

Historic Preservation Commission

Staff Report

Meeting Date: August 12, 2026

Case #: HPC-44-26

Site Addresses:	2008 Paul W. Bryant Dr
Parcel ID:	31-05-22-4-001-004.000
Applicant:	Chandler Overcash
Owner:	Price McGiffert

Proposed Work:	Petition for a Certificate of Appropriateness for alterations to a previously approved Certificate of Appropriateness to construct a duplex on the property located at 2008 Paul W. Bryant Drive the Druid City Historic District (Council District 4)
Current Zoning:	DHE-H

Historic District:	Druid City Historic District
Architectural Style:	Commercial
Year Built:	1980
Contributing:	No
Historic Survey:	Druid City Historic District Survey

Resource 91. Paul W. Bryant Drive. Uptown Art. Circa 1980. Two story, wood frame, free standing commercial building with side gable roof of asphalt shingles, vinyl siding, second floor façade with two pane lights, first floor façade with 9/9 double hung sash windows, full width one story porch with Tuscan columns, one story rear ell with side gable roof of asphalt shingles, vinyl siding, and single leaf door. The commercial building was built outside the period of significance.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner requests modifications to the previously approved Certificate of Appropriateness granted at the May 2026 Historic Preservation Commission meeting. The proposed revisions pertain to both the design of the duplex and the parking arrangement for the development.

The petitioner proposes changing the architectural style of the duplex from Tudor Revival to English Cotswolds. The updated design will include an asphalt shingle roof at the front and a standing seam metal roof at the rear, prefinished metal gutters with round downspouts, aluminum-clad wood windows, a fiberglass entry door, and a concrete sidewalk, terrace, and front steps. Additional exterior materials will consist of a limestone and cast stone entry, prefinished metal light fixtures, Hardie board trim, fascia, soffit, and siding, brick and stone veneer, a limestone and cast stone chimney cap, concrete pavers, and brick piers with wrought iron fencing.

The petitioner also proposes changes to the parking layout. The new parking arrangement will be accessed from Paul W. Bryant Drive on the eastern side of the duplex. Three additional parking spaces will be provided through a new parking access agreement with the adjacent residence located to the east of the proposed duplex.

STAFF ANALYSIS:

Aluminum-clad wood windows are identified in the Design Guidelines as appropriate window materials. Both metal roofing and asphalt shingles are listed as acceptable roofing materials. Concrete is considered an appropriate material for sidewalks, drives, parking areas, and paving. Brick and iron are also listed as appropriate materials for fences and walls within the district. These proposed materials align with the established guidance and are consistent with the character and standards of the historic district.

APPLICABLE DESIGN GUIDELINES:

C. 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.

All applications to demolish or remove a structure in a historic district shall contain the following minimum information:

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

In no event shall the Commission entertain any application for the 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.

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.

B. New Construction

After identifying the area of influence and assessing the prevailing character of the development within that area, the next step is to begin the design of the project. Each project is unique and needs to be taken on a case-by-case basis to meet the needs of the owner while at the same time protecting the character of the property and area. There are some general concepts, however, that can assist with the design of the new development.

New construction should reference and not conflict with the predominant site and architectural elements of existing properties in the area of influence.

To be compatible with its context, new construction should respect established design patterns within the area of influence. Following are some additional guidelines for new construction.

New construction should reference predominant design characteristics that make an area distinctive in order to achieve creative and compatible design solutions that are more than just mere imitations of existing buildings. However, new construction is not limited to historical styles, and new buildings should not be imitations of earlier styles.

1. Generally

New construction has an obligation to harmonize with the historic character and scale of the district. Designs for infill and other new construction must be designed with the surroundings in mind. The setback, scale, mass, and size of a structure are as important as the style or decorative details. However, style, decoration, building materials and landscape treatment and planting shall be utilized in the design to provide the attributes necessary for new construction to be compatible with the district, while creating a distinctive character for the new structure.

The following standards shall be applied to all new construction, including additions, in the district.

2. Doors and Windows

- Design new construction so that the rhythm, patterns, and ratio of solid to void (walls to windows and doors) on public facades are compatible with those of adjacent contributing buildings.
- Design new construction so that the size and proportion (ratio of width to height) of window and door openings of primary facades are similar to and compatible with those on facades of adjacent contributing buildings.
- Use doors and windows whose size, proportions and degree of setback from the exterior wall are similar to those of historic designs used in the district.

3. Form and Scale

- Design new buildings to be compatible with contributing buildings in that particular part of the district, yet retain enough of the individuality in form, scale, or level of complexity to avoid confusing the viewer as regard to the age of the new structure.
- Design new buildings to respect the overall relationship of height to width of surrounding contributing structures.
- Proportion new construction to the size of the lot in a manner similar to typical examples of contributing structures within the particular part of the district.
- Provide features on new construction that reinforce the scale and character of the surrounding area by including elements such as porches, porticos, and decorative features, as appropriate.

- Use roof forms and pitches appropriate for and that harmonize with those used historically in the particular part of the district.
- Design all new garage(s) and outbuilding(s) to be compatible with the style of the major buildings on the property and scaled to be subordinate to the main building and the lot.

4. Foundations

- Use foundations that harmonize with those in the surrounding part of the district.

5. Massing and Orientation

- Respect the site planning, massing and building orientation precedents set by nearby similar-size contributing buildings of the district.
- Align the facade of the new building with the predominant setbacks of nearby buildings within the district.
- Orient the main entrance of the building in a manner similar to established patterns in the particular part of the district.

6. Materials

- Use materials and finishes for all major building surfaces, including roofs, that are similar to those employed historically in the particular location in the district and appropriate to their form and location.

C. Exterior Lighting

- Design, install, and maintain exterior lighting to focus only on intended areas within the property, and to avoid invading surrounding areas.

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.

Examples of Appropriate Fence Materials:

- Wood picket

Examples of Inappropriate Fence Materials:

- Chain link

- Wood slat
- Wood lattice
- Iron
- Brick
- Stone
- Stucco over masonry
- Historically appropriate wire
- Powder-coated aluminum mimicking cast/wrought iron
- Stockade
- Post and rail
- Unstuccoed concrete block
- Masonite
- Plastic
- Plywood or asbestos panels
- Vinyl

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.
- Permanently affixed internal and external muntins should be employed where appropriate.

Examples of Appropriate Window Materials:

Examples of Inappropriate 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
- Aluminum or vinyl
- Snap-in or artificial muntins
- Reflective or tinted glass

J. Sidewalks, Drives, Parking, and Paving

1. Sidewalks and Paving

- Use only materials that have historic precedent in the district, taking care to preserve historic paving materials by saw cutting when inserting new materials or repairing damaged areas.
- Situate, design, and install paving materials of a color and texture and in a manner to be compatible with the historic character of the property and its neighbors.

2. Parking

- Residential parking areas should not exceed 35% of the total rear yard area. For the purposes of these Design Guidelines:
 - For interior lots, the rear yard is the area not defined as the “front yard” in Section 24-125(b) of the Zoning Ordinance or the side yard, being the area along a side property line between the front and rear walls of the primary structure. The rear yard shall also exclude the footprint of the primary structure and any additional roofed structures.
 - For corner lots, the rear yard shall be the area not defined as the “front yard” in Section 24-125(b). The rear yard shall also exclude the footprint of the primary structure and any additional roofed structures.
- Use only materials that have historic precedent in the district. The use of permeable materials is encouraged

Examples of Appropriate Materials:

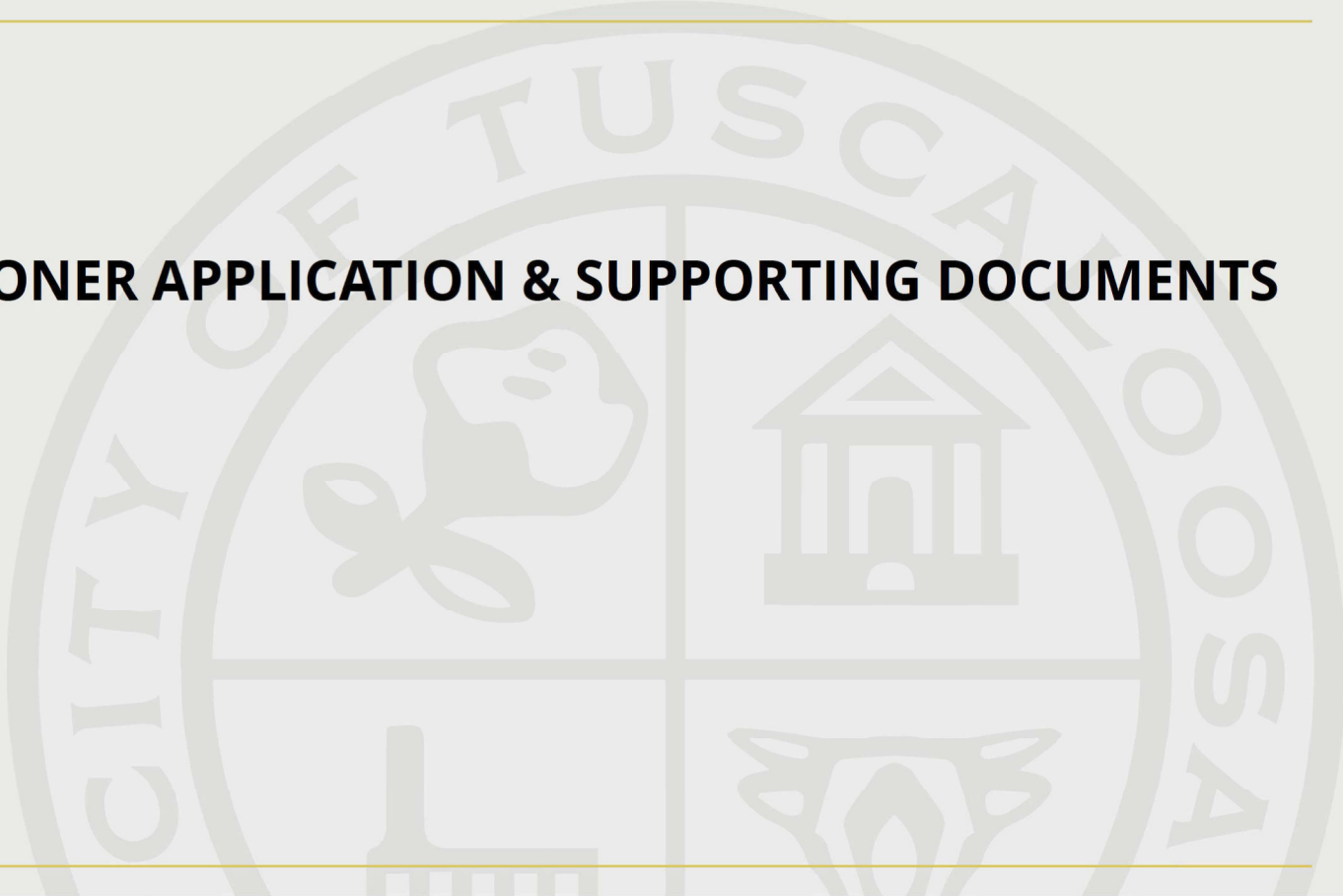
- Concrete

Examples of Inappropriate Materials:

- Asphalt

- Brick or stone pavers
 - Gravel or crushed stone
 - Other materials as approved by the Commission
-
- Minimize the presence and appearance of all parking areas visible from a public street through site planning and design.
 - Parking should be screened in a manner so that the parking is not the dominant feature of the property. Screen new parking areas through use of low walls (4-6 feet high), iron fences, or landscape plantings, mindful of the need to maintain the overall continuity of the district as viewed from public rights-of-way and adjacent properties. Screening should extend to the edges of the driveway.
 - No residential or commercial parking should be installed between the front face of the primary structure and the front right-of way line of the property.
 - All residential and commercial parking should be set back a distance that will maintain the pattern and alignment of primary building setbacks in the neighborhood

PETITIONER APPLICATION & SUPPORTING DOCUMENTS



Certificate of Appropriateness Application

Property Information:

Site Address:

2008 Paul W. Bryant Drive, Tuscaloosa, Alabama 35401

Historic District:

Druid City

Estimated Cost of Construction:

750000

Detailed Description of the Proposed Work:

This application seeks approval for construction of a new two-unit residential development inspired by the traditional architecture of the English Cotswolds. The project includes demolition of the existing non-contributing 2,375-square-foot, two-story, wood-framed, vinyl-clad building and construction of a new building generally within its original footprint, maintaining the established relationship between the building and the street. The proposed development reduces impervious coverage by introducing approximately 2,000 square feet of lawn and landscaped area, limits rear parking to approximately 25% of the site area, below the City's 35% maximum, and will continue to utilize the existing cross-access agreement with the adjacent parcel to the right for ingress and egress.

Architecturally, the building is inspired by the traditional architecture of the English Cotswolds while remaining clearly legible as new construction. The design incorporates steeply pitched roof forms, vertically proportioned windows, predominantly brick exterior walls, and limited areas of lap siding to create a cohesive composition with an appropriately varied residential character. Final material selections and colors will be coordinated to reinforce the Cotswold-inspired design while remaining compatible with the surrounding historic context.

Detailed Description of the Proposed Materials:

The proposed two-unit structure will consist primarily of brick, with limited areas of painted cementitious lap siding at select upper walls and gables. Roof coverings will consist of architectural asphalt shingles, with limited standing-seam metal accents as indicated. Windows will be aluminum-clad wood units with divided-light patterns and a complementary finish, and entry doors will be wood-grain fiberglass. Parking areas will utilize paver systems as shown on the site plan. Final colors and finishes will be selected to reinforce the Cotswold-inspired character of the development.

Applicant Information:

Applicant Name:

Chandler Overcash

Is the applicant also the property owner?

No

Property Owner Information:

Owner 1

Property Owner Name:

Price McGiffert

Supporting Documents:

Site Plan:

Half Price HPC_Schematic Design_07-22-2026.pdf

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.

Demolition or Relocation in Historic District Application

Note: A Certificate of Appropriateness application is required at the time of this application if the structure will be replaced.

Property Information:

Site Address:

2008 Paul W Bryant Drive, Tuscaloosa, Alabama 35401

Historic District:

Druid City

Date the Current Owner Acquired Property:

10/9/2020

Purchase Price of Property When Acquired:

275000

Describe Condition of Property when Acquired:

At the time of acquisition, the property was in substantially the same condition as it exists today, with no significant improvements, alterations, or upgrades having occurred since purchase.

Describe Any Considerations for Property Prior to Requesting to Demolish or Relocate:

Prior to requesting demolition, the existing structure was evaluated in the context of district standards and future site development. The building is non-contributing, wood-framed, and vinyl-clad, and is positioned approximately ten feet closer to the street corridor than adjacent contributing structures. The site is nearly 100% impervious. Redevelopment of the property was determined to be more appropriate to restore façade alignment, reduce impervious coverage, and improve overall site conditions within the district.

Has Current Owner Tried to Sell Property?

No

Provide Options Held for Purchase of Property, if Applicable:

N/A

Provide Detailed Description of Proposed Replacement after Demolition:

*See other HPC application for full narrative

Estimated Cost of Demolition:

10000

Estimated Cost of New Construction:

See other HPC application for estimate

Applicant Information:

Applicant Name:

Chandler Overcash

Is the applicant also the property owner?

No

Property Owner Information:

Owner 1

Property Owner Name:

Price McGiffert Jr.

Supporting Documents:

Photos of Existing Structure:

Screenshot 2026-08-04

120044.jpg

Site Plan:

Elevation Drawings:

Structural Analysis:

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.





Paul W. Bryant Dr. Duplex
New Construction

HALF PRICE, LLC
2008 PAUL W BRYANT DRIVE
TUSCALOOSA, AL 35401

PROJECT NUMBER: 26020
ISSUE DATE: JULY 22, 2026

SCHEMATIC DESIGN

THE SCHEMATIC DESIGN DOCUMENTS ARE FOR OWNER PROGRAMMING, SPACE PLANNING, AND BUDGETARY PURPOSES ONLY. ANY REFERENCES TO EXISTING CONDITIONS ARE BASED ON APPROXIMATE MEASUREMENTS AND VISUAL REVIEW AND SHOULD NOT BE RELIED UPON. THESE DOCUMENTS ARE NOT SUITABLE FOR CONSTRUCTION AND DO NOT ACCOUNT FOR BUILDING LAIERS, CLIPPING UNREMOVED, REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION (AHL), OR STRUCTURAL CONSIDERATIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR ERRORS, OMISSIONS, OR INACCURACIES, NOR FOR ANY DECISIONS MADE BASED ON THIS INFORMATION.

SHEET TITLE
SCHEMATIC RENDERING

A101



Paul W. Bryant Dr. Duplex
New Construction

HALF PRICE, LLC
2008 PAUL W BRYANT DRIVE
TUSCALOOSA, AL 35401

PROJECT NUMBER: 26020
ISSUE DATE: JULY 22, 2026

**SCHEMATIC
DESIGN**

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SHEET TITLE
SCHEMATIC RENDERING

A102



Paul W. Bryant Dr. Duplex
New Construction

HALF PRICE, LLC
2008 PAUL W BRYANT DRIVE
TUSCALOOSA, AL 35401

PROJECT NUMBER: 26020
ISSUE DATE: JULY 22, 2026

**SCHEMATIC
DESIGN**

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SHEET TITLE
LEFT ELEVATION
A104

Paul W. Bryant Dr. Duplex
New Construction

HALF PRICE, LLC
2008 PAUL W BRYANT DRIVE
TUSCALOOSA, AL 35401

PROJECT NUMBER: 26020

ISSUE DATE: JULY 22, 2026

SCHEMATIC DESIGN

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SHEET TITLE

RIGHT ELEVATION

A105



Paul W. Bryant Dr. Duplex New Construction

HALF PRICE, LLC
2008 PAUL W BRYANT DRIVE
TUSCALOOSA, AL 35401

Henry Brick - Old Chicago



Hardie Board - Painted



Entry Doors- Thermatru,
Stained Fiberglass



Windows - Lincoln,
Aluminum Clad Wood



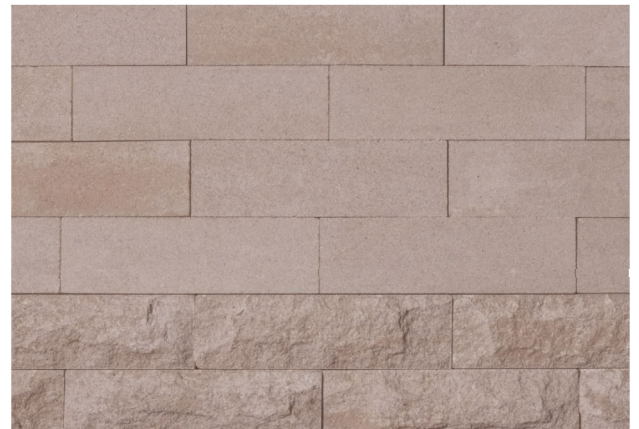
Pac-Clad, Snap-Clad Metal Roof



GAF - Mission Brown



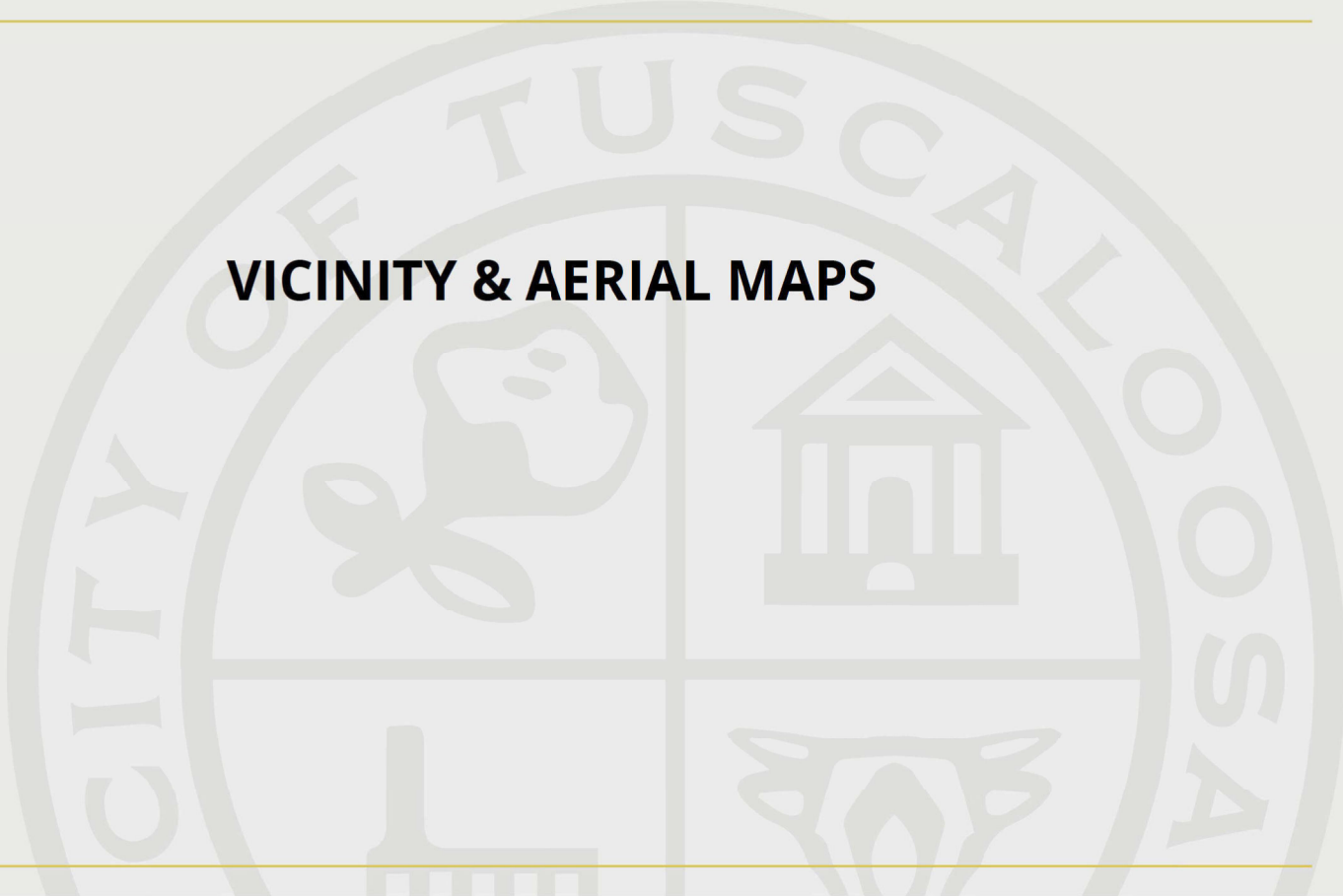
Cast Stone Door Surrounds- RockCast Bur Ridge



Alabama Wholesale Stone - Cottage Hill Mix



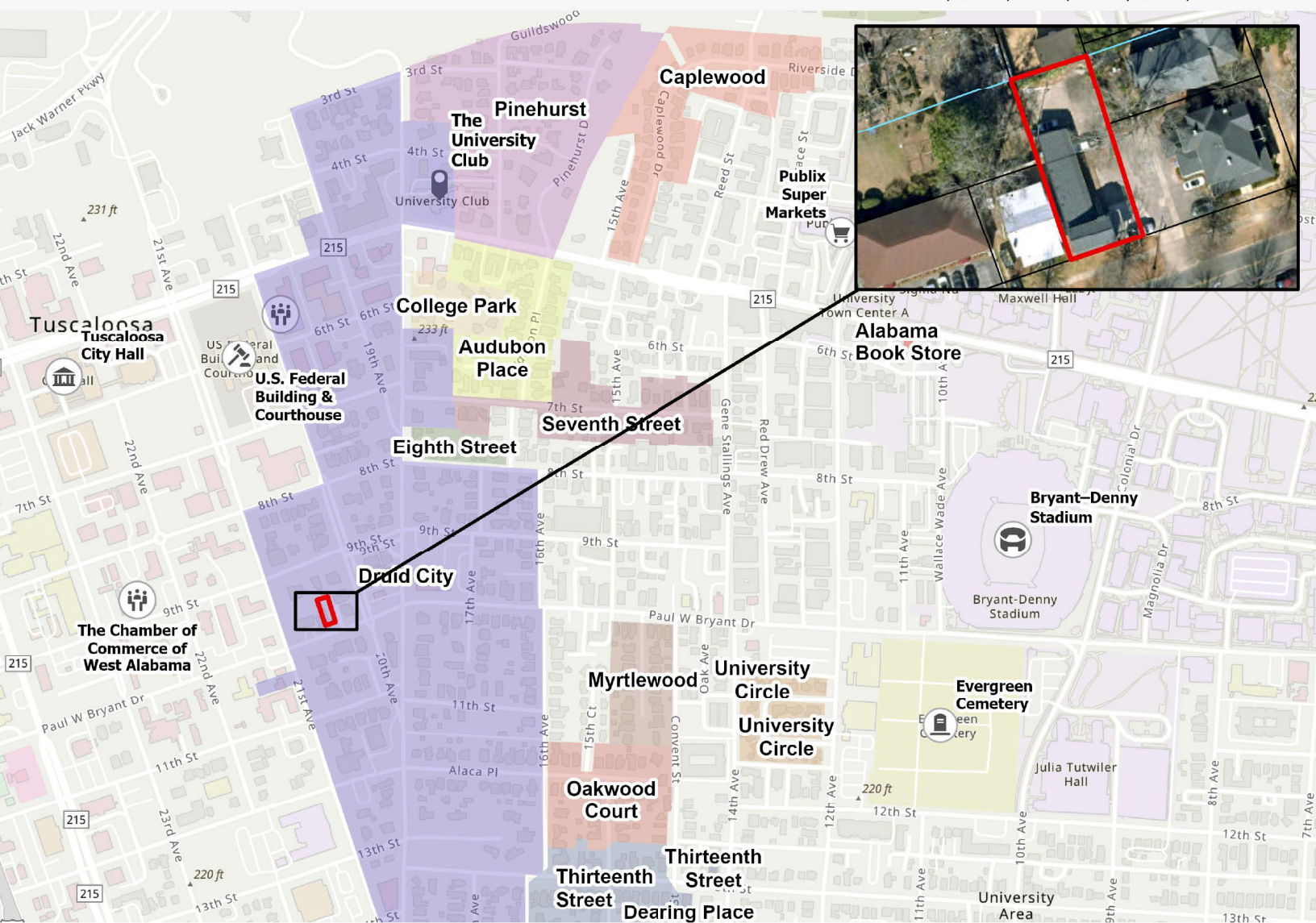
VICINITY & AERIAL MAPS





2008 Paul W Bryant Dr

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





2008 Paul W Bryant Dr

1 inch = 63 feet
0 30 60 90 120 Feet



ADDITIONAL STAFF PHOTOS OF SUBJECT PROPERTY









STAFF PHOTOS OF ADJACENT PROPERTIES

