



# CITY OF PRATTVILLE

**JIM BYARD, JR.**  
MAYOR

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## CITY COUNCIL

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DISTRICT 7

## City of Prattville Historic Preservation Commission

The minutes of the March 26, 2009 meeting of the  
City of Prattville Historic Preservation  
Commission were approved.

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Thea Langley, Chairman

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**CITY OF PRATTVILLE  
HISTORIC PRESERVATION COMMISSION**

**AGENDA  
March 26, 2009  
4:30 p.m.**

**Call to Order:**

**Roll Call:**

Chairman Langley, Vice-Chairman Price, Mrs. Davis, Mrs. Edwards, Ms. Kirkpatrick, Mrs. Kornegay, and Mr. Lazenby.

**Minutes:**

December 18, 2008

**Old Business:**

1. CA0812-01 Certificate of Appropriateness for an accessory structure  
424 S. Northington Street  
**City of Prattville-Department of Leisure Services, Petitioner**

*Held  
1/22*

**New Business:**

2. CA0903-01 Certificate of Appropriateness for a sign  
136 First Street  
**Glenn Properties, LLC/Richard Glenn Construction, LLC, Petitioner**
3. CA0903-02 Certificate of Appropriateness to renovate exterior building  
209 Doster Road  
**John Boone, Petitioner**
4. CA0903-03 Certificate of Appropriateness to construct a parking lot  
117 and 133 E. 4<sup>th</sup> Street and 114 E. 5<sup>th</sup> Street  
**First United Methodist Church, Petitioner**

*Public Hearing*

*Public Hearing*

*Public Hearing*

**Adjourn:**

**CITY OF PRATTVILLE  
HISTORIC PRESERVATION COMMISSION  
MINUTES**

**March 26, 2009**

**Call to order:**

The meeting of the Prattville Historic Preservation Commission was called to order on Thursday, March 26, 2009 at 4:35 pm by Chairman Thea Langley.

**Roll Call:**

Member present was Chairman Thea Langley, Vice Chairman Gray Price, Mrs. Jean Davis, Ms. Mona Kornegay, Mr. Brooks Lazenby and Ms. Lenore Kirkpatrick. Absent: Mrs. Belinda Edwards.

*Quorum present.*

**Minutes:**

Mr. Lazenby moved to approve the minutes of the **December 18, 2008** meeting. Mrs. Kirkpatrick seconded the motion. The motion passed unanimously.

**Old Business:**

**Certificate of Appropriateness for an accessory structure  
424 S. Northington Street  
City of Prattville-Department of Leisure Services, Petitioner**

Mr. Peterson of the Department of Leisure Services stated that the alternate plan for the proposed accessory structure is a split face block (sample presented) building with shingle roof (close match to the pool's building). The bricks would be painted to match the existing brick on the Doster Center. There would be no windows and landscaping would be placed surrounding the building.

**Mr. Lazenby moved to approve as submitted. Ms. Kirkpatrick seconded the motion.**

**The motion to approve passed unanimously.**

**New Business:**

**Certificate of Appropriateness for a sign  
136 First Street  
Glenn Properties, LLC, Petitioner**

Ricky Glenn, petitioner, presented sketch of sign and request to keep sign on site. The proposal presented an existing free standing pole with sign attached with metal straps painted black and encased in wooden framed painted white.

Mr. Duke stated that the signs were already installed without permit. The proposed sign meets the requirements of Commercial Design Review Guidelines 1, 2, 3, 4, and 5.

**Mr. Price moved to approve the sign as presented. Mrs. Davis seconded the motion.**

**The motion to approve passed unanimously.**

**Certificate of Appropriateness to renovate exterior building  
209 Doster Road  
John Boone, Petitioner**

George Walthall, petitioner representative, presented the request to renovate the exterior building at 209 Doster Road.

Mr. Duke stated that the property was formerly operated as The Guest House, a catering and restaurant business. Residential guidelines apply because the building was originally constructed for residential use. The proposed alterations would be to architectural features, windows, and landscaping.

John Boone, petitioner, stated that he inquired about permitting before construction began and was told he did not need a building permit for the proposed work.

Chairman Langley opened the public hearing. There was none to speak. The public hearing was closed.

**Mrs. Davis moved to approve with the following conditions. Mr. Lazenby seconded the motion.**

- 1. Replacement of siding on front façade with Dryvit (minus any details imitating stone. Vinyl siding on other building elevations to remain.**
- 2. Any stone detail on the foundation must be removed.**
- 3. Replacement windows permitted with faux muntins.**
- 4. Landscaping as submitted with the addition of trees to replace ones removed.**

**The motion to approve passed by 5/1 vote as recorded. Favor: Mrs. Davis, Mr. Lazenby, Mr. Price, Mrs. Kornegay, and Ms. Kirkpatrick. Oppose: Chairman Langley.**

**Certificate of Appropriateness to construct a parking lot  
117 and 133 E. 4<sup>th</sup> Street and 114 E. 5<sup>th</sup> Street  
First United Methodist Church, Petitioner**

**Will Barrett of ADL Engineering, petitioner representative,** presented the proposed 56 space parking lot. A 30' landscape buffer extends from sidewalk to curb.

Mr. Duke gave the staff report on the proposed property. He stated that the average setback in the area is 48'. He stated that the Board of Zoning Adjustment granted approval for the use of the property as a parking lot on Fourth Street contingent that there is no exit on to Fifth Street. The petitioner since that time has resubmitted an application to include Fifth Street with the proposed parking lot, hearing set for April 14, 2009.

Chairman Langley opened the public hearing. *(Gray Price was dismissed at 6:12 p.m.)*

**Gerald Cimis, 141 N. Chestnut Street** spoke in opposition to the request stating that his issues of concerns are the proposal disrupts the residential character of the neighborhood, it conflicts with the city's Comprehensive Plan for low density residential, has no viable purpose for the Fifth Street exit; and increase noise and traffic.

**Martina Kennington, 125 E. Fifth Street** spoke in opposition to the request citing traffic increase as major concern.

**Willis Bradford** spoke in favor of the request stating that the church is good steward to the area. The proposed parking lot is an appropriate solution to their parking problem.

**Robby Anderson** spoke in favor of the request. He stated that the church would work within the guidelines and make adjustments as necessary to the Commission.

After all comments, Chairman Langley closed the public hearing.

Mr. Barrett stated that the Fifth Street exit would enhance the use of the existing driveway.

**Mr. Lazenby moved to separate the request by Street. Mrs. Davis seconded the motion. The motion passed unanimously.**

**Mrs. Davis moved to approve the parking lot on Fourth Street contingent that the setback is at 45' with manicured landscape on the north side consistent with the proposed submitted landscape. Mr. Lazenby seconded the motion.**

**The motion to approve with conditions passed unanimously.**

In their discussion on the Fifth Street egress, they concluded that the BZA approved the use for the parking lot on Fourth Street, contingent that there is no access from Fifth Street; therefore the Commission had no clear knowledge on its authority to vote on the Fifth Street site.

Mr. Duke expressed to the Commission that it should not act outside of its legal authority. The Commission has the ability to modify the appearance of the site; to deal with how the road intersects Fifth Street; how it's screened off; anything that has to do with the appearance. He stated that the Commission does not have the authority to govern land use. He stated that he would consult the city's attorney for clarification.

**Mrs. Kornegay moved to hold the Fifth Street request until the next meeting (April 23, 2009) to allow the BZA to hear the submitted request scheduled for the April 14, 2009 meeting and clarification is obtained on the term "site" vs. "use" and its legal authority to vote on either. Mrs. Davis seconded the motion.**

**The motion to hold passed unanimously.**

**Mrs. Kirkpatrick moved to send to the BZA a statement of non-endorsement of the 5<sup>th</sup> Street exit into a traditional historic residential district. Mr. Lazenby seconded the motion.**

**Chair Langley moved to amend the motion to add to the statement of non-endorsement that the HPC strongly oppose the petitioner utilizing the area adjacent to the proposed parking lot as an exit. Ms. Kirkpatrick seconded the motion.**

**The amended motion passed unanimously.**

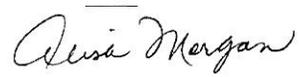
In an effort to prevent work requiring HPC approval that may not require a building permit, **Mrs. Davis moved that Mr. Duke bring before the HPC a recommendation of action, to educate the city personnel involved in permits, on how to better inform the public on permitting procedures. Mrs. Kornegay seconded the motion.**

**The motion passed unanimously.**

**Adjourn:**

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alisa Morgan".

Alisa Morgan, Secretary  
Historic Preservation Commission

Historic Preservation Commission  
Sign - In Sheet

3/26/09

Name

Address

~~Dr. Peter~~

~~424 S. Northington~~

Richard Glenn

2806 Alabama River Parkway

Ann [Signature]

Millbrook, AL 36685

John Barr

128 W. Main St

Beaufort, NC

Will BARRETT

711 McQUEEN SMITH RD.

Dr. Gerald C. [Signature]

141 N. Chestnut St 26067

Martina [Signature]

125 E. 5th St

[Signature]

Kerry [Signature]

**PRATTVILLE HISTORIC PRESERVATION COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

**PETITIONER:** GLENN PROPERTIES, LLC  
136 FIRST STREET  
PRATTVILLE, AL 36067

**REQUEST:** TO PLACE A SIGN ON PROPERTY.  
136 FIRST STREET

**ORDER**

The above petition having been duly considered at a public hearing meeting before the Historic Preservation Commission of the City of Prattville, and giving notice that a public hearing would be held on March 26, 2009 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Historic Preservation Commission of the City of Prattville **voted to approve the certificate of appropriateness** at property requested above for:

*Addition of a new sign to existing 18' tall pole and mast arm. Proposed sign is attached with metal straps painted black and encased in wooden frame painted white (as submitted).*

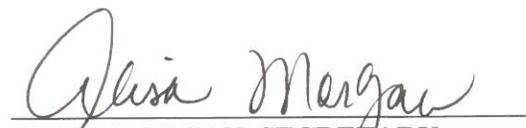
**DONE THIS THE 26th DAY OF March 2009.**

**HISTORIC PRESERVATION COMMISSION**



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**THEA LANGLEY, CHAIRMAN**



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**ALISA MORGAN, SECRETARY**

**CITY OF PRATTVILLE**  
Historic Preservation Commission  
Planning Department Staff Report



**CERTIFICATE OF  
APPROPRIATENESS**

136 First Street – CA0903-01

**DATE**

March 23, 2009

**PROPOSED DEVELOPMENT**

**Petitioner:** Glenn Properties, LLC/Richard Glenn Construction, LLC  
**Property Owner:** Same  
**Agent:** Owner  
**Location:** 136 First Street – site of Glen Park Apartments

**Review Status and History**

*Submission Status:* Initial submission for this address.  
*Previous Approvals:* N/A  
*Conditions of Previous Approvals:* N/A  
*1984/2007 Historic Properties Inventory Details* 136 First Street – Not included in 1984 Daniel Pratt Historic District survey and nomination. Structure in 1984 was a single story brick office building constructed in 1970's. Building was recently demolished and replaced by 12 unit apartment building. Apartments were started and completed prior to creation of Prattville Historic District in January 2008.

**Proposed Alteration, Renovation or Addition**

The following alterations are proposed for the address listed above. See the application included as Attachment A for a description of each element.

1. Addition of a new sign to existing 18' tall pole and mast arm. Proposed sign is attached with metal straps painted black and encased in wooden frame painted white. Signs already installed without permit. The lower section of installed sign must be removed or receive approval from the Board of Zoning Adjustment for an offsite sign.

## PLANNING STAFF EVALUATION

**Reviewed by:** Joel T. Duke, AICP

**Site Visits Conducted:** March 23, 2009

**Recommendation:** Approval.

### **Staff Evaluation:**

The requested alterations were reviewed against the standards contained in the Prattville Commercial Design Review Guidelines Manual. The relevant sections of manual are included. Staff evaluation flows from the relevant sections.

*Item 1 – Addition of a new sign to existing 18' tall pole and mast arm. Proposed sign is attached with metal straps painted black and encased in wooden frame painted white. Sign already installed without permit.*

### Signs (pages 29 - 31)

1. Historic signs should be retained, maintained, and, if needed, repaired.
2. New signs should be of traditional materials such as finished wood, glass, copper, or bronze.
3. New signs should be installed in locations historically used for signs such as on awnings, on upper façade walls covering five percent or less of the wall surface, inside windows, or projecting from the building façade or elevation. Signs should not cover or obscure architectural features.
4. New signs should be properly proportioned relative to their buildings.
5. Letters should be eighteen or less inches high and should cover sixty percent or less of the total sign area.
6. Colors used in signs should be coordinated with their buildings. Three colors or less should be used per sign.
8. Lighting sources for signs should be external and concealed. The exception is if historic or replica neon signs are used.

**Staff Comment:** Staff comments are based on the proposed sign submitted rather than the sign currently installed. The proposed sign meets the requirements of Guidelines 1, 2, 3, 4, and 5. The proposed sign will be attached to the pole and mast arm used for the previous commercial use on the site. The proposed sign is comprised of the materials called for in guideline 2. The existing pole is the historic location for signs on this property. The sign and lettering are proportional to the building. The color and design of the sign are simple and coordinate with the building. No lighting is proposed for the sign.

The lower portion of the installed sign must be considered an offsite sign. By city zoning ordinance, an offsite sign must be approved by the Board of Zoning Adjustment. Until approval is received the lower portion of the sign must be removed.

**ATTACHMENTS**

- A. Application and attachments
- B. Location Map
- C. Photos



City Of Prattville  
Planning and Development Department  
102 W. Main Street  
Prattville, AL 36067  
(334) 361-3614 Fax (334) 361-3677  
[www.prattville.com](http://www.prattville.com)

**CA0903-01**

Certificate of Appropriateness  
Sign  
136 First Street

Application

Certificate of Appropriateness  
Prattville Historic Preservation Commission

Application Type:  Alteration  Addition  New Structure  Demolition  Sign

**Applicant /Agent Information**  
Notarized letter from the property owner is required if agent is used for representation.

Name: Glenn Properties LLC / Richard Glenn Construction, LLC  
 Street Address: 136 First St.  
 City: Pratt. State: AL Zip: 36067  
 Phone Number(s): 285-0140 / 657-4820 / 285-4495 fax

**Property Owner Information**  
if different than above

Name: \_\_\_\_\_  
 Address of Property Owner: 2806 Alabama River Parkway  
 City: Millbrook, State: AL Zip: 36054  
 Phone Number: ( ) \_\_\_\_\_

**Property Description**

County Tax Parcel Number/Legal Description: \_\_\_\_\_  
 \_\_\_\_\_  
 Current Zoning of Property: \_\_\_\_\_ Physical Address: 136 First St.  
 Proposed Alteration (general description): New Sign - See site layout plan (encl)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



The following items must be attached to the application (check those items included):

- Scaled drawings, including elevations for two sides, showing the proposed changes to the building's exterior architectural features
- Photographs of the existing structure taken from several views. Photographs shall include several views of the entire site
- Scaled site layout including all structures, fences, walkways, driveways, signs, lighting, etc.
- Samples of proposed materials to be used (photographs may be substituted for actual materials in some cases)
- Any additional materials or documentation that will assist the Prattville Historic Preservation Committee in the review
- Application fee: Fifty dollars (\$50)
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)
- Demolition applications shall require the following additional information:
  - The historic significance of the structure, including a narrative concerning any historical events or persons connected with the structure;
  - The approximate date of the original construction and the date of any major additions or alterations thereto, if known;
  - A description of the architectural style or period which the structure represents, and any other material available concerning architectural aspects of the structure;
  - At least two (2) exterior photographs of the structure, showing, as near as possible, all the exposed surfaces of the structure;
  - A statement concerning any practical difficulties in making the structure meet the minimum code requirements;
  - The present use of the property and surrounding properties and any proposed use following a demolition

I certify that I am the property owner, or authorized agent, and attest that all facts and information provided are true and correct.

Richard Glenn  
Printed Name

[Signature]  
Signature

Date 2/26/09

I the undersigned authority, a Notary Public in and for said Autauga County in the State of Alabama, hereby certify that Richard Glenn, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 27th day of February, 20 09

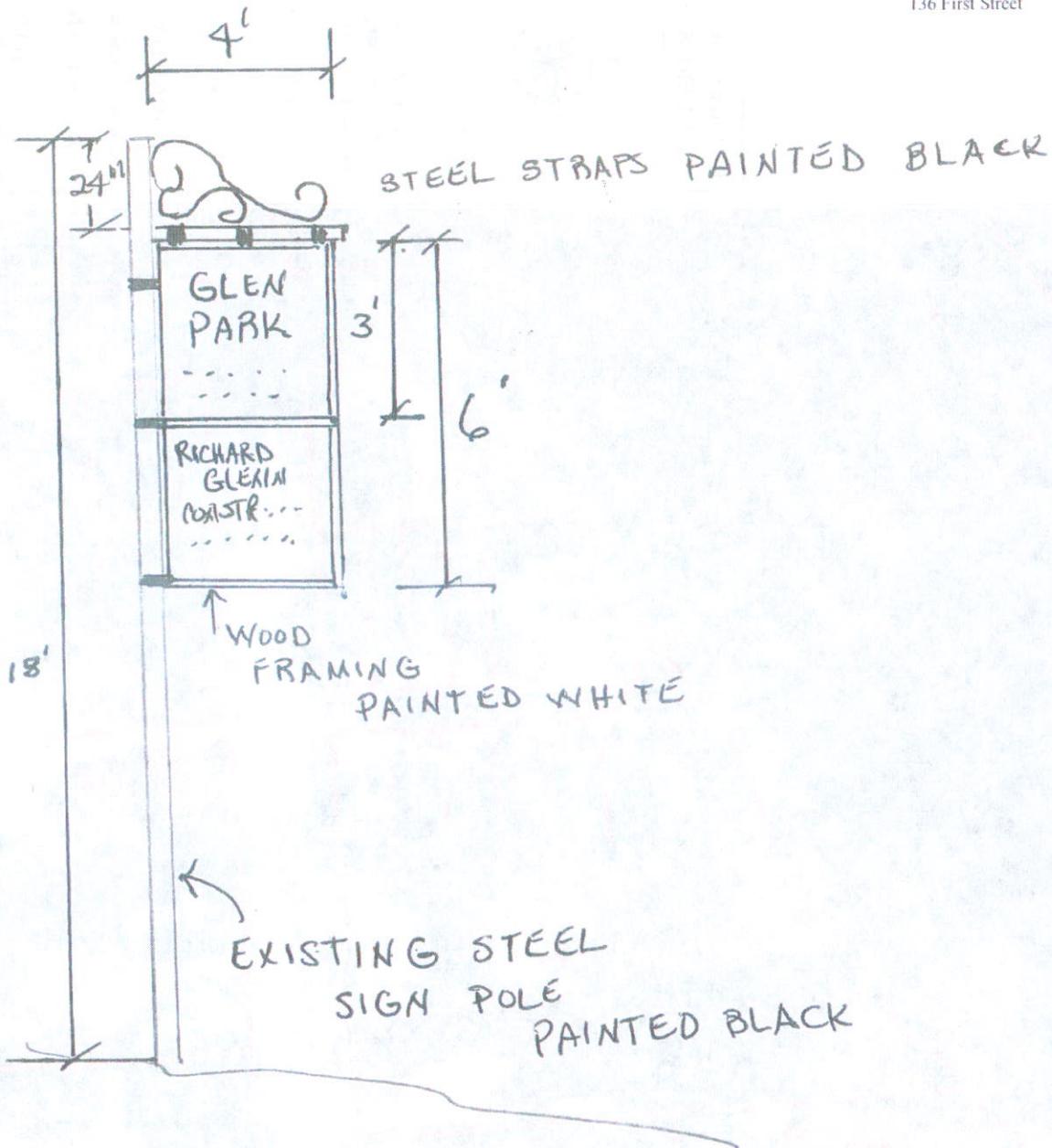
[Signature]  
Notary Public

My commission expires ~~My Commission Expires~~ 11-08-2011



CA0903-01/B

Certificate of Appropriateness  
Sign  
136 First Street



$$\frac{3}{8}'' = 1'$$

CITY OF  
PRATTVILLE, ALABAMA

136 FIRST ST  
GLEN PARK APTS

LOCATION MAP

1" = 100'

\*\* NOTE \*\*

March 2005 aerial photo  
predates existing  
Glen Park Apartments



— STREETS  
▭ TAX PARCELS



Ryan Pecharka, G.I.S. Coordinator





Apartment  
Available  
2 BR - 2 Bath

Glen  
Park  
CONSTRUCTION  
1007 Park Street  
Richard Glenn  
Construction  
GENERAL CONTRACTOR  
INTERIOR FINISHES  
REMODELING  
325-8150





Glen Park  
GARDEN APARTMENTS  
136 First Street

Richard Glenn  
Construction  
CUSTOM HOMES  
REMODELING  
285-8140

136

136



**PRATTVILLE HISTORIC PRESERVATION COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

**PETITIONER:**           **JOHN BOONE**  
                                  **143 FIRST STREET**  
                                  **PRATTVILLE, AL 36067**

**REQUEST:**               **TO RENOVATE EXTERIOR BUILDING.**  
                                  **209 DOSTER ROAD**

**ORDER**

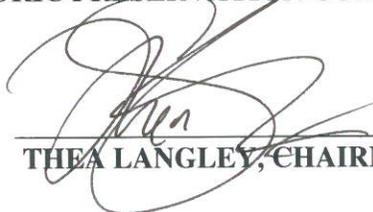
The above petition having been duly considered at a public hearing meeting before the Historic Preservation Commission of the City of Prattville, and giving notice that a public hearing would be held on March 26, 2009 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Historic Preservation Commission of the City of Prattville **voted to approve the certificate of appropriateness** at property requested above for:

*Renovation of existing building*

1. *Replacement of siding on front façade with Dryvit (minus any details imitating stone). Vinyl siding on other building elevations to remain.*
2. *Any stone detail on the foundation must be removed.*
3. *Replacement windows permitted with faux muntins.*
4. *Landscaping as submitted with the addition of trees to replace ones removed.*

**DONE THIS THE 26th DAY OF March 2009.**

**HISTORIC PRESERVATION COMMISSION**

  
\_\_\_\_\_  
**THEA LANGLEY, CHAIRMAN**

  
\_\_\_\_\_  
**ALISA MORGAN, SECRETARY**

**CITY OF PRATTVILLE**  
Historic Preservation Commission

Planning Department Staff Report



**CERTIFICATE OF  
APPROPRIATENESS**

209 Doster Street – CA0903-02

**DATE**

March 23, 2009

**PROPOSED DEVELOPMENT**

**Petitioner:** John Boone  
**Property Owner:** Same  
**Agent:** N/A  
**Location:** 209 Doster Street (property formerly operated as The Guest House)

**Review Status and History**

*Submission Status:* Initial submission for this address.

*Previous Approvals:* N/A

*Conditions of Previous Approvals:* N/A

*1984/2007 Historic Properties Inventory Details* Property is not within the boundary of the 1984 Daniel Pratt Historic District. Property is located with the 2008 designated boundary.

2,110 square foot, ranch style structure built in 1954. Modified to enclose a covered patio or carport on the west end. Aluminum siding over original cedar shakes. (City of Prattville Planning Department staff investigation and tax records.)

Property constructed for residential use; most recently used for commercial purposes – catering and restaurant.

### **Proposed Alteration, Renovation or Addition**

The following alterations are proposed for vacant lots at the addresses listed above. See the application included as Attachment A for a description of each element.

1. Removal of aluminum siding and underlying cedar shakes from the front (south side) of structure – replacement with stone and Dryvit facade
2. Replacement of existing wooded windows with vinyl open pane windows.
3. Removal of existing trees and replacement with foundation landscaping.

### **PLANNING STAFF EVALUATION**

**Reviewed by:** Joel T. Duke, AICP

**Site Visits Conducted:** March 20 and 23, 2009

**Recommendation:** Approval with modifications to setbacks as noted in staff evaluation.

#### **Staff Evaluation:**

The requested alterations were reviewed against the standards contained in the Prattville Residential Design Review Guidelines Manual. The relevant sections of manual are included. Staff comments/evaluations follow the relevant sections.

*Item 1 – Removal of aluminum siding and underlying cedar shakes from the front (south side) of structure – replacement with stone and Dryvit facade*

#### **Architectural Features (page 15)**

Historic architectural features commonly found in Prattville include brick, wood, or terracotta columns and capitals; wood pediments and trim; and window surrounds. These features are important stylistic elements and should be retained, visible, maintained, and, if needed, repaired.

1. Historic architectural features should be retained and maintained.
2. Historic architectural features should remain visible.
4. Deteriorated or damaged historic architectural features should be repaired using methods that allow them to retain their historic appearance and as much of their historic fabric as possible.
7. Owners are encouraged to replace missing or severely damaged historic architectural features with replacements that replicate the original features or other similar examples.
8. Architectural features should not be added to buildings where none historically existed.

**Staff Comment:** This application has been submitted after work was underway on the property. Work was terminated until approval is obtained from the Commission

The proposed installation of faux architectural details is contrary to the guidelines adopted by the Commission. The structure has historically been covered with cedar shakes, which were later covered with siding. The renovation will remove the existing façade on the front of the building rather than repairing it. The proposed renovation uses materials such as faux stone and Styrofoam insulation sculpted to look like stone; architectural features not previously found on the structure. The proposed renovation will change the only change the front of the building, leaving the remainder of encased in the existing siding.

*Item 2 – Replacement of existing wooded windows with vinyl open pane windows.*

J Windows (page 36)

Windows are prominent building components. They help to establish the rhythm of a building or streetscape. Historic windows should be retained, maintained, and, if needed, repaired.

1. Historic windows should be retained and maintained.
2. Historic windows should remain visible and their openings transparent.
3. Deteriorated or damaged windows should be repaired so that the windows retain their historic appearances.
4. The replacement of original windows with vinyl or aluminum windows is discouraged. If vinyl or aluminum windows are used they should match the original windows as closely as possible in dimensions and depth of meeting rails and mutton bars.
5. Missing windows or elements should be replaced so that they replicate the historic windows or other historic examples. Window openings should not be added or removed from locations visible from the street.
8. Screen and storm windows should be constructed of painted wood, baked-on enamel, anodized aluminum, or painted-to-match-the-frames mill-finish aluminum.
9. Screen, storm, and security windows should fit within the window frames and be full-view design or have a central meeting rail in the same location as the window.

**Staff Comment:** The existing wooden, multi-pane windows should be retained. If they are beyond repair, the new windows should replicate the style and appearance of the existing windows.

*Item 3 – Removal of existing trees and replacement with foundation landscaping.*

↳ Landscaping (page 49)

Landscaping should follow historic patterns when possible. Landscaping should not damage historic buildings or other historic elements.

1. Historic landscape elements and patterns of gardens, plantings, or other features should be retained.
2. Plants should not damage historic buildings or landscape elements. Vines or other vegetation growing on or next to walls and large roots below foundations or walkways are damaging and should be avoided.

Keeping plants from growing along building walls protects buildings from water damage. Trees contribute to the historic and residential character of the neighborhood. Keeping large trees from growing directly adjacent to buildings protects buildings from root damage.

**Staff Comment:** Applicant has removed larger trees from the property and does not propose to replace them. New replacement trees should be added to the west and rear yards.

The proposed foundation landscaping is adequate since little existing landscaping is present.

**ATTACHMENTS**

- A. Application and attachments
- B. Location Map

**Date: 3/06/09**

**To: Planning Department, Attn. Joel Duke**

**From: John Boone, Atlas Appraisal Services, Inc.**

**Re: PHPC Application for Exterior Improvements at 209 Doster Road,**

**I am relocating to my new office location at the former Guest House, 209 Doster Road. I have plans to replace the old existing rotted windows with new vinyl pane windows. I am providing the attached Weather Seal, Inc. flier specification sheet, MGM Ind. - Series 4006 Vinyl Replacement Windows. The description indicates the material features of the proposed replacement windows. My plans are to replace the existing six over six window pane (wooden frame) with a two pane custom tilt sash design. If further information is needed please contact me at 303-1419.**

**Thank you**



*"Clearly the Right Choice"*



Since all of MGM Industries' Series 4006 Vinyl Replacement Windows are custom sized for your remodeling project, the need for structural changes to install them is virtually eliminated. Ease of maintenance has been incorporated into the design by being able to tilt in both of the sashes for cleaning the glass and the vinyl frames that never need to be painted. The mainframe is fusion welded to provide greater strength and durability. Fin-seal insulation on three sides of the sash and a double-weather-stripped interlock provide a strong seal to prevent drafts. They are available in white and tan colored vinyl with tempered, obscure, tinted, and low-E glass options to meet your particular need. You also have the option of adding a full or half screen according to your needs. Custom grille patterns are available by quote.

**Series 4006 Replacement Windows**

MGM Industries, Inc.

287 Frechill Road | Hendersonville, TN 37075

Phone: 1-800-476-5584 | Fax: 615-822-6581 | [MGMIndustries.com](http://MGMIndustries.com)



City Of Prattville  
Planning and Development Department  
102 W. Main Street  
Prattville, AL 36067  
(334) 361-3614 Fax (334) 361-3677  
[www.prattville.com](http://www.prattville.com)

**CA0903-02**

Certificate of Appropriateness  
Building exterior renovations  
209 Doster Road

Application

**Certificate of Appropriateness  
Prattville Historic Preservation Commission**

Application Type:  Alteration  Addition  New Structure  Demolition  Sign

**Applicant /Agent Information**

Notarized letter from the property owner is required if agent is used for representation

Name: John Boone  
Street Address: 143 FIRST  
City: Prattville State: Al Zip: 36067  
Phone Number(s): 334-303-1419

**Property Owner Information**

If different than above

Name: John Bone  
Address of Property Owner: 209 Doster Rd  
City: Prattville State: Al Zip: 36067  
Phone Number: ( ) 334 303 1419

**Property Description**

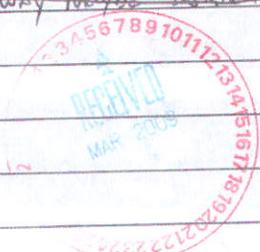
County Tax Parcel Number/Legal Description: 19-04-17-1-000-003-000

Current Zoning of Property: Residential Physical Address: 209 Doster Rd

Proposed Alteration (general description):

1. Remove Alum. siding from the front facade of home only. Including Cedar-wood siding. Replace with stone & stucco. Stone from ground to approx. 24" high then stucco to roof. Replace old rotted wood windows with new vinyl opera pane windows. Stucco window treatment will surround frame. ~~Future driveway maybe installed where existing unpaired driveway is now.~~

1. SEE ATTACHED landscape Plan prepared



The following items must be attached to the application (check those items included):

- Scaled drawings, including elevations for two sides, showing the proposed changes to the building's exterior architectural features
- Photographs of the existing structure taken from several views. Photographs shall include several views of the entire site
- Scaled site layout including all structures, fences, walkways, driveways, signs, lighting, etc.
- Samples of proposed materials to be used (photographs may be substituted for actual materials in some cases)
- Any additional materials or documentation that will assist the Prattville Historic Preservation Committee in the review
- Application fee: Fifty dollars (\$50)
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)
- Demolition applications shall require the following additional information:
  - The historic significance of the structure, including a narrative concerning any historical events or persons connected with the structure; *old guesthouse*
  - The approximate date of the original construction and the date of any major additions or alterations thereto, if known;
  - A description of the architectural style or period which the structure represents, and any other material available concerning architectural aspects of the structure;
  - At least two (2) exterior photographs of the structure, showing, as near as possible, all the exposed surfaces of the structure;
  - A statement concerning any practical difficulties in making the structure meet the minimum code requirements;
  - The present use of the property and surrounding properties and any proposed use following a demolition

I certify that I am the property owner, or authorized agent, and attest that all facts and information provided are true and correct.

John Boone  
Printed Name

[Signature]  
Signature

[Signature] 3/4/09

Date 3.4.09

I the undersigned authority, a Notary Public in and for said Autauga County in the State of Alabama, herby certify that John Boone whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 5<sup>th</sup> day of March, 2009.

[Signature]  
Notary Public

My commission expires 11-08-2011



Atlas Appraisal Service, Inc.  
John Boone Property  
203 Doster Rd.  
"Old Guest House"  
Prattville, AL 3-5-09















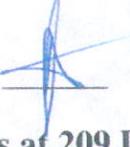
B

**CA0903-02/A**

Certificate of Appropriateness  
Building exterior renovations  
209 Doster Road

**Date: 3/06/09**

**To: Planning Department, Attn. Joel Duke**

**From: John Boone, Atlas Appraisal Services, Inc.** 

**Re: PHPC Application for Exterior Improvements at 209 Doster Road,**

**I am relocating to my new office location at the former Guest House, 209 Doster Road. I have plans to replace the old existing rotted windows with new vinyl pane windows. I am providing the attached Weather Seal, Inc. flier specification sheet, MGM Ind. - Series 4006 Vinyl Replacement Windows. The description indicates the material features of the proposed replacement windows. My plans are to replace the existing six over six window pane (wooden frame) with a two pane custom tilt sash design. If further information is needed please contact me at 303-1419.**

**Thank you**

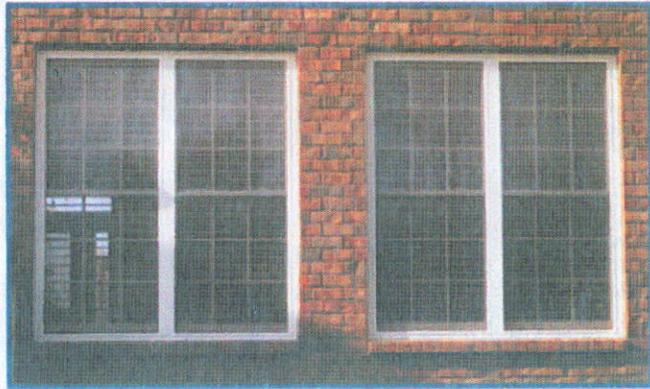


*"Clearly the Right Choice"*

Series 4006 Replacement Windows

**Features**

- Custom sized to fit your replacement needs so structural changes are not needed
- Maintenance free vinyl with the "traditional" look and feel of a wood window that will not rot or rust
- Never needs painting
- Fusion welded mainframe for added strength and durability
- Fin-seal insulation on three sides of the sash to improve thermal performance
- 3/4" Insulated glass with 3/4" profile grids
- 14° Slope sill
- Beveled exterior for appealing sight lines
- Styrofoam wrap around the window for improved thermal and sound insulation
- 3-1/4" Frame
- Recessed finger pull for operating ease
- Recessed "Euro" style tilt latches
- Narrow stiles and tall lift rail for "wood look"
- Double-weather-stripped interlock design creates an extra-strong seal which will not sag with use. The thermal barrier and extra weather-stripping keep your home free of drafts.
- Both sashes tilt for easy cleaning
- Dual durometer glazing consists of an exclusive new design. The innovative flexible and semi-rigid vinyl flanges seal the sash and glass together with a truly tight seal. The precise snug-fitting design has never before been possible.



**Optional Features**

- Custom sizes for your specific applications
- Full and half length screens available
- Obscure glass for bathroom privacy
- Tinted glass available in gray and bronze
- Tempered and Low-E glass
- White or tan colored vinyl available

*Weather Seal, Inc.*

WINDOWS AND DOORS  
402 WEST 4TH STREET  
PRATTVILLE, AL 36067  
(334) 365-1976  
FAX (334) 365-1444

MGM Industries, Inc.

287 Freehill Road | Hendersonville, TN 37075

Phone: 1-800-476-5584 | Fax: 615-822-6581 | [MGMIindustries.com](http://MGMIindustries.com)

CITY OF  
PRATTVILLE, ALABAMA

209 DOSTER ST

LOCATION MAP

1" = 200'



- STREETS
- ▭ TAX PARCELS



Ryan Pecharka, G.I.S. Coordinator



**PRATTVILLE HISTORIC PRESERVATION COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

**PETITIONER: FIRST UNITED METHODIST CHURCH  
100 EAST FOURTH STREET  
PRATTVILLE, AL 36067**

**REQUEST: TO CONSTRUCT A PARKING LOT ON PROPERTY.  
133 E. FOURTH AND 125 E. FIFTH STREET**

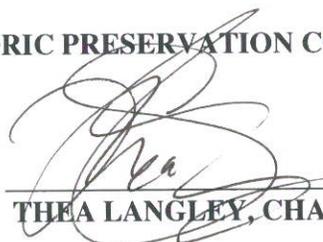
**ORDER**

The above petition having been duly considered at a public hearing meeting before the Historic Preservation Commission of the City of Prattville, and giving notice that a public hearing would be held on March 26, 2009 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Historic Preservation Commission of the City of Prattville **voted to approve the certificate of appropriateness** at property requested above for:

- 1. Construction of a surface parking lot in the location of 117 and 133 E. 4<sup>th</sup> Street with front setback at 45'*
- 2. Manicured landscape on north side.*

**DONE THIS THE 26th DAY OF March 2009.**

**HISTORIC PRESERVATION COMMISSION**

  
\_\_\_\_\_  
**THEA LANGLEY, CHAIRMAN**

  
\_\_\_\_\_  
**ALISA MORGAN, SECRETARY**

**CITY OF PRATTVILLE**  
Historic Preservation Commission

Planning Department Staff Report



**CERTIFICATE OF  
APPROPRIATENESS**

117 and 133 East 4<sup>th</sup> Street and 114 East 5<sup>th</sup>  
Street – CA0903-03

**DATE**

March 23, 2009

**PROPOSED DEVELOPMENT**

**Petitioner:**

First United Methodist Church – Prattville

**Property Owner:**

Same

**Agent:**

ADL, Inc. Engineering Services – Will Barrett

**Location:**

Vacant lots 117 and 133 East 4<sup>th</sup> Street and 114 East 5<sup>th</sup>  
Street

**Review Status and History**

*Submission Status:*

Initial submission for these addresses.

*Previous Approvals:*

N/A

*Conditions of Previous  
Approvals:*

N/A

*1984/2007 Historic  
Properties Inventory  
Details*

117 East 4<sup>th</sup> Street (Northington-Ross house) c. 1895; one story, frame, asymmetrical front with three-bay porch (turned post and scroll-cut brackets) abutting gable bay projection; main hipped roof breaks into frontal and lateral secondary gables embellished at apex with open scroll-cut trim. – **Demolished**

133 East 4<sup>th</sup> Street (Golson house): c. 1885; frame, rectangular (three bay front) with ell, gable roof with central cross gable, exterior end chimneys (now partially dismantled). Much altered from original condition including replacement of original porch with shed-roofed stoop; two-over-two sashing (bipartite windows at front). – **Partially demolished – original building moved to rear of 113 North Washington as accessory structure.**

114 East 5<sup>th</sup> Street (listed as 113 East 5<sup>th</sup> Street in 1984 District Nomination) (Wadsworth-Roach house) c. 1930; one story, frame, modified bungalow-type with broad frontal gable and abutting smaller gable telescoped over brick-pier porch. – **Demolished**

All properties in this request are currently vacant.

### **Proposed Alteration, Renovation or Addition**

The following alterations are proposed for vacant lots at the addresses listed above. See the application included as Attachment A for a description of each element.

1. Creation of a 54 space paved parking lot in lots fronting East 4<sup>th</sup> Street. Access driveway using lot on East 5<sup>th</sup> Street.
2. Installation of frontage and interior landscaping as detailed in the application and attachments.

### **PLANNING STAFF EVALUATION**

**Reviewed by:** Joel T. Duke, AICP

**Site Visits Conducted:** March 20 and 23, 2009

**Recommendation:** Approval with modifications to setbacks as noted in staff evaluation.

#### **Staff Evaluation:**

The requested alterations were reviewed against the standards contained in the Prattville Residential Design Review Guidelines Manual. The relevant sections of manual are included. Staff comments/evaluations follow the relevant sections.

*Item 1 – Construction of a surface parking lot in the location of 117 and 133 East 4<sup>th</sup> Street with access to East 5<sup>th</sup> Street.*

Parking Lots (page 53)

Parking lots can have dramatic affects on the historic character of the district. Their construction should include planning to mitigate these affects by avoiding the demolition of historic buildings or the creation of large physical voids in the landscape.

1. In planning and constructing parking lots, historic landscape elements, particularly buildings, should be protected.
2. Street parking should be encouraged in residential areas.
3. Shared parking used by businesses, churches or other institutions with different peak use times should be employed.
4. Parking should be constructed behind or alongside historic buildings.
5. Parking areas constructed alongside historic buildings should be clearly differentiated from pedestrian areas and screened using plants or walls.

6. Parking areas constructed alongside historic buildings should use the same set back as the neighboring buildings.

**Staff Comment:** The historic structures on the property under consideration have been removed prior to adoption of the local historic district and design review guidelines. If still in place, consideration should be given to locating the proposed parking lot to the rear of the historic structures. Since the buildings have been removed, the Commission should measure the proposal against Parking Lot guidelines 5 and 6. The proposed parking lot provides landscaping along the 4<sup>th</sup> Street frontage and the western property line. The proposed landscaping materials are both trees and shrubs to create a high and low screen. The proposed shrubs, Buford holly, and the proposed trees, Laurel oak, will meet the requirements. The staff still has some questions concerning the plant sizes at installation.

Guideline 6 calls for the setback, the point at which the parking lot begins, to match the setbacks of the neighboring structures. The setback for the new parking lots is proposed for 30' from the back of curb. The two structures on either side of the lot are 109 East 4<sup>th</sup> Street and 145 East 4<sup>th</sup> Street. 109 is setback 36' from the back of curb. 145 is setback 60' from the back of curb. The average setback of the five structures on the north side of East 4<sup>th</sup> Street between Washington Street and Chestnut Street is approximately 50'. The parking lot setback should be adjusted to 50'

A setback is not provided on proposed layout for the West 5<sup>th</sup> Street frontage. The average setback of the structures along West 5<sup>th</sup> Street is 22'. The petitioner should establish a hedge row on the frontage with a setback of 20'

*Item 2 – Installation of frontage and interior landscaping for new parking lot.*

Landscaping (page 49)

Landscaping should follow historic patterns when possible. Landscaping should not damage historic buildings or other historic elements.

1. Historic landscape elements and patterns of gardens, plantings, or other features should be retained.
2. Plants should not damage historic buildings or landscape elements. Vines or other vegetation growing on or next to walls and large roots below foundations or walkways are damaging and should be avoided.

Keeping plants from growing along building walls protects buildings from water damage. Trees contribute to the historic and residential character of the neighborhood. Keeping large trees from growing directly adjacent to buildings protects buildings from root damage.

**Staff Comment:** None of the landscaping associated with the historic structure once located on the subject property remain except for the tree line on the north property line. Although not specially listed on the application, the petitioner's representative has

stated that the tree line will remain. The proposed parking lot landscaping plan uses materials common to Alabama and found in other parts of the district. The proposed plan, including keeping the existing tree line substantially meets the guidelines.

**ATTACHMENTS**

- A. Application and attachments
- B. Location Map



City Of Prattville  
Planning and Development Department  
102 W. Main Street  
Prattville, AL 36067  
(334) 361-3614 Fax (334) 361-3677  
www.prattville.com

CA0903-03

Certificate of Appropriateness  
New Parking Lot  
100 E. Fourth Street

Application

Certificate of Appropriateness  
Prattville Historic Preservation Commission

Application Type:  Alteration  Addition  New Structure  Demolition  Sign

**Applicant /Agent Information**

Subsequent action from the property owner or authorized agent is used for representation.

Name: WILL BARRETT-ADL, INC. ENGINEERING SERVICES  
Street Address: 711 McQUEEN SMITH ROAD, S  
City: PRATTVILLE State: AL Zip: 36067  
Phone Number(s): (334) 358-3251 (W); (334) 430-9847 (C)

**Property Owner Information**

Name: FIRST UNITED METHODIST CHURCH  
Address of Property Owner: 100 EAST 4<sup>TH</sup> STREET  
City: PRATTVILLE State: AL Zip: 36067  
Phone Number: (334) 365-5977

**Property Description**

County Tax Parcel Number/Legal Description: 19030840070150000,  
1930840070170000, 19030840070140000, 19030840070160000  
Current Zoning of Property: RESIDENTIAL Physical Address: 133 E. 4<sup>TH</sup> ST / 125 E. 5<sup>TH</sup> ST.  
Proposed Alteration (general description): THESE UNDEVELOPED LOTS, OWNED BY  
FIRST UNITED METHODIST CHURCH (FUMC), ARE CURRENTLY BEING USED FOR  
AUXILIARY PARKING BY ITS MEMBERS. THE PROPOSED ALTERATION WILL  
CREATE A DEFINED, ASPHALT PARKING AREA ON THE 4<sup>TH</sup> STREET LOTS  
WITH SUSTAINED GREENSPACE AND LANDSCAPING. THE LOT ON 5<sup>TH</sup> STREET WILL  
BE USED STRICTLY AS A 12' WIDE EGRESS WITH CONTINUED LANDSCAPING.  
NO ADDITIONAL PARKING WILL BE ALLOWED ON THE 5<sup>TH</sup> STREET LOT.  
\*BE ADVISED: THE PARKING LOT WILL HAVE ONE (1) INGRESS LOCATED ON  
4<sup>TH</sup> ST. AND TWO (2) EGRESSES, ONE LOCATED ON 4<sup>TH</sup> ST. AND THE  
OTHER ON 5<sup>TH</sup> ST. \*

The following items must be attached to the application (check those items included):

- Scaled drawings showing the proposed changes to the building's exterior architectural features;
- Photographs of the existing structure taken from several views. Photographs shall include several views of the entire site;
- Scaled site layout including all structures, fences, walkways, driveways, signs, lighting, etc.;
- Samples of proposed materials;
- Any additional materials or documentation that will assist the Prattville Historic Preservation Committee in the review ;
- Application fee: Fifty dollars (\$50) *N/C (church)*
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)
- Demolition applications shall require the following additional information:
  - The historic significance of the structure, including a narrative concerning any historical events or persons connected with the structure;
  - The approximate date of the original construction and the date of any major additions or alterations thereto, if known;
  - A description of the architectural style or period which the structure represents, and any other material available concerning architectural aspects of the structure;
  - At least two (2) exterior photographs of the structure, showing, as near as possible, all the exposed surfaces of the structure;
  - A statement concerning any practical difficulties in making the structure meet the minimum code requirements;
  - The present use of the property and surrounding properties and any proposed use following a demolition

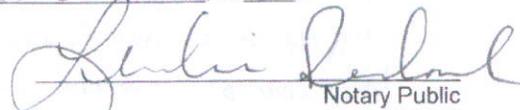
I certify that I am the property owner, or authorized agent, and attest that all facts and information provided are true and correct.

WILL BARRETT  
Printed Name

  
Signature

Date 3-11-09

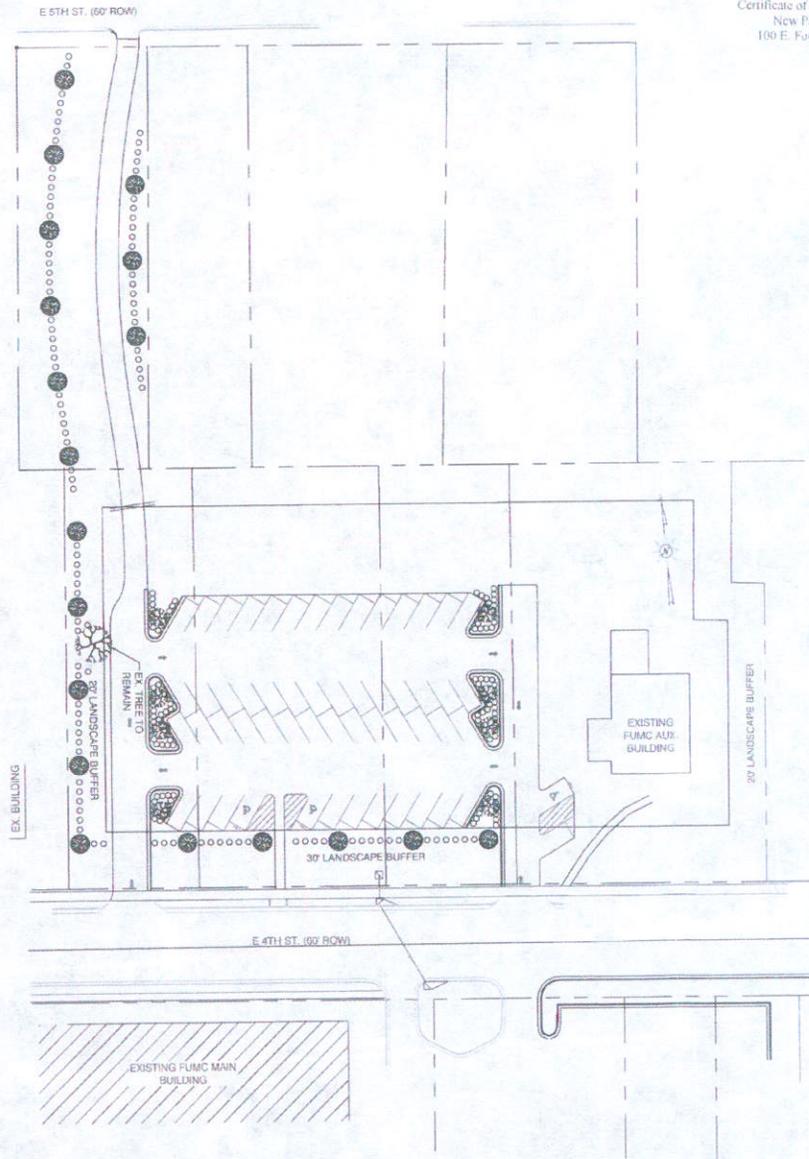
I the undersigned authority, a Notary Public in and for said Autauga County in the State of Alabama, hereby certify that Will Barrett, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 11<sup>th</sup> day of March, 20 09

  
Notary Public

My commission expires ~~My Commission Expires~~ 11-08-2011

**CA0903-03/A**

Certificate of Appropriateness  
New Parking Lot  
100 E. Fourth Street



ITEM	LEGEND	
	EXISTING	NEW
CURB & GUTTER	---	==
EDGE OF PAVEMENT	---	---
SEWER DRAIN LINE	---S---	---
CURB BUILT	---	---
GRADE BUILT	---	---
SANITARY SEWER	---S---	---
SANITARY MANHOLE	○	○
WATER LINE	---W---	---
FIRE HYDRANT	⊕	⊕
NAILS	⊕	⊕
GRADE CONTOUR	---	---
FRESH SPOT ELEVATION	+	+

GOD BLESS THE USA

**ADL** INC.  
ENGINEERING SERVICES  
ENVIRONMENTAL · SURVEYING · CAD

711 McQueen Smith Ave.  
PRATTVILLE AL 36067  
Phone: 334-358-3251  
Fax: 334-358-4050  
2414 Airport Road  
FORT PAYNE, AL 35968  
Phone: 256-997-9359  
Fax: 256-997-9887

**PROPOSED  
AUXILLARY  
PARKING LOT**

CLIENT  
**FUMC  
PRATTVILLE**  
PROJECT NO  
**699-4098**

Scale  
1"=60'

Designed By:	RF		
Drawn By:	RF		
Checked By:	MS		
Approved By:	MS		
No.	Date	By	REV

	COMMON NAME	BOTANICAL NAME	QTY	SIZE
⊕	Laurel Oak	Quercus Laurifolia	19	2" Cal.
⊕	American Elm	Ulmus Americana	10	2" Cal.
○ ○ ○	Buford Holly	Ilex Cornuta(Bufordii)	221	18" High

Sheet No.  
2/3



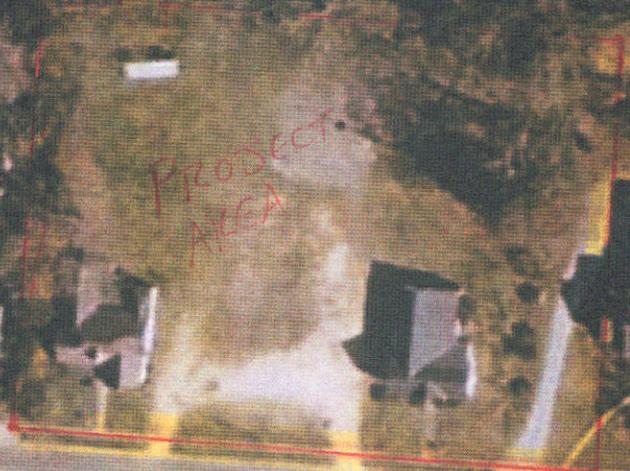
CA0903-03/B

Certificate of Appropriateness  
New Parking Lot  
100 E. Fourth Street



N Chestnut St

E 5th St



E 4th St

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