

Historic Preservation Commission

Staff Report

Meeting Date: September 9, 2026

Case #: HPC-45-26

Site Addresses:	2401 Glendale Gardens
Parcel ID:	31-07-26-4-001-023.000
Applicant:	Richard Jennings
Owner:	Richard Jennings

Proposed Work:	Petition for a Certificate of Appropriateness for the construction of a pool and lanai on the property located at 2401 Glendale Gardens in the Glendale Gardens Historic District (Council District 2)
Current Zoning:	SFR-1H

Historic District:	Glendale Gardens Historic District
Architectural Style:	Minimal Traditional
Year Built:	N/A
Contributing:	Yes
Historic Survey:	Glendale Gardens Historic District Survey

Resource 27. 2401 Glendale Gardens. Ca. One story, wood frame minimal traditional with cross gable roof of asphalt shingles, eyelid louvered ventilator, weatherboard siding, wood door, 8/8 and 6/6 double hung sash windows with wooden surrounds and louvered wooden shutters, stoop with engaged roof and metal open rail balustrade.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes installing a pool in the rear yard of the primary structure. The pool would be enclosed by a lanai connected to the primary structure, covering both the pool area and an existing covered rear patio.

The existing 15' x 24' concrete patio would extend into the proposed pool area, which would be paved with limestone pavers. The pool area would measure approximately 30' x 20' and be located behind the primary structure, adjacent to an existing shed. The lanai would cover both the existing rear patio and the new pool area. It would be constructed with an aluminum frame and permeable fiberglass mesh screening, measuring approximately 71' long, 20' wide, and 15' tall. Its roofline would align with and match the slope of the existing rear gable roofs.

The proposed 12' x 25' fiberglass pool would be partially surrounded by a raised, approximately 2'-tall planting bed made of stone veneer. The lanai would fully enclose the pool and surrounding features.

The lanai would be located 10' from the side property line and more than 35' from the rear property line.

STAFF ANALYSIS:

Stone pavers are listed as an appropriate material for paving per the Design Guidelines.

APPLICABLE DESIGN GUIDELINES:

C. 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.
- Retain and repair original siding, generally avoiding the use of synthetic siding. When replacement is required, use like-kind materials that conform to the original in profile and dimension, unless such materials are not available.

A. Additions

New additions to existing buildings are common, but there are certain guidelines that should be followed in order to respect the architectural integrity of the individual building and the district as a whole. Property owners considering making an addition to an existing building should ask themselves three questions:

1. Does the proposed addition preserve significant existing materials and features? 2. Does the proposed addition preserve the character of the building and the surrounding context? 3. Does the proposed addition protect the significance of the building by making a visual distinction between old and new? In most cases, additions to existing buildings should not be placed on the

main façade(s) of a building. Locate the proposed addition away from the principal public view, ideally to the rear or side of the building. Additions that are flush with the front façade of the building are highly discouraged. Respect the proportions of the building to which it is being added so the addition does not dominate its environment. Whenever possible, an addition should be made so that at a later date it could be removed without compromising the character of the building. Additions should respect the design characteristics and architectural integrity of original buildings. However, the design of the addition should be clearly differentiated so that the addition is not mistaken for part of the original building. While the addition should be compatible, it is acceptable and appropriate for the addition to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the existing building's wall plane. The new addition should be designed so that a minimum of existing materials and character-defining elements are obscured, damaged, or destroyed. In most cases, an added structure should be located to the rear of the existing building, where it will have little or no impact on the streetscape. If the new building will be visible from the street, respect the established setbacks and orientations of the buildings in the area. Landscaping is also an important component. For example, a concrete or brick plaza adjacent to the sidewalk is incompatible with an area dominated by grassy lawns

1. Generally

An exterior addition to a historic building can significantly alter its appearance and thereby adversely affect both adjacent properties and the character of the entire district. Additions to existing structures in the district have a responsibility to complement and reflect the design, scale and architectural type of the original structure. Before an addition is planned, every effort should be made to accommodate the new use within the existing structure. When an addition is necessary, it should be designed and constructed so that it will complement the original and not confuse the viewer or detract from the character-defining features of the building. It should be noted that all additions shall be designed and constructed in accord with the following standards and with the standards for new construction that follow.

The following standards shall be applied to all construction in the district that involves additions to existing buildings and structures.

2. Location

- Maintain the pattern created by the repetition of building fronts, bays and sections in the particular area of the district.
- Locate additions so they will not obscure or damage significant architectural features, ornament or detail.
- Place additions to the side or rear, or set back slightly from the building front.

3. Materials

- Use materials that are inspired by and compatible with those of the general character of the original structure.
- Do not obscure window proportions with inappropriate storm windows.

4. Existing Alterations

- Use materials that are inspired by and compatible with those of the general character of the original structure.
- Do not obscure window proportions with inappropriate storm windows.

5. Original Design Character

- Maintain the size, scale, materials, and character of additions, including their foundations, in a manner compatible with the main building and its context.
- Design and construct additions in such a manner that, if the change were to be removed in the future, the essential form and integrity of the original structure would not be impaired.
- Limit the size of additions to those that do not visually overpower the existing structure.
- Do not allow additions to hinder the ability to interpret the historic character of the structure or district.

E. Landscaping 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).

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.

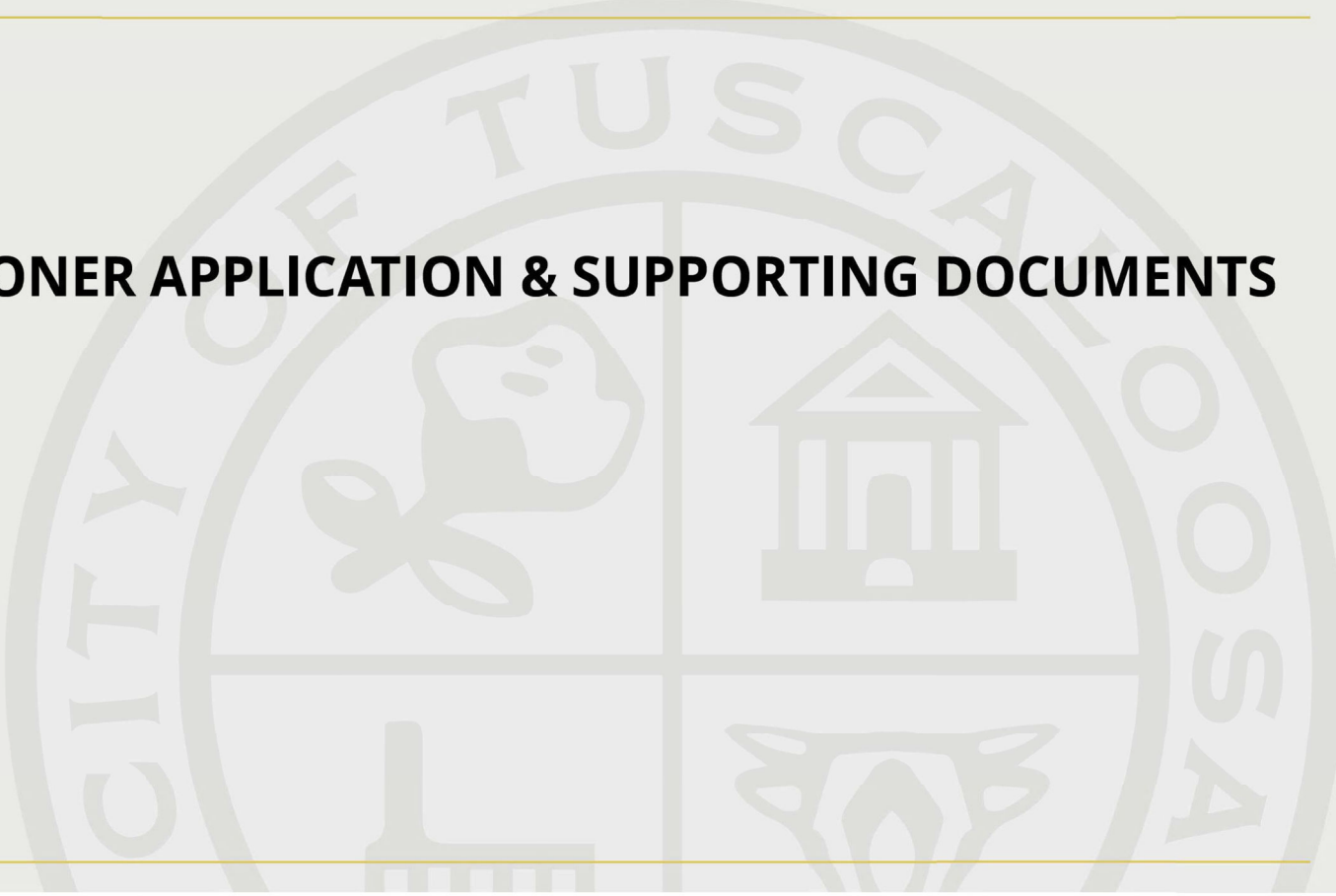
Examples of Appropriate Materials:

- 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



The background of the page features a large, faint watermark of the Tuscaloosa City Seal. The seal is circular and divided into four quadrants. The top-left quadrant shows a plow, the top-right shows a classical building with columns, the bottom-left shows a factory with smoking chimneys, and the bottom-right shows a sheaf of wheat. The words "CITY OF TUSCALOOSA" are written around the perimeter of the seal.

Certificate of Appropriateness Application

Property Information:

Site Address:

2401 Glendale Gardens, Tuscaloosa, Alabama 35401-5831

Historic District:

Glendale Gardens

Estimated Cost of Construction:

100000

Detailed Description of the Proposed Work:

Construction of a pool and raised planting bed enclosed in a screened lanai attached to the existing house structure.

Detailed Description of the Proposed Materials:

The lanai will be painted aluminum structure with fiberglass mesh screening. The pool will consist of an in-ground fiberglass pool form. The pool surround will consist of limestone pavers (see Limestone Paver Example) and will append to existing concrete paver patio (see Existing Pic 4). The raised planting bed will contain a waterfall with stacked stone veneer (see Lanai Example Pic 1).

Applicant Information:

Applicant Name:

Richard Jennings

Supporting Documents:

Site Plan:

Site Plan.pdf

Elevation Drawings:

Elevation Drawings.pdf

Proposed Materials Documents:

Existing Pic 4.jpg

Existing Pic 1.jpg

Lanai Example Pic 1.jpg

Lanai Example Pic 3.jpg

Lanai Example Pic 2.jpg

Limestone Paver Example.jpg

Latham Fiberglass Pool Brochure.pdf

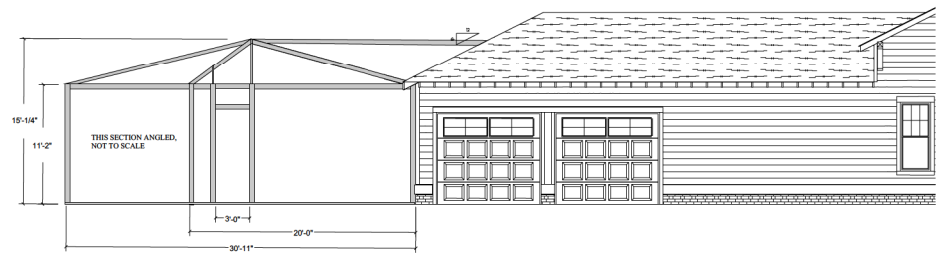
Jamaica 12 Pool Example.jpg

Additional Documents:

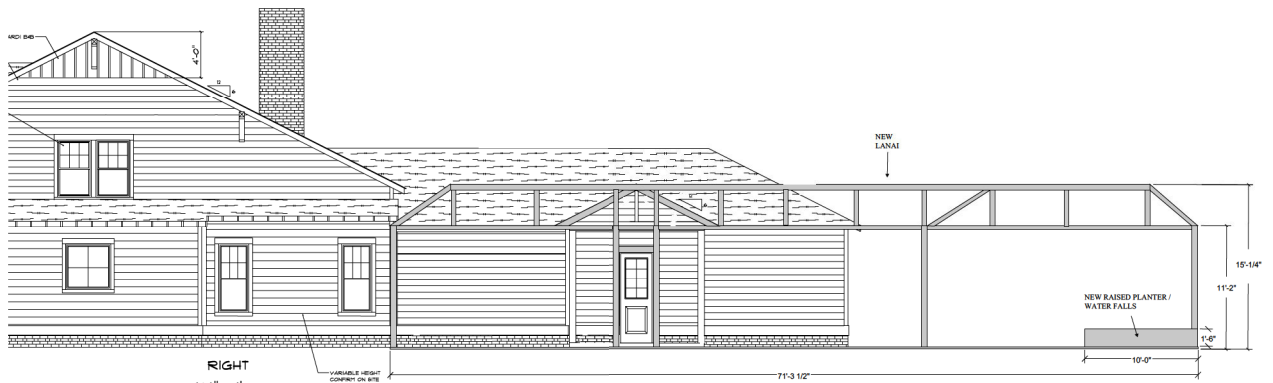
2401 Glendale Gardens Locale.pdf

2401 Glendale Gardens Pic Front.jpg

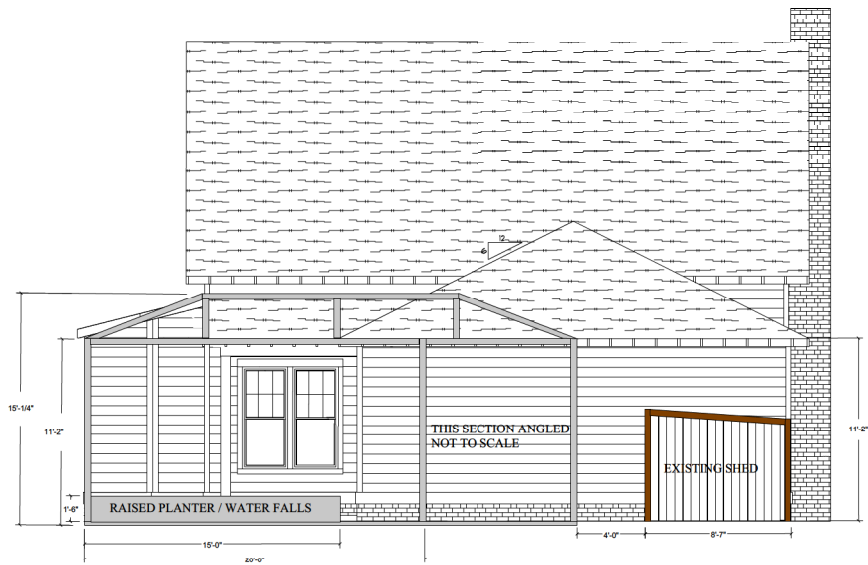
Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email. By submitting this application, you recognize the city will send public notification and place a sign on the property with information for the public.



LANAI NORTH ELEVATION

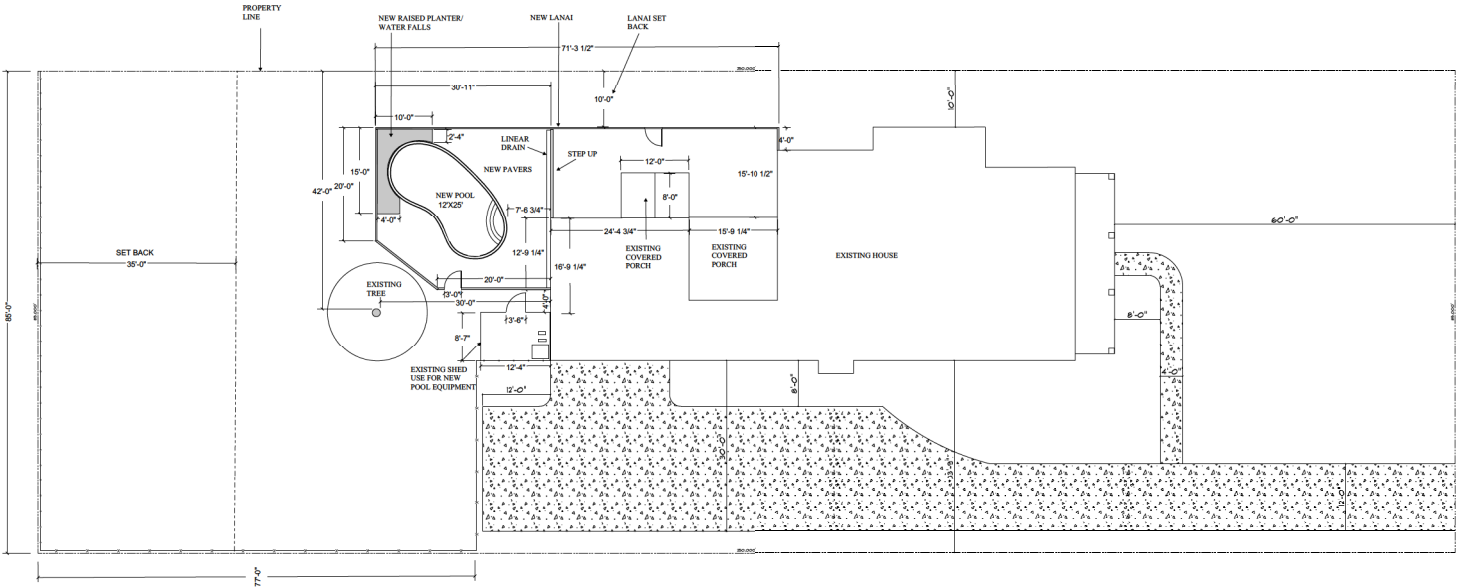


LANAI SOUTH ELEVATION

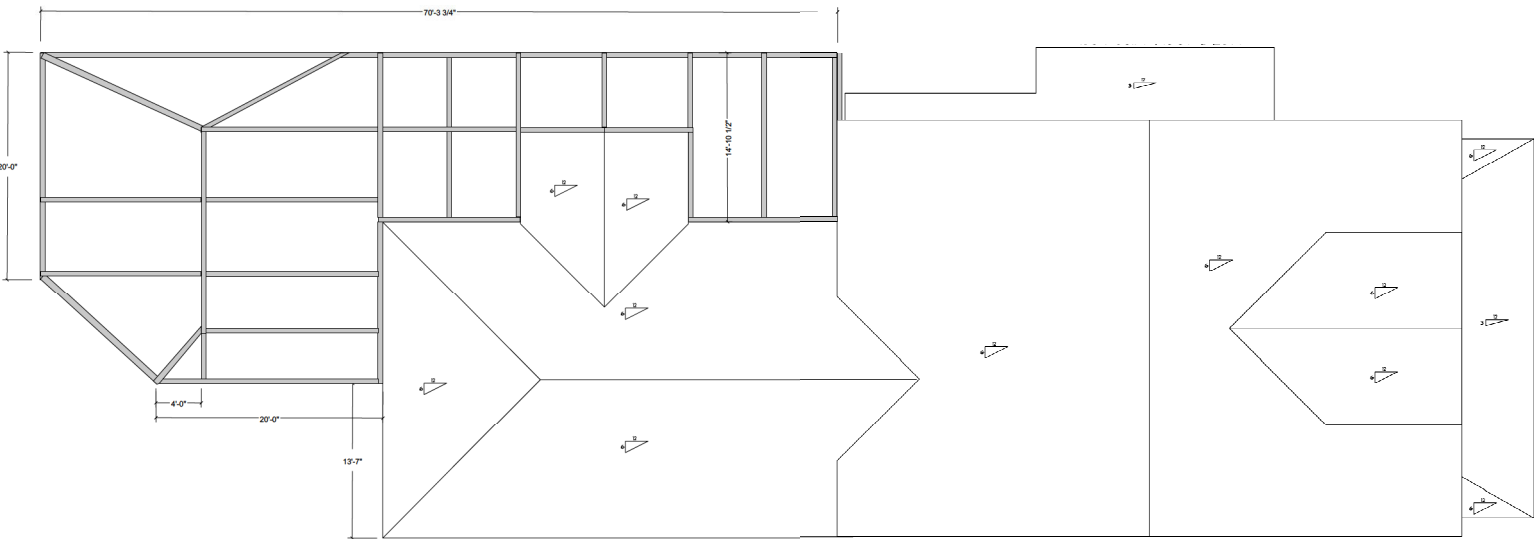


LANAI EAST ELEVATION

POOL PLAN VIEW



LANAI ROOF LINES



















KIDNEY SHAPED FIBERGLASS POOL

Jamaica 12

Formerly: St. Lucia

The Jamaica 12 is simplicity in form, the perfect design for a relaxing float on a hot summer day and fun in the sun with the kids.

[Find a Builder](#)

[Request More Information](#)

Specs & Features

Below you will discover a number of details relating to this pool shape. Information included ranges from this shape's exact measurements to features that are included and available options to consider. If it's not exactly what you were looking for please make sure to check out our other Similar Models lower in the page.

Sizes & Specs

Size: 12' 3" x 23' 11"

Depth: 3' 6" to 5' "

Gallons Approx: 6,000

Features

Swim Up Seating

Swim up seating is the perfect way to enjoy your swimming pool. Submerge yourself partially under the water to effortlessly enjoy your pool. Benches and seats bring a great conversation area into the pool. Most folks just want to relax when they hit the water; these offer a great way to do that. In fact, some of our customers have referred to them as their beverage bench. They enjoy winding down at the end of a long day with their favorite beverage in hand.

Slip Resistant Steps

These offer secure entry points into the swimming pool. Both young and old will be using the swimming pool, so it is essential to have a convenient option for entering the pool. All entry steps are easy on the feet and help ensure safety.

Lifetime Warranty

Latham products are known for their innovative technical features, many exclusive and patented, that improve product performance and extend product life. We also pay rigorous attention to detail throughout the manufacturing and Quality Assurance process. Because we design and build our products better, we are able to back them better – with the longest, strongest warranties in the business. please visit [YourPoolWarranty.com](#).

Crystite Color Technology

Crystite Colors and Crystite Technology were introduced to the swimming pool industry in 1995. Over the past 24 years they have become the fiberglass swimming pool industry's premier color family. This is why Latham offers exclusive color options utilizing this leading edge technology.

Fiberglass Laminate Construction

Latham's Fiberglass Pools are the strongest in the industry. With the use of Reinforced Ribbing, Carbon Fiber and Biaxial reinforcements as well as Ceramic Infused Polyester combined with Pure VE Fiberglass, Latham is able to achieve increases the strength/flexural stiffness of our shells by 32%.

Tile

Waterline tile and mosaics are a fun and creative way to give your pool a personal touch. We are happy to offer a variety of tile options for your pool. Tile is available on steps, floors and around the perimeter. Be sure to ask your Latham Independent Builder to show you the various options and layouts that are available.

Bubblers

Bubblers are the icing on the cake when it comes to having a Water Feature You Can Swin In! These simple built-in features require very little water and are economical to run around the clock. An easy way to create outdoor elegance. Bubblers are available on all Fiberglass swimming pool models, tanning ledges, and fountain pans.

Automatic Vacuums

This is the perfect option to make cleaning your Latham Fiberglass Pool effortless. Different options are available so be sure to check with your Latham Independent Builder for the model that is right for you.

Cascades

Listen to the intoxicating sounds of waterfalls that originate in the coping of your own Latham Pool. Latham Cascades are available in a variety of sizes and quantities for invigorating and attractive waterfalls that fit the size and landscape of your pool.

Spillways

Pick and choose your spillways and spill-overs. Make them as wide or as narrow as you desire. You can also add as many as you want! Why be stuck with an ugly, small pre-made spillway? Go with a Latham Pool & you don't have to!

Lighting

Enjoy your Latham Fiberglass Pool and Spa long into the night with added lighting options. Choose from a variety of styles and brands to create your perfect late night getaway.

Tanning Ledge

Tanning ledges offer luxury living at its finest. If you are looking to bring home that resort vacation, tanning ledges are a great way to recreate that experience in your backyard. Tanning ledges can vary in depth, our standard for a tanning ledge is 12" from the top of the pool which equates to about 6"-8" of water depth. Outfit the tanning ledge with ledge loungers, bubblers and enjoy your favorite beverage.

**Lengths, widths, depths and pool volume may vary up to 3%. Measurements are to widest point on each side of the outside edge. Unless indicated otherwise, pools are non-diving and use of diving equipment is prohibited.*



START YOUR POOL PROJECT

Contact a Fiberglass Pool Builder Near You

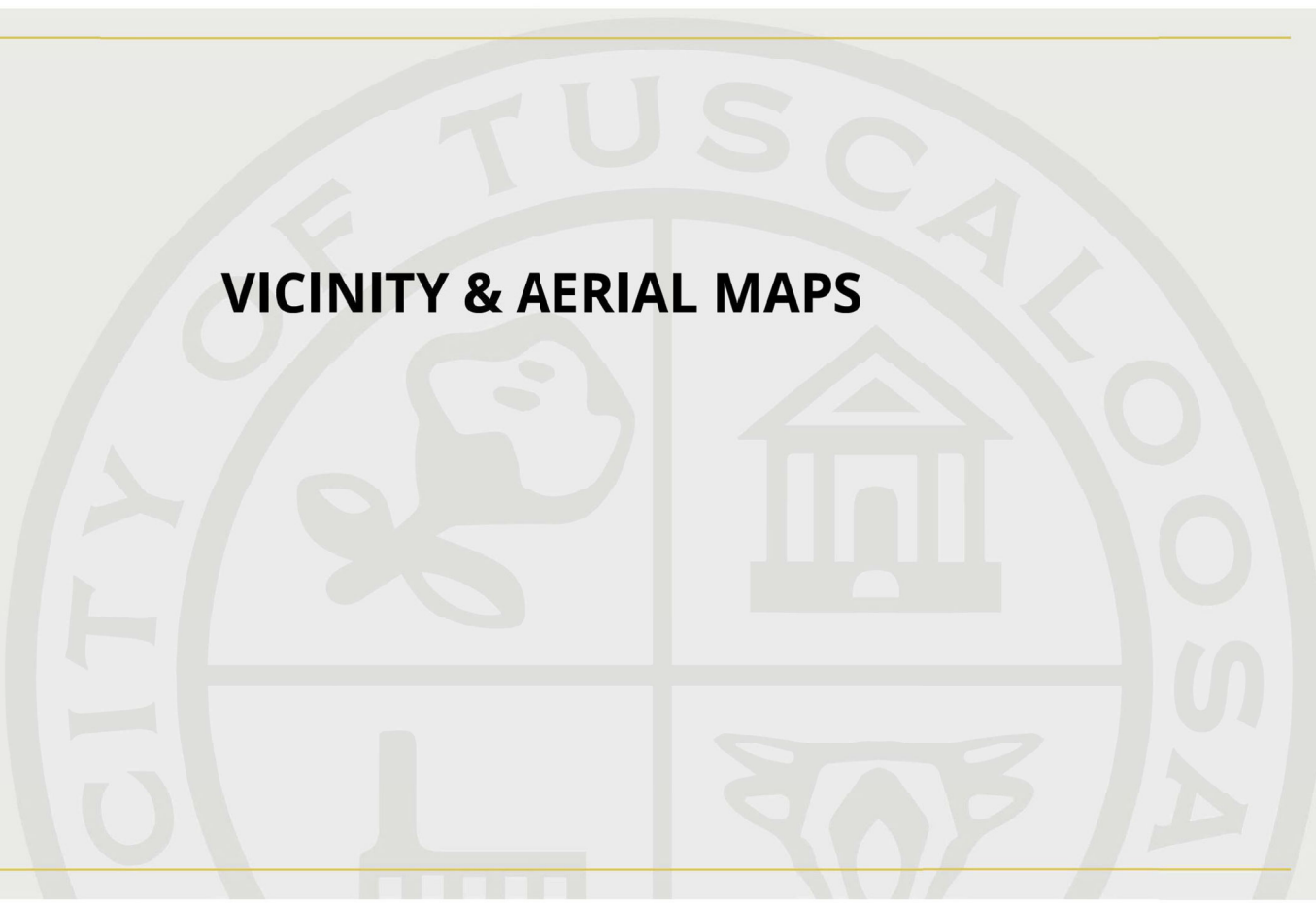
Get connected with local independent builders in the Latham network to start your fiberglass pool project today.

Find a Local Builder

Similar Models

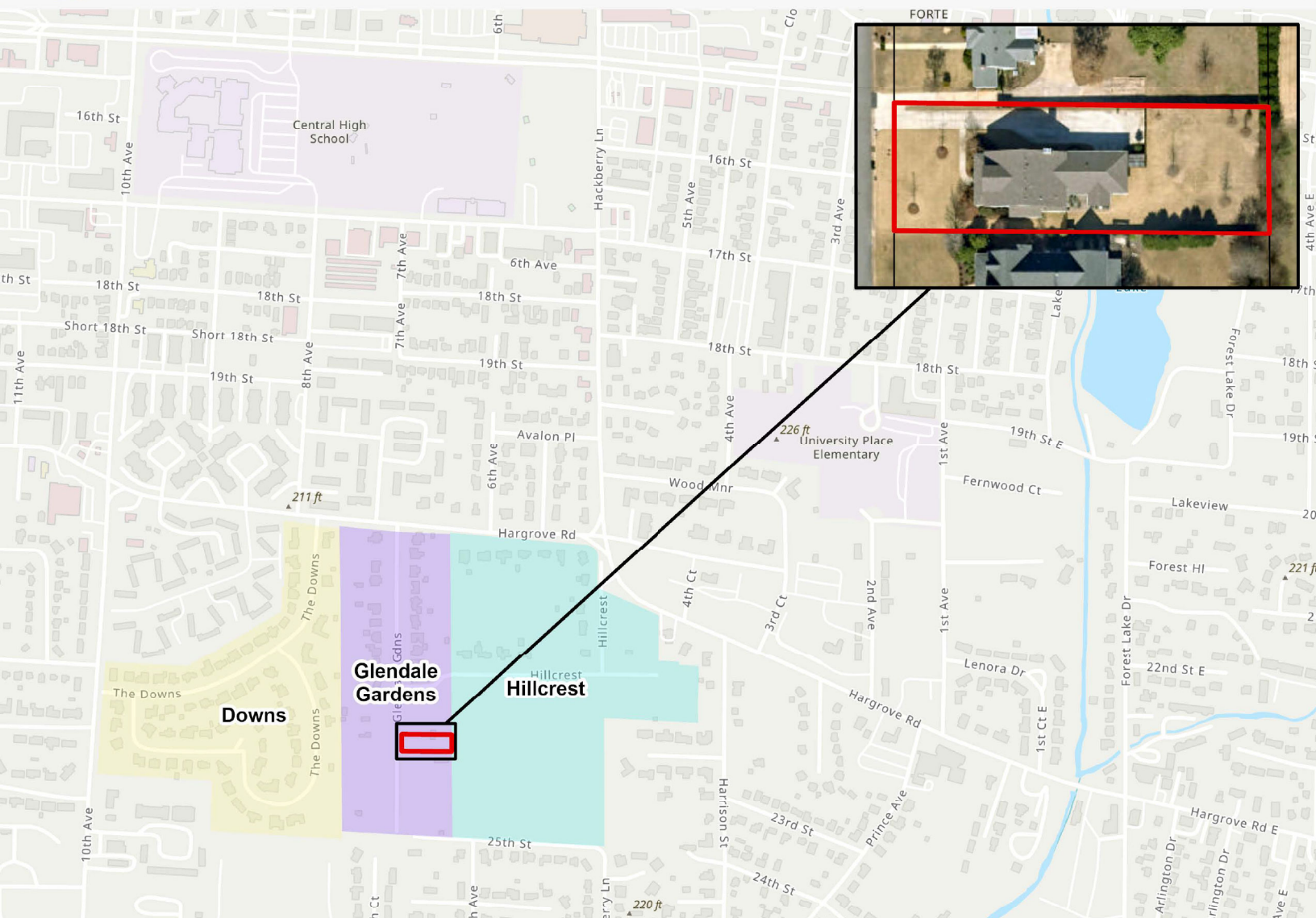
Here are some similar shapes for you to review. They are similar to the one above based on size, shape category and included features. If you still cannot find one that works for you please fill out our request form and let us know and we'll be happy to assist you.

VICINITY & AERIAL MAPS





1 inch = 600 feet



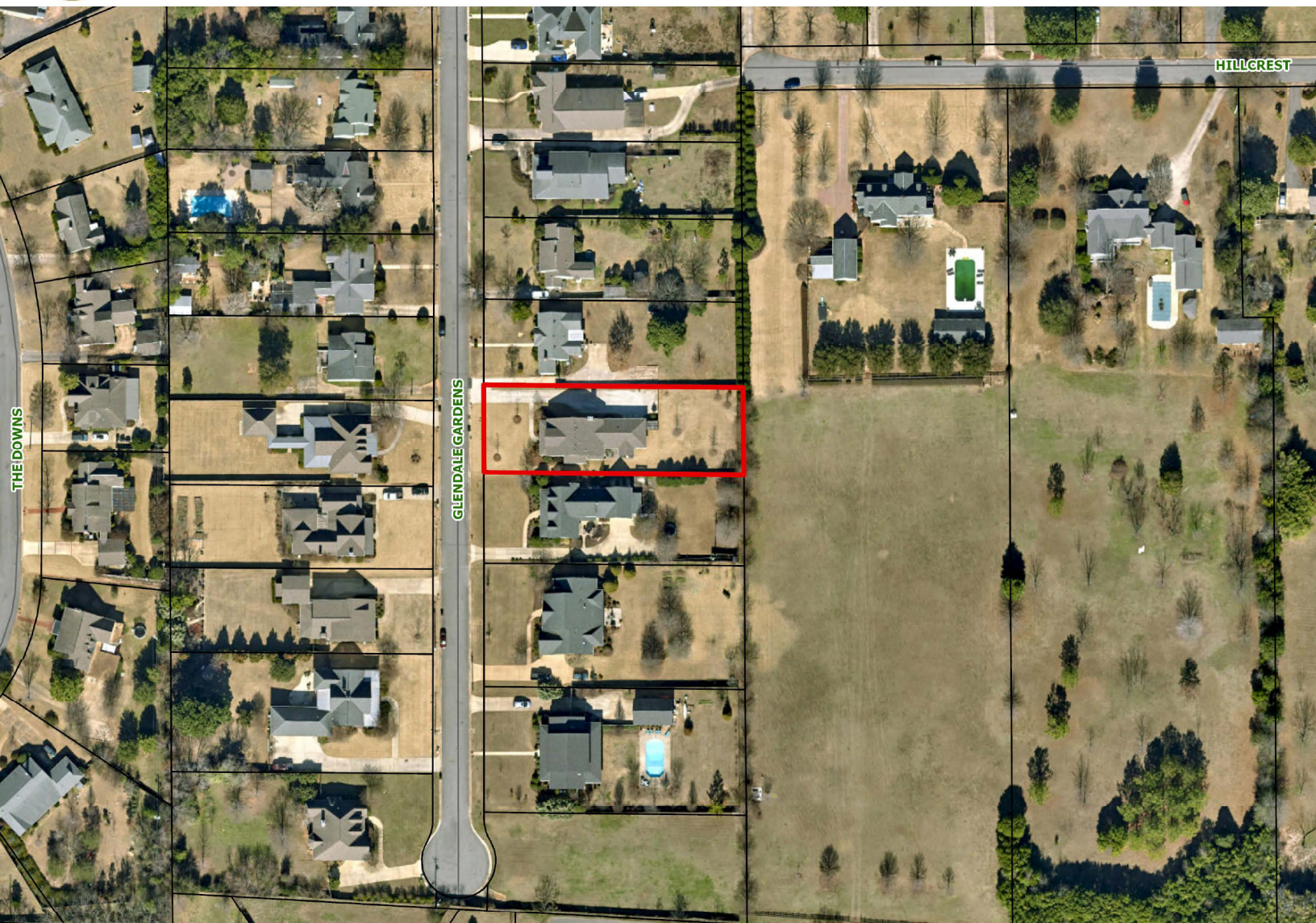


2401 Glendale Gardens

1 inch = 115 feet

0 80 160 240 320 Feet

N



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY





STAFF PHOTOS OF ADJACENT PROPERTIES





