

Historic Preservation Commission

Staff Report

Meeting Date: June 10, 2026

Case #: HPC-27-26

Site Address: 215 17th Ave
Parcel ID: 31-06-23-2-005-001.000
Applicant: Kacie Bratton
Owner: Kacie Bratton

Proposed Work: Kacie Bratton petitions for a Certificate of Appropriateness for the construction of a parking pad on the property located at 215 17th Avenue in the Pinehurst Historic District (Council District 4).
Current Zoning: SFR-1H

Historic District: Pinehurst Historic District
Architectural Style: Minimal Traditional Cottage
Year Built: 1945
Contributing: No
Historic Survey: Pinehurst Historic Survey

Resource 22. Ca. 1945. One story asbestos siding, gable roof w/ projecting end bay.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes adding a concrete pad in the rear yard of the primary structure.

Currently, there is an existing approximately 35' x 16' covered concrete parking space and drive in the rear yard. The petitioner proposes adding a concrete pad to the end of the existing parking space that will measure approximately 4' x 16'. No alterations will be made to the existing parking space and drive.

The petitioner proposes adding a concrete pad in the rear yard of the primary structure. The rear yard currently contains an approximately 35' x 16' covered concrete parking space and driveway. The petitioner proposes extending this parking area by adding a 4' x 16' concrete pad

at the end of the existing space. No alterations are proposed to the existing covered parking area or driveway.

STAFF ANALYSIS:

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

APPLICABLE DESIGN GUIDELINES:

J. Sidewalks, Drives, Parking, and Paving

1. Sidewalks and Paving

- Use only materials that have historic precedent in the district, taking care to preserve historic paving materials by saw cutting when inserting new materials or repairing damaged areas.
- Situate, design, and install paving materials of a color and texture and in a manner to be compatible with the historic character of the property and its neighbors.

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.

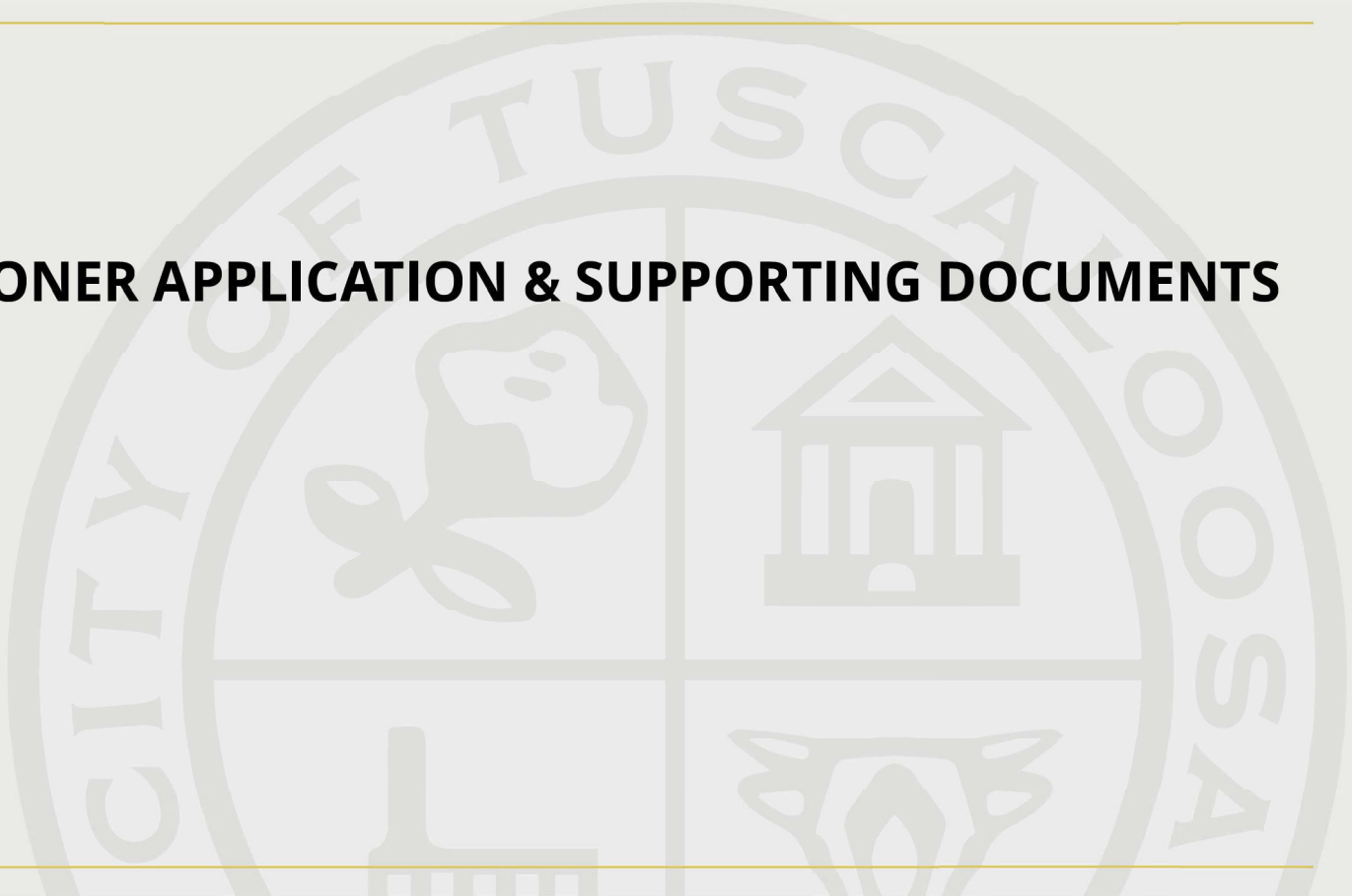
Examples of Appropriate Materials:

- Concrete
- Brick or stone pavers
- Gravel or crushed stone
- Other materials as approved by the Commission

Examples of Inappropriate Materials:

- Asphalt

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

215 17th Avenue, Tuscaloosa, Alabama 35401

Historic District:

Pinehurst

Estimated Cost of Construction:

10000

Detailed Description of the Proposed Work:

We would like to install a curved parking pad in front of our home that would allow two vehicles to park. The approximate length will be 50' and will cut into the front yard 12'. The parking pad will involve the removal of the curb in front of the property line. A curved wall of approximately 2' in height will define the backside of the parking area.' In driving the neighborhood, I've noticed this is common in Pinehurst so will not be out of character.

Detailed Description of the Proposed Materials:

Poured concrete.

Applicant Information:

Applicant Name:

Kacie Bratton

Is the applicant also the property owner?

Yes

Supporting Documents:

Site Plan:

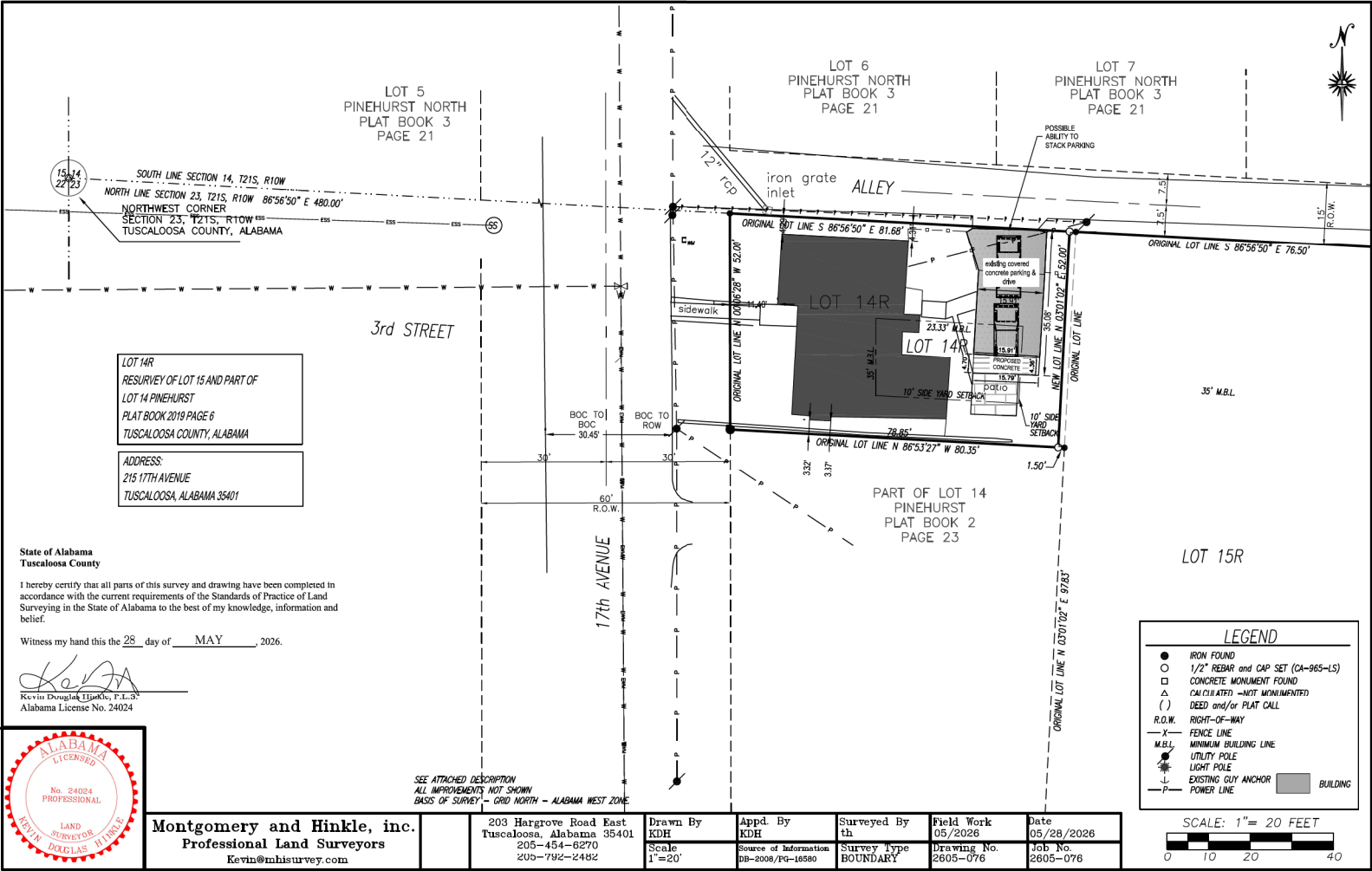
IMG_0621.jpeg

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.



LOT 14R
RESURVEY OF LOT 15 AND PART OF
LOT 14 PINEHURST
PLAT BOOK 2019 PAGE 6
TUSCALOOSA COUNTY, ALABAMA

ADDRESS:
215 17TH AVENUE
TUSCALOOSA, ALABAMA 35401

State of Alabama
Tuscaloosa County

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

Witness my hand this the 28 day of MAY, 2026.

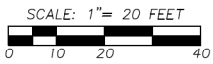
Kevin Douglas Hinkle
Kevin Douglas Hinkle, F.L.S.
Alabama License No. 24024



SEE ATTACHED DESCRIPTION
ALL IMPROVEMENTS NOT SHOWN
BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE

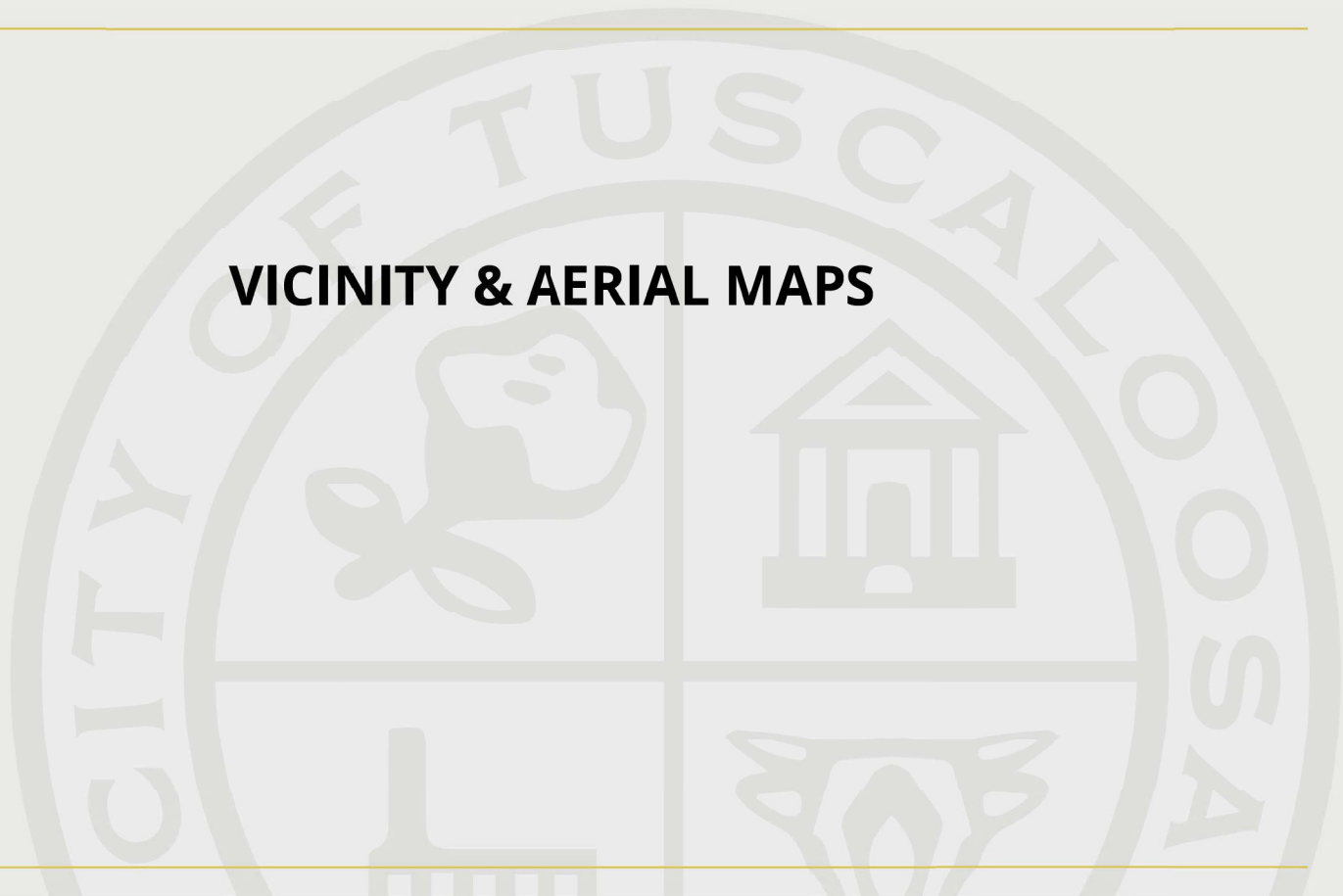
LEGEND

- IRON FOUND
- 1/2" REBAR and CAP SET (CA-965-LS)
- CONCRETE MONUMENT FOUND
- △ CALICUTATED - NOT MONUMENTED
- () DEED and/or PLAT CALL
- R.O.W. RIGHT-OF-WAY
- X- FENCE LINE
- M.B.L. MINIMUM BUILDING LINE
- UTILITY POLE
- LIGHT POLE
- ⊥ EXISTING GUY ANCHOR
- P- POWER LINE
- BUILDING



Montgomery and Hinkle, inc. Professional Land Surveyors Kevin@mhisurvey.com	203 Hargrove Road East Tuscaloosa, Alabama 35401 205-454-6270 205-792-2482	Drawn By	Appd. By	Surveyed By	Field Work	Date
		KDH	KDH	th	05/2026	05/28/2026
		Scale	Source of Information	Survey Type	Drawing No.	Job No.
		1"=20'	DB-2008/FG-16580	BOUNDARY	2605-076	2605-076

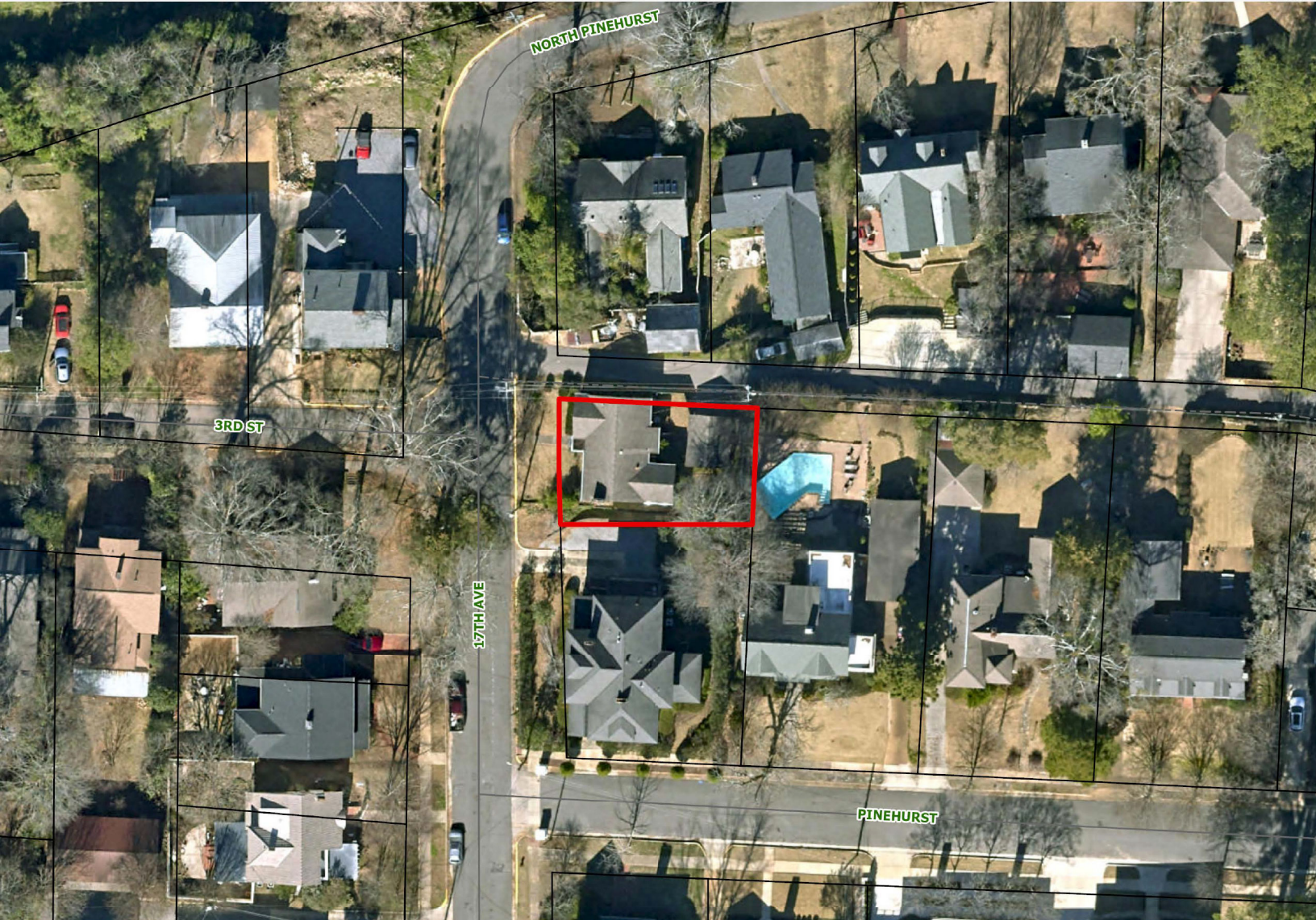
VICINITY & AERIAL MAPS





215 17th Ave

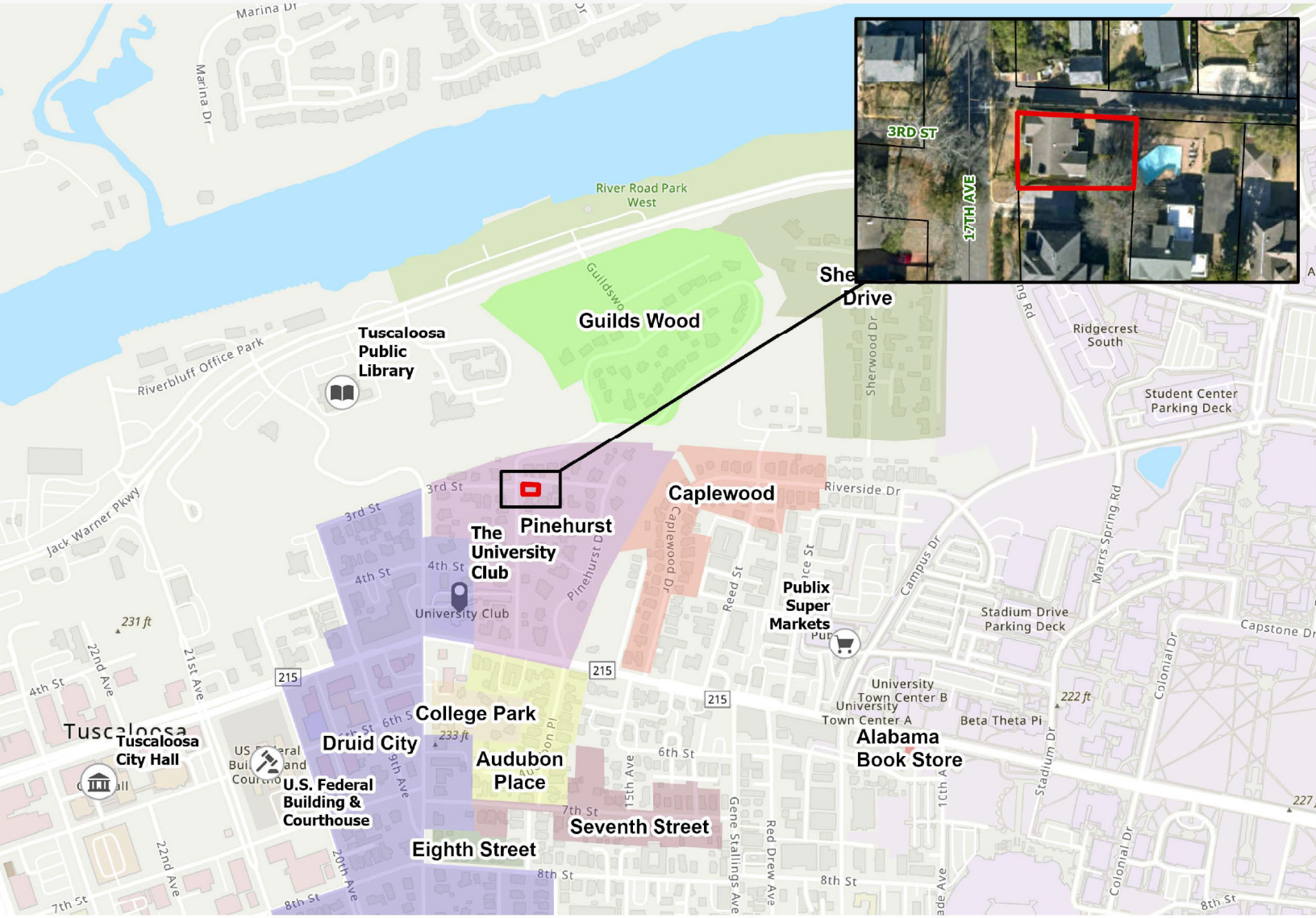
1 inch = 50 feet
0 25 50 75 100 Feet



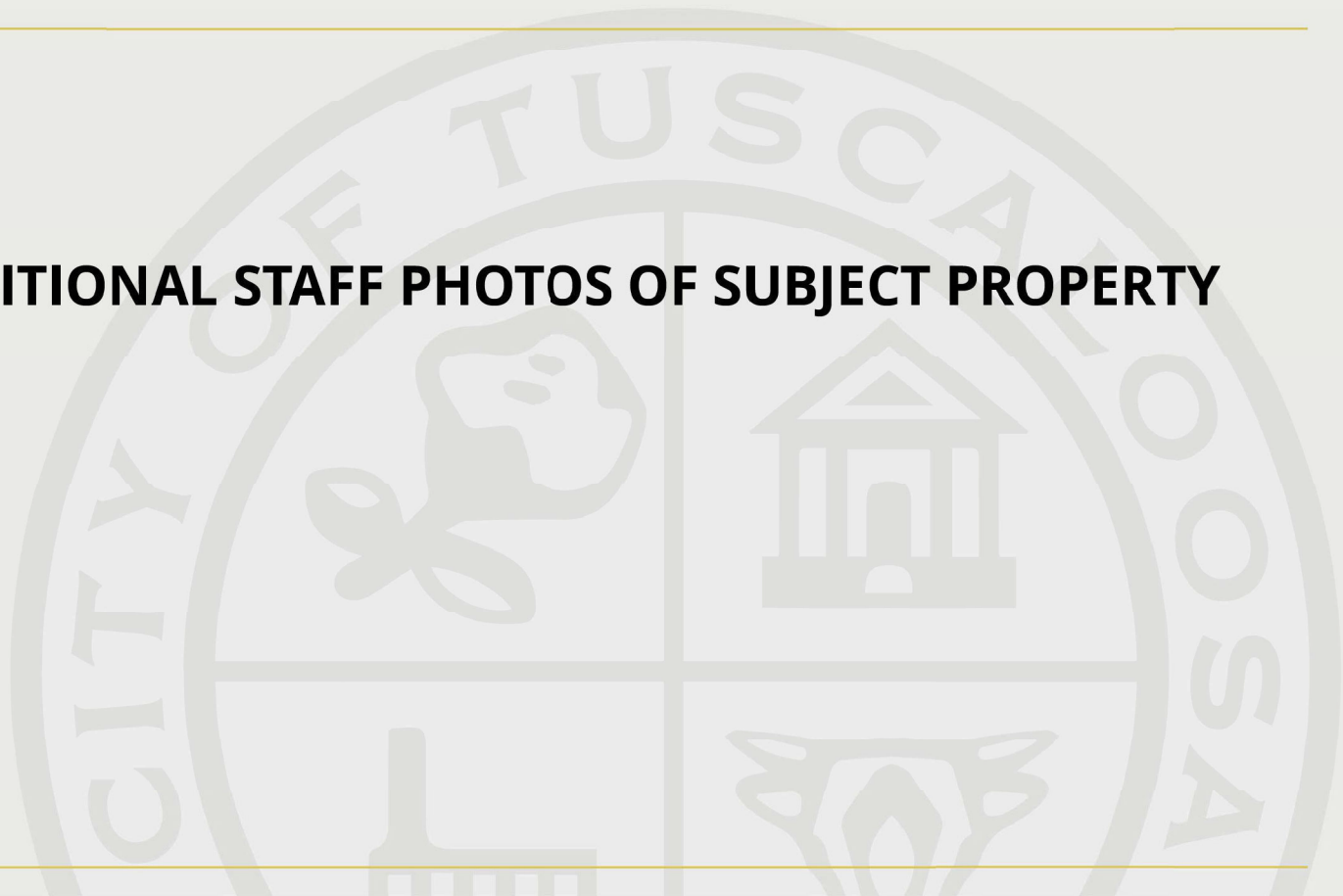


215 17th Ave

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



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY





03.07.2019







STAFF PHOTOS OF ADJACENT PROPERTIES

