

Historic Preservation Commission

Staff Report

Meeting Date: March 11th, 2026

Case #: HPC-09-26

Site Address: 27 University Circle
Parcel ID: 31-06-23-3-006-006.000
Applicant: Bryan Yokley
Owner: Bryan Yokley

Proposed Work: Petition for a Certificate of Appropriateness for exterior alterations to the primary structure on the property located at 27 University Circle in the University Circle Historic District (Council District 4).

Current Zoning: SFR-3H

Historic District: University Circle Historic District
Architectural Style: Colonial
Year Built: 1935
Contributing: Yes
Historic Survey: University Circle Historic Survey

Resource 6. 27 University Circle (originally Dr. Charles Abbott house; current owner William Blakeney): c. 1936. Colonial style, 2 story brick house, brick chimney, new shingles, rear porch supported by wood pillars, three gabled upper windows, double hung sash windows flanked by decorative shutters.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner is proposing to add a roof over the existing rear patio. The proposed roof will be a standing seam flat roof made with 24-gauge steel. The color of the proposed roof will blend with the existing roof color.

The petitioner also proposes adding four new rock columns on the West end of the proposed roof. The proposed rock columns will match the material and look of the existing rock columns.

The portion of the proposed flat roof that is unsupported by the proposed and existing rock columns will be attached to the primary structure.

An existing metal decorative privacy screen will be removed when the proposed roof is added. Additionally, two 60-inch ceiling fans and an up-draft exhaust fan over an existing outdoor grill will be installed on the ceiling of the proposed roof.

STAFF ANALYSIS:

Metal is an appropriate material for roofs per the Design Guidelines.

The University Circle Historic Survey mentions the rear patio, which originally featured wood pillars.

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.

B. Decks, Porches, and Railings

1. Decks

- Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.
- Introduce decks in inconspicuous locations, usually on the building's rear elevation and inset from the rear corners, where they are not visible from the street.
- Design and detail decks and associated railings and steps to reflect the, scale and proportions of the building. Materials for decks should be compatible with the building. Deck and deck railing designs should be coordinated with existing elements wherever possible.
- In rare occasions where it is appropriate to site a deck in a location visible to the public right-of-way (i.e. the side of a building), it should be treated in a more formally architectural way. Careful attention should be paid to details and finishes, including painting or staining the deck's rails and structural support elements in colors compatible with the colors of the building.

- Align decks generally with the height of the building's first-floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirtboards, lattice, masonry panels, and dense evergreen foundation plantings.
- It is not appropriate to introduce a deck if doing so will require removal of a significant building element or site feature such as a porch or a mature tree.
- It is not appropriate to introduce a deck if the deck will detract from the overall historic character of the building or the site.
- It is not appropriate to construct a deck that significantly changes the proportion of built area to open space for a specific property.

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.

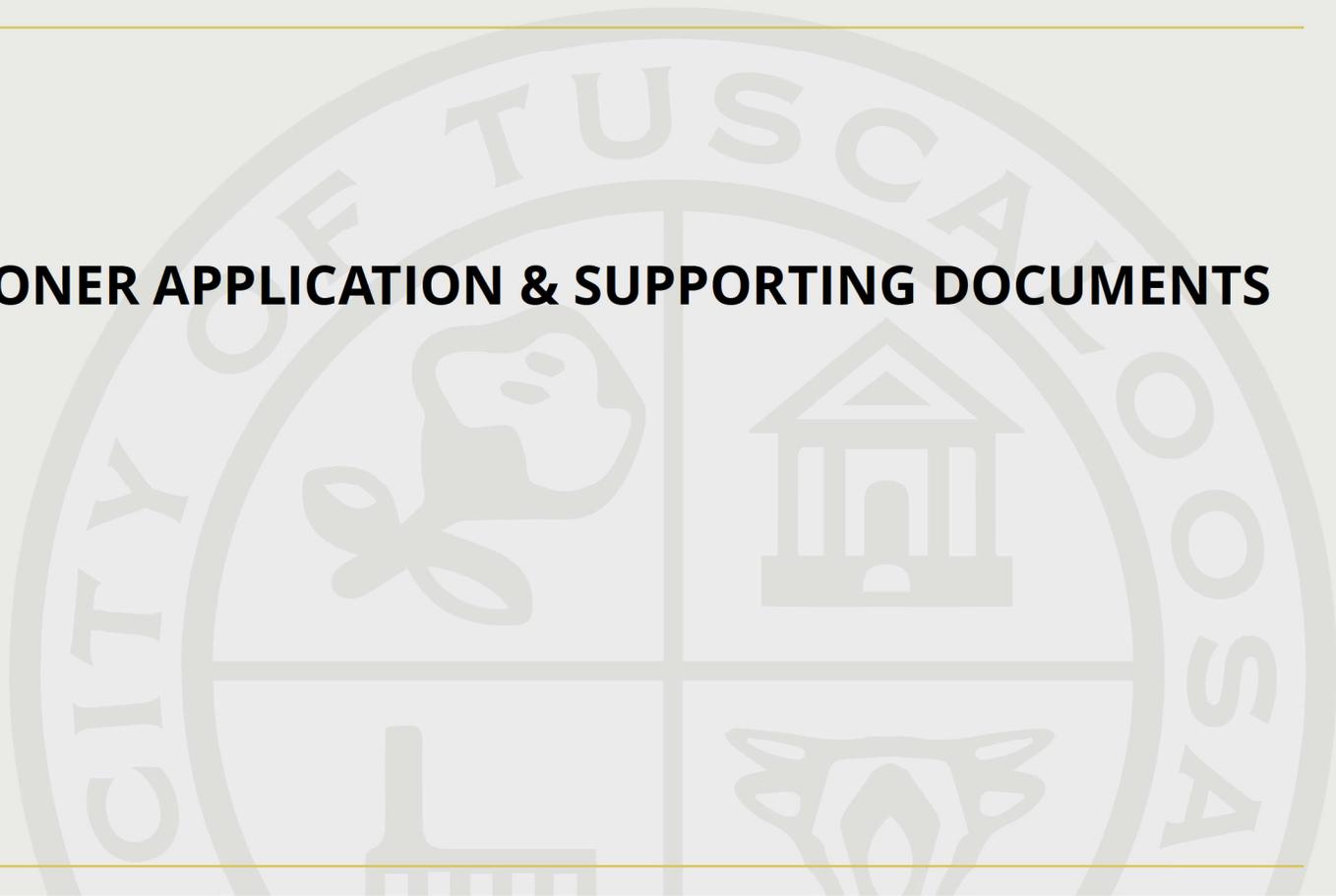
Examples of Appropriate Materials:

- Slate
- Tile
- 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

Examples of Inappropriate Materials:

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

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

27 University Circle, Tuscaloosa, Alabama 35401

Historic District:

University Circle

Estimated Cost of Construction:

45000

Detailed Description of the Proposed Work:

Add a roof over the existing patio, to provide shelter from the sun.

Detailed Description of the Proposed Materials:

Roof will be a standing seam flat roof with the color to blend with existing asphalt roof color. Three rock columns will be added to existing patio to support the west end of the new roof. The remainder of the roof will be attached to existing house structures.

Applicant Information:

Applicant Name:

Bryan Yokley

Supporting Documents:

Site Plan:

Plans for Roof over Patio.pdf

Elevation Drawings:

IMG_1053.jpeg

IMG_1052.jpeg

IMG_1051.jpeg

IMG_1050.jpeg

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.

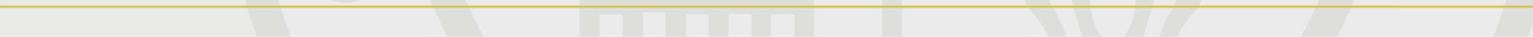
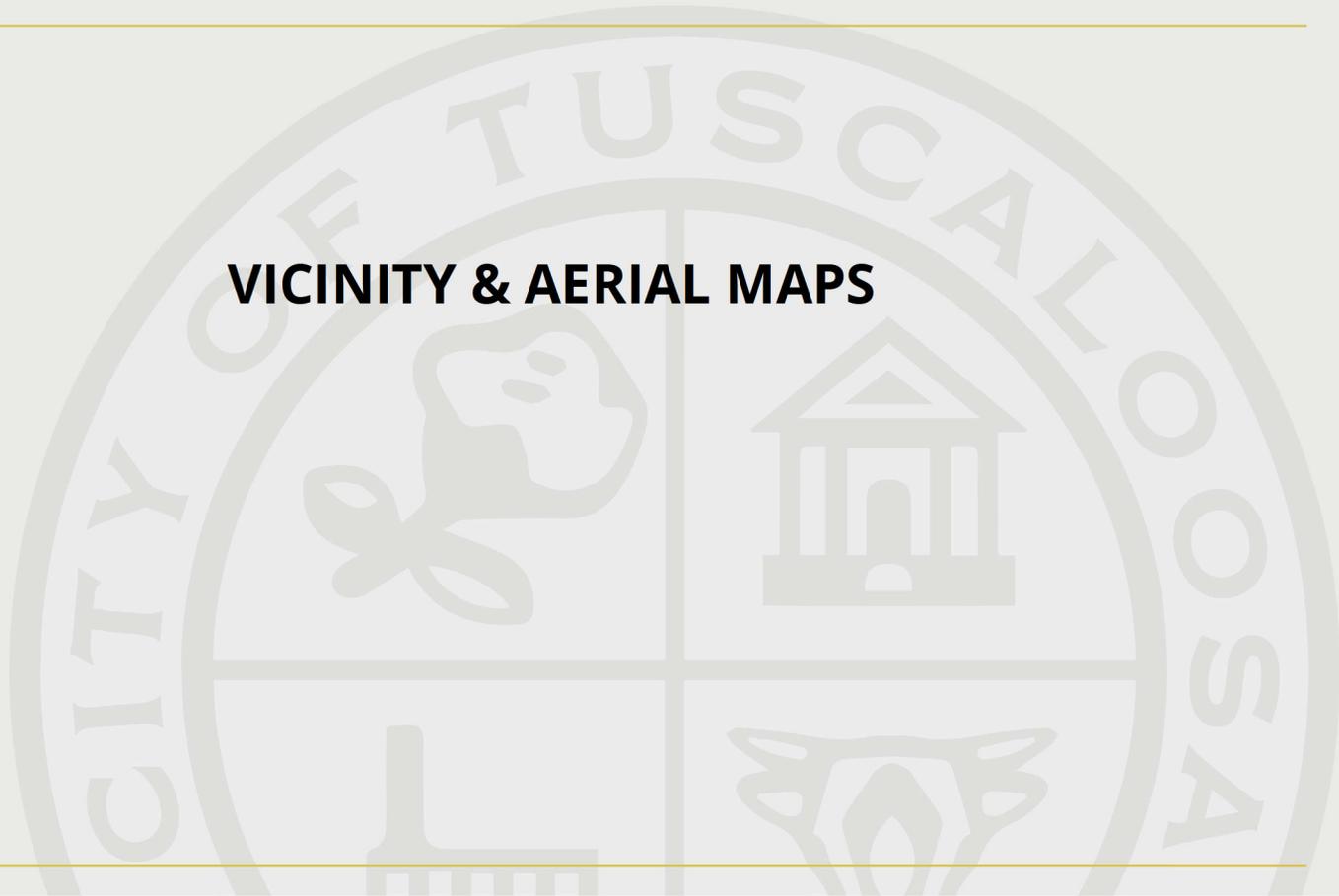








VICINITY & AERIAL MAPS





27 University Circle

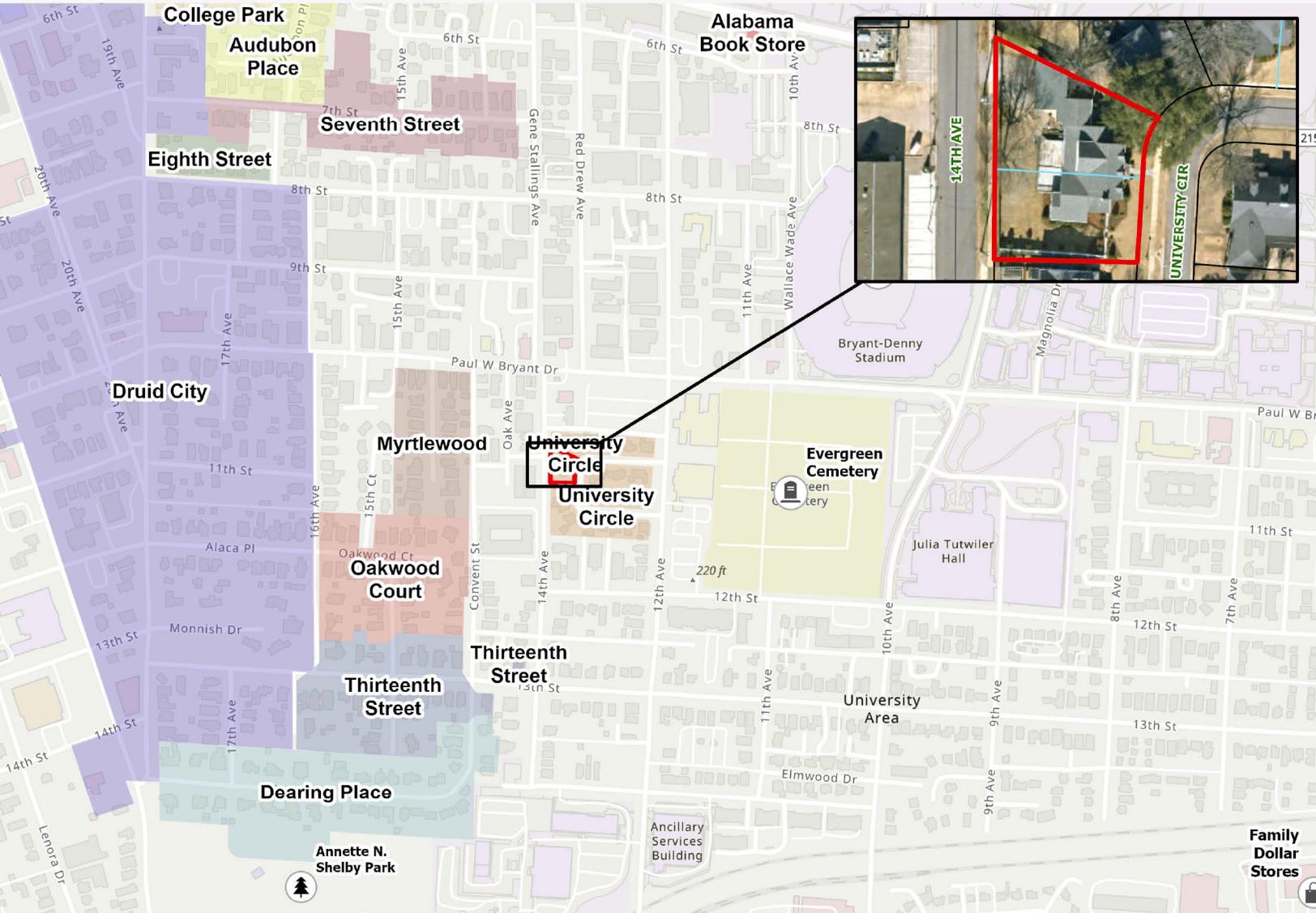
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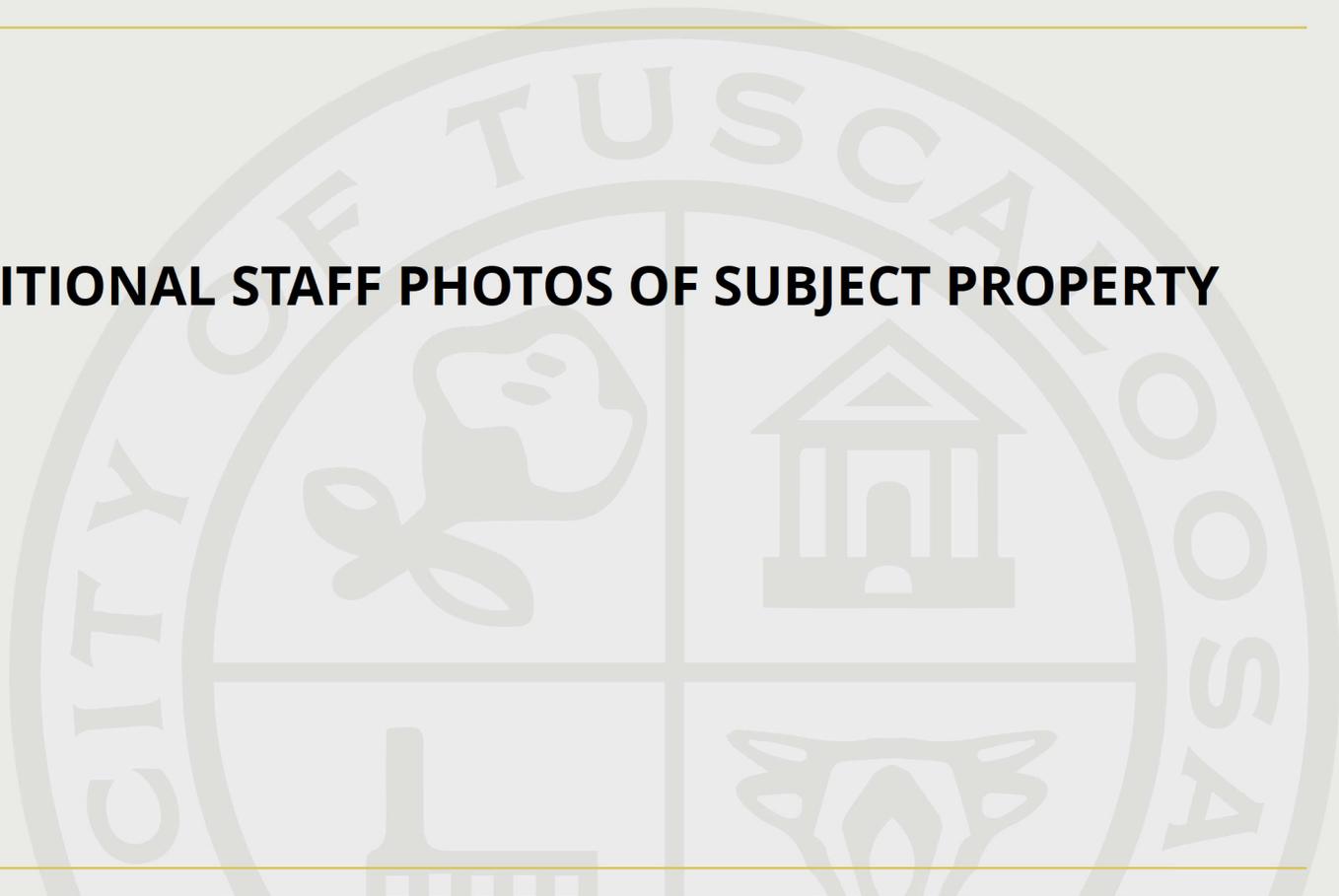


27 Univerity Circlce

1 inch = 500 feet
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ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY





NOTICE
Historic District Review
For further information, please visit
historicdistrictreview.com
or call 703.526.5000



STAFF PHOTOS OF ADJACENT PROPERTIES

