

Historic Preservation Commission

Staff Report

Meeting Date: June 10th, 2026

Case #: HPC-30-26

Site Address: 1817 3rd St
Parcel ID: 31-05-22-1-107-007.000
Applicant: Shane Crawford
Owner: Shane Crawford

Proposed Work: Petition for a Certificate of Appropriateness for the replacement of a roof on the primary structure on the property located at 1817 3rd Street in the Druid City Historic District (Council District 4).
Current Zoning: DHE-H

Historic District: Druid City Historic District
Architectural Style: Classical Revival
Year Built: 1826
Contributing: Yes
Historic Survey: Druid City Historic Survey

Resource 5. 1817 3rd Street. Owen-Free House. Circa 1826. One and a half story, wood frame Classical Revival cottage with side gable roof of standing seam metal, exterior side brick chimney, weatherboard siding, off center paneled double leaf door with divided light transom and side lights, two 12/12 double hung sash windows with shutters, partial width portico with flat roof with entablature, rectangular wood columns on brick piers.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes to replace the existing metal roof with either a cedar shake or standing seam metal roof.

STAFF ANALYSIS:

Metal is identified as an appropriate roofing material in the Design Guidelines.

The existing metal roof is mentioned in the description of the primary structure in the Druid City Historic Survey.

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.

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.

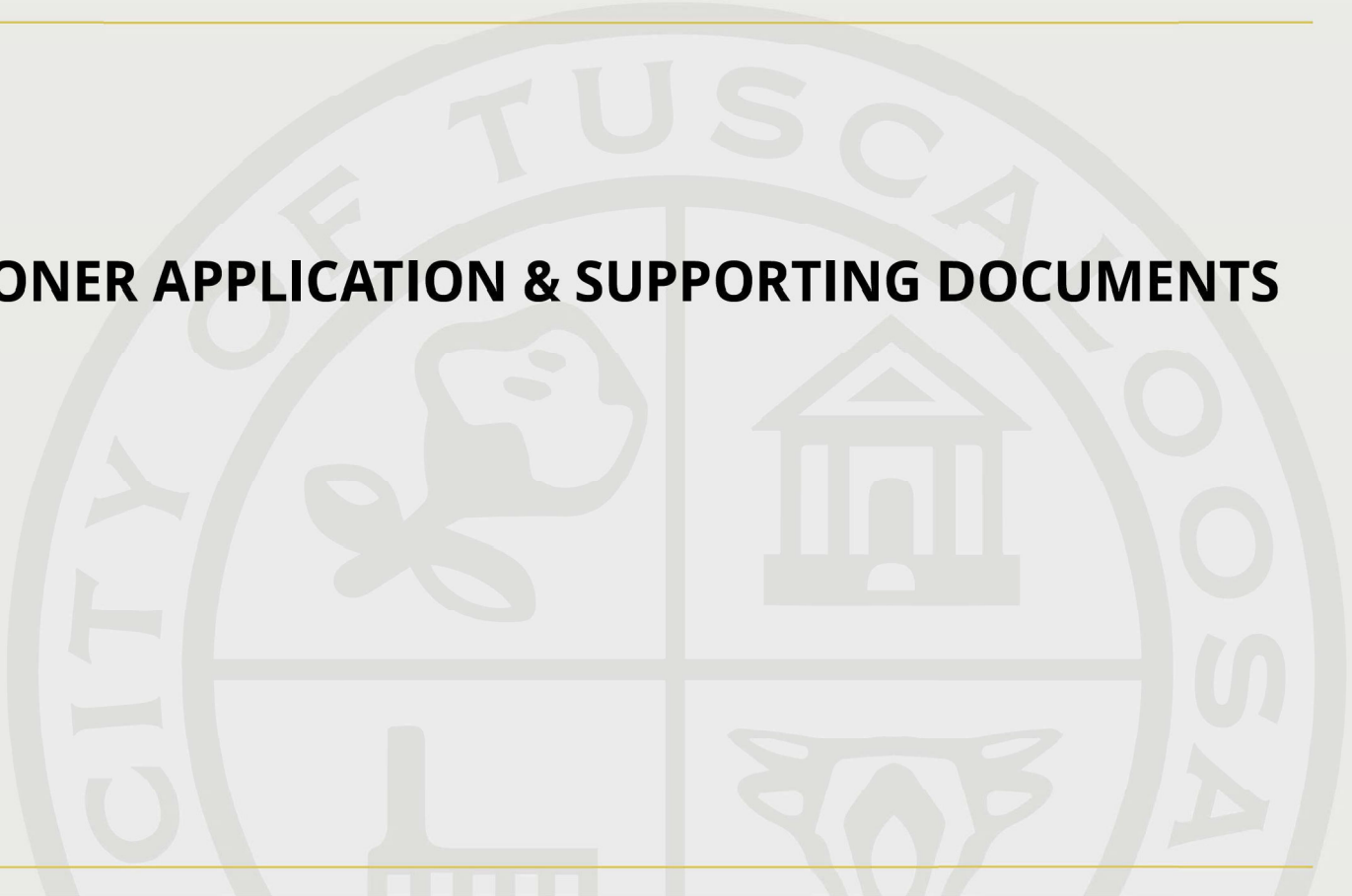
Examples of Appropriate Roof Materials:

- Slate
- Tile
- 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:

1817 3rd Street, Tuscaloosa, Alabama 35401

Historic District:

Druid City

Estimated Cost of Construction:

15000

Detailed Description of the Proposed Work:

Current roof is leaking and needs to be replaced, otherwise maintenance issues will exacerbate. Roof consists of typical high-pitch gable, with a low-slope section on the back of the house. Current material is metal with exposed fasteners throughout. I propose to re-roof with an IBHS FORTIFIED roof to increase resistance to wind, which will include replacing roof deck with plywood throughout, ring-shank nails, drip edges, and other changes that will not be noticeable once work is completed. I propose to replace the gable roofing material with either synthetic cedar shake roofing (the house was built in 1826, so it likely had a shake roof originally) or standing-seam metal. Based on roofer's recommendation, and in accordance with HPC guidelines Article IX Section E for roofs with a pitch of 3-and-12 or less, I propose to use a built-up or membrane roofing material. That part of the roof is in the rear (South) of the house and is under a pecan tree, so although it is not hidden with parapets it is hidden from view of passersby and neighbors. We have not decided on material type and color at this point as we are waiting to see samples from a local distributor before making decision - I expect that exact material and color will be selected by June HPC meeting. If HPC does not approve of built-up or membrane roofing, we can add material on top of membrane to match the rest of the roof.

For reference, standing-seam metal roofs have been approved in Tuscaloosa historic district. For example, 1804 4th Street. I am not aware of any cedar shake roofs in historic districts, but the HPC did approve the use of synthetic cedar shakes for a project at 25 Pinehurst in 2020 (that project was not built) - see attached drawings from McLelland Architects, specifically Sheet A103.

Detailed Description of the Proposed Materials:

Spec sheets for proposed materials are attached, and can be found at the links below:

- CeDUR synthetic cedar shakes: <https://www.cedur.com/>
Color: Golden Cedar (<https://www.cedur.com/gallery/?color=golden-cedar>)
- Brava synthetic cedar shakes: <https://www.bravarooftile.com/roof-tiles/cedar-shake-roof/>
Colors: Cool Lake Forest, Cool Weathered, Cool Western Cedar
(<https://www.bravarooftile.com/homeowners/title-24/>)
- Standing seam metal: <https://www.metro-metals.com/metro-lock-panel>
Colors: Burnished Slate, Koko Brown, Charcoal Brown (see attached PDF from Metro Metals)

Applicant Information:

Applicant Name:

Shane Crawford

Is the applicant also the property owner?

Yes

Supporting Documents:

Site Plan:

Elevation Drawings:

Proposed Materials Documents:

FINAL Metro Lock.pdf

Brava-Cedar-Shake-Spec-Sheet.pdf

CeDUR-Brochure-Website.pdf

Standing Seam Colors.pdf

Additional Documents:

25 Pinehurst.pdf

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.

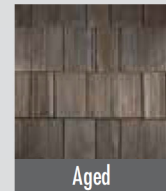
CEDAR SHAKE



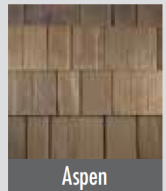
Weathered

BRAVA'S Cedar Shake offers the rustic charm of an authentic hand-split cedar shake roof, in a maintenance-free synthetic material. The charm and beauty of a natural hand-split cedar shake roof has long been limited by its inability to stand the test of time against Mother Nature. With BRAVA'S Cedar Shake product, you can now have the beautiful look of a cedar shake roof you've always desired without any of the maintenance.

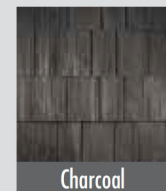
- > **AUTHENTIC LOOK** – BRAVA's products are the end result of a painstakingly detailed engineering process undertaken by the Design Team at BRAVA Roof Tile, the goal of which was to create a synthetic roof tile so authentic in its look that no one could tell the difference when placed side-by-side with its natural counterparts – even up close.
- > **LONG-LASTING PERFORMANCE** – backed by a 50-year limited warranty, BRAVA is designed to withstand even the most severe weather, boasting a Class 4 impact resistance rating (the highest hail performance certification recognized in the industry), Miami Dade approval, wind protection in excess of 110 MPH and either Class C or Class A fire rating.
- > **ENHANCED CURB APPEAL** – the curb appeal of a property directly correlates with owner satisfaction and higher property value, and few features can add to curb appeal like the aesthetics of a gorgeous cedar shake roof.
- > **EASE OF INSTALL** – at only 355 pounds per square, BRAVA Cedar Shake allows for easy installation without the need for costly structural modifications or special installation techniques.
- > **COLOR TECHNOLOGY** – BRAVA'S proprietary multi-coloring process means you get the authentic appearance of a natural product, complete with variegated colors throughout the entire product. Thanks to its patent-protected coloration process, BRAVA turns any color you can imagine into a reality for your custom roof – with the help of BRAVA's Design Team, the possibilities are truly limitless.
- > **DURABLE** – BRAVA's proprietary formulation ensures virtually no breakage. This extreme durability surpasses that of its natural counterparts, as well as other synthetics, where breakage in shipping and installation can be a very costly concern.
- > **ENVIRONMENTALLY FRIENDLY** – Made in the USA, BRAVA uses recycled material to create a beautiful and durable roof that itself is fully recyclable.
- > **COMPLETE** – BRAVA's full line of accessory tiles (including Solids for valleys and gables) make it the most complete and authentic synthetic roof system on the market.



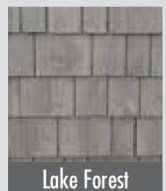
Aged



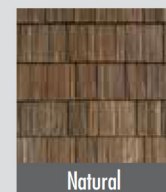
Aspen



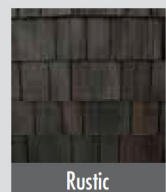
Charcoal



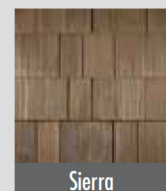
Lake Forest



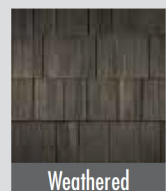
Natural



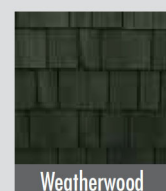
Rustic



Sierra



Weathered



Weatherwood



White

Beauty, long-lasting performance and total peace of mind highlight the benefits of BRAVA Roof Tile.



CONTACT US
FOR CUSTOM COLORS
Your Custom Color

BRAVA Cedar Shake Specifications



Description	Weight/Tile	Dimensions
Shake Field Tile 5"	1.5 lbs.	5" x 24 1/4"; 10" Exposure
Shake Field Tile 7"	1.8 lbs	7" x 24 1/4" 10" Exposure
Shake Field Tile 12"	3.0 lbs.	12 1/4" x 24 1/2"; 10" Exposure
Starter	3.2 lbs.	14" x 16"
Hip/Ridge	1.9 lbs.	14" x 5 3/8" x 6"
Solid Shake Accessory	4.8 lbs.	12 1/4" x 24 1/2"



BRAVA Roof Tile offers a complete line of synthetic architectural roofing products in natural profiles including: Spanish Tile, multi-width Cedar Shake, and Slate roofing. Each product line is composed of durable yet lightweight and environmentally friendly material, which combine to provide authentic beauty with long-lasting performance and total peace of mind.



AESTHETICS	BRAVA CEDAR SHAKE	NATURAL SHAKE
Authentic Look	✓	✓
5/8" to 1" Thickness	✓	Varies by manufacturer
Hand Split - True to Life Texture	✓	✓
Multi-Colored Process Allows True to Life Colors	✓	✓
PERFORMANCE	BRAVA CEDAR SHAKE	NATURAL SHAKE
Prohibited in Many Jurisdictions		✓
Fire Retardant: Class A or Class C	✓	Varies by manufacturer; needs treatment with corrosive chemicals
Wind Resistance: 110+ mph	✓	✓
Impact Resistance: Class 4	✓	Natural shake is vulnerable to hail
Freeze/Thaw Resistant	✓	
Maintenance Free	✓	Requires replacement of individual shakes throughout life cycle
Color-Fast	✓	
Hail Warrantied	✓	
INSTALLATION	BRAVA CEDAR SHAKE	NATURAL SHAKE
Factory-Collated Color Blends	✓	✓
Factory-Collated Widths	✓	✓
Estimated Waste Factor	Low	High, shakes too narrow or broken furring installation must be discarded

The printed colors shown in this website or brochure may vary from actual colors. Before making a final selection, be sure to review actual material samples and roof installations. Please contact your sales person for further assistance.

In order to achieve certain fire and wind ratings, special installation instructions may be required. Please reference Brava Roof Tile installation manuals at www.BravaRoofTile.com for more details.



Natural





We are a Continuing Education Provider
Email info@cedur.com to learn more

*The colors shown in this brochure may vary from actual colors. CeDUR samples are available at cedur.com/contact

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3590 Himalaya Rd • Aurora, CO 80011



(720) 974-9200
www.cedur.com



1.10 WARRANTY

A. Warranty Requirements:

1. Manufacturer's 50 years warranty for manufacturing defects that results in leaks under normal weather and use conditions
2. Installer's 2 years total roof system warranty including underlayment, flashings, trim, and other roof components against water penetration

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: CeDUR manufactured by Colorado Roofing Products, LLC, which is located at: 3590 Himalaya Road, Aurora, CO 80011; Toll Free Tel: (844) 974-9196; Tel: (720) 974-9200; Fax: (720) 974-3193; Email: Info@CeDUR.com, Web: www.cedur.com

B. Substitutions: Not permitted

2.2 SYNTHETIC SHAKE SHINGLES

A. Lightweight, synthetic shakes with the appearance, color, texture, and thickness of natural wood shakes

1. Product: Multi-Width Shake as manufactured by CeDUR
2. Material: Engineered polymer formulated from 100 percent virgin polyurethanes to ensure high quality and consistency of raw materials. Use of recycled materials is not acceptable
3. Attributes:
 - a. Fire resistance: Class A (without the use of Class A rated underlayment's) tested in accordance with ASTM E 108/UL 790
 - b. Impact resistance: Class 4 to withstand two drops of 2 inches (52 mm) diameter, 1.2 pounds (0.54 kg) steel ball dropped from 20 feet (6 m) tested in accordance with UL 2218
 - c. Freeze-thaw resistance: No crazing, cracking, or other deleterious surface changes after one-month exposure with temperature cycled from -40 to +180 degrees F (0 degrees to 82 degrees C) in 22 hours tested in accordance with International Code Council (ICC) – ES Acceptance Criteria AC07 Section 4.9
 - d. Accelerated weathering: Little change after 2,500 hours exposure to ultraviolet (UV) radiation, elevated temperature, moisture, and thermal shock tested in accordance with International Code Council (ICC) – ES Acceptance Criteria AC07 Section 4.9
 - e. Installed weight:
 1. At 9 inches (229 mm) exposure: 188 pounds per square (9.18 kg/sq. m)
 2. At 10 inches (254 mm) exposure: 170 pounds per square (8.3 kg/sq. m)
4. Profile: Solid polyurethane product manufactured in a rectangular shape with exposed to view upper surface and edges textured to resemble natural wood shake
5. Size: Shake
 - a. Thickness: Varies from 1/8 inch (3 mm) at top to 3/4 inch (19 mm) at bottom
 - b. Length: 23.75 inches (603 mm)
 - c. Variable widths: 5, 7, and 12 inches (127, 178, and 305 mm) to create appearance of random sized natural wood shake
6. Starter Shingle: Provide 15 inches (381 mm) long by 15 inches (381 mm) wide
7. Markings: Form shingles with markings on upper surface to indicate nailing locations along with manufacturers quality markings
8. Color: Provide shingles in single color comparable to natural wood shakes, no color stabilizers allowed providing a natural aging process



9. Shake Pattern: Provide shakes factory blended single color and widths to create installed appearance designated as follows
 - a. Golden Cedar by CeDUR
 - b. Live Oak by CeDUR
 - c. Shiloh by CeDUR
 - d. Walden by CeDUR

2.3 ACCESSORIES

- A. Underlayment: Architecturally specified underlayment that meets ASTM D226 requirement.
- B. Waterproof Sheet Membrane: Cold applied, self-adhering waterproof membrane composed of polyethylene film coated one side with rubberized asphalt adhesive
 1. Thickness: 40 mils (1 mm)
 2. Low temperature flexibility: Unaffected at minus 32 degrees F (-36 degrees C)
 3. Minimum tensile strength: 250 psi (1724 kPa)
 4. Minimum elongation: 250 percent
 5. Permeance: 0.05 perms maximum
- C. Flashing: Fabricate from sheet to profiles and dimensions indicated on Drawings and approved shop drawings and in accordance with general requirements specified in Section 07 60 00 – Flashing and Sheet Metal
 1. Material: 16-ounce copper
 2. Material: No less than 26 gauge (0.455 mm) galvanized steel
 3. Linear components: Form in longest possible lengths with 8 feet (2.5 m) as minimum
 4. Counter Flashings: Extend 5 inches (127 mm) minimum up vertical surfaces and 5 inches (127 mm) minimum under shingles
 5. Valley flashings: 24 inches minimum width and extending 11 inches (279 mm) minimum from valley center line
 6. Fabricate eave flashings with bottom edge formed outward ¼ inch (6 mm) and hemmed to form drip
- D. Fasteners: 3/8-inch (9.5 mm) ring shank flat head nails 1-3/4 inches (44 mm) long
 1. Material: Copper
 2. Material: Stainless steel
 3. Material: Hot-dipped galvanized

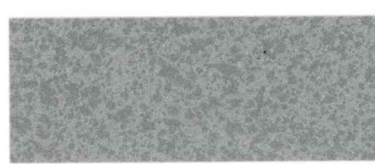
PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding

3.2 PREPERATION

- A. Coordinate installation with provision of gutters and downspouts specified in Section 07 60 00 - Flashing and Sheet Metal
- B. Inspect roof framing and plywood or OSB substrate. Verify roof is complete, rigid, braced, and deck members are securely fastened. Ensure proper ventilation has been provided for roof space. Do not proceed with roofing until deficiencies are addressed
- C. Verify roof deck is clean, dry, and ready to receive synthetic shake shingles



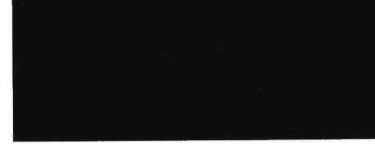
Galvalume



Polar White



Light Stone



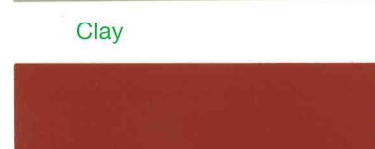
Black



Mocha Tan



Clay



Barn Red



Forest Green



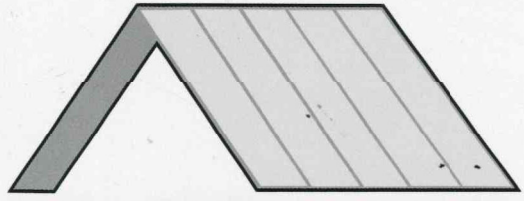
Koko Brown



Charcoal Brown

29 Gauge Only

26 & 29 Gauge



METRO METALS

5424 Metro Park Drive, Tuscaloosa, AL 35405

Phone: 205-759-5420 Fax: 205-345-0693

Web: www.metro-metals.com E-mail: Anna@metro-metals.com



AkzoNobel

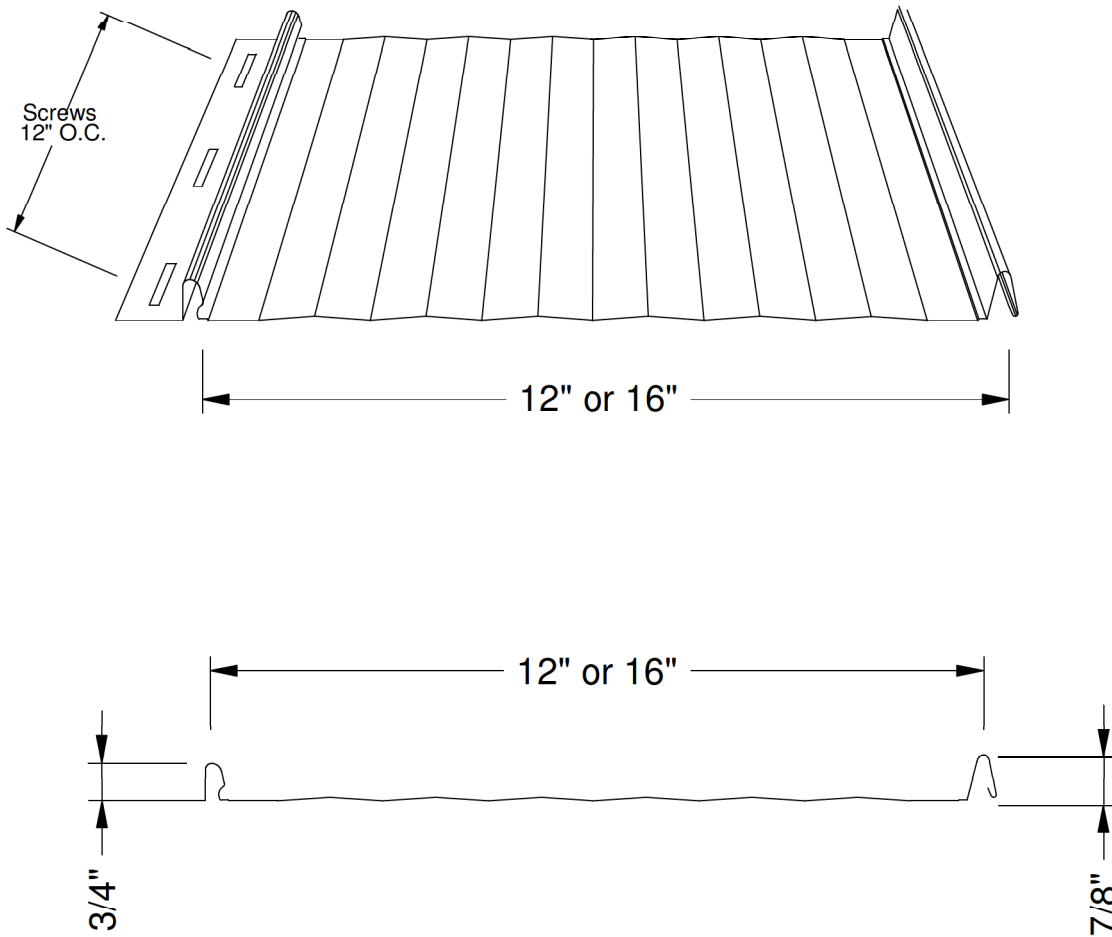
The colors shown may vary slightly from the actual product.
For true color accuracy, painted metal samples are available upon request.

26 Gauge Only

Dark Bronze Ash Gray Gallery Blue Hawaiian Blue Fern Green Patriot Red



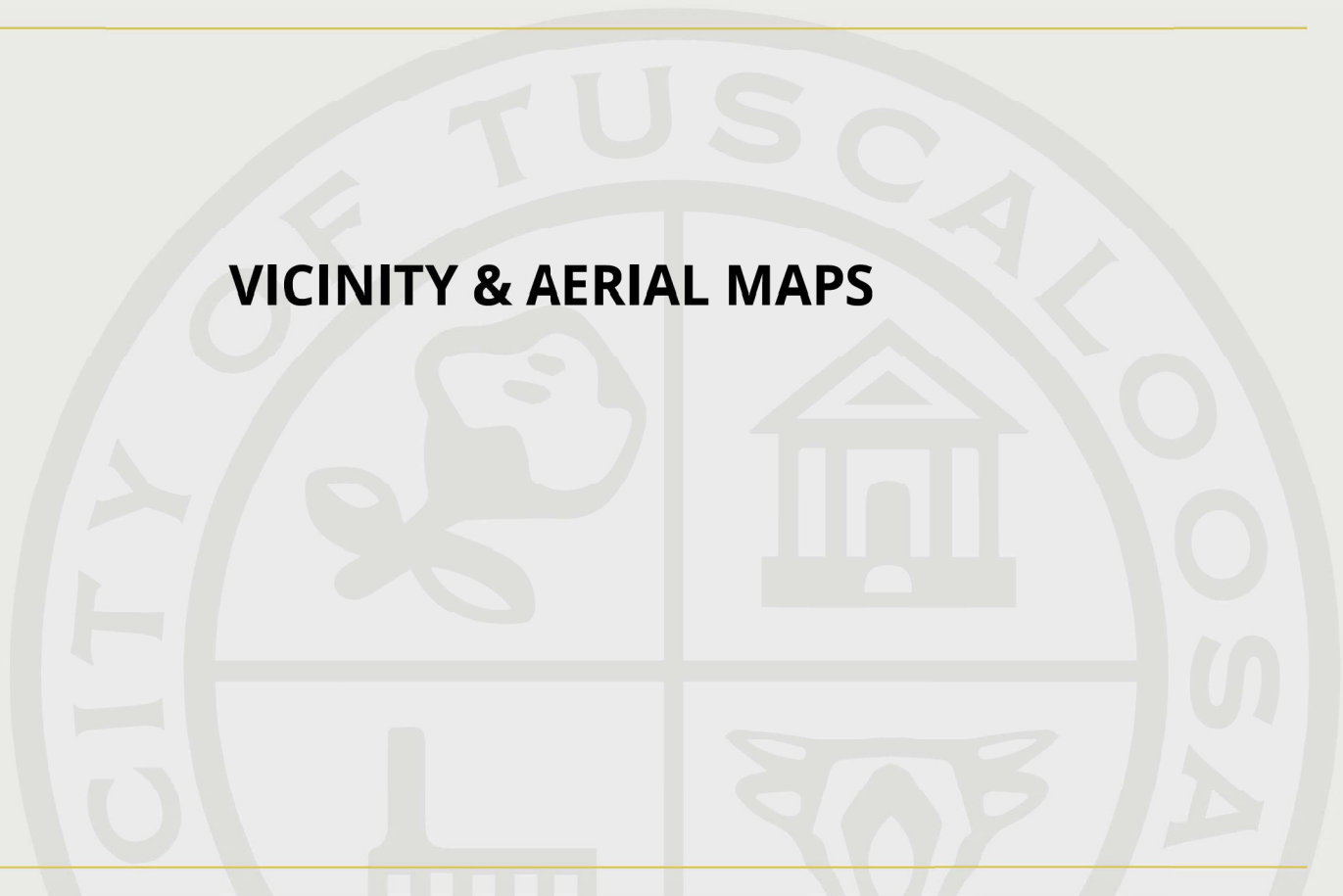
Metro Lock Panel



26 Ga Galvalume Plus
26 Ga Painted Siliconized Polyester-15 Colors
26 Ga Kynar

Minimum Slope 3:12
Solid Deck Required

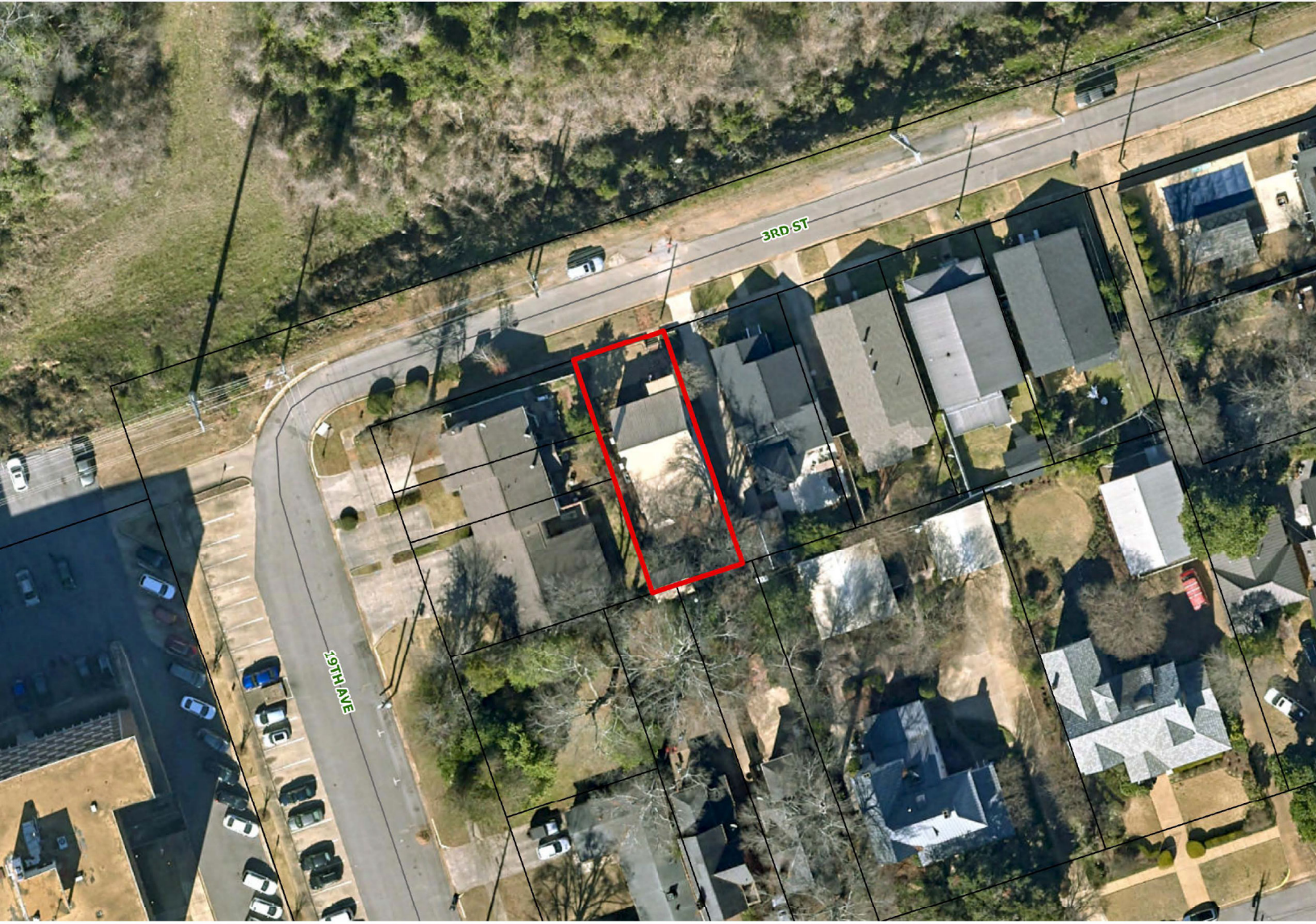
VICINITY & AERIAL MAPS





1817 3rd St

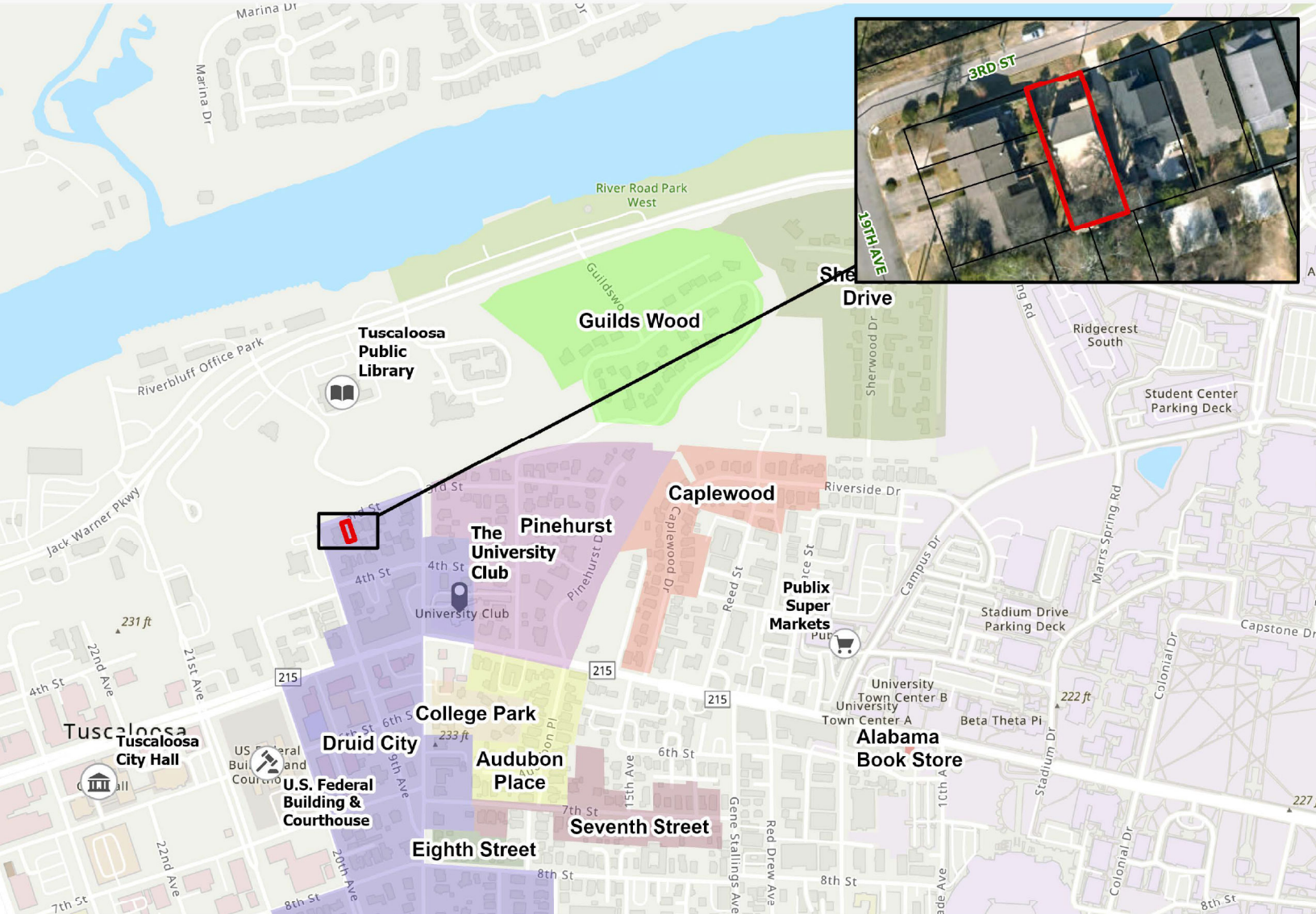
1 inch = 50 feet
0 25 50 75 100 Feet



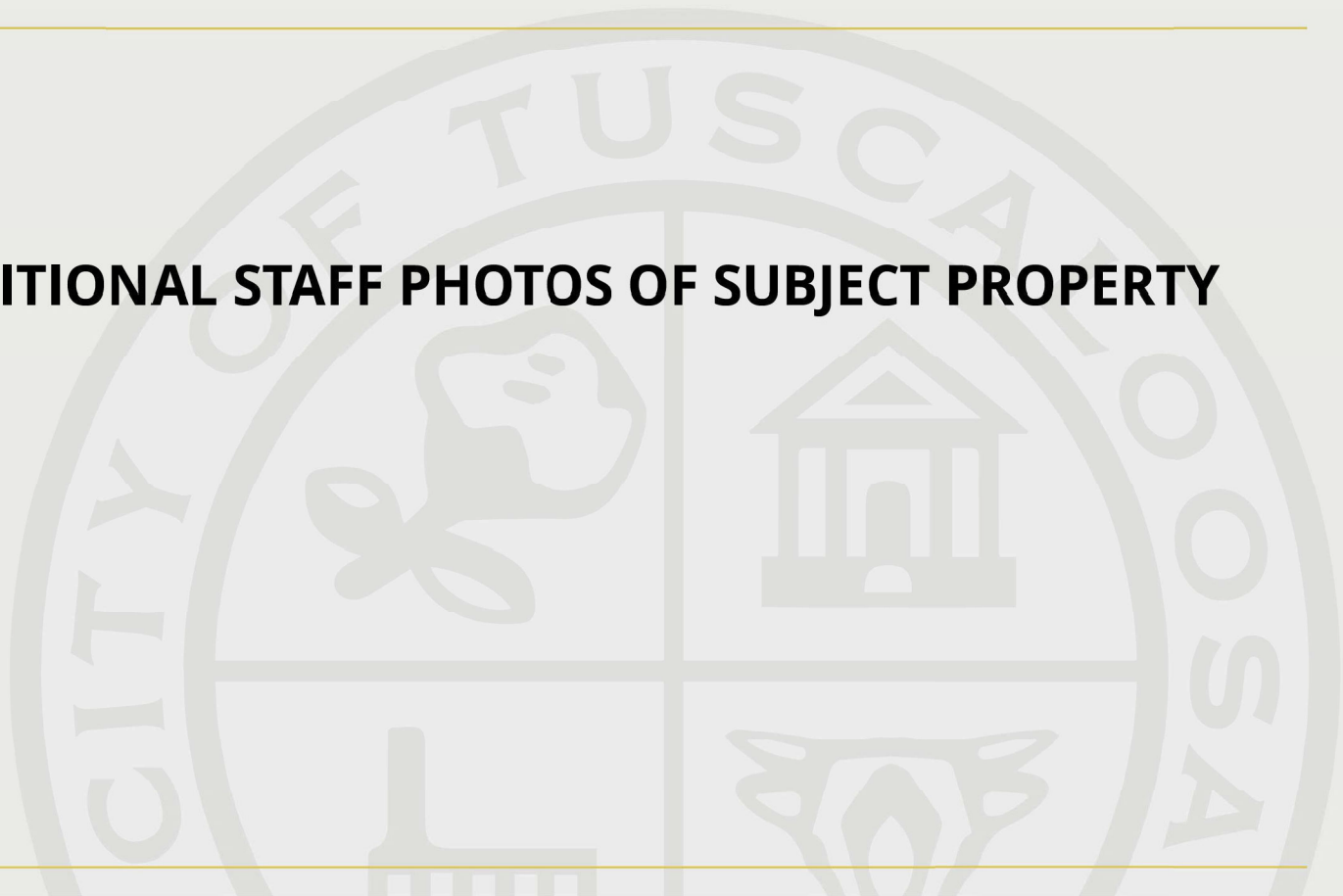


1817 3rd St

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



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY





STAFF PHOTOS OF ADJACENT PROPERTIES

