

# Historic Preservation Commission

## Staff Report

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**Meeting Date:** April 8<sup>th</sup>, 2026

**Case #:** HPC-13-26

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**Site Address:** 1316 Riverside Dr  
**Parcel ID:** 31-06-14-3-011-001.000  
**Applicant:** Jay Boatwright  
**Owner:** Jay Boatwright

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**Proposed Work:** Petition for a Certificate of Appropriateness for the construction of a parking space on the property located at 1316 Riverside Drive in the Caplewood Historic District (Council District 4).  
**Current Zoning:** MRU-H

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**Historic District:** Caplewood Historic District  
**Architectural Style:** Minimal Traditional  
**Year Built:** 1930  
**Contributing:** Yes  
**Historic Survey:** Caplewood Historic Survey

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Resource 27. 26 Caplewood Drive. c. 1930; 2-story weatherboard with gable roof. Double French doors flank the main entrance and open onto the pent roof front porch with exposed rafters which is supported by 4 round columns with unenriched capitals. The vertical pane-over-plate sash windows at the 2<sup>nd</sup> floor are symmetrically arranged with 2 double sashes flanking a single sash to balance 1<sup>st</sup> floor bays.

### DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes adding a new parking space in the front yard of the property. Using the existing curb opening, the proposed space would be located adjacent to the neighboring property's driveway to the east.

The new parking space would match the existing elevation and slope of the adjacent sidewalk and driveway. It is proposed to measure 16½ feet by 9½ feet and would be constructed of concrete consistent with the existing sidewalk and driveway materials.

The petitioner states that the property currently lacks sufficient parking. The primary structure contains eight bedrooms and has approximately five to six parking spaces located at the rear of the primary structure. The petitioner also notes that previous tenants have used the non-conforming front-yard parking area for at least three years.

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**STAFF ANALYSIS:**

Concrete is an appropriate material for parking per the Design Guidelines.

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**APPLICABLE DESIGN GUIDELINES:**

**J. Sidewalks, Drives, Parking, and Paving**

The following standards shall be applied to all rehabilitation or alteration of contributing buildings and structures in the district:

**2. Parking**

- Residential parking areas should not exceed 35% of the total rear yard area. For the purposes 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 roofed 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:**

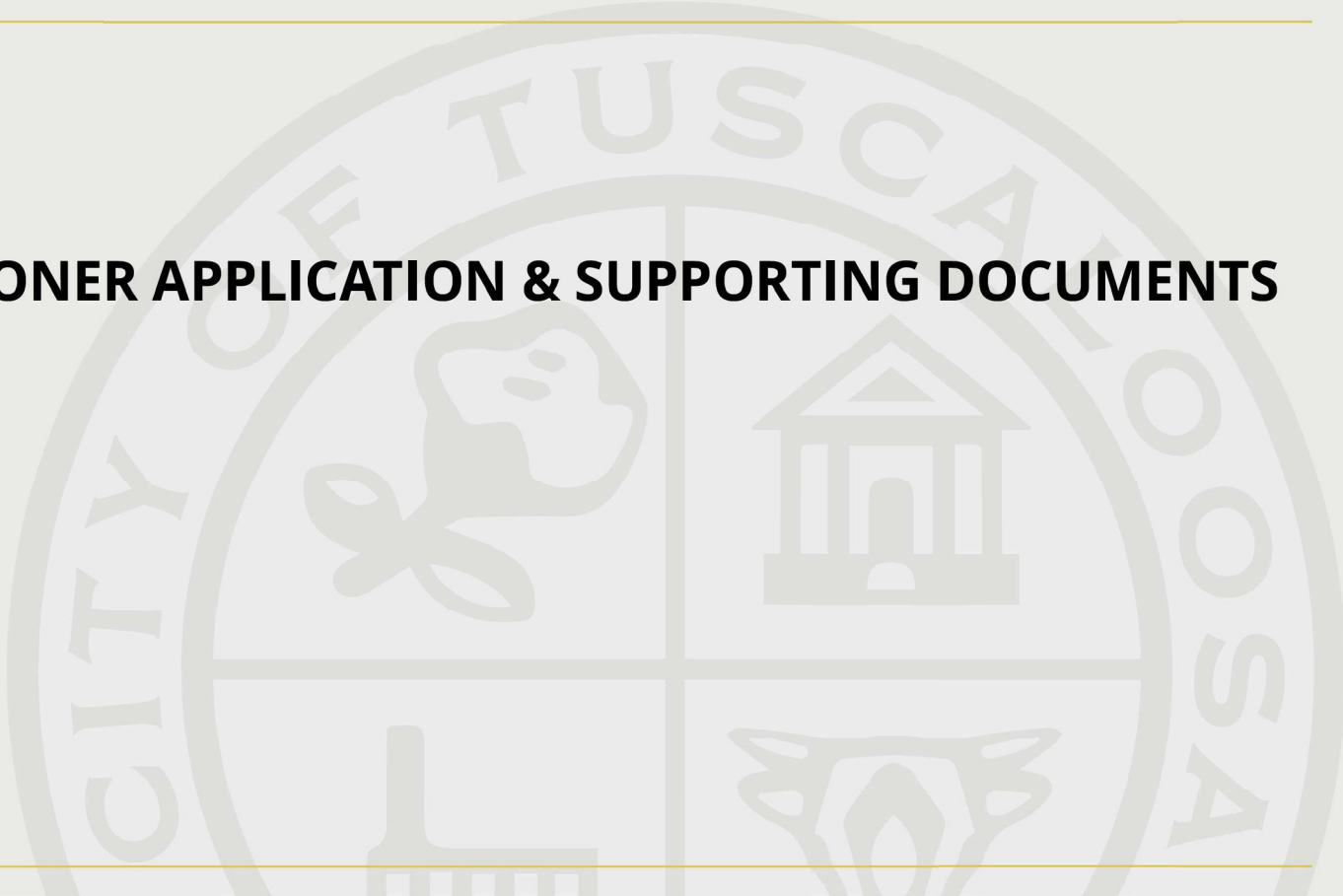
- Asphalt

- 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.

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**PETITIONER APPLICATION & SUPPORTING DOCUMENTS**

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# Certificate of Appropriateness Application

## Property Information:

**Site Address:**

1316 Riverside Dr, Tuscaloosa, Alabama 35401

**Historic District:**

Caplewood

**Estimated Cost of Construction:**

1000

**Detailed Description of the Proposed Work:**

I would like to add a driveway, single space, to accommodate the existing city curb opening on Riverside Dr. The proposed driveway will be 16 1/2' x 9 1/2'. I am proposing this to have parking spot to access my front door easier and because the grass is being torn up because my neighbors are using the existing curb opening as well as their driveway. The neighbors existing driveway is concrete that looks like a similar material to the city sidewalk. A driveway will be more esthetic. Site plan and pictures attached.

**Detailed Description of the Proposed Materials:**

The driveway will be poured with concrete from a BAMA concrete truck rated for a driveway. This is consistent with the existing solid surface of the city sidewalk and existing driveway.

## Applicant Information:

**Applicant Name:**

Jay Boatwright

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

Yes

## Supporting Documents:

**Site Plan:**

**Elevation Drawings:**

**Proposed Materials Documents:**

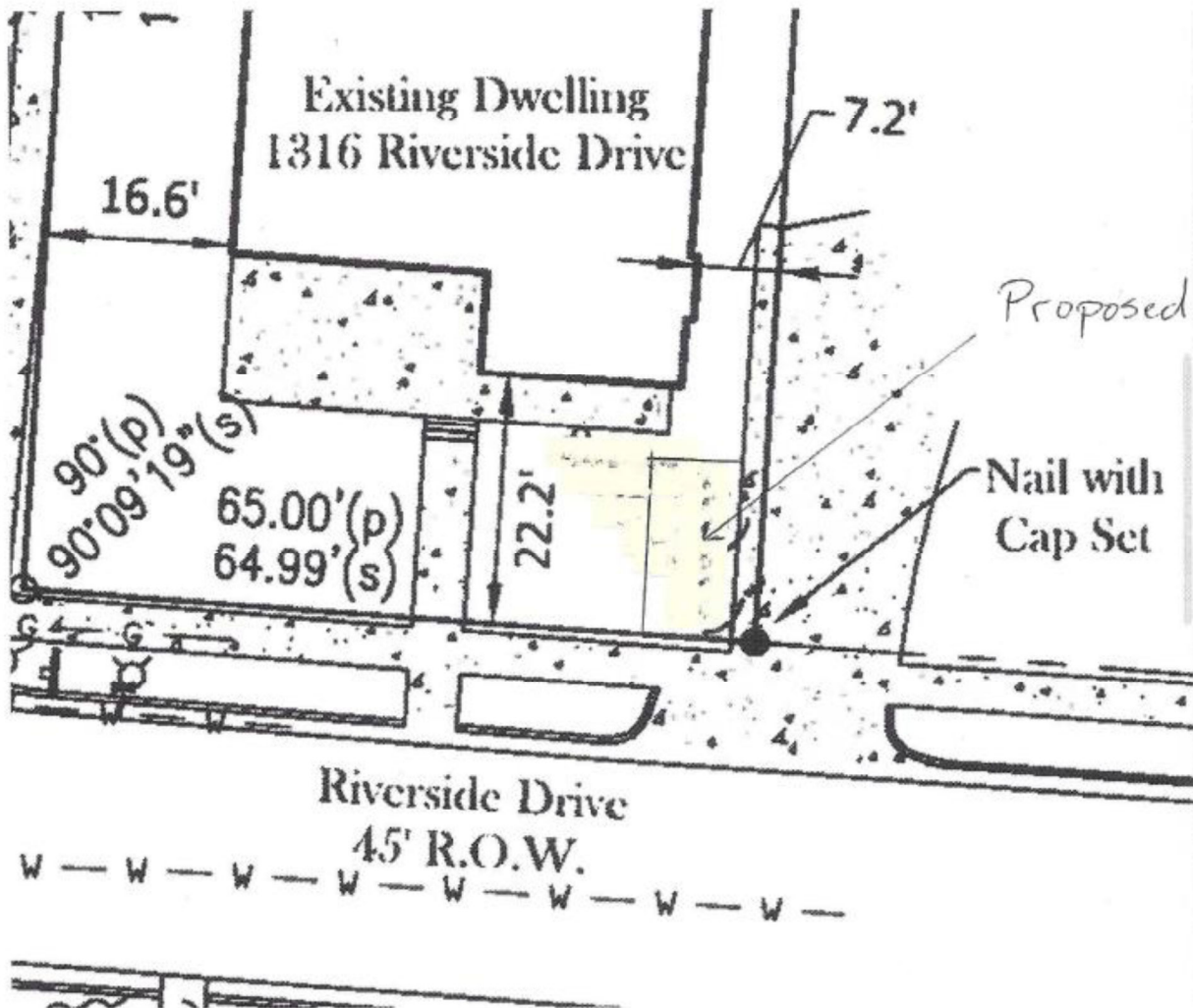
Proposed material from BAMA Concrete.docx

**Additional Documents:**

Proposed driveway attachment PDF.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.**

Proposed driveway attachment:



Survey of Property showing proposed driveway to utilize the existing curb opening for a single parking space.

Proposed pad dimensions from the existing sidewalk and existing driveway:

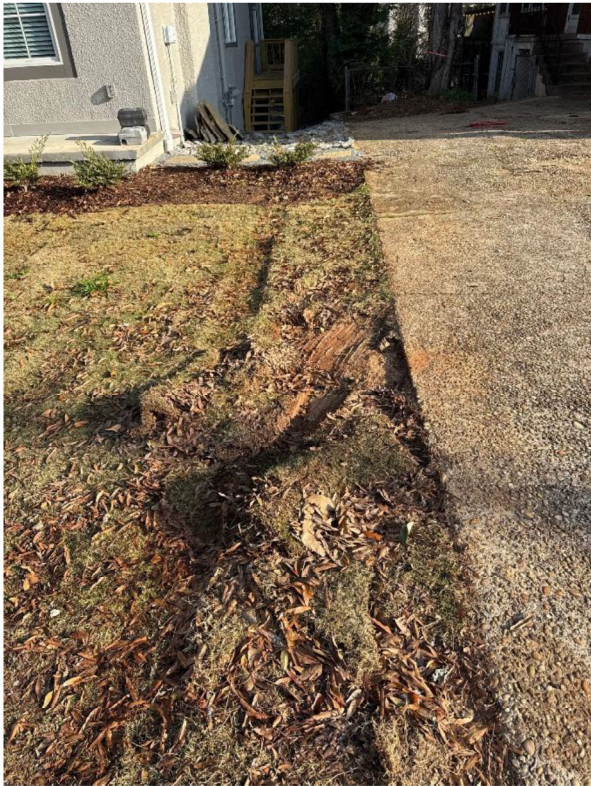
16 ½' x 9 ½'



Proposed driveway elevation to match existing elevation and slope related to the adjacent sidewalk and driveway. Material to be concrete to match material of the existing sidewalk.



Existing Grass ruts from the neighboring property







Proposed material from BAMA Concrete

## **READY MIX C-20: MEDIUM-STRENGTH CONCRETE**

**Product Code:** C20

**Type:** General purpose concrete for residential and commercial use.

**Standards:** ASTM C94, EBCS 2

**Key Features:**

- Suitable for light structural work and moderate exposure conditions.
- Easy to work with for general construction.

**Applications:**

- Foundations, footings, and pavements.
- Small residential structures.
- Domestic foundations, garden walls, floors, and driveways.

**Storage & Handling:**

- Use within 90 minutes of batching.

**Safety Precautions:**

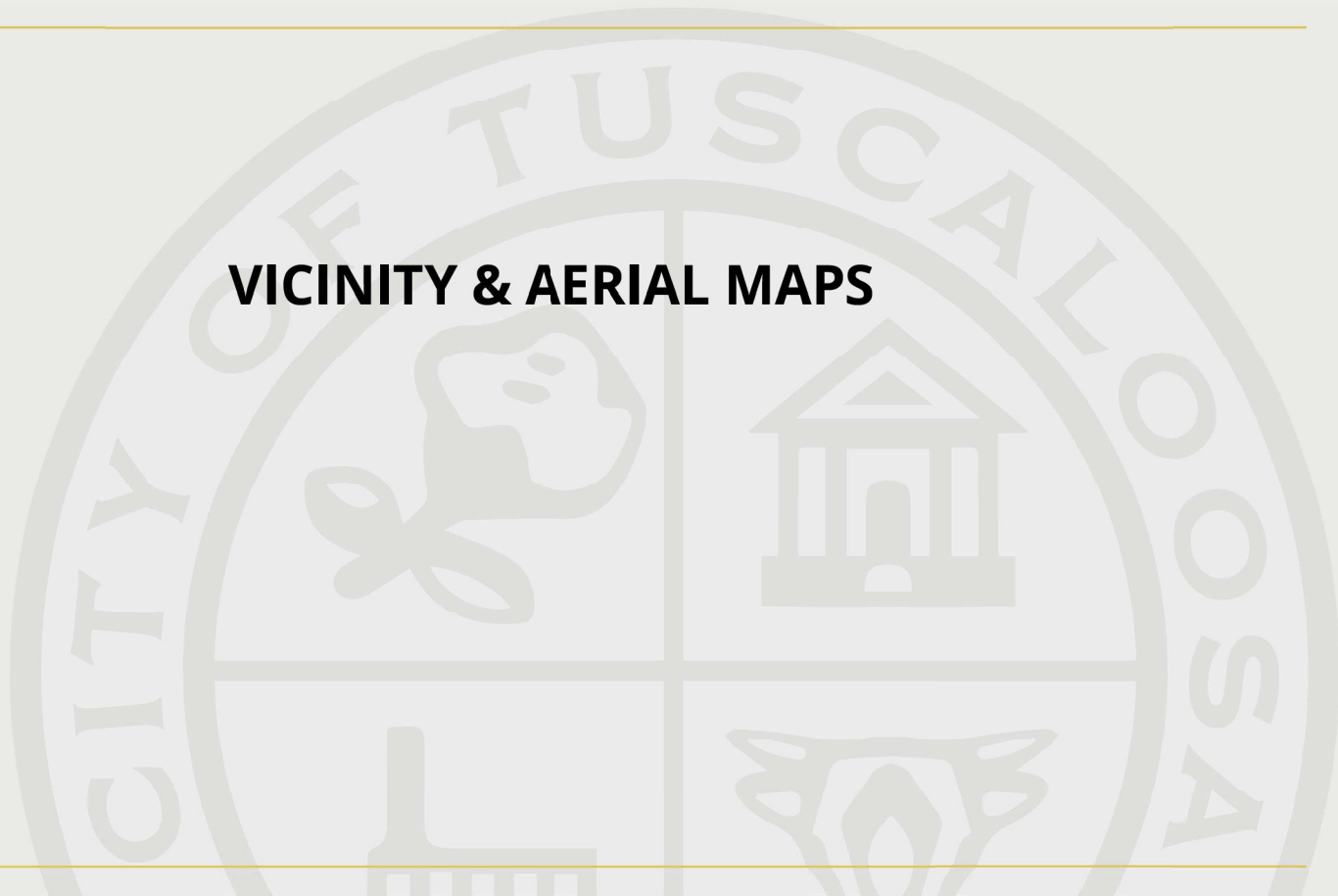
- Avoid Parking Nearby
- Restricted Movement During Pumping
- Wear a reflective vest and a helmet for visibility and protection during operation

**Technical Specifications:**

Property	Value
Compressive Strength	20 MPa (28 days)
Cement Content	250-300 kg/m <sup>3</sup>
Water/Cement Ratio	0.45 - 0.55
Slump	160 - 230 mm

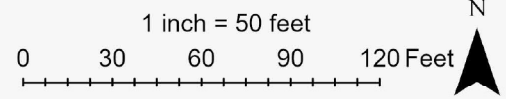
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## **VICINITY & AERIAL MAPS**





# 1316 Riverside Drive





# 1316 Riverside Drive

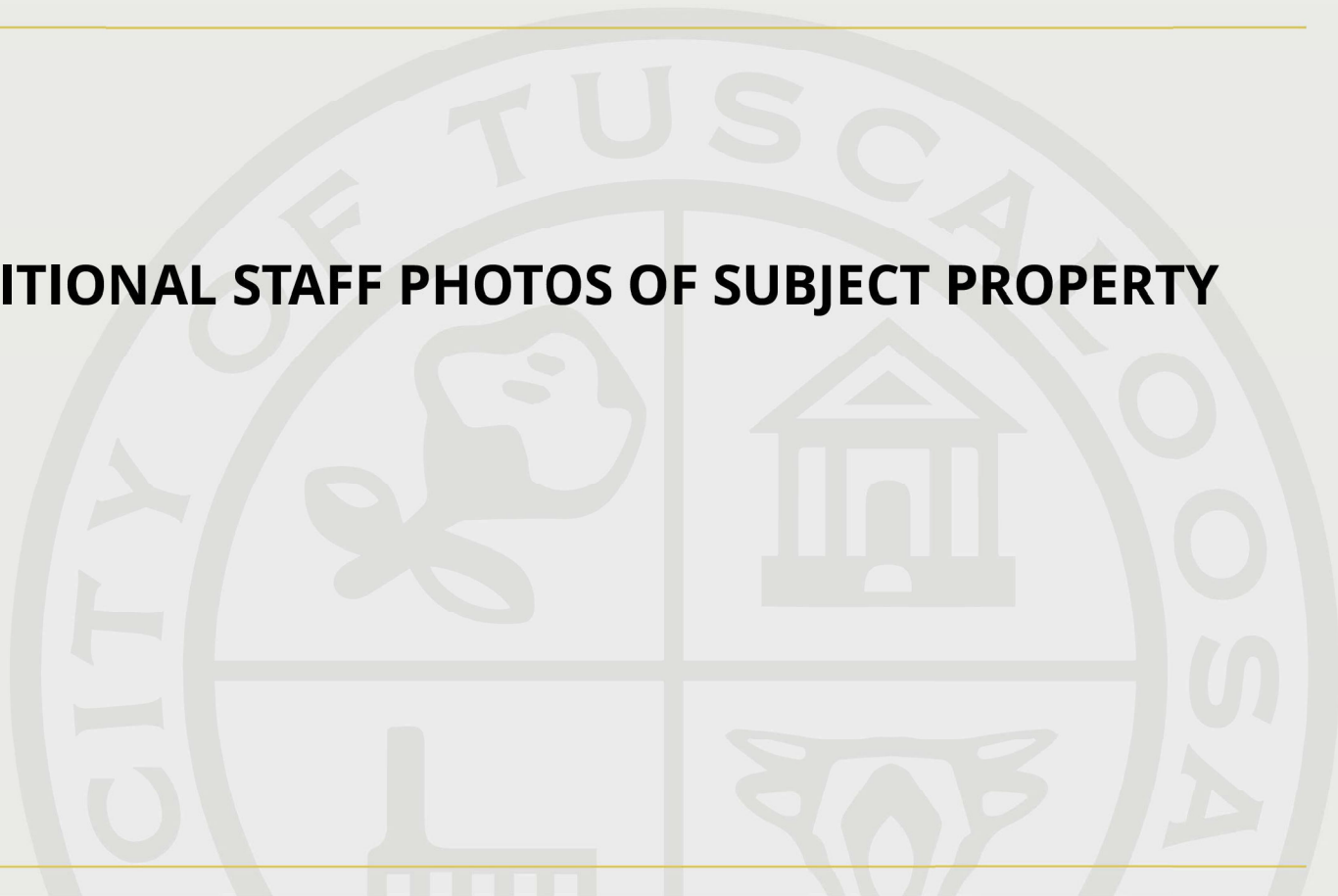
1 inch = 625 feet  
0 300 600 900 1,200 Feet



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**ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY**

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**STAFF PHOTOS OF ADJACENT PROPERTIES**

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