

Historic Preservation Commission

Staff Report

Meeting Date: November 12, 2025

Case #: HPC-55-25

Site Address: 14 Oakwood Ct
Parcel ID: 31-06-23-3-005-048.000

Applicant: Scott Huffman
Owner: Scott Huffman

Proposed Work: Petition for a Certificate of Appropriateness for a material change to the roof on the primary structure on the property located at 14 Oakwood Court in the Oakwood Court Historic District. (Council District 4).

Current Zoning: SFR-3H

Historic District: Oakwood Court
Architectural Style: Bungalow
Year Built: 1925
Contributing: Yes
Historic Survey: The Oakwood Residential Historic District

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes to replace the existing concrete tile roof with a composite tile that will match the look of the existing concrete tile.

STAFF ANALYSIS:

Tile is an appropriate material in the Design Guidelines.

APPLICABLE DESIGN GUIDELINES:

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
- 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 Roof 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:

14 Oakwood Court, Tuscaloosa, Alabama 35401

Historic District:

Oakwood Court

Estimated Cost of Construction:

18000

Detailed Description of the Proposed Work:

The roof needs to be replaced due to age and leaks. We would like to replace the current concrete tile with a composite material that has the same look as the concrete tile, but lighter and more durable. If this material isn't approved, we would like permission to replace with asphalt shingles. We would like to keep the character of the tile roof and believe the Brava material would do that while taking the weight burden of concrete tile off of the framing. The quote for the asphalt shingles is \$11,000 and the Brava roof is \$18,000 but is guaranteed for 50 years.

Detailed Description of the Proposed Materials:

Brava composite roofing material (brochure attached)

Applicant Information:

Applicant Name:

Scott Huffman

Is the applicant also the property owner?

Yes

Supporting Documents:

Site Plan:**Elevation Drawings:****Proposed Materials Documents:**

Brava roof brochure.pdf

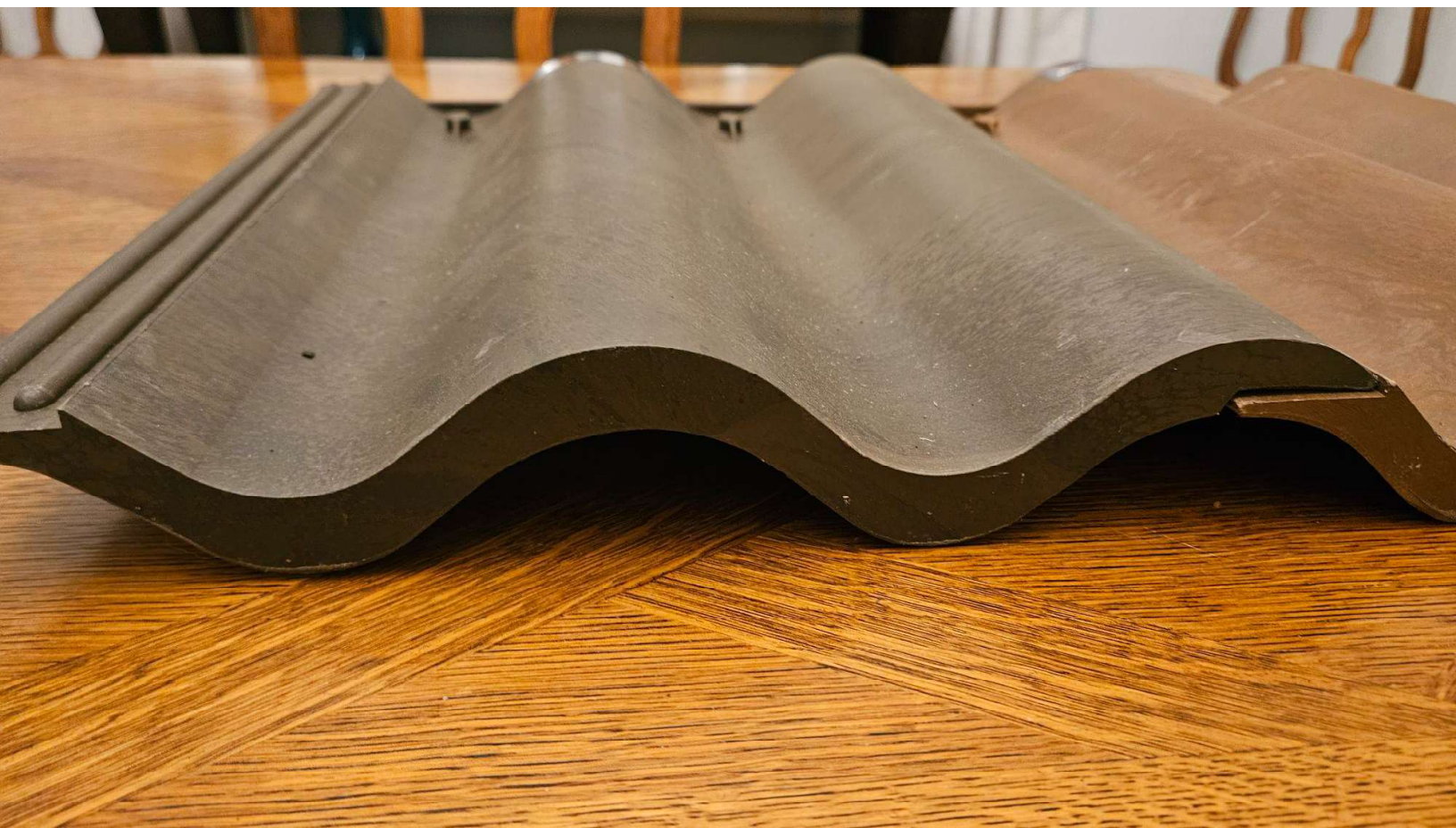
Additional Documents:

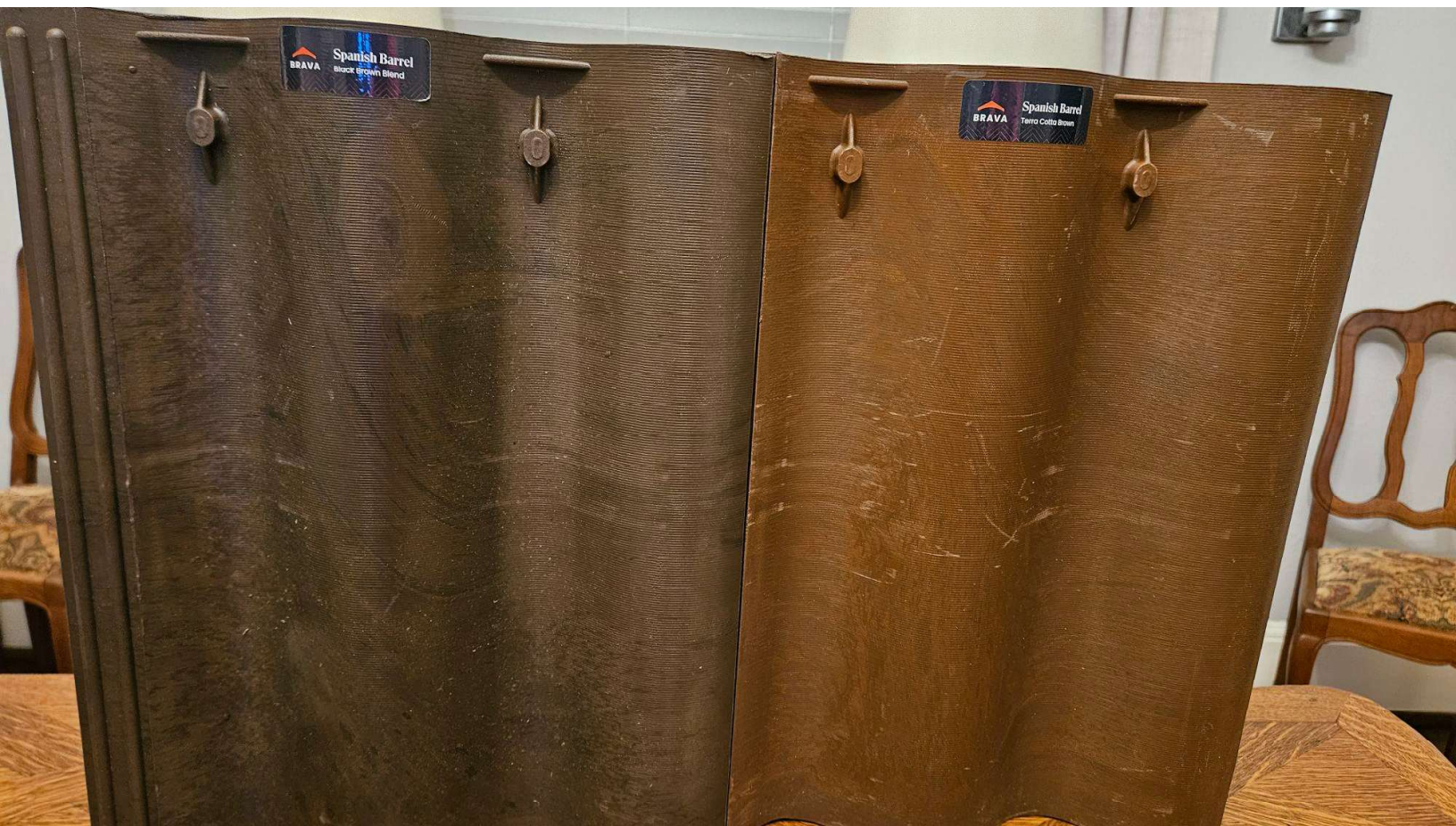
Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email. By submitting this application, you recognize the city will send public notification and place a sign on the property with information for the public.









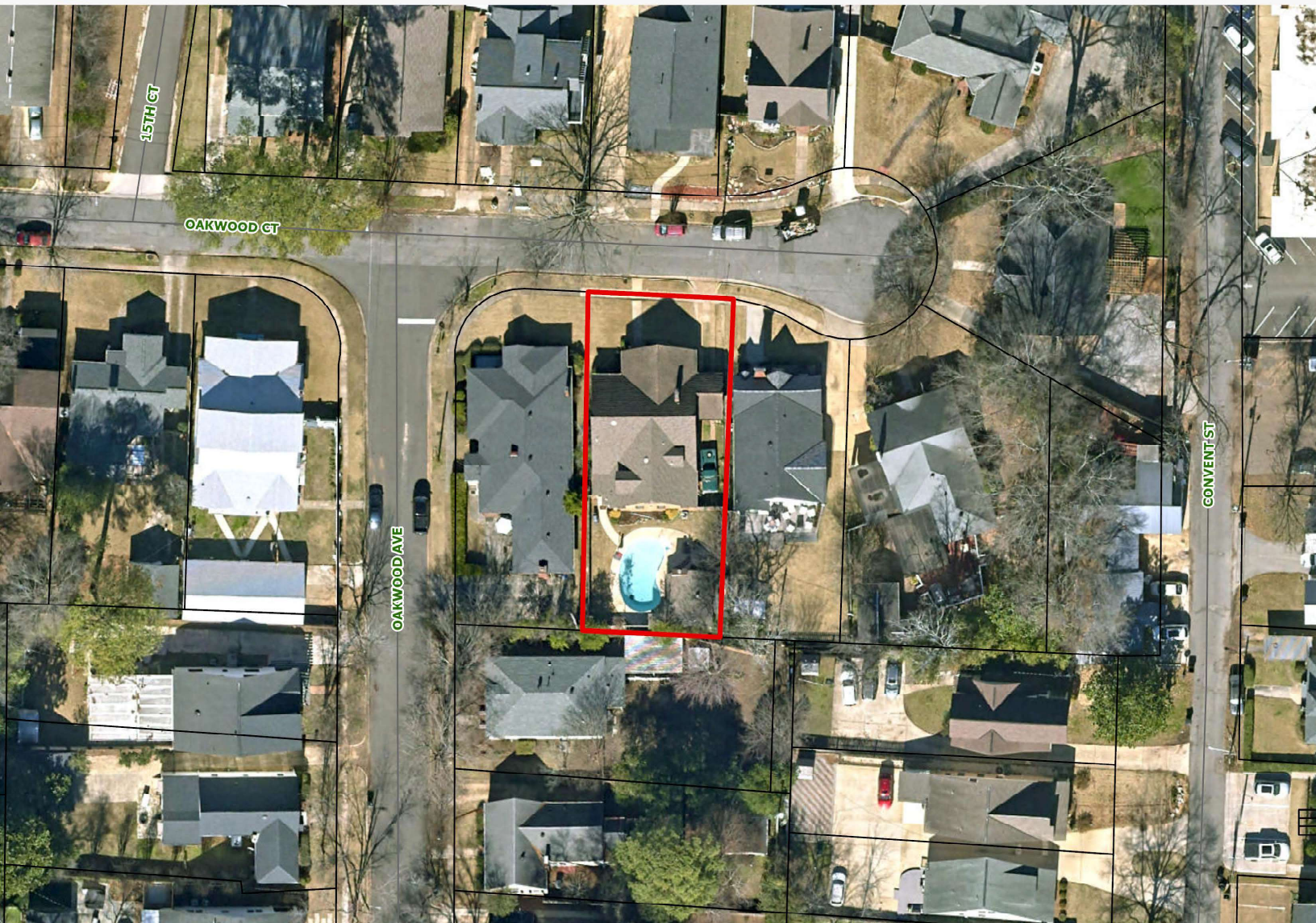


VICINITY & AERIAL MAPS



14 Oakwood Ct

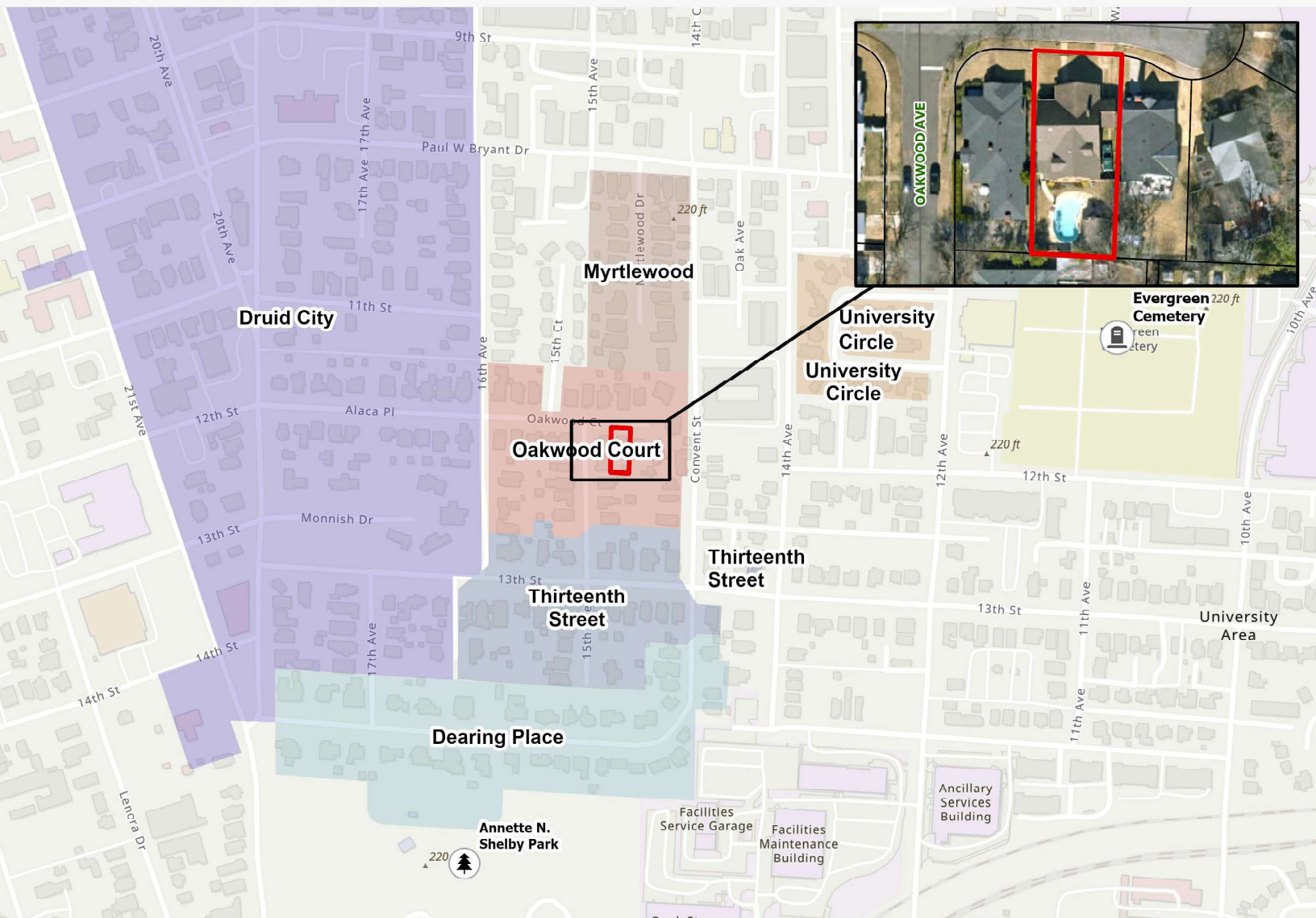
1 inch = 50 feet
0 25 50 75 100 Feet





14 Oakwood Ct

1 inch = 375 feet
0 200 400 600 800 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY







STAFF PHOTOS OF ADJACENT PROPERTIES





