

Historic Preservation Commission

Staff Report

Meeting Date: June 26th, 2026

Case #: HPC-36-26

Site Address: 17 Sherwood Dr
Parcel ID: 31-06-14-3-008-012.000
Applicant: Nathan Gerdau
Owner: Rabbi Kusi Lipskier

Proposed Work: Petition for a Certificate of Appropriateness for the construction of an addition on the primary structure on the property located at 17 Sherwood Drive in the Sherwood Drive Historic District (Council District 4).

Current Zoning: SFR-1H

Historic District: Sherwood Drive Historic District
Architectural Style: Colonial Revival
Year Built: 1950
Contributing: Yes
Historic Survey: Sherwood Drive Historic District Survey

Resource 32. #17 Sherwood Drive. William and Rosa Partlow, Jr. House. 1950. Two story, wood frame and brick Colonial Revival central block with dependencies, side gable roof of asphalt shingles, brick end chimney with brick cap, cornice, second floor has 8/8 double hung sash windows with flanking louvered wooden shutters, wood shingles siding, first floor with glass panel and wood door, flanking sidelights, wood door surround with cornice, fluted pilasters that include a chevron pattern in the capitals, 8/8 double hung sash windows with brick sills and louvered wooden shutters, base of brick, dependencies covered with wood shingles, side gable roof of asphalt shingles, 8/8 double hung sash windows and louvered wooden shutters.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes adding a principal suite on the second level above the existing principal suite. The proposed addition will be constructed within the existing dimensions of the primary

structure and will use cedar shake siding, asphalt shingle roofing, and aluminum-clad wood windows to match the existing materials on the home.

The petitioner also proposes constructing a balcony for the addition, measuring 4 feet wide and approximately 13 feet long. The metal railings on the balcony will match the railing at the front entrance of the primary structure. The wooden brackets supporting the balcony will also match those used on the most recent addition to the home.

STAFF ANALYSIS:

Asphalt shingles and aluminum clad wood windows are appropriate materials per their respective sections in the Design Guidelines.

APPLICABLE DESIGN GUIDELINES:

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.

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.

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

I. Windows

- Maintain the original number, location, size, and glazing pattern of windows on primary building elevations.
- Maintain historic window openings and proportions.

Examples of Appropriate Window Materials:

- Wood sash windows in double-hung, single-hung, and casement styles
- Aluminum-clad wood
- Fiberglass (Pella, Marvin, or equal) that mimics wood
- Steel, if original to the structure
- Composite material with wood sash, frame, and glides
- Cellular PVC material (All-Season or equal) that mimics wood
- Monarch M-Cell vinyl-clad window, Hurd vinyl-clad window, or equal that mimics wood

Examples of Inappropriate Window Materials:

- Aluminum or vinyl
- Snap-in or artificial muntins
- Reflective or tinted glass

A. Exterior Blinds, Awnings, and Shutters

- Use exterior blinds and shutters only as appropriate to the style, proportion, and character of the structure, and sized to cover the window

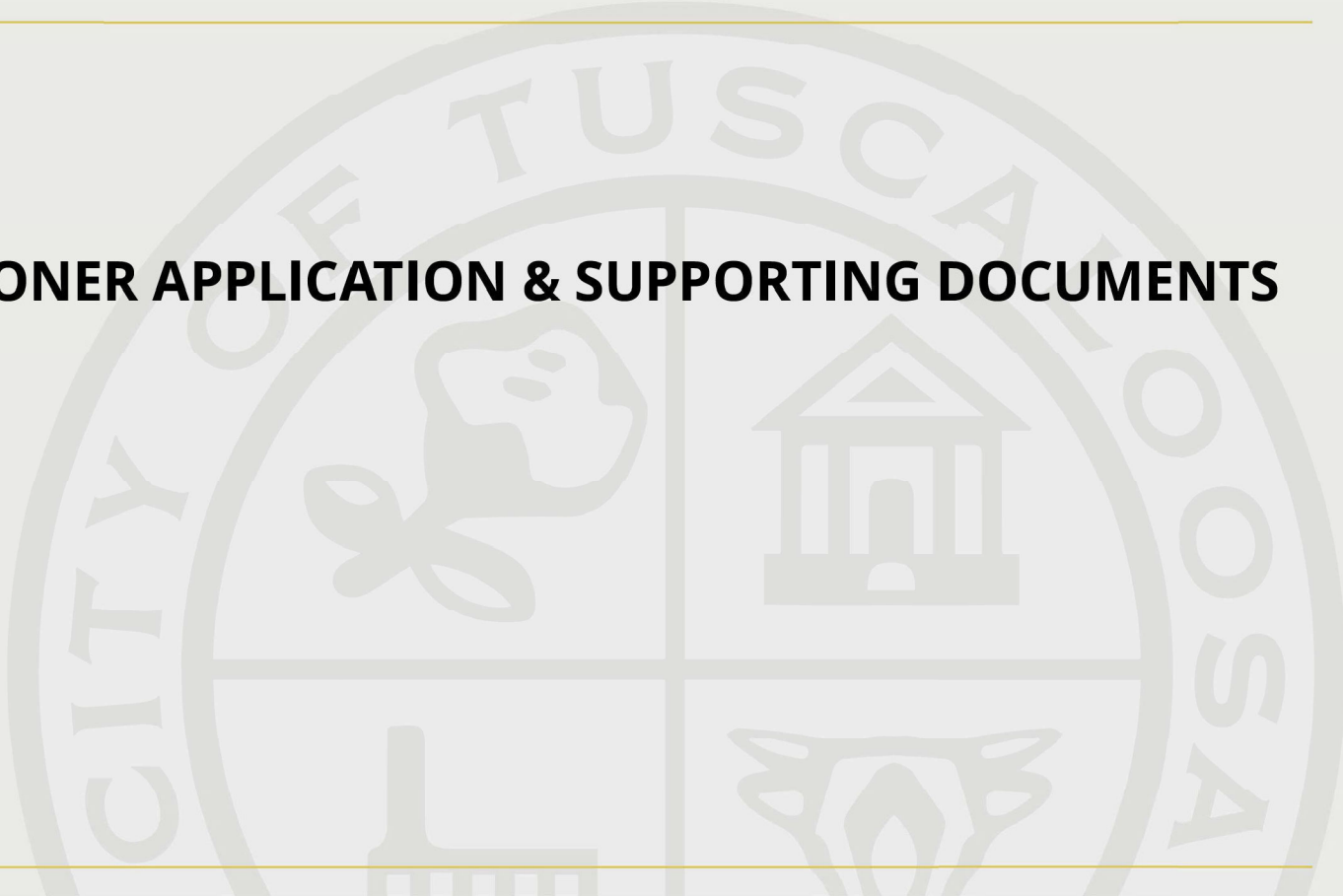
Examples of Appropriate Materials:

- Wood: louvered or solid panel
- Fabric awnings
- Copper
- Standing seam metal or steel

Examples of Inappropriate Materials:

- Plastic or vinyl blinds, shutters, awnings
- Aluminum awnings (unless original)

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

17 Sherwood Drive, Tuscaloosa, Alabama 35401

Historic District:

Sherwood Drive

Estimated Cost of Construction:

250000

Detailed Description of the Proposed Work:

The owner would like to add a master suite on the second level above the current master suite. The new master suite would be within the current dimensions of the existing footprint below and the roof slope and style would remain the same.

Detailed Description of the Proposed Materials:

All materials on master suite addition will match the existing. Painted Shake, Asphalt Shingle Roof and Wood Clad windows.

Applicant Information:

Applicant Name:

Nathan Gerdaud

Applicant Address:

5615 Union Chapel Ter, Northport, Alabama 35473

Applicant Phone Number:

(205) 394-3713

Applicant Email Address:

nathan@gerdaudesigns.com

Is the applicant also the property owner?

No

Property Owner Information:

Owner 1

Property Owner Name:

Rabbi Kusi Lipskier

Property Owner Address:

17 Sherwood Drive, Tuscaloosa, Alabama 35473

Property Owner Phone Number:

(347) 731-4753

Property Owner Email Address:

jewishbama@gmail.com

Supporting Documents:

Site Plan:

Elevation Drawings:

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.









1 NORTH WEST

2 NORTH EAST

3 SOUTH WEST

4 SOUTH EAST



PROJECT STATUS
HPC COP REVIEW

LIPSKIER ADDITION
LIPSKIER FAMILY
17 Sherwood Dr, Tuscaloosa, AL 35401

NO.	DATE	DESCRIPTION
	06-20-26	HPC COP REVIEW

PROJECT #: 25-188
DRAWN BY: NAG
PLOT DATE: 06-17-26

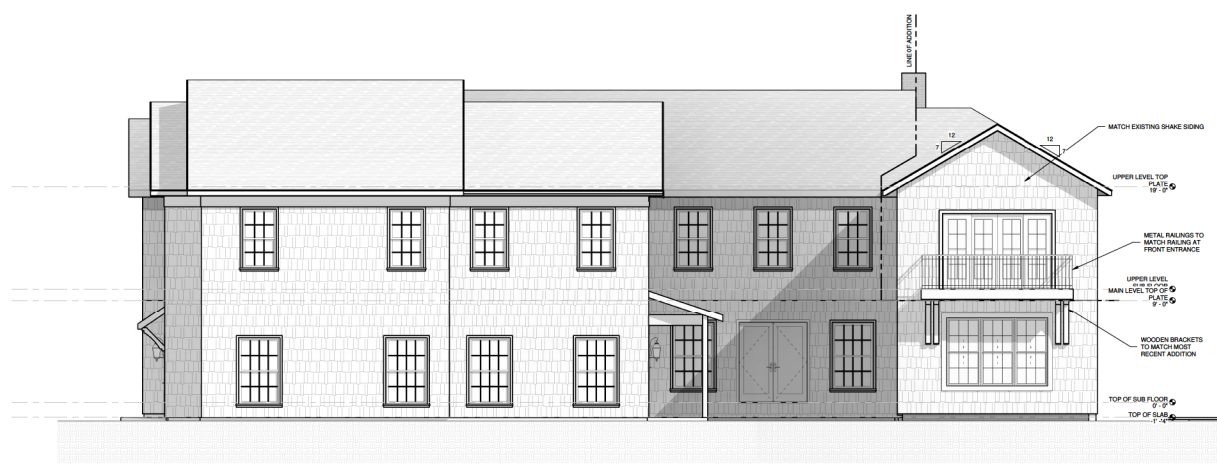
ISOMETRIC VIEWS

A3.00

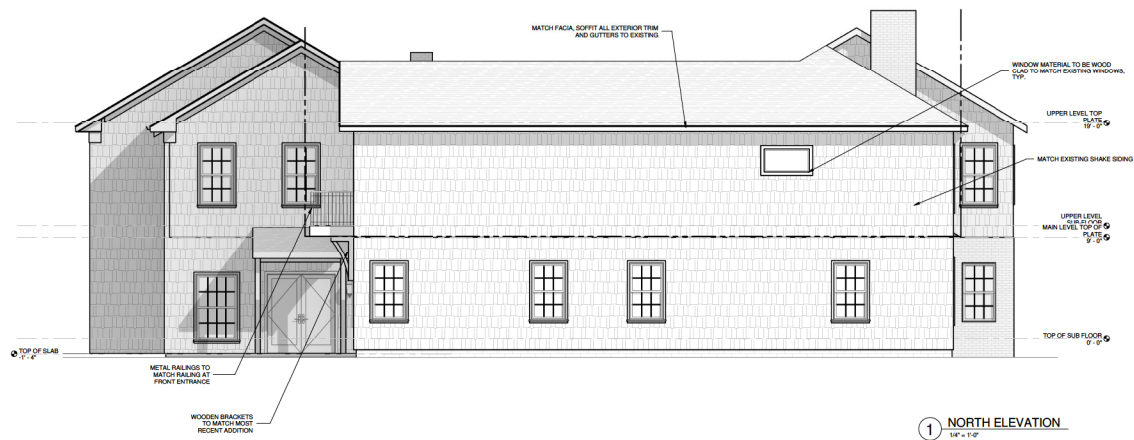
NO.	DATE	DESCRIPTION
1	06-20-20	HPC COP REVIEW



1 WEST ELEVATION
 1/4" = 1'-0"



2 EAST ELEVATION
 1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"



PROJECT STATUS
HPC COP REVIEW

LIPSKIER ADDITION
LIPSKIER FAMILY
17 Sherwood Dr, Tuscaloosa, AL 35401

NO.	DATE	DESCRIPTION
01	06-20-20	HPC COP REVIEW

PROJECT #: 23-188
DRAWN BY: NMA
PLOT DATE: 06-17-20

EXTERIOR ELEVATIONS

A3.20



BEAUTY & QUALITY...
NATURALLY BY

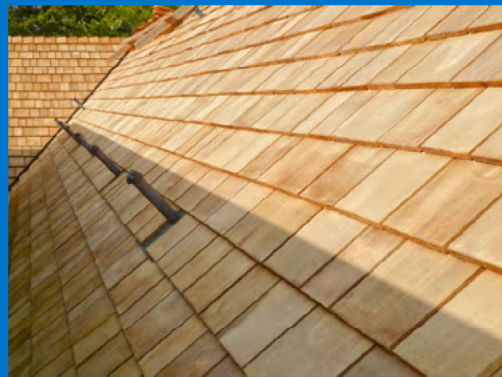


RED CEDAR Shingles



This type of smooth sawn architecturally uniform cedar shingle is preferred for its natural and tailored appearance and is used on traditional and modern residential and non-residential structures. For use on roofs and sidewalls.

Watkins
Sawmills
Ltd.



Beautiful • Durable • Insulative • Wind Resistant
Withstands Thermal Shock • Impact Resistant • Light Weight

Red Cedar Shingles

NUMBER 1 GRADE, BLUE LABEL®

Description: Lengths 16-inch (Fivex), 18-inch (Perfection), 24-inch (Royal); width 4" minimum, 14" maximum on 24-inch and 3" on 16-inch and 18-inch; thickness of 16-inch is 5/2" (5 butts together measures 2" thick), 18-inch is 5/2 1/4" thick, 24-inch is 4/2" thick. Clear heartwood; 100% edge grain; no defects.

Recommended Use: For walls and roofs on 3:12 pitch and steeper where a premium quality product is desired.

NUMBER 2 GRADE, RED LABEL

Description: Lengths 16-inch, 18-inch, 24-inch; thickness of 16-inch is 5/2", 18-inch is 5/2 1/4", 24-inch is 4/2"; width 4" minimum, 14" maximum. Face must be 10", 11" and 16" clear or better on 16-inch, 18-inch and 24-inch shingles, respectively. Limited sapwood and flat grain are allowed. Limited knots and defects are allowed above the clear portion.

Recommended Use: For walls and roofs on 3:12 pitch and steeper where a good quality product is desired.

NUMBER 3 GRADE, BLACK LABEL

Description: Lengths 16-inch, 18-inch, 24-inch; thickness of 16-inch is 5/2", 18-inch is 5/2 1/4", 24-inch is 4/2"; width 3" minimum, 14" maximum on 18-inch and 24-inch, 2 1/2" minimum on 16-inch. Face must be 6" clear on 16-inch and 18-inch, 10" clear on 24-inch. Unlimited sapwood and flat grain are allowed. Limited knots and defects are allowed above the clear portion.

Recommended Use: For walls and roofs on 3:12 pitch and steeper where an economy product is acceptable.

UNDERCOARSING GRADE

Description: Lengths 16-inch, 18-inch, thickness 5/2" and 5/2 1/4", respectively; width 2 1/2" minimum, 17" maximum. Unlimited defects; flat grain and sapwood.

Recommended Use: A utility grade for undercoarsing of double coursed sidewalls only. Not a roofing material and not to be used as a starter course for roofs.

SPECIAL UNDERCOARSING

Same grade requirements as undercoarsing grade, except each bundle also contains the machine production of No. 3 grade shingles.

Roof Exposure Table

PITCH	Minimum exposure recommended for roofs		
	Length		
	No. 1 Blue Label	No. 2 Red Label	No. 3 Black Label
	16" 18" 24"	16" 18" 24"	16" 18" 24"
3/12 to 5/12	3 3/4" 4 1/4" 5 3/4"	3 1/2" 4" 5 1/2"	3" 3 1/2" 5"
4/12 and steeper	5" 5 1/2" 7 1/2"	4" 4 1/2" 6 1/2"	3 1/2" 4" 5 1/2"

Wall Exposure Table (Number One Grade)

Shingle Length	Max. Weather Exposure	
	Single Course	Double Course
16"	7"	12"##
18"	8"	14"##
24"	10 1/2"	16"

Maximum exposure for #2 grade is 9".
Maximum exposure for #2 grade is 10".

- Class B & C fire rating may be obtained by specifying FSR permanent fire retardant shingles.
- CCA treated shingles are available for added longevity. Contact the treatment company for treatment warranty information, accessory product requirements (including recommended fastener types) and application details for treated cedar material.
- Products are manufactured and graded in accordance with UBC Standards No. 15-4 and/or CSA 0118.1.
- This is only a product description necessary for selection of materials and grades.
For a new roof construction manual and/or wall manual please contact:

Watkins
Sawmills
Ltd.

PO Box 314, Sumas, WA USA 98295
Telephone: (604) 462-7116 • Fax: (604) 462-7162
Email: Sales@watkinsawmills.com
Toll Free: 1-800-663-8301



PO Box 3280, Mission, British Columbia V2V 4J4
Telephone: (604) 462-7116 • Fax: (604) 462-7162
Email: Sales@watkinsawmills.com
Toll Free: 1-800-663-8301

- A. Interior: Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; optional non finger-jointed Douglas Fir or finger-jointed core with non finger-jointed Douglas Fir veneer; optional non finger-jointed White Oak or finger-jointed with non finger-jointed Oak veneer; non finger-jointed Cherry or finger-jointed core with Cherry veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer
 - 22. Kiln-dried to moisture content no greater than 12 percent at the time of fabrication
 - 23. Water repellent, preservative treated in accordance with ANSI/WDMA I.S.4.
- B. Frame exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum
- C. Frame thickness: 1 1/16" (17mm) head and jambs
- D. Frame depth: Frame depth had an overall 5 21/32" jamb (144mm). 4 9/16" (116mm) jamb depth from the nailing fin plane to the interior face of the frame for new construction.
- E. Sill assembly including the sill liner: 2 7/32" (56mm)
- F. Factory-applied historic profile extrusion

2.3 Sash Description

- A. Interior: Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; optional non finger-jointed Douglas Fir or finger-jointed core with non finger-jointed Douglas Fir veneer; optional non finger-jointed White Oak or finger-jointed with non finger-jointed Oak veneer; non finger-jointed Cherry or finger-jointed core with Cherry veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer
 - 24. Kiln-dried to moisture content no greater than 12 percent at the time of fabrication
 - 25. Water repellent preservative treated with accordance with WDMA I.S.4.
- B. Sash exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum
- C. Sash thickness: 1 3/4" (44mm). Corner slot and tenoned.
- D. Operable sash tilt to interior for cleaning or removal
- E. Sash Options:
 - a. Standard: Equal Sash
 - b. Optional:
 - i. Unequal Sash
 - ii. Both Sash Stationary

F. Exterior Cope Profile: Putty

G. Interior Sash Sticking

26. Standard: Ogee

27. Optional: Square

2.4 Glazing

A. Select quality complying with ASTM C1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E2190.

B. Glazing method: Insulating glass

C. Glazing seal: Silicone bedding on interior and exterior

D. Glass fill: Air with capillary tubes, Argon

E. Glass Type: Clear, Bronze, Gray, Reflective Bronze, Tempered, Obscure, Laminated, Low E2 with or without Argon, Low E3 with or without Argon, Low E1, Low E2/ERS, Low E3/ERS

F. Triple-Pane Glass (TG): Triple-Pane Low E1, Triple-Pane Low E2, Triple-Pane Low E3.

2.5 Certified Mulling

A. Directional mull limits: 1 High (can be 2 or more units wide in an assembly)

28. Max mullion span is 71 ½" (1816mm); max tributary width 45 ¼" (1149mm)

29. CUDH NG 2.0 to CUDH NG 2.0 only

30. Certified to Design Pressure 50

B. Directional mull limits: 1 Wide (can be 2 or more units high in an assembly)

31. Max mullion span is 69 ¼" (1759mm); max tributary height 53 19/32" (1361mm)

32. CUDH NG 2.0 over CUDH NG 2.0 only

33. Certified to Design Pressure 50

C. Multiple Wide x Multiple High assemblies with 1" LVL

34. Max mullion span is 75 11/16" (1922mm); max tributary width is 45 1/4" (1149mm)

35. LVL must be in vertical mull

36. Certified to Design Pressure 50

D. Multiple Wide x Multiple High assemblies with 3/8" (10mm) MRF

37. Max mullion span is 83 11/16" (2125mm); max tributary width 45 1/4" (1149mm)

- 38. UDH NG 2.0 over UDH NG 2.0 only
- 39. Certified to Design Pressure 65
- E. If any units have a lower design pressure the entire assembly will have the lowest design pressure of any unit or mull in the assembly.

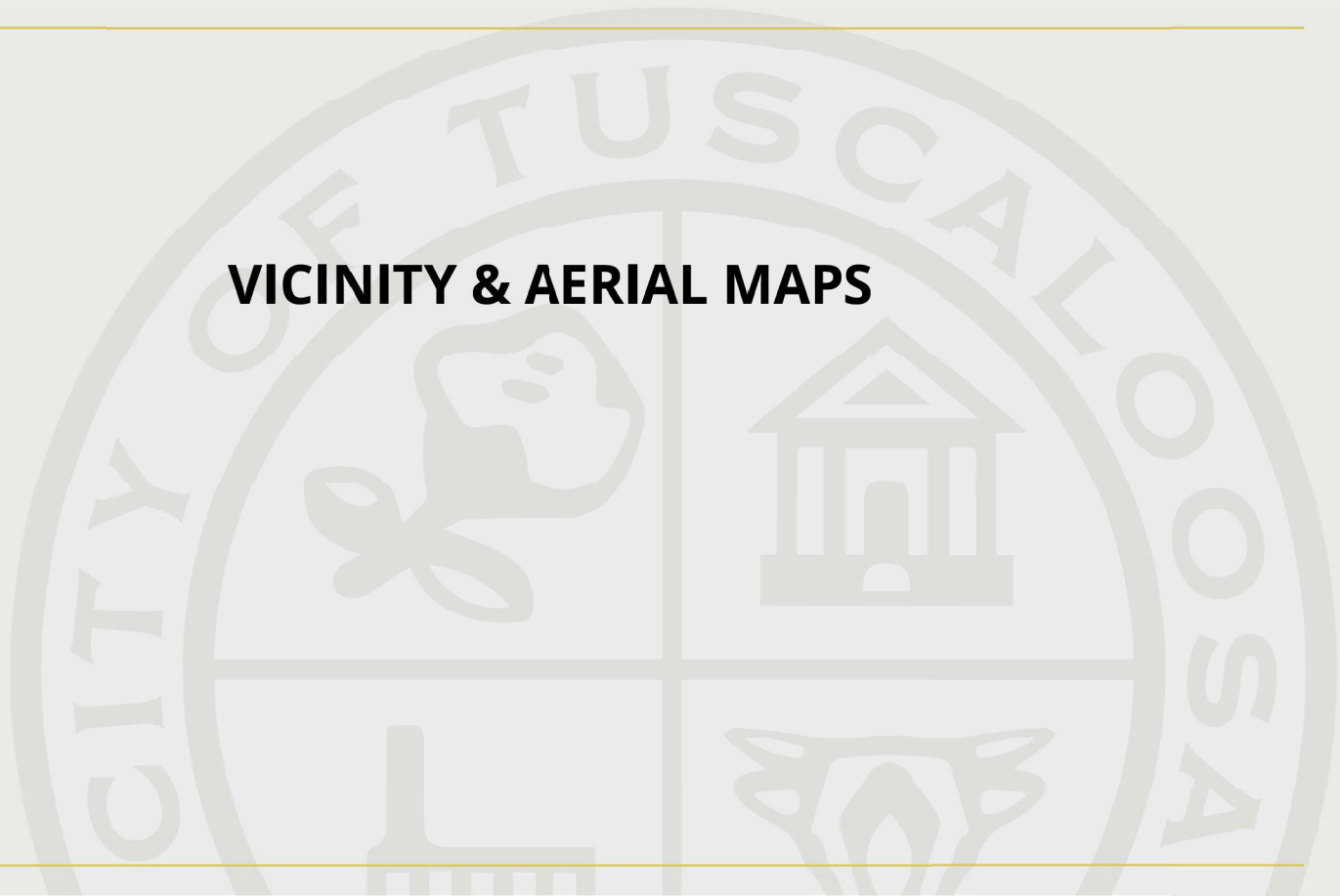
2.6 Finish

- A. Exterior: Aluminum clad. Fluoropolymer modified acrylic topcoat over a primer. Meets AAMA 2605 requirements.
 - 40. Aluminum clad color options: Bahama Brown, Bronze, Cadet Gray, Cascade Blue, Cashmere, Clay, Coconut Cream, Ebony, Evergreen, Gunmetal, Hampton Sage, Pebble Gray, Sierra White, Stone White, Suede, Wineberry, Bright Silver (pearlescent), Copper (pearlescent), Liberty Bronze (pearlescent)
 - 41. Custom colors: Contact your Marvin representative
- B. Interior Finish options:
 - 42. Prime: Factory-applied water-borne acrylic primer. Meets WDMA TM-11 requirements.
 - 43. Painted Interior Finish. Factory-applied water-borne acrylic enamel. Available on Pine product only. Available in White or Designer Black. Meets WDMA TM-14 requirements.
 - 44. Factory-applied water-borne acrylic enamel clear coat. Applied in two separate coats with light sanding between coats. Available on Pine, Mahogany, Mixed Grain Douglas Fir, Vertical Grain Douglas Fir, Cherry, or White Oak. Meets WDMA TM-14 requirements.
 - 45. Factory-applied water-borne urethane stain. Stain applied over a wood (stain) conditioner. A water-borne acrylic enamel clear coat applied in two separate coats, with light sanding between coats, applied over the stain. Available on Pine, Mahogany Mixed Grain Douglas Fir, Vertical Grain Douglas Fir, Cherry, or White Oak. Colors available: Wheat, Honey, Hazelnut, Leather, Cabernet, and Espresso. Meets WDMA TM-14 requirements.

2.7 Hardware

- A. Locking system that provides locking, unlocking, balancing, and tilting of the sash members
- B. Lock Actuator Assembly
 - 46. Material
 - Zinc die-cast
 - Available finishes: Satin Taupe, White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, Satin Nickel, or Unlacquered Brass
 - 47. Design Feature and Components

VICINITY & AERIAL MAPS





17 Sherwood Drive

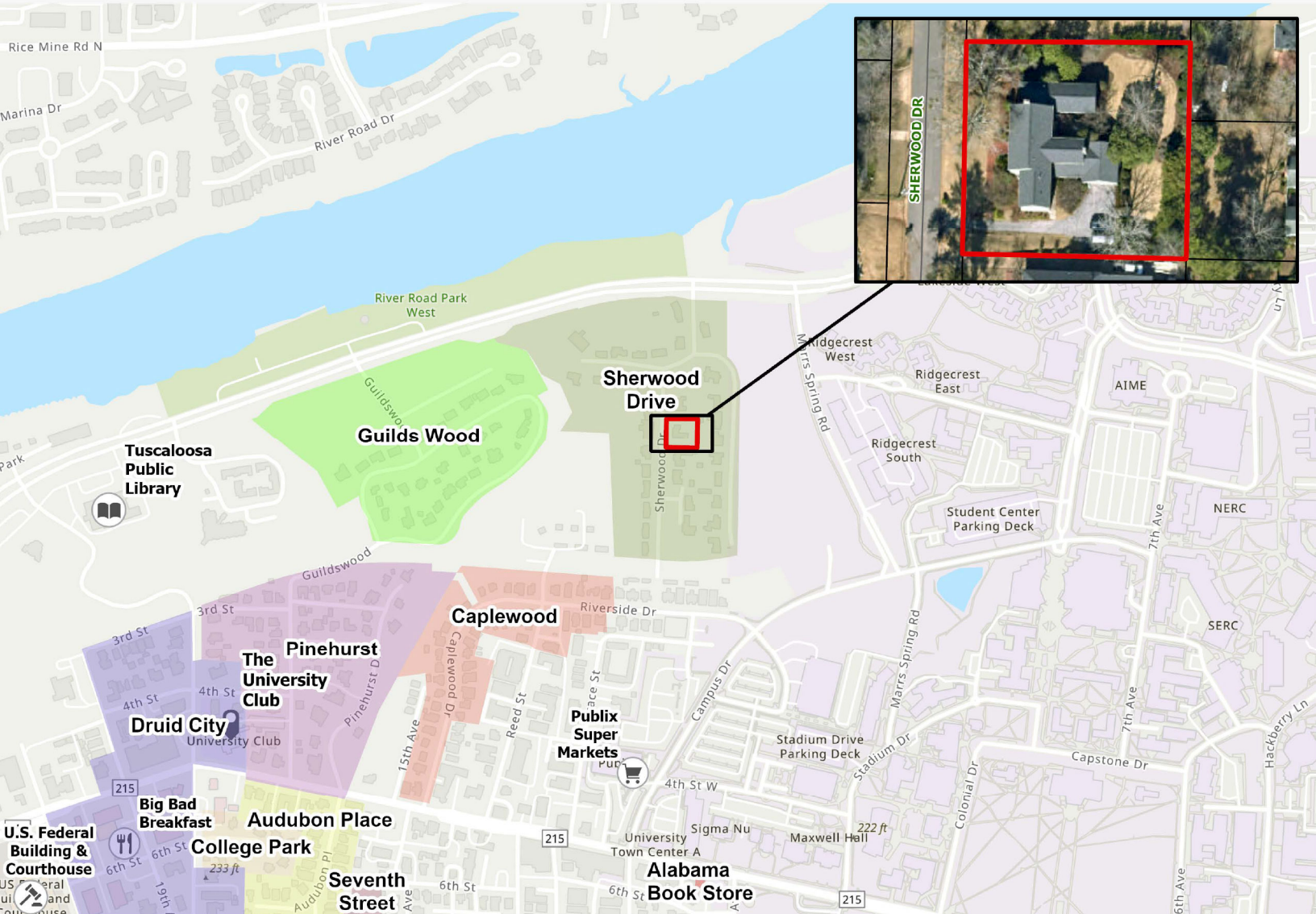
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0 40 80 120 160 Feet



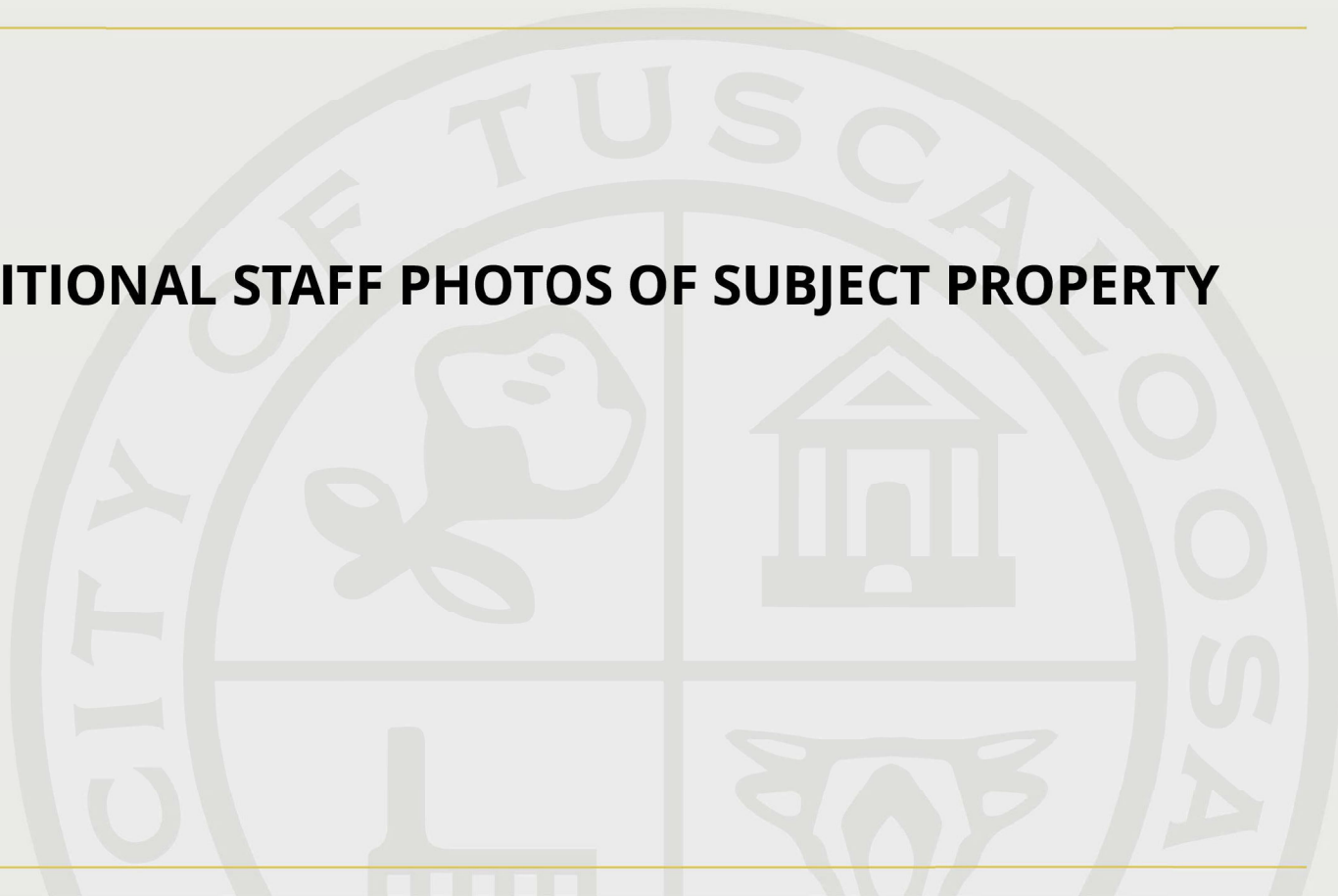


17 Sherwood Drive

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



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY











STAFF PHOTOS OF ADJACENT PROPERTIES

