

# Historic Preservation Commission

## Staff Report

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**Meeting Date:** May 13<sup>th</sup>, 2026

**Case #:** HPC-17-26

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**Site Address:** 1 Pinehurst  
**Parcel ID:** 31-06-23-2-008-008.000  
**Applicant:** Paul Moreton  
**Owner:**

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**Proposed Work:** Paul Moreton petitions for a Certificate of Appropriateness for the construction of a fence on the property located at 1 Pinehurst Drive in the Pinehurst Historic District (Council District 4).

**Current Zoning:** SFR-1H

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**Historic District:** Pinehurst Historic District  
**Architectural Style:** Prairie School  
**Year Built:** 1915  
**Contributing:** Yes  
**Historic Survey:** Pinehurst Historic Survey

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Resource 01. 1 Pinehurst Dr. (Fitts House): 1915; Prairie School, two story brick flanked on either side by a one-story porch and a porte cochere, hipped tile roof over main block, on story, slang roofed porch across entire façade, decorative ceramic tiles embedded into concrete frieze: former home of lumberman and banker William F. Fitts. (National Register of Historic Places)

### DESCRIPTION OF PROPOSED PROJECT:

The petitioner is proposing to construct an iron fence on the south lawn, along University Boulevard. The fence will be 24" in height and 64' in length. The fence will be black and with a vertical picket design.

The fence was placed prior to obtaining a Certificate of Appropriateness. The fence is situated adjacent to a row of evergreen shrubs on top of an existing small retaining wall.

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## **STAFF ANALYSIS:**

Iron is an appropriate material for fences in the Historic Districts.

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## **APPLICABLE DESIGN GUIDELINES:**

### **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.

#### **Examples of Appropriate Materials:**

- Wood picket
- Wood slat
- Wood lattice
- Iron
- Brick
- Stone
- Stucco over masonry
- Historically appropriate wire
- Powder-coated aluminum mimicking cast/wrought iron

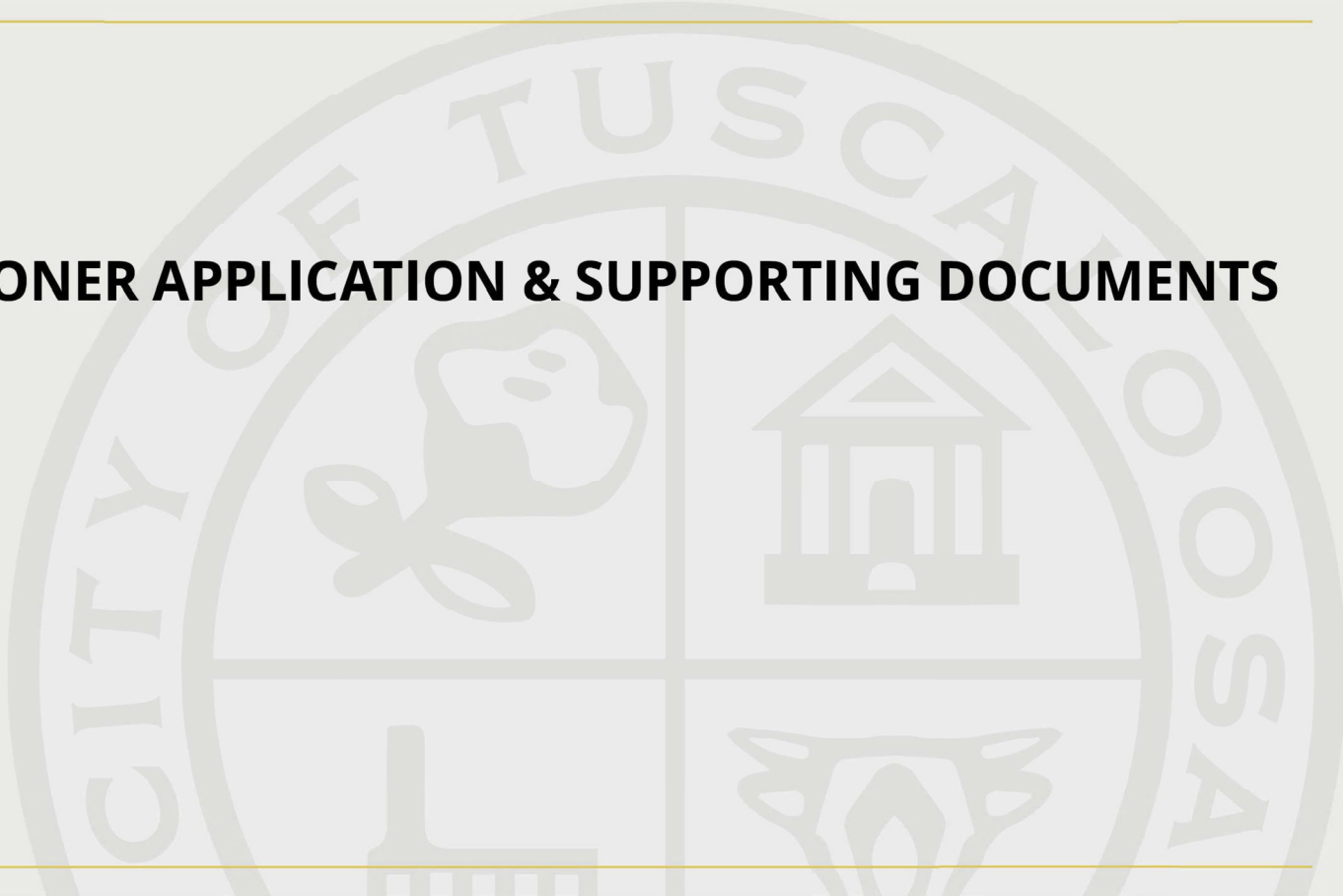
#### **Examples of Inappropriate Materials:**

- Chain link
- Stockade
- post and rail
- Unstuccoed concrete block
- Masonite
- Plastic
- Plywood or asbestos panels
- Vinyl

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**PETITIONER APPLICATION & SUPPORTING DOCUMENTS**

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# Certificate of Appropriateness Application

## Property Information:

**Site Address:**

1 Pinehurst Dr, Tuscaloosa, Alabama 35401

**Historic District:**

Pinehurst

**Estimated Cost of Construction:**

1000

**Detailed Description of the Proposed Work:**

1. Proposal Summary

Request approval to install a 24-inch (2-foot) black decorative iron fence along the front yard.

Material: Iron

Color: Black (matte/satin finish)

Height: 24 inches

Style: Simple, traditional vertical picket

Location: aligned with established fence setback pattern

2. Compatibility with Historic District

The proposed fence is fully consistent with adjacent and nearby properties:

Direct Neighbor (West): Existing black iron fence

Direct Neighbor (East): Existing black iron fence

Materials & Color: Matches both neighboring fences (black iron)

Setback Alignment: Consistent with the predominant fence placement along University Blvd

Scale: At 24 inches, the fence is low-profile and visually unobtrusive, maintaining open views of the home

This design reinforces the existing streetscape rhythm and continuity, consistent with HPC guidelines.

3. Purpose & Necessity

The fence is needed to protect front-yard landscaping:

Shrubs in this area have been replaced three times in the past five years

Damage is caused by dogs repeatedly entering the yard and urinating in the same locations

The fence provides a subtle, non-intrusive deterrent while preserving the historic character of the property

Summary Statement

The proposed fence is:

Consistent with adjacent properties and district character

Aligned with established setback patterns

Low in height and visually unobtrusive

Constructed of appropriate, traditional materials

Necessary to prevent ongoing landscape damage

**Detailed Description of the Proposed Materials:**

Decorative Metal Garden Fence 24 in H Animal Barrier for Dogs

STURDY STRUCTURE: This Forehogar garden border fence is welded by 0.4x0.4inch high quality steel tubes

RUSTPROOF AND DECORATIVE: This garden fencing 24 inch high with black powder coated finish is rustproof and durable for outdoor using, classically designed Roman Column decoration on top part, which makes fences attractive.

## Applicant Information:

**Applicant Name:**

Paul Moreton

**Supporting Documents:**

**Site Plan:**

Fence presentation.jpg

**Elevation Drawings:**

1 Pinehurst Fence.jpeg

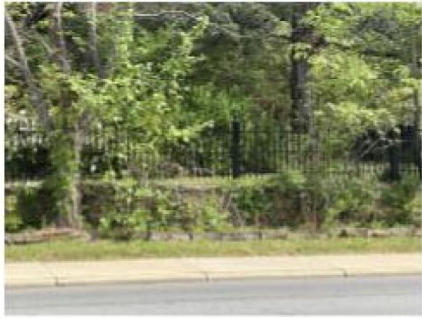
**Proposed Materials Documents:**

Example fence.jpg

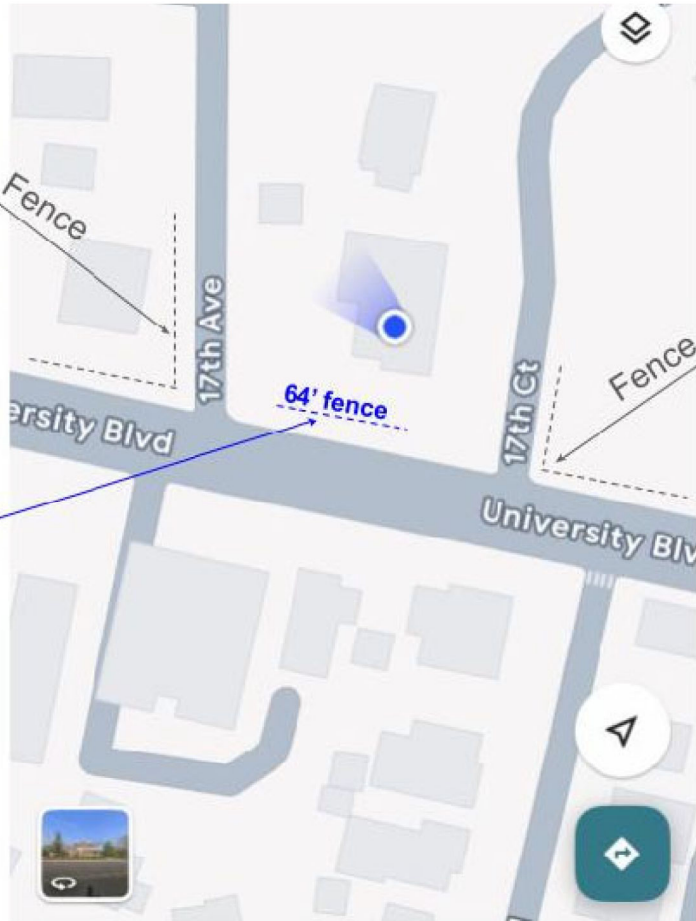
**Additional Documents:**

**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.**





Items in Black already exist.  
Items in Blue proposed



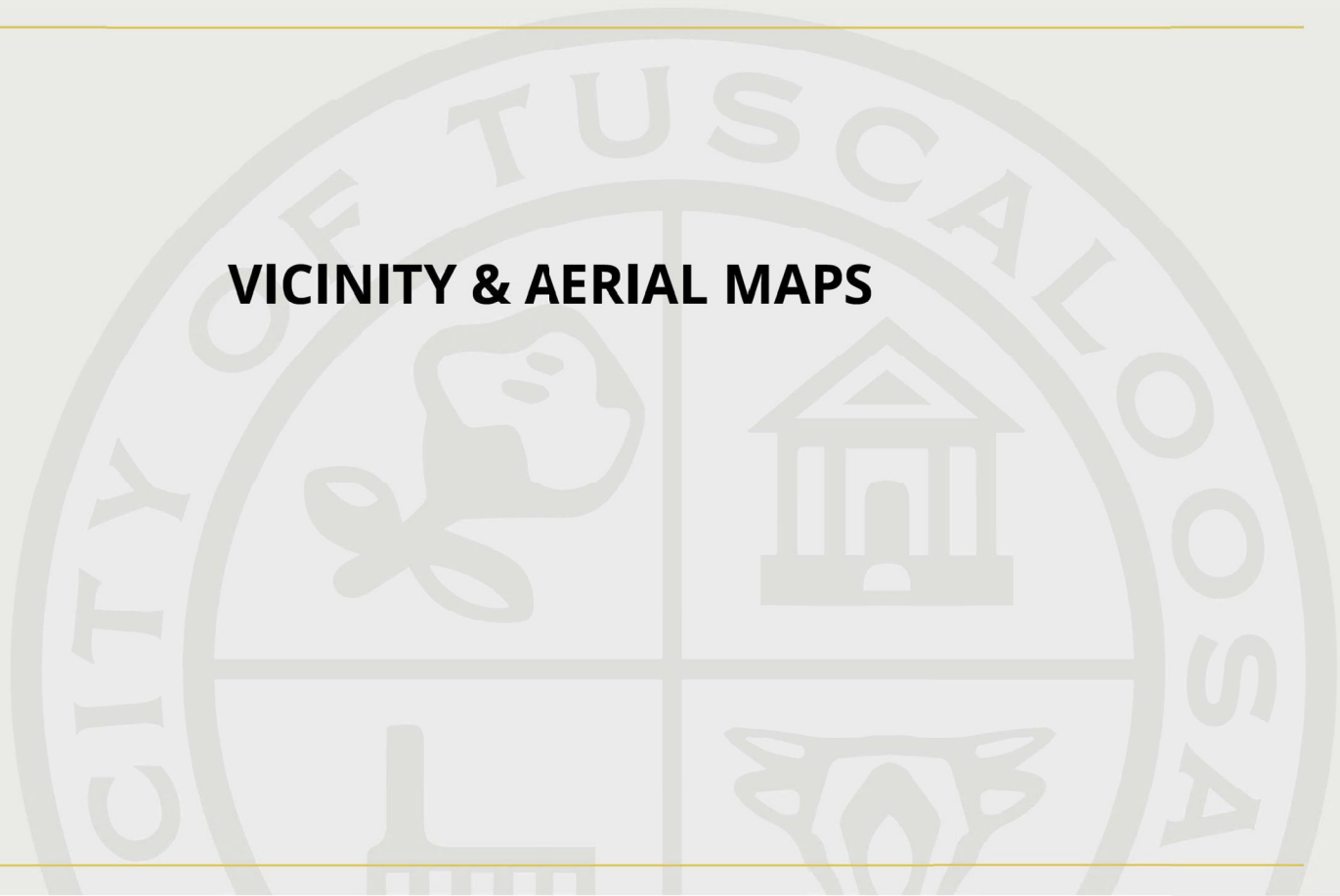
Proposed fence  
64' by 24" tall





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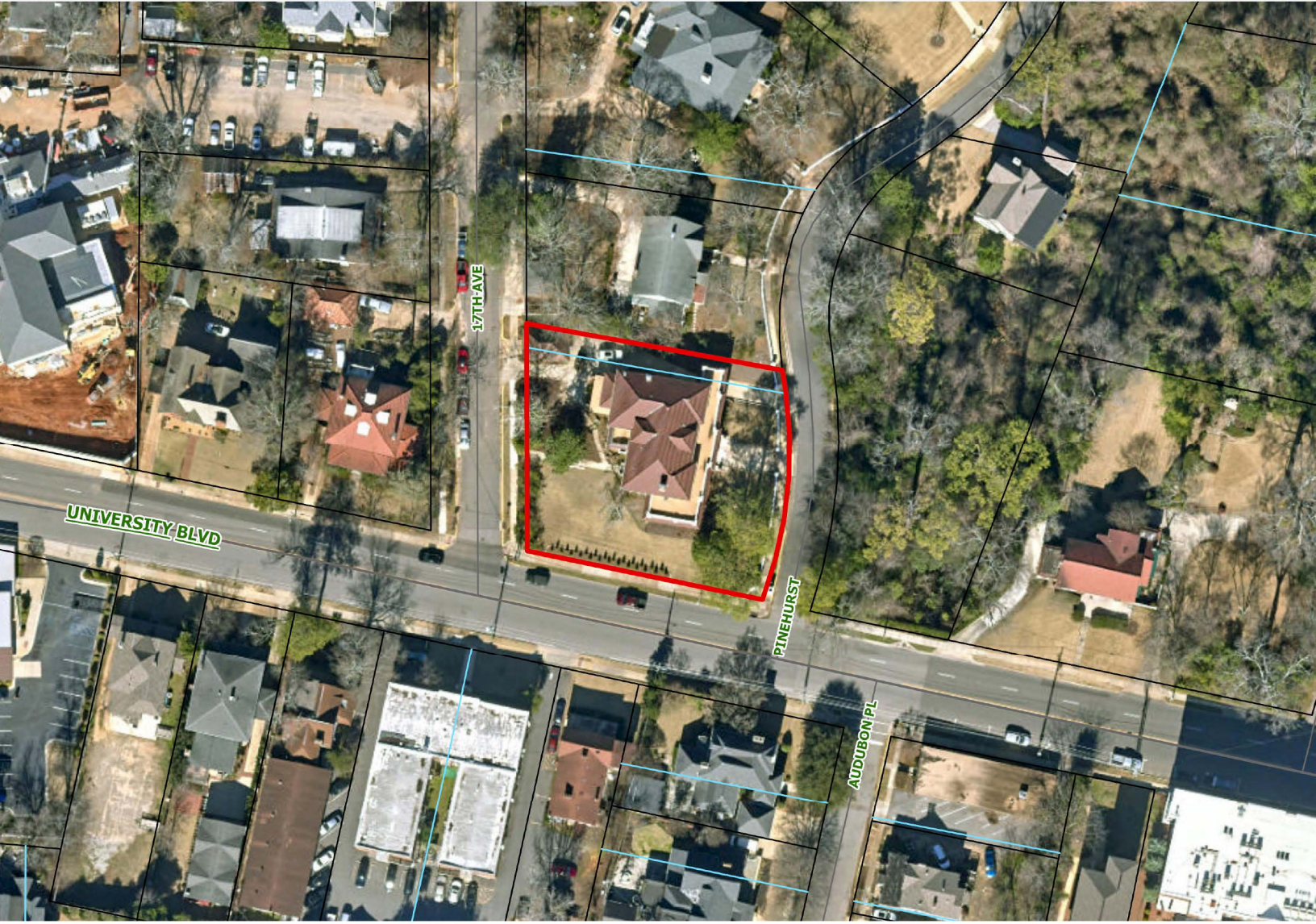
## **VICINITY & AERIAL MAPS**





# 1 Pinehurst

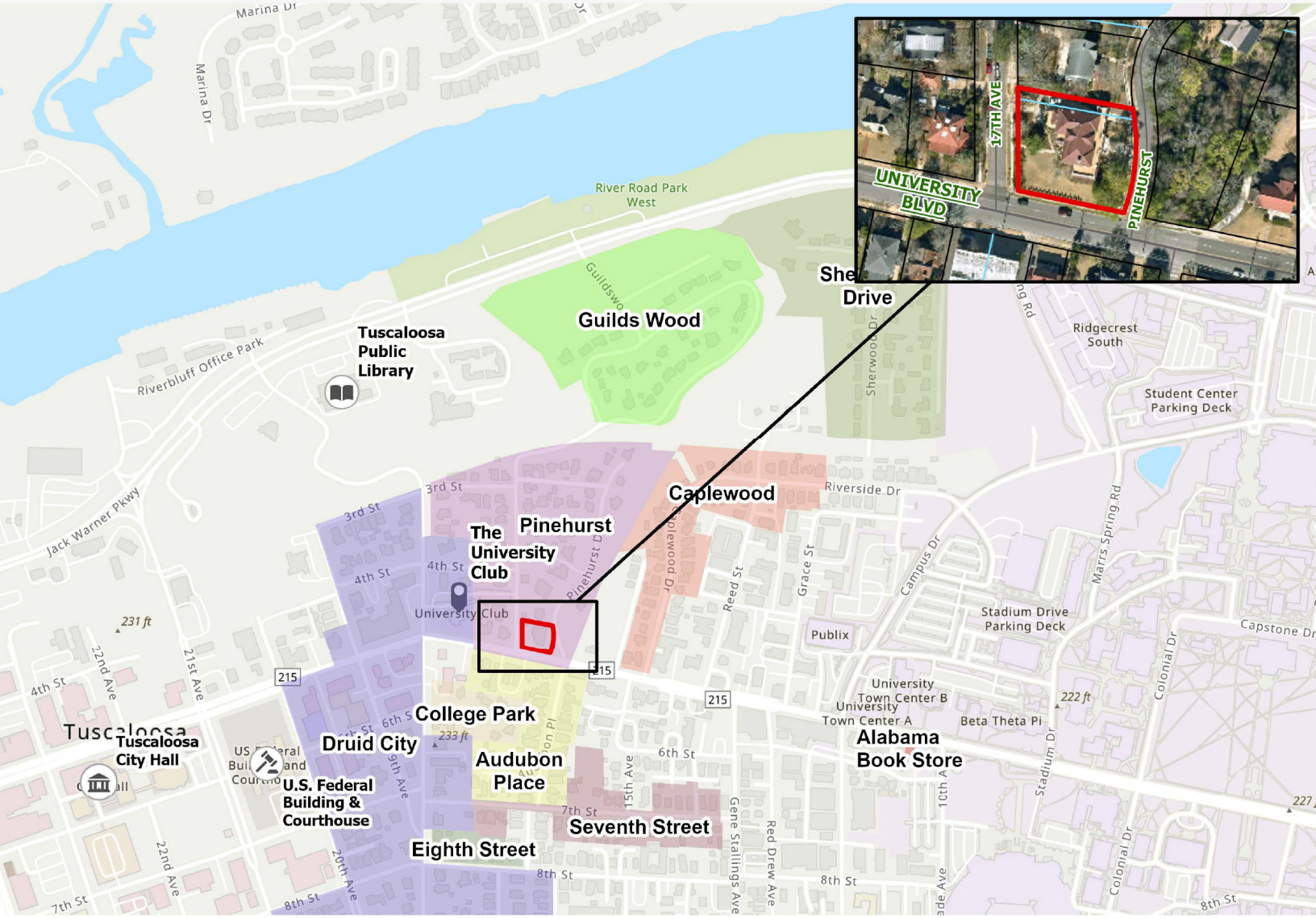
1 inch = 75 feet  
0 40 80 120 160 Feet





# 1 Pinehurst

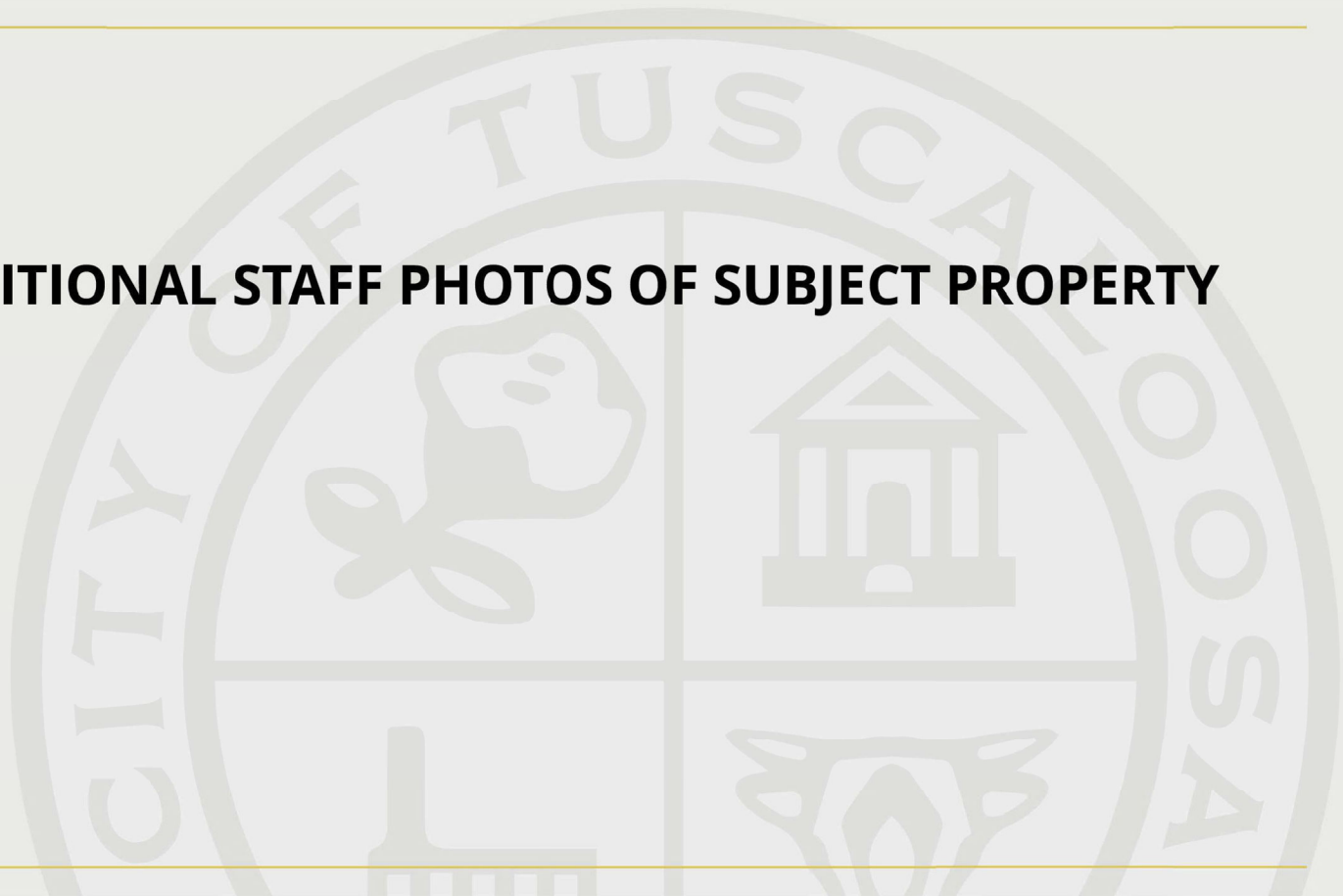
1 inch = 625 feet  
0 300 600 900 1,200 Feet



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**ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY**

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NOTICE  
Historic District Review  
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**STAFF PHOTOS OF ADJACENT PROPERTIES**

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