



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR.
PRESIDENT
DISTRICT 2

ALBERT C. STRIPLIN
PRESIDENT PRO TEMPORE
DISTRICT 1

DENISE B. BROWN
DISTRICT 3

JERRY STARNES
DISTRICT 4

CLYDE CHAMBLISS, JR.
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

City of Prattville Historic Preservation Commission

The minutes of the February 28, 2013 meeting of the City of Prattville Historic Preservation Commission were approved.

Thea Langley, Chairman

4/4/13
3/28/13 Am

Date

PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677
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planning.prattvilleal.gov



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DISTRICT 7

CITY OF PRATTVILLE
HISTORIC PRESERVATION COMMISSION
AGENDA
February 28, 2013
4:30 p.m.

Call to Order:

Roll Call:

Chairman Langley, Vice-Chairman Price, Mr. Barrett, Ms. Chieves, Mrs. Davis, and Ms. Kirkpatrick.

Election of Officers:

Minutes:

Old Business:

1. CA1207-01 Certificate of Appropriateness
Demolition and New Structure
244 E. Main Street
Edward F. Rouze, Petitioner

*Tabled Indef.
10/25/12*

New Business:

1. CA1302-01 Certificate of Appropriateness
Alteration-Restoration
101 North Chestnut Street
Alfred Q. Booth, Petitioner
2. CA1302-02 Certificate of Appropriateness
Sign-New Structure
150 First Street
Eddie Hillman, Petitioner

Miscellaneous:

Proposed Amendment to Prattville Historic District Design Review Policy

Adjourn:

PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677
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**CITY OF PRATTVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES
February 28, 2013**

Call to order:

The regular meeting of the Prattville Historic Preservation Commission was called to order on Thursday, February 28, 2013 at 4:34 p.m.

Roll Call:

The secretary called the roll. Members present were Chairman Thea Langley, Vice-Chairman Gray Price, Mr. Will Barrett, Ms. Kate Chieves, Mrs. Jean Davis and Ms. Lenore Kirkpatrick. Members Absent: None.

Quorum present

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

Minutes:

None

Chairman Langley changed the order the business items were heard.

New Business:

Certificate of Appropriateness

Sign-New Structure

150 First Street

Eddie Hillman, Petitioner

Eddie Hillman, petitioner, presented the request for Certificate of Appropriateness for a sign at 150 First Street. He stated that they made an error in process and the sign was placed prior to hearing.

Mr. Duke provided the staff report for the property at 150 First Street. He stated that the 5'x5' wooden sign was on wooden post. He stated that the sign was installed without permit, zoning review, or certificate of appropriateness. He stated that the sign met guidelines and appropriately met zoning.

Mr. Price moved to approve the sign as submitted. Mrs. Kirkpatrick seconded the motion.

The motion to approve passed unanimously.

Certificate of Appropriateness

Alteration-Restoration

101 North Chestnut Street

Alfred Q. Booth, Petitioner

Al Booth, petitioner, presented the request for Certificate of Appropriateness for alteration to restore a burned structure. He stated that most of the fire damage was to the porch, porch roof and the room on the southeast corner. He stated that the structure would be rebuilt as previous (presented picture). He stated that the posts would be reused. He stated that the only change intended was to replace roof with metal. He stated that in time the entire roof would be metal. He stated that the windows would have to be

replaced and would like to make them nonfunctioning. He stated that he proposed to use 1"x4" pine boards rather than tongue and groove cypress or cedar on the porch floor.

Mr. Duke provided the staff report for the property at 101 North Chestnut Street. He stated that the petitioner was requesting to repair minor structural damage incurred during fire, to restore structure to appearance before fire using appropriate material and to replace porch roof with new material (metal roof). He stated that the petitioner's proposal for restoration was in keeping with the guidelines.

Mr. Barrett moved to approve the petitioner's request as submitted. Mr. Price seconded the motion.

Mrs. Davis moved to amend the motion to approve contingent upon the final material selection and appearance during construction be approved by Planning Department. Mr. Barrett seconded the motion.

The motion to amend passed unanimously.

The amended motion to approve passed unanimously.

Old Business:

**Certificate of Appropriateness
Demolition and New Structure
244 E. Main Street
Edward F. Rouze, Petitioner**

The request for a new structure (garage) was tabled indefinitely at the October 25, 2012 meeting. Mr. Price moved to bring the tabled item up for discussion. Ms. Kirkpatrick seconded the motion.

The motion passed unanimously.

Mr. Duke stated that the initial request for a Certificate of Appropriateness for this address was for demolition and reconstruction of existing freestanding garage which was heard on July 26, 2012. He stated that the Commission approved the request for demolition of the existing garage and tabled consideration of the new garage until the applicant could provide additional details.

Mr. Rouze, petitioner, presented the request to place a 960ft² garage on property at 244 E. Main Street. He stated that the first garage proposal was for a 1098ft² building. He stated that the brick and concrete parking pad would extend to the garage and there would be no windows in attic loft. He stated that the garage doors would be a replica of previous door except to replace the top tier with glass panels. He stated that there would be one window and one door on the side.

Mr. Duke provided the staff report for the garage request at 244 E. Main Street. He stated that the petitioner was requesting construction of new 32' x 30' (960 square feet), 1 story, three-bay garage in place of the demolished structure. He stated that the exterior façade would be Dutch lap siding. He stated that the garage doors would be replicated to match demolished structure with windows added to upper panel. He stated that the roofing would be asphalt shingles matching the main building. He stated that the proposal submitted met guidelines closer than the previous submission.

Mrs. Davis moved to approve the garage as presented contingent that the written proposal takes precedence of the sketch drawing. Mr. Barrett seconded the motion.

The motion to approve passed unanimously.

Miscellaneous:

Mr. Duke presented to the Commission the proposed amendment to the Prattville Historic District Design Review Policy. Subsection F – Expedited Review as discussed in the work session held on January 24, 2013.

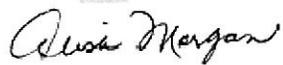
Mr. Price moved to adopt the amendment as submitted. Mrs. Davis seconded the motion.

The motion to approve passed unanimously.

Adjourn:

With no further business, the meeting was adjourned at 5:34 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Historic Preservation Commission

Prattville Historic Preservation Commission

Sign-In Sheet

2/28/13

3:00 p.m.

| Name | Address |
|-------------------------|--|
| 1. <i>Edith Hillman</i> | 150 1 st Street Prattville AL 36067 |
| 2. <i>G. Booth</i> | 101 N. GIBBS ST |
| 3. <i>Ed Rouse</i> | 244 E. MAIN ST |
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**PRATTVILLE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS**

**PETITIONER: EDDIE HILLMAN
150 FIRST STREET
PRATTVILLE, AL 36067**

**REQUEST: SIGN-NEW STRUCTURE
150 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 February 28, 2013 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. Sign-as submitted.*

DONE THIS THE 28th DAY OF February 2013.

HISTORIC PRESERVATION COMMISSION



A handwritten signature in black ink, appearing to read 'Thea Langley', is written over a horizontal line. The signature is enclosed in a hand-drawn oval.

THEA LANGLEY, CHAIRMAN



A handwritten signature in black ink, appearing to read 'Alisa Morgan', is written over a horizontal line.

ALISA MORGAN, SECRETARY

CITY OF PRATTVILLE
Historic Preservation Commission

Planning Department Staff Report



**CERTIFICATE OF
APPROPRIATENESS**

150 First Street – CA1307-03

DATE

February 25, 2013

PROPOSED DEVELOPMENT

Petitioner: Eddie Hillman
Property Owner: Eddie Hillman
Agent: N/A
Location: 150 First Street

Review Status and History

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

Previous Approvals: N/A

*1984/2007 Historic
Properties Inventory
Details*

150 First Street – (circa 1895) Conditional contributing property. One story, frame (asbestos shingle siding), basically square with asymmetrical façade formed by offset projecting bay, tall pyramidal roof broken at front, sides, and rear by low secondary gables; single large dormer at front with colored glass sash; full-length porch (now screened) with turned post and spindle frieze; turned and pierced work bargeboards trim gables.

Proposed Alteration, Renovation or Addition

The following alteration has been requested by the applicant. See the application included as Attachment A for description.

Add approximately 5' wide by 5' tall sign. Wooden sign and posts painted black.

PLANNING STAFF EVALUATION

- Reviewed by:** Joel T. Duke, AICP
- Site Visits Conducted:** February 25, 2013
- Recommendation:** Approval with modifications – Sign was installed without the required permit, zoning review or Certificate of Appropriateness. The sign location, dimensions, and height comply with city zoning ordinance. The installed sign complies with the Commission’s design guidelines.

Evaluation:

Since the subject property/structure was initially developed as a residence, 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 each section.

Add approximately 5’ wide by 5’ tall sign. Wooden sign and posts painted black.

Signs (page 34)

Signs are important means of advertising and establishing business identities, and establishments should have flexibility in determining what modern signage to use while respecting the residential character of their host neighborhoods.

1. Sign usage should be kept to a minimum. In residential areas no more than two signs should be placed on the property.
2. New signs should be of historically appropriate materials such as finished wood, glass, copper, or bronze.
3. New signs should be scaled to be in proportion to the property.
4. Simplicity in design and content is recommended.
5. Colors used in signs should be coordinated with their buildings. Three colors or less should be used per sign.
6. Lighting sources for signs should be external and concealed.
7. 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.

Analysis:

The subject sign was installed without permit, zoning review, or certification of appropriateness approval. Installed sign meets requirements of city zoning ordinance. The installed sign meets the Commission’s design guidelines for signs.

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.prattvilleal.gov

Application

Certificate of Appropriateness
Prattville Historic Preservation Commission

Application Type: Alteration Addition New Structure Demolition Sign

Applicant /Agent Information

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

Name: Eddie Hillman
Street Address: 150 First Street
City: Prattville State: Al Zip: 36067
Phone Number(s): 324-6405

Property Owner Information

if different than above

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

Property Description

County Tax Parcel Number/Legal Description: _____

Current Zoning of Property: _____ Physical Address: 150 First Street

Proposed Alteration (general description): _____

new business signage
wooden sign & post
approx 5 ft. in height.
approx 5 ft in width.

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

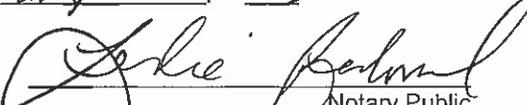
I certify that I am the property owner, or authorized agent, and attest that all facts and information provided are true and correct.

Eddie Hillman
Printed Name


Signature

Date 2-13-13

I the undersigned authority, a Notary Public in and for said Autauga County in the State of Alabama, hereby certify that Eddie Hillman, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 13th day of February, 2013


Notary Public

My commission expires My Commission Expires 11-08-2016

SUGAR B'S

A SOUTHERN BAKERY & CAFE

150 First Street Prattville, AL 36067

334-730-1192



PRATTVILLE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

PETITIONER: ALFRED Q. BOOTH
1417 INDIAN HILL ROAD
PRATTVILLE, AL 36067

REQUEST: ALTERATION-RESTORATION
101 NORTH CHESTNUT 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 February 28, 2013 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. *repair minor structural damage incurred during fire,*
2. *restore structure to appearance before fire using appropriate material and*
3. *replace porch roof with new material (metal roof) contingent upon the final material selection and appearance during construction be approved by Planning Department.*

DONE THIS THE 28th DAY OF February 2013.

HISTORIC PRESERVATION COMMISSION



THEA LANGLEY, CHAIRMAN



ALISA MORGAN, SECRETARY

CITY OF PRATTVILLE
Historic Preservation Commission

Planning Department Staff Report



**CERTIFICATE OF
APPROPRIATENESS**

101 N. Chestnut Street – CA1302-01

DATE

February 25, 2013

PROPOSED DEVELOPMENT

Petitioner: Alfred Q. Booth
Property Owner: Alfred Q. Booth
Agent: N/A
Location: 101 N. Chestnut 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 **106 North Chestnut Street, David Hall House (circa 1880, contributing)** This rectangular, one-and-a-half story building is of frame construction and has a side-gable roof with a large cross gable over the front entry bay. Present across the front and one side is an L-shaped porch with elaborately cut scrolled brackets, the original flat-wood balustrade, and narrow flush-board sheathing. The double-leaf main door possesses sidelights and a transom and is flanked by floor-length windows. Second-floor windows are arched and shuttered. (Note: included in National Registry listing as 106 N. Chestnut Street.)

Proposed Alteration, Renovation or Addition

The following changes have been requested by the applicant. See the application included as Attachment A for the owner's description of each item.

1. Repair minor structural damage incurred during structure fire on October 5, 2010.
2. Restore structure to appearance before October 5, 2010 fire using appropriate materials (see detailed narrative in application).
 - a. Replace damaged pine siding
 - b. Replace porch flooring
 - c. Replace porch posts, railing, balusters, and lace-like spandrels
 - d. Replace doors
 - e. Replace windows, overhangs and sidelights
3. Replace porch roof with new material – standing-seam metal roof with the color to match existing shingle roof.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: October 6, 2010 and February 25, 2013

Recommendation:

- Item 1: Approval
- Item 2: Approve. The Commission should request additional details to assure that appropriate materials will be used.
- Item 3: Approve.

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 each section.

Item 1. Repair minor structural damage incurred during structure fire on October 5, 2010.

Demolition (Page 55)

Demolition of buildings that contribute to the historic character of the district results in an irreversible loss to the physical fabric of the community. Demolition of such buildings is an outcome to be avoided.

Analysis:

Designation of the Prattville Historic District in January 2008 was the result of several decades of effort to preserve and protect the unique architectural history of Prattville. Since the listing of the Daniel Pratt Historic District on National Register of Historic Places in 1984, numerous unique structures have been lost to fire, neglect or owner's desires. The damage inflicted on 101 N. Chestnut Street on October 5, 2010 could have easily resulted in another lost to the district. Fortunately, damage to the structure was largely superficial; impacting only the prominent L-shape porch and the SE corner of the building. The applicant's plans to repair the building are in keeping with the Commission's guidelines and the spirit of the preserving the exteriors of the district's structures. While it has taken a while to reach this point, this restoration will provide an example for repairing damaged properties in the district.

Item 2. Restore structure to appearance before October 5, 2010 fire using appropriate materials (see narrative in application).

Architectural Features (Page 15)
Doors and Entrances (Page 18)
Porches (Page 27)
Windows (Page 36)

Analysis:

Rather than listing the requirements of the each guideline, I have simply listed the guidelines and page number for your reference. The adopted residential guidelines generally note that existing features are to be preserved, repaired, or replaced using similar materials. The applicant has detailed (see page "Proposed Repairs" in the application) plans for the repair and replacement of the damaged architectural and structural components of 101 N. Chestnut Street. His plan complies with the Commission's guidelines and should receive approval. Since the application lacks samples or photos of replacement materials to verify against photos of the pre-fire structure, the Commission should establish a process for approval of each during the repair process.

Item 3. Replace porch roof with new material – standing-seam metal roof with the color to match existing shingle roof.

Roofs (page 31)

Roofs help to determine building style and are important elements of historic appearance. Historic roof shapes and, when feasible, materials should be retained and maintained. Public visibility of modern features should be very limited.

1. The historic roof shape should be retained.
4. If historic roofing materials are severely damaged or deteriorated or are missing and are prohibitively expensive to replace, dark grey, black, brown, dark green, or dark red asphalt or fiberglass shingles may be used.

Analysis:

As long as the shape and underlying construction of the porch ceiling and roof are retained, replacement of the asphalt shingles with metal should be allowed. The Commission should retain final approval over the style of the standing-seam metal panels. It is also appropriate for the Commission to approve or disapprove the color to maintain compatibility with the shingle roof on the remainder of the structure.

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.prattvilleal.gov

Application

Certificate of Appropriateness
 Prattville Historic Preservation Commission

Application Type: Alteration Addition New Structure Demolition Sign REPAIR

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

Name: ALBERT J. BOOTH

Street Address: 1417 INDIAN HILL RD

City: PRATTVILLE State AL Zip: 36067

Phone Number(s): 334-365-8396 341-3728

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: _____

Current Zoning of Property: COMM Physical Address: 101 N CHESTNUT

Proposed Alteration (general description): REPAIRS

REPAIR FIRE DAMAGE

RESTORE PROPERTY TO APPEARANCE

BEFORE FIRE

ROOF ON PARSH TO BE STANDING

SEAM METAL. COLOR TO MATCH

EXISTING SHINGLE ROOF.

SEE TYPED NOTES

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.

ALFRED J. BOOTH
Printed Name

Alfred J. Booth
Signature

Date 1-8-13

I the undersigned authority, a Notary Public in and for said Autauga County in the State of Alabama, hereby certify that Alfred J. Booth whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 8th day of January, 2013.

Shannon P. Smith
Notary Public

My commission expires 3413
SHANNON P. SMITH
MY COMMISSION EXPIRES MAR. 4, 2013











PROPOSED REPAIRS
101 NORTH CHESTNUT ST.
PRATTVILLE, ALABAMA

I propose to repair the building to look like it does in the color photograph, taken before the fire, as shown in photograph 1.

There was no structural damage to the building and most of the fire damage was to the porch, porch roof and the room on the southeast corner. The house was constructed entirely with pine. All the floors, walls and ceilings were one by four-inch tongue and groove with the exception of the lap siding on exterior walls that were not under the porch roof.

I propose to use one by four inch tongue and groove cypress or cedar on all exterior restoration with the exception of the porch floor decking and of course the lap siding. The porch floor decking will be treated pine and of a width that would be most appropriate for the building. I think square cornered boards with a minimum gap would restore the closest appearance to the building before the fire.

I have had the balusters for the porch railing made, from cedar, copying the original design. The Sharp house at 306 Wetumpka St. has the same bracket design as this house and I have permission to copy those and will have them made from cedar or cypress. I believe I will be able to use the same corner posts.

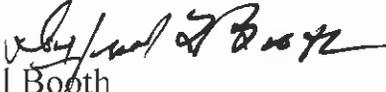
The porch had three large double hung windows, two on the east side and one on the south. Each window was about seven feet tall and had six lights. The bottom sash, which had four lights, was constructed to push up into the ceiling, creating an opening about five feet high so a person could walk on to the porch through the opening or it would create a nice opening for a host of mosquitoes. All three windows were destroyed. I will need to have new ones made. All other windows, with the exception of bathroom windows, are double hung with four over four lights which I intend to replace or repair as the originals.

The front entrance had double doors with overhead and sidelights. I believe this is an especially important feature as are the three large windows. Reproducing the doors will be expensive unless a suitable substitute can be

found. The doors were not tall but were suitable to maintain the house symmetry. I believe the symmetry is what makes the structure so attractive. The exterior door on the south side, which is under the porch roof, had gothic head lights in each of the upper panels. I will replace with a similar door if possible. If I am unable to find one with gothic head lights I will replace it with a door that does have lights in the upper panels.

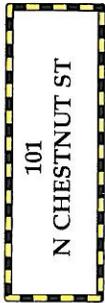
A change I am considering is to roof the porch with a standing seam metal roof of appropriate color. The shingle roof on the building is not old but I anticipate having to replace it before a normal life span because of the heat from the fire. At that time a metal roof might be appropriate.

The whole house was painted white and I intend to repaint it white. The porch deck was battleship grey, again I would keep that color unless another color would be more appropriate.


Al Booth
1-25/13



CITY OF
PRATTVILLE, ALABAMA



1" = 100'



- STREETS
- TAX PARCELS



PRATTVILLE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

PETITIONER: EDWARD F. ROUZE
 244 EAST MAIN STREET
 PRATTVILLE, AL 36067

REQUEST: NEW STRUCTURE-GARAGE
 244 EAST MAIN STREET

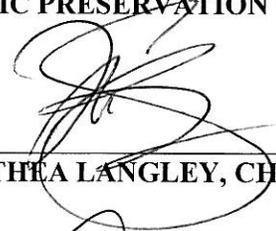
ORDER

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 February 28, 2013 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:

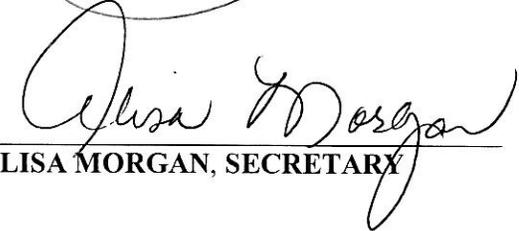
- 1. New structure-garage-as presented contingent that the written proposal takes precedence of the sketch drawing.*

DONE THIS THE 28th DAY OF February 2013.

HISTORIC PRESERVATION COMMISSION



THEA LANGLEY, CHAIRMAN



ALISA MORGAN, SECRETARY

CITY OF PRATTVILLE

Historic Preservation Commission

Planning Department Staff Report



CERTIFICATE OF APPROPRIATENESS 244 E. Main Street – CA1207-01 – Modified Application

DATE February 25, 2013

PROPOSED DEVELOPMENT

Petitioner: Edward F. Rouze
Property Owner: Evelyn Doster Holdings, LLC
Agent: N/A
Location: 244 E. Main Street

Review Status and History

Submission Status: Initial request for a Certificate of Appropriateness for this address. Request for demolition and reconstruction of existing freestanding garage heard by the HPC on July 26, 2012. Commission approved the request for demolition of the existing garage. The Commission tabled consideration of the new garage until the applicant could provide additional details.

Previous Approvals: N/A

Conditions of Previous Approvals: N/A

1984/2007 Historic Properties Inventory Details **244 East Main Street, Doster House (1933, contributing)** This one-story frame building with shiplap siding has a gabled roof with extensions that cover a porte cochere on one side and a porch on the other. On the rear elevation is a wing and on the façade is an open terrace. A contemporary garage is behind the house.

Proposed Alteration, Renovation or Addition

The applicant requests the following amendment to the new structure portion of his original application. Please see July 24, 2012 staff report for additional detail. Application included as Attachment A contains the owner's description.

1. Construction of new 32' x 30' (960 square feet), 1 story, three-bay garage in

place of the demolished structure.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: July 24, 2012

Recommendation:

- Item 1 (Revised Plan for New Garage): Proposed building generally meets the Commission's guidelines for size, materials, and compatibility with the main structure. Commission should address differences between applicant's rendering and plan view (upstairs windows) and address whether the submitted rendering exactly matches the applicants plans. Any clarifications should be noted in the record

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 each section.

Item 1. Construction of new 32' x 30' (960 square feet), 1 story, three-bay garage in place of the demolished structure. Exterior façade will be Dutch lap siding. Garage doors replicated to match demolished structure with windows added to upper panel. Roofing will be asphalt shingles matching the main building. See application for complete details.

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.

Analysis:

- a. The proposed new/replacement garage meets Guidelines 2, 3, 4, and 5 for Outbuildings. While larger than the building proposed for demolition, it is still smaller than the primary structure. Since the proposed structure is visible on two sides from College Street, its compatibility with the site and district are important. In general, the asphalt shingle roof and wood siding proposed for the new structure match the materials from the main structure and surrounding properties.
- b. Care should be taken that the new structure, like the one proposed for demolition, is simpler in appearance from the primary structure. This is easily accomplished by using less ornate windows, doors and casings than the primary structure. Staff photos of the primary structure are presented in Attachment C for Commission review and comparison to the application in Attachment A. The Commission should consider asking for simpler casings than shown in the rendering submitted in the application.
- c. The primary structure on the site has a cross gable roof structure. The proposed garage has the same gable roof structure. The submitted rendering on Page 3 of the application and plan view presented on Pages 4 and 5 do not agree. The plan view shows windows in the attic space which are not shown in the rendering. The Commission should determine which plan the applicant wants approved.

ATTACHMENTS

- A. Application and attachments
- B. Location Map
- C. Staff photos – July 24, 2012

244 E. Main Street
Prattville, Alabama 36067



January 10, 2013

Mr. Joel Duke, AICP
102 West Main Street
Prattville, Alabama 36067

Dear Joel:

Attached is my updated application for the replacement garage I propose to construct at my 244 E. Main Street address.

Would you be so good as to look it over and make sure I have supplied the needed information before it goes to the preservation panel?

Thanks for your help and please know I appreciate all that you do to help make Prattville an even-better place to live.

Most sincerely,

A handwritten signature in black ink that reads "Ed Rouze".

Ed Rouze

Application

Certificate of Appropriateness

Prattville Historic Preservation Commission

*Ed Rouze
244 E. Main Street
Prattville 36067
(334) 799-5071*

City Of Prattville
Planning and Development Department
102 W. Main Street Prattville, AL 36067
(334) 361-3614 Fax (334) 361-3677
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: Edward F. Rouze
Street Address: 244 E. Main Street
City: Prattville State: Alabama Zip: 36067
Phone Number(s): (334) 799-5071

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: 19-05-16-2-000-031.000.0
Current Zoning of Property: R-2 (Single Family Residential)
Physical Address: 244 E. Main Street, Prattville, 36067

Proposed Alteration (general description):

This proposal is in regard to an existing coal storage room/garage at the southwest corner of 244 E. Main Street. The structure was constructed at or about the same time as the 1933 house.

The existing garage is a basic, utilitarian structure. It has a rectangular footprint and a gable roof.

Construction is 2x4s on 24-inch centers. It is clad with white dutch-lap wood siding. One window, one entry door and one lift-up garage door. No special moldings, no soffit frills, ordinary doors

There is a great deal of old (pre-1960) water-induced rot. There are 6-foot sections in which the sole plate is totally missing. Some wall studs are missing the lower six inches because of rot. Complicating matters are studs are on 24-inch centers. No insect damage visible.

I propose to dismantle the old garage and plan to re-purpose most everything other than the roof shingles, existing vinyl siding and the rotted portions of the wood therein.

Siding: Traditional dutch-lap wooden siding. Painted white. I have a large supply of original siding in addition to that to be salvaged from the garage. Identical width and profile.

Windows: 6-over-1 as original to the house. I have originals identical to those on the house. These windows will be restored and the original old glass will be reused

Shutters: Shutters to match the house's originals will be replicated. (I have one original shutter that was saved in the event shutters needed to be replicated.) Green-painted wood.

Entry doors: Will restore and reuse the original door. Painted white as original.

Garage door: Doors, replicated to match the original, are planned. I would like to add period-correct windows in the upper panel. The original door does *not* have these windows.

Roofing: I bought shingles at the time the house was re-roofed approximately 22 months ago. Doing this assures an exact match to those on the house.

Exterior lighting: Originally, there was a single, drop-cord bulb inside. I propose to use restored porcelain-shade fixtures mounted on goose-neck arms above each garage door.

Driveways and sidewalks: Proposed are concrete driveways and sidewalks. Several sections to include antique-brick pavers to break up the visual of an all-concrete driveway.

Paint colors: White on dutch-lap siding, doors and windows. Green on shutters.

Landscaping: Azaleas, crepe myrtles, iris, nandinas in mulch beds as original Grass as needed.

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.

Exterior View

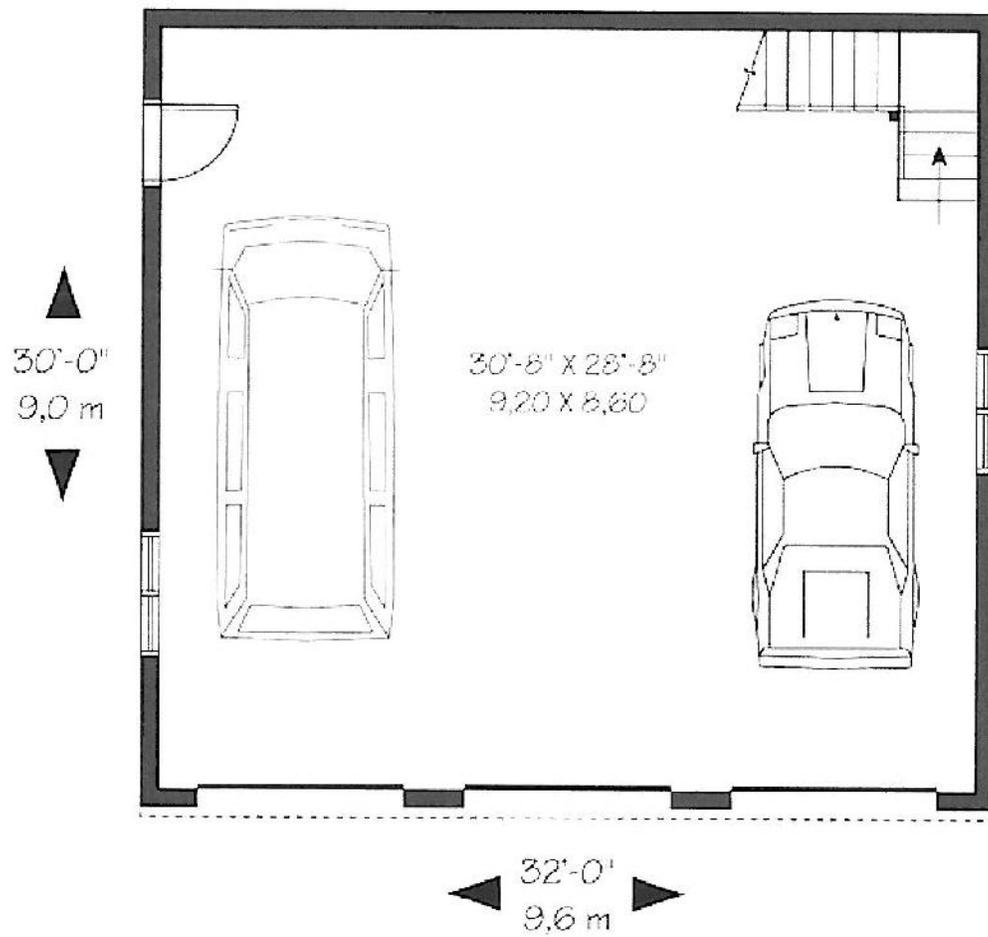


NOTES:

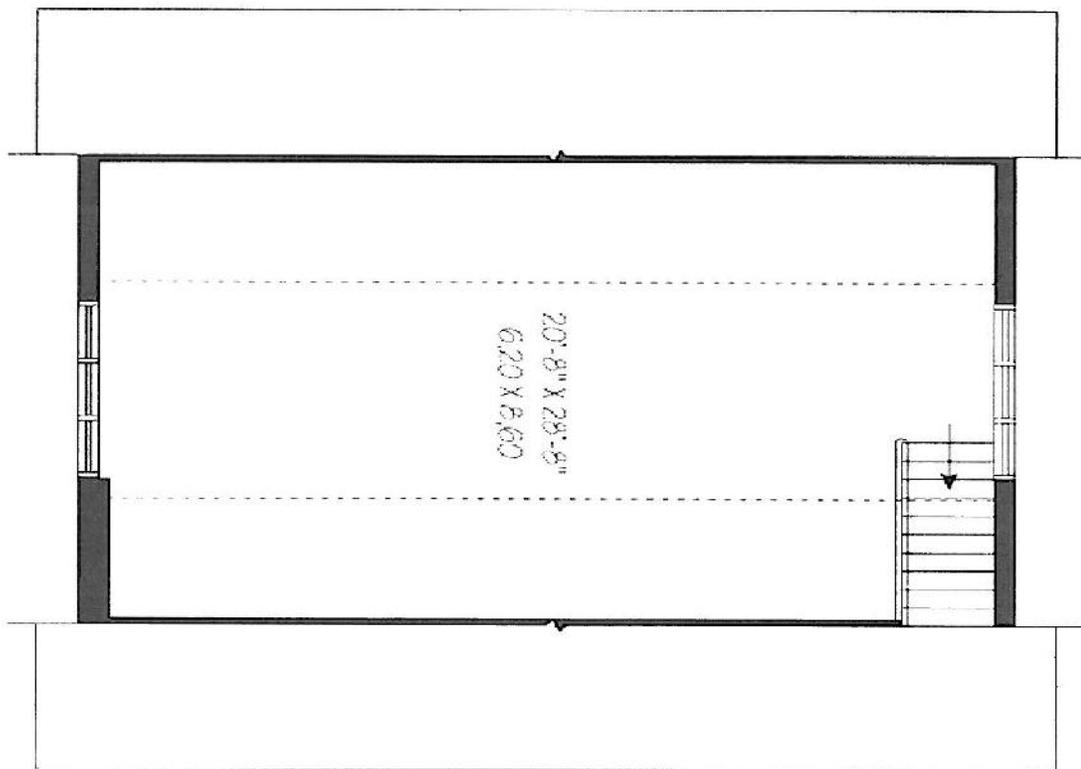
The above rendering illustrates the exterior of the proposed garage.

- The lap siding on the body of the garage is to be painted white, not blue as in the drawing.
- The roof shingles are to be green, not gray as in the drawing.
- The footprint size is to be 32' wide and 30' deep. (960 SF)
- The roof line is quite similar to the residence..

Scale Drawing, Ground level



Scale Drawing, Attic Loft Area



□ Photographs of the existing structure taken from several views. Photographs shall include several views of the entire site:

Photo No. 1 & 2: Overall views



Photo No. 3 Garage east side and rear.



Photo No. 4: Garage west and front



- Scaled site layout including all structures, fences, walkways, driveways, signs, lighting, etc.

Site Layout, Actual



NOTES:

- Lot size is 100' wide by 175' deep.
- Proposed garage to go in location of current garage, indicated above.

Site Layout, Proposed



NOTES:

- Proposed garage location, indicated above in black.
- Driveway to enter from College Street.
- No curbs to be cut.

Samples of proposed materials to be used (photographs may be substituted for actual materials in some cases)

Photo No. 1: Dutch-lap siding example.

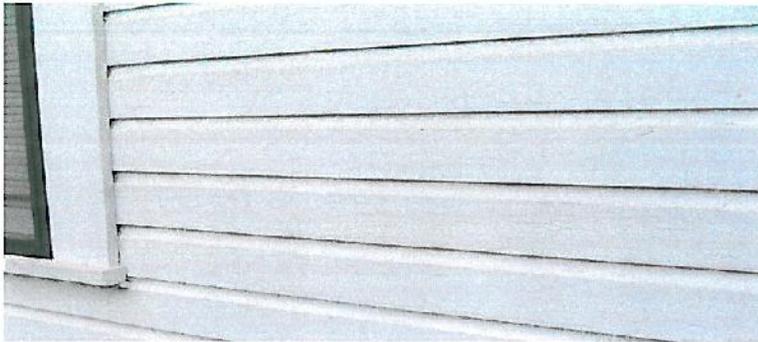


Photo No. 2: 6/1 window example. Photo No. 3: Lift-up sectional garage door.



Any additional materials or documentation that will assist the Prattville Historic Preservation Committee in the review:

None.

Application fee: Fifty dollars (\$50)

Check No. 5632 (\$50.00) is included.

If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

N/A

This is the end of the Application for Certificate of Appropriateness.

The demolition portion of this application was approved at the Board's July meeting. It is included herein as a point of reference.

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;

There is no known historic significance regarding individuals or events.

- The approximate date of the original construction and the date of any major additions or alterations thereto, if known;

The garage was built at about the same time as the house (1933). Never any additions. The only alteration has been the installation of vinyl siding in the 1990s.

- A description of the architectural style or period which the structure represents, and any other material available concerning architectural aspects of the structure;

The existing garage is a basic, utilitarian structure. It has a rectangular footprint and a gable roof. Construction is of 2x4s on 24-inch centers. It is clad with white-painted dutch-lap wood siding. One window, one entry door and one lift-up garage door. No special moldings, no soffit frills, ordinary doors. Rough-finished concrete floor. No driveway (just bare earth, some grass).

- 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;

Many of the 2x4 sole plates and wall studs have rot. There are 4-foot sections where the entire sole plate is missing. Also, there are sections in which the load-bearing 2x4 studs are missing the lower six inches. Original construction is on 24-inch centers. My primary need is for additional garage space and lawn-care equipment storage space.

The present use of the property and surrounding properties and any proposed use following a demolition

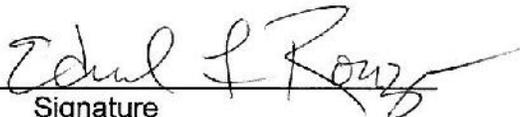
The garage is being used as a garage. It is at the rear of the house at 244 E. Main Street. The house is a single-family residence as are all adjoining and nearby houses. (FYI: I own the house to the right (256 E. Main) and both houses to the rear of the 244 Main residence. I also own the two other houses on the opposite side of the dead-end portion of College Street and the undeveloped lot at the dead-end of College Street. The house to the left (232 E. Main) is that of my mother.) Following demolition, a more functional garage is proposed.

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

Edward F. Rouze

Printed Name

Date 1-10-2013

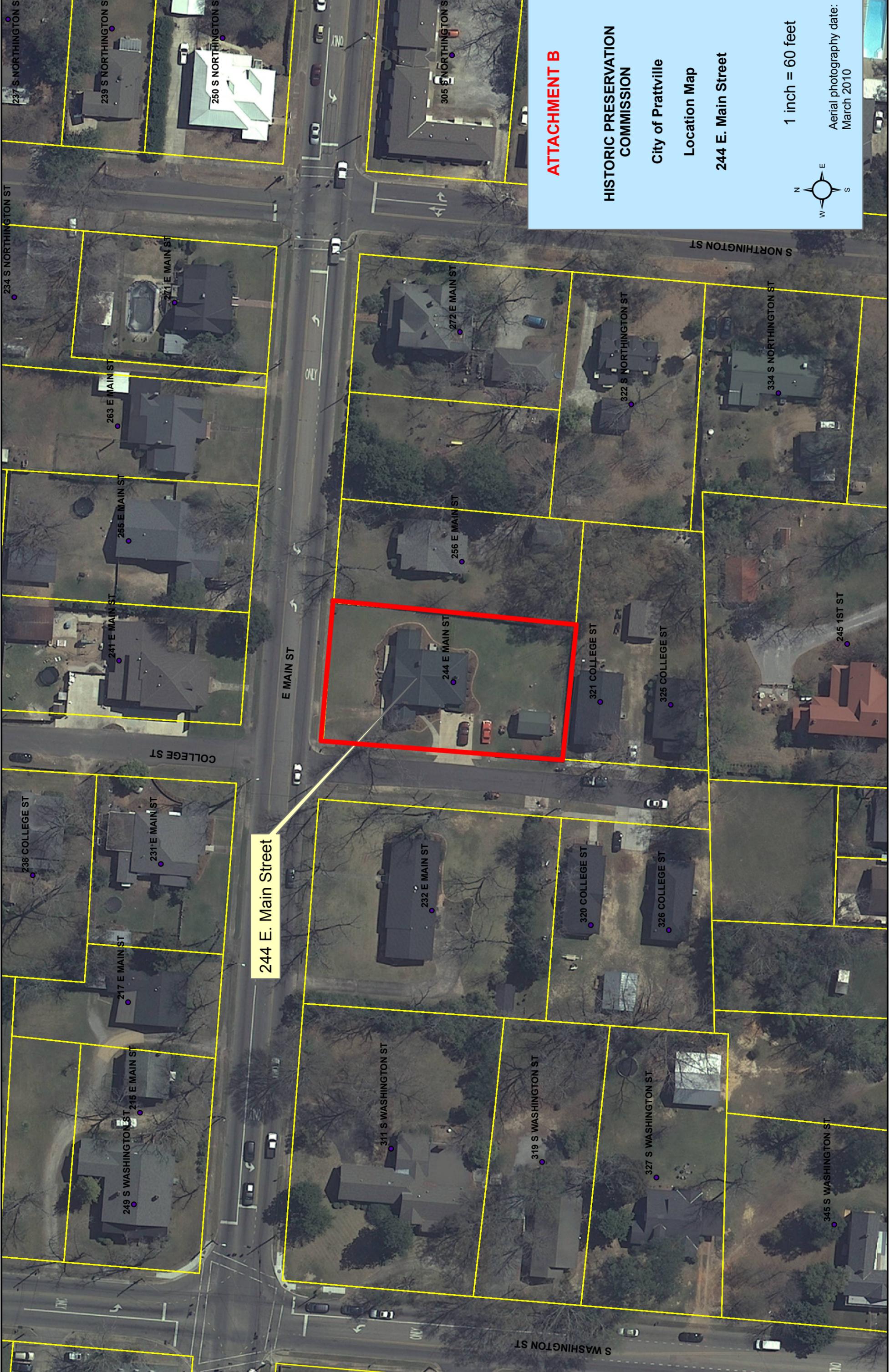

Signature

I the undersigned authority, a Notary Public in and for said Autauga County in the State of Alabama, hereby certifies that Edward F. Rouze, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 14th day of May, 2012.

Cathy Dickerson

Notary Public

My commission expires: 04/16/2016



244 E. Main Street

ATTACHMENT B

**HISTORIC PRESERVATION
COMMISSION**

City of Prattville

Location Map

244 E. Main Street

1 inch = 60 feet



Aerial photography date:
March 2010





Proposed Amendment to Section III, Subsection F
Prattville Historic District/ Design Review Policy

F. Expedited Review

The review and approval of Certificates of Appropriateness for minor alterations and improvements may be granted by the Prattville City Planner or his designee. **Activities eligible for expedited review shall include freestanding or wall signs, landscaping, driveways and sidewalks, fencing, lighting and gutters.** Eligible applications must meet all adopted design guidelines for the specific activity. The City Planner may approve the request for Certificate of Appropriateness as submitted, approve the Certificate of Appropriateness with required modifications or refer the Certificate of Appropriateness request to the Commission for review and consideration. All expedited approvals shall be issued in the form of a written order stating the City Planner's decision and the reasons therefore.

Renumber Subsection F as G and Subsection G as H.

RESOLUTION

**Proposed Prattville Historic District
Design Review Guidelines**

Whereas, Title 11, Chapter 68 of the Code of Alabama, 1975 as amended permits cities through their historic preservation commissions to designate and protect local historic districts and properties; and

Whereas, the Prattville Historic Preservation Commission has completed detailed surveys of historic properties in downtown Prattville in accordance with Section 11-68-6 of the Code of Alabama, 1975, as amended; and

Whereas, the City Council of the City of Prattville created the Prattville Historic District with the adoption of Ordinance 2008-002 on January 3, 2008; and

Whereas, Section 11-68-6 of the Code of Alabama, 1975, as amended, requires a Certificate of Appropriateness be issued by the Prattville Historic Preservation Commission for exterior alterations of a building within a historic district; and

Whereas, Section 11-68-6 of the Code of Alabama, 1975, as amended, requires the Prattville Historic Preservation Commission to adopt general design standards to apply when considering Certificates of Appropriateness; and

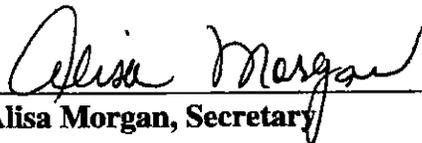
Whereas, the Prattville Historic Preservation Commission prepared design review guidelines in conjunction with Thomason and Associates for properties in the downtown area.

Now, therefore, be it resolved by the Prattville Historic Preservation Commission that design review guidelines titled "Prattville Residential Design Review Guidelines Manual" and "Prattville Commercial Design Review Guidelines Manual" and attached as Attachment A and Attachment B are hereby adopted to guide the Commission's review of Certificates of Appropriateness in the Prattville Historic District.

APPROVED:



Gray Price, Vice-Chairman



Alisa Morgan, Secretary

RESOLUTION

**Proposed Prattville Historic District
Design Review Policy**

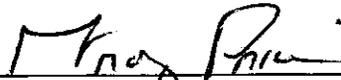
Whereas, the City Council of the City of Prattville created the Prattville Historic District with the adoption of Ordinance 2008-002 on January 3, 2008; and

Whereas, Title 11, Chapter 68 of the Code of Alabama, 1975 as amended requires the Prattville Historic Preservation Commission to consider and approve request for Certificates of Appropriateness within the Prattville Historic District

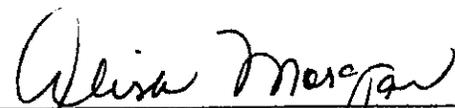
Whereas, the Prattville Historic Preservation Commission has adopted design guidelines to govern alterations and additions to properties and structures within the Prattville Historic District.

Now Therefore Be It Resolved by the Prattville Historic Preservation Commission that the design review policy included as Attachment A is adopted to guide the Commission's consideration of Certificates of Appropriateness in the Prattville Historic District.

APPROVED:



Gray Price, Vice-Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
1/24/08

ATTACHMENT A

Prattville Historic District

Design Review Policy

I. Purpose and Application

Ordinance 2008-002, adopted by the Prattville City Council on January 3, 2008, created the Prattville Historic District. Per Ordinance 2008-002 and §11-68-9 of the *Code of Alabama, 1975*, as amended, changes to the exterior appearance any structure within the Prattville Historic District shall require a Certificate of Appropriateness issued by the Prattville Historic Preservation Committee. This policy shall govern the Prattville Historic Preservation Committee's review and issuance of Certificates of Appropriateness for the Prattville Historic District.

II. Certificate of Appropriateness

A. When Required

Certificates of Appropriateness shall be obtained from the Historic Preservation Committee prior to beginning any of the following activities on properties within the Prattville Historic District:

- 1) Alterations, reconstruction, renovation or restoration of the exterior of any existing building or structure;
- 2) An exterior addition to an existing building or structure;
- 3) A new structure including accessory buildings, walls, fences, terraces, driveways, patios, pools, antennas, or removal of other similar items;
- 4) Demolition of any structure, including accessory building;
- 5) Painting of any previously unpainted structure originally constructed for commercial purposes;
- 6) Erection or alteration of any sign

B. Exempt Activities

Certificates of Appropriateness from the Prattville Historic Preservation Committee shall not be required for the following activities:

- 1) Minor maintenance and repairs to existing materials;
- 2) Reroofing with same or similar materials;
- 3) Exterior paint colors, except are required in Section II A.5.;
- 4) Changes to the interior of the building

III. Commission Review-Procedure

A. Submission for Review

Request for Certificates of Appropriateness shall be made in the form of an application provided by the Prattville Planning and Development Department. Applications shall be

accompanied by plans of the proposed construction, repairs, alterations or demolition. Plans shall include the following items:

- 1) Scaled drawings showing the proposed changes to the building's exterior architectural features;
- 2) Photographs of the existing structure taken from several views. Photographs shall include several views of the entire site;
- 3) Scaled site layout including all structures, fences, walkways, driveways, signs, lighting, etc.;
- 4) Samples of proposed materials;
- 5) Any additional materials or documentation that will assist the Prattville Historic Preservation Committee in the review ;
- 6) Review fee as set by the Prattville City Council;
- 7) Demolition Applications shall include the following additional information:
 - a. The historic significance of the structure, including a narrative concerning any historical events or persons connected with the structure;
 - b. The approximate date of the original construction and the date of any major additions or alterations thereto, if known;
 - c. A description of the architectural style or period which the structure represents, and any other material available concerning architectural aspects of the structure;
 - d. At least two (2) exterior photographs of the structure, showing, as near as possible, all the exposed surfaces of the structure;
 - e. A statement concerning any practical difficulties in making the structure meet the minimum code requirements;
 - f. The present use of the property and surrounding properties and any proposed use following demolition.

B. Submission Deadline

The Prattville Historic Preservation Committee will accept request for Certificates of Appropriateness until fifteen (15) days prior to its regularly scheduled monthly meeting.

C. Staff Review

Submitted request for Certificates of Appropriateness shall be reviewed by the Planning Department staff for completeness. Incomplete applications will be returned for resubmission. Complete applications shall be transmitted with the agenda to the Commission seven (7) days prior to each regularly scheduled meeting. The staff may also offer a written review and opinion for each Certificate of Appropriateness request.

D. Public Notice:

The Prattville Planning Department shall provide public notice of all request for Certificates of Appropriateness as follows:

- 1) Notices shall be sent by regular mail to each adjoining property owner as listed in the office of Autauga County Revenue Commissioner. Notices shall include the address of the requested Certificate of Appropriateness; details of requested change; date, time and place of the Historic Preservation Committee meeting where the requested Certificate of Appropriateness will be considered and the location where the Certificate of Appropriateness application may be reviewed.
- 2) Notice of Historic Preservation Committee hearing for the requested Certificate of Appropriateness, shall be sent by regular mail to each applicant. The notice shall include the date, time and location of the meeting and details of the Historic Preservation Committee meeting hearing procedure.
- 3) A sign stating that a Certificate of Appropriateness from the Historic Preservation Committee has been requested shall be placed on the property under consideration. The signs shall be posted a minimum of ten (10) days prior to the scheduled Historic Preservation Committee meeting.

E. Commission Action

The Commission shall review each properly submitted and complete request for Certificate of Appropriateness. The Commission may request any technical assistance required to make decisions on the requested Certificate of Appropriateness. The Commission may issue a decision to approve the Certificate of Appropriateness as submitted, to approve the Certificate of Appropriateness with required modifications or to deny the Certificate of Appropriateness request. All Commission decisions shall be issued in the form of a written order stating the Commission's findings, its decision and the reasons therefore. All written orders shall be transmitted to the applicant within fifteen (15) days of approval by the Commission.

F. Records

Records of all requests for Certificates of Appropriateness and the Commission's orders shall be permanently maintained by the Prattville Planning Department.

G. Enforcement

All orders and decisions of the Commission shall be enforced by the Prattville Planning Department. Work found, upon inspection, not to be in compliance with or started without a required Certificate of Appropriateness shall be reported to the Commission and the Prattville Building Official. The Building Official shall immediately issue a Stop Work Order until the case may be further reviewed by the Historic Preservation Committee.

IV. Design Review Guidelines

The Historic Preservation Committee shall consider all request for Certificate of Appropriateness based on the following standards.

A. Prattville Residential Design Review Guidelines Manual, as adopted and periodically amended by the Historic Preservation Committee.

B. Prattville Commercial Design Review Guidelines Manual, as adopted and periodically amended by the Historic Preservation Committee.

C. The historic or architectural value and significance of the building or structure which is proposed to be constructed, reconstructed, altered, demolished or removed and its relationship and congruity with the historic value of the District as a whole or adjacent buildings or structures in particular.

D. The appropriateness of the exterior architectural features of the building or structure which is proposed to be constructed, reconstructed, or altered in relationship to such Historic District and the exterior architectural features of other buildings and structures therein as a whole and adjacent buildings or structures in particular and to the boundaries, terrain and other significant features of the lot upon which it is proposed to be constructed and to similar features of the surrounding land area.

E. The general exterior design and materials proposed to be used in the building, construction, reconstruction, or alteration of the building or structure and the type of windows, exterior doors, lights and other fixtures and appurtenances which will be visible from any public street, way, park or place.

V. Demolition Request

A. Request for Certificates of Appropriateness to permit demolition of property within the historic district may be delayed by the Commission for a period of sixty (60) days.

B. The Commission shall use the waiting period to request information from qualified firms or individuals to determine the structural condition of the building and its economic viability for rehabilitation.

C. If the building is of architectural or historical significance, the Commission shall use the waiting period to negotiate with the owner and other interested parties to preserve the building.

VI. Amendment

The Commission may amend any portion of this policy so long as such amendments are in accordance with laws of the State and Ordinances of the City of Prattville. Such amendments shall require the affirmative vote of five (5) members of the Commission.