



**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 October 28, 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
October 28, 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:

Old Business:

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

Held 9/23

New Business:

None

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES**

October 28, 2010

Call to order:

The meeting of the Prattville Historic Preservation Commission was called to order on Thursday, October 28, 2010 at 4:53pm by Chairman Thea Langley.

Roll Call:

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

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

Quorum present.

Minutes:

None

Old Business:

Certificate of Appropriateness

Deck addition, fence and panels replacement

403 South Washington Street

James & Jackie Brookins, Petitioner

Item 2-Fence

The item was tabled at the previous meeting (9/23/10) to allow the petitioners to place sample panels of the fence in the proposed location to be reviewed by the commission and staff.

Jackie Brookins, petitioners, stated that the sample panels were placed at the proposed location of the fence. She stated that the arbor structure would remain with plans of modifying the gate.

Mr. Duke presented pictures of the proposed fence samples. He stated that although the guidelines require that a privacy fence be located in the back yards, the current fence existed prior to this board and any regulations were established.

Mr. Lazenby asked if the wrought iron trellis/gate would be removed. **Mrs. Brookins** confirmed that the iron trellis would be removed.

Mr. Lazenby moved to approve replacement of the fence that connects between the house to the existing privacy fence contingent that the trellis would be removed. **Mr. Price** seconded the motion. **The motion to approve passed unanimously.**

New Business:

None

Miscellaneous:

Adjourn:

The meeting was adjourned at 5:02 p.m.

Respectfully submitted,

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

Alisa Morgan, Secretary
Historic Preservation Commission

Prattville Historic Preservation Commission

Sign-In Sheet

10/28/10

3:00 p.m.

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

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

REQUEST: FENCE 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:

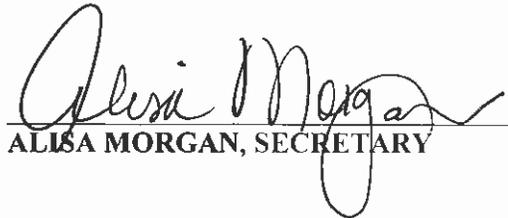
- 1. Replace privacy fence that connects between the house to the existing privacy fence contingent that the trellis would be removed.*

DONE THIS THE 28th DAY OF October 2010.

HISTORIC PRESERVATION COMMISSION



THEA LANGLEY, CHAIRMAN



ALISA MORGAN, SECRETARY

CITY OF PRATTVILLE
Historic Preservation Commission

Planning Department Staff Report



**CERTIFICATE OF
APPROPRIATENESS**

403 S. Washington Street – CA1009-01

DATE

September 17, 2010

PROPOSED DEVELOPMENT

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

Review Status and History

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

Proposed Alteration, Renovation or Addition

The applicant is requesting exterior alterations to replace/expand an existing deck, add a shed cover to the deck, and replace existing fencing. See the application included as Attachment A for the owner's description of each element.

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'.
2. Replacing wooden privacy fence in present location and extending northward to

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



