



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

GARY L. WHITESIDE
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

City of Prattville Historic Preservation Commission

The minutes of the May 5, 2016 special meeting of the
City of Prattville Historic Preservation Commission were
approved.

Thea Langley, Chairman

6/9/16

Date

Planning & Development Department



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DISTRICT 7

CITY OF PRATTVILLE HISTORIC PRESERVATION COMMISSION AGENDA April 28, 2016 4:30 p.m.

Call to Order:

Roll Call:

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

Election of Officers:

Minutes:

March 24, 2016

Old Business:

- | | | |
|--------------|--|------------------------------|
| 1. CA1602-01 | Certificate of Appropriateness
Alteration-Repair
161 West Main Street
Jules Moffett, Petitioner | <i>Tabled
2/25, 3/24</i> |
|--------------|--|------------------------------|

New Business:

- | | | |
|--------------|--|-----------------------|
| 2. CA1604-01 | Certificate of Appropriateness
Alteration-Re-roof
218 South Chestnut Street
William A. Sawyer, Petitioner | <i>Public Hearing</i> |
| 3. CA1604-02 | Certificate of Appropriateness
Alterations-New windows, roof, front door and add deck
106 First Street
Magnolia Wood Properties, Petitioner | <i>Public Hearing</i> |
| 4. CA1604-03 | Certificate of Appropriateness
New Structure-Single Family Residence
First Street
Joel McCord, Petitioner | <i>Public Hearing</i> |
| 5. CA1604-04 | Certificate of Appropriateness
Demolition & New Structure-Single Family Residence
115 Maple Street
Tom Miller, Petitioner | <i>Public Hearing</i> |

Miscellaneous:

Adjourn:

Planning & Development Department

102 West Main Street ■ Prattville, Alabama 36067 ■ 334-595-0500 ■ 334-361-3677 Facsimile
planning.prattvilleal.gov

**CITY OF PRATTVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES
May 5, 2016
Special Meeting**

Call to order:

The special meeting of the Prattville Historic Preservation Commission was called to order on Thursday, May 5, 2016 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, Mrs. Kate Chieves, Mrs. Jean Davis and Mr. Larry Smith. Members Absent: Ms. Lenore Kirkpatrick.

Quorum present

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

Minutes:

There were no minutes available to approve.

New Business:

**Certificate of Appropriateness
Alteration-Re-roof
218 South Chestnut Street
William A. Sayer, Petitioner**

William Sayer, petitioner, presented his request to make alterations to replace the existing roof with metal roof at 218 South Chestnut Street. He stated that the entire roof would be replaced with a grayish brown standing seam type style roof.

Mr. Duke provided the staff report for the Certificate of Appropriateness requested for property at 218 South Chestnut Street. He stated that the re-roof with metal material is appropriate.

Mr. Barrett moved to approve the request as submitted. Ms. Kirkpatrick seconded the motion.

The motion to approve passed unanimously.

There were no public comments.

**Certificate of Appropriateness
Alterations-New windows, roof, front door and add deck
106 First Street
Magnolia Wood Properties, Petitioner**

Linda Steele, petitioner's representative, presented the request to make alterations at 106 First Street. She stated that a detached deck was added to the property. They also re-roofed and painted the building.

Mr. Duke presented the staff report for the alterations requested at 106 First Street. He stated that the property had been significantly altered. It is not included in the 1984 National Register as a contributing

structure. He stated that the deck addition was approved in 2014 has been constructed as approved. The windows and door were replaced without the board's approval.

Ms. Steele stated that the wooden windows were replaced with steel windows and the wooden door was replaced with another wooden door of the same solid style.

Mr. Duke stated that the requested alterations will not detract from the structure or district.

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

The motion to approve passed unanimously.

There were no public comments.

**Certificate of Appropriateness
New Structure-Single Family Residence
First Street (between 219 First Street & 345 South Washington Street)
Joel McCord, Petitioner**

Joel McCord and Annie McCord, petitioners, presented the request to build a new structure on vacant lot on First Street. He presented a handout with details of the proposed request (attached and made a part of the minutes).

Mr. Duke presented the staff report for Certificate of Appropriateness (COA) requested for new single family dwelling at First Street. He stated that the vacant lot is located adjacent to 219 First Street. He stated that a COA was approved for a new structure in February, 2014 which was not built. He stated that the guidelines require that new dwellings be designed to be compatible with the district and surrounding structures.

Chairman Langley opened the public hearing.

Becky Snodgrass Davis, 219 First Street, stated drainage was a concern. She wanted to ensure that there would be no drainage runoff to her property.

Mr. McCord addressed the public comment stating that the presented plans are the final plans. He stated that the house elevation is 44" off the ground. He stated that along with the proposed gutter system they are also considering a rain garden in the rear yard to help with runoff.

Mr. Price asked if he had made consideration to place windows on the 2nd floor. Mr. McCord replied that there was no room to place additional windows.

Ed Rouze, 244 East Main Street, stated that he owns property to the rear of the proposed location. He stated that the existing dirt was moved there for building a sidewalk and not for drainage issues.

After no further comments, the public hearing was closed.

Mr. Smith moved to approve the request as submitted. Mr. Price seconded the motion.

The motion to approve passed unanimously.

**Certificate of Appropriateness
Demolition & New Structure-Single Family Residence
115 Maple Street
Tom Miller, Petitioner**

Tom Miller, petitioner, presented the request to demolish an existing structure and plans to rebuild a new single family residence. He stated that it is very costly to refurbish the existing structure.

Mr. Duke presented the staff report for the Certificate of Appropriateness requested to demolish the existing historic residential structure at 115 Maple Street. He stated that the existing structure is listed as contributing property in the 1984 survey. It has been added onto many times in its early years. He stated that the guidelines require that demolition of buildings that contribute to the historic character of the district should be a point of last resort.

Chairman Langley opened the public hearing.

Fred Harris, 148 Maple Street, adjacent property owner, stated that he has resided at his property since 1987. He stated that the structure is an eyesore as it sits vacant.

Al Bock, 839 Heather Drive, stated that the property was not beyond hope. He would like to see the structure restored.

After no further comments, the public hearing was closed.

Mr. Miller stated that he has considered all options to prevent demolition of the structure but this is the most viable option.

Mr. Price moved to table the request for no longer than 60 days to allow the commissioners to obtain further information on the structure of the building. Mr. Barrett seconded the motion.

The motion to table passed unanimously.

Old Business:
Certificate of Appropriateness
Alterations-Repair
161 West Main Street
Jules Moffett, Petitioner

This item was previously tabled to allow the petitioner to provide additional documentation as requested by the commission.

Mr. Price moved to table the request until the next meeting. Mr. Smith seconded the motion.

The motion to table passed unanimously.

Miscellaneous:

Adjourn:

With no further business, the meeting was adjourned at 5:49 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Historic Preservation Commission

Prattville Historic Preservation Commission

Sign-In Sheet

5/5/16

4:30 p.m.

Name	Address
1. William Sayre	346 S. Washington St.
2. Linda Steele	505 Pratt St. 36067
3. Joel McCom	45 Co Rd 862 Clanton, AL
4. Annie McCord	45 Co Rd 862 Clanton, AL
5. Beck Snodgrass Dav	829 First St, Prattville, AL
6. Ed Rouze	244 S. Main 36067
7. Tommie Miller	1638 12 Oaks Ln
8. FRED HARRIS	148 Maple St
9. Al Brock	148 Maple St
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	

**PRATTVILLE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS**

PETITIONER: **WILLIAM A. SAYER**
 346 SOUTH WASHINGTON STREET
 PRATTVILLE, AL 36067

REQUEST: **ALTERATION-REROOF**
 218 SOUTH 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 April 28, 2016 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:

Alteration-Replace existing asphalt shingle roof with steel roof-approved as submitted.

DONE THIS THE 5th DAY OF May 2016.

HISTORIC PRESERVATION COMMISSION



THEA LANGLEY, CHAIRMAN



ALISA MORGAN, SECRETARY

CITY OF PRATTVILLE

Historic Preservation Commission

Planning Department Staff Report



CERTIFICATE OF APPROPRIATENESS

218 S. Chestnut Street – CA1604-01

DATE

May 3, 2016

PROPOSED DEVELOPMENT

Petitioner:

William A. Sayer

Property Owner:

William A. Sayer

Agent:

None

Location:

218 S. Chestnut Street – northwest corner of the Chestnut Street and Tichnor Street intersection

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

218 S. Chestnut Street was not included in the 1984 survey of structures contributing to the National Register Historic District. According to Autauga County probate records, the single-story brick, hip-roofed structure was constructed in 1950.

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. Replacing existing asphalt shingle roofing material with steel roofing.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: April 26, 2016

Recommendation: a. Recommend approval provided a specific style and color are selected by the applicant.

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 – Replace existing asphalt shingle roofing material with steel/metal roofing

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

ATTACHMENT



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

Name: William A Sayer
Street Address: 346 S. Washington St
City: Prattville State: Al Zip: 36067
Phone Number(s): 334 799-2474

Property Owner Information

Name: William A. Sayer
Address of Property Owner: 218 S. Chestnut St
City: Prattville State: Al Zip: 36067
Phone Number: () 334 799-2474

Property Description

County Tax Parcel Number/Legal Description: _____

Current Zoning of Property: _____ Physical Address: 218 S. Chestnut

Proposed Alteration (general description): _____

New roof, would like to put on a metal Roof

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.

William A Sayer
Printed Name

[Signature]
Signature

Date 3-14-16

I the undersigned authority, a Notary Public in and for said Autauga County, Alabama the State of Alabama, hereby certify that William A Sayer whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 14th day of March, 2016



[Signature]
Notary Public
My Commission Expires 10/05/2019
My commission expires _____

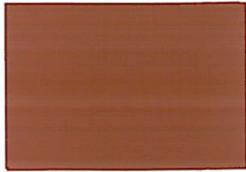
Alabama Steel Supply, Inc.

A Century of Evolving Steel Related Businesses

P.O. Box 11251 / 2 West Blvd.
Montgomery, AL 36111-0251

334-834-1505 (Office)
334-834-7777 (Fax)

www.alabamasteel.com



Barn Red
26 & 29 gauge



Saddle Tan
26 & 29 gauge



Forest Green
26 & 29 gauge



Charcoal Gray
26 & 29 gauge



Ash Gray
26 & 29 gauge



Light Stone
26 & 29 gauge



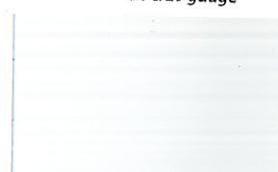
Burnished Slate
26 & 29 gauge



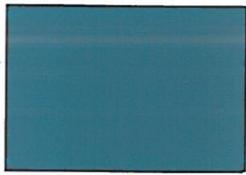
Koko Brown
26 & 29 gauge



Black
26 & 29 gauge



White
26 & 29 gauge



Hawaiian Blue
26 gauge only



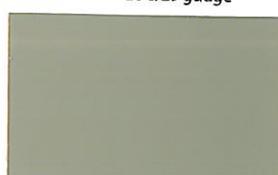
Burgundy
26 & 29 gauge



Crimson Red
26 & 29 gauge



Colony Green
26 gauge only



Desert Sand
26 & 29 gauge



Gallery Blue
26 & 29 gauge



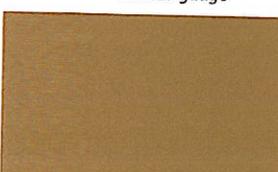
Fern Green
26 & 29 gauge



Buckskin
29 gauge only



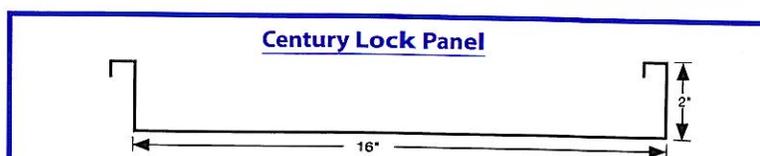
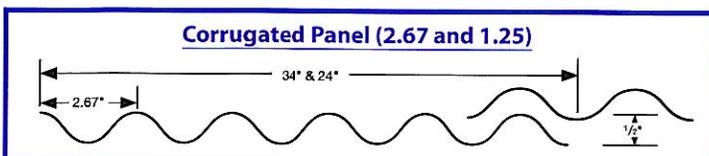
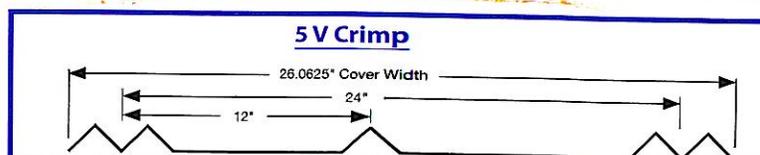
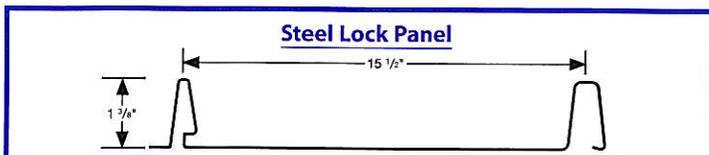
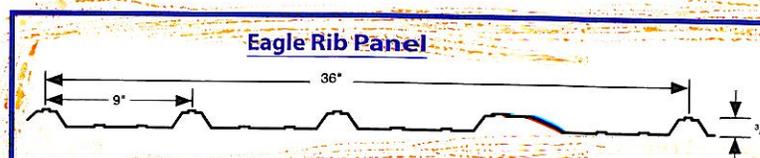
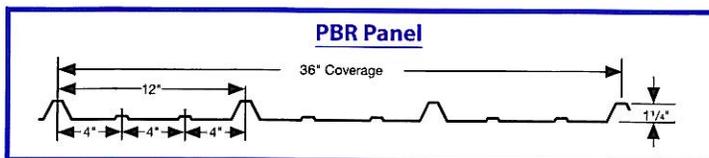
Galvalume
26 & 29 gauge



***Copper Metallic**
26 & 29 gauge

Actual color may vary slightly from color samples shown. If color choice is critical, request an actual color sample.

*Additional charge for metallic paint



CITY OF PRATTVILLE, AL

218
S Chestnut St

Zoning: B-2

Scale: 1" = 100'



STREETS
TAX PARCEL

ATTACHMENT B



**PRATTVILLE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS**

PETITIONER: **MAGNOLIA WOOD PROPERTIES
106 FIRST STREET
PRATTVILLE, AL 36067**

REQUEST: **ALTERATIONS- NEW WINDOWS, ROOF, AND FRONT DOOR
106 FIRST STREET**

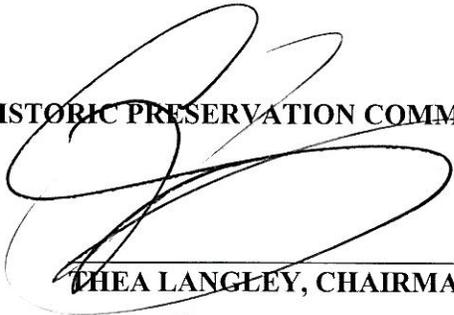
ORDER

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 April 28, 2016 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:

Alteration- replace windows, roof, and front door-approved as submitted.

DONE THIS THE 5th DAY OF May 2016.

HISTORIC PRESERVATION COMMISSION



THEA LANGLEY, CHAIRMAN



ALISA MORGAN, SECRETARY

CITY OF PRATTVILLE
Historic Preservation Commission

Planning Department Staff Report



**CERTIFICATE OF
APPROPRIATENESS**

106 First Street – CA1604-02

DATE

May 3, 2016

PROPOSED DEVELOPMENT

Petitioner: Magnolia Wood Properties
Property Owner: Magnolia Wood Properties
Agent: N/A
Location: 106 First Street

Review Status and History

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

Previous Approvals: Approved in August 2014 to construct a new deck and handicapped accessible ramp.

Conditions of Previous Approvals: None

1984/2007 Historic Properties Inventory Details The property was not included in the 1984 or 2007 Historic Properties inventories. The construction date of the wood frame structure is listed by the Autauga County Revenue Commissioner's Office as 1935.

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. Replace existing windows.
2. Replace existing front door.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: April 25, 2016

Recommendation: Items 1 and 2: Application was submitted after work completed. Submission does not include details showing windows or doors being replaced. A description of old windows and doors is needed during the hearing for the record. Given previous amount of modifications to the structure, the requested alterations will not detract from the structure or district.

Qualified recommendation to approve. If wood window frames were removed, the Commission should consider requiring replacement with wood frame.

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. Replace existing windows.

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.
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.

Item 2. Replace existing front door.

Doors (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.

Analysis

The applicant is requesting a Certificate of Appropriateness to approve work completed without permit and in addition to approval granted by the Commission in August 2014. The applicant is unable to provide samples of how the structure appear prior to door and window replacement. While the age of the structure is sufficient for inclusion in the 1984 survey of historic structures, it appears the once residential building had been alter significantly prior to 1984. Given the previous alterations, the Commission should consider whether the proposed changes are generally compatible with the structure and the surrounding parts of the district.

ATTACHMENTS

- A. Application and attachments
- B. Location Map

ATTACHMENT A



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: Magnolia Wood Properties
Street Address: 106 First Street
City: Prattville State: Al. Zip: 36067
Phone Number(s): Linda Steele 399-1988

Property Owner Information
If different than above

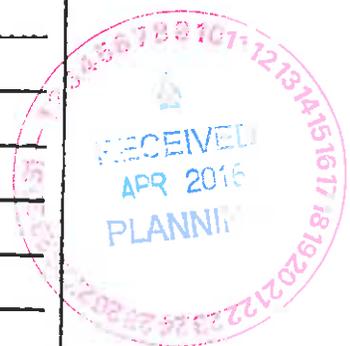
Name: Linda Steele, Dr. Andy Scarborough
Address of Property Owner: 505 Pratt Street
City: Prattville State: Al Zip: 36067
Phone Number: () Linda Steele 399-1988

Property Description

County Tax Parcel Number/Legal Description: 19-04-17-1-007-006-000#0

Current Zoning of Property: _____ Physical Address: 106 First St.
Prattville, Al. 36067

Proposed Alteration (general description): New windows, new roof, new front door, new deck



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.

Linda Steele
Printed Name

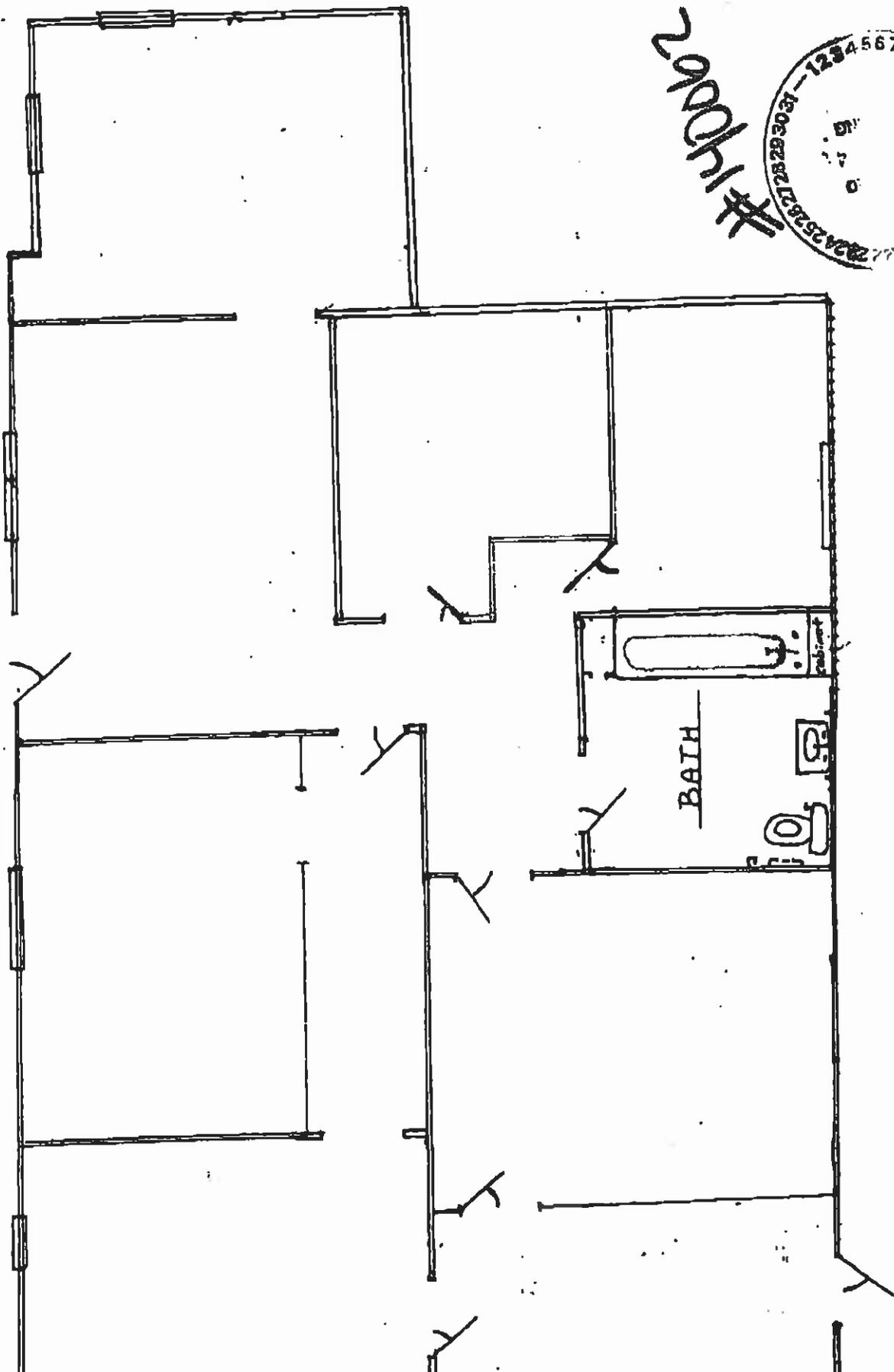
Linda Steele
Signature

Date 12/28/16

I the undersigned authority, a Notary Public in and for said Montgomery County in the State of Alabama, hereby certify that Linda Steele whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 28th day of March, 2016.

Kristy A. Martin
Notary Public

My commission expires 9/11/19



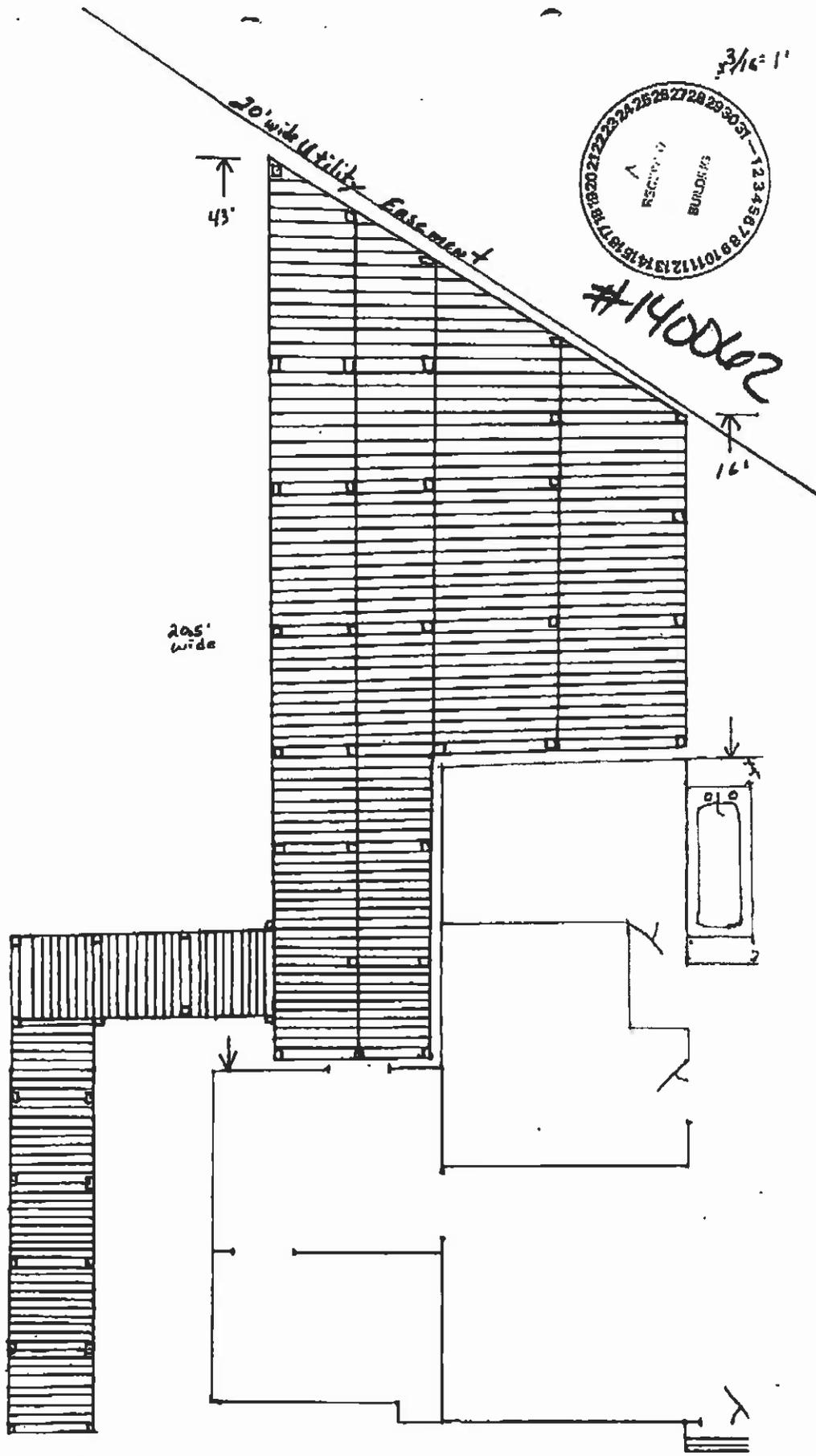
#14002



T-576 P002/003 F-313

3345140240

03-28-'16 14:38 FROM-MW/HERAPEUTIC



3/16/11



#1400062

20' wide Utility Easement

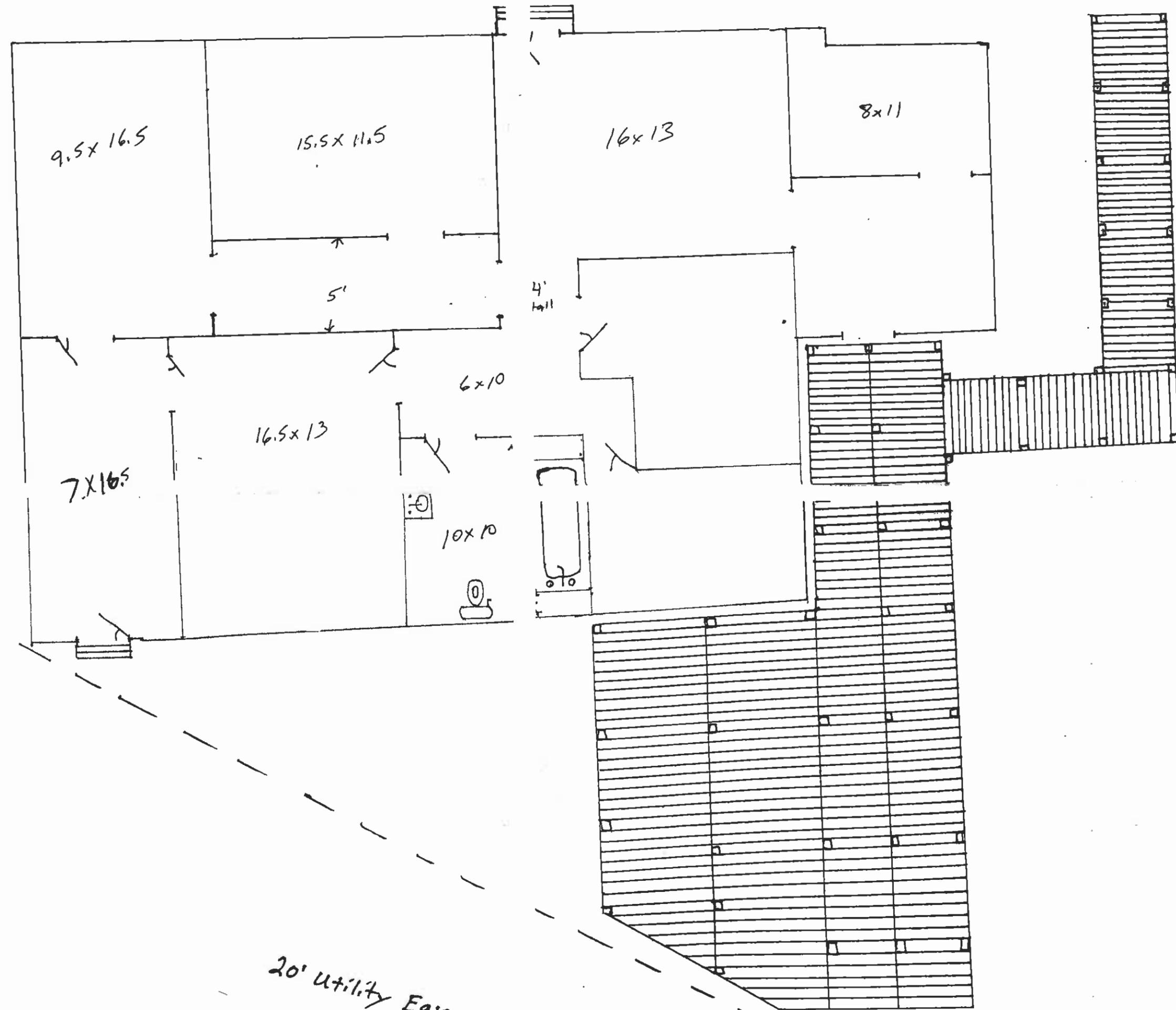
43'

205' wide

12'

4' wide
H/c Ramp

106 First Street

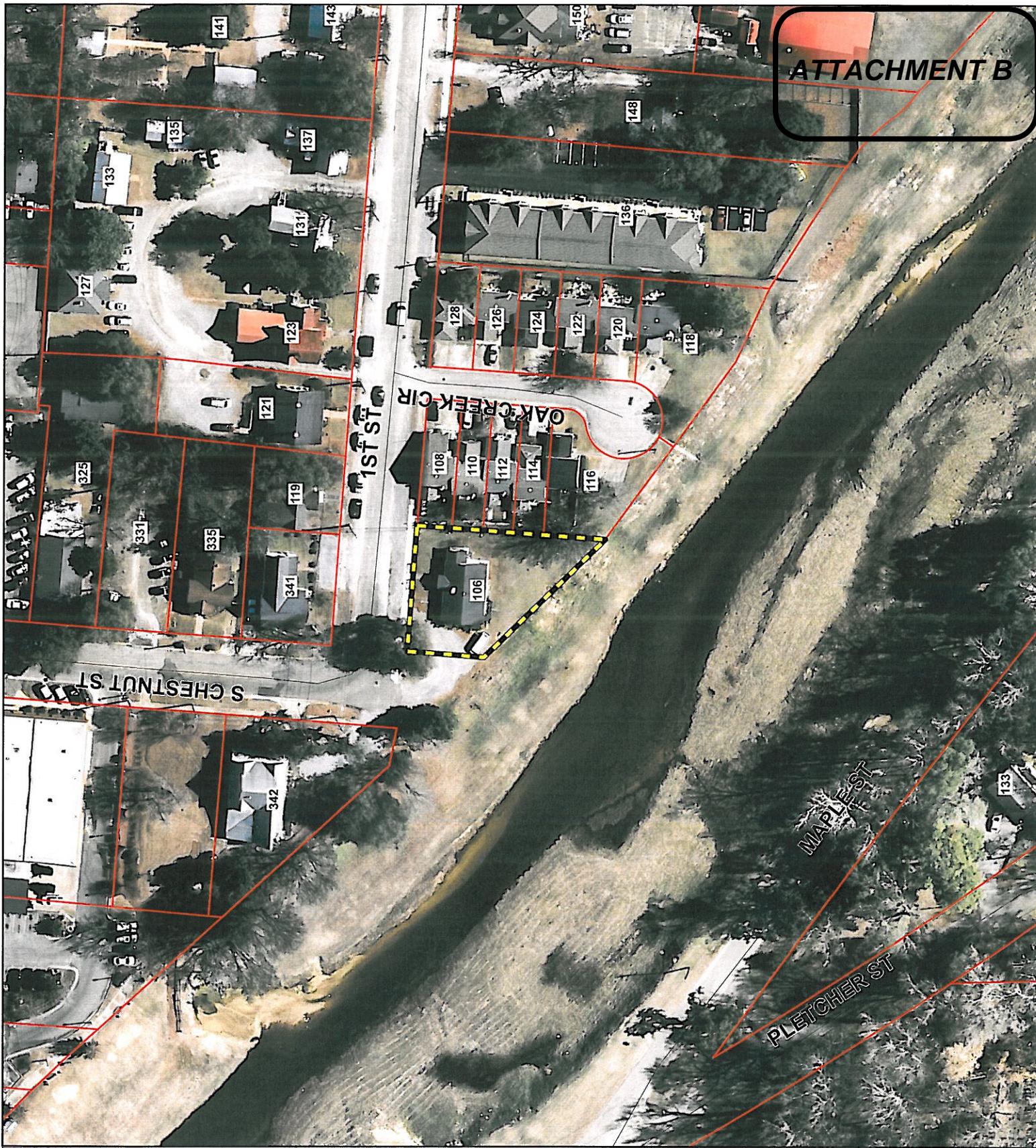




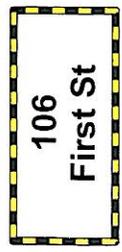








CITY OF PRATTVILLE, AL



Zoning: B-2

Scale: 1" = 100'



— STREETS

▭ TAX PARCEL



PRATTVILLE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

PETITIONER: **JOEL MCCORD**
 45 COUNTY ROAD 862
 CLANTON, AL 35045

REQUEST: **NEW STRUCTURE-SINGLE FAMILY RESIDENCE**
 FIRST STREET (VACANT LOT)

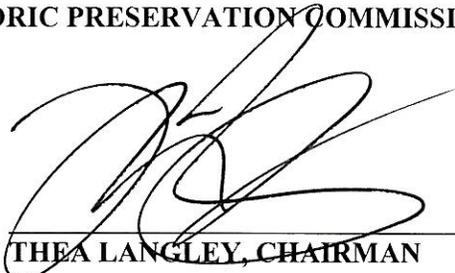
ORDER

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 April 28, 2016 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:

New Structure-single family residence-approved as submitted.

DONE THIS THE 5th DAY OF May 2016.

HISTORIC PRESERVATION COMMISSION



THEA LANGLEY, CHAIRMAN



ALISA MORGAN, SECRETARY

A New Home For:

The McCord Family



FRONT ELEVATION
SCALE 1/4"=1'-0"

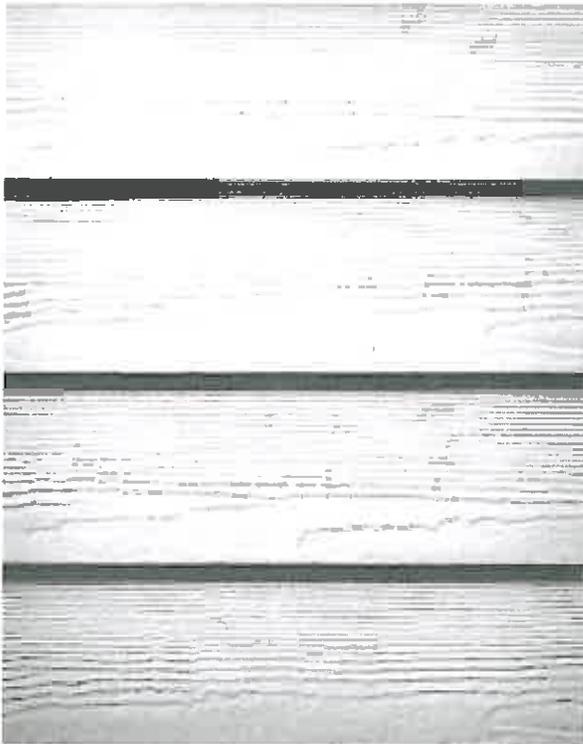
Historic Downtown Prattville

225 First Street

Prattville, Al 36067

EXTERIOR WALLS:

All Exterior Walls: CEDARMILL STYLE (ex.#1)
James Hardie HardiePlank Lap Siding 6.25" with 6" reveal
ALL exterior walls to be painted WHITE



Example #1

EXTERIOR FASCIA & SOFFIT

James Hardie HardiePlank Smooth Siding
ALL exterior fascia and soffit to be painted WHITE

EXTERIOR BORDER:

Columbus Brick Co. St. Louis Queen Bricks (ex.#1)
covering block foundation Gray Mortar



Example#1

PORCH COLUMNS:

Four- Unfluted 41209P 456121E PORCH 26' x 8'
Arndt & Herman

Round White Tapered Fiberglass Column with Tuscan Cap and Base (ex.#1)
12" x 9'



Example#1

PORCH CEILING:

Porch ceiling to be painted light blue

ROOF:

Tamko Asphalt Architectural Shingles
Rustic Black Heritage Color Series

8 on 12 Pitch



WINDOWS:

Vinyl Wood Replica MGM Southern Rose Windows
ALL WINDOWS AND GRIDS TO BE WHITE
Permanent 7/8" 4 on 4 Grids on Exterior
MGM 5610 SERIES Single Hung



**Single
Hung**



DOORS:

Smooth Fiberglass Double Doors
Permanent grids outside glass
8' Entry Doors 8 lite
DOORS TO BE PAINTED BLACK

Barnett Millworks
(ex#1)



Example #1

EXTERIOR LIGHTING:

Recessed Soffit light over every window / spotlights on back corners

3 hanging lights on porch centered over windows and doors (ex. #2)

2 lights on each side of front door (ex.#1)

2 light on each side of middle window on left side of house on one story side wing (ex.#1)

2 lights on each side of windows/front of house on one story Left&Right side wings (ex.#1)



example #1



example #2

SHUTTERS:

Black Shutters with Black hardware
Divided and Louvered

14" wide and length of windows
FRONT OF HOUSE WINDOWS ONLY



SIDEWALK:

Concrete 4' wide (location to be determined after build)
Entry from existing city sidewalk straight to front door steps OR from driveway

DRIVEWAY & REAR PARKING AREA:

Gravel 10' wide

FENCE:

Wooden Fence or Black Metal 6' Tall

CARPORT:

Aluminum Structure attached to rear of house (ex.#1)
with Pergola style embellishments (ex.#2)
Concrete Slab 53'x15'



Example #2

Example #1

GUTTER SYSTEM:

White Aluminum on All sections, endcaps, and downspouts
on entire house

LANDSCAPING:

All trees that impede the construction of structure or driveway/sidewalks to be removed
Examples below to be planted on Front and Sides of house



Dwarf Emerald Green Arborvitae



Dwarf Adagio Maiden Grass



Dwarf Round Emerald Green Arborvitae



Loropetalum



Limelight Hydrangea



Strawberry Vanilla Hydrangea

CITY OF PRATTVILLE

Historic Preservation Commission

Planning Department Staff Report



CERTIFICATE OF APPROPRIATENESS

Vacant Lot – 225 First Street – CA1604-03

DATE

May 3, 2016

PROPOSED DEVELOPMENT

Petitioner:

Joel McCord

Property Owner:

Joel McCord

Agent:

N/A

Location:

First Street – adjacent to and west of 219 First Street

Review Status and History

Submission Status:

Second request for a Certificate of Appropriateness for this address.

Previous Approvals:

Received COA for new structure on site on February 27, 2014 for construction a new residential structure at this address. Not built.

Conditions of Previous Approvals:

Approved as submitted contingent upon adding the 3 step, 4" elevation to the front porch, additional windows on the east side of property and drainage being reviewed prior to issuance of the Certificate of Occupancy.

1984/2007 Historic Properties Inventory Details

221 East First Street – c. 1890 and later – one-story, frame, rectangular (three-bay front) with double gabled wing at rear. Built for Fay family. Renovated c. 1925, including addition of present brick-pier porch and carport. (Note original structure removed since described in National Register nomination. Site presently vacant.)

Proposed Alteration, Renovation or Addition

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

1. Construction of new single-family residential structure – 53' x 67' on an 80' x 180'

lot. Two-story residence containing 3,932 square feet. Slab on grade construction. Hip roof with 26' x 8' porch. Hardie siding with brick accent on the lower front façade. (Plans attached)

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: April 26, 2016

Recommendation:

- Item 1: Approval on condition that additional windows are considered on west and east façade – upper and lower floors.

Evaluation:

The requested alterations were reviewed against the standards contained in the *Prattville Residential Design Review Guidelines Manual*. Staff comments/evaluations are summarized at the end of each section.

Item 1 – Construction of new single-family residential structure – 34' x 77' as presented on attached plans.

Infill Buildings (pages 41- 43)

New construction is welcome on vacant lots in the historic district. They enable land uses to follow historical patterns and provide for visual continuity of the district landscape. New dwellings should be designed to be contemporary but compatible with the district.

1. New buildings should be compatible with adjacent buildings in terms of height.
2. New buildings should be compatible with adjacent buildings in terms of materials.
3. New buildings should be compatible with adjacent buildings in terms of setback.
4. New buildings should be compatible with adjacent buildings in terms of width, scale and proportion.
5. New buildings should be compatible with adjacent buildings in terms of roof form.
6. New buildings should be oriented toward the major street.

Analysis

As stated in the Commission's guidelines, infill development is encouraged to assure the long term health of the district. Infill developments provide an opportunity to complement the historic structures and emulate styles that are unique to the district. The proposed structure uses modern materials that emulate architectural features common to the historic district.

The adopted standard for infill development looks at whether the structure is consistent with the district and primarily the surrounding area. Included with this report are photos of the historic structures fronting First Street in the block between Washington Street and Northington Street. The structures date from the late 1800's to early 1900's, but share similar features such as single story, gable roofs, wood (or aluminum to cover original wood) siding, partial-width porches, elevation above grade. These structures are contrasted with recent (pre-guidelines) slab on grade units at 219 and 221 First Street. The plans presented for the proposed structure appear to meet five of the six infill guidelines. The proposed hip roof structure differs from most of the nearby historic structures, which have versions of a gable roof. In addition, the structure lacks window or door opening portions of the east and west façade.

Windows and other openings in the historic structures are usually symmetrically spaced on the front and side facades. Modern house plans usually focus on the front façade and neglect the appearance of the side. The Commission should examine the blank spaces the west and east facade of the proposed structure. Given the proposed setback from the side line this side will be visible from the street. Additional windows should be considered near the front of the east façade and the upper story.

ATTACHMENTS

- A. Application and attachments
- B. Location Map
- C. Staff Photos of Historic Structures on First Street

ATTACHMENT A



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

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

Name: Joel McCord
Street Address: 45 County Road 862
City: Clanton State: AL Zip: 35045
Phone Number(s): (J) 205-955-2743

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: 18 05 18 2 000 028.000 Section 16 Township 17N Range 18E

Current Zoning of Property: R-2 Physical Address: 225 First Street Prattville, AL 36067

Proposed Alteration (general description): _____
Building New Residence

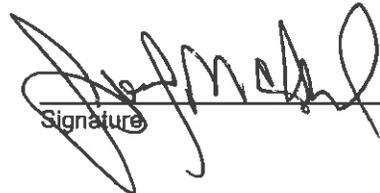


The following items must be attached to the application (check those items included):

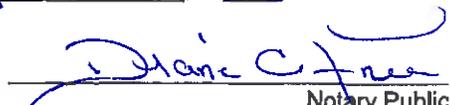
- Scaled drawings, including elevations for two sides, showing the proposed changes to the building's exterior architectural features
- Photographs of the existing structure taken from several views. Photographs shall include several views of the entire site
- Scaled site layout including all structures, 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.

Joel McCord
Printed Name
Date 04/13/2016


Signature

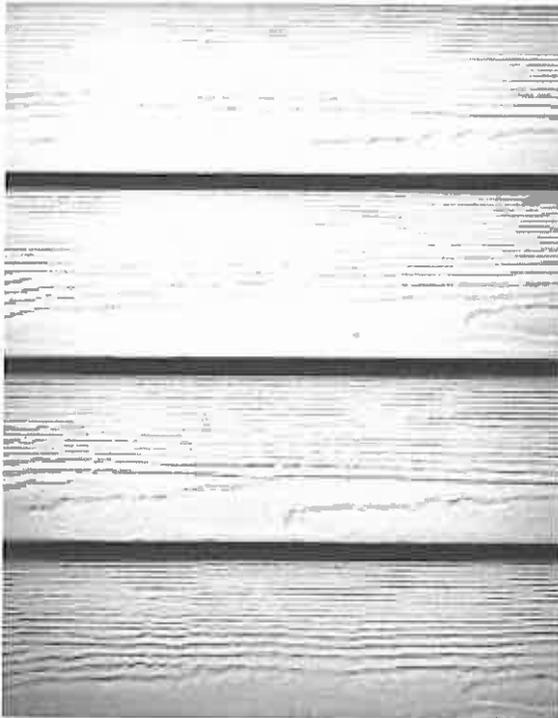
I the undersigned authority, a Notary Public in and for said Autauga County in the State of Alabama, hereby certify that Joel McCord whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 13th day of April, 2016


Notary Public
My commission expires 9-12-18

225 First Street
Prattville, AL 36067

EXTERIOR WALLS:

All Exterior Walls: CEDARMILL STYLE (ex.#1)
James Hardie HardiePlank Lap Siding 6.25" with 6" reveal
ALL exterior walls to be painted WHITE



Example #1

EXTERIOR FASCIA & SOFFIT

James Hardie HardiePlank Smooth Siding
ALL exterior fascia and soffit to be painted WHITE

EXTERIOR BORDER:

Columbus Brick Co. St. Louis Queen Bricks (ex.#1)
covering block foundation Gray Mortar



Example#1

PORCH COLUMNS:

Four- Unfluted 41209P 456121E PORCH 26' x 8'
Arndt & Herman

Round White Tapered Fiberglass Column with Tuscan Cap and Base (ex.#1)
12" x 9'



Example#1

PORCH CEILING:

Porch ceiling to be painted light blue

ROOF:

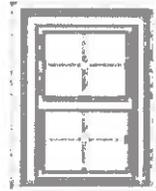
Tamko Asphalt Architectural Shingles
Rustic Black Heritage Color Series

8 on 12 Pitch

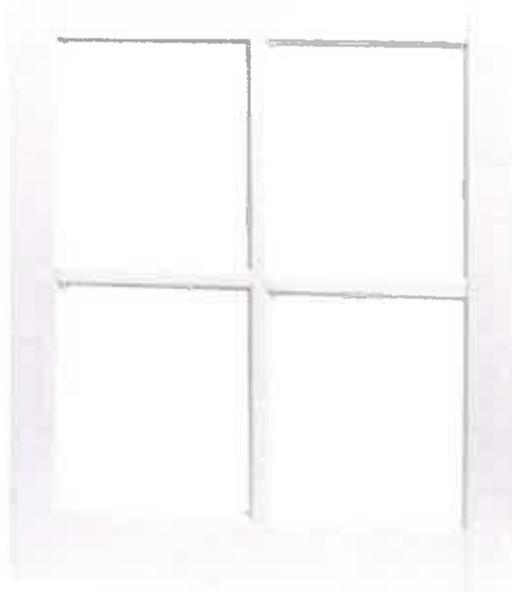


WINDOWS:

Vinyl Wood Replica MGM Southern Rose Windows
ALL WINDOWS AND GRIDS TO BE WHITE
Permanent 7/8" 4 on 4 Grids on Exterior
MGM 5610 SERIES Single Hung



Single
Hung



DOORS:

Smooth Fiberglass Double Doors
Permanent grids outside glass
8' Entry Doors 8 lite
DOORS TO BE PAINTED BLACK

Barnett Millworks
(ex#1)



Example #1

EXTERIOR LIGHTING:

Recessed Soffit light over every window / spotlights on back corners

3 hanging lights on porch centered over windows and doors (ex. #2)

2 lights on each side of front door (ex.#1)

2 light on each side of middle window on left side of house on one story side wing (ex.#1)

2 lights on each side of windows/front of house on one story Left&Right side wings (ex.#1)



example #1

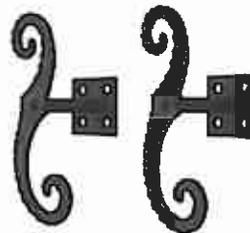


example #2

SHUTTERS:

Black Shutters with Black hardware
Divided and Louvered

14" wide and length of windows
FRONT OF HOUSE WINDOWS ONLY



SIDEWALK:

Concrete 4' wide (location to be determined after build)
Entry from existing city sidewalk straight to front door steps OR from driveway

DRIVEWAY & REAR PARKING AREA:

Gravel 10' wide

FENCE:

Wooden Fence or Black Metal 6' Tall

CARPORT:

Aluminum Structure attached to rear of house (ex.#1)
with Pergola style embellishments (ex.#2)
Concrete Slab 53'x15'



Example #2

Example #1

GUTTER SYSTEM:

White Aluminum on All sections, endcaps, and downspouts
on entire house

LANDSCAPING:

All trees that impede the construction of structure or driveway/sidewalks to be removed
Examples below to be planted on Front and Sides of house



Dwarf Emerald Green Arborvitae



Dwarf Adagio Maiden Grass



Dwarf Round Emerald Green Arborvitae



Loropetalum



Limelight Hydrangea



Strawberry Vanilla Hydrangea

Exterior
LIGHTS
(Ex. #1)

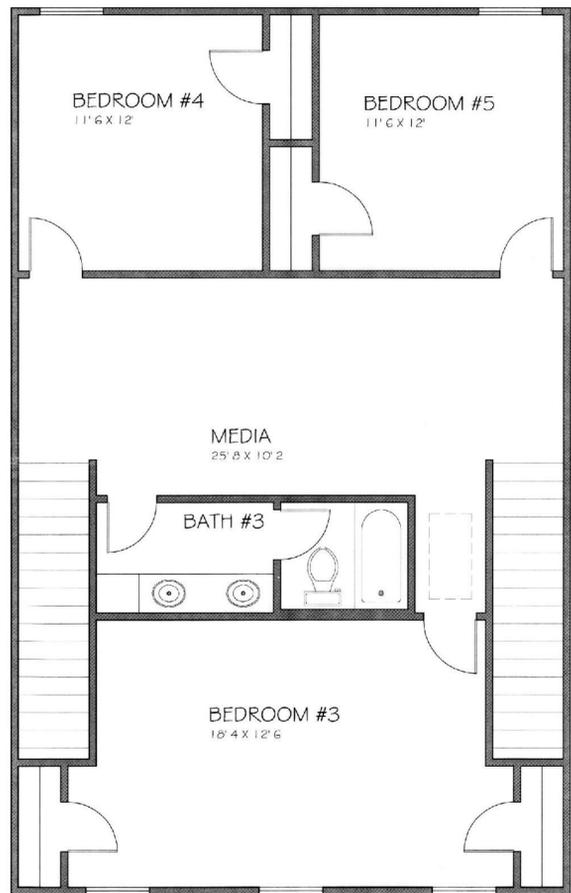


FRONT ELEVATION

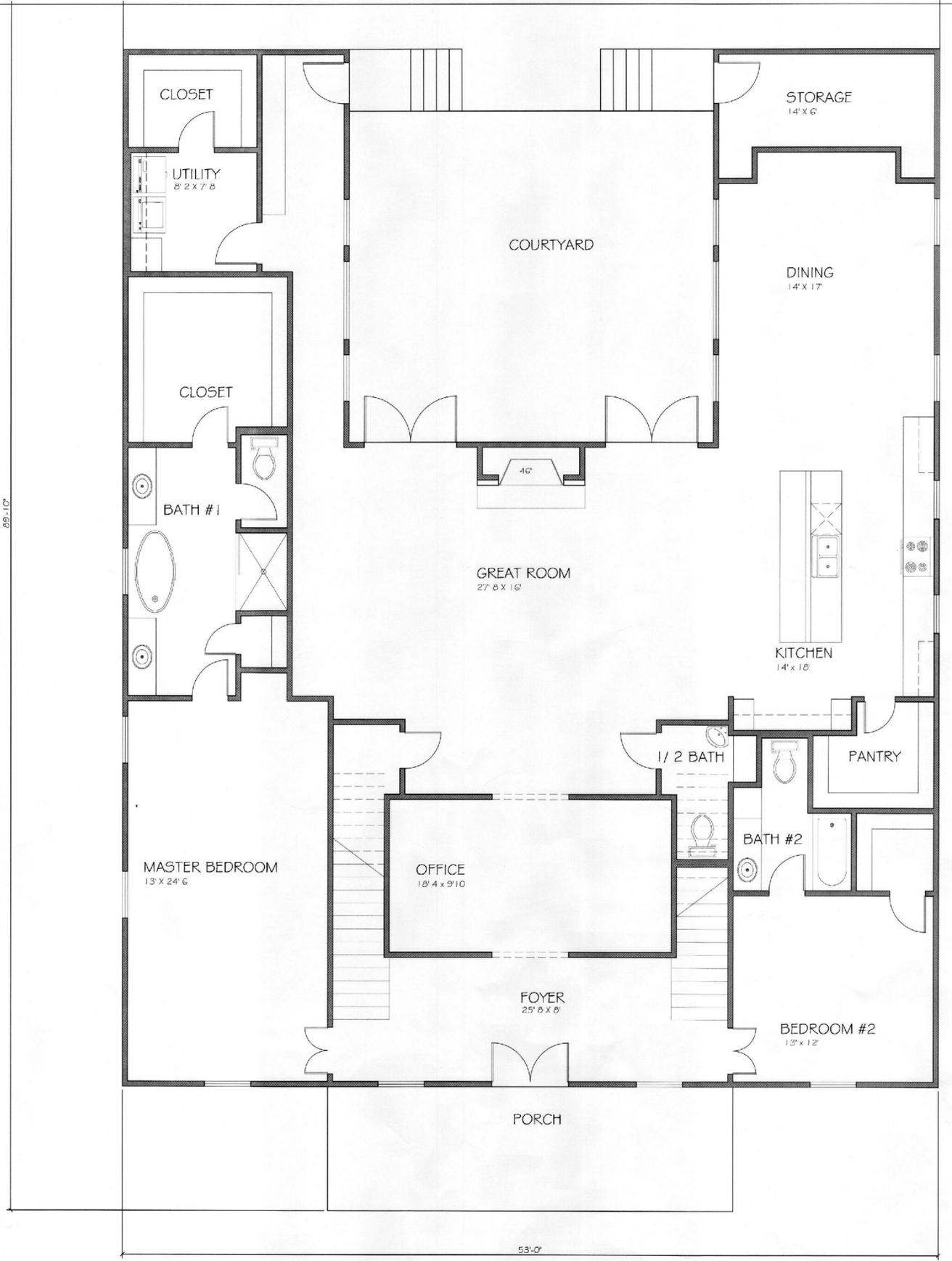
SCALE: 1/4"=1'-0"

EXTERIOR
LIGHTS
(EX.#2)





PLAN NO. 16-016	
SQUARE FOOTAGE	
FIRST FLR. LIVING	2839
SECOND FLR. LIVING	1093
TOTAL LIVING	3932
CARPOR	890
PORCH	209
STORAGE	104
TOTAL UNDER ROOF	5135



1. PURCHASER IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES.
 2. WILLIAM TILL DESIGNS SHALL BE HELD RESPONSIBLE FOR SITE CONDITIONS ONLY FOR THE USE OF THE DRAWINGS.
 3. WILLIAM TILL DESIGNS SHALL BE HELD RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE.
 4. WILLIAM TILL DESIGNS SHALL BE HELD RESPONSIBLE FOR THE DESIGN OF THE INTERIORS.
 5. WILLIAM TILL DESIGNS SHALL BE HELD RESPONSIBLE FOR THE DESIGN OF THE EXTERIORS.
 6. PURCHASER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 7. WILLIAM TILL DESIGNS SHALL BE HELD RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE.
 8. WILLIAM TILL DESIGNS SHALL BE HELD RESPONSIBLE FOR THE DESIGN OF THE INTERIORS.
 9. WILLIAM TILL DESIGNS SHALL BE HELD RESPONSIBLE FOR THE DESIGN OF THE EXTERIORS.
 10. WILLIAM TILL DESIGNS SHALL BE HELD RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE.
 11. WILLIAM TILL DESIGNS SHALL BE HELD RESPONSIBLE FOR THE DESIGN OF THE INTERIORS.
 12. WILLIAM TILL DESIGNS SHALL BE HELD RESPONSIBLE FOR THE DESIGN OF THE EXTERIORS.
 13. WILLIAM TILL DESIGNS SHALL BE HELD RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE.
 14. WILLIAM TILL DESIGNS SHALL BE HELD RESPONSIBLE FOR THE DESIGN OF THE INTERIORS.
 15. WILLIAM TILL DESIGNS SHALL BE HELD RESPONSIBLE FOR THE DESIGN OF THE EXTERIORS.

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WILLIAM TILL DESIGNS
 Wetumpka, AL (334) 799-5264
 240 Peace Church Road

PROJECT NUMBER:
16-016

SHEET NUMBER:



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



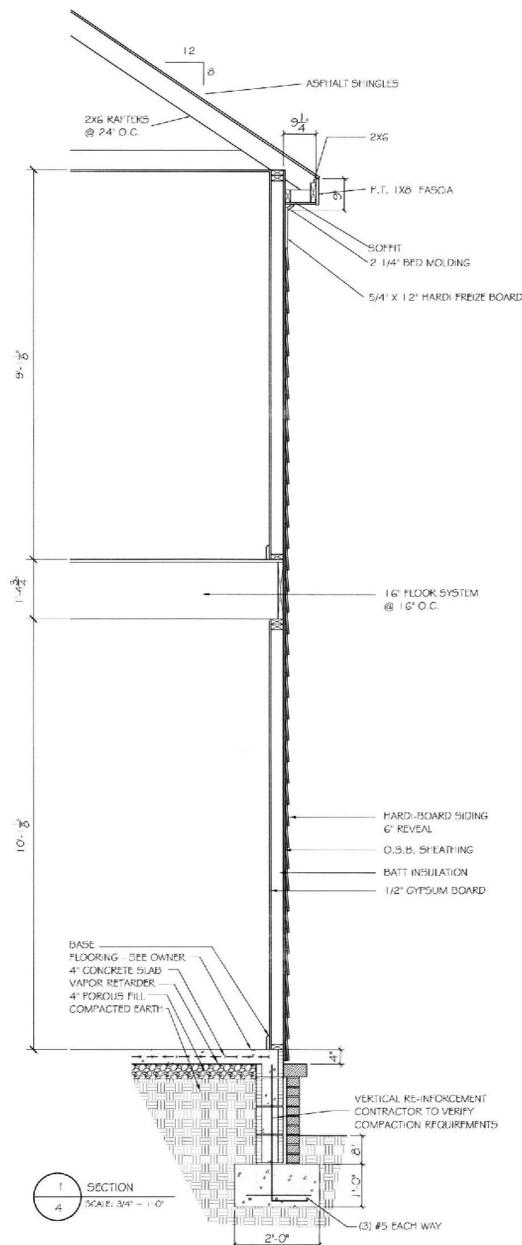
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

1. PERFORMER IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES.
 2. PERFORMER'S DESIGN MAY NOT BE SUITABLE FOR ALL CONDITIONS OR FOR ALL USES.
 3. EXACT SIZE AND LOCATION OF ALL CONCRETE FOOTINGS MUST BE DETERMINED BY LOCAL SOIL CONDITIONS AND ACCEPTED PRACTICES OF CONSTRUCTION. VERIFY DESIGN WITH LOCAL OFFICIALS.
 4. BOTTOM ALL FOOTINGS SHALL EXTEND BELOW FRONT LINE - VERIFY GUYTS.
 5. PRIOR TO PROCEEDING WITH CONSTRUCTION, BUILDER IS RESPONSIBLE FOR ALL OF THE FOLLOWING: VERIFY ALL DIMENSIONS, ANY AND ALL LOCAL PERMITS AND CODES APPLICABLE TO THE PROJECT AND TO THE LOCAL OFFICIALS.
 6. PERFORMER IS NOT RESPONSIBLE FOR HAVING PLANS REVIEWED BY A QUALIFIED BUILDING OFFICIAL OR FOR VERIFYING ALL STRUCTURAL DETAILS WITH LOCAL ENGINEERS AND BUILDING OFFICIALS. STRUCTURAL DETAILS FOR FINISHING, FLOORING, CEILING, ETC. ARE TO BE USED AS A GUIDE ONLY.

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WILLIAM TILL DESIGNS
 Wetumpka, AL (334) 799-5264
 240 Peace Church Road

PROJECT NUMBER:
 16-016
 SHEET NUMBER:



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

1. PURCHASER IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES.
2. PURCHASER SHALL VERIFY ALL DIMENSIONS FOR THE CONTRACTOR ON THE DAY OF CONSTRUCTION.
3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE VERIFIED BY THE CONTRACTOR.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF CONSTRUCTION. VERIFY DIMENSIONS WITH LOCAL ENGINEER.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF CONSTRUCTION. VERIFY DIMENSIONS WITH LOCAL ENGINEER.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF CONSTRUCTION. VERIFY DIMENSIONS WITH LOCAL ENGINEER.
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10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF CONSTRUCTION. VERIFY DIMENSIONS WITH LOCAL ENGINEER.

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WILLIAM TILL DESIGNS
Wetumpka, AL. (334) 799-5264
240 Peace Church Road

PROJECT NUMBER:
16-016
SHEET NUMBER:

CITY OF
PRATTVILLE, AL

First St
Tax Parcel I.D.
19051620000280000

Zoning: R-2

Scale: 1" = 100'



— STREETS
□ TAX PARCEL



ATTACHMENT C















CITY OF PRATTVILLE

Historic Preservation Commission

Planning Department Staff Report



CERTIFICATE OF APPROPRIATENESS

115 Maple Street – CA1604-04

DATE

May 3, 2016

PROPOSED DEVELOPMENT

Petitioner: Tom Miller
Property Owner: Stanley Murray
Agent: N/A
Location: 115 Maple 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 **115 Maple Street, Wainwright-Smith-Cook House (circa 1860, contributing)** - This rectangular one-story frame building has extensive rear additions. Circa 1900, workers moved the formerly detached kitchen and servant's quarters to connect with the rear of the house. A possible construction date for its deck-roofed porch with chamfered and molded columns and pierced-work wood railing is circa 1880.

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. Demolition and removal of existing historic residential structure.
2. Construction of new residential structure on site of demolished structure.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: February 22, 2016 and April 25, 2016

Recommendation:

- Item 1: Consider three questions presented in the staff analysis. Hold consideration of request and appoint committee to evaluate the historic significance of structure and structural condition.
- Item 2 – Delay consideration until Item 1 is addressed by the Commission. No plans were submitted with this application for a new structure.

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. Demolition and removal of existing residential structure.

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.

1. Demolition is appropriate if the building does not contribute to the historic character of the district.
2. Applicants for demolition and the Historic Preservation Commission should explore possibilities for selling or reusing historic buildings, preferably onsite but also in other locations, as alternatives to demolition.
3. Demolition may be appropriate if the denial of the demolition will result in a demonstrable economic hardship on the owner.

Analysis:

The Commission's Design Review Policy adopted by resolution in January 2008 states the following regarding demolition:

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.

The Commission should address three main questions with this request.

1. *To what extent does the individual structure contribute to the overall property and the historic district?* According to the 1984 National Register nomination forms and survey, 115 Maple Street is considered a contributing property dating to the 1860's with modifications in the 1880's and 1900's. Will the fabric of the historic district be impacted with the loss of this structure?
2. *Can the existing structure be rehabilitated on site or preserved by moving another site?* What opportunities exists to preserve the structure or a significant portion of the structure. The house sits on the western end of a 1.17 acre site. Can it be moved to another location on the property? Are there opportunities to move the structure or portion thereof to other site in the historic district?
3. *Has the applicant demonstrated sufficient hardship to meet the Commission's guidelines and justify removal?* The applicant states that structural evaluation has been conducted. The Commission should request additional information regarding the condition of the framing and roof rather than focusing on the façade or visible portions of the interior.

Item 2 – Construction of new single-family residential structure.

Infill Buildings (pages 41- 43)

New construction is welcome on vacant lots in the historic district. They enable land uses to follow historical patterns and provide for visual continuity of the district landscape. New dwellings should be designed to be contemporary but compatible with the district.

1. New buildings should be compatible with adjacent buildings in terms of height.
2. New buildings should be compatible with adjacent buildings in terms of materials.

3. New buildings should be compatible with adjacent buildings in terms of setback.
4. New buildings should be compatible with adjacent buildings in terms of width, scale and proportion.
5. New buildings should be compatible with adjacent buildings in terms of roof form.
6. New buildings should be oriented toward the major street.

Analysis

No plans have been presented for evaluation at this time. Suggest delaying discussion of a new structure until demolition request is addressed by the Commission.

ATTACHMENTS

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

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.
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- Demolition applications shall require the following additional information:
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 - The approximate date of the original construction and the date of any major additions or alterations thereto, if known;
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 - 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.

Thomas M. Miller
Printed Name


Signature

Date 04.12.2016

I the undersigned authority, a Notary Public in and for said Autauga County in the State of Alabama, hereby certify that Thomas M Miller, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 12th day of April, 2016.


Notary Public

My commission expires 12-31-19

To: Prattville Historic Preservation Committee
Date: April 13, 2016
Re: 115 Maple Street

- * Historic preservation is important.
 - * The property has historical significance due to its age.
 - * There is no record of any significant historical figure residing at the house.
 - * The architecture of the original building can be found in many buildings in Prattville.
 - * The original building has been added to several times over the years.
 - * If any portion deserves historical protection, it is the original building.
 - * Given the topography of the lot, the most logical building site is where the house currently sits.
 - * The original building could be moved to another site on the lot.
 - * This could be done at a significant expense for site prep (the lot is in a flood zone), demolition of the additions to the structure and moving the original house.
 - * There is a legitimate question as to whether any portion can be moved given the condition of the original structure.
 - * The original structure has foundation issues and none of the systems meet current code requirements.
 - * If it can withstand a move, once it is relocated, another significant expense would be required to bring the house to current minimum standards to make it functional and livable. The electrical and plumbing would require a 100% upgrade, the foundation would require new underpinning, and the roof structure is badly damaged.
 - * The cost of relocation alone is estimated to be in excess of \$57,000.
 - * Costs associated with relocating the original structure and subsequently rehabilitating it would make construction of a new home unworkable for me from a financial perspective.
- * The other option would be to demolish the entire structure.
- * Before this is done, I would advertise the property for donation to any person or organization that would be willing to move it.
- * If approval is given to demolish the property, we would be willing to integrate aspects of the house in our new home, specifically the facade facing Maple Street and restoration of the wood flooring.
- * In summary, given the cost of relocating and restoring the original structure and the likelihood that the house could not survive a move, I respectfully request that you allow me to demolish the entire structure. I look forward to attending the Prattville Historic Preservation Committee meeting on April 28 and will be available to answer any additional questions.

Respectfully,



Tom Miller

**JDJ Builder, Inc.
108 County Road 27
Prattville, AL 36067
334-391-6668**

QUOTATION PREPARED FOR:

Tom Miller
115 Maple Street
Prattville, AL 36067

	<u>Quotation</u>
Moving main part of house	\$ 21,600.00
New footings and blocks set	12,000.00
Roofing	7,200.00
Temporary blacking for the sides that is being exposed after moving	4,800.00
Removal of old part of house not being used	12,000.00
	<u>\$ 57,600.00</u>

No interior work is included in the estimate above. No porches will be added back at this time. The numbers listed above are estimates. There could be additional costs after tearing into a home of this age.



CITY OF PRATTVILLE, AL



Zoning: R-2

Scale: 1" = 100'



- STREETS
- TAX PARCEL



ATTACHMENT C





































