



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

MIKE RENEGAR
PRESIDENT
DISTRICT 5

NATHAN D. FANK
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DISTRICT 7

ALBERT C. STRIPLIN
DISTRICT 1

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DISTRICT 2

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DISTRICT 3

TOM MILLER
DISTRICT 4

RAY C. BOLES
DISTRICT 6

City of Prattville Historic Preservation Commission

**The minutes of the September 22, 2011 meeting of
the City of Prattville Historic Preservation
Commission were approved.**

10/27/11

Thea Langley, Chairman

Date



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CITY OF PRATTVILLE HISTORIC PRESERVATION COMMISSION

AGENDA September 22, 2011 4:30 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. CA1109-01 Certificate of Appropriateness
Alteration for kitchen window, door replacement, and deck window
403 S. Washington Street
James & Jackie Brookins, Petitioners

Public Hearing

Miscellaneous:

Adjourn:

Revised Agenda
9/14/11

**CITY OF PRATTVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES**

September 22, 2011

Call to order:

The meeting of the Prattville Historic Preservation Commission was called to order on Thursday, September 22, 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

Alterations for kitchen window, door replacement, and deck window

403 S. Washington Street

James & Jackie Brookins, Petitioners

Mr. Duke stated that at the petitioners are seeking three different approvals in this request as follows:

1. Removal of the existing 12 pane double window from the rear (east) face of the structure to replace with a 36"x48" single 12 pane window to be shifted to the left of the existing window.
2. Replacement of wooden door on the rear (east) face of the structure with a steel, nine-light entry door.
3. Replacement of a 24 pane window on the south face of the structure with a steel nine-light entry door.

He stated that windows are addressed on page 36 of the Residential Design Review Guidelines and doors and entrances are addressed on page 18 of the guidelines.

Jackie Brookins, petitioner, was in attendance with her husband James Brookins. She stated that the door on the east side can be salvaged so they no longer need that request for approval. She stated that only the frame needs to be replaced. She stated that the kitchen windows runs the length below the backsplash and is retaining moisture causing the wood behind the sink to rot. She stated that they are requesting to replace the back deck window with a door that would match the existing door.

Mr. Lazenby moved to separate the items into two individual requests. Mr. Price seconded the motion. The motion to separate the request passed unanimously.

Item #1-Kitchen Window

Mr. Duke stated the Residential Window guidelines 1 – 5 relevant to the request. He stated that the proposed change for the kitchen window alters the appearance of the rear face of the structure and appears to require modification to the siding to allow for the new opening and cover the existing opening. He stated that the requested change deviates from the guidelines. He stated that the Commission should consider alternatives that preserve the existing window or the existing opening and preserve or replicate the existing window design in appearance and material.

Mr. Brookins stated that the left side window is extremely rotten but the right side is not as bad.

Mr. Hunt moved to approve the kitchen window replacement, keeping the width and header the same height, adjusting the seal and placing a faux panel at the bottom. Mr. Lazenby seconded the motion. The motion to approve passed unanimously. (See attached drawing as submitted by the commission).

Item #2-Replacement of Window with Door

Mr. Duke Recommend that Item 3 be denied based on Window guidelines 1, 2, and 5. He stated that installation of the door will alter the original structure and discard the window.

Mr. Lazenby moved to approve the replacement of the window with door contingent that the door maintains the same header height by the use of a transom and is wood construction. Mr. Price seconded the motion. (See attached drawing as submitted by the commission).

The Brookins stated that they were agreeable to change the existing door to match the door as proposed by the commission.

Miscellaneous:

Adjourn:

With no further business, the meeting was adjourned at 5:30 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Historic Preservation Commission

Prattville Historic Preservation Commission

Sign-In Sheet

9/22/11

3:00 p.m.

Name	Address
1. Julie Brooks	403 S. Washington St.
2. James P. Perkins	403 S. WASHINGTON ST.
3.	
4.	
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PRATTVILLE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

PETITIONER: JAMES & JACKIE BROOKINS
403 S. WASHINGTON STREET
PRATTVILLE, AL 36067

REQUEST: ALTERATIONS – KITCHEN WINDOW, DOOR REPLACEMENT,
& DECK WINDOW
403 SOUTH WASHINGTON STREET

ORDER

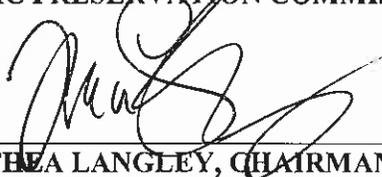
The above petition having been duly considered at a public hearing meeting before the Historic Preservation Commission of the City of Prattville, and giving notice that a public hearing would be held on September 22, 2011 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Historic Preservation Commission of the City of Prattville **voted to approve the certificate of appropriateness** at property requested above for:

Item #1(Kitchen Window)-Kitchen window replacement, keeping the width and header the same height, adjusting the seal and placing a faux panel at the bottom

Item #2(Deck Window Replacement)-Replacement of the window with door contingent that the door maintains the same header height by the use of a transom and is in wood material.

DONE THIS THE 22nd DAY OF September 2011.

HISTORIC PRESERVATION COMMISSION



THEA LANGLEY, CHAIRMAN



ALISA MORGAN, SECRETARY

CITY OF PRATTVILLE
Historic Preservation Commission

Planning Department Staff Report



**CERTIFICATE OF
APPROPRIATENESS**

403 S. Washington Street – CA1109-01

DATE

September 20, 2011

PROPOSED DEVELOPMENT

Petitioner: James and Jackie Brookins
Property Owner: James and Jackie Brookins
Agent: None
Location: 403 S. Washington Street – southeast corner of Washington Street and 1st Street intersection

Review Status and History

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

Previous Approvals: September 23, 2010 received approval for:
1. Deck with metal roof on the south side of the rear extension.
2. Replacement and extension of a wooden privacy fence along the front property line.

Conditions of Previous Approvals: See above.

1984/2007 Historic Properties Inventory Details Fay-Mercer House (1854, contributing) George W. Coe built this rectangular, one-and-a-half story, frame building with a gable roof and two pairs of end chimneys. Early in the twentieth century, builders elongated the original Greek- Revival portico to its present configuration by adding extensions to either side. The Historic American Building Survey photographed it in 1935.

Proposed Alteration, Renovation or Addition

The applicant is requesting alterations to the rear and south side of the structure. See the application is included as Attachment A for the owner's description of each element.

1. Removal of the existing double window (dimensions not provided, 12 panes each) from the rear face of the structure and replacement with 36" x 48" single 12 pane window. New window will be shifted to the left of the existing window

- opening.
2. Replacement of wooden door on the rear (east) face of the structure with steel, nine-light entry door.
 3. Replacement of a 24 pane window on the south face of the structure with a steel nine-light entry door.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: September 20, 2010

- Recommendation:**
- a. Recommend modification of Item 1 to allow window to be shortened and replaced with double window in the same opening. New window should be similar in materials and appearance to the existing. Approval should be delayed until Commission and applicant are able to review and agree on materials
 - b. Recommend Item 2 be modified to permit replacement with a new wooden door if existing cannot be repaired. Side lights should be maintained and repaired.
 - c. Recommend that Item 3 be denied based on Window guidelines 1, 2, and 5.

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 – Removal of the existing double window (12 panes each) from the rear (east) face of the structure and replacement with 36" x 48" single 12 pane window. New window will be shifted to the left of the existing window opening.

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 muntin 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.

Comments: Based on the narrative and details provided with their application, the owners propose to remove the existing double window from the rear face of the structure and replace it with a single window. The new window will incorporate some the existing window opening, but will require shifting the opening to the left. The modification is requested due to the configuration of the kitchen (see application for further explanation).

It does not appear that the new/replacement window will match the existing window's dimensions or materials. The requested change alters the appearance of the rear face of the structure and appears to require modification to the siding to allow for the new opening and cover the existing opening. The requested change deviates from Windows guidelines 1 – 5. The Commission should consider alternatives that preserve the existing window or the existing opening and preserve or replicate the existing window design in appearance and material. Additional details may be required from the applicant.

Item 2 – Replacement of wooden door on the rear (east) face of the structure with steel, nine-light entry door.

Doors and Entrances (Page 18)

Doors are often buildings' central visual elements and are particularly important features. Historic entrances and doors should be retained, maintained, and, if needed, repaired. Missing or severely deteriorated doors should be replaced with historically appropriate replacements. Screen, storm, and security doors should not detract from the historic appearance of their building.

1. Historic doors should be retained and maintained.
2. Deteriorated or damaged historic doors should be repaired using methods that allow them to retain their historic appearance and as much of their historic fabric as possible. Epoxy is helpful in strengthening and replacing deteriorated wood.
3. Owners are encouraged to replace missing or severely damaged historic doors with replacements that replicate the original or other similar examples.
4. Replacements for primary residential doors may appropriately be of painted paneled wood with or without a clear-glass single or multiple-light opening.

5. Historic screen doors and shutters should be retained.

Comments: The proposed replacement of the existing wooden door with a new steel entry door is inconsistent with the adopted guidelines. If attempts to repair the existing door are unsuccessful, the replacement door should be wooden and similar to the existing as outlined in Doors and Entrances guidelines 3 and 4. The Commission should determine if the work to the doorway will impact the surrounding windows and panels. Care should be taken to preserve these architectural features when repairing any decayed framing.

Item 3 – Replacement of a 24 pane window on the south face of the structure with a steel nine-light entry door.

“Windows” and “Doors and Entrances” as outlined above apply to Item 3.

Comments: Recommend that Item 3 be denied based on Window guidelines 1, 2, and 5. While shaded by the previously approved deck cover, the south face of the structure is still mostly intact and visible from the street. The proposed window removal and replacement with a doorway interrupts the rhythm of that side of the building. An argument can be made that the deck and cover have already significantly altered the south face. However, the deck and its cover can be removed at a later date without much damage to the original building. Installation of the door will alter the original structure and discard the window.

ATTACHMENTS

- A. Application and attachments
- B. Site Plan (modified by staff to show location of alterations)
- C. Location Map
- D. 1937 photos of 403 S. Washington Street



City Of Prattville
Planning and Development Department
102 W. Main Street
Prattville, AL 36067
(334) 381-3614 Fax (334) 381-3677
www.prattvilleal.gov

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: JAMES & JACKIE BROOKINS
Street Address: 403. S. WASHINGTON ST
City: PRATTVILLE State: AL Zip: 36067
Phone Number(s): 315-7692 + 399-1955

Property Owner Information

If different than above

Name: Same
Address of Property Owner: _____
City: _____ State: _____ Zip: _____
Phone Number: () _____

Property Description

County Tax Parcel Number/Legal Description: 19-04-17-1-006-002.000

Current Zoning of Property: R-2 Physical Address: 403 S. Washington St.

Proposed Alteration (general description): SEE ATTACHED INFO

RECEIVED
SEP 2011

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.

JAMES R BROOKINGS
James R. Brookings
Printed Name
Date 9/12/11

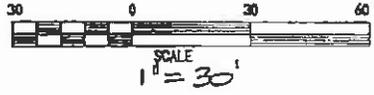
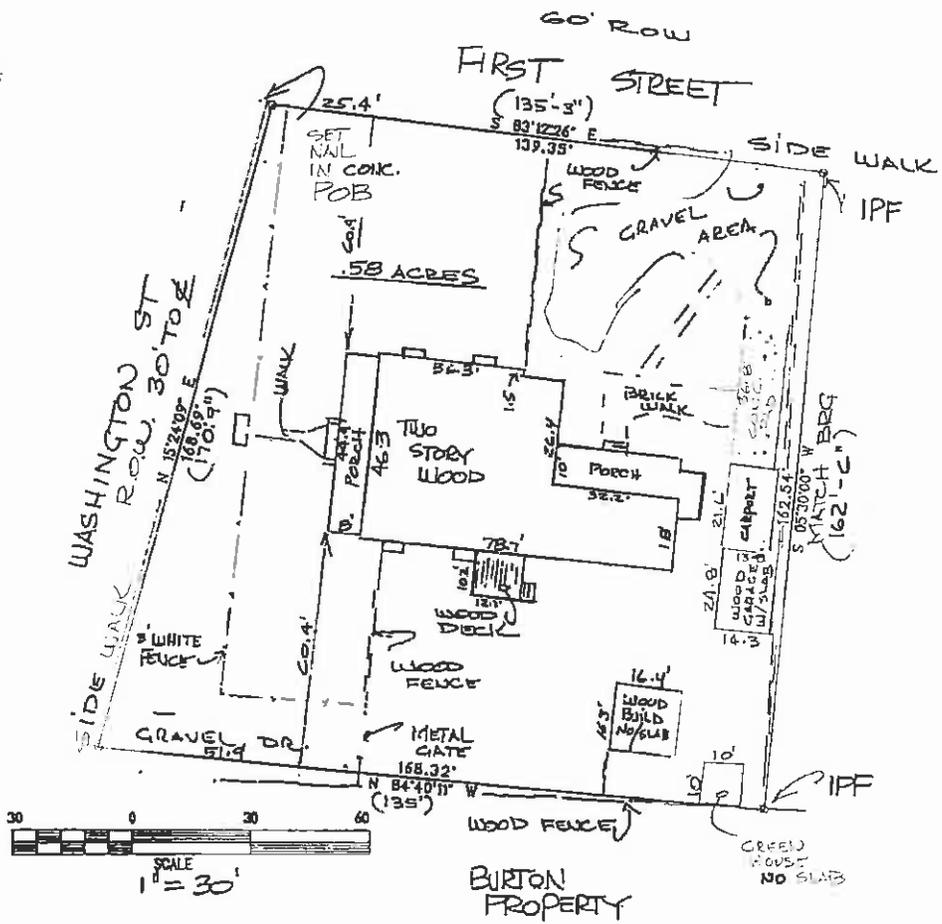
James R. Brookings
Signature

I the undersigned authority, a Notary Public in and for said Autauga County in the State of Alabama, hereby certify that James R. Brookings whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 12th day of September, 2011.

Leslie Redmond
Notary Public

My commission expires 11-08-2011

IPF 2



STATE OF ALABAMA
COUNTY OF AUTAUGA

Beginning at the intersection of the Southeast corner of Washington Street and First Street lying in the NE1/4, Section 17, Township 17N, Range 16E, Autauga County, Alabama; thence S83°12'26" W and along the South right-of-way of First Street 139.35' to an iron pin; thence S5°30'E 162.54' to an iron pin; thence N84°40'11"E 168.32' to the East right-of-way of Washington Street; thence N15°24'09"E along said right-of-way 168.69' to the point of beginning.

All lying in the North 1/4, Section 17, Township 17N, Range 16E, Autauga County, Alabama and being the same property as described Real Property 232, page 2, Autauga County Probate Office and containing .58 acres.

Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record, which would affect this parcel.

This Conveyance is made subject to any and all easements, restrictions and reservations of covering the above described property.

Legend	
POB	Point of Beginning
IPS	Iron Pin Set w/amp, (same P.L.S. 14721)
IPF	Iron Pin Found
Δ	Calculated Point Only
-o-	Overhead Utility Lines
-x-x-	Fence
()	Recorded Distance/ Bearing
AL	Not to Scale
⊕	Centerline
POC	Point of Commencement
Flood Note: Property lying in Zone <u>B</u>	

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for the Surveying in the State of Alabama to the best of my knowledge, information, and brief. Copyrighted by David C. McLain, no part of this drawing may be copied, added to, altered or reproduced by any means with out written permission from David C. McLain AL Reg. No. 14721. According to my survey this the 9th day of April, 2004.

(Signature)
AL Reg. No. 14721

NOT VALID UNLESS SIGNED,
DATED, AND STAMPED WITH
EMBOSSSED SEAL

Boundary Survey
By
Prattville Land Surveying
616 Washington Ferry Rd
Prattville, AL 36067
334-365-1122

File No. S-2736

Proposed Alteration #1 (urgent)

Replace Kitchen window with single window

This window is not visible from 1st Street and is located on the back of our home near the back porch area.

The interior window frame and wooden panel frames are decayed and the window must be replaced for maintenance purposes. In addition, the current window has been completely dysfunctional on the home's interior. It is inside the kitchen area behind the sink and has been an unreachable trap for kitchen debris and water spillage that can lead to mold, bacteria and pests.

The damaged wood is not limited to the window area. There are other areas on this side of the house that is actually causing sections to shift. We hope to repair these areas while doing the interior kitchen's remodel.

Proposed Alteration #2 (urgent)

Door Replacement

We may be able to repair the entrance door although the framing must be replaced. If not, then we will have to replace the door with a steel door. We will purchase a 9-light door that is somewhat similar in style from Lowe' or a surplus store and retain the current screen door.

Proposed Alteration #3 (Future project – 6+ months)

Replace window on back deck with door to allow home exit to deck through room other than bathroom. The window is not visible from Washington Street. We would replace existing fan-light style steel door (no historical significance) from bathroom to deck with standard steel 9-light door to match new door.

Window
AH #1



AH #1
Window





1st St. view #1



1st St. view #2



Window





door

Window



-Remmed
door interior view
#2



door #2



Window #1 damage view



upper deck window #1



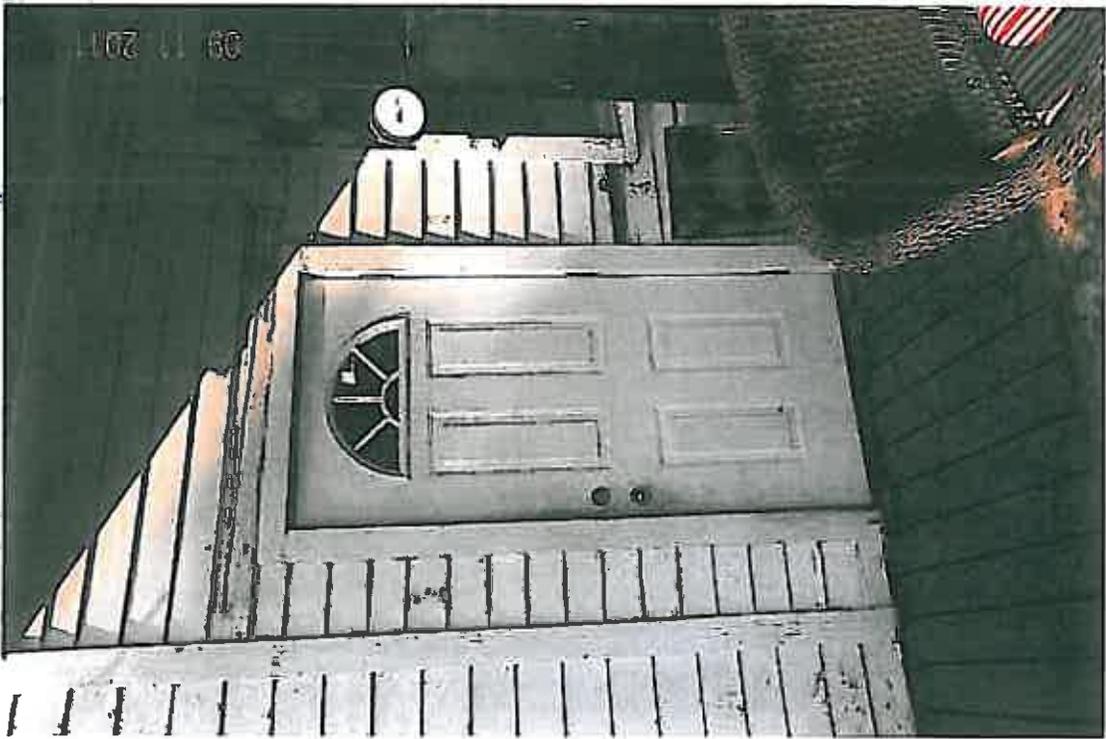
Window & rotten wood
Behind sink area



door damage



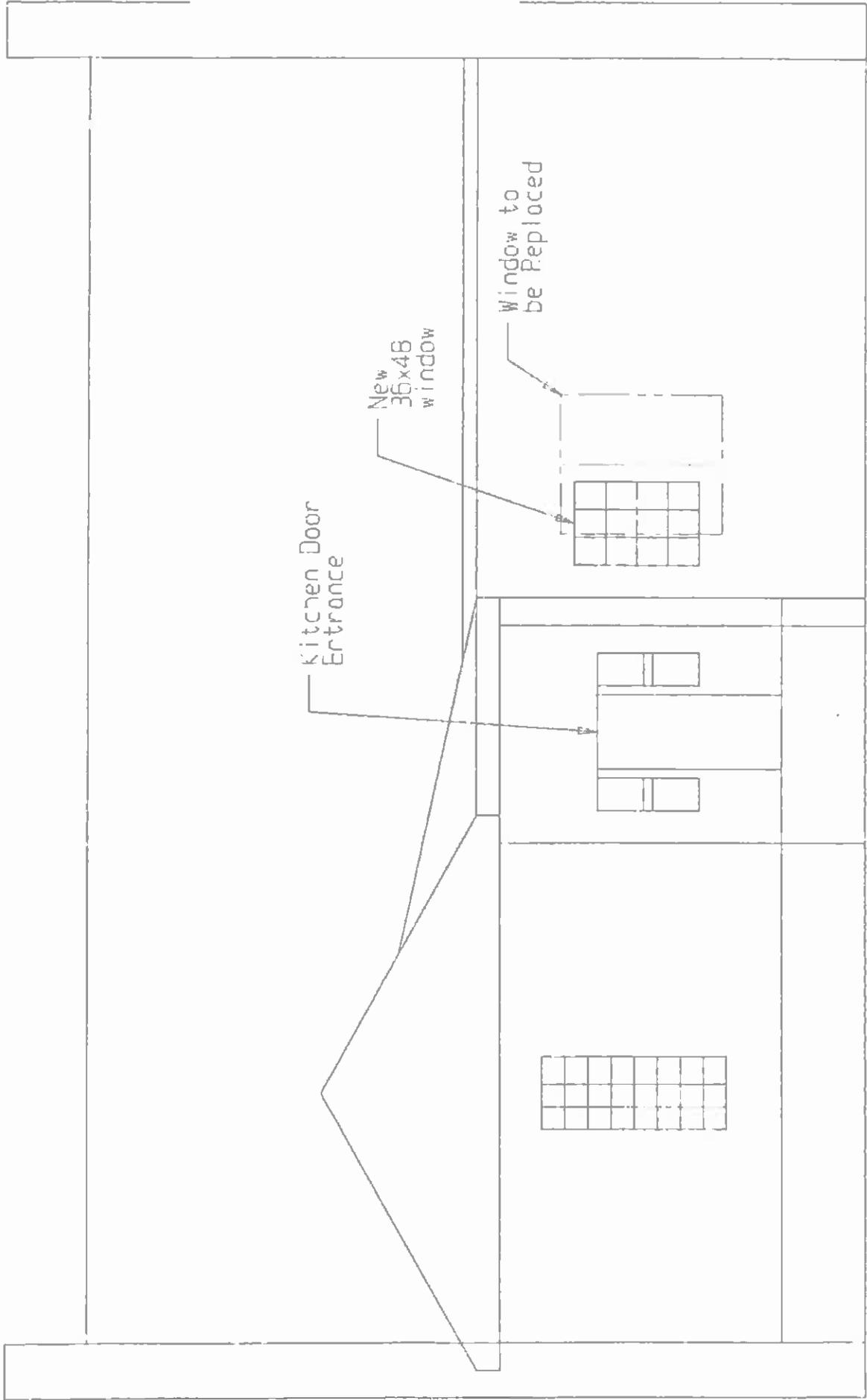
Back
deck #3 for light door

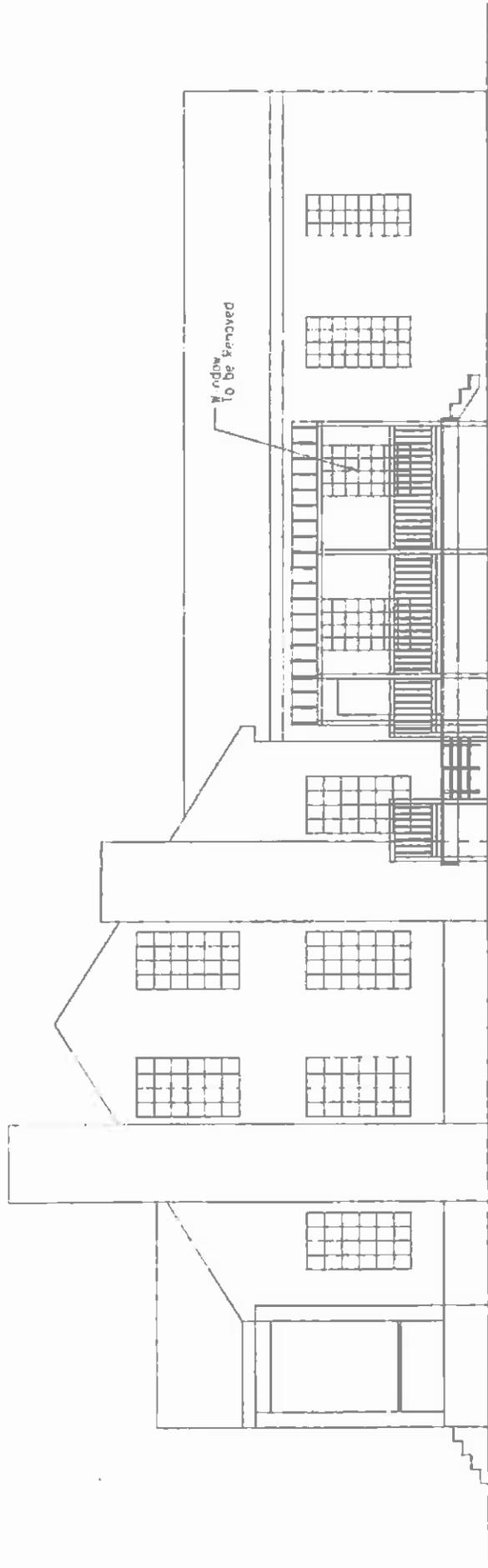


Window
to be
Replaced



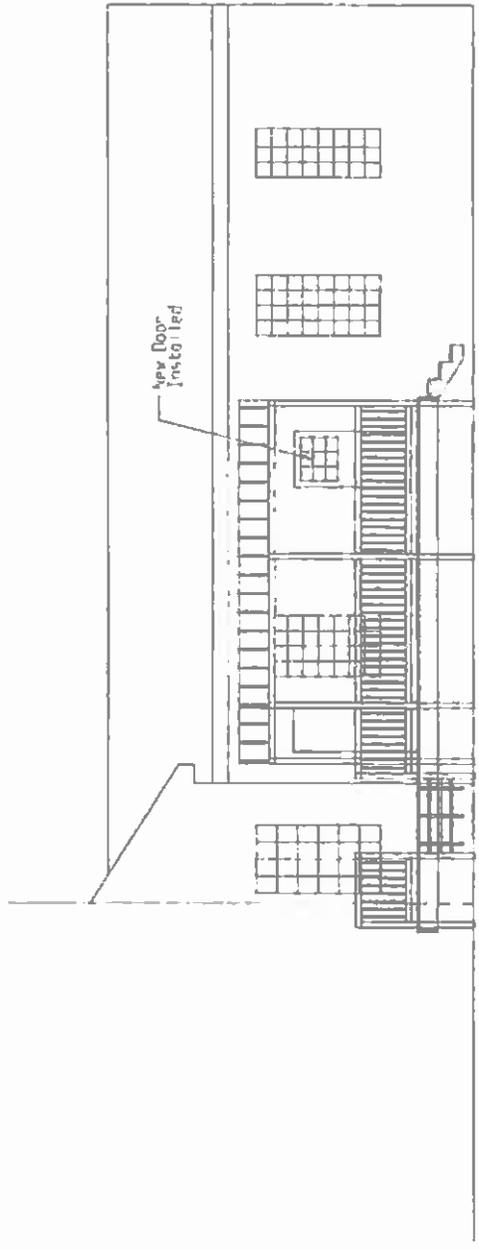
Window
to be
Replaced





Right Side Elevation
Scale 1/1

Brookins Residence
403 S. Washington Street
Prossville, PA 15067
8/30/2010



9-LIGHT DOOR
SECTIONS #2-3

Attachment C



Prattville Historic
Preservation Commission

Location Map

403 S. Washington St.



1 inch = 40 feet

Aerial photography date:
March 2005

Historic American Buildings Survey/Historic American Engineering Record



Supplemental
Material

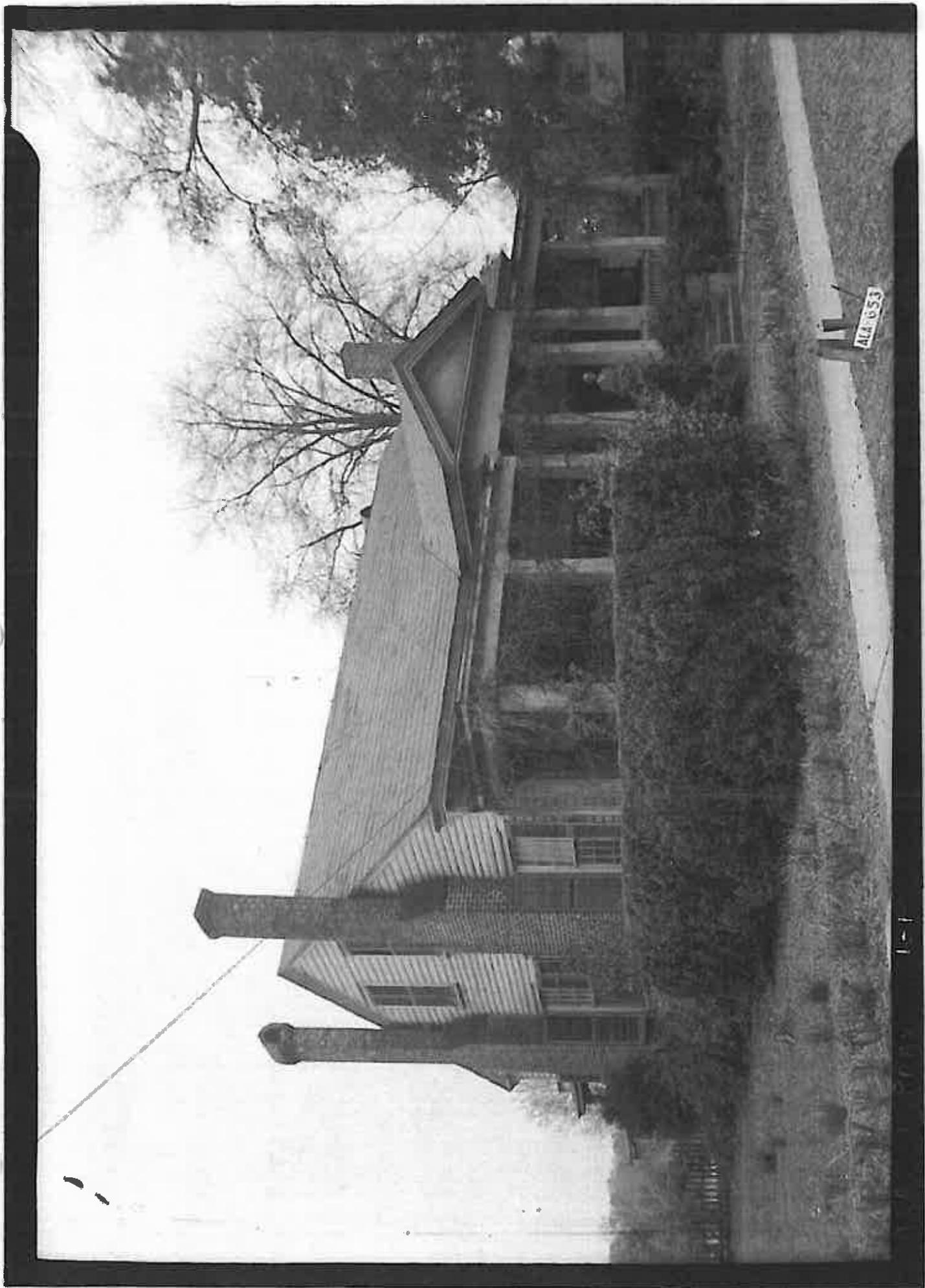
Thomas Avery Fay House, 203 Washington Street, Prattville, Autauga, AL

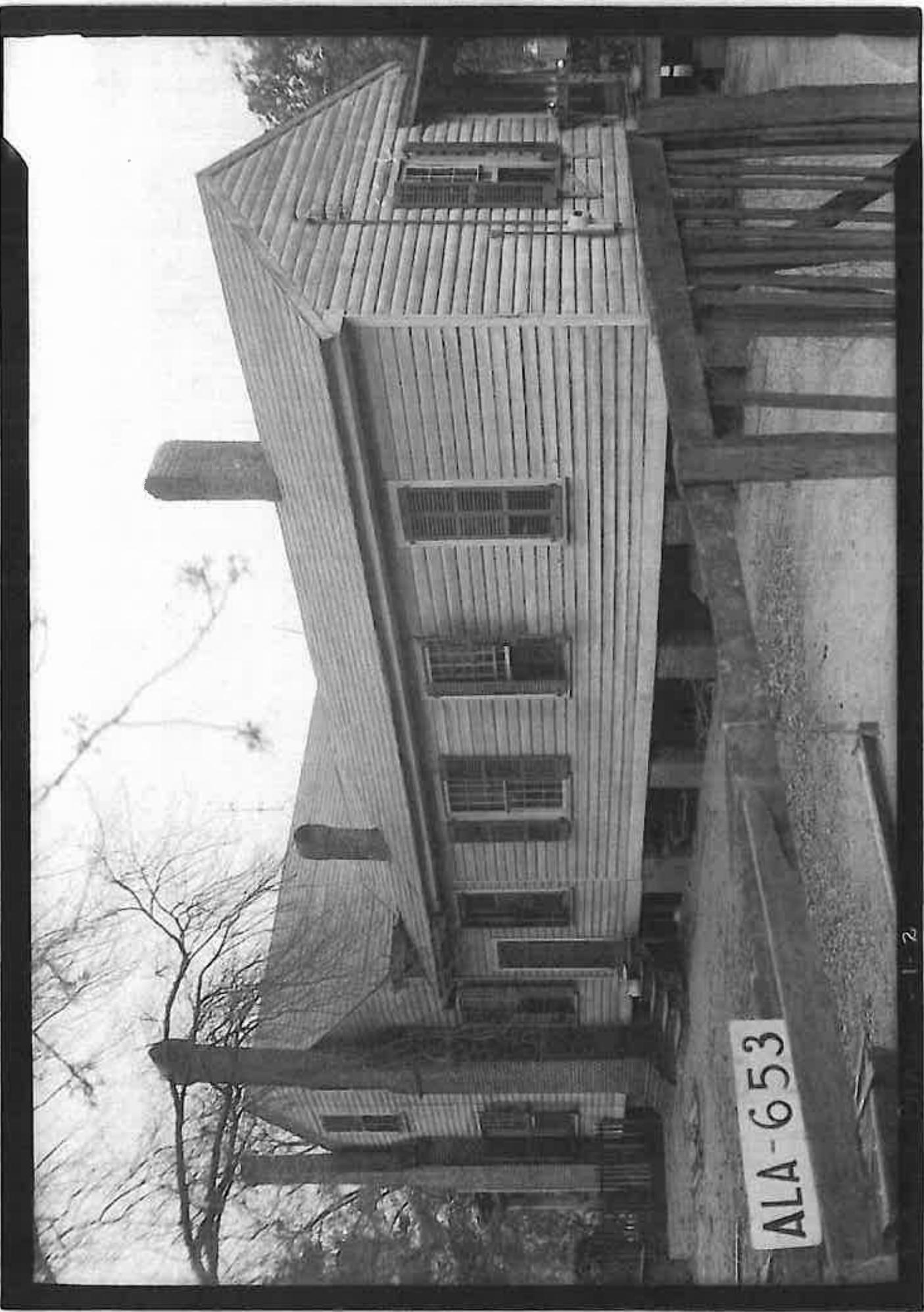
Images 1 through 2 of 2

For a larger reference image, click on the picture or text.

STATE ALABAMA		COUNTY AUTAUGA	TOWN OR VICINITY PRATTVILLE 4p*
INDEX NUMBER ALA. 1-PRATI. 4.		MONUMENT T. A. FAY SR. 203 WASHINGTON ST HOUSE.	
REPRESENTED IN NEGATIVE FILE	NAME SURVEY NO. ALA-608 HISTORY: Built approx. 1850.		
PUBLISHED PHOTOGRAPHS	DESCRIPTION: One story frame; four - exterior chimneys; brick masonry foundation; one story porch with eight square columns.		
PUBLISHED DRAWINGS			
* 4p discard UNDISCARDED 7/79		REFERENCES: E. W. Burkhardt, API. Auburn, Alabama.	
HISTORIC AMERICAN BUILDINGS SURVEY			
AUTHOR OF CARD. Katherine Floyd. Auburn, Alabama. 2-1-1937.			

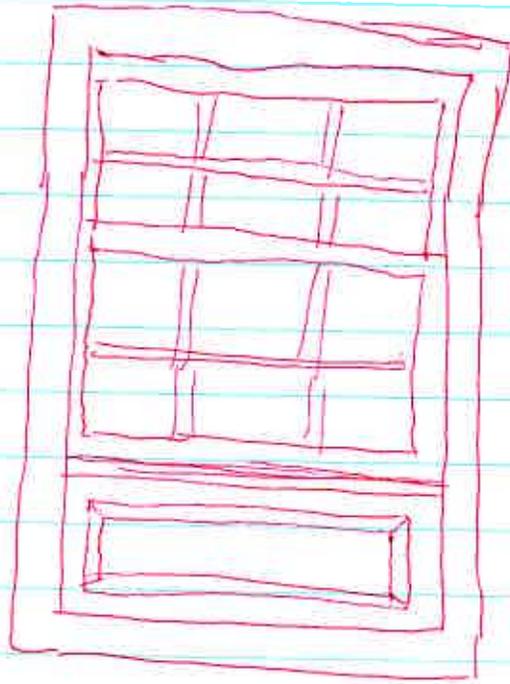
Images 1 through 2 of 2





ALA-653

Item #1 (Window) ^{East}



Example of motion presented + approved

Item #2 (Door) ^{South}

