

# Historic Preservation Commission

## Staff Report

---

**Meeting Date:** December 10, 2025

**Case #:** HPC-68-25

---

<b>Site Address:</b>	19 Pinehurst
<b>Parcel ID:</b>	31-06-14-3-010-006.000
<b>Applicant:</b>	Kelly Fitts
<b>Owner:</b>	Lewis and Carrie Fitts

---

<b>Proposed Work:</b>	Petition for a Certificate of Appropriateness for the construction of a pool and fence in the rear yard on the property located at 19 Pinehurst in the Pinehurst Historic District.
<b>Current Zoning:</b>	SFR-1H

---

<b>Historic District:</b>	Pinehurst
<b>Architectural Style:</b>	English Cottage
<b>Year Built:</b>	1918
<b>Contributing:</b>	Yes
<b>Historic Survey:</b>	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 rework the rear yard to construct a pool with a surrounding six-foot fence and new brick stairs. The gunite pool will be made of concrete with limestone or brick coping. The area surrounding the pool will be fenced in. To the North of the pool, the petitioner will preserve the existing brick fountain and add a 2-foot decorative iron fence in front of the existing wall. To the West, the petitioner proposes adding a six-foot tall iron fence in front of the existing wall. To the East and South, a decorative fence will be placed on top of the existing wall to total six feet. The petitioner proposes adding new brick steps to the pool entrance to the South along with a six-foot decorative iron gate with a lock.

The petitioner also proposes to repair the existing brick retaining walls and to remove the existing brick paths and patio. A new two-foot tall, lower-level brick retaining wall will be added to serve as planting beds. The petitioner is proposing adding additional four-feet tall planting beds to the Western end of the rear yard that will stretch along the walls and fencing.

---

## **STAFF ANALYSIS:**

The proposed materials for the pool, fences, and walls are appropriate in accordance with the Design Guidelines.

---

## **APPLICABLE DESIGN GUIDELINES:**

### **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 Original 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.

## **D. Fences and Walls**

- Design fences and walls to maintain the overall continuity of the district as viewed from public rights-of-way.
- Complement the buildings and do not detract from their character and relation to their neighbors with the design, scale, placement, and materials of fences, walls, and gates.
- Locate fences and walls no closer to the street than the side yard setback of any structure adjacent to a side street.
- Do not exceed the average height of fences and walls of comparable type and location found on adjacent properties, generally not to exceed six (6) feet.
- Present the finished side of all fences to the exterior of the property being fenced.
- Relate scale, height, materials and level of ornateness of the design of new fences and walls to that of the existing structure and/or its neighbors

## **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.

## **H. Pools, Hot Tubs, and Saunas**

- Pools and hot tubs must meet the requirements of Section 24-107 of the Zoning Ordinance, in addition to the following guidelines:
  - Locate pools to the rear of the main building, and behind the side yard setback of any structure adjacent to a side street or common alleyway.
  - Pools should not disrupt 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.
  - Pool decking should complement the historic character of the district.
- Saunas should be located to the rear of the main structure, and set back at least five (5) feet from the side yard property line(s).

---

# **PETITIONER APPLICATION & SUPPORTING DOCUMENTS**

---

# Certificate of Appropriateness Application

## Property Information:

**Site Address:**

19 Pinehurst, Tuscaloosa, Alabama 35401

**Historic District:**

Pinehurst

**Estimated Cost of Construction:**

150000

**Detailed Description of the Proposed Work:**

Rework site to include 6 foot iron fencing around pool with gate, new brick stairs in yard, new 10 foot by 35 foot lap pool, repair existing brick retaining walls, remove existing brick paths and patios around back of yard

**Detailed Description of the Proposed Materials:**

Brick to match existing, limestone of brick pool coping, gunnite lap pool, Iron fencing with decorative pickets and caps.

## Applicant Information:

**Applicant Name:**

Kelly Fitts

**Is the applicant also the property owner?**

No

## Property Owner Information:

**Property Owner Name:**

Lewis and Carrie Fitts

## Supporting Documents:

**Site Plan:**

exisitng sitte.pdf

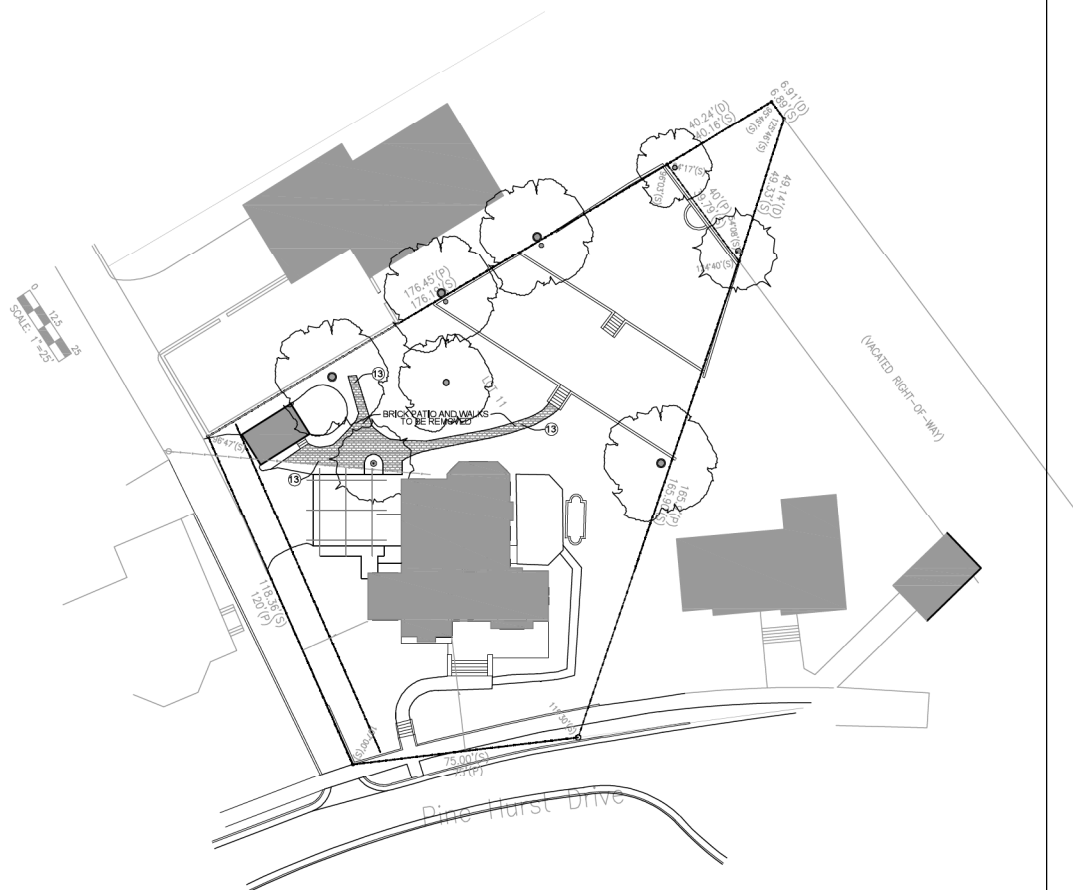
proposed site 19 Pinehurst.pdf

**Elevation Drawings:**

**Proposed Materials Documents:**

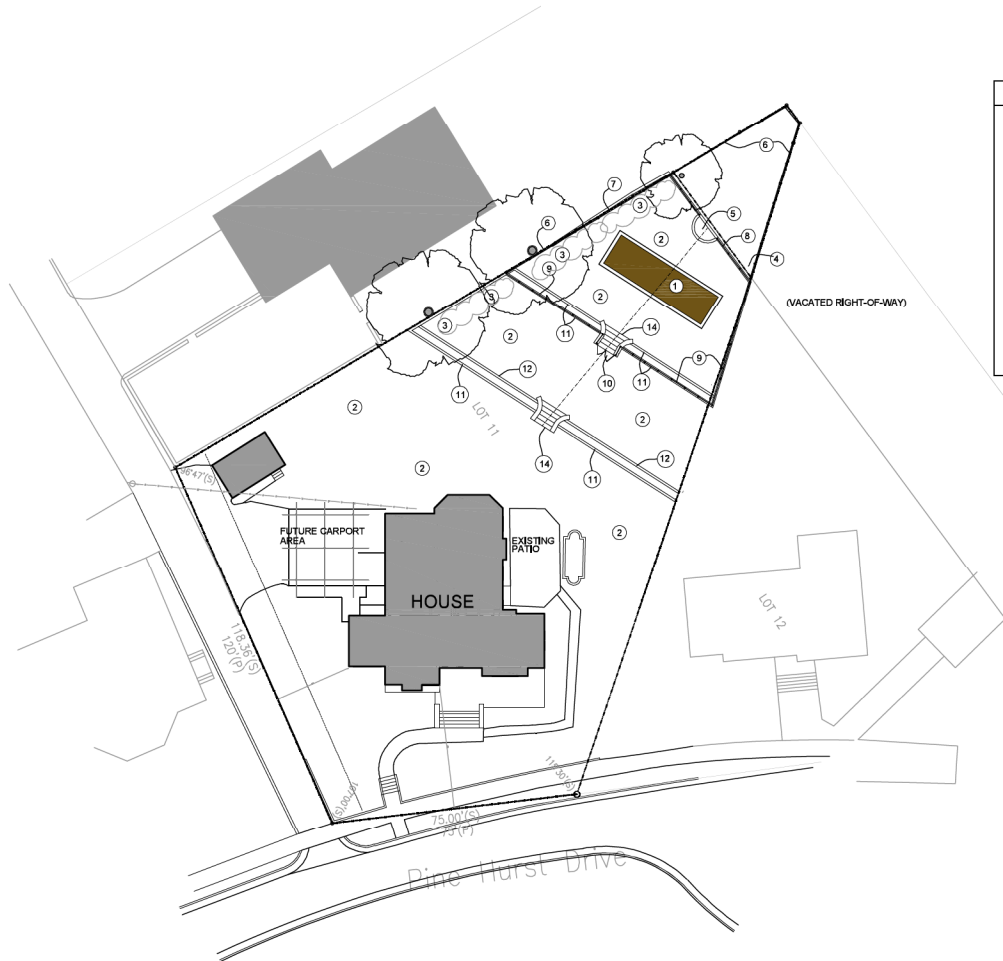
**Additional Documents:**

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.



Existing Site - 19 Pinehurst

Prc



NOTES	
1.	NEW LAP POOL (10' x 35') w/ DARK INTERIOR AND LIMESTONE OR BRICK COORING
2.	LAWN
3.	PLANTING BED
4.	EXISTING HACKBERRY TO BE REMOVED
5.	EXISTING BRICK FOUNTAIN TO REMAIN
6.	6'- FOOT HIGH DECORATIVE IRON FENCE
7.	6'- FOOT HIGH DECORATIVE IRON FENCE IN FRONT OF EXISTING WALL
8.	2'- FOOT DECORATIVE IRON FENCE ON TOP OF EXISTING BRICK WALL
9.	DECORATIVE FENCE ON TOP OF EXISTING WALL TOTAL HEIGHT 6 FOOT
10.	DECORATIVE IRON GATE WITH LOCK - GATE TO BE 6 FEET TALL
11.	EXISTING BRICK WALL TO REMAIN
12.	NEW LOWER LEVEL BRICK RETAINING WALL FOR PLANTING BED, 24" HIGH
13.	REMOVE EXISTING BRICK PATIOS AND WALKWAYS
14.	NEW BRICK STAIR

Proposed Site - 19 Pinehurst









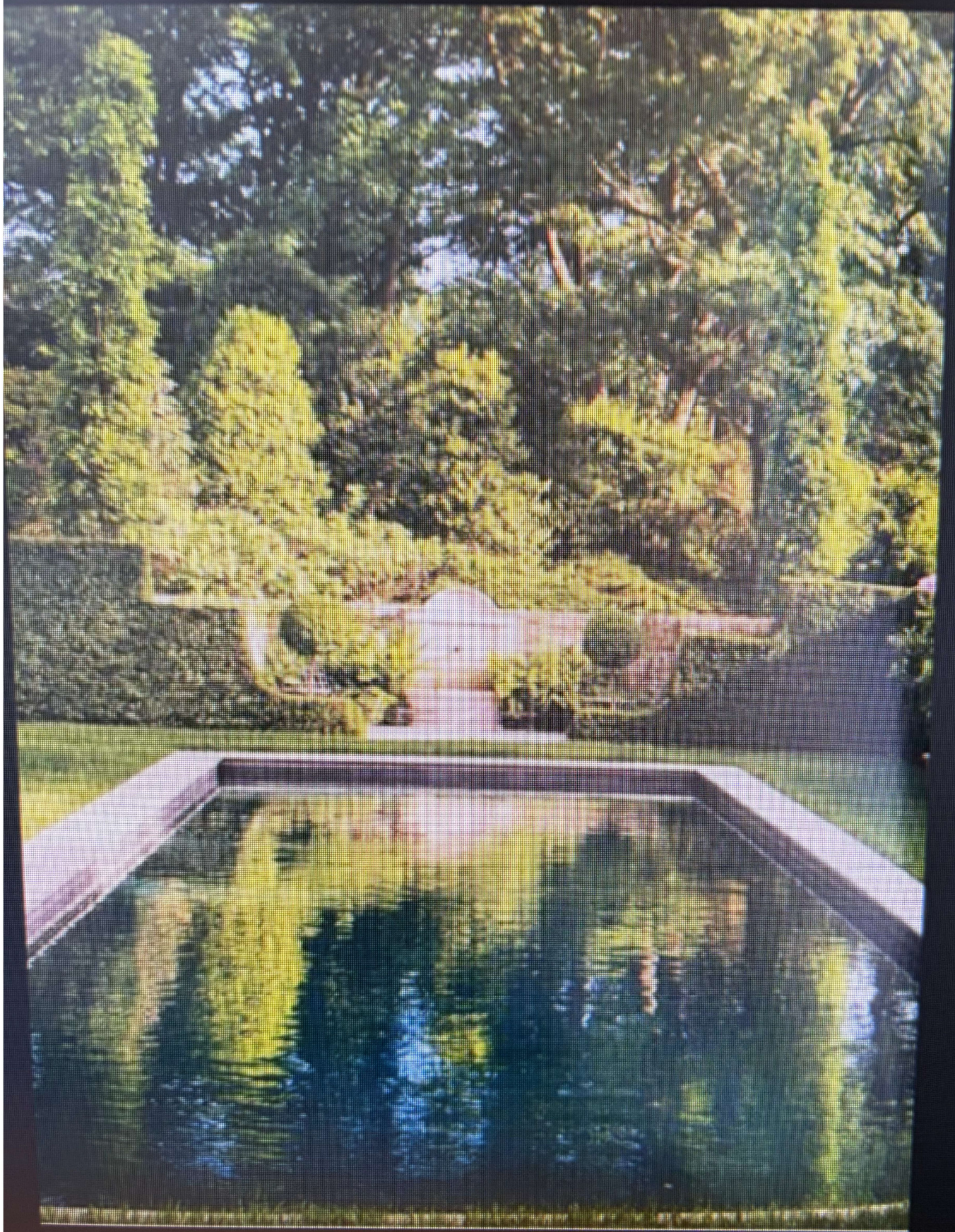















Sale


Buy 80 for **\$60.00** each and **save 8%**  
Buy 160 for **\$55.00** each and **save 15%**


## Fossil Limestone 16x24 2" (5CM) Pool Coping - Modern Edge

[Be the first to review this product](#)

In Stock

 [Add to Wish List](#)

Fossil Limestone 16x24 2" (5CM) Pool Coping - Modern Edge

1 PIECE = 2 LINEAR FT

**CURRENTLY STOCKED AND SHIPPED ONLY FROM OUR TEXAS WAREHOUSE. PLEASE SELECT "TEXAS WAREHOUSE" AS SHIPPING WAREHOUSE DURING CHECK OUT TO AVOID DELAYS.**

Order Quantity in Lft	Price /Piece or Box	Price /Lft
Less than 160 Lft	\$65.00	\$32.50
160 Lft - 320 Lft	\$60.00	\$30.00
Over 320 Lft	\$55.00	\$27.50

**MSRP Price: ~~\$75.00~~ /Lft   Our Price: \$32.50 /Lft**

Coverage in Lft :	<input type="text"/>
Add 10% Waste To Your Calculations (Recommended)	<input type="checkbox"/>
Actual Lft:	0
Price Per Piece or Box:	0
Total Price:	0

☐ **Order Free Sample - Click Here**

Sample is small swatch and size varies from 3x3 to 6x6 Inches.

Quantity

0 + -

 **Add To Cart**
   
[Details](#)
[More Information](#)
[Reviews](#)

Fossil Limestone Pool Copings feature a subtle pattern in soft beige tones. These pool copings are honed finished, and feature an Eased edge making it perfect for around swimming pools, spas, and other features. They coordinate beautifully with a variety of other hardscaping materials including flagstones, pavers, slabs, and stacked stone.

Product Price is	Per Lft
Model #	LCOPLFOSLIM1624T-EE
Size	16" x 24"
Where to use	Outside Flooring, Wet Areas
Also known as	Copings & Wall Caps, Pool Copings, Mayra White 2" pool coping Mayra White, DESERT WHITE, DESERT SAND, LYMRA
Thickness	5CM (2")
Material	Limestone
Surface Finish	Tumbled
Sqft per Piece	2

Sorry we missed you. Please leave message



---

## **VICINITY & AERIAL MAPS**

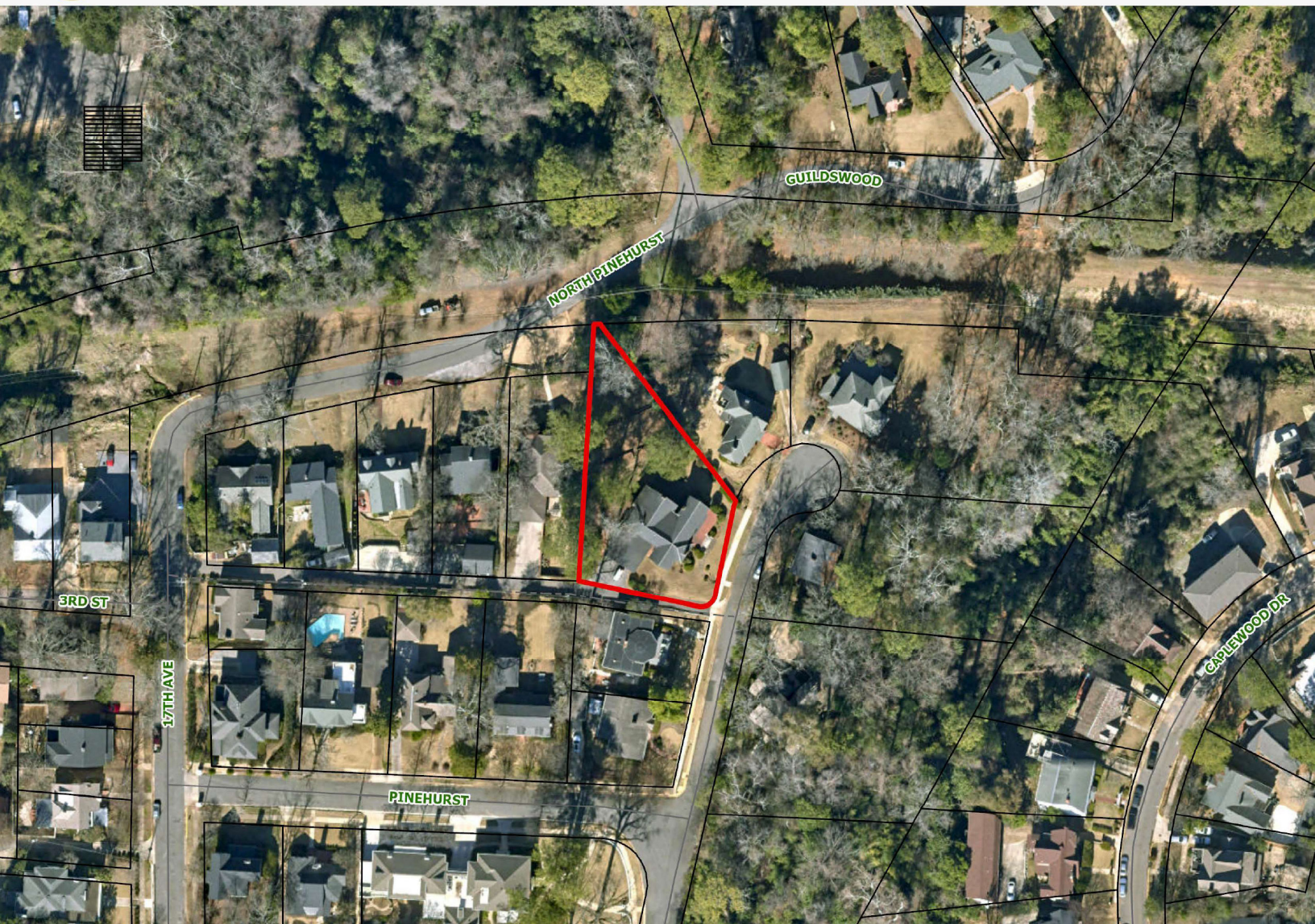
---





# 19 Pinehurst

1 inch = 100 feet  
0 50 100 150 200 Feet

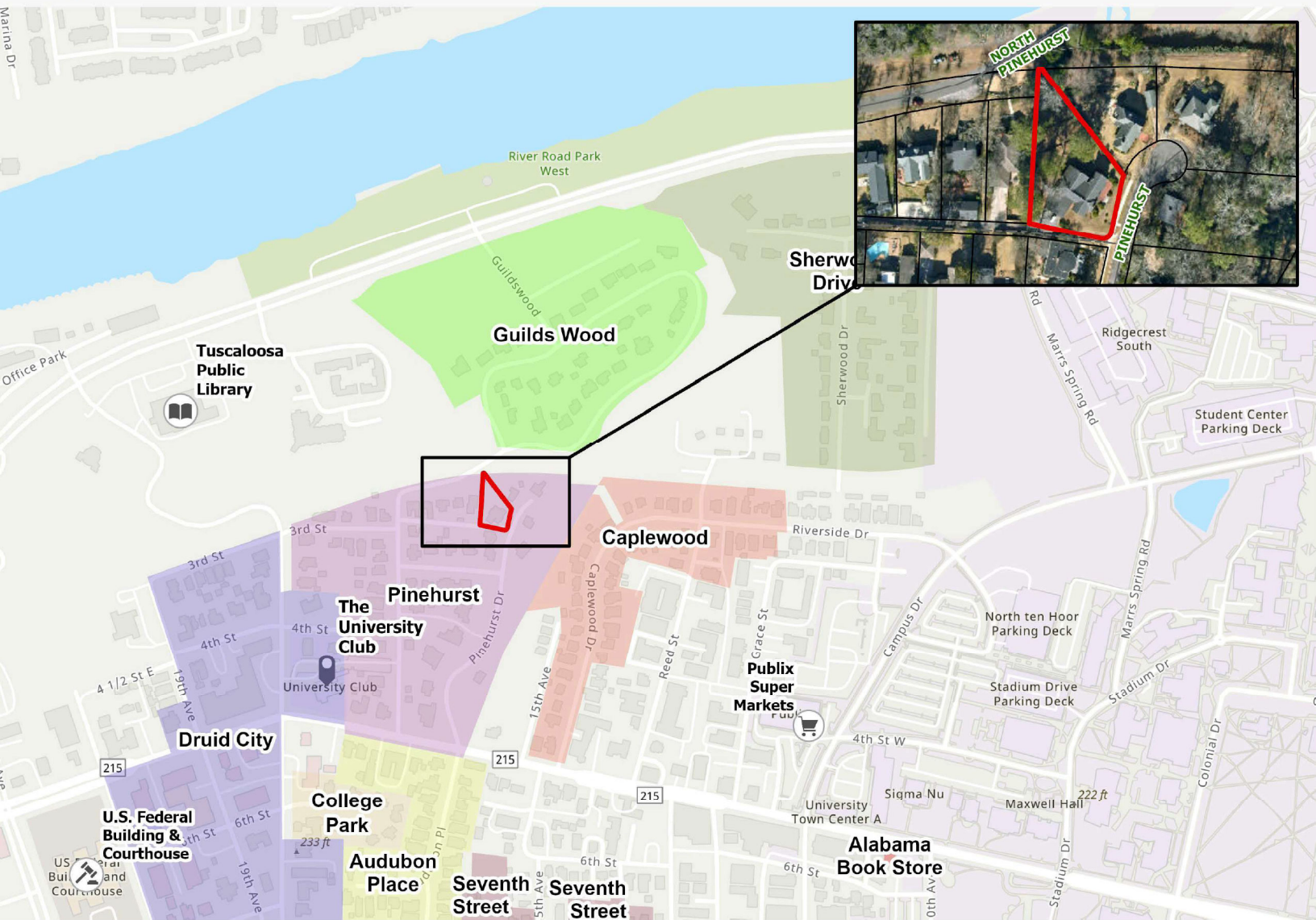






# 19 Pinehurst

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





---

## **ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY**

---













































---

## **STAFF PHOTOS OF ADJACENT PROPERTIES**



---









