



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

MIKE RENEGAR
PRESIDENT
DISTRICT 5

NATHAN D. FANK
PRESIDENT PRO TEMPORE
DISTRICT 7

ALBERT C. STRIPLIN
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

DEAN R. ARGO
DISTRICT 3

TOM MILLER
DISTRICT 4

RAY C. BOLES
DISTRICT 6

City of Prattville Historic Preservation Commission

**The minutes of the August 25, 2011 meeting of the
City of Prattville Historic Preservation
Commission were approved.**

Thea Langley, Chairman

10/27/11

Date



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**CITY OF PRATTVILLE
HISTORIC PRESERVATION COMMISSION
AGENDA
August 25, 2011
4:00 p.m.**

Call to Order:

Roll Call:

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

Minutes:

Old Business:

None

New Business:

1. CA1108-01 Certificate of Appropriateness
Replacement of vinyl siding
249 S. Washington Street
Belinda Staver, Petitioner

Public Hearing

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES**

August 25, 2011

Call to order:

The meeting of the Prattville Historic Preservation Commission was called to order on Thursday, August 25, 2011 at 4:35 p.m.

Roll Call:

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

Also present were: Mr. Joel Duke, City Planner, and Ms. Alisa Morgan, Secretary.

Minutes:

None

Old Business:

None

New Business:

Certificate of Appropriateness

Replacement of vinyl siding

249 S. Washington Street

Belinda Staver, Petitioner

Belinda Staver, petitioner, stated that she has had storm damage to her home and is need of repair. She stated that the original aluminum siding is being replaced with vinyl siding. She stated that the eaves and overhang would not be replaced. She stated that the vinyl siding would be white in color.

Mr. Duke stated that at the time of developing regulations, siding was not addressed specifically because so many homes in the district had been modified. He stated that the adopted design criteria that best address the exterior coverings are those under Architectural Features. He stated that as a consideration on this request and future request for siding replacement to consider the following:

1. Encourage the property owner to research the advantages and cost of restoring the original wood siding and restoring and revealing any trim or architectural features that may have been covered in the past.
2. Require the owner to document, or allow the city to document, the appearance of the underlying structure while it is uncovered.
3. Do not allow portions of the structure not previously covered by vinyl or aluminum siding to be covered by the new installation. Definitely prohibit the covering of any unique architectural features that have not been covered in the past.

Mr. Price moved to approve the replacement of the existing aluminum siding with white vinyl siding as presented. Mr. Lazenby seconded the motion. The motion to approve passed unanimously.

Miscellaneous:

Adjourn:

With no further business, the meeting was adjourned at 5:08 p.m.

Respectfully submitted,

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

Alisa Morgan, Secretary
Historic Preservation Commission

Prattville Historic Preservation Commission

Sign-In Sheet

8/25/11

3:00 p.m.

Name	Address
1. <i>Belinda Staver</i>	<i>249 S. Washington St. Prattville 36067</i>
2.	
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**PRATTVILLE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS**

**PETITIONER: BELINDA STAVER
249 S. WASHINGTON STREET
PRATTVILLE, AL 36067**

**REQUEST: REPLACEMENT OF VINYL SIDING
249 SOUTH WASHINGTON 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 August 25, 2011 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:

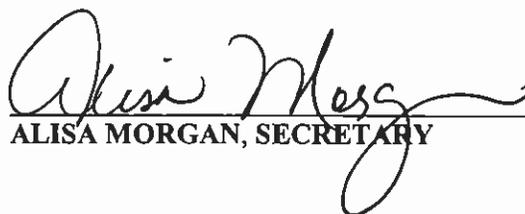
Replacement of existing aluminum siding with white vinyl siding (as presented).

DONE THIS THE 25th DAY OF August 2011.

HISTORIC PRESERVATION COMMISSION



THEA LANGLEY, CHAIRMAN



ALISA MORGAN, SECRETARY

CITY OF PRATTVILLE
Historic Preservation Commission

Planning Department Staff Report



**CERTIFICATE OF
APPROPRIATENESS**

249 S Washington Street – CA1108-01

DATE

August 22, 2011

PROPOSED DEVELOPMENT

Petitioner: Belinda Staver
Property Owner: Belinda Staver
Agent: N/A
Location: 249 S Washington Street

Review Status and History

Submission Status: Initial request for a Certificate of Appropriateness for this address.

Previous Approvals: N/A

Conditions of Previous Approvals: N/A

1984/2007 Historic Properties Inventory Details

249 South Washington Street, Smith-Pratt-Cooper House (circa 1845, moved circa 1895, contributing):
This one-and-a-half-story frame house with aluminum siding and a front-gabled roof has a five-bay façade with a double-leaf central door framed by sidelights and a transom and enclosed by Greek Revival facing with corner blocks. The current porch and Northern wing were added after the move, and the interior chimneys were rebuilt.

Proposed Alteration, Renovation or Addition

The following modification has been requested by the applicant. See the application included as Attachment A for the owner's description.

1. Replacement of existing aluminum siding covering exterior walls and window casings with vinyl siding. Existing siding suffered storm damage. Aluminum siding on eaves and soffits will remain. Sample of proposed siding provided by the

applicant for review by the Commission.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP
Site Visits Conducted: August 22, 2011
Recommendation: Approval with conditions (see evaluation)

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 are summarized at the end of this section.

Item 1 – Replacement of existing aluminum siding covering exterior walls and window casings with vinyl siding.

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.
3. Cleaning should only occur in response to serious staining. In general, water, detergent, and brushes are appropriate cleaning tools.
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.
5. For decaying wood, using epoxy to strengthen damaged areas and fill in small openings is appropriate. For large areas of decay, cutting out damaged areas and piecing new wood into the gap is appropriate.
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.

While the maintenance and care of masonry is specifically addressed in the Residential Design Review Guidelines, wood siding is not. The adopted design criteria that best address the exterior coverings are those under Architectural Features. When considering the installation of vinyl siding, it is useful to consider that its installation covers the building's existing skin, including any of its unique architectural features. The design guidelines clearly call for features to be visible, preserved, repaired and, if necessary, replaced with like material. While not specifically spelled out, the guidelines suggests that use of any type of aluminum or vinyl siding should be discouraged.

Applications for replacing aluminum or vinyl siding previously installed over original architectural features raises several questions that have not been addressed during the Prattville Historic Preservation Commission's short tenure. The primary question is how to review requests to repair or replace previous installations. Several structures in the district where encased in aluminum or vinyl siding prior to creation of the review process and certificates of appropriateness. According to the applicant, the siding on the subject property at 249 S Washington was installed in the 1970's. While these products are offered as no or low maintenance options, repairs or replacement are eventually required. The Board must provide some guidance on whether replacements of previous installations will be permitted in the district.

A secondary consideration regarding repairs and replacement of existing aluminum or vinyl siding is the condition of the underlying façade. Of the district's structures that are clad in aluminum or vinyl, many have been covered for twenty-five years or more. The initial motivation for installing the vinyl or aluminum was likely the desire to cover wood siding that need painting or repair. Even covered by metal siding, the wood has continued to deteriorate. While removing the siding and revealing the original façade and details is often desired by owners of a historic structure, the cost of removing the siding and repairing the underlying façade may be prohibitively expensive.

Since the guidelines do not specifically address aluminum or vinyl siding and many of the district's structures have already been covered, I recommend the following approach for use by the Commission with this application and any future requests for siding replacement.

1. Encourage the property owner to research the advantages and costs of restoring the original wood siding and restoring and revealing any trim or architectural features that may have been covered in the past.
2. Require the owner to document, or allow the city to document, the appearance of the underlying structure while it is uncovered.
3. Do not allow portions of the structure not previously covered by vinyl or aluminum siding to be covered by the new installation. Definitely prohibit the covering of any unique architectural features that have not been covered in the past.

ATTACHMENTS

- A. Application and applicant's 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

CA1108-01

Certificate of Appropriateness
Vinyl siding replacement
249 S. Washington Street

Application

Certificate of Appropriateness
Prattville Historic Preservation Commission

? Vinyl replacement

Application Type: Alteration Addition New Structure Demolition Sign

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

Name: Blinda Stover

Street Address: 249 S. Washington St

City: Prattville State: AL Zip: 36067

Phone Number(s): 334-462-2526

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: 19-05-16-2-000-021-000
NW 1/4 NW 1/4 Sec 16 T17N R16EAL S0 L4:99 (Meads & Boyd)

Current Zoning of Property: Residential Physical Address: 249 S. Washington St

Proposed Alteration (general description): Remove existing white vinyl siding that was installed in the 70's & replace all siding with white siding. (Sample submitted)
Due to storm damage vinyl must be replaced. The present siding is no longer manufactured therefore all of it must be replaced.

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.

Belinda Staver
Printed Name

Belinda A. Staver
Signature

Date 08-08-11

I the undersigned authority, a Notary Public in and for said Autauga County in the State of Alabama, herby certify that Belinda R. Staver whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 8th day of August, 2011.

Leticia Gabriel
Notary Public

My commission expires 11-08-2011





CITY OF
PRATTVILLE, AL

249
S Washinton St
Tax Parcel I.D.
19051620000210000

1" = 200'

