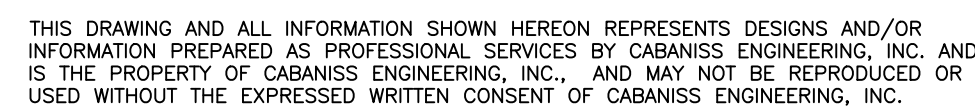


Existing Dwelling
1508 7th Street



JOB NO:
20-09-019
DATE OF SURVEY:
11/05/2020
FB/PG:
FILE
FILE NAME:
2009019.DWG
DATE:
02/18/2022
SOURCE OF TITLE:
D.B. 2021, PG 32236
SCALE:
1" = 10'
DWN/CHK BY:
THS/AJK
REVISION:

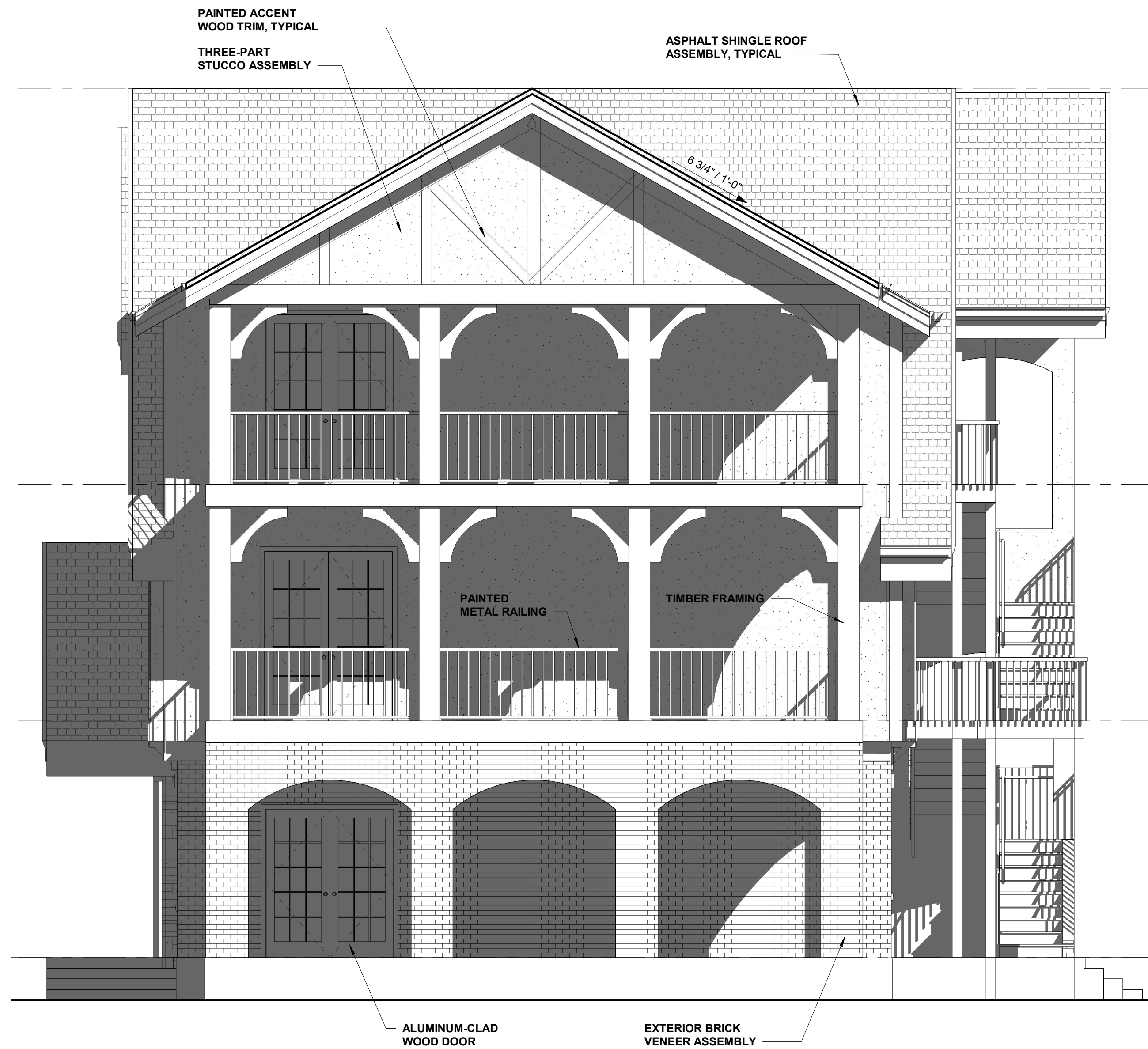
SHEET: 1 of 1

1 EAST (FRONT) ELEVATION
1/4" = 1'-0"

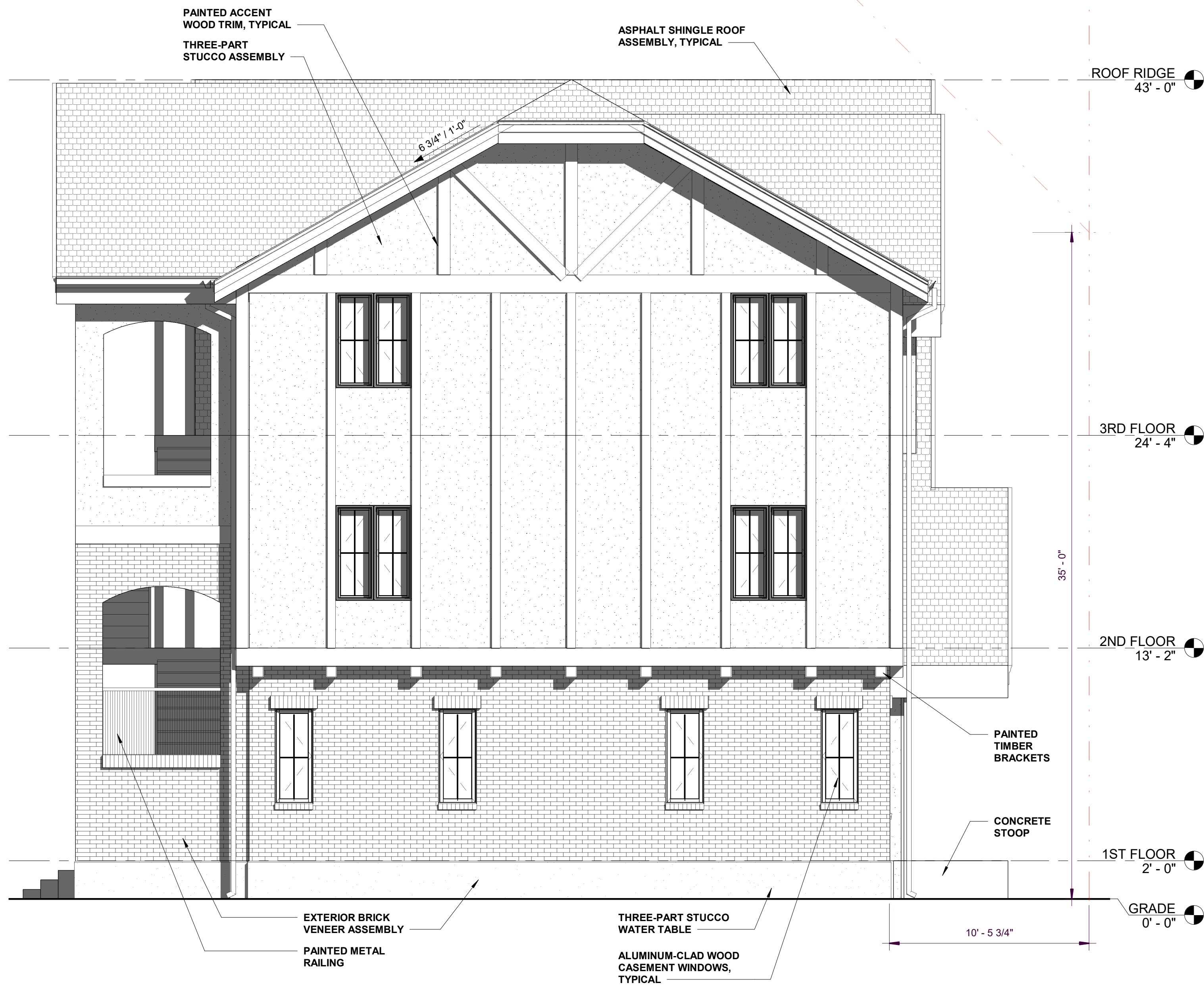


604 & 606 15th Avenue
Tuscaloosa Alabama

Scale	1/4" = 1'-0"
-------	--------------



② NORTH (SIDE) ELEVATION
1/4" = 1'-0"



① SOUTH (SIDE) ELEVATION
1/4" = 1'-0"

MCLA

McLELLAND
ARCHITECTURE

1610 Alaca Place
Tuscaloosa, AL 35401
Phone (205) 792-3936

info@mclellandarchitecture.com
www.mclellandarchitecture.com



STATE OF ALABAMA
JONATHAN B. McLELLAND
PRELIMINARY
REGISTERED ARCHITECT

Copyright Jonathan McLelland 2022

NEWTON SQUARE

604 & 606 15th Avenue
Tuscaloosa, Alabama

No.	Description	Date

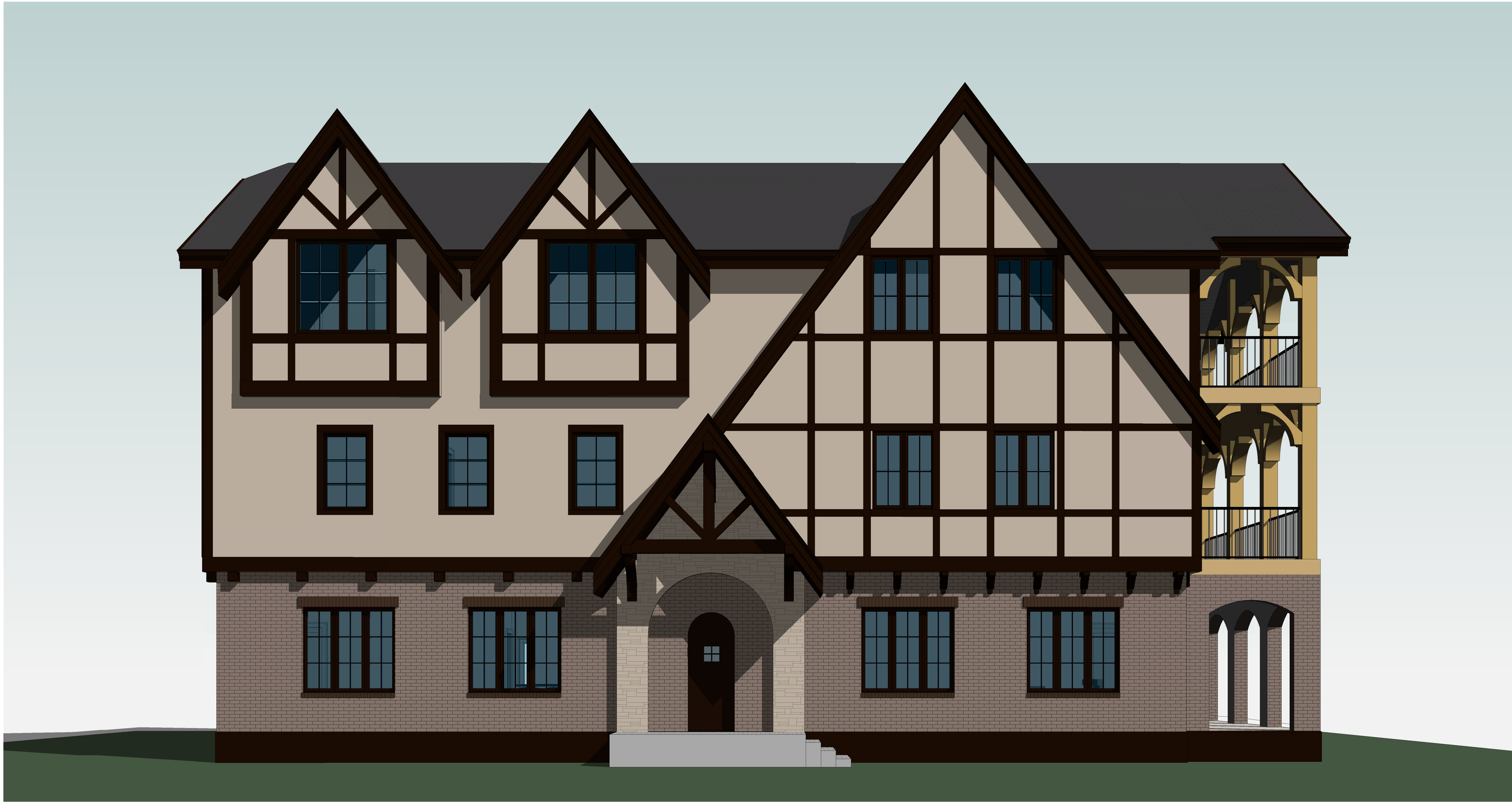
NEWTON SQUARE

EXTERIOR ELEVATIONS

Project number 1908
Date FEBRUARY 18, 2022
Drawn by BHJ
Checked by JBM

A203

Scale 1/4" = 1'-0"



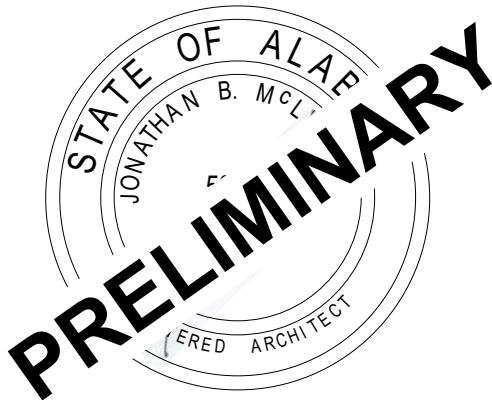
① FRONT PERSPECTIVE



McLELLAND
ARCHITECTURE

1610 Alaca Place
Tuscaloosa, AL 35401
Phone (205) 792-3936

info@mcllellandarchitecture.com
www.mcllellandarchitecture.com



Copyright Jonathan McLelland 2022

NEWTON SQUARE

604 & 606 15th Avenue
Tuscaloosa, Alabama

No.	Description	Date

NEWTON SQUARE

FRONT PERSPECTIVE

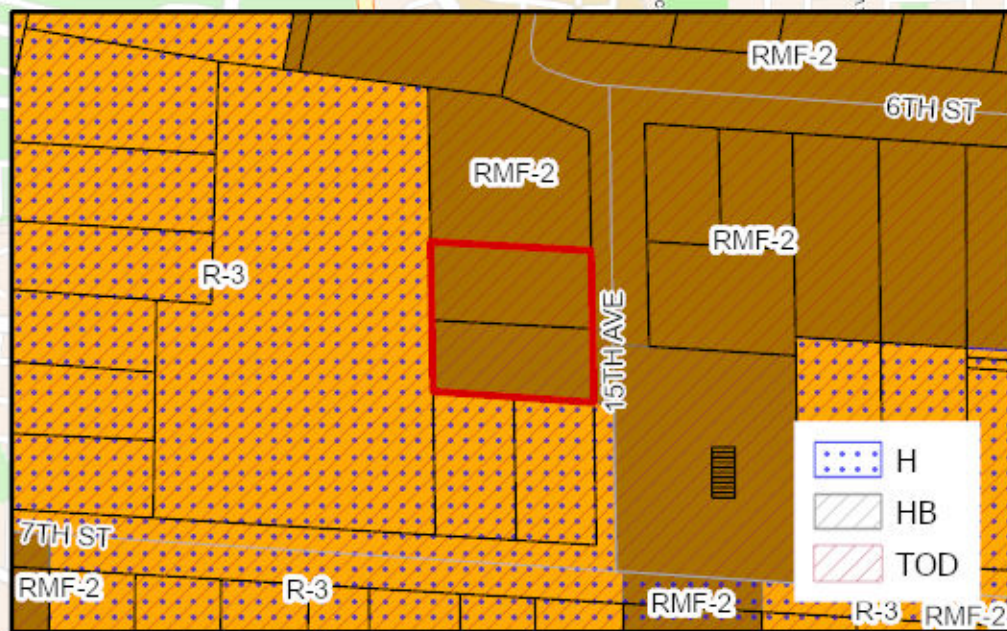
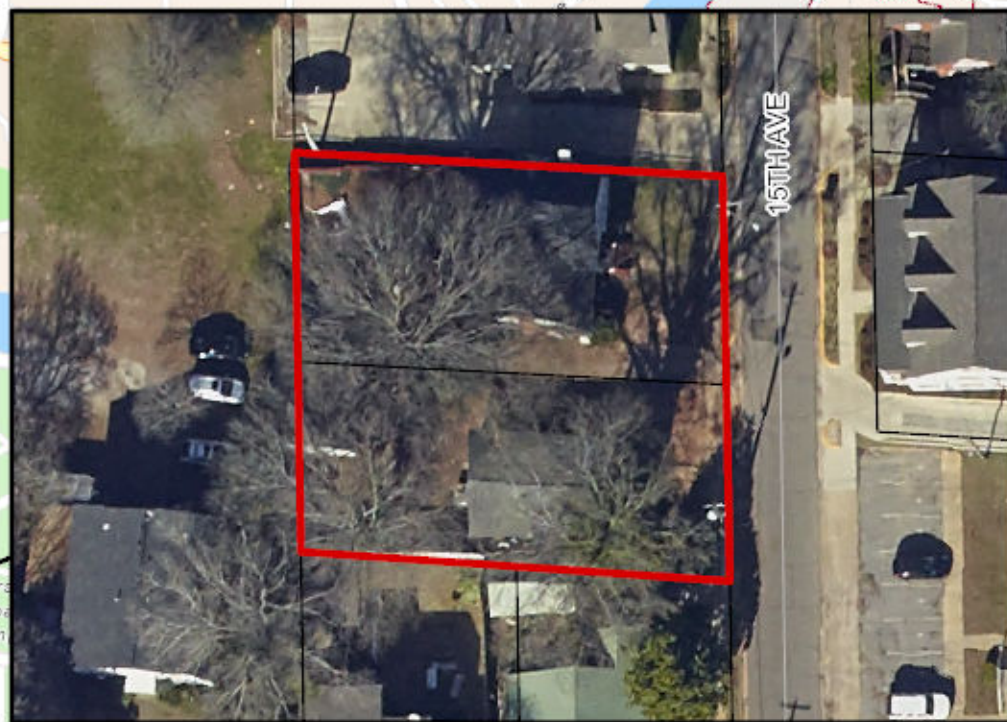
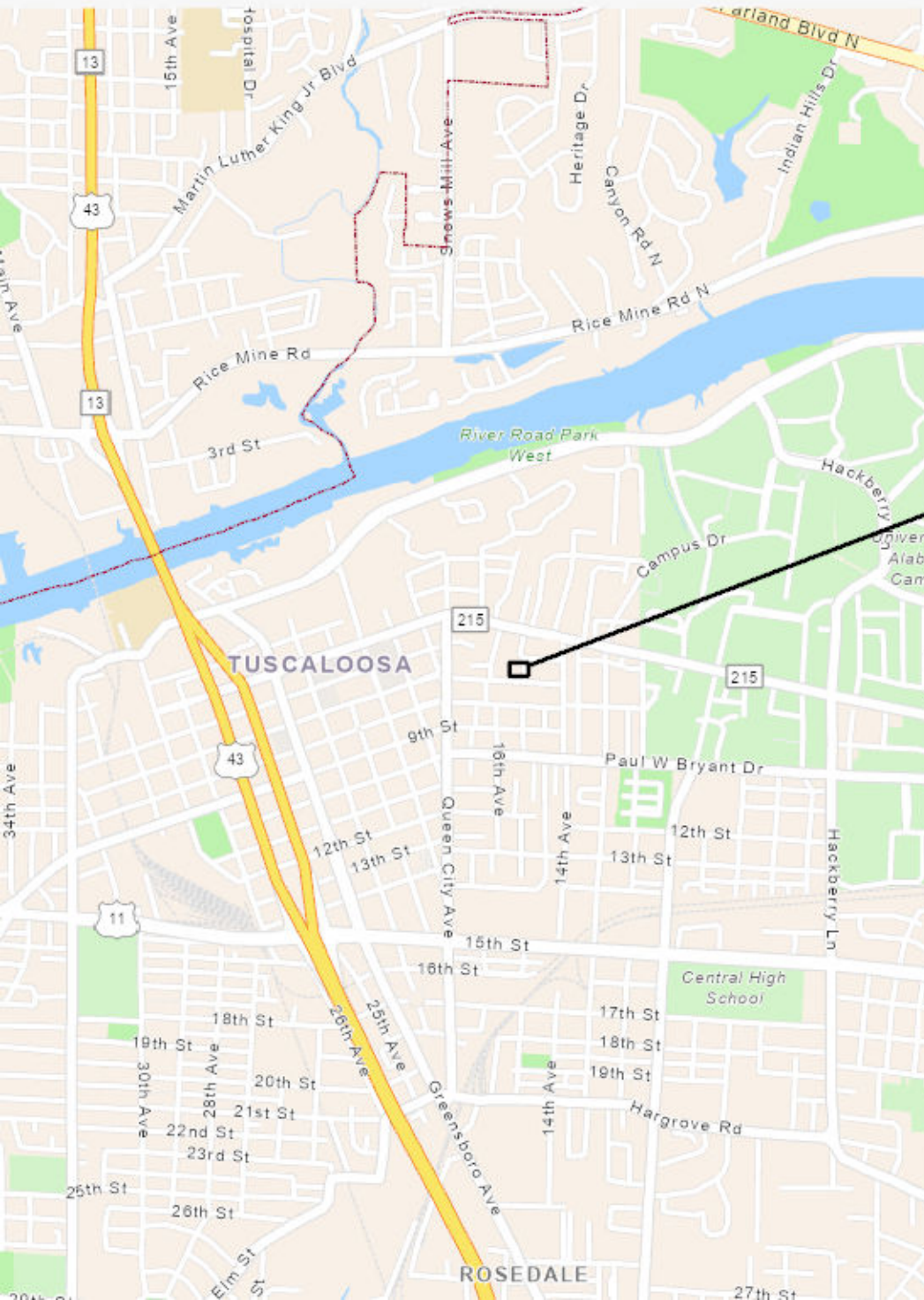
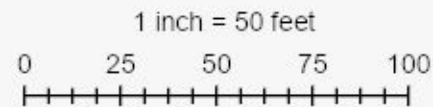
Project number 1908
Date FEBRUARY 18, 2022
Drawn by BHY
Checked by JBM

A901

Scale



604 & 606 15th Avenue





604 & 606 15th Avenue

1 inch = 50 feet
0 25 50 75 100



PLANNING COMMISSION STAFF REPORT

March 21, 2022

HB-01-22

GENERAL INFORMATION

Property Owner () Petitioner (x)

Al Cabaniss / Jon McLelland

Location and Existing Zoning

604 and 606 15th Avenue; Zoned RMF-2U Historic Buffer

Existing Land Use

Residential

Nature of Project

Redevelopment for residential triplex

Applicable Regulations

Sec. 24-222. – Establishment of historic district buffer zones.

(a) It is hereby established that the areas designated and delineated on the official zoning map with a cross hatched (///) designation adjacent to historic districts within the university "U" designation are hereby designated historic district buffer zones.

(b) Approval of new development in historic district buffer zone. Planning commission approval for compatibility with this article is required for new construction in historic district buffer zones as established in section 24-222. The planning commission shall approve the construction only if the façade of the new structure is compatible with the façade of buildings located in adjacent historic districts. Any party aggrieved by this decision may within fifteen (15) days thereafter appeal de novo therefrom to the city council by filing with the city clerk a written notice of appeal specifying the decision from which the appeal is taken. Any approval by the planning commission pursuant to this subsection shall be stayed pending a decision by the city council. Buffer zones are subject to change if the boundaries of the existing historic districts are changed or if new historic districts are created.

Description of Proposed Work

The applicant proposes to construct a residential triplex with three dwelling units stacked vertically for a total of five (5) bedrooms per unit. Associated parking will be to the rear of the structure.

Physical Characteristics/Project Narrative

Per the applicant, "The Tudor style provides steeply sloped roof lines, playful accent trims, and timber framing details to break down the scale of the structure. On the front (east) elevation, a smaller projecting gable roof accentuates the entrance door with timber framing details and decorative timber support brackets. The front door is to be solid wood arched.

The main exterior wall materials are brick veneer on the first floor, and a cementitious three-part stucco assembly on the second and third floors. The front elevation entrance surround is proposed as an exterior stone veneer. Windows in brick walls typically have a brick soldier course above and projecting brick sill below, and windows in stucco walls typically have painted wood trim surrounds. All other doors and windows are to be aluminum-clad wood. The north elevation provides a covered exterior porch for each floor, with heavy timber framing on the second and third levels, and a gable roof continuing the playful trim accents. The exterior access stair is to be painted steel and is located on the

PLANNING COMMISSION STAFF REPORT

March 21, 2022

west (rear) elevation. The stair is screened on the south with an exterior wall but provided with openings from each landing.”

STAFF ANALYSIS ON HISTORIC BUFFER GUIDELINES

The proposed structure seems to be consistent with the Historic Buffer Guidelines.

Building Orientation and Setback: The proposed structure is oriented appropriately, fronting 15th Avenue. The front setback is in alignment with the residential structure to the north, though the proposed structure will sit closer to 15th Avenue (approximately 30ft) than the existing buildings southeast (approximately 70ft) and northwest (approximately 45ft) due to the parking being placed in the rear versus the front and/or side.

Directional Emphasis: The proposed structure is three stories and has a pitched roof. The structure is proposed to be 43ft at peak height, with each story being approximately 11ft in height. Most of the surrounding structures (along both 15th Avenue and 6th Street) are two to two and one-half stories.

Shape: The shape of the proposed structure will be much taller than the single-family dwellings that existed prior. There is not a structure to compare this to that is in close proximity, however, the applicants pulled inspiration from various homes and structures throughout the Historic Districts, including the roof pitch, the dormer windows, and exterior material.

Massing: The massing of the proposed building is generally consistent with the dominant massing patterns of existing multifamily buildings in the immediate vicinity of the property. The applicants have recessed the third level into the gable to de-emphasize the massing of the structure, making it appear to be two stories in height, and they have used second level rooflines, dormers, staircase placement, and varied façade materials and styles.

Proportion: The proportions of the proposed new building are generally consistent with the dominant pattern of proportion of existing multifamily dwellings in the immediate vicinity. The relationship of the height to the width of the proposed building, along with the height and width of windows and doors is consistent, though its scale is slightly larger compared to the surrounding.

Rhythm: The rhythm, pattern, and ratio of doors and windows to solid walls are not as similar to those of other structures in the vicinity – this development mimics a single-family home with the one individual front door entry for the first level unit, with rear staircase access to the second and third level units. The proposed structure compliments the historic pattern along Audubon.

Scale and Height: The height of the proposed structure will be similar to that of the surrounding structures, though it will ultimately be taller.