



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR.
PRESIDENT
DISTRICT 2

ALBERT C. STRIPLIN
PRESIDENT PRO TEMPORE
DISTRICT 1

DENISE B. BROWN
DISTRICT 3

JERRY STARNES
DISTRICT 4

CLYDE CHAMBLISS, JR.
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

City of Prattville Historic Preservation Commission

The minutes of the February 7, 2013 meeting of the City of Prattville Historic Preservation Commission were approved.

Thea Langley, Chairman

4/4/13
3/28/13

Date

PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677
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CITY OF PRATTVILLE HISTORIC PRESERVATION COMMISSION AGENDA SPECIAL MEETING February 7, 2013 4:30 p.m.

Call to Order:

Roll Call:

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

New Business:

1. CA1302-01SP Certificate of Appropriateness
Alteration-Chimney removal
132 North Northington Street
Rick and Carrie Womack, Petitioners

Miscellaneous:

Adjourn:

PLANNING & DEVELOPMENT DEPARTMENT

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CITY OF PRATTVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES
Special Meeting
February 7, 2013

Call to order:

The special meeting of the Prattville Historic Preservation Commission was called to order on Thursday, February 7, 2013 at 4:36 p.m.

Roll Call:

The secretary called the roll. Members present were Chairman Thea Langley, Vice-Chairman Gray Price, Mr. Will Barrett, Ms. Kate Chieves, and Ms. Lenore Kirkpatrick. Members Absent: Mrs. Jean Davis.

Quorum present

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

Minutes:

None

Old Business:

None

New Business:

**Certificate of Appropriateness
Alteration-Chimney removal
132 North Northington Street
Rick and Carrie Womack, Petitioners**

Carrie Womack, petitioner, presented the request for Certificate of Appropriateness for a chimney removal on property at 132 North Northington. She stated that the chimney was missing bricks and the mortar was deteriorating causing water to leak through. She stated that she consulted with a chimney firm (Top Hat Chimney Service) and she suggested that the chimney be removed and roofed with the same shingles.

Mr. Duke provided the staff report for the property at 132 North Northington Street. He stated that the Residential Guidelines under Masonry (pages 23-24) provide the standards for chimney maintenance.

Mrs. Womack stated that the chimney firm estimated the cost approximately \$5000 to repair the chimney and the entire chimney must be removed. She stated that the chimney firm also stated that the bricks could be replaced but the chimney would not be usable and could not guarantee that repair would stop the leakage. She stated that the chimney firm estimated the cost to remove the chimney and roof with shingles would be \$500.

The Commission's findings were that the one chimney on the structure had previously been replaced with a modern chimney and the existing chimney is posing a possible significant hazard and that the repair would not guarantee a resolved in leakage.

Mr. Barrett moved to approve the chimney removal and to shingle the roof as submitted. Mrs. Chieves seconded the motion.

The motion to approve passed by 4/1 vote as recorded. Favor: Chairman Langley, Mr. Barrett, Ms. Chieves, and Ms. Kirkpatrick. Oppose: Mr. Price.

Miscellaneous:

Adjourn:

With no further business, the meeting was adjourned at 4:53 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

2/7/13

3:00 p.m.

Name	Address
1. <i>Carrie Womack</i>	<i>132 N. Northington St. 36067</i>
2.	
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PRATTVILLE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

PETITIONER: RICK & CARRIE WOMACK
132 NORTH NORTINGTON
PRATTVILLE, AL 36067

REQUEST: ALTERATION-CHIMNEY REMOVAL
132 NORTH NORTINGTON STREET

ORDER

The above petition having been duly considered at a public hearing meeting before the Historic Preservation Commission of the City of Prattville, and giving notice that a public hearing would be held on February 7, 2013 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Historic Preservation Commission of the City of Prattville **voted to approve the certificate of appropriateness** at property requested above for:

- 1. Chimney removal and to shingle the roof-as submitted.*

DONE THIS THE 7th DAY OF February 2013.

HISTORIC PRESERVATION COMMISSION



THEA LANGLEY, CHAIRMAN



ALISA MORGAN, SECRETARY

CITY OF PRATTVILLE

Historic Preservation Commission

Planning Department Staff Report



CERTIFICATE OF APPROPRIATENESS

132 N. Northington Street – CA1302-01SP

DATE

February 6, 2013

PROPOSED DEVELOPMENT

Petitioner: Rick and Carrie Womack
Property Owner: Same as petitioner
Agent: N/A
Location: 132 N. Northington 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 **132 North Northington Street (circa 1900, contributing)** W. W. Dunkin built this one-story frame building with its hip-and-gable roof and multiple, pedimented gables with original fish-scale shingles and stick-work ornamentation. Its half-hipped porch remains, though the original turned supports and balusters are no longer present.

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. Remove existing brick chimney on the south side of the house due to missing bricks and deteriorated joints which is permitting rainwater to leak into the house. Hole created by the removal will be roofed over with the same shingles as the existing installation.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: January 22, 2013

Recommendation: The Commission should ascertain what actions have been taken to repair and preserve the chimney prior to considering the requested removal.

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. Remove existing brick chimney on the south side of the house due to missing bricks and deteriorated joints which is permitting rainwater to leak into the house. Hole created by the removal will be roofed over with the same shingles as the existing installation.

Masonry (pages 23 and 24)

Brick and other masonry materials, such as concrete block, are common in residential sections of the historic district. Historic examples of masonry should be retained, maintained, and, if needed, repaired.

1. Historic masonry should be retained and maintained.
2. Historic masonry should only be cleaned in response to severe staining or build up.
4. Historic masonry should remain visible and untreated. Exceptions are if bricks have lost their protective outer coating, in which case paint may be used for preservation, or if repairs have failed to stop water from getting into bricks, in which case water-repellant coatings might be used.
5. Deteriorated or damaged masonry should be repaired and missing elements should be replaced. The materials used in repairs should replicate the masonry's historic appearance.

Analysis:

Masonry details, such as chimneys, were once functional well as decorative. As such they are important to the history of the structure. Since 132 N. Northington Street is contributing structure to the National Register District, the Commission should consider efforts to preserve original features visible from the street such as the chimney under consideration. The applicant has not indicated any actions to repair the brick or mortar in the chimney. However, efforts to arrest water intrusion

may be complicated by its location on an inside wall rather than being mostly outside the structure. The Commission should explore the possibility of repairing the chimney before approving its removal.

ATTACHMENTS

- A. Application and attachments
- B. Location map
- C. Staff photographs
- D. Pages 23 and 24, Residential Guidelines



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: Rick and Carrie Womack
Street Address: 132 N. Northington St.
City: Prattville State AL Zip: 36067
Phone Number(s): (334) 221-7951 / (843) 830-8155

Property Owner Information

If different than above

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

Property Description

County Tax Parcel Number/Legal Description: _____

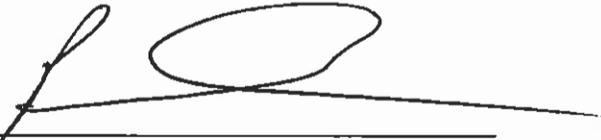
Current Zoning of Property: _____ Physical Address: _____
Proposed Alteration (general description): See attachment

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

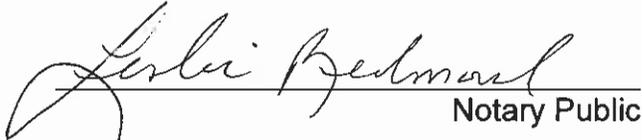
I certify that I am the property owner, or authorized agent, and attest that all facts and information provided are true and correct.

Rick Womack
Printed Name


Signature

Date 1/23/13

I the undersigned authority, a Notary Public in and for said Autauga County in the State of Alabama, herby certify that Rick Womack, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 23rd day of January, 2013.


Notary Public

My commission expires 11-08-2015

Rick and Carrie Womack
132 N Northington St
Prattville, AL 36067
843.830.8155
womacks@knology.net
January 22, 2013

Prattville Historic Preservation Commission
Prattville, AL 36067

Dear Prattville Historic Preservation Commission:

We are proposing the removal of the brick chimney due to missing bricks and deteriorating brick joints which is causing water to leak into the house. Water damage has been found in interior walls that run against the chimney. The hole will be roofed over with the same shingles used when the roof was installed. G and G Roofing has already estimated the work which can be scheduled the week of 1/28/13. Top Hat Chimney Service has done an inspection (see attached invoice with notes) of the fireplace/chimney and advised the chimney be removed. The fireplace is a non-working fireplace and too narrow to be relined as per Top Hat Chimney Service.

Sincerely,

A handwritten signature in black ink, appearing to be 'Rick and Carrie Womack', written over a horizontal line.

Rick and Carrie Womack



Top Hat Chimney Service

1440 Upper Kingston Road, Prattville, Alabama 36067

(334) 365-1514

Brent Pinkston-Owner



Date: <i>1/3/13</i>	Customer # <i>11923</i>
Name: <i>Patrick Womack</i>	Phone # <i>843-830-8155</i>
Address: <i>132 N. Northington</i>	Alternate Phone #
City, State, Zip: <i>Pratt 36067</i>	Appointment Time: <i>11-1</i>

Comments: *House is 106 yrs. old
Chim. is leaking water due
to being soft & brittle and
having open brick joints. Chim.
is unlined and recommend not
using Fir wood or Vented Gas logs.
Recommend taking down and
Roof over Hole to stop any further
problems (to narrow to Refine)*

Fireplace Masonry Prefab Modular Steel

Appliance F-S Stove Insert Furnace

Type of Fuel Wood Pellet Oil Gas

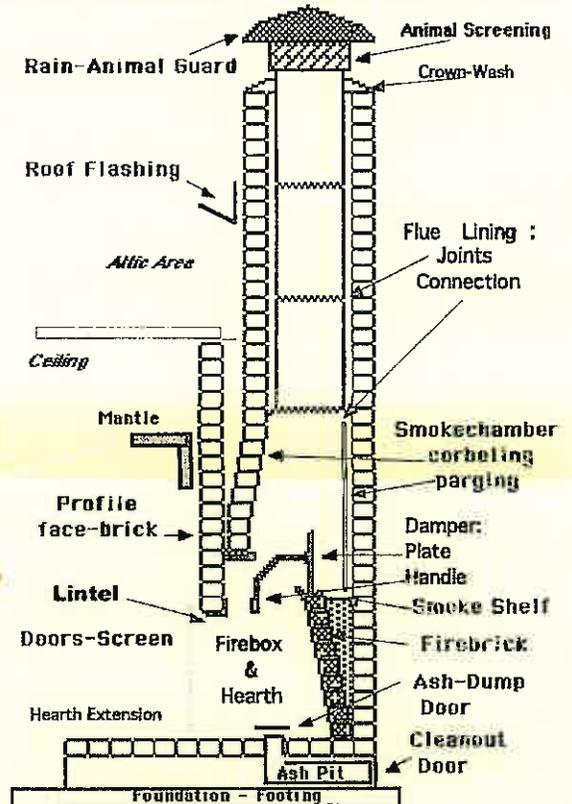
Chimney Masonry Prefab Other 1 or 2

Liner Stainless Tile Cast Unlined

Size 8 x 13 8 x 17 13 x 13 13 x 17

Comments: Performed NFPA 211 Level _____ inspection

Standard Masonry Fireplace & Chimney



Please note: Any evaluation, recommended modifications or noted defects are the result of a simple visual examination. Since conditions of use and hidden defects are beyond our control, no warranty of safety is implied. You should feel free to get other qualified opinions on any suggested repairs or alterations. As always, if there are any questions or problems in regards to your chimney or a connected appliance, please call. (Both The National Fire Protection Assoc. (NFPA) and The Chimney Safety Institute of America (CSIA) recommend that chimneys be inspected annually by a qualified professional and swept as needed.)

Completed Operations:	Charges
Service Call/Evaluation <i>Check # 1290</i>	<i>94</i>
Sweep Flue	
If A Balance Is Due, Please return "Copy" along with payment to: 1440 Upper Kingston Road, Prattville, Alabama 36067 (Any balance due over 30 days will have a late charge of \$15 added along with interest of 1.5% per 30 days from date of first billing)	
Signature <i>[Signature]</i>	Total <i>94</i>
	Paid <i>94</i>
	Balance Due <i>0</i>
Next Recommended Service Call: _____	<i>#6885</i>
Month or Season & Year	Member of NCSG, SACP & CSIA



CITY OF
PRATTVILLE, ALABAMA

132
N NORTHINGTON ST

SCALE: 1" = 100'



— STREETS
 TAX PARCELS









Masonry

Brick and other masonry materials, such as concrete block, are common in residential sections of the historic district. Historic examples of masonry should be retained, maintained, and, if needed, repaired.

1. Historic masonry should be retained and maintained.
2. Historic masonry should only be cleaned in response to severe staining or build up.



Brick and mortar are common residential building materials in the district. Brick and other masonry walls and details such as foundations and chimneys should be retained and maintained. Masonry buildings without severe staining should not be cleaned.

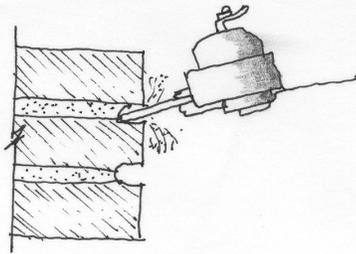
3. If cleaning is necessary, low-pressure water and detergent cleaners should be used. Abrasive or high-pressure cleaning methods are destructive and should never be used.
4. Historic masonry should remain visible and untreated. Exceptions are if bricks have lost their protective outer coating, in which case paint may be used for preservation, or if repairs have failed to stop water from getting into bricks, in which case water-repellant coatings might be used.
5. Deteriorated or damaged masonry should be repaired and missing elements should be replaced. The materials used in repairs should replicate the masonry's historic appearance.

Masonry

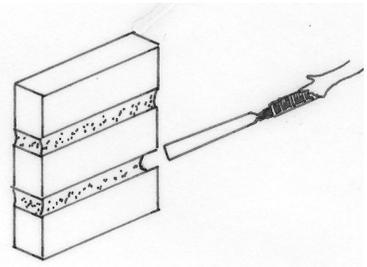


Original exposed masonry surfaces should not be painted or otherwise covered.

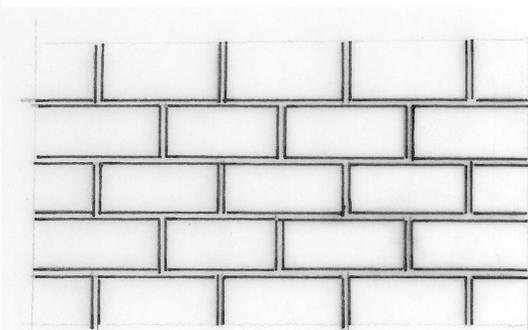
- 6. Hand tools should be used when mortar must be removed.



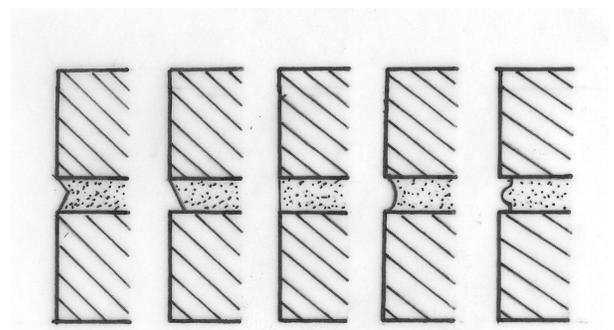
Power tools are damaging and should not be used to remove mortar. Hand tools allow for precision work and brick preservation.



- 7. New mortar should match the historic mortar's width, depth, color, raking profile, composition, and texture.
- 8. If the original mortar composition is unknown, historic compounds such as one part lime and two parts sand should be used. Portland cement and other hard mortars are destructive in combination with historic masonry and should not be used.
- 9. If bricks or other materials are missing, replacement bricks or stones should match the surroundings materials.



Common bond is a typical bricklaying pattern in Prattville. Replacement masonry should replicate the historic surrounding pattern.



Mortar profiles used in replacement masonry should match the surrounding historic patterns.