

Historic Preservation Commission

Staff Report

Meeting Date: May 13th, 2026

Case #: HPC-15-26

Site Address: 27 University Cir
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 rear of 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 proposes enclosing the landing area on the south elevation of the primary structure. The landing area is 8' ft in height, 4' in width, and 6' in depth. The landing area will be enclosed with brick and painted white to match the existing structure. The brick will be interwoven with the existing brick to maintain consistency with the primary structure. The proposed trim will be wood, matching the primary structure.

STAFF ANALYSIS:

The proposed enclosing will have similar materials and finish as the primary structure, and the materials and design meet the 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. 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.

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.

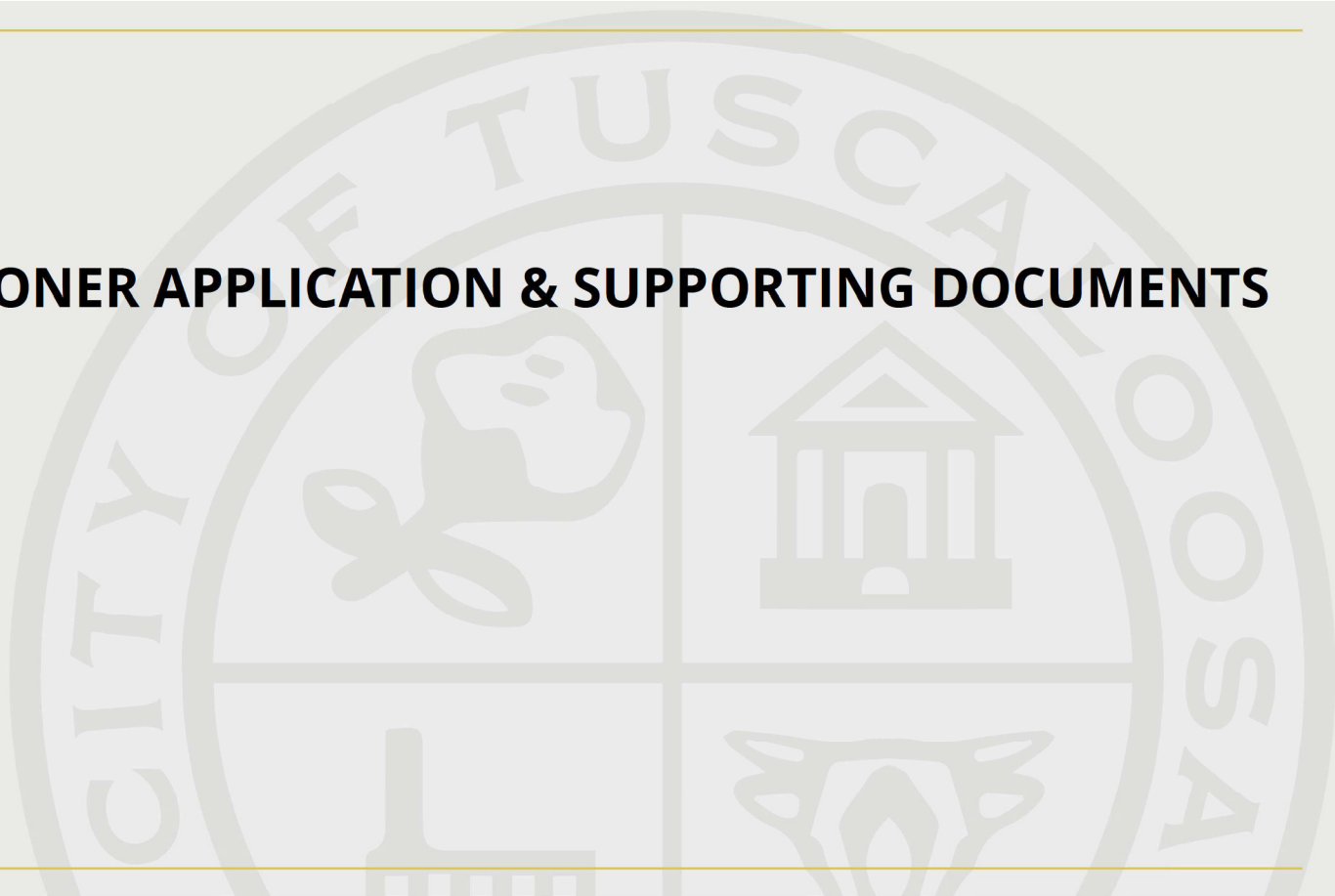
Examples of Appropriate Fence Materials:

- 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:

27 University Circle, Tuscaloosa, Alabama 35401

Historic District:

University Circle

Estimated Cost of Construction:

8000

Detailed Description of the Proposed Work:

Enclosure of a landing area with brick. I previously submitted this on March 18th but on the wrong form. No new materials, just the correct form.

Detailed Description of the Proposed Materials:

brick painted white. The brick will match the existing brick on the house.

Applicant Information:

Applicant Name:

Bryan Yokley

Supporting Documents:

Site Plan:

Drawing 4 Elevation.pdf

Drawing 3 .pdf

Elevation Drawings:

Proposed Materials Documents:

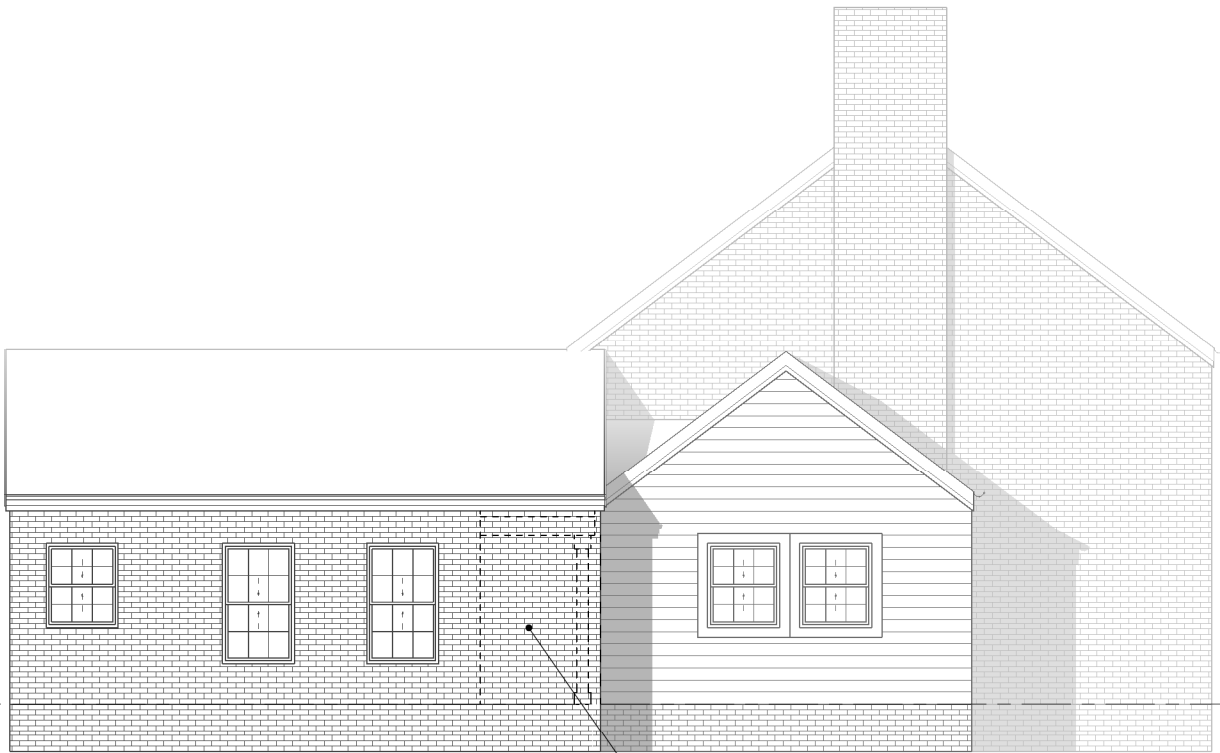
Description of Project .docx

Additional Documents:

Picture A.jpeg

Picture B.jpeg

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.



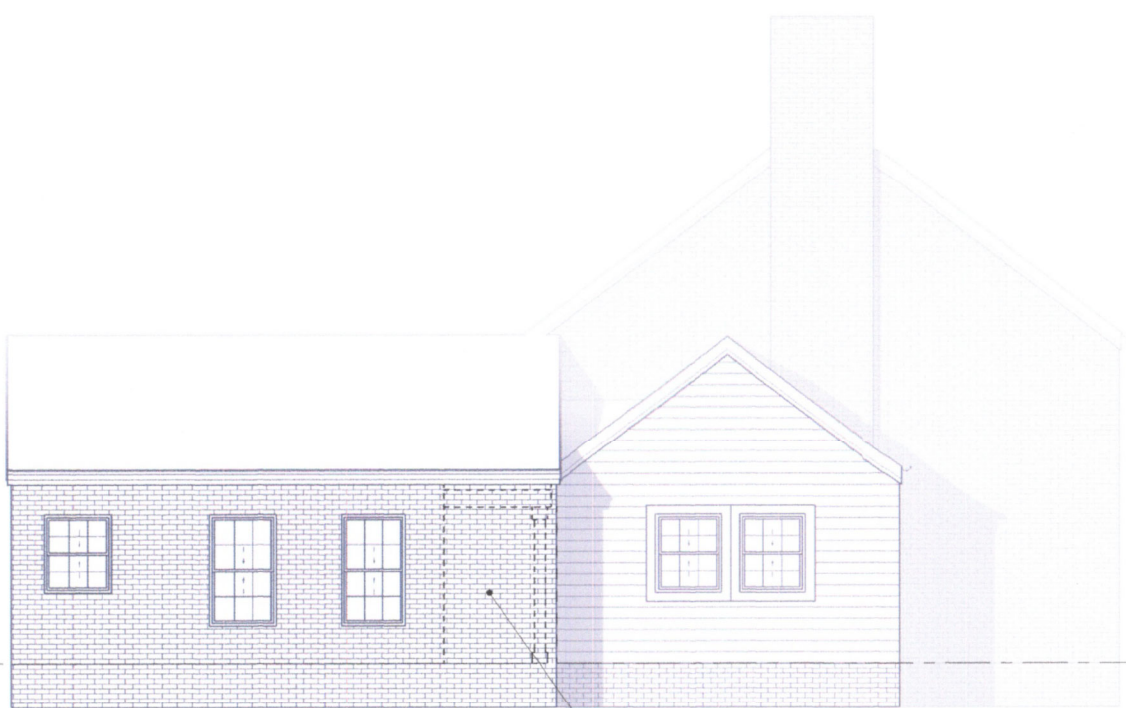
EXISTING RECESSED PORCH TO BE ENCLOSED AND FINISHED WITH BRICK VENEER TO MATCH THE EXISTING HOUSE.

C CARPENTER
ARCHITECTURE

04/09/26

FOR THOMPSON CONTRACTORS

SOUTH ELEVATION



MAIN LEVEL F.F.E. 0'

26'

4'

14.5'

EXISTING RECESSED PORCH TO BE ENCLOSED AND FINISHED WITH BRICK VENEER TO MATCH THE EXISTING HOUSE. (8'6" height) (6' deep.)

CARPENTER ARCHITECTURE

04/09/26

FOR THOMPSON CONTRACTORS

SOUTH ELEVATION

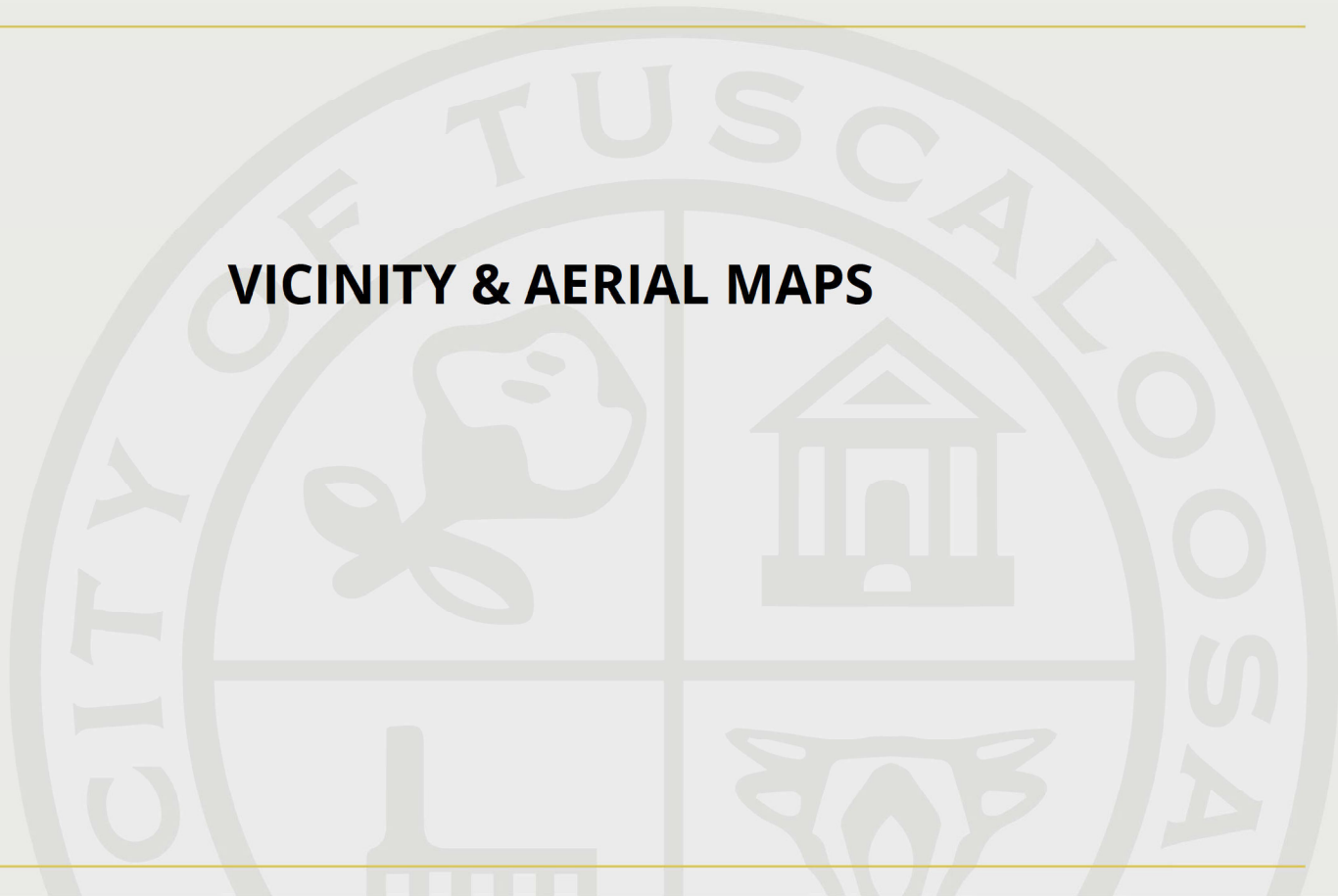








VICINITY & AERIAL MAPS





27 University Circle

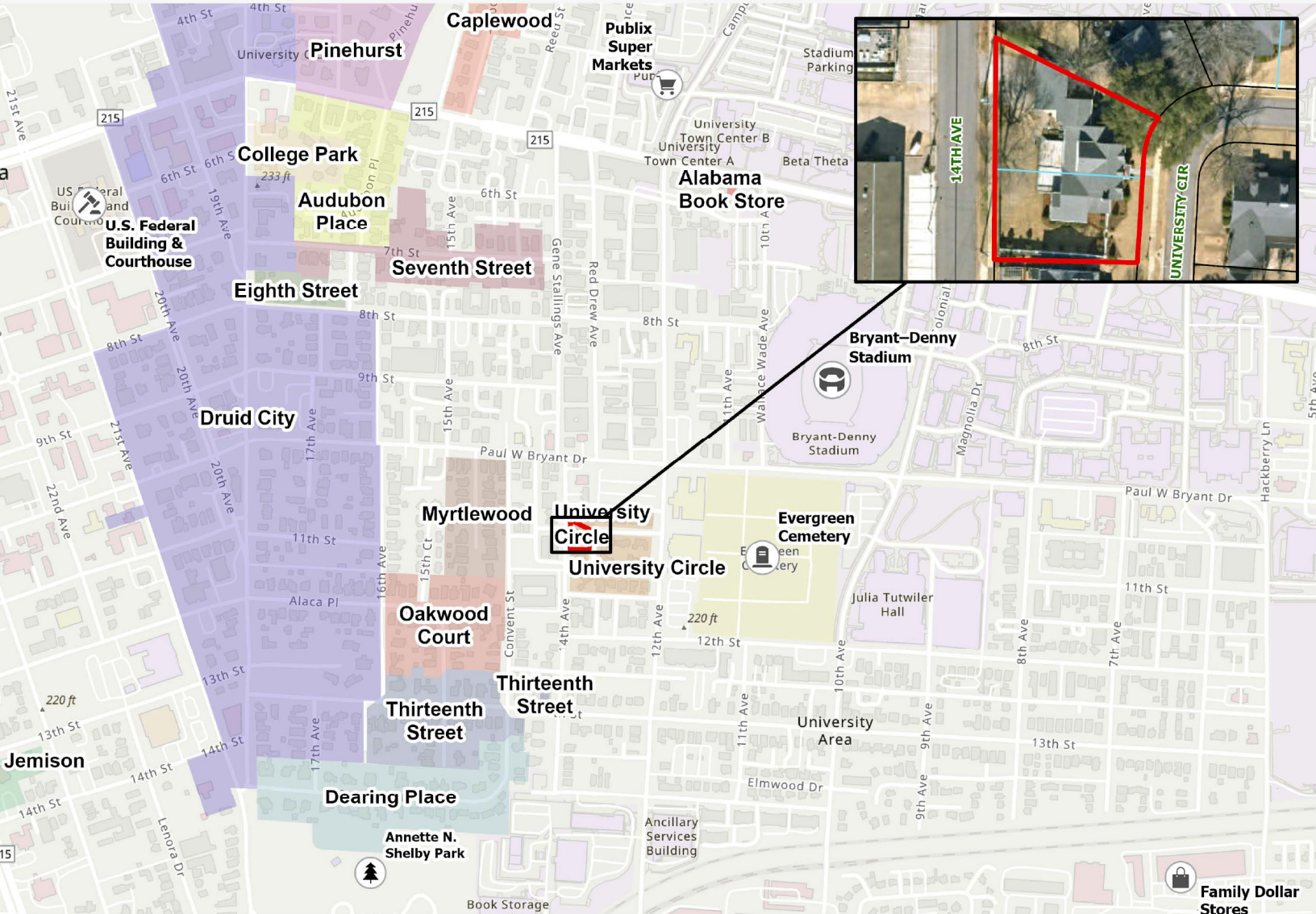
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0 30 60 90 120 Feet



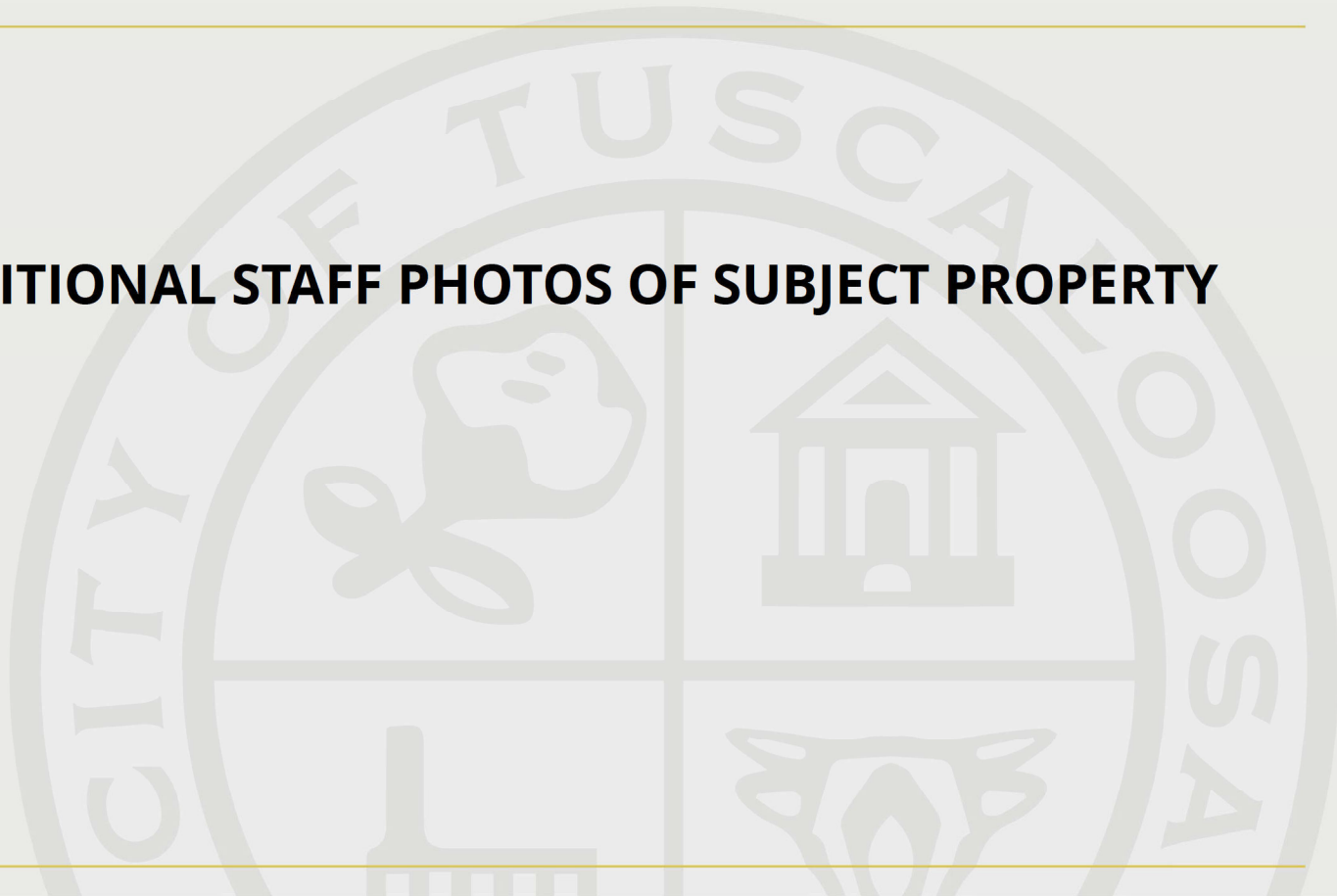


27 University Circle

1 inch = 625 feet
0 300 600 900 1,200 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY





NOTICE
Historic District Review
For further information, please visit
historicdistrictreview.com
or call 704.253.5000

STAFF PHOTOS OF ADJACENT PROPERTIES

