



PLANNING
DEPARTMENT

CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

CITY COUNCIL

DEAN R. ARGO
PRESIDENT
DISTRICT 3

TOM MILLER
PRESIDENT PRO TEMPORE
DISTRICT 4

BILL GILLESPIE, JR.
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

MIKE RENEGAR
DISTRICT 5

RAY C. BOLES
DISTRICT 6

NATHAN D. FANE
DISTRICT 7

City of Prattville Historic Preservation Commission

The minutes of the September 23, 2010 meeting of
the City of Prattville Historic Preservation
Commission were approved.

Thea Langley, Chairman

12/16/10

Date



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CITY OF PRATTVILLE HISTORIC PRESERVATION COMMISSION

AGENDA
September 23, 2010
4:30 p.m.

Call to Order:

Roll Call:

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

Minutes:

April 22, 2010 and June 29, 2010

Old Business:

None

New Business:

1. CA1009-01 Certificate of Appropriateness
Deck addition, fence and panels replacement
403 S. Washington Street
James & Jackie Brookins, Petitioners

Public Hearing

Miscellaneous:

Adjourn:

Prattville Historic Preservation Commission

Sign-In Sheet

9/23/10

3:00 p.m.

Name	Address
1. <i>John Smith</i>	403 S. Washington
2. <i>John Smith</i>	" " "
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4.	
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**PRATTVILLE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS**

PETITIONER: JAMES AND JACKIE BROOKINS
403 SOUTH WASHINGTON STREET
PRATTVILLE, AL 36067

REQUEST: TO ADD A DECK, FENCE AND PANELS REPLACEMENT
403 SOUTH WASHINGTON STREET

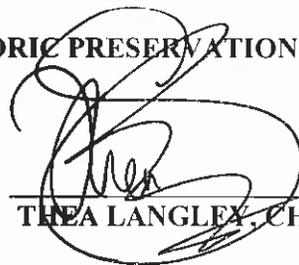
ORDER

The above petition having been duly considered at a public hearing meeting before the Historic Preservation Commission of the City of Prattville, and giving notice that a public hearing would be held on September 23, 2010 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Historic Preservation Commission of the City of Prattville **voted to approve the certificate of appropriateness** at property requested above for:

- 1. Add a deck with galvanized roof.*

DONE THIS THE 23rd DAY OF September 2010.

HISTORIC PRESERVATION COMMISSION



THEA LANGLEY, CHAIRMAN



ALISA MORGAN, SECRETARY

front porch. Material will be pressure treated wood similar to existing fence.

3. Replacement of wooden picket fencing in present location with resin fence in picket style.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: September 17, 2010

Recommendation: Recommend approval of Item 1 as submitted. Recommend modification of Item 2 to shift privacy fence to a line no closer to the front property line than the front wall of the main structure. Recommend postponing consideration of Item 3 until samples of proposed materials can be presented for examination.

Evaluation:

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

Item 1 – Removal of existing deteriorated deck (10.2'x12.2') and replacement with a 15' 10" x 28' 5" deck in the same location. Deck will be constructed of treated lumber stained or painted to match the house. Deck will include a galvanized aluminum or tin shed roof over the rear portion of the deck. The cover measures approximately 15' x 16'.

Decks (page 38)

Decks are popular modern features. If added to district buildings, they should be constructed on a building's rear elevation or another location not visible from the street.

1. Decks should be located on the rear elevation of buildings. They may also be located on a side elevation if screened from view from the street through fencing or plants.
2. Decks should be constructed of wood or metal.
3. Decks should be stained or painted so that their colors are compatible with those of their buildings.
4. Decks should be simple in design. Wood balusters should be less than three inches apart and less than two inches in width and depth.

Item 2 – Replacing wooden privacy fence in present location and extending northward to front porch. Material will be pressure treated wood similar to existing fence.

Item 3 – Replacement of wooden picket fencing in present location with resin fence in picket style.

Fences and Walls (Pages 46 and 47)

Fences and walls have historically been used to define ownership or function and to separate public and private space. Historic fences and walls should be retained and maintained. New fences and walls should use design, materials, and placement that minimize their effect on the district's historic character.

1. Historic fences and walls should be retained and maintained.
2. Wood and metal picket fences are appropriate new construction. If wooden, they should be painted using colors complementary to the adjacent house. They should be less than three feet tall, and the pickets should be set less than three inches apart and be less than four inches in width.
4. Wood board fences may be located in back yards and should be less than six feet tall. Flat tops, dog-ear tops, or pointed tops are all appropriate designs. Fences should be painted to blend with the building. They should not be located further forward than the house façade.

Evaluation: The proposed deck is not located in the rear of the structure as preferred by the residential guidelines. However, the proposed deck does replace an existing structure and is not readily visible from Washington Street. If the existing landscaping and fencing are maintained, the impact of the deck is minor. Some clarification is needed from the applicant concerning the exact design of the balusters and their spacing. The roofing material proposed for the deck cover is appropriate.

The existing wooden privacy fence is inconsistent with the guidelines and should not be modified as proposed. However, the privacy fence is necessary to screen and secure the pool. If modified or extended, the fence should be relocated to a line no closer to the front property line than the front wall of the main structure.

While the style and location of the proposed resin picket fence is consistent with the guidelines, the proposed material is not. The guidelines call for wooden or metal fencing. The applicant has not provided sufficient information or material samples for the Commission to make decision on this item.

ATTACHMENTS

- A. Application and attachments
- B. Location Map



City Of Prattville
Planning and Development Department
102 W. Main Street
Prattville, AL 36067
(334) 381-3614 Fax (334) 361-3677
www.prattvilleal.gov

Application

CA1009-01

Certificate of Appropriateness
Prattville Historic Preservation Commission

Certificate of Appropriateness
Deck addition, fence and panel replacement
403 S. Washington Street

pe: Alteration Addition New Structure Demolition Sign

Applicant /Agent Information

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

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

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: 19-04-17-1-006-002.000

SEE ATTACHED SITE SURVEY

Current Zoning of Property: _____ Physical Address: 403 S. Washington

Proposed Alteration (general description): 1) Homeowners have completed emergency removal of dilapidated deck for safety reasons. Replacement deck was upgraded (incomplete) in size and will be partially covered.

Materials include pressure treated lumber with standard (stock) galvanized aluminum cover. Deck will be stained and/or painted ^{to complement} home.

2) Homeowners also propose replacing picket fence in front middle section adjoining back section with privacy fencing (same as what is already on property) to enhance safety (swimming pool) and privacy of back yard. This project is pending for a future date.
(over)

3) Homeowners would like to replace decorative panels on picket fence with same/similar style but with resin/plastic for durability/low-maintenance. This project will be done over a period of time. This is the standard picket fence that surrounds most of the property.

Please note that items 2+3 are future projects. The deck approval is high priority.

Thank you for your consideration!

The Brookins

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

- Scaled drawings, including elevations for two sides, showing the proposed changes to the building's exterior architectural features
- Photographs of the existing structure taken from several views. Photographs shall include several views of the entire site
- Scaled site layout including all structures, fences, walkways, driveways, signs, lighting, etc.
- Samples of proposed materials to be used (photographs may be substituted for actual materials in some cases)
- Any additional materials or documentation that will assist the Prattville Historic Preservation Committee in the review
- Application fee: Fifty dollars (\$50)
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)
- Demolition applications shall require the following additional information:
 - The historic significance of the structure, including a narrative concerning any historical events or persons connected with the structure;
 - The approximate date of the original construction and the date of any major additions or alterations thereto, if known;
 - A description of the architectural style or period which the structure represents, and any other material available concerning architectural aspects of the structure;
 - At least two (2) exterior photographs of the structure, showing, as near as possible, all the exposed surfaces of the structure;
 - A statement concerning any practical difficulties in making the structure meet the minimum code requirements;
 - The present use of the property and surrounding properties and any proposed use following a demolition

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

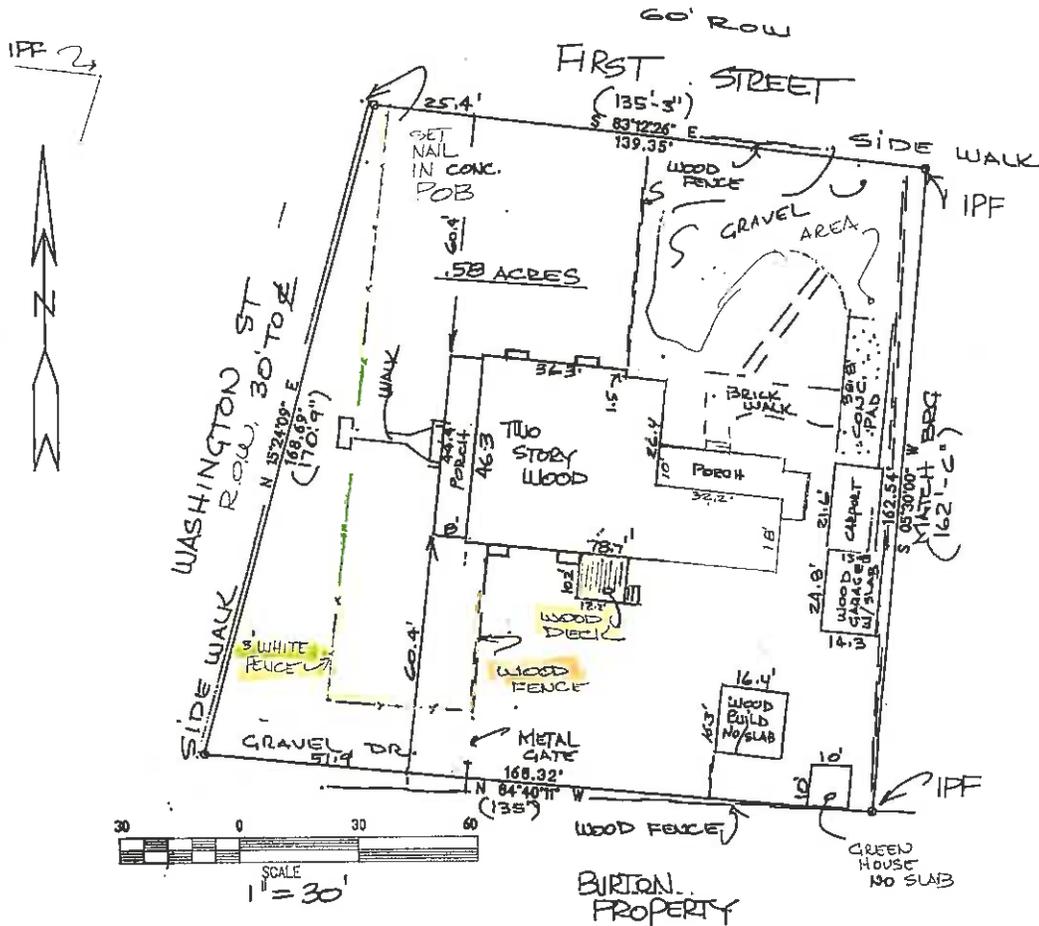
JAMES R. BROOKINS
Printed Name
Jackie O. Brookins
Date 9/2/10

James R. Brookins
Signature
Jackie O. Brookins

I the undersigned authority, a Notary Public in and for said Montgomery County in the State of Alabama, hereby certify that James R. Brookins & Jackie O. Brookins whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 2nd day of September, 2010.

Leah Beuhl
Notary Public

My commission expires My Commission Expires 11-08-2011



STATE OF ALABAMA
COUNTY OF AUTAUGA

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

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

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

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

- Legend**
- POB Point of Beginning
 - IPS Iron Pin Set w/cap, (stamp P.L.S. 14721)
 - IPF Iron Pin Found
 - Δ Calculated Point Only
 - p- Overhead Utility Lines
 - x-x- Fence
 - () Recorded Distance/ Bearing
 - M Not to Scale
 - CL Centerline
 - POC Point of Commencement

Flood Note:
Property lying in Zone B

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

(Signature)
AL Reg. No. 14721

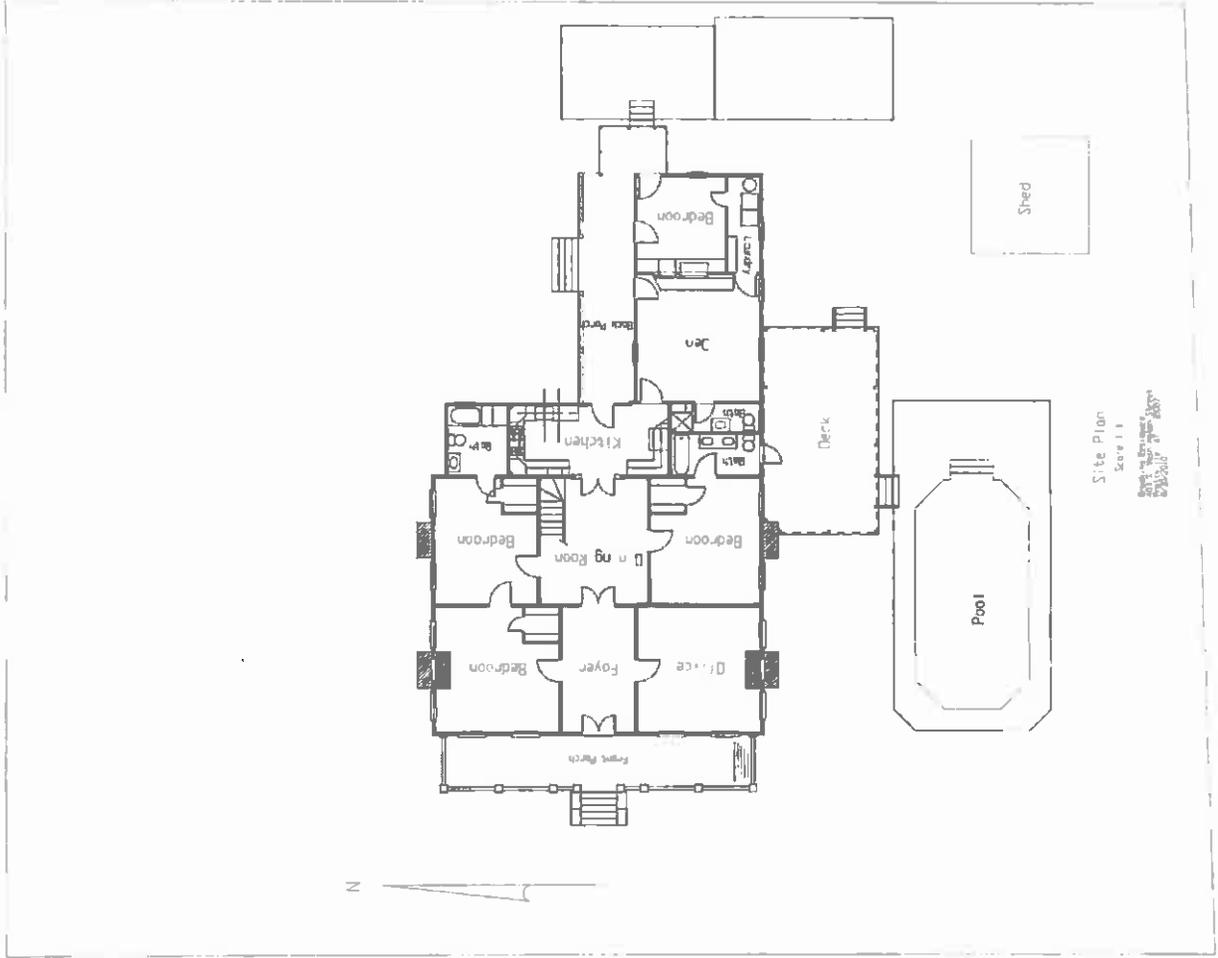
NOT VALID UNLESS SIGNED, DATED, AND STAMPED WITH EMBOSSED SEAL

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

File No. S-2736

CA1009-01/B

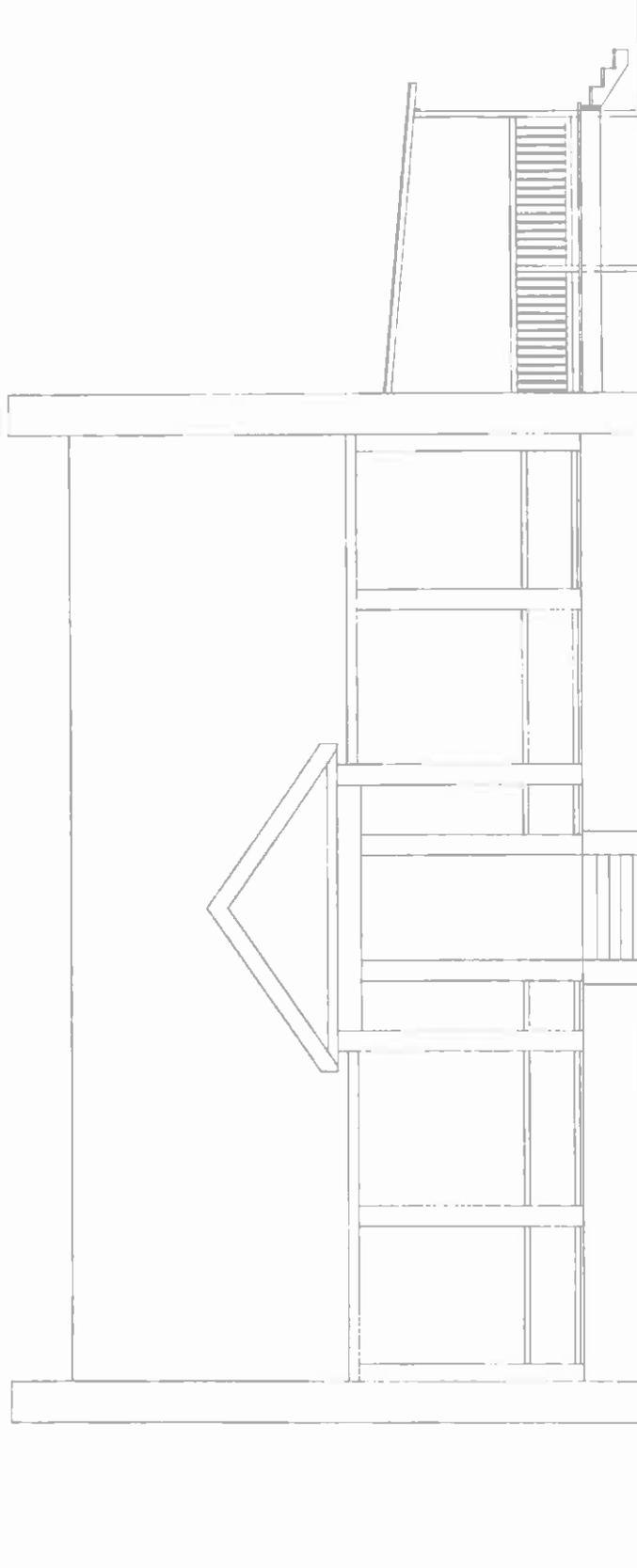
Certificate of Approvals/Permits
Deck addition, fence and pool replacement
403 S. Washington Street



Site Plan
Scale
Date: 10/10/2007
12:00:00 PM

CA1009-01/C

Certificate of Appropriateness
Deck addition, fence and panel replacement
403 S. Washington Street

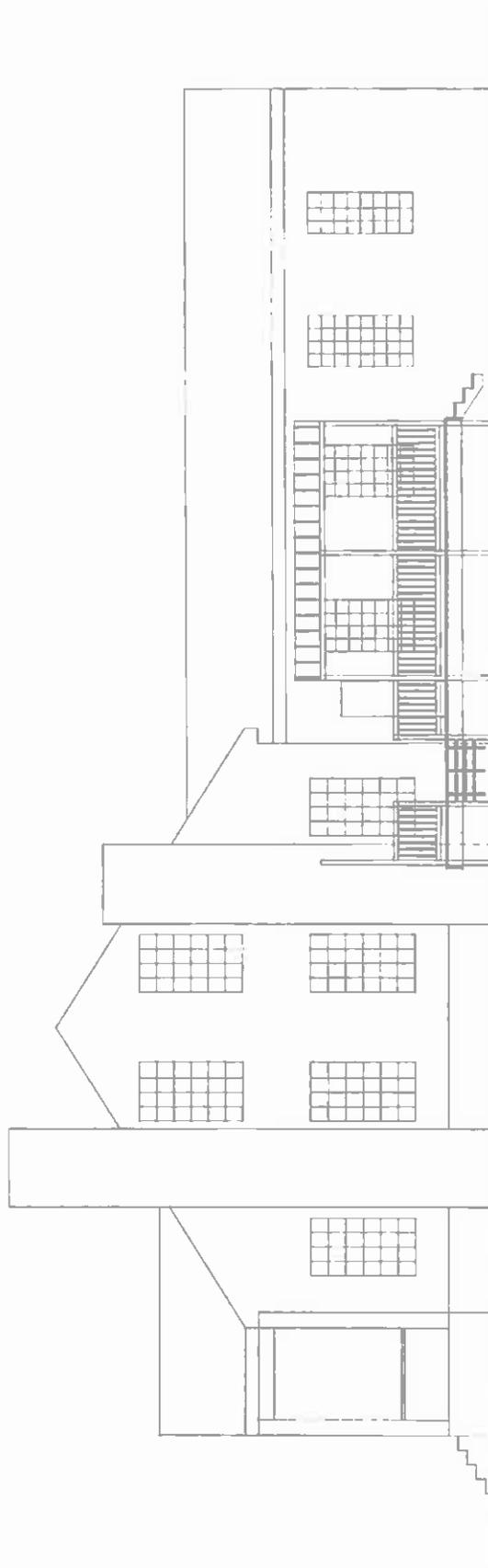


Brookins Residence
403 S. Washington Street
Prattville, AL 36067
8/30/21

Front Elevation
Scale 1:1

CA1009-01/D

Certificate of Appropriateness
Deck addition, fence and panel replacement
403 S. Washington Street

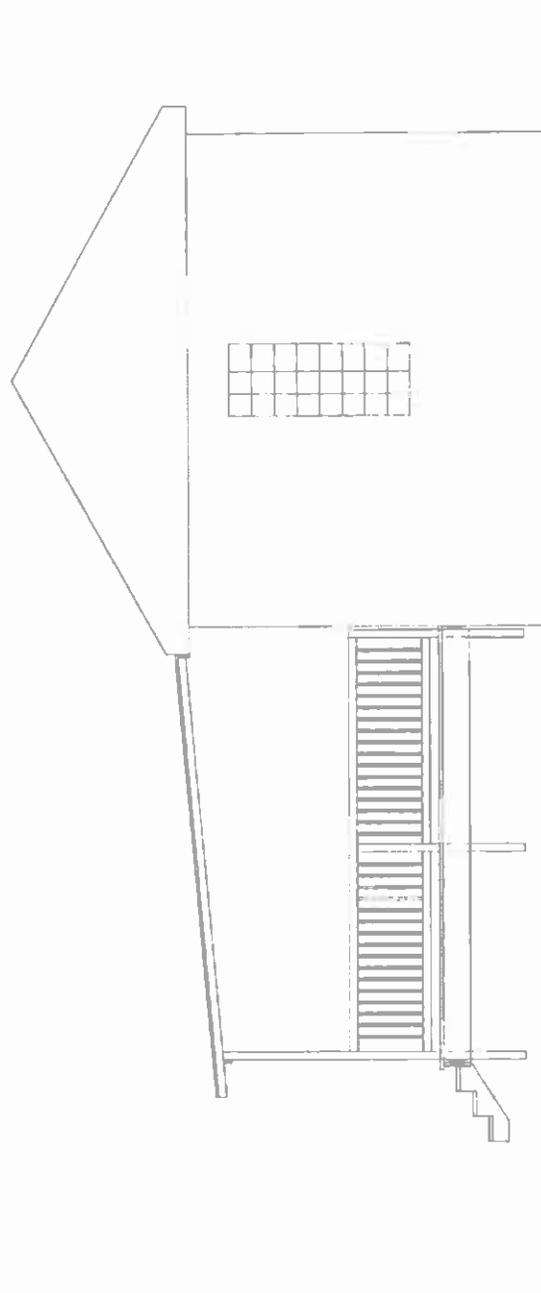


Brookins Residence
403 S. Washington Street
Prattville, AL 36057
6/30/2010

Right Side Elevation
Scale 1/1

CA1009-01/E

Centennial of Appropriations
Deck addition, fence and panel replacement
403 S. Washington Street

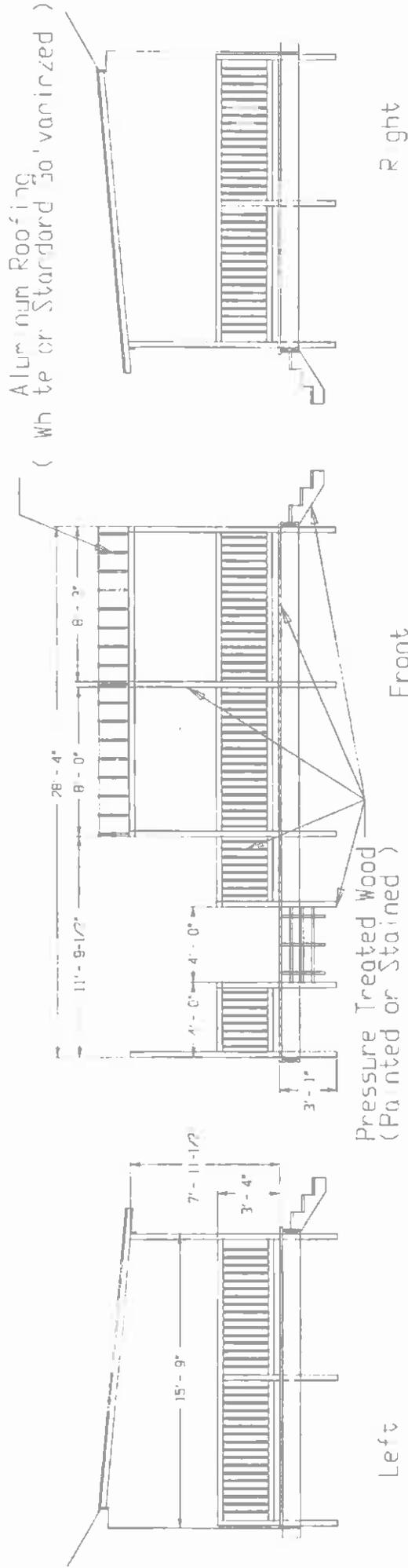


Brookins Residence
403 S. Washington Street
Prattville, AL 36067
8/30/2010

Rear Elevation
Scale 1/4"

CA1009-01/F

Certificate of Appropriateness
Deck addition, fence and panel replacement
403 S. Washington Street



Deck Elevations

Scale 1:1

Brookins Residence
403 S. Washington Street
Prattville, AL 36067
8/30/2010

C/ 1009-01/G

Certificate of Appropriateness
Deck addition, fence and panel replacement
403 S. Washington Street



Patio cover – standard galvanized aluminum/tin

Color selection standard (silver) to patina and match shed or standard white to blend in with house

CA1009-01/H

Certificate of Appropriateness
Deck addition, fence and panel replacement
403 S. Washington Street



09/02/2010

patio cover

CA1009-01/I

Certificate of Appropriateness
Deck addition, fence and panel replacement
403 S. Washington Street

Items 2/3

Privacy fence replacement
area picket sample

Picture 1 of 3

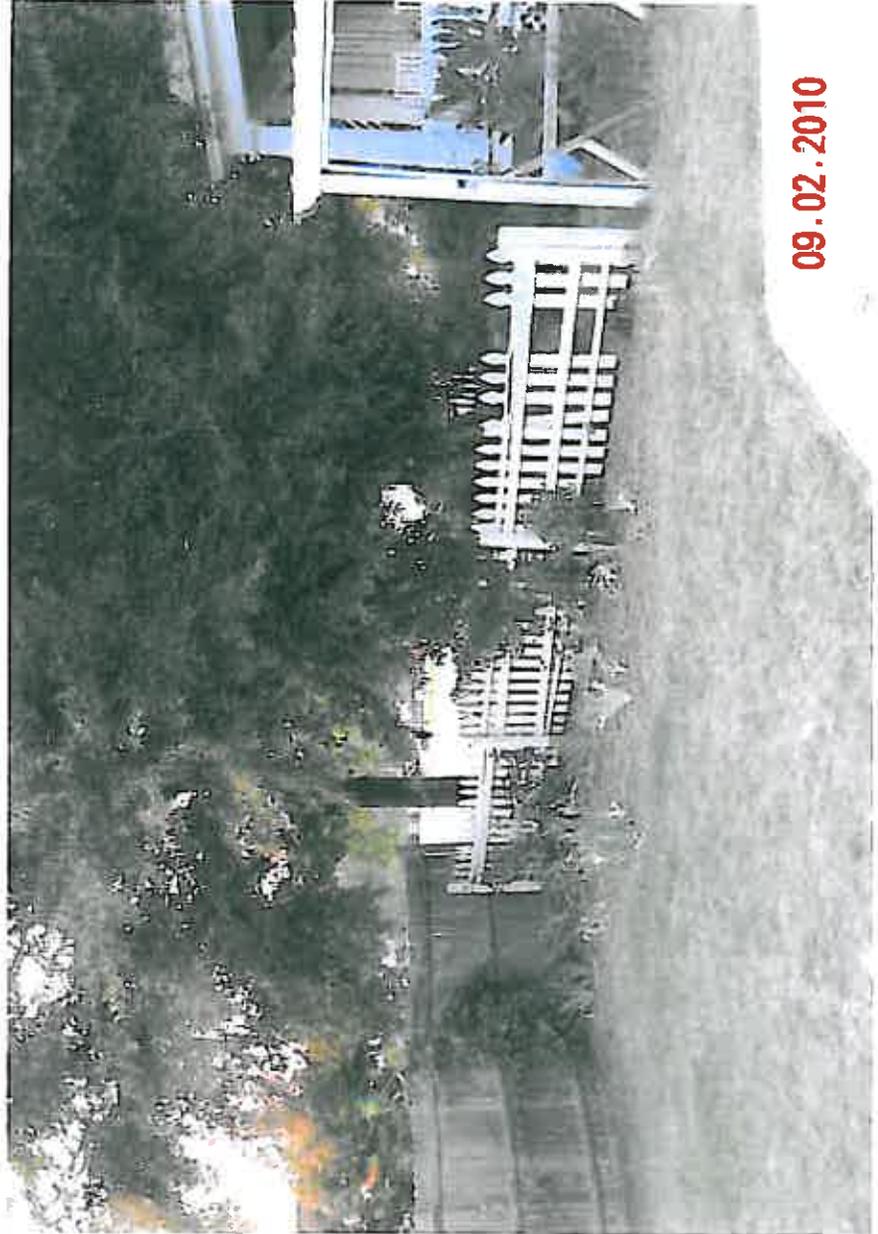


CA1009-01/J

Certificate of Appropriateness
Deck addition, fence and panel replacement
403 S. Washington Street

Items 2/3

Picture 2 of 3



09.02.2010

CA1009-01/K

Certificate of Appropriateness
Deck addition, fence and panel replacement
403 S. Washington Street

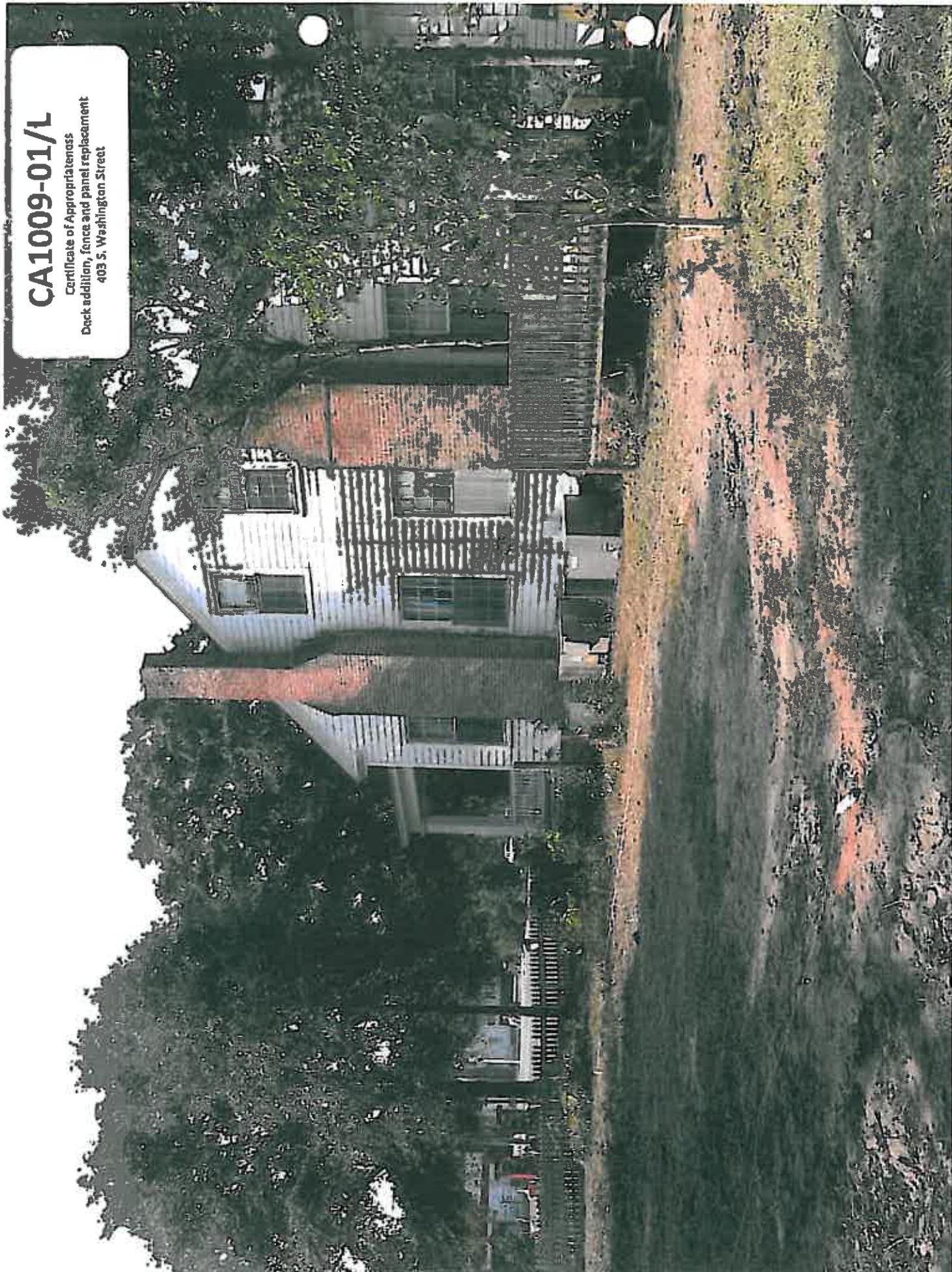
Items 2/3

Picture 3 of 3



CA1009-01/L

Certificate of Appropriateness
Deck addition, fence and panel replacement
403 S. Washington Street



100-1011

CA1009-01/M

Certificate of Appropriateness
Deck addition, fence and panel replacement
403 S. Washington Street

03/04/2006

Vertical deck



CA1009-01/N

Certificate of Appropriateness
Deck addition, fence and panel replacement
403 S. Washington Street



08-25-2010

11-11-11

CA1009-01/O

Certificate of Appropriateness
Deck addition, fence and panel replacement
403 S. Washington Street



08.25.2010

Robinson S. L. P. Co. 10/1/10

Prattville Historic
Preservation Commission

Location Map

403 S. Washington St.



1 inch = 40 feet

Aerial photography, 1996
March, 2006

