

Historic Preservation Commission

Staff Report

Meeting Date: November 12th, 2025

Case #: HPC-59-25

Site Address:	19 Pinehurst
Parcel ID:	31-06-14-3-010-006.000
Applicant:	Carrie Fitts
Owner:	Carrie Fitts

Proposed Work:	Petition for a Certificate of Appropriateness for the demolition of a carport and the removal of trees on the property located at 19 Pinehurst Drive in the Pinehurst Historic District. (Council District 4).
Current Zoning:	SFR-1H

Historic District:	Pinehurst
Architectural Style:	English Cottage
Year Built:	1918
Contributing:	Yes
Historic Survey:	Pinehurst Historic District Survey

12. 19 Pinehurst Dr.: 1918; C.M. Ayers, Jr., architect, two story brick and frame w/ English Cottage influence.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes to remove five trees surrounding the principal structure and an attached carport. The petitioner states the trees are healthy but leaning towards the primary structure. The attached carport to be removed has 4 inch metals posts with a wood roof covered in asphalt shingles. The petitioner states the carport was added as a later addition and can be removed without damaging the principal structure. Touch up paint may be required after the carport is removed, but no other repairs are anticipated. The petitioner states the removal of the carport is necessary to facilitate the removal of the trees.

The diameter and species of the trees to be removed are as follows:

- Tree 1: 24" diameter pecan tree
- Tree 2: 36" diameter pine tree
- Tree 3: 18" diameter pine tree
- Tree 4: 20" diameter pine tree
- Tree 5: 30" diameter pine tree

STAFF ANALYSIS:

Per the Design Guidelines, trees over 12' DBH should not be removed unless seriously diseased or severely damaged or if it poses immediate threat to persons or property. The carport is visible from the public Right of Way. The carport is not listed in the Historic Survey.

APPLICABLE DESIGN GUIDELINES:

A. Accessory Buildings, Structures, and Appurtenances

1. Detached Garages or Carports

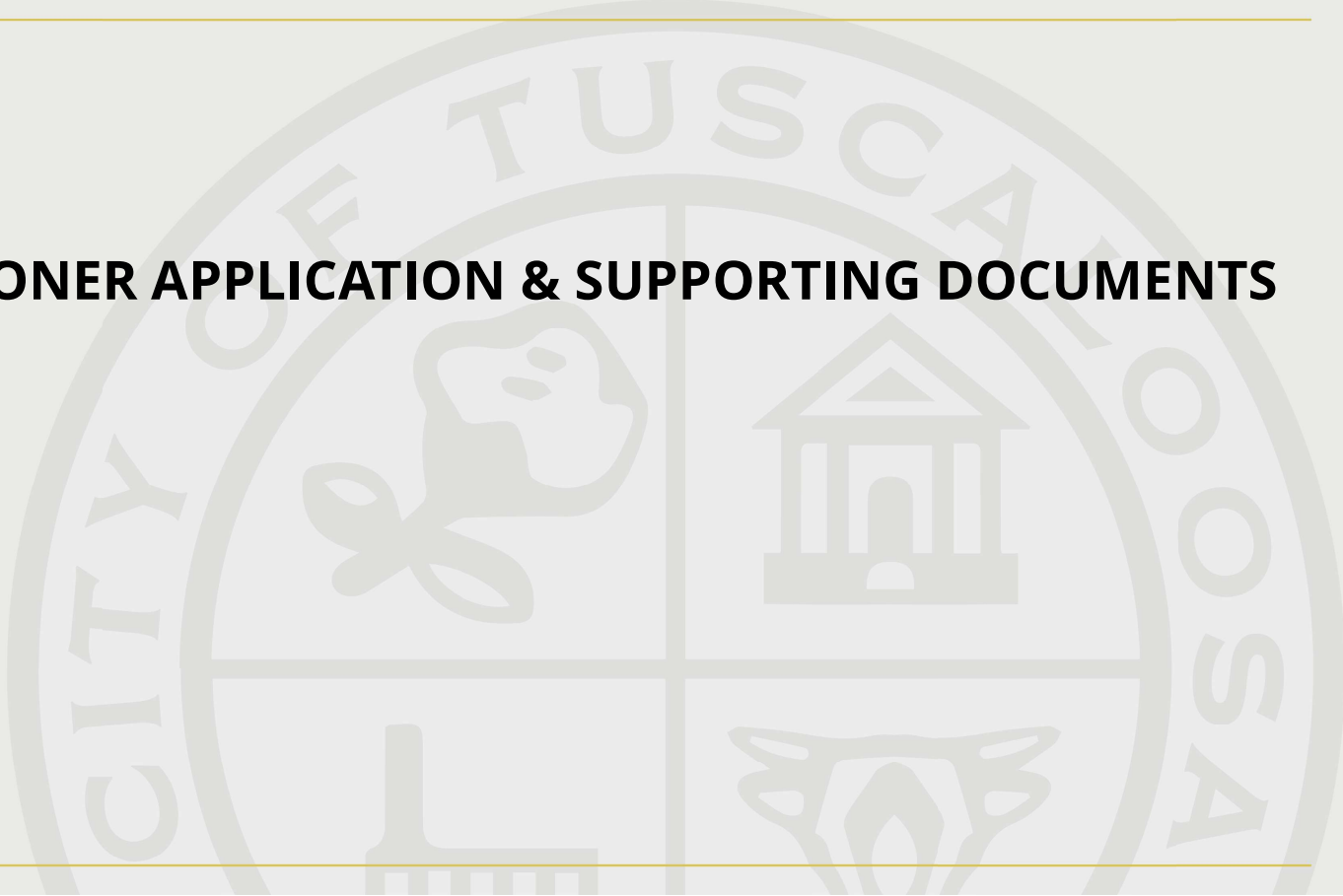
- Locate garages to the rear of the main structure, and set back at least five (5) feet from the side yard property line(s).
- Garages or carports should complement the main structure through the use of similar building materials, including siding, windows, and roof. If windows are to be installed in 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.

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 or 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



Certificate of Appropriateness Application

Property Information:

Site Address:

19 PINEHURST DRIVE, TUSCALOOSA, Alabama 35401

Historic District:

Pinehurst

Estimated Cost of Construction:

10000

Detailed Description of the Proposed Work:

REMOVAL OF 5 TREES THAT ARE IMPACTING THE PROPERTY OR NEIGHBORING PROPERTY DUE TO SIZE, GROWTH PATTERN, LOCATION, DAMAGE TO EXISTING STRUCTURE (BRICK) OR LIGHTING

Detailed Description of the Proposed Materials:

THERE ARE NOT MATERIALS. WORK WILL BE DONE BY A LICENSED AND BONDED PROFESSIONAL TREE REMOVAL. SIZE OF TREES WILL REQUIRE BUCKET TRUCK AND CRANE

Applicant Information:

Applicant Name:

CARRIE FITTS

Is the applicant also the property owner?

Yes

Supporting Documents:

Site Plan:

Site Plan (trees) (10.22.25).pdf

Elevation Drawings:

Proposed Materials Documents:

Additional Documents:

HPC November 2025 Tree Removal Request 19 Pinehurst Drive (Pinehurst Neighborhood) Lewis and Carrie Fitts.pdf

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.

Certificate of Appropriateness Application

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Detailed Description of the Proposed Work:

Amended to include the removal of a pole carport, which is not original to the house, is not historically significant or contributing to the house, and would allow easier removal of trees by being able to put equipment on the property to remove the trees.

Detailed Description of the Proposed Materials:

This will be done by a licensed and bonded demolition crew. The property owner will come back before HPC with a replacement design for a certificate of appropriateness at a later time. Tree removal necessary to do first.

Applicant Information:

Applicant Name:

CARRIE FITTS

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Supporting Documents:

Site Plan:

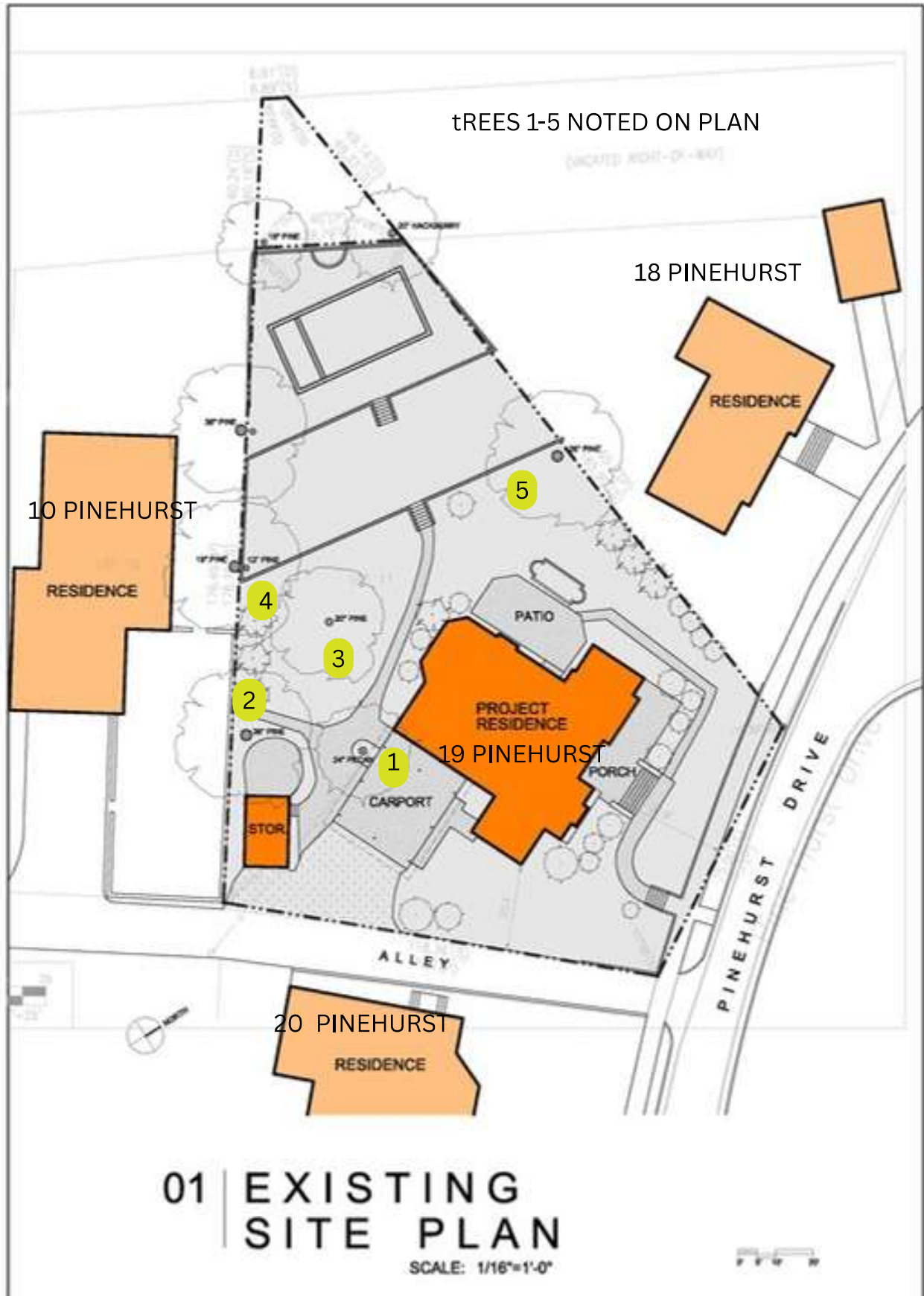
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Elevation Drawings:**Proposed Materials Documents:****Additional Documents:**

HPC November 2025 Tree Removal Request 19 Pinehurst Drive (Pinehurst Neighborhood) Lewis and Carrie Fitts (1).pdf

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HPC November 2025
Tree Removal Request
19 Pinehurst Drive (Pinehurst Neighborhood)
Lewis and Carrie Fitts

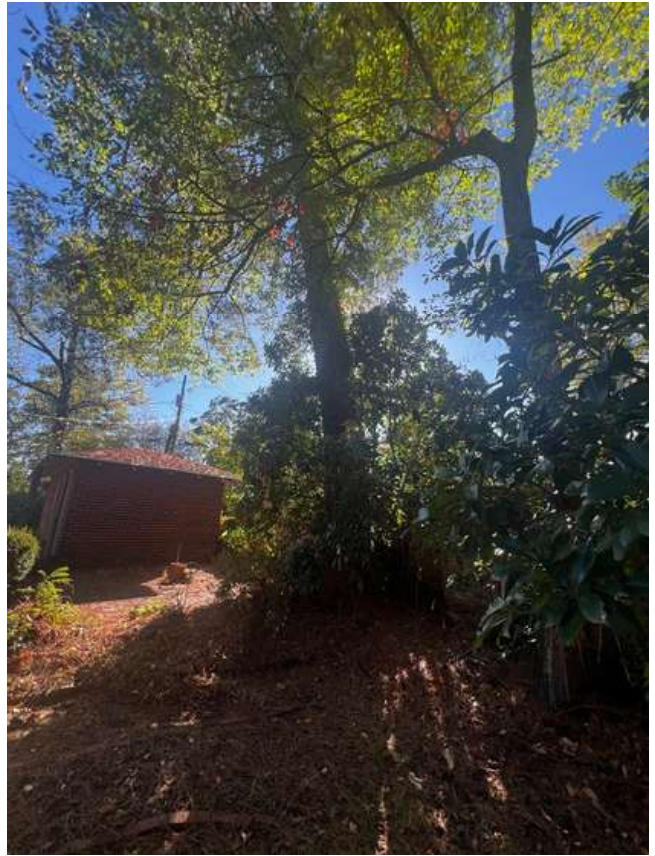


Removal of 5 TREES DUE TO:
THREAT TO HOUSE AND NEIGHBORS' HOUSE
PROXIMITY TO STRUCTURE
DAMAGED BY LIGHTENING



TREE 1
PECAN TREE WITHIN PROXIMITY
OF ROOF OF HOUSE AND
CARPORT





TREE 2
80+” DIAMETER PINETREE IMPACTING 10
PINEHURST WALL
GROWING AT AN ANGLE WITH THREAT TO 19
PINEHURST SHED,
10 PINEHURST, 20 PINEHURST (ACROSS
ALLEY), 22 PINEHURST (ACROSS ALLEY)



TREE 3
IMPACTING 19 PINEHURST
ALSO COULD IMPACT 10
PINEHURST IF IT FELL WEST





TREE 4
 IMPACTING WALL OF 10 PINEHURST
 GOWING AT AN ANGLE (HERE
 PICTURED WITH TREE 2 WHICH
 COULD IMPACT 10 PINEHURST OR
 SHED AT 19 PINEHURST





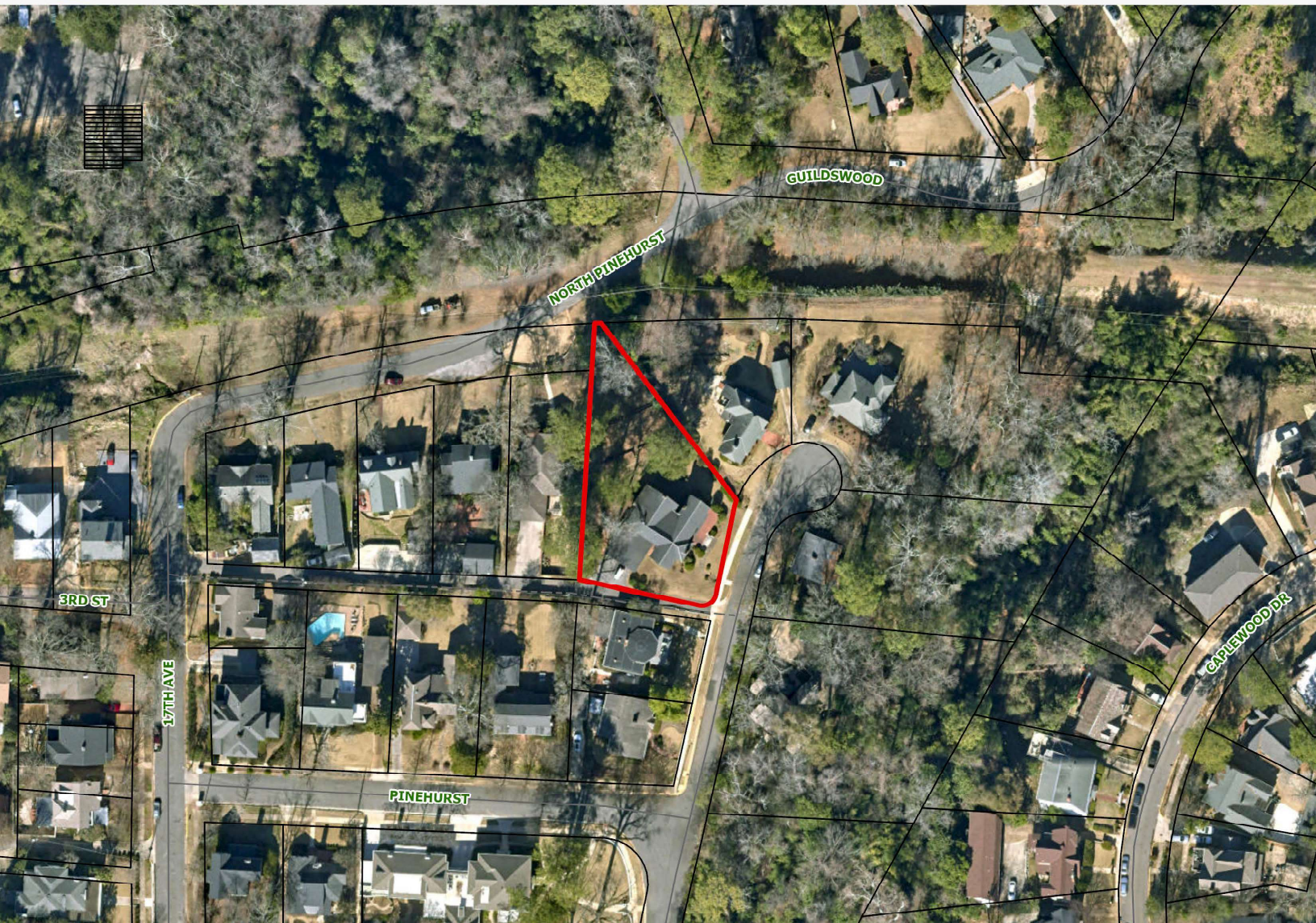
TREE 5
 IMPACTING 18 PINEHURST
 IMPACTING BRICK WALL OF 19
 PINEHURST BACKYARD
 ALSO SHOWING SIGNS OF DAMAGE
 (MISSING BARK) FROM A LIGHTNING
 STRIKE

VICINITY & AERIAL MAPS



19 Pinehurst Drive

1 inch = 100 feet
0 50 100 150 200 Feet





19 Pinehurst Drive

1 inch = 500 feet
0 250 500 750 1,000 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY









STAFF PHOTOS OF ADJACENT PROPERTIES





