



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

MIKE RENEGAR
PRESIDENT
DISTRICT 5

NATHAN D. FANK
PRESIDENT PRO TEMPORE
DISTRICT 7

ALBERT C. STRIPLIN
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

DEAN R. ARGO
DISTRICT 3

TOM MILLER
DISTRICT 4

RAY C. BOLES
DISTRICT 6

City of Prattville Historic Preservation Commission

The minutes of the July 14, 2011 meeting of the
City of Prattville Historic Preservation
Commission were approved.

Thea Langley, Chairman

10/27/11

Date



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CITY OF PRATTVILLE HISTORIC PRESERVATION COMMISSION

AGENDA
July 14, 2011
4:00 p.m.

Call to Order:

Roll Call:

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

Minutes:

Old Business:

None

New Business:

1. CA1107-01 Certificate of Appropriateness
Addition for patio, pool, fence, and driveway
327 S. Washington Street
Myron Lee Carter, Petitioner

Public Hearing

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES**

July 14, 2011

Call to order:

The meeting of the Prattville Historic Preservation Commission was called to order on Thursday, July 14, 2011 at 4:30 p.m.

Roll Call:

The secretary called the roll. Members present were Chairman Thea Langley, Vice-Chairman Gray Price, Mrs. Jean Davis, Mr. Victor Hunt, and Mr. Brooks Lazenby. Ms. Lenore Kirkpatrick arrived at 4:33 p.m. Members Absent: None.

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

Minutes:

None

Old Business:

None

New Business:

**Certificate of Appropriateness
Addition for patio, pool, fence, and driveway
327 S. Washington Street
Myron Lee Carter, Petitioner**

Betsy Carter, petitioner representative, stated that she was available to answer any questions that the board had for her request.

Mr. Duke stated that the petitioners are requesting for five elements to their application.

1. Addition of a 16'x36' pool.
2. Addition of a new structure adjacent or attached to the existing outbuilding.
3. Addition of a 14'x12' deep covered patio.
4. Addition of a new 5' fence.
5. Construction of a circular front drive.

Mr. Lazenby moved to separate the request into five items and vote on them individually. Mrs. Davis seconded the motion. The motion to separate the request passed unanimously.

Item #1-Pool

Mr. Duke stated that the pool is allowed in the rear yard if there is limited visibility from the street. He stated that the request meets the guidelines and recommended approval.

Mrs. Davis moved to approve the 16'x36' pool in the rear yard. Mr. Price seconded the motion. The motion to approve passed unanimously.

Item #2-Accessory Structure

Mr. Duke stated that the petitioner is requesting to build onto the existing workshop for pool supplies.

Lee Carter, petitioner, stated that the size of the addition would be approximately 4'x4'. He stated that he is not certain where the pool pump will go but plans to build the structure in conjunction with the pool pump location.

Mr. Lazenby moved to table the request for the accessory structure until the exact dimension and location are certain. The motion failed for a lack of a second.

Mrs. Davis moved to approve the accessory structure to place the pool pump at the owner's discretion as long as it's located in the side or rear yard. The motion to approve passed unanimously.

Item #3-Patio extension

Mr. Duke stated that the extension of the roof line mimics the existing side patio. He stated that the guidelines are being met. He recommended that additional design information be submitted. He stated that the proposed patio extension would not be seen from the front.

Mr. Lazenby moved to approve the request as submitted. Mr. Hunt seconded the motion. The motion to approve passed unanimously.

Item #4-Fence

Mr. Duke stated that the guidelines are not very detailed to the requested type fence. He stated that the proposed location will be at the back edge of property running north, in line with the south edge of property. He stated that the proposed fence would be 5' brick columns and iron rails.

Mrs. Davis moved to approve as submitted in location, that the brick columns match the patio and that the iron is black in color. Mr. Lazenby seconded the motion. The motion to approve passed unanimously.

Item #5-Driveway

Mr. Duke stated that the proposed driveway does not match the guidelines nor does it match the predominate layout and construction of driveways in the district.

Mr. Carter stated that he is unable to get a wider driveway through the pine trees on the property. He stated that there would not be a curb cut on the right side of the property.

Mr. Duke stated that at this point the Alabama Department of Transportation would have to approve a street cut on Washington Street because the street has not been transferred to city ownership.

Mr. Price moved to table the approval for the driveway indefinitely until there is a resolution to the city taking maintenance of Washington Street. Mr. Lazenby seconded the motion. The motion to approve passed unanimously.

Miscellaneous:

Adjourn:

With no further business, the meeting was adjourned at 4:59 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Historic Preservation Commission

Prattville Historic Preservation Commission

Sign-In Sheet

7/14/11

3:00 p.m.

Name	Address
1. <i>Betty B Carter</i>	<i>327 S. Washington Street Prville³⁶</i>
2. <i>John Caff</i>	<i>327 S. WASHINGTON ST</i>
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PRATTVILLE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

PETITIONER: MYRON LEE & BETSY CARTER
327 S. WASHINGTON STREET
PRATTVILLE, AL 36067

REQUEST: ADDITION – PATIO, POOL, FENCE, & DRIVEWAY
327 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 July 14, 2011 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Historic Preservation Commission of the City of Prattville **voted to approve the certificate of appropriateness** at property requested above for:

Item #1(Pool)-Installation of a 16'x36" pool in the rear yard.

Item #2(Accessory Structure)-Place pool pump at owners discretion in the side or rear yard.

Item #3(Patio Extension)-14'x12' covered patio (as submitted).

Item #4(Fence)-5'brick (brick to match patio brick) column fence with black iron.

Item #5(Circular front driveway)-Tabled indefinitely.

DONE THIS THE 14th DAY OF July 2011.

HISTORIC PRESERVATION COMMISSION



THEA LANGLEY, CHAIRMAN



ALISA MORGAN, SECRETARY

CITY OF PRATTVILLE
Historic Preservation Commission

Planning Department Staff Report



**CERTIFICATE OF
APPROPRIATENESS**

327 S Washington Street – CA1107-01

DATE

July 11, 2011

PROPOSED DEVELOPMENT

Petitioner: Myron Lee and Betsy Carter
Property Owner: Myron Lee and Betsy Carter
Agent: N/A
Location: 327 S Washington 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 327 S Washington Street, Grouby House (circa 1936, contributing). The Grouby House is a one-story brick bungalow.

Proposed Alteration, Renovation or Addition

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

1. Addition of an in-ground 16' x 36' pool centered in the rear yard between the main structure and a workshop located near the rear line.
2. Addition of a new structure adjacent to or attached to the existing cedar outbuilding. New construction will match existing cedar building.
3. Addition of a 14' wide, 12' deep covered patio to the rear of the structure. Addition will extend and match the exist roof. Proposed addition will include brick columns and arches matching the existing porch on the north face of the structure.
4. Addition of a new 5' fence consisting of brick columns and iron rails and pickets.
5. Construction of a circular drive in the front yard. The proposed drive will connect to

the existing drive and require a new curb-cut on the north end of the Washington Street frontage. The new cut will be located approximately 12' from the north line.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: July 7, 2011

Recommendation:

- Approval of Items 1 and 2.
- Conditional approval of Items 3 and 4. Additional information is needed to assure that design complies with the Commission's guidelines.
- Item 5 does not meet the adopted guidelines or match the predominant configuration in the district.

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. The applicant did not include a site plan with the application. An approximate site plan has been generated by city staff and included as Attachment C.

Item 1 – Addition of an in-ground 16' x 36' pool center in the rear yard between the main structure and a workshop located near the rear line.

Pools and Fountains (page 51)

Pools and fountains are modern elements that can be most welcome on a summer day! New pools and fountains should use placement that minimizes their effect on the district's historic character.

1. Swimming pools and fountains should be located in the back yards and have limited visibility from public vantage points.
2. Plants and/or fencing should be used to screen views of pools or fountains.

The proposed pool essentially meets the Commission's guidelines by being located in the rear yard directly behind the main structure and behind the proposed fencing.

Item 2 – Addition of a new structure adjacent to or structure attached to the existing cedar out building. New construction will match existing cedar building.

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.

The proposed outbuilding or addition to the existing outbuilding is not detailed in the application. Addition information is needed to determine scale and impact. If the structure is constructed to house only pool equipment, it appears to meet the guidelines listed above.

Item 3 – Addition of a 14' wide, 12' deep covered patio to the rear of the structure. Addition will extend and match the exist roof. Proposed addition will include brick columns and arches matching the existing porch on the north face of the structure.

Additions (page 40)

Additions to dwellings are appropriate as long as they are placed on rear elevations or non-readily visible side elevations. Additions should be designed to complement the historic qualities of the dwelling.

1. Additions should cause minimal damage or removal of historic walls, roofs, and features from historic buildings. Existing openings should be used to connect the building and the addition.
2. Additions should have no or limited visibility from the street. Generally, rear elevations are appropriate locations for additions.
3. Additions should be compatible with the original building in scale, proportion, rhythm, and materials.
4. Additions should be distinguishable from the historic building: they should be smaller and simpler in design.
5. Additions should not imitate earlier architectural styles, but should be contemporary in design.

The proposed addition satisfies Guidelines 1 and 2 by connecting to the structure at existing windows on the rear of the building. By extending the existing roof line and matching the design of an existing porch the addition satisfies Guideline 3. Guidelines 4 and 5 are important to allow observers to distinguish between the original structure and new construction. Insufficient information is provided by the applicant to determine

whether the addition will exactly match the existing porch. The Board should request additional information before acting on Item 3.

Item 4 – Addition of a new 5' fence consisting of brick columns and iron rails and pickets.

Fences and Walls (pages 46 & 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.

2. Free-standing brick or concrete walls may be located in back yards or, if not visible from the street, side yards.

Proposed fence does not exactly match any of the adopted guidelines. Its location in the rear yard limits its visibility from the street allowing it to meet Guideline 2. Additional design details may be needed, such as the dimensions of the proposed brick columns and the exact details of the iron fencing, before the Commission grants approval.

Item 5 – Construction of a circular drive in the front yard. The proposed drive will connect the existing drive and require a new curb-cut on the north end of the Washington Street frontage. The new curb-cut will be located approximately 12' from the north line.

Driveways, Sidewalks and Walkways (pages 44 & 45)

Driveways, sidewalks, and walkways are common district features. Historic examples should be retained and maintained, and new construction should follow historic examples.

1. Historic driveways, sidewalks, and walkways should be retained and maintained. Driveways should be of gravel, concrete ribbons, grass and dirt, or concrete. Blacktop and asphalt driveways were not historically features of the district, and should be avoided.
2. Driveways should be located to the side of the house.
3. Residential parking areas larger than one car width should be screened and located behind the house or out of view from the sidewalk.

The proposed circular drive does not match the predominant character of residential driveways in district or the adopted guidelines.

ATTACHMENTS

- A. Application and attachments

- B. Location Map
- C. Approximate site plan – generated by city staff based on applicant's descriptions
- D. Staff photos – July 7, 2011

**PROPOSED WORK TO
327 S. WASHINGTON STREET RESIDENCE
LEE AND BETSY CARTER**

The following are proposed improvements to the residence of Lee and Betsy Carter at 327 S. Washington Street. These additions are separate and will be constructed with a combination of contracted and self-help, but may be accomplished concurrently.

To establish a reference of direction used in the descriptions below, the front of the house faces west.

1. Build an in-ground pool. Pool will be 16x36 and centered in the area between the workshop and proposed patio addition.
2. Build a fence around the back yard. The fence will be erected on the property line on the north side of the back yard, even with the rear of the house on the west side, approximately 14 feet off the south property line, and stand off the east property line approximately 6 feet to avoid building in a low drainage area. The fence will be constructed of brick columns and iron railing approximately 5 feet high.
3. Build a 12x14 patio on the south end of the rear of the house, matching the protruding A-frame structure and extending out 12 feet to the south. The new patio will be built with brick arches like the existing patio on the north side. Brick will be like existing.
4. Build a circle driveway in the front yard. The driveway will begin at the existing driveway entrance and loop back northward re-entering South Washington Street. The new north end of the loop will be approximately 12 feet from the property line. If a circle driveway is not approved, a second option would be to extend the width of the existing drive to the south to allow for 2 car width.
5. Build a new structure or add a small attachment to existing workshop for pool accessories. Exterior of structure will be cedar to match existing material.



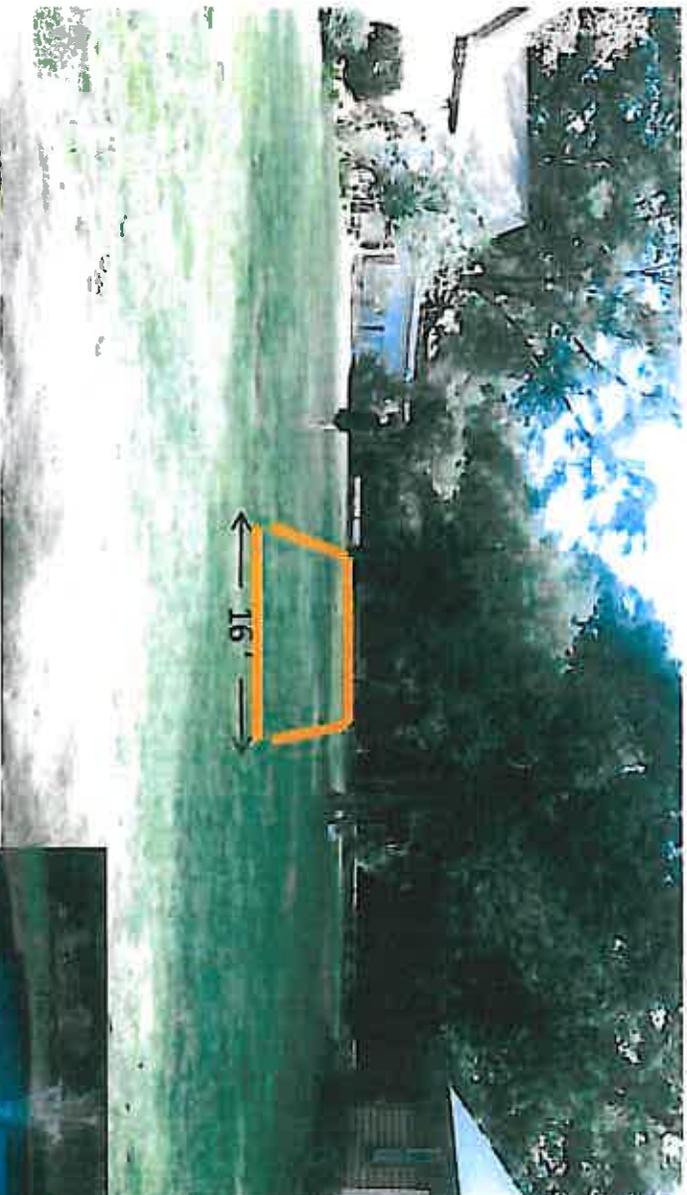
PROPOSED WORK TO

327 S. WASHINGTON STREET RESIDENCE

Home of

Lee and Betsy Carter

Build a 16x36 in-ground pool roughly centered in the area between the workshop and proposed patio addition.



The fence around the back yard will be erected on the property line to the north, even with the rear of the house on the west, approximately 14 feet off the south property line, and approximately 6 feet off the east to avoid building in a low drainage area. Fence will be constructed of brick columns and iron railing approximately 5 feet high.

North



West



South



East

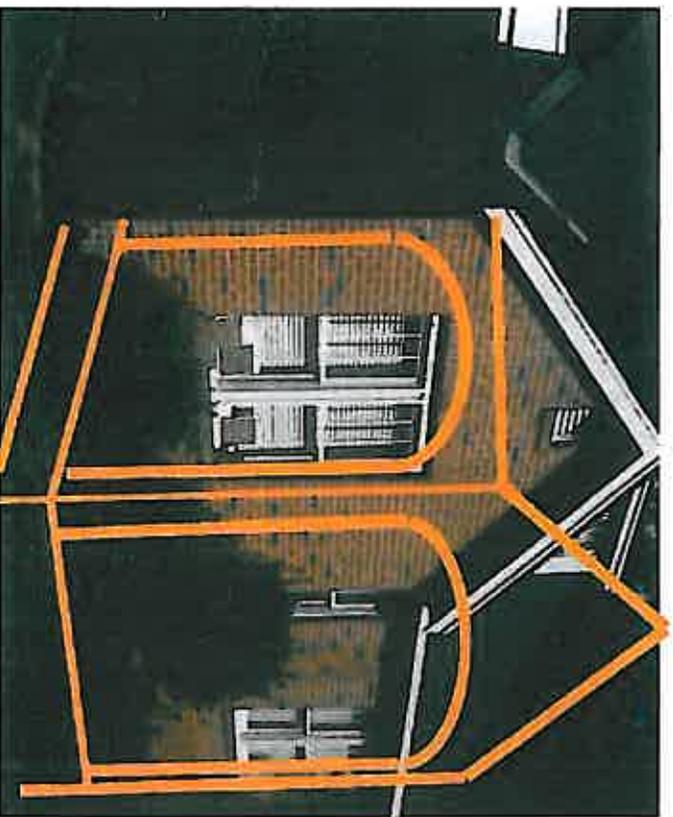


Build a 12x14 patio on the south end of the rear of the house, matching the protruding A-frame structure and extending out 12 feet to the south. New patio will be built with brick arches alike existing patio on the north side. Brick will be like existing.

Existing side patio



Proposed new patio location



Build a circle driveway in the front yard. The driveway will begin at the existing driveway entrance and loop back northward re-entering South Washington Street. The new north end of the loop will be approximately 12 feet from the property line. If a circle driveway is not approved, a second option would be to extend the width of the existing drive to the south to allow for 2 car width.



Build a separate structure, or add a small attachment to existing workshop, for pool accessories. Exterior of structure will be cedar to match existing structure.



Facing northwest

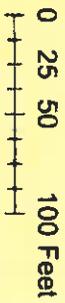


City of Prattville

**Historic Preservation
Commission**

Location Map

**237 S. Washington Street
Myron Lee and Betsy Carter**



Attachment C
Staff Proposed
Site Plan

S WASHINGTON ST

Location for Addition
Directional curb-out

Unsettled property line

Proposed patio

Pool

Existing Shop

Proposed Utility building

Proposed fence

