



PLANNING  
DEPARTMENT

# CITY OF PRATTVILLE

JIM BYARD, JR.  
MAYOR

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## CITY COUNCIL

DEAN R. ARGO  
PRESIDENT  
DISTRICT 3

TOM MILLER  
PRESIDENT PRO TEMPORE  
DISTRICT 4

BILL GILLESPIE, JR.  
DISTRICT 1

WILLIE WOOD, JR.  
DISTRICT 2

MIKE RENEGAR  
DISTRICT 5

RAY C. BOLES  
DISTRICT 6

NATHAN D. FANK  
DISTRICT 7

## City of Prattville Historic Preservation Commission

The minutes of the October 7, 2010 special meeting  
of the City of Prattville Historic Preservation  
Commission were approved.

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Thea Langley, Chairman

12/16/10

Date



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# CITY OF PRATTVILLE

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## CITY OF PRATTVILLE HISTORIC PRESERVATION COMMISSION

AGENDA  
October 7, 2010  
**Special Meeting**  
4:30 p.m.

### Call to Order:

### Roll Call:

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

### Minutes:

### Old Business:

None

### New Business:

1. CA1010-01SP Certificate of Appropriateness  
Construction of shed/workshop  
315 S. Northington Street  
Lynn & Mike Cabrera, Petitioner

**Public Hearing**

### Miscellaneous:

### Adjourn:

Prattville Historic Preservation Commission

Sign-In Sheet

10/7/10

3:00 p.m.

Name	Address
1. MIKE CABRERA	315 S NORTHINGTON
2. Carl Cain	<del>300</del> 2920 President Dr. Mont.
3.	
4.	
5.	
6.	
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20.	

**CITY OF PRATTVILLE  
HISTORIC PRESERVATION COMMISSION  
MINUTES  
Special Meeting  
October 7, 2010**

**Call to order:**

The meeting of the Prattville Historic Preservation Commission was called to order on Thursday, October 7, 2010 at 4:37 pm by Chairman Thea Langley.

**Roll Call:**

The secretary called the roll. Members present were Chairman Thea Langley, Vice-Chairman Gray Price, Mrs. Jean Davis, Ms. Lenore Kirkpatrick, and Mr. Brooks Lazenby. Absent: Mr. Victor Hunt and Mrs. Mona Komegay.

Staff present was Mr. Joel Duke, City Planner; and Ms. Alisa Morgan, Secretary.

***Quorum present.***

**Minutes:**

None

**Old Business:**

None

**New Business:**

**Certificate of Appropriateness  
Construction of shed/workshop  
315 S. Northington Street  
Lynn & Mike Cabrera, Petitioner**

**Mr. Duke** introduced the petitioner's request to construct a workshop. He stated that petitioner is removing a fire damaged accessory structure and reconstruction the structure. The proposed structure will have an aluminum roof. The Residential Design Review Guidelines on page 50 addresses outbuildings. They should be smaller than main building and simple in appearance.

**Mike Cabrera, petitioner,** stated that the wooden structure would be built on cement slab. He stated that he agreed to move the structure 5' off the property line to comply with the zoning regulations. He stated that the shed could not be seen from the street. The shutters/window will face the street. The shed will be constructed with the same material as building prior to the fire. The shed's lien-to will not be rebuilt.

Mrs. Davis moved to approve with like material as original building. Mr. Lazenby seconded the motion. **The motion to approve passed unanimously.**

**Miscellaneous:**

**Adjourn:**

The meeting was adjourned at 4:58 p.m.

Respectfully submitted,



Alisa Morgan, Secretary  
Historic Preservation Commission

**PRATTVILLE HISTORIC PRESERVATION COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

**PETITIONER:** LYNN & MIKE CABRERA  
315 SOUTH NORTHINGTON STREET  
PRATTVILLE, AL 36067

**REQUEST:** TO ADD A DECK, FENCE AND PANELS REPLACEMENT  
315 SOUTH NORTHINGTON 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 October 7, 2010 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 shed.*

**DONE THIS THE 7th DAY OF October 2010.**

**HISTORIC PRESERVATION COMMISSION**



THEA LANGLEY, CHAIRMAN



ALISA MORGAN, SECRETARY

# CITY OF PRATTVILLE

Planning Commission

Planning Department Staff Report



## **CERTIFICATE OF APPROPRIATENESS**

315 South Northington Street – CA1010-01SP

### **DATE**

October 5, 2010

### **PROPOSED DEVELOPMENT**

**Petitioner:** Mike and Lynn Cabrera  
**Property Owner:** Same  
**Agent:** N/A  
**Location:** 315 South Northington Street

### **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*

The property at 161 South Northington Street is not included in the survey of historic resources. The Autauga County Revenue Commissioner's records list the structure as having been built in 1922. The structure has been altered significantly through enclosing a portion of the front porch, an addition to the rear and a carport.

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

The following alterations are proposed by the applicant. See application included as Attachment A for additional information.

1. Removal of fire damaged accessory structure in rear yard. Reconstruction of accessory structure in the same style and dimensions as fire-damaged structure. Proposed structure is wood-frame construction measuring 31'3" x 13'8". Exterior façade will be Masonite siding painted white. The front face of the structure will have a single window and two doors. One of the doors will be double barn doors for access to the equipment storage room. The aluminum shed roof will slope to the rear.

**PLANNING STAFF EVALUATION**

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

**Site Visits Conducted:** October 5, 2010

**Recommendation:** Approval of Item 1.

**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 follow the relevant sections.

2. *Item 1 – Removal of fire damaged accessory structure in rear yard. Reconstruction of accessory structure in the same style and dimensions as fire-damaged structure. Proposed structure is wood-frame construction measuring 31'3" x 13'8". Exterior façade will be Masonite siding painted white. The front face of the structure will have a single window and two doors. One of the doors will be double barn doors for access to the equipment storage room. The aluminum shed roof will slope to the rear.*

**Outbuildings (page 50)**

Outbuildings contribute to the historic and residential character of the district. Historic outbuildings should be retained and maintained. New outbuildings should use design, materials, and placement that support the district's historic character.

2. New outbuildings should be smaller than the adjoining main building.
3. New outbuildings should be simple in appearance.
4. New outbuildings should use building and roof forms compatible to those used in the adjoining main building.
5. New outbuildings should use materials compatible to those used in the adjoining main buildings. Outbuildings that are not visible from public vantage points or have very limited visibility may use modern synthetic siding materials.

**Staff Comment:** With an area of approximately 403 square feet, the proposed outbuilding is significantly smaller than the 2,380 square feet (based on Autauga County tax records) in the main building. The proposed structure is a simple wood frame structure matching the one destroyed by fire. The roof pitch of the proposed structure is less than the main building. The exterior facing materials proposed for the new outbuilding are wood products and a metal roof. The building will be located behind the main structure in roughly the same location of the building destroyed by fire. The proposed structure will not be easily seen from the street or the church parking lot that shares the rear property line. The proposed structure appears to meet the guidelines established by the Commission.

**ATTACHMENTS**

- A. Application, contractor application and applicant photos
- B. Staff photos

Attachment A: Application



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

CA1009-01SP

Application

Certificate of Appropriateness  
Construction of shed/workshop  
315 S. Northington Street

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: LYNN & MIKE CABRERA

Street Address: 315 S NORTHINGTON

City: PRATTVILLE State: AL Zip: 36067

Phone Number(s): 334 570 1640

**Property Owner Information**  
If different than above

Name: \_\_\_\_\_

Address of Property Owner: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: ( ) \_\_\_\_\_

**Property Description**

County Tax Parcel Number/Legal Description: 19051670000380000

Current Zoning of Property: \_\_\_\_\_ Physical Address: 315 S NORTHINGTON

Proposed Alteration (general description): \_\_\_\_\_

REBUILD SHED / WORKSHOP

407.5 SQUARE FEET

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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)
- 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.

MIKE CABRERA  
Printed Name

*Mike Cabrera*  
Signature

Date 9/22/10

I the undersigned authority, a Notary Public in and for said Putnam County in the State of Alabama, herby certify that Mike Cabrera whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 22 day of September, 2010.

*Ledie Kermond*  
Notary Public

My commission expires 11-08-2011

APPLICATION - ACCESSORY STRUCTURE

City of Prattville, Planning and Development Department  
102 W. Main St.  
Prattville, AL 36067  
(334) 361-3613/FAX (334) 361-3677

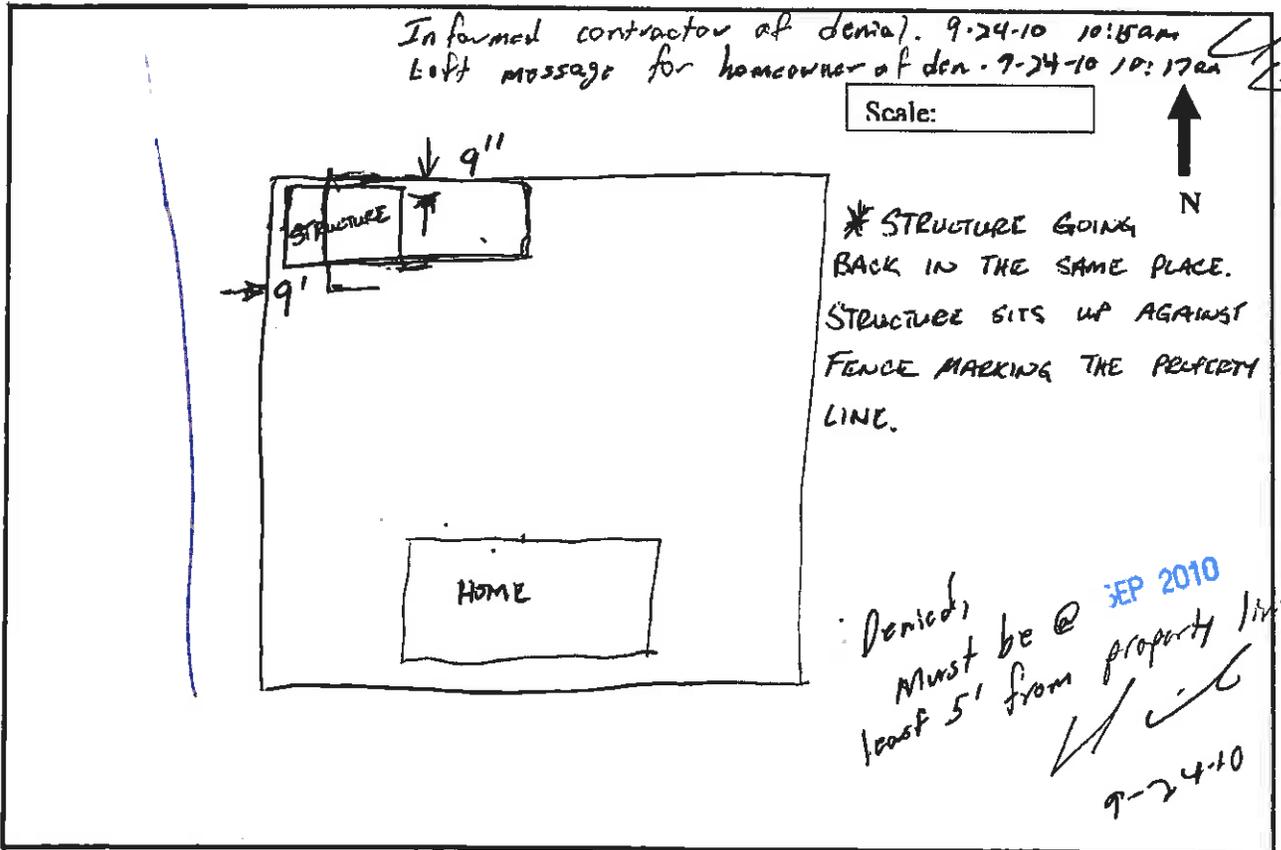
CA1010-01SP/A

Certificate of Appropriateness  
Construction of shed/workshop  
315 S. Northington Street

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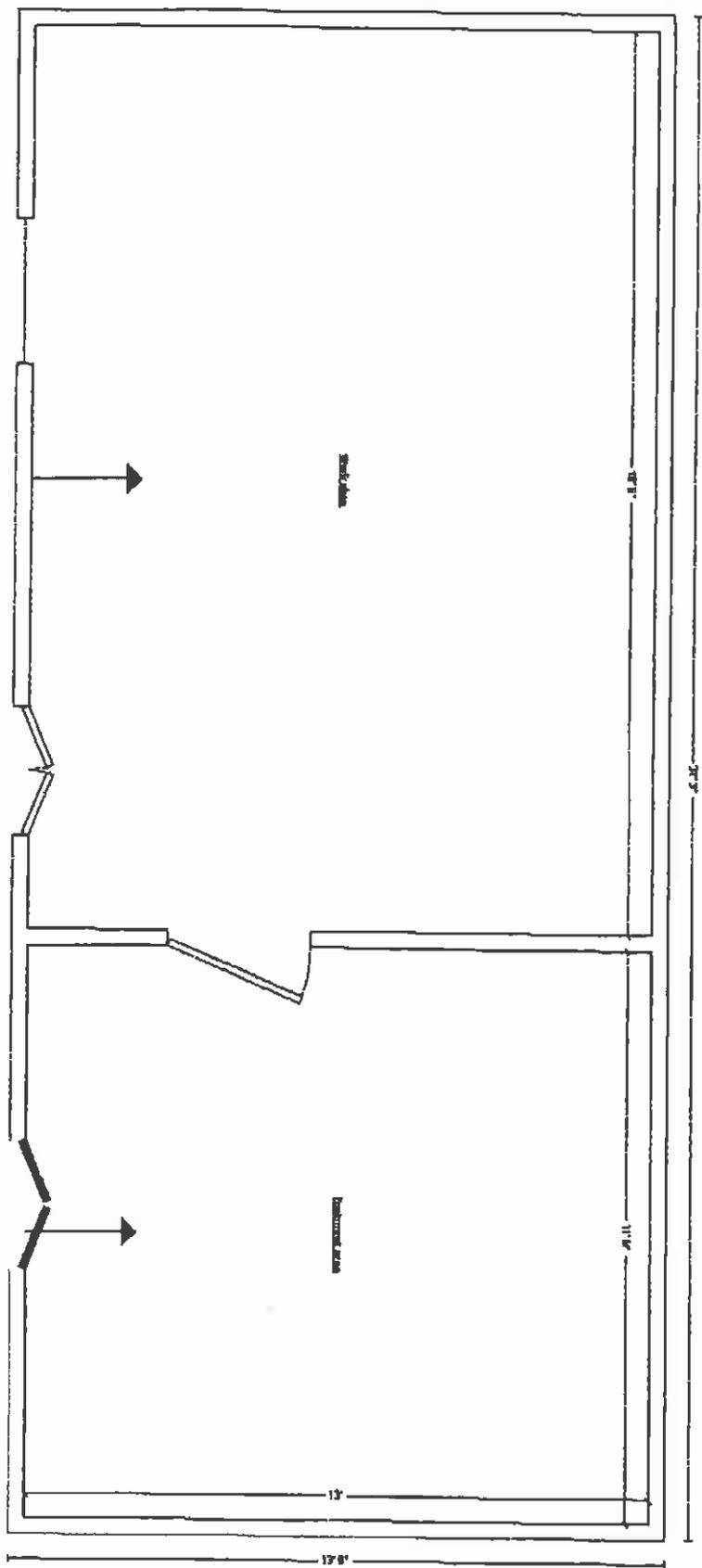
Structure Location (Address): 315 S NORTHINGTON Area of Proposed Building: 13' x 30' <sup>409.5 sq FT</sup>  
Area of Main Building on Lot (square feet): 13' x 30' Approximate Cost/Value: \$20,000  
Contractor: ICON RESTORATION Telephone: 334 451 5838  
Prattville Business License #: \_\_\_\_\_ State License #: \_\_\_\_\_  
Owner: MIKE & LYNN CABREIRA <sup>Plus LYNN TRAVLER</sup> Telephone: 334 590-1640  
Address: 315 S NORTHINGTON

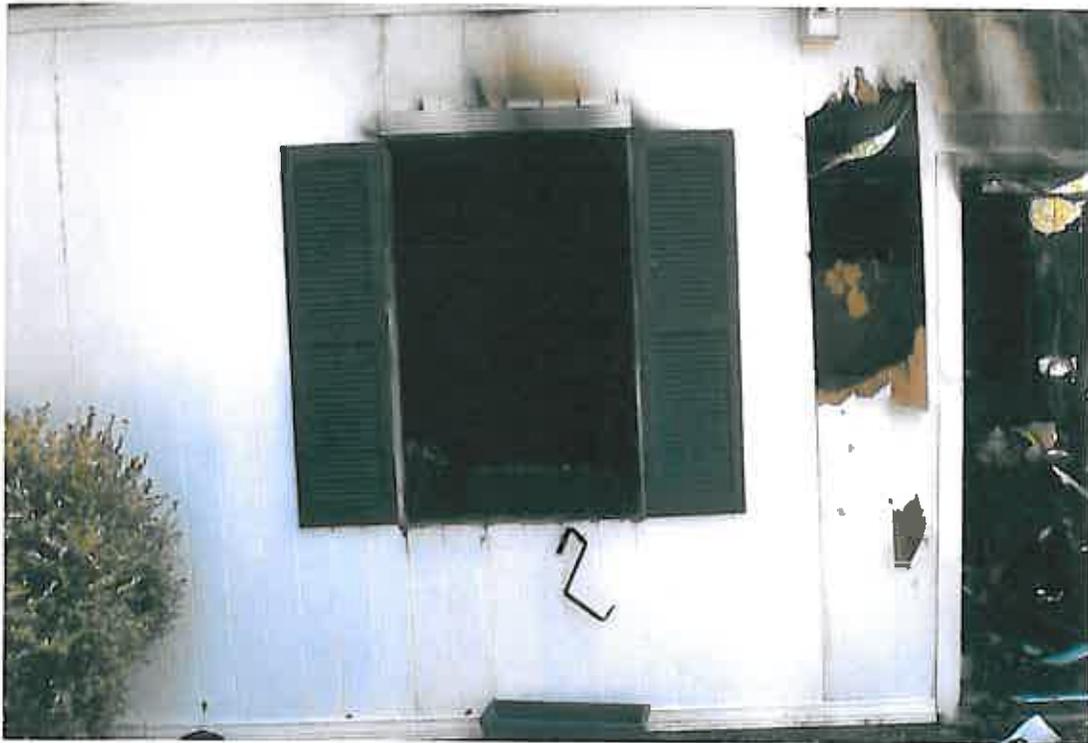
Site Plan: A scale drawing or survey showing the location of the proposed accessory structure relative to the main structure and all property lines is required before a permit may be approved. Please attach a scale drawing or survey or complete a sketch in the space provided below.



Rules: In a residential district, accessory structures must be placed to the rear of the rear building line of the main structure (house) on the lot. Accessory structures may not be placed in the side yard. Multiple accessory structures are allowed, but the total area of all accessory structures may not exceed fifty percent of the area main building.

01/15/2010





**Attachment B: Staff Photos – Existing Storefront**



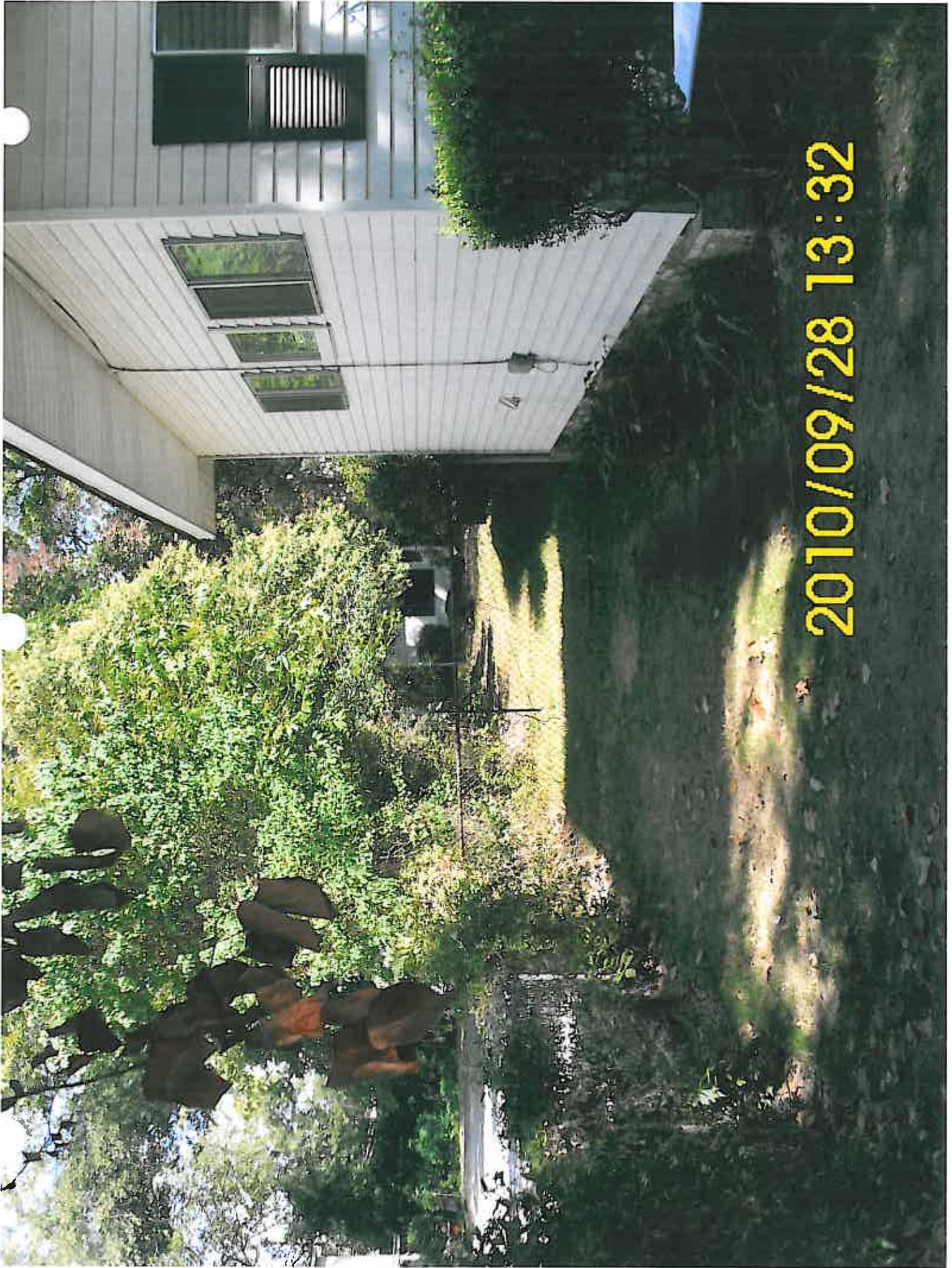




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