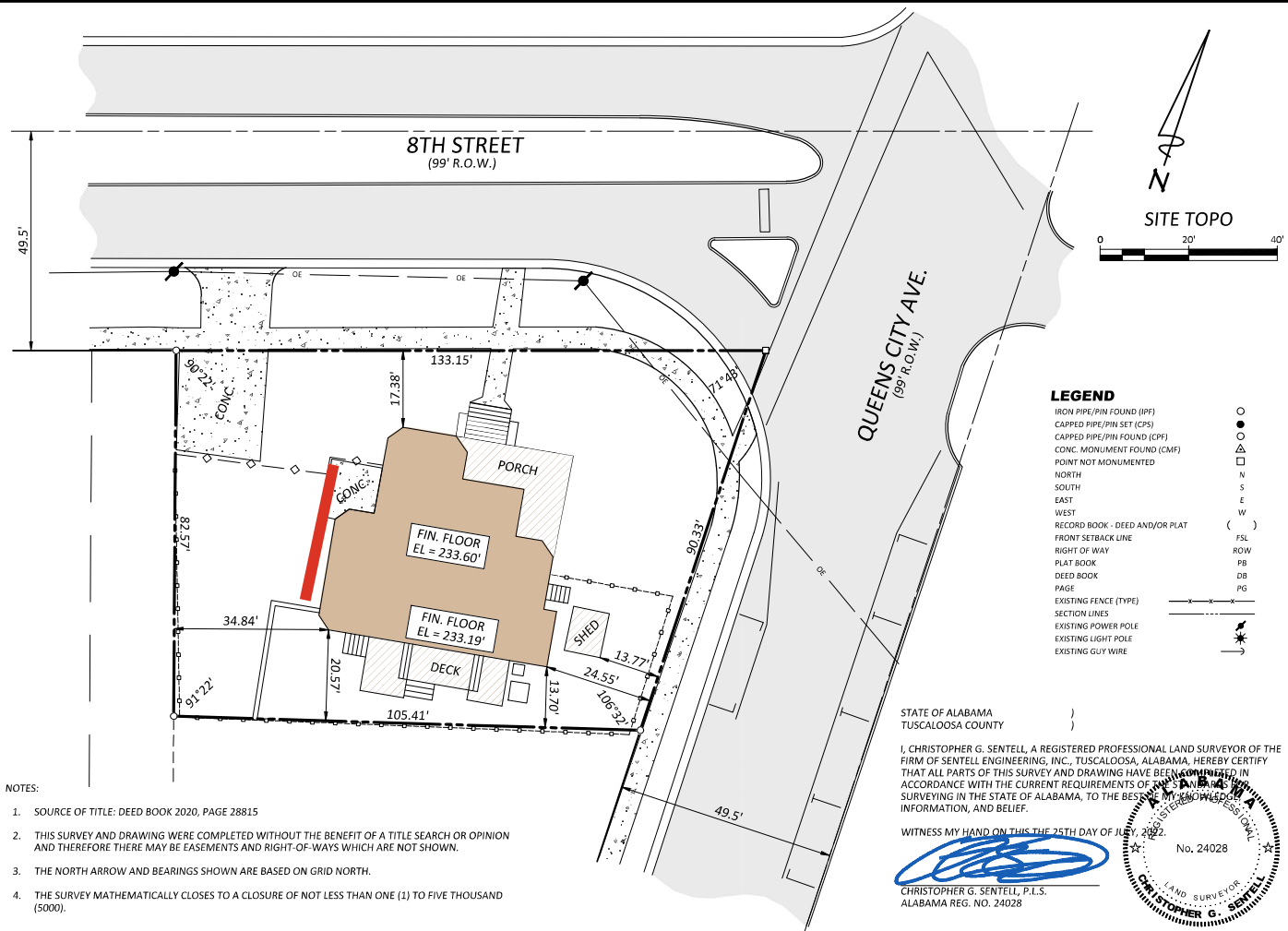
Home Owner: Dr. Margaret Peacock

Contractor: Keith Walters, 205-454-6008

- For Landing, steps, and ramp on west side of build: Wooden landing and steps matching current landing.
- For Paint: Exterior paint matching the rest of the house



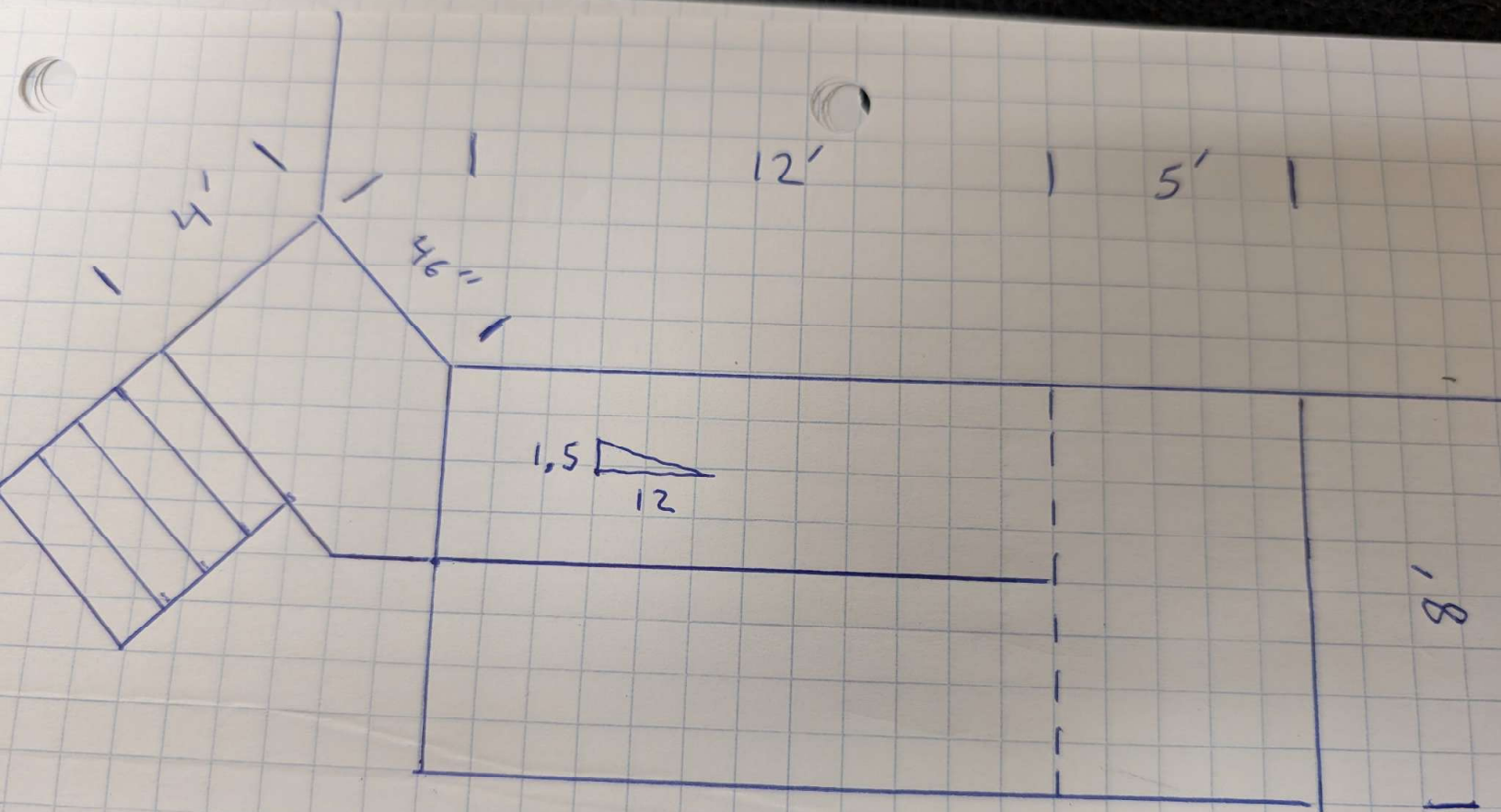
- N:\2022\22-165 Margaret Peacock 8th Street SITE 22-165 master site.dwg



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MARGARET PEACOCK
1905 8TH STREET
TUSCALOOSA, ALABAMA

DRAWN: CES
CHECKED: OLS
DATE: 07/20/22
JOB NO: 22-165
SHEET: 1



VICINITY & AERIAL MAPS



1905 8th Street

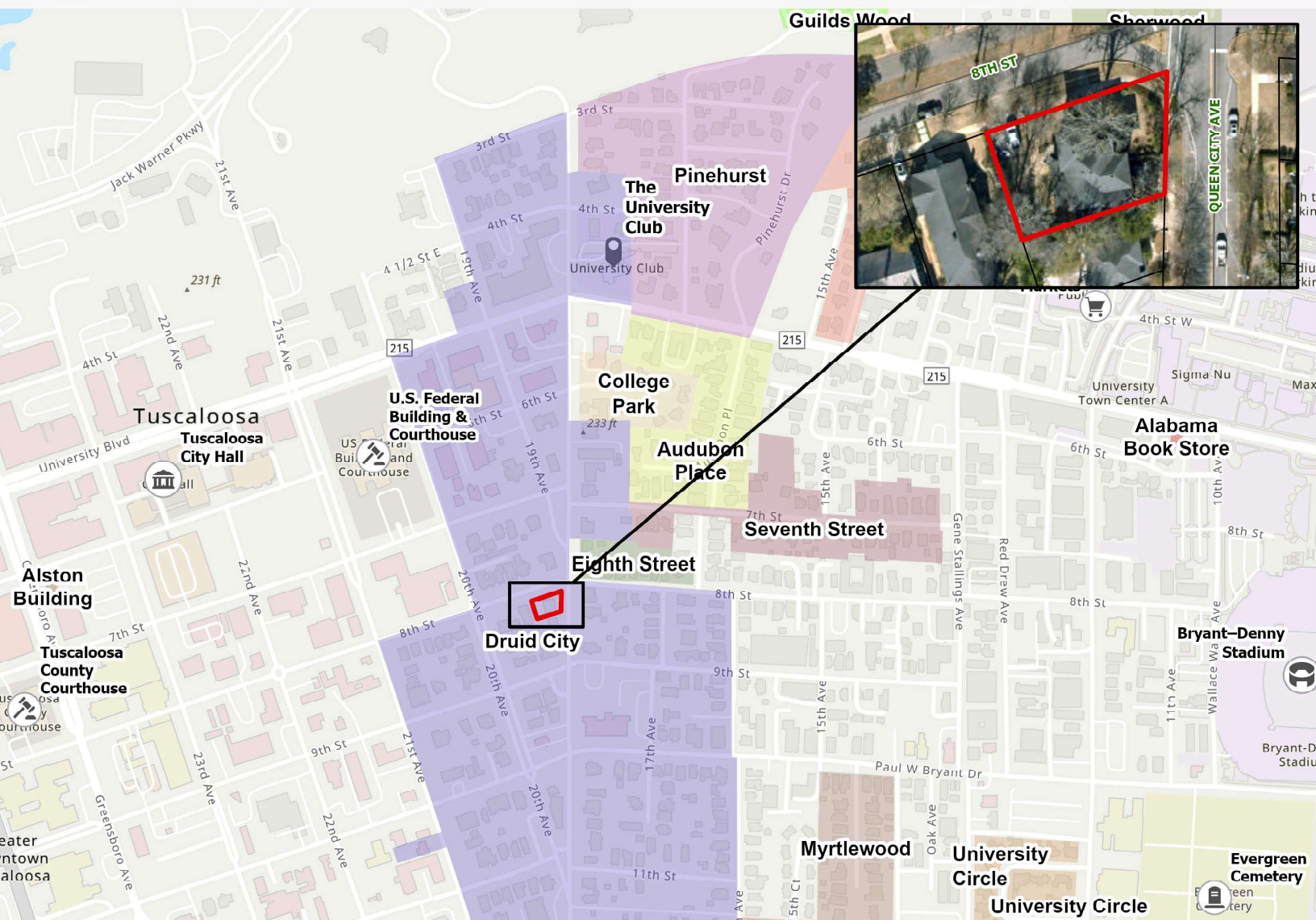
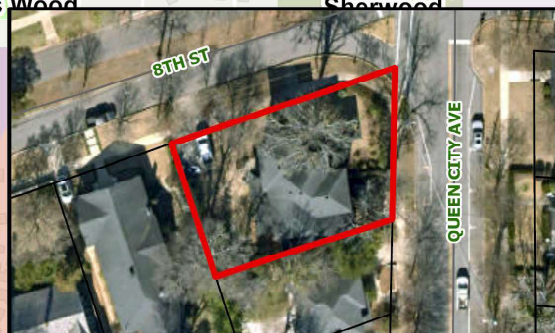
1 inch = 50 feet
0 25 50 75 100 Feet





1 inch = 500 feet

0 250 500 750 1,000 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY









STAFF PHOTOS OF ADJACENT PROPERTIES



