

Historic Preservation Commission

Staff Report

Meeting Date: December 10, 2025

Case #: HPC-64-25

Site Address:	20 Audubon Place
Parcel ID:	31-06-23-2-015-004.000
Applicant:	William Griffith
Owner:	William Griffith

Proposed Work:	Petition for a Certificate of Appropriateness for the construction of an accessory structure on the property located at 20 Audubon Place in the Audubon Place Historic District.
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Current Zoning:	SFR-3H
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Historic District:	Audubon Place
Architectural Style:	English Cottage
Year Built:	1929
Contributing:	Yes
Historic Survey:	Audubon Place Historic District

Resource 18. 20 Audubon Place. 1929; 2-story English Cottage with hollow tile construction finished with stucco and a massive exterior chimney. The roof has steep gables and brick columns support a steeply gabled entry portico.

DESCRIPTION OF PROPOSED PROJECT:

The applicant is proposing the construction of a new pavilion, two pergolas, terraces and steps in the rear yard of the primary structure.

The proposed pavilion will be 743 square feet and 21 feet tall. The pavilion will contain a storage room, kitchenette, seating area, fireplace, bathroom, and sauna. A separate dining

wooden pergola will be constructed adjacent to the proposed pavilion on the side facing the primary structure. An additional separate grilling pergola will be constructed on the opposite side (see site plan for details). The pavilion's walls will be made of wood board and batten with a white opaque stain. The chimney within the pergola will be made of masonry with textured stucco and painted white. The pavilion's windows will be made of aluminum clad wood and painted white. The roof materials of the pavilion will be black fiberglass shingles to match the existing roof of the primary structure. Both pergolas will be made of wood and painted with a dark bronze opaque stain.

A six-foot wooden fence in the interior of the yard will be removed to construct new flagstone steps that lead to the pavilion. The proposed steps and terraces will match the existing landscape material of flagstone and extend to cover most of the pavilion and both pergolas. The storage room in the pavilion as well as the pool equipment enclosure will have concrete floors. The proposed pool equipment enclosure is made of three-foot metal posts with metal panel grids that will be painted black. Three raised planter beds will be added to the southern end of the rear yard. The planters will be two feet tall and made of wood and painted with a dark bronze opaque stain.

STAFF ANALYSIS:

The applicant confirmed that the materials used in the construction of the proposed accessory structure will match the materials used in the principal structure. The materials for proposed additions are listed as appropriate materials throughout the Design Guidelines. Aluminum clad wood is an appropriate material for windows in the Design Guidelines. Fiberglass shingles are an appropriate material for roofs in the Design Guidelines.

APPLICABLE DESIGN GUIDELINES:

A. Accessory Buildings, Structures, and Appurtenances

3. Pergolas and Pavilions, Storage and Work Sheds

- 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.

E. Landscape 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.

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.

E. Roofs

- Preserve the original roof form, pitch and overhang of all structures, and use roof materials appropriate to the form and pitch of the roof.
- Preserve the character of the original roofing materials and details.
- Retain elements such as chimneys, skylights, and light wells that contribute to the style and character of the structure.
- Use roofing materials similar to those used in the district and that are comparable in style, shape, and color as those found on surrounding structures.

Examples of Appropriate Roof Materials:

- Slate
- Tile

Examples of Inappropriate Roof Materials:

- Corrugated fiberglass
- Asphalt roll roofing
- Built-up membrane on slopes greater than 3-and-12

- Metal of appropriate style, gauge, color, and fastening system based on the type of structure
- Wood shingle
- Cement fiber shingle
- Asphalt or fiberglass shingle
- Built-up or membrane on slopes of 3-and-12 or less where hidden by parapets
- Corrugated metal or tin

I. Windows

- Maintain the original number, location, size, and glazing pattern of windows on primary building elevations.
- Maintain historic window openings and proportions.
- Permanently affixed internal and external muntins should be employed where appropriate.

Examples of Appropriate Window Materials:

- Wood sash windows in double-hung, single-hung, and casement styles
- Aluminum-clad wood
- Fiberglass (Pella, Marvin, or equal) that mimics wood
- Steel, if original to the structure
- Composite material with wood sash, frame, and glides
- Cellular PVC material (All-Season or equal) that mimics wood
- Monarch M-Cell vinyl-clad window, Hurd vinyl-clad window, or equal that mimics wood

Examples of Inappropriate Window Materials:

- Aluminum or vinyl
- Snap-in or artificial muntins
- Reflective or tinted glass

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 Fence 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 Fence Materials:

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

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

20 Audubon Place, Tuscaloosa, Alabama 35401

Historic District:

Audubon Place

Estimated Cost of Construction:

150000

Detailed Description of the Proposed Work:

Construction of a new backyard pavilion, pergolas, terraces, and steps.

Detailed Description of the Proposed Materials:

PAVILION - exterior finish to be wood board and batten, w/ white opaque stain. Roof to be dark fiberglass (3)-tab shingles.

PERGOLAS - heavy timber wood posts, beams, and rafters. Finish to be dark bronze opaque stain.

FLOORING / STAIRS - flag stone set on concrete slab

Applicant Information:

Applicant Name:

William Griffith

Is the applicant also the property owner?

No

Property Owner Information:

Property Owner Name:

William Griffith

Supporting Documents:

Site Plan:

A1.1.pdf

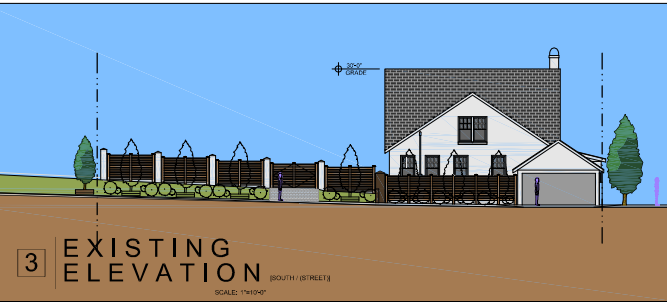
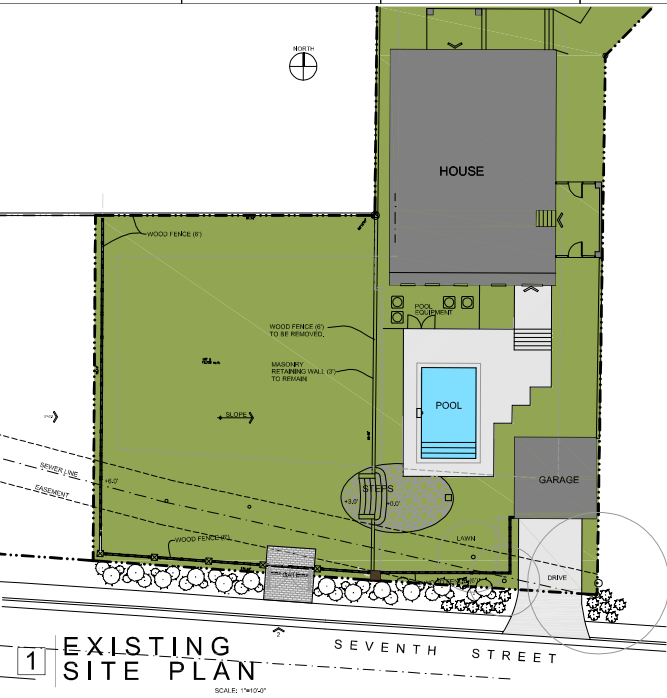
Elevation Drawings:

A3.1.pdf

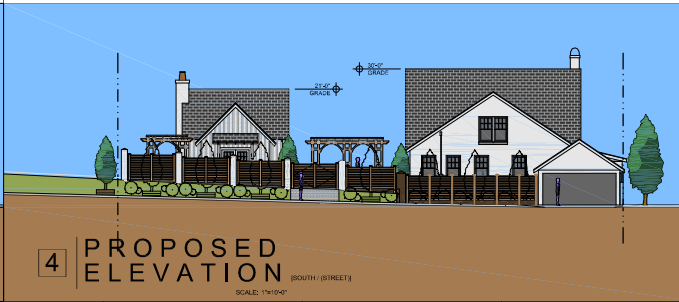
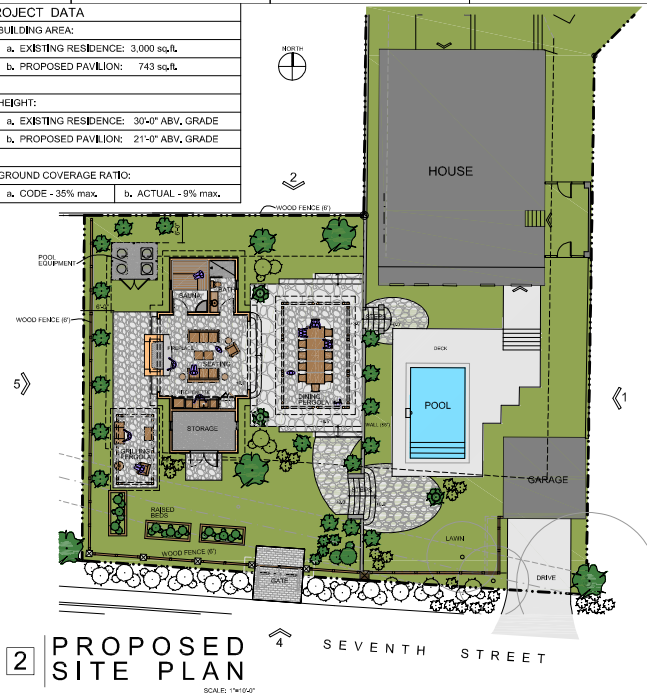
Proposed Materials Documents:

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.



PROJECT DATA	
1. BUILDING AREA:	
a. EXISTING RESIDENCE:	3,000 sq.ft.
b. PROPOSED PAVILION:	743 sq.ft.
2. HEIGHT:	
a. EXISTING RESIDENCE:	30'-0" ABV. GRADE
b. PROPOSED PAVILION:	21'-0" ABV. GRADE
3. GROUND COVERAGE RATIO:	
a. CODE - 35% max.	b. ACTUAL - 9% max.



FITTS
ARCHITECTURE

817 Alton Avenue
Tuscaloosa, Alabama 35401
205.454.2314
evan@fittsarch.com

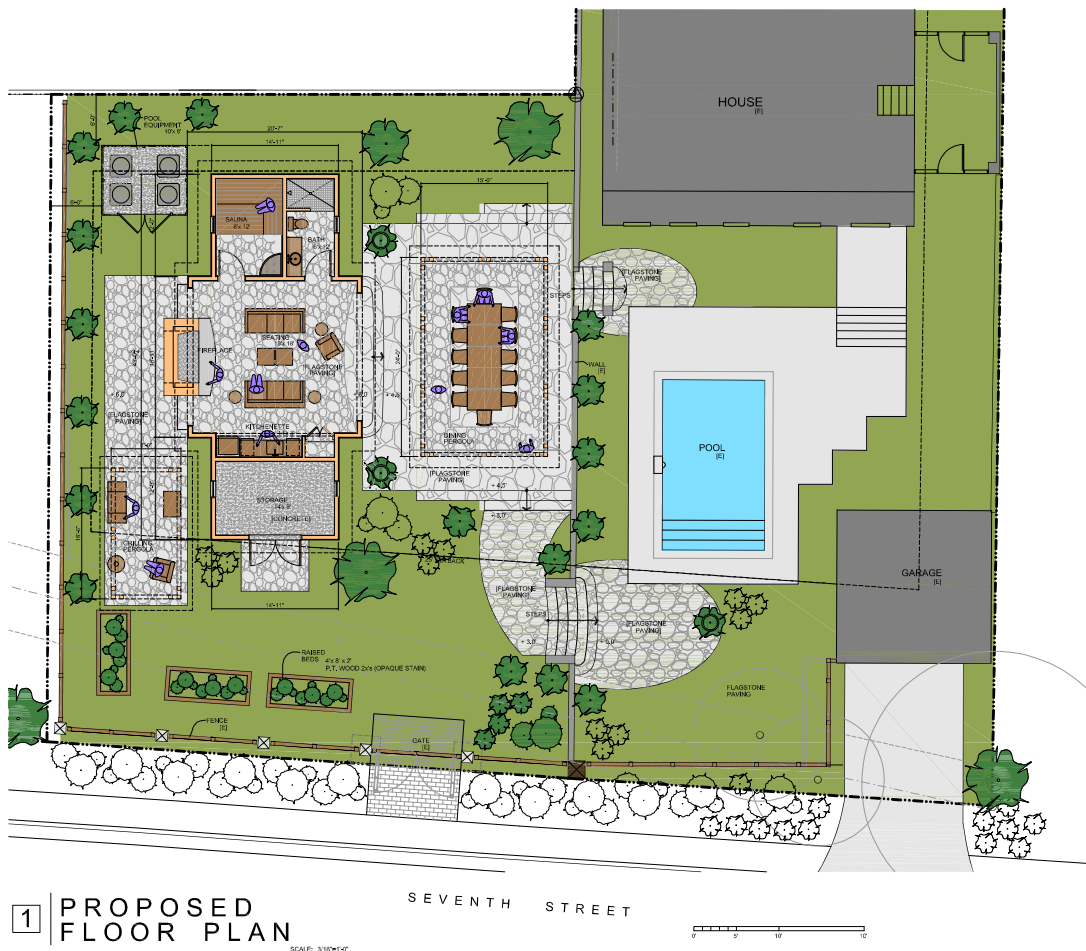
PROJECT:
A NEW PAVILION
FOR
Mr. & Mrs.
William Griffith

20 AUDUBON PLACE
TUSCALOOSA, ALABAMA

REVISION	DATE	DESCRIPTION

PROJECT NO.: 2001.4
DATE: 25 NOV 25
SHEET: SITE PLANS

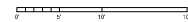
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1 | PROPOSED FLOOR PLAN

SCALE: 3/16"=1'-0"

SEVENTH STREET



FITTS
ARCHITECTS

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PROJECT
A NEW PAVILION
FOR
Mr. & Mrs.
William Griffith

20 AUDUBON PLACE
TUSCALOOSA, ALABAMA

REVISION	DATE	DESCRIPTION

PROJECT NO.
2001.4
DATE
25 NOV 25
SHEET
PROPOSED PLAN

A2.1



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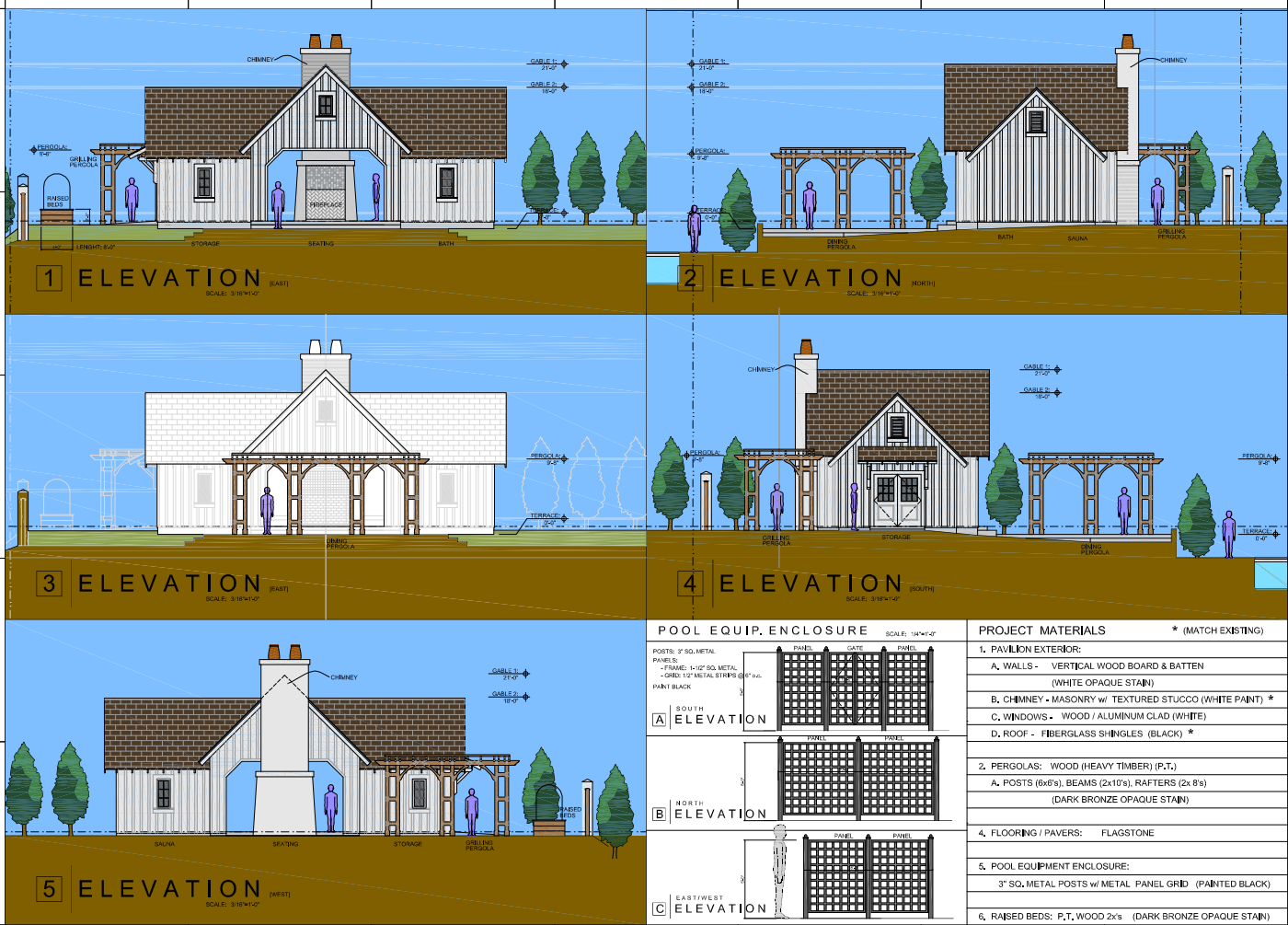
PROJECT
A NEW PAVILION
FOR
Mr. & Mrs.
William Griffith

20 AUBURN PLACE
TUSCALOOSA, ALABAMA

REVISION	DATE	DESCRIPTION

PROJECT NO.
2001.4
DATE
25 NOV 25
SHEET
ELEVATIONS

A3.1

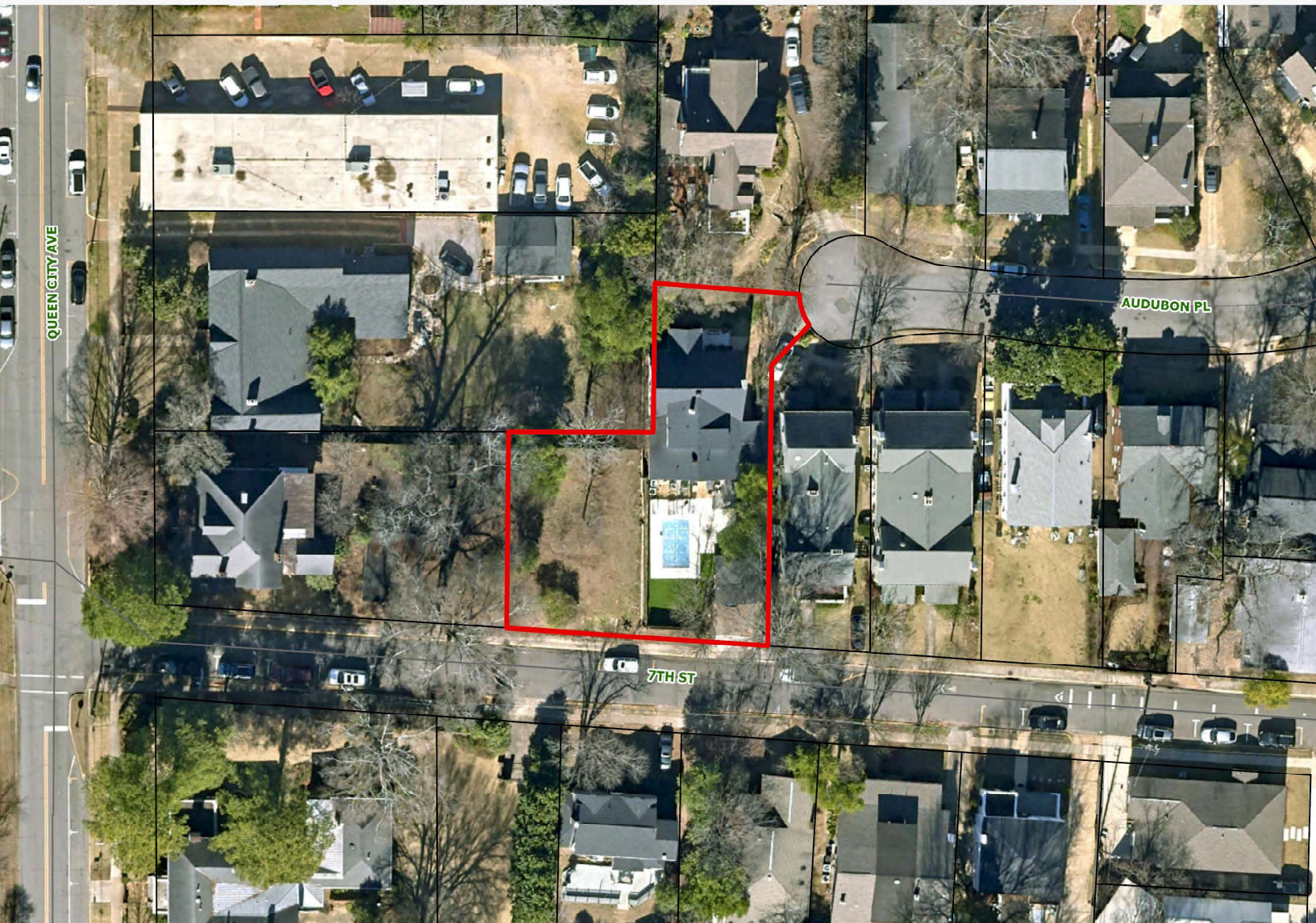


VICINITY & AERIAL MAPS



20 Audubon Place

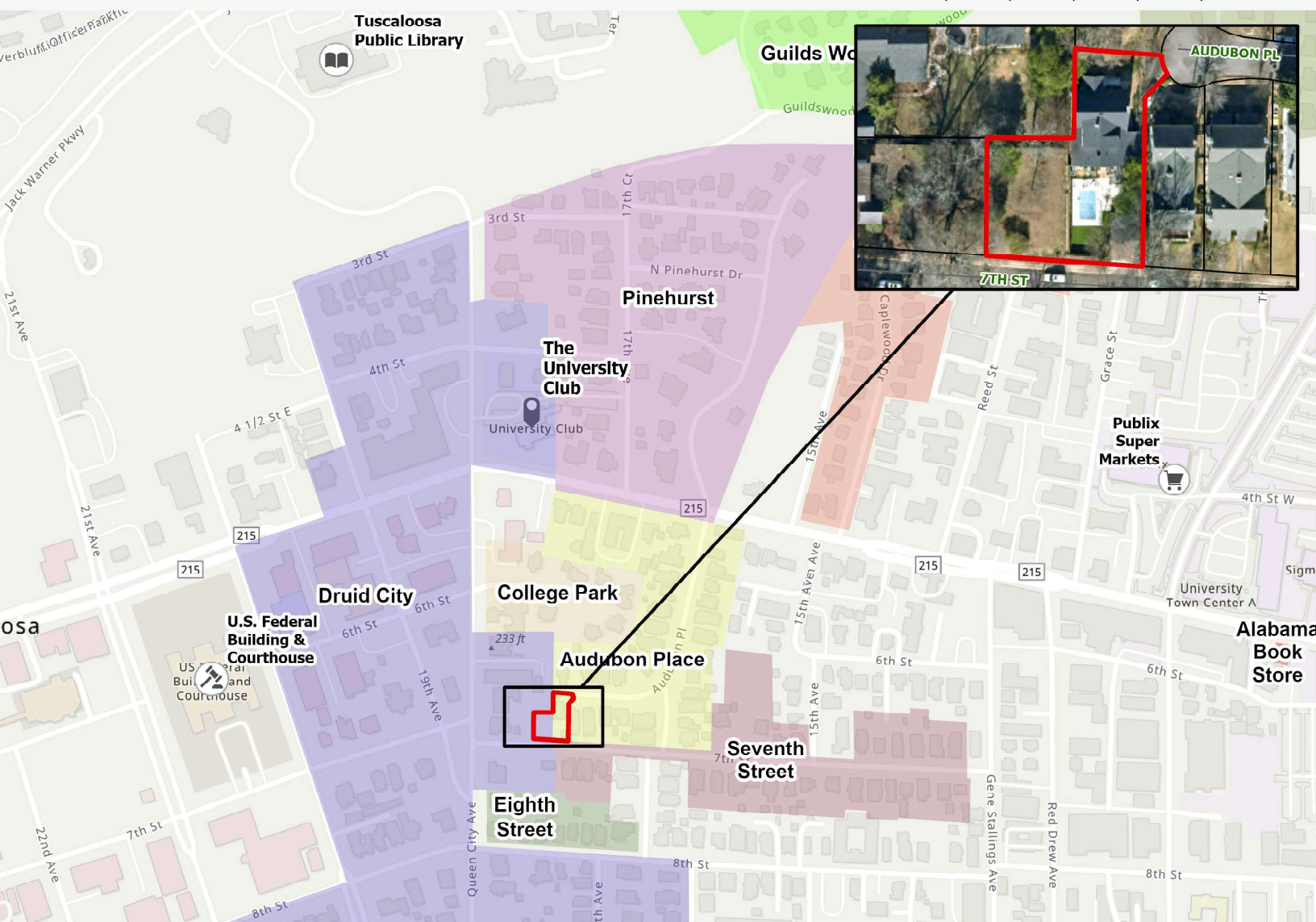
1 inch = 50 feet
0 25 50 75 100 Feet





20 Audubon Place

1 inch = 375 feet
0 200 400 600 800 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY





STAFF PHOTOS OF ADJACENT PROPERTIES



