

Historic Preservation Commission

Staff Report

Meeting Date: October 13, 2021

Case #: HPC 43-21

Site Address: 22 University Circle
Parcel ID: 31-06-23-3-006-003.000
Applicant: Omar Batayneh
Owner: Omar Batayneh

Proposed Work: Petition for a Certificate of Appropriateness for demolition of an attached garage.
Current Zoning: R-3H

Historic District: University Circle
Architectural Style: Colonial
Year Built: 1940
Contributing: Yes
Historic Survey: University Circle Historic District

2 story brick house, asbestos roof shingles, brick chimney, 2 gabled dormers on the second floor; 5 double sash windows flanked by decorative shutters.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner is proposing to remove the existing attached garage that has fallen into disrepair. The proposal is to leave the existing concrete pad to be used as parking.

STAFF ANALYSIS:

Removal of the attached garage on the rear of the structure does not appear to detract from any historically or architecturally significant features of the home. The garage currently does not appear to compliment the primary structure due to the degree of disrepair and damage seen on the garage.

APPLICABLE DESIGN GUIDELINES:

Detached Garages or Carports

- Locate garages to the rear of the main structure, and set back at least five (5) feet from the side yard property line(s).
- Garages or carports 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 garage, they should match or complement the window pattern of the main structure while maintaining an appropriate scale and proportion to the garage.
- Garage doors, when used, should be compatible with the main structure or character of the district. Typically, garage doors should be metal (steel or aluminum), fiberglass, or wood, and in keeping with the character of the main structure and district.

Demolition

The Commission shall not grant Certificates of Appropriateness for the demolition or relocation of any property within a historic district unless the Commission finds that the removal or relocation of such building will not be detrimental to the historical or architectural character of the district. In making this determination, the Commission shall consider:

- The historic or architectural significance of the structure;
- The importance of the structure to the integrity of the historic district, the immediate vicinity, an area, or relationships to other structures;
- The difficulty or the impossibility of reproducing the structure because of its design, texture, material, detail or unique location;
- Whether the structure is one of the last remaining examples of its kind in the neighborhood, the county, or the region or is a good example of its type, or is part of an ensemble of historic buildings creating a neighborhood;
- Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect such plans will have on the architectural, cultural, historical, archaeological, social, aesthetic, or environmental character of the surrounding area.



HISTORIC PLANNING COMMISSION

DEMOLITION APPLICATION

Last Updated, April 2021

Please complete all of the following required fields:

Property

Address of premises affected: 22 University Circle, Tuscaloosa AL 35401 Historic District: University Circle

Owner Occupied [checked] Renter Occupied [unchecked]

Owner

Name: Omar Batayneh Phone: 818-378-0250 Email: 3softballplayers@sbcgobal.net

Address: 712 Brown Drive, Burbank CA 91504

Applicant (if different from owner)

Name: Phone: Email:

Contractor or Architect

Name: Owner/Builder Phone: Email:

Please indicate the ESTIMATED COSTS of DEMOLITION and the eventual REPLACEMENT costs below:

Demolition: \$ 800.00 Replacement: \$

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 works 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.

In no event shall the Commission entertain any application for demolition or relocation of any Historic Property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site.

Applicant: Omar Batayneh Date: 9-8-21

PLEASE SUBMIT AN ELECTRONIC COPY OF THIS AND ANY NECESSARY SUPPORTING MATERIALS TO:

Office of Urban Development: 2201 University Boulevard, Annex III, 3rd FL Email: hpc@tuscaloosa.com
Planning Division Tuscaloosa, AL 35401 SUBMIT FORM

Please review the following information prior to application submission:

2021 Meeting Dates & Deadlines:

DEADLINE (by 12 pm)	Meeting Date
December 16, 2020	January 13, 2021
January 20, 2021	February 10, 2021
February 17, 2021	March 10, 2021
March 17, 2021	April 14, 2021
April 21, 2021	May 12, 2021
May 19, 2021	June 9, 2021
June 16, 2021	July 14, 2021
July 21, 2021	August 11, 2021
August 18, 2021	September 8, 2021
September 15, 2021	October 13, 2021
October 20, 2021	November 10, 2021
November 17, 2021	December 8, 2021

Fee Schedule:

Repair / Remodeling of Existing Building(s)	\$50.00
New Construction or Addition(s)	\$50.00
Demolition(s)	\$50.00
Sign(s)	\$25.00
Certificate of Economic Hardship	No Fee
Minor Works or Routine Maintenance	No Fee

REQUIRED Application Materials:

Location map indicating lot (s) where work will take place and a dimensioned site plan showing existing conditions on said property.

Written description by a qualified professional (Historian, Preservationist, Architect, Real Estate Appraiser, Structural Engineer, etc.) with the following information:

- a) The date the owners acquired the property, purchase price, and condition on date of acquisition.
- b) The number and types of adaptive uses of the property considered by the owner.
- c) Whether the property has been listed for sale, prices asked and offers received, if any.
- d) Description of the options currently held for the purchase of such property, including the price received for such option, the conditions placed upon such option and the date of expirations of such option.
- e) Replacement construction plans for the property in question and amounts expended upon such plans, and the dates of such expenditures.
- f) Financial proof of the ability to complete the replacement project, which may include but not limited to performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution, and...
- g) g) Such other information as may reasonably be required by the Commission.

Post Demolition or Relocation plans, including a dimensioned site plan and dimensioned exterior elevations of all sides of any new structures.

14th Ave

14th Ave

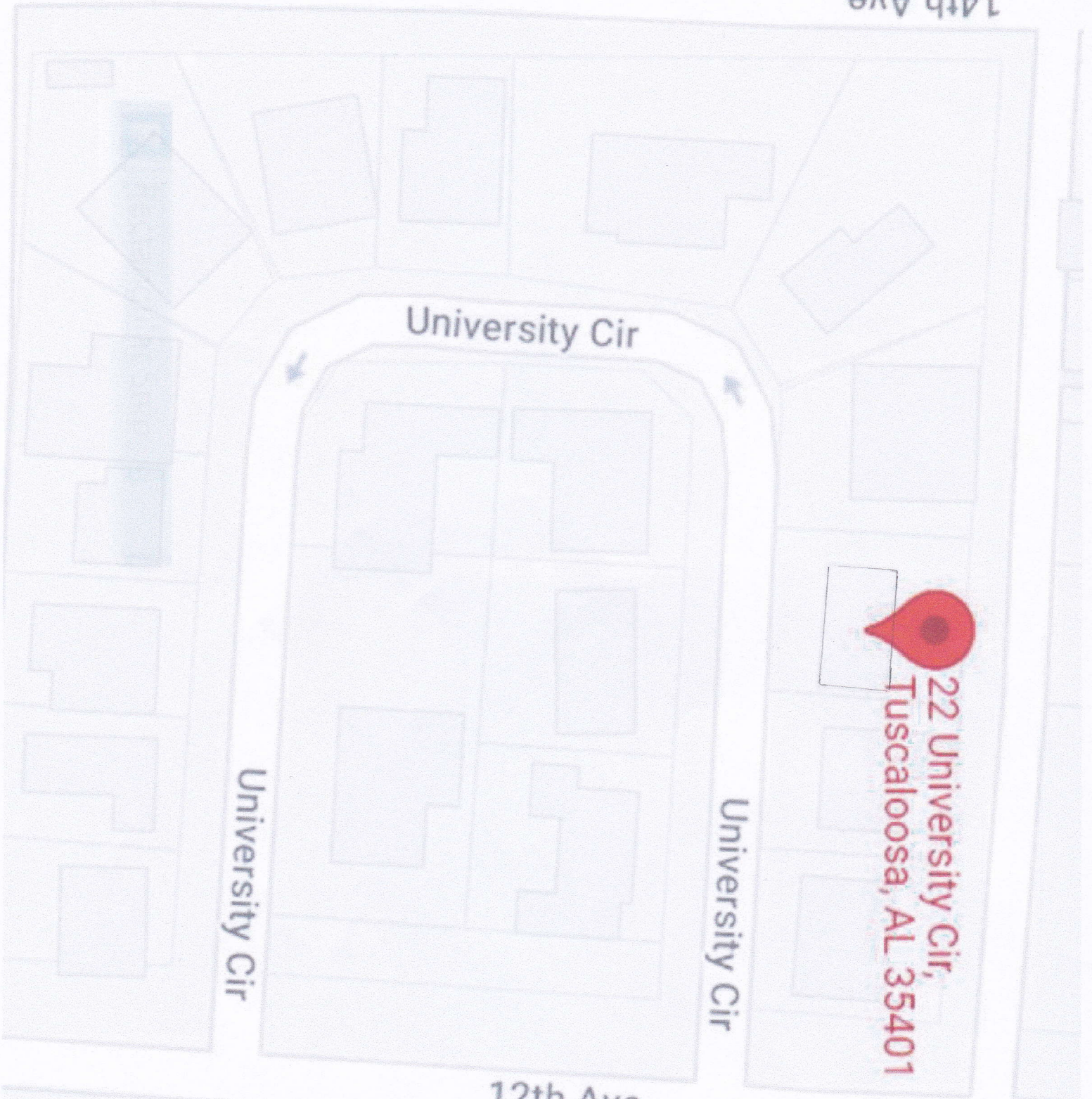
University Cir

22 University Cir,
Tuscaloosa, AL 35401

University Cir

University Cir

12th Ave



Before



After



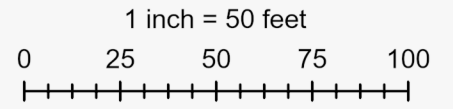
I am seeking a demolition permit to remove a single car garage at the rear of my single family home located on the property at 22 University Circle purchased in 2012. The concrete slab will remain in place and serve as off-street parking when needed. The rear exterior wall of the house that is currently concealed by the garage is already clad with the same siding as the rest of the house. There is currently a 28 inch wide door that accesses the garage from the house that will be sealed with matching siding. The subject garage is 10 feet wide by 20 feet deep, and 13 feet high at its ridge. The garage was built in the approximate center of the property creating a divided backyard.

In its current state, the garage poses safety hazards to the neighborhood. The electrical overhead power line only clears the top of the garage roof ridge by 1 foot and is a fire hazard. Carbon monoxide gas from the interior of the garage also permeates the interior of the house when a vehicle is idling inside the garage. Removal of the garage will eliminate safety hazards and also make the rear of the house more appealing.

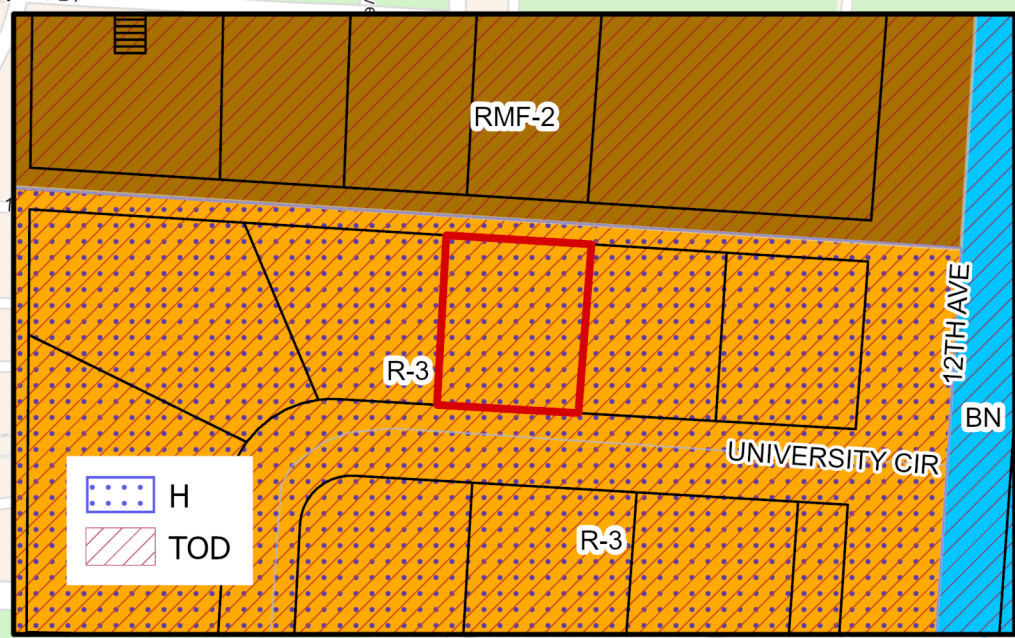
The cost of the demolition will be approximately \$800 for the dumpster fee. I will provide the labor. No other alterations will occur and the footprint of the house will remain the same.



22 University Circle

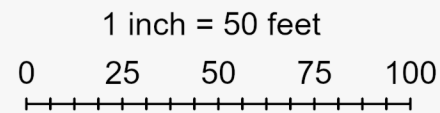


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22 University Circle





NOTICE
Historic District Review
For further information, please visit
tucaloosa.com/hdc
or call 248-5100.
The City of Tallahassee



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BRITT**
US SENATE
ALABAMA FIRST













