

Historic Preservation Commission

Staff Report

Meeting Date: July 8, 2020

Case #: HPC 17-20

Site Address: 1 Hillcrest
Parcel ID: 31-07-26-1-029-007.000
Applicant: Marcus and Courtney Barr
Owner: Marcus and Courtney Barr
Prepared By: Jeff O'Neal, Planner

Proposed Work: Petition for a Certificate of Appropriateness for a pool and two accessory located at 1 Hillcrest Drive in the Hillcrest Historic District. (Council District 2)
Current Zoning: R-1H (TOD)

Historic District: Hillcrest Historic District
Architectural Style: New Traditional Craftsman bungalow
Year Built: 2011
Historic Survey: Hillcrest Historic District

DESCRIPTION OF PROPOSED PROJECT:

The primary structure located at 1 Hillcrest is described as one-half story New Traditional Craftsman style home. This structure was subsequently constructed in 2011 as a direct result of severe damage sustained to the original (1948) home during a tornado of that same year. The applicant is requesting a Certificate of Appropriateness for the construction of a pool and two rear-yard accessory structures.

The proposed pool would be situated in the rear yard and measure 18' x 36' x 42'. The applicant also proposes to construct both a 580 square foot pool house and 323 square foot pavilion to compliment the new pool construction. According to the site plan provided the pool house would be positioned toward the southwest corner of the lot and located on the west side of the

pool whereas the proposed pavilion would be situated opposite of the pool house and located on the pool's east side.

The 17' x 19' (323) square foot open-air pavilion would feature electric power and have approximately 66 square feet of enclosed storage. The structure's 4/12 pitched front-gabled roof would be supported by 4 exterior wall posts and would be open on three sides. The structure would measure 13' 9" in height. The proposed materials utilized during construction would be wood, concrete and metal roofing.

The proposed pool house/ cabana would measure 14' x 29' (580) square feet and feature living space to include heating, cooling and plumbing. The hipped-roof designed pool house would also include an outdoor shower and 6' front porch, which spans the entire length of the front facade. The structure would be devoid of windows and or doors on three sides but would feature six-glass ground to ceiling doors on the structure's east side giving direct access to the pool area. The proposed materials utilized in the construction would include wood, Hardie Board and asphalt shingles. According to the applicant, both proposed structures would provide continuity with the Craftsman design of the primary structure.

STAFF ANALYSIS:

Pergolas and Pavilions, Storage and Work Sheds The proposed pavilion and pool house will be placed in the rear yard of the primary structure and "set back at least five (5) feet from the side yard property line(s)" (p. 33). Both accessory structure would "complement the [primary] structure through the use of similar building materials" including wood, concrete and Hardie Board siding (p. 33). Although metal is considered an appropriate material with respect to roofs, the metal roofing proposed for the pavilion would not utilize similar materials to what is currently featured on the primary structure. Neither structure will be viewed from public right-of way.

Pools, Hot Tubs, and Saunas: The proposed pool will be in the rear of the main building (p. 36).

APPLICABLE DESIGN GUIDELINES:

Design Guidelines Relative to Site Features and Lot Improvements (p. 33)

Accessory Buildings, Structures, and Appurtenances (p. 33)

Pergolas and Pavilions, Storage and Work Sheds (p. 33)

- Locate pergolas, pavilions, and storage and work sheds to the rear of the main building, and set back at least five (5) feet from the side yard property line(s).

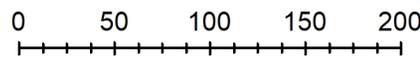
- Pergolas, pavilions, storage, and work sheds should complement the main structure through the use of similar building materials, including siding, windows, and roof. If windows are to be installed in the structure, they should match or complement the window pattern of the main structure while maintaining an appropriate scale and proportion to the structure.

Pools, Hot Tubs, and Saunas (p. 36)

- 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).

HPC-17-20 1 Hillcrest Dr

1 inch = 100 feet

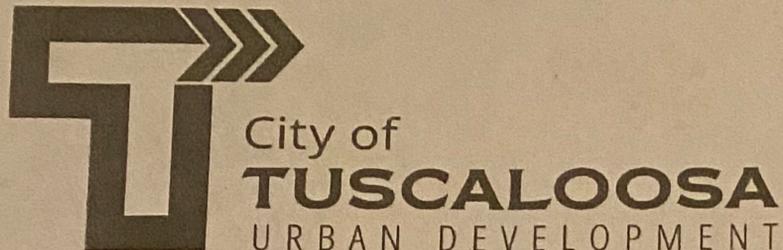












TUSCALOOSA
HISTORIC PLANNING COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION

Please complete all of the following required fields:

Property

Address of premises affected: 4 Hillcrest

Historic District: Hillcrest
<SELECT>

Owner Occupied

Renter Occupied

Name: Marcus & Courtney Barr Owner
Phone: 205-657-5044

Email: awriterswhimsy@gmail.com

Address: 1 Hillcrest Tuscaloosa AL 35401

Applicant (if different from owner)

Name: _____ Phone: _____

Email: _____

Contractor or Architect

Name: MR. POOL LLC construct. Phone: _____

Email: _____

Check the box that best describes your intended action(s) & include all estimated costs: \$ 78,200.00

Exterior Alteration

Other (please explain):

Addition or New Construction

Signage

Certification of Applicant

I hereby certify that I have read and examined this application and known the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit (s) granted may be revoked upon finding by the Tuscaloosa Historic Preservation Commission that any relevant information supplied on or with the application is substantially incorrect. I further understand that only complete applications including all required exhibits, and fees are considered by the commission and must be received by the City of Tuscaloosa Office of Urban Development, Planning Division by the scheduled deadline in order to be placed on the agenda.

It is my understanding that a Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of the date of issuance. Certificates of Appropriateness shall be issued for a period of eighteen (18) months and are renewable.

It is my understanding that a building permit issued by the City of Tuscaloosa Office of Urban Development, Planning Division is required for all work being done in historic districts.

Finally, it is my understanding that the plans submitted with this application and approved by the Commission are final, and, pending Commission approval, I am bound to follow the plans as approved. Should there be any changes to the approved plans, I understand that those changes must be reviewed prior to any work associated with such changes occurring.

Applicant: Marcus & Courtney Barr

Date: 6/14/2020

MR. POOL L.L.C.
 CONSTRUCTION
 875 N.Eastern Blvd.
 Montgomery, AL 36117
 Office 334-271-7665

Date: 6/13/20

Price Quote Only

Name: Marcus & Courtney Barr

Cell: (205) 657-5644

Address: 1 Hillcrest Dr.

Work: _____

Tuscaloosa AL

Home: _____

Standard Pool Package Includes Grecian or Rectangle:

1. Installation of walls & concrete footing
2. Concrete bottom
3. Liner over stairs
4. Cantilever coping
5. Ladder and handrail
6. Energy efficient pump
7. Sand filter
8. Two jets in the steps
9. Automatic cleaner line
10. Three or more returns
11. Two skimmers and two main drains
12. Liner of choice 20mil or 27mil
13. Concrete deck (12x6 ft) ends and (6x4 ft) sides
14. Maintenance equipment & pool school
15. Balance chemicals
16. One year warranty on construction

12x24: _____

14x28: _____

16x32: _____

18x36: 35,000 - 4 steps
6' 2nd step Volleyball

20x40: _____

Optional Shapes & Pricing

Oasis	Additional	\$2,000.00
Lazy L	Additional	\$2,000.00
Tee	Additional	\$3,000.00
True L	Additional	\$5,000.00
Capitol	Additional	\$5,000.00
Double Roman	Additional	\$2,000.00

Optional Equipment:

Automatic cleaner w/ booster pump 1300
 Salt system 2200
 White light _____
 LED color light 2 - 2400
 Gas heater _____

Diving Board _____
 Automation Yes
 Slide _____
 Extra concrete 8/ sq ft.
 Electric heat & chill pump _____
 Concrete pump _____

Custom Features:

Bubbler 2 - 1000
 Spray deck (standard deck) _____
 Tan ledge 3000
 Custom bench w/jets _____
 Safety cover _____
 Rock water fall _____
 Variable speed pump _____

Extras:

Electrical 1500 - 100 Amp Service
 Dirt _____
 Retaining wall _____

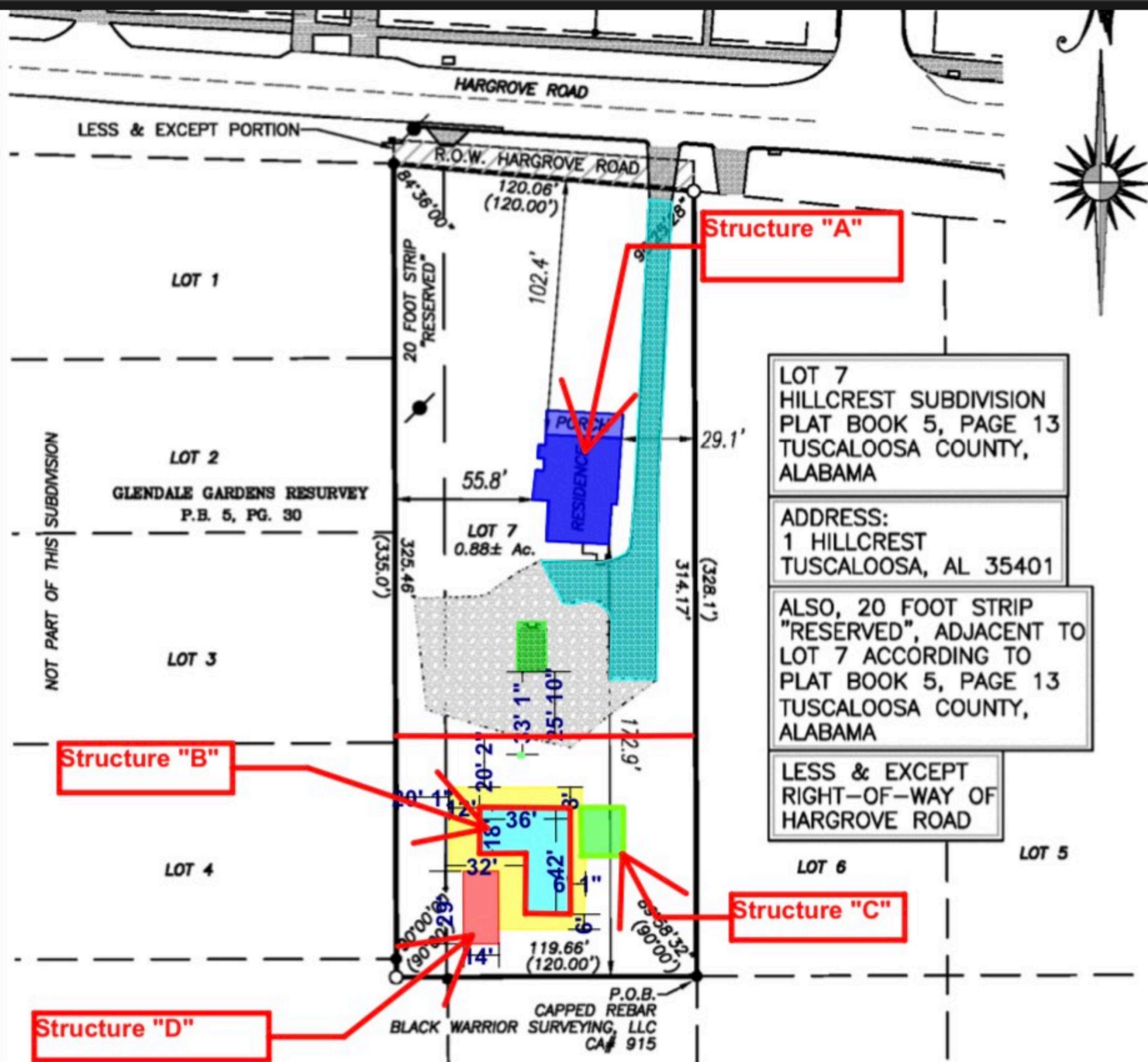
Go Ahead Pd. 9000 6/13

CH # 15663

46,400

Total Estimate \$ _____

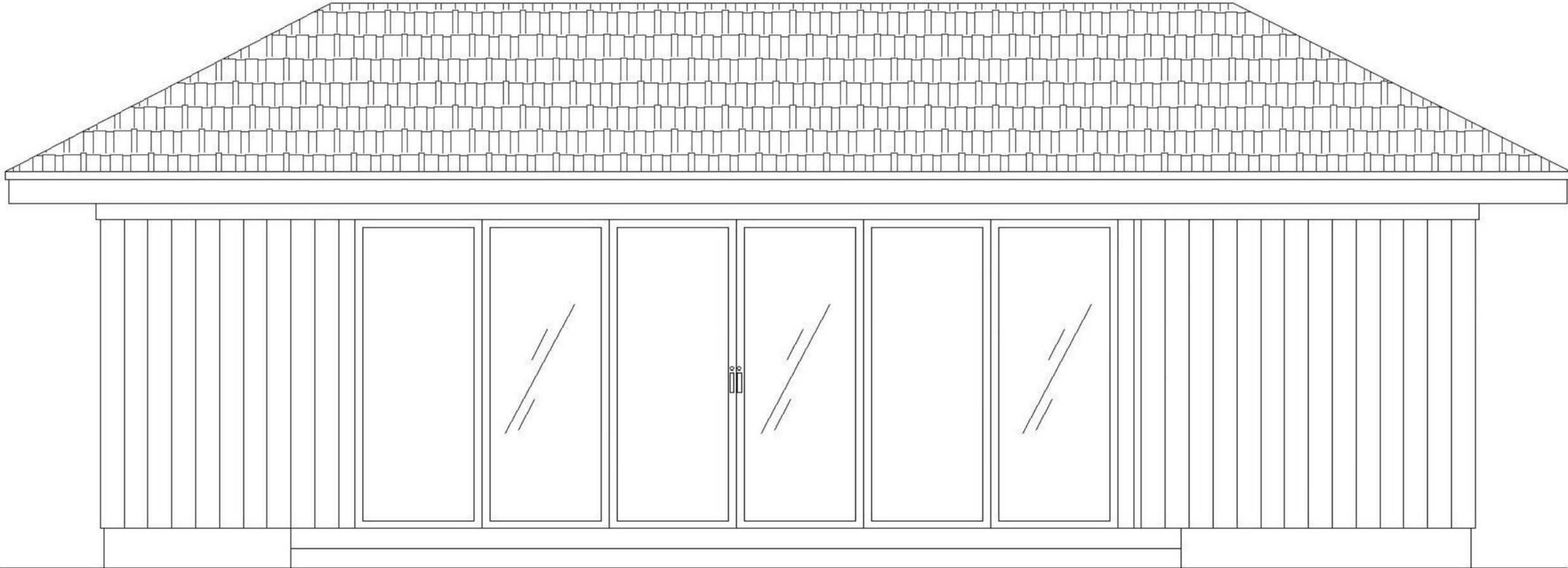
- Not Included:** Site preparation, extra dirt, landscaping, and fencing.
- ❖ All quotes are good for thirty (30) days from the date of proposal.
 - ❖ Not responsible for damage to septic tank and field lines.



LEGEND

- IRON FOUND
- 1/2" REBAR and CAP SET
- CONCRETE MONUMENT FOUND

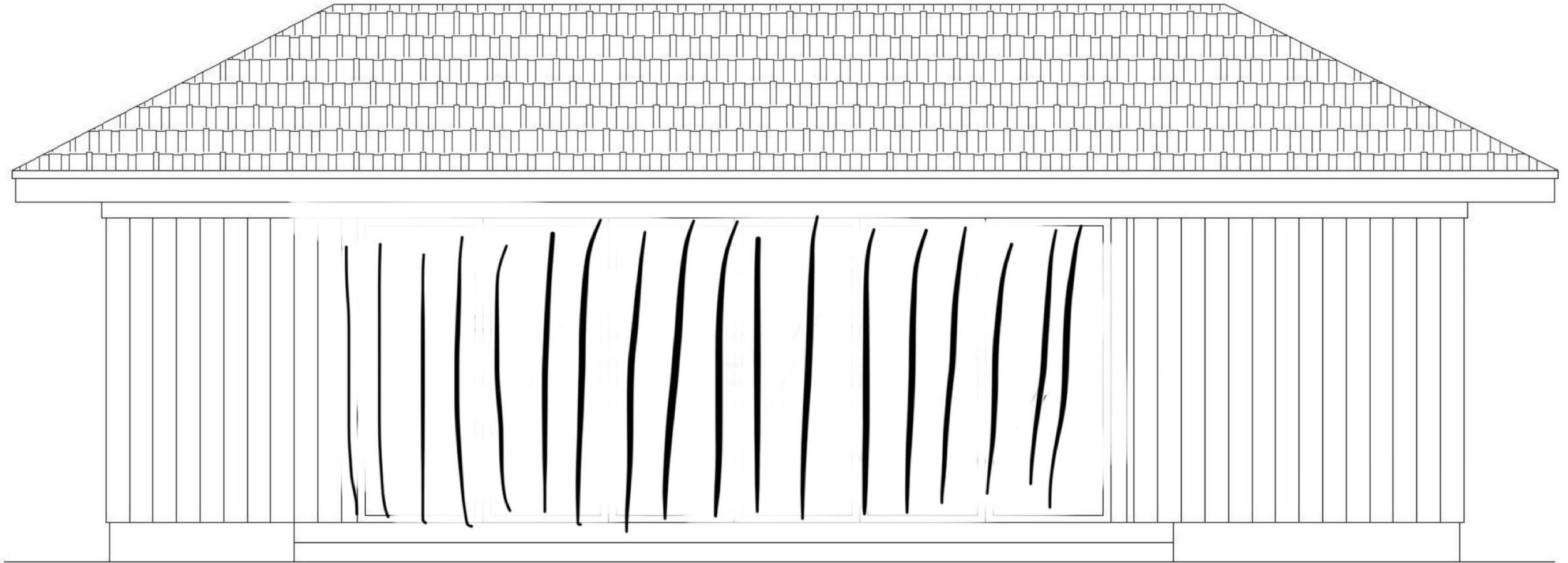
Structure D:
Pool House/Cabana



FRONT ELEVATION

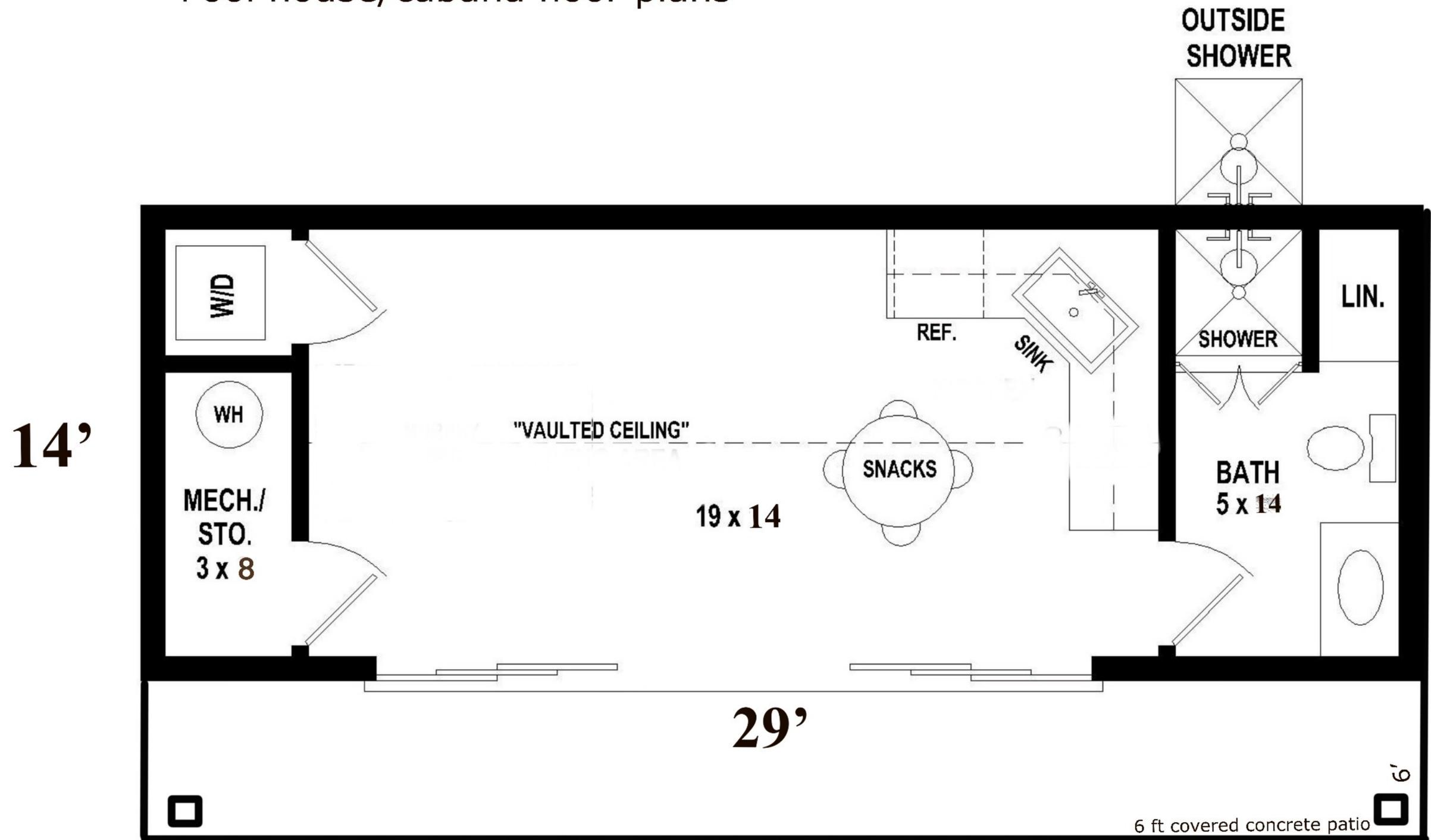
Structure D:
Pool House/Cabana

Back Elevation

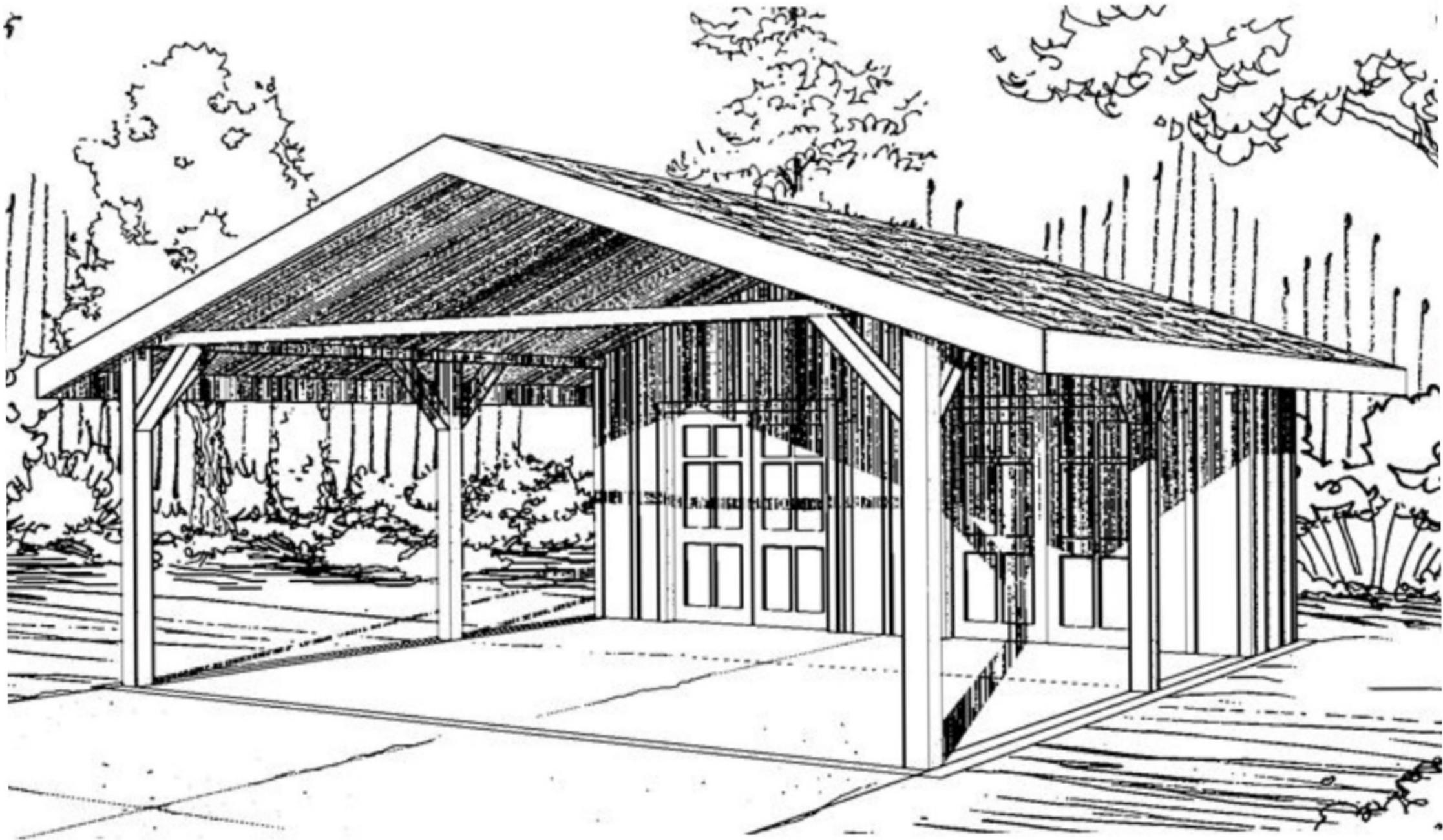


NO windows on back or sides

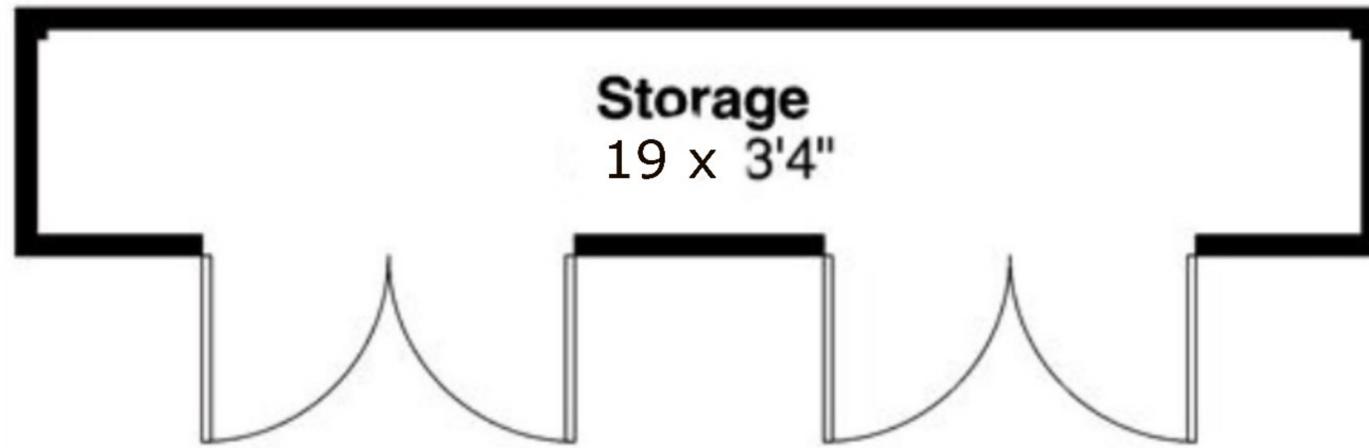
Structure D:
Pool house/cabana floor plans



Structure C: Pavilion Sketch



Dimensions
Approx. Height 13 ft. 9 in.
Ceiling Heights
First Floor 8 ft. 0 in.
Roof Pitch
4/12 Main
Roof Framing
Truss
Exterior Wall
Posts
Foundation
Slab



Pavilion
17x19

June 19,2020

Location:

1 Hillcrest

Tuscaloosa, Al 35401

Homeowners: Marcus & Courtney Barr

Structure A: Main home/existing residential structure

Request for changing exterior paint color (excluding trim – it will remain the same)

New color: Benjamin Moore Historical – Charcoal Slate HC-178

Estimated Cost: \$2000

Structure B: Swimming Pool 18x36x42

(See drawing & contractor list)

True L Shaped In Ground Swimming Pool

Built by Mr. Pool

Materials: Marine grade Wood, Liner, Concrete, Pipe, Lighting

Proposed Cost: \$46,400

Structure C: Pavillion 323 sq ft (heated sq ft 0)

(See drawing)

Open Air Pavillion with Storage Closet

Materials: Wood, Concrete, Metal Roofing

This structure will have electricity

This structure will be in continuity with the Craftsman design style of the main residence

Estimated Cost: \$4800

Structure D: Pool House 580 square ft (heated sq ft 406)

(See drawing)

Enclosed Structure, Concrete, Wood(Hardie Board), Asphalt Shingles,

This structure will have electricity, heating, cooling and plumbing

This structure will be in continuity with the Craftsman design style of the main residence

Exterior Paint color: Charcoal Slate HC-178 Benjamin Moore

Exterior Trim color: Vintage Taupe 2110-70

Estimated Cost: \$25,000