



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 September 12, 2013 special meeting of the City of Prattville Historic Preservation Commission were approved.

Thea Langley, Chairman

2/27/14

Date

PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677
FACSIMILE
planning.prattvilleal.gov



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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
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**CITY OF PRATTVILLE
HISTORIC PRESERVATION COMMISSION
AGENDA
SPECIAL MEETING
September 12, 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. CA1309-01SP Certificate of Appropriateness *Public Hearing*
 Historic Structure
 201 Gin Shop Hill Road
 Historic Prattville Redevelopment Authority, Petitioner

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES
Special Meeting
September 12, 2013**

Call to order:

The special meeting of the Prattville Historic Preservation Commission was called to order on Thursday, September 12, 2013 at 4:47 p.m.

Roll Call:

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

Quorum present

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

Certificate of Appropriateness

Historic Structure

201 Gin Shop Hill Road

Historic Prattville Redevelopment Authority, Petitioner

Mr. Duke introduced the request for a Certificate of Appropriateness for a historic structure at 201 Gin Shop Hill. He stated that the property was owned by Continental Eagle and that maintenance work needed to be done to replace a ceiling beam on the far west end of the building (C 1854). He stated that the wood would be replaced with like material.

Tommy Newton was present as the petitioner's representative.

Mr. Duke stated that the Alabama Historical Commission had also reviewed and concurred with the proposed repair.

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

The motion to approve passed unanimously.

Miscellaneous:

Adjourn:

With no further business, the meeting was adjourned at 4:55 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Historic Preservation Commission

Prattville Historic Preservation Commission

Sign-In Sheet

9/12/13

~~4:30~~ p.m. 4:30

Name	Address
1. <i>Tom Newton</i>	<i>150 Pletcher 36067</i>
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PRATTVILLE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

PETITIONER: CONTINENTAL EAGLE CORPORATION
8650 MINNIE BROWN ROAD, STE. 124
MONTGOMERY, AL 36117

REQUEST: ALTERATION-ROOF REPAIR
201 GIN SHOP HILL ROAD

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 12, 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. Alteration-roof repair approved as submitted.*

DONE THIS THE 12th DAY OF September 2013.

HISTORIC PRESERVATION COMMISSION



THEA LANGLEY, CHAIRMAN



ALISA MORGAN, SECRETARY

CITY OF PRATTVILLE

Historic Preservation Commission

Planning Department Staff Report



CERTIFICATE OF APPROPRIATENESS

201 Gin Shop Hill Road – CA1309-01-SP

DATE

September 12, 2013

PROPOSED DEVELOPMENT

Petitioner: Historic Prattville Redevelopment Authority
Property Owner: Continental Eagle Corporation
Agent: N/A
Location: 201 Gin Shop Hill Road

Review Status and History

Submission Status: Initial request for a Certificate of Appropriateness for this property.

Previous Approvals: N/A

Conditions of Previous Approvals: N/A

1984/2007 Historic Properties Inventory Details

Daniel Pratt Cotton Gin Factory (1854 – 1855, contributing) This approximately 250-foot-by-fifty-foot, three-story, brick L-shaped building with a roof that is hipped on one end and gabled on the other abuts the Sash, Door, and Blind Factory on the Southwest. A square belfry with oval openings rises from the ridgeline. The first and second floor has twelve-over-twelve windows, and the third twelve-over-eight. Slightly sunken jack arches are filled in with thin plaster coating to simulate an ashlar lintel. On the East elevation are three of the raised wood letters that formerly helped to spell out “DANIEL PRATT COTTON MANUFACTURY.”

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. The Historic Prattville Redevelopment proposes to make necessary repairs to the historic structure known as the “1854 Building” on the Continental Eagle Corporation property at 201 Gin Shop Hill Road. The repairs will follow structural

drawings prepared by Danny Raines, P.E. (Weatherford & Associates). The proposed work is considered a temporary repair necessary to prevent further deterioration of the structure.

2. The first ceiling beam, located on the West end of the third floor, is deteriorated to point that replacement is required. Extensive damage to the structure is possible, and likely, if the beam is not replaced.
3. We will remove this beam and install a new Glue-Lam beam, sized per Weatherford and Associates. This beam will be lifted in place by crane and assisted by a man lift. The existing ceiling joists that tie into this beam will be reused if possible. If any of the ceiling joists are deteriorated and need to be replaced, dimensional Southern Yellow Pine lumber will be used.
4. The existing, western gable end of 1854 Building's roof is deteriorated and is to be replaced. We propose to remove all of the decking on this gable end only, and replaced with a new plywood roof deck. Felt paper will be installed and new asphalt roof shingles will be added. The new shingles will be similar to the existing shingles, but due to age and wear, the shingles will not match perfectly. Also, any roof decking that we can salvage will be stacked and stored on the 3rd floor to be reused at a later time. No original materials will be removed from the site, unless they are deteriorated or otherwise not usable in the future. Removal of cornice boards where the beam is replace may be necessary. Existing boards will be reused if possible or replaced with new material in consultation with the City of Prattville Planning Department.
5. There was some additional framing will need to be repaired or replaced in conjunction with this work. Also, there will need to be extensive, temporary shoring of the floors below the Work Area to help support the work above. All of this additional framing and temporary shoring work is included in the proposed.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: September 10, 2013

Recommendation:

- Approval – All proposed repairs will be contained within the building and will not be visible on the exterior of the building. Work on the exterior (removal and replacement of the roof and shingles) is generally considered maintenance under the Commission guidelines.

Evaluation:

The requested alterations were reviewed against the Commission's Certificate of Appropriateness review policy and the standards contained in the *Prattville Commercial Design Review Guidelines Manual*. The relevant sections of manual are included. Staff comments/evaluations are summarized at the end of each section.

Proposed Repair: Replace deteriorated ceiling beam, repair/replace roof trusses, and replace portion of roof and shingles (See above for complete description).

Design Review Policy

Section II. Certificate of Appropriateness

A. When Required

Certificates of Appropriateness shall be obtained from the Historic Preservation Committee prior to beginning any of the following activities on properties within the Prattville Historic District:

- 1) Alterations, reconstruction, renovation or restoration of the exterior of any existing building or structure;
- 2) An exterior addition to an existing building or structure;
- 3) A new structure including accessory buildings, walls, fences, terraces, driveways, patios, pools, antennas, or removal of other similar items;
- 4) Demolition of any structure, including accessory building;
- 5) Painting of any previously unpainted structure originally constructed for commercial purposes;
- 6) Erection or alteration of any sign

B. Exempt Activities

Certificates of Appropriateness from the Prattville Historic Preservation Committee shall not be required for the following activities:

- 1) Minor maintenance and repairs to existing materials;
- 2) Reroofing with same or similar materials;
- 3) Exterior paint colors, except are required in Section II A.5.;
- 4) Changes to the interior of the building

Analysis:

The proposed emergency repair by the Historic Prattville Redevelopment Authority is being undertaken as to mitigate the deterioration of one of the most relevant structures in the city historic district. As an emergency repair, the Commission would be able to consider reasonable exceptions to the adopted guidelines. However, the proposed activity is generally considered maintenance under the Commission's adopted guidelines. The proposed construction will require removal and replacement of a portion of the roof to allow access to the damaged beam. Since the construction will be visible to the public and require new roof shingles for a portion of the building, HPRA was advised to request a

Certificate of Appropriateness. The Alabama Historical Commission has also reviewed and concurred with the proposed repair.

ATTACHMENTS

- A. Application and attachments

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.

Tom Newton
Printed Name


Signature

Date 9-10-13

I the undersigned authority, a Notary Public in and for said Autauga County in the State of Alabama, herby certify that Tom Newton whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 10th day of September, 2013.

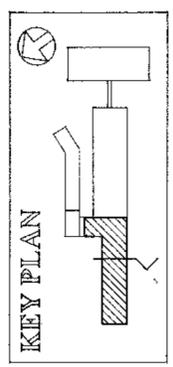

Notary Public

My commission expires ~~My Commission Expires~~ **11-08-2015**

ATTACHMENT A

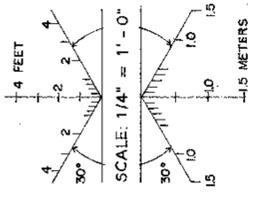
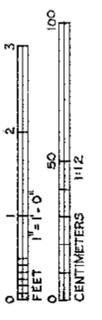
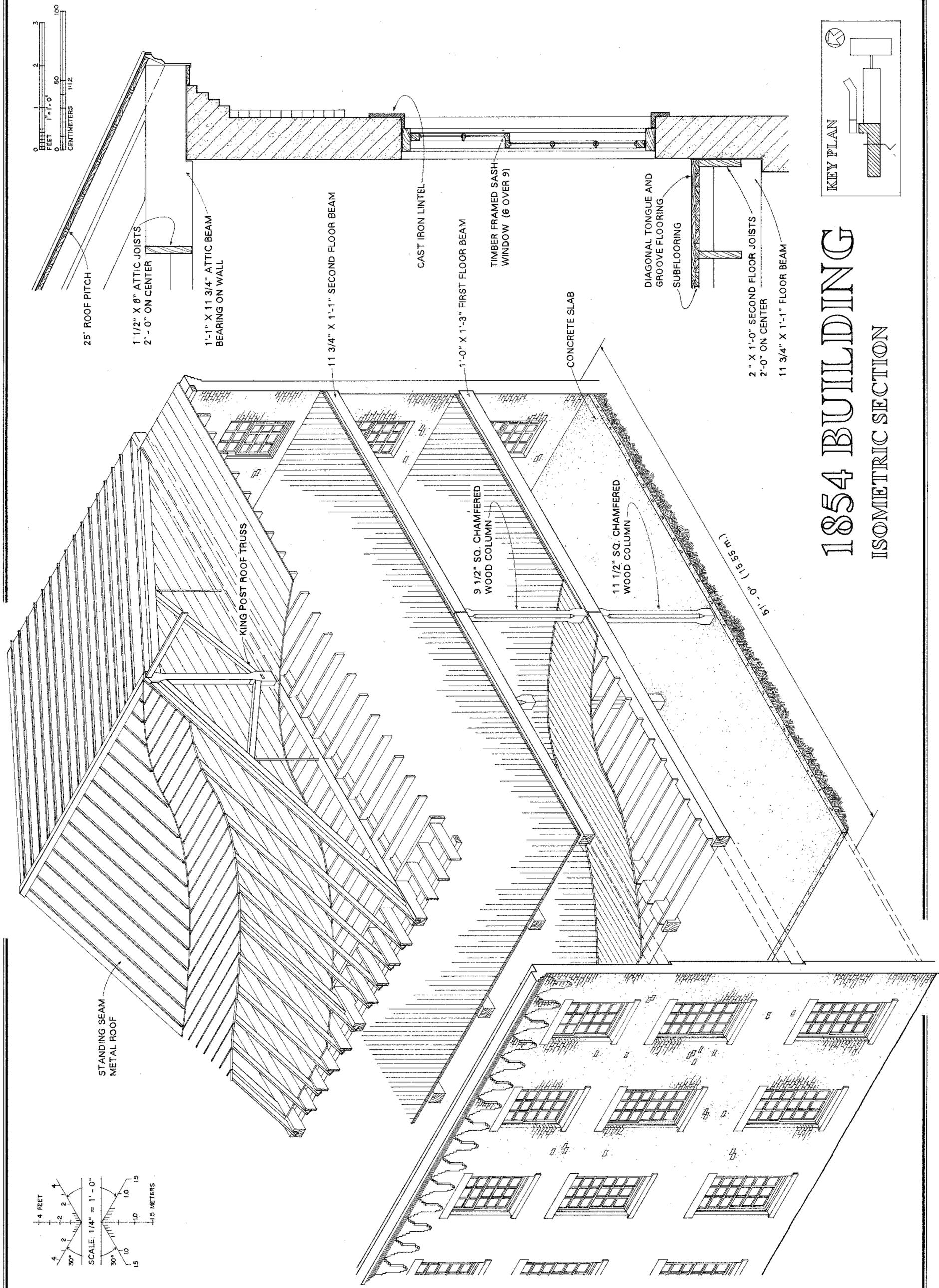
Scope of Work

1. The Historic Prattville Redevelopment proposes to make necessary repairs to the historic structure known as the “1854 Building” on the Continental Eagle Corporation property at 201 Gin Shop Hill Road. The repairs will follow structural drawings prepared by Danny Raines, P.E. (Weatherford & Associates). The proposed work is considered a temporary repair necessary to prevent further deterioration of the structure.
2. The first ceiling beam, located on the West end of the third floor, is deteriorated to point that replacement is required. Extensive damage to the structure is possible, and likely, if the beam is not replaced.
3. We will remove this beam and install a new Glue-Lam beam, sized per Weatherford and Associates. This beam will be lifted in place by crane and assisted by a man lift. The existing ceiling joists that tie into this beam will be reused if possible. If any of the ceiling joists are deteriorated and need to be replaced, dimensional Southern Yellow Pine lumber will be used.
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5. There was some additional framing will need to be repaired or replaced in conjunction with this work. Also, there will need to be extensive, temporary shoring of the floors below the Work Area to help support the work above. All of this additional framing and temporary shoring work is included in the proposed.
6. Weatherford & Associates drawings show the repair of this beam and roof deck using prefabricated wood trusses. After careful consideration with our contractor and discussions with Danny Raines, the repair option presented above was selected. The wood trusses shown in the Raines design are not part of our proposal.



1854 BUILDING

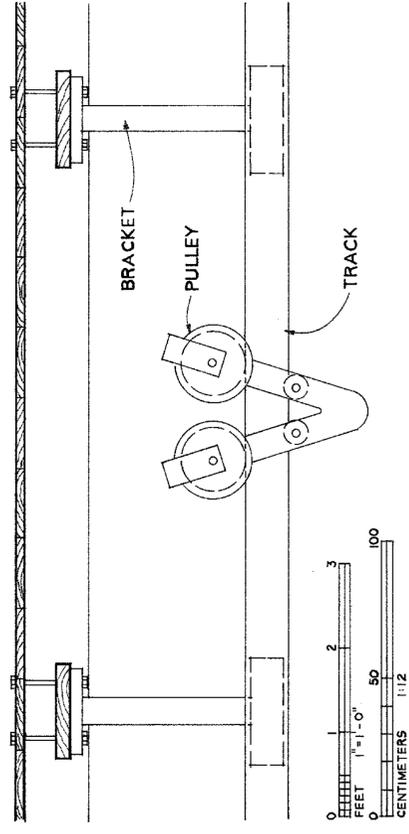
ISOMETRIC SECTION



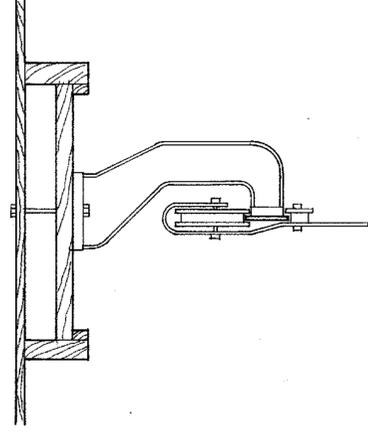
TRIM LINE

TRIM LINE

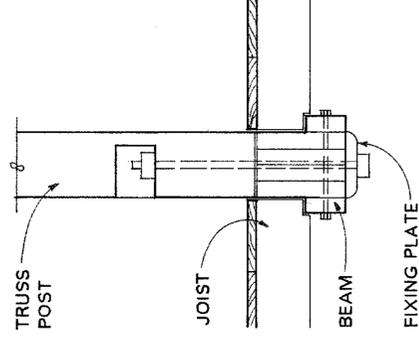
DETAIL 1
CEILING TRACK - TYPICAL ELEVATION



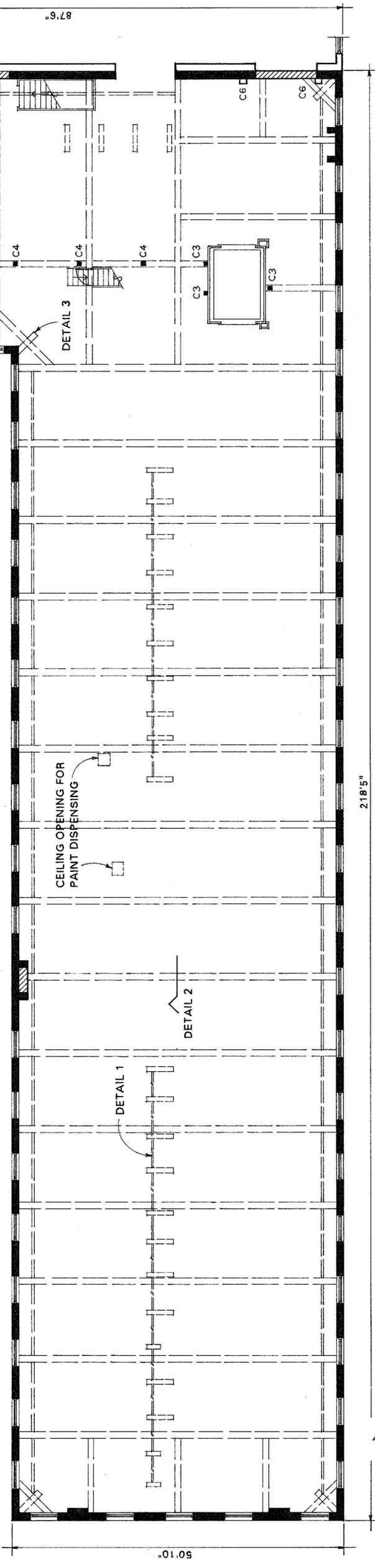
CEILING TRACK - SECTION



DETAIL 2
TYPICAL BEAM SECTION



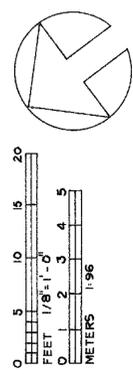
CEILING OPENING FOR
PAINT DISPENSING



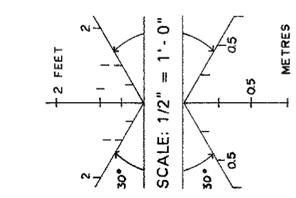
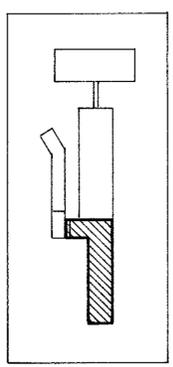
1854 BUILDING

LEVEL 3 FLOOR PLAN

- KEY**
- C1 COLUMN TYPE 1
 - C2 COLUMN TYPE 2
 - C3 COLUMN TYPE 3
 - C4 COLUMN TYPE 4
 - C5 COLUMN TYPE 5
 - C6 COLUMN TYPE 6
 - CEILING BEAM
 - CEILING SHAFT SUPPORT
 - EVIDENCE OF CEILING SHAFT SUPPORT
 - CEILING CUTOUT (evidence of belt hole)
 - FLOOR CUTOUT (patched)
 - CEILING TRACK
 - NOTCH IN JOIST/BEAM (evidence of shaft support)
 - BEVELED JOIST/BEAM (evidence of belt location)
 - BOLT HOLE ON COLUMN (evidence of shaft support)
 - FIXING PLATE ON COLUMN (evidence of shaft support)
 - TIE ROD



KEY PLAN



DETAIL 3
ROOF FRAMING
INTERNAL CORNER ISOMETRIC

DELINEATED BY: DAVID GOLE, 1997

NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

PRATTVILLE

201 GIN SHOP HILL ROAD
AUTAUGA COUNTY

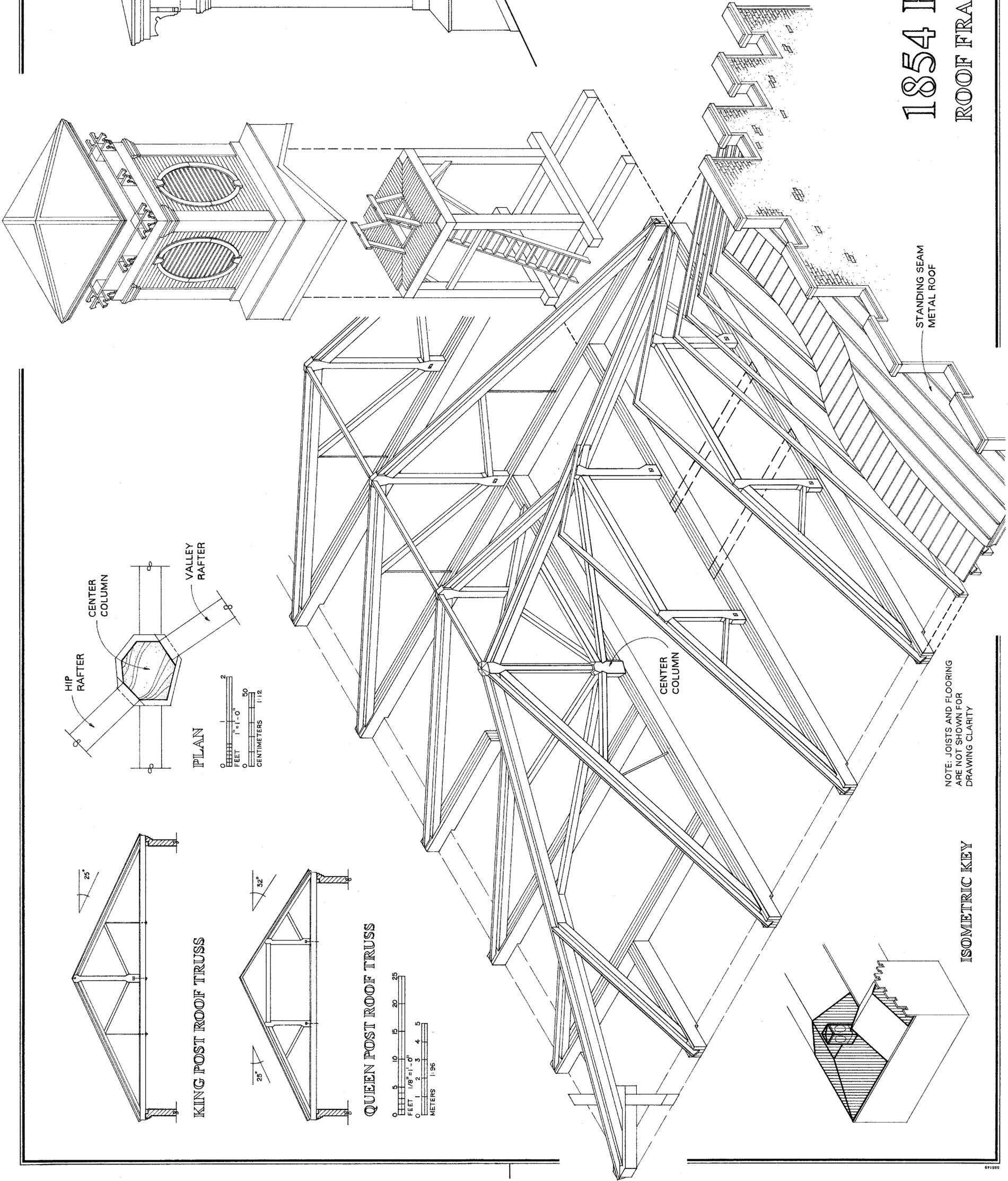
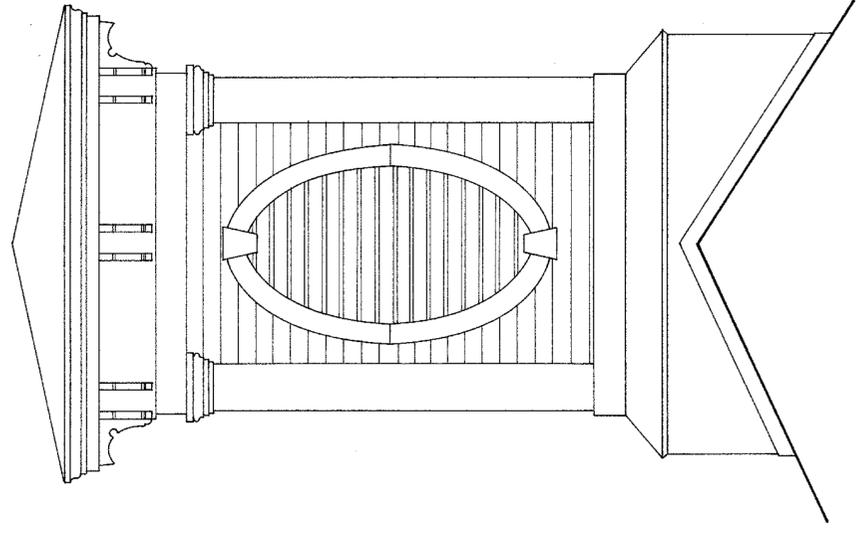
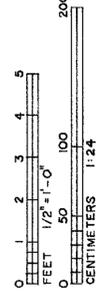
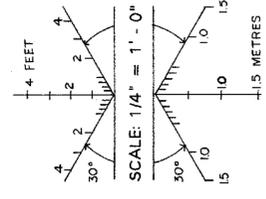
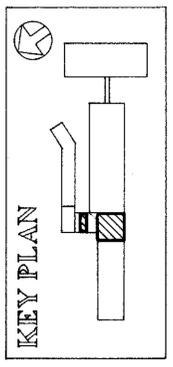
CONTINENTAL GIN COMPANY (DANIEL PRATT COTTON GIN FACTORY COMPLEX)

ALABAMA

19 27

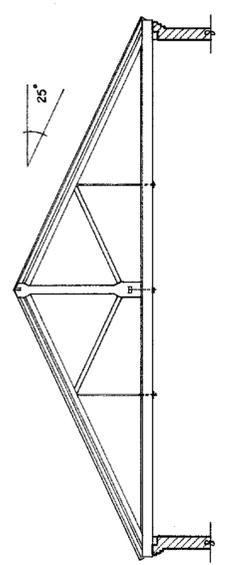
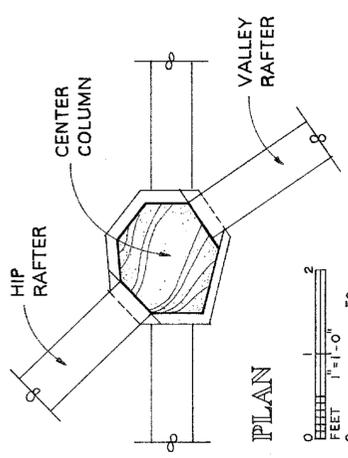
AL-5
HISTORIC AMERICAN
ENGINEERING RECORD

1854 BUILDING ROOF FRAME ISOMETRIC

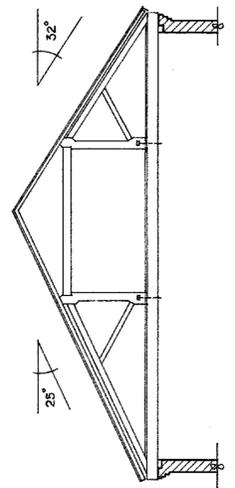


NOTE: JOISTS AND FLOORING
ARE NOT SHOWN FOR
DRAWING CLARITY

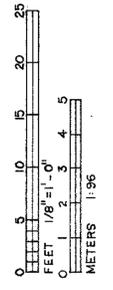
ISOMETRIC KEY



KING POST ROOF TRUSS



QUEEN POST ROOF TRUSS



TRIM LINE

TRIM LINE





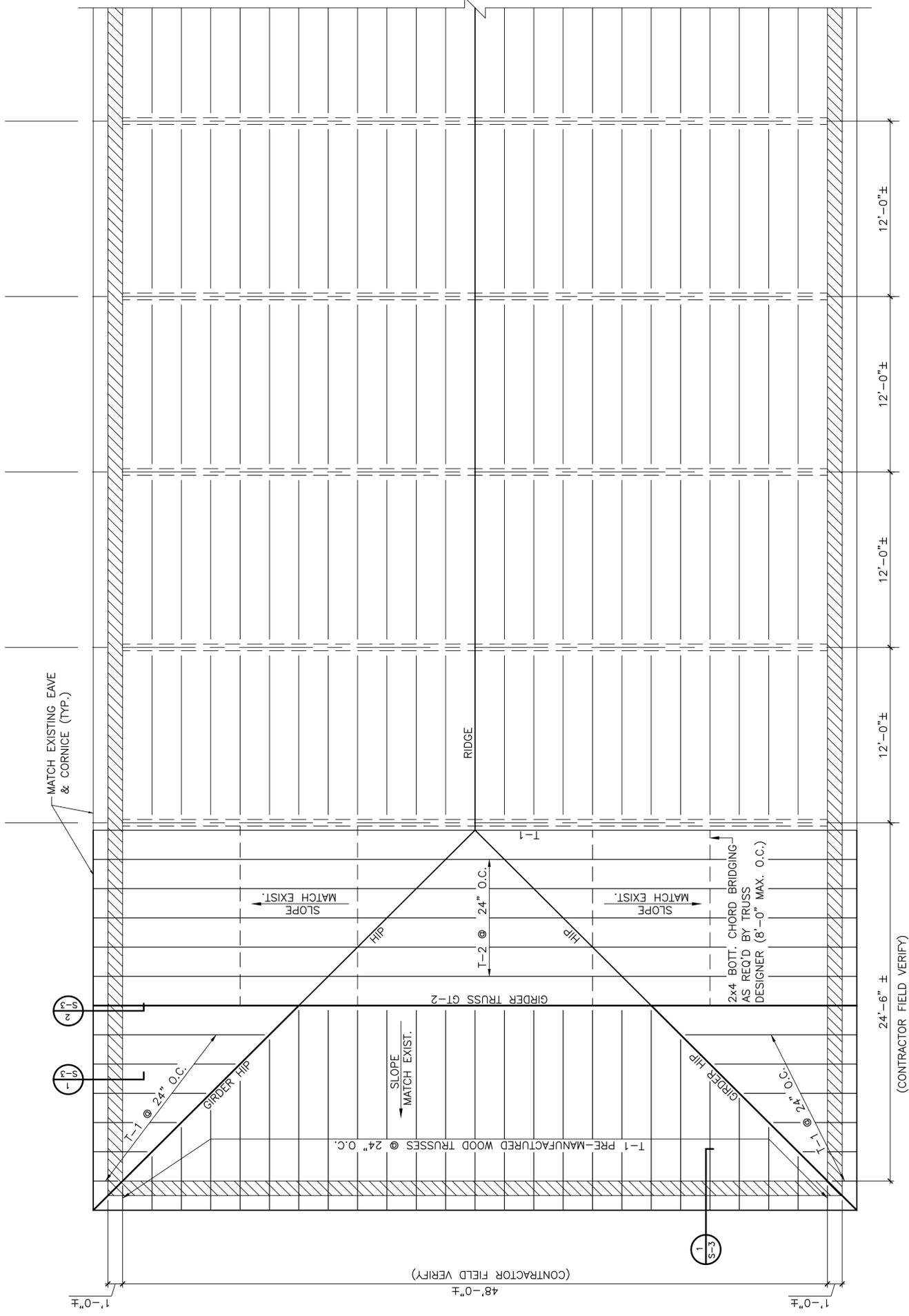
WEATHERFORD & ASSOCIATES, inc.
 Structural Engineering Consultants
 8150 Old Federal Road
 Montgomery, Alabama 36117
 Telephone (334) 277-9550
 Facsimile (334) 277-9614

PRATTLE, AL
PRATT MILL BUILDING #3
 ROOF REMEDIATION



sheet title:
**ROOF REMEDIATION
 FRAMING PLAN**
 scale: 1/4"=1'-0"
 job no:
 drawn by: RAA
 date: 5/10/13
 revisions:

sheet no:
S-2
 of



ROOF REMEDIATION PLAN
 1/4"=1'-0"



GENERAL NOTES:

PREFABRICATED WOOD TRUSSES:

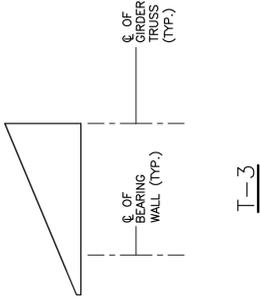
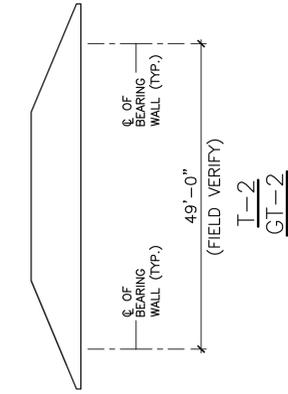
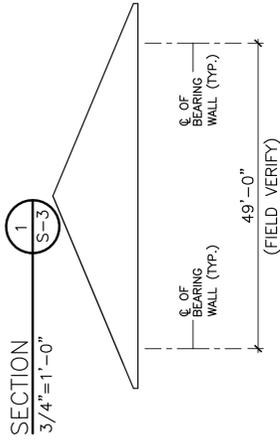
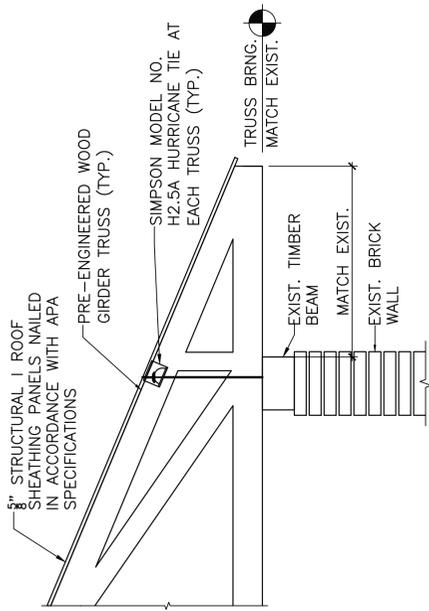
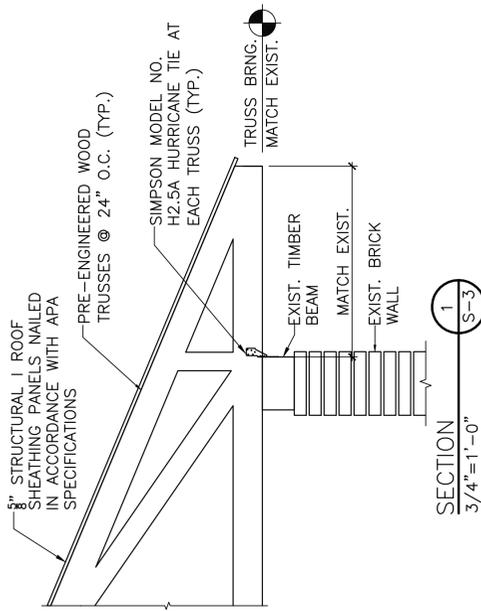
- ALL PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN STRICT ACCORDANCE WITH THE APPLICABLE CODES AND SPECIFICATIONS TO SUPPORT ALL LIVE LOADS, DEAD LOADS, AND CONCENTRATED LOADS. LATERAL BRACING (DIAGONAL AND LATERAL BRIDGING), BOTH TEMPORARY AND PERMANENT, SHALL BE DESIGNED, PROVIDED AND NOTED ON ERECTION DRAWINGS BY THE MANUFACTURER. TEMPORARY BRACING SHALL REMAIN UNTIL PERMANENT BRACING AND THE ROOF DECK ARE COMPLETELY INSTALLED.
- PROVIDE EAVE BRACING DETAILS, ETC. AS REQUIRED TO INSURE PLUMB, LEVEL STRUCTURAL BASE FOR EAVE TRIM AND CORNICE. NO TWISTING OR WARPING OF TRUSS ENDS WILL BE ACCEPTED PRIOR TO INSTALLATION OF CORNICE AND TRIM.
- ALL TRUSSES SHALL BE DESIGNED AND ANCHORED TO WITHSTAND THE NOTED WIND LOADS. THE ROOF TRUSSES SHALL BE DESIGNED AND ANCHORED FOR THE FOLLOWING LOADS:
 TOP CHORD LIVE LOAD = 20 PSF
 TOP CHORD DEAD LOAD = 10 PSF
 BOTTOM CHORD LIVE LOAD = 0 (NO LIVE LOAD)
 BOTTOM CHORD DEAD LOAD = 10 PSF
 ROOF WIND PRESSURE = 20 PSF (EITHER INWARD OR OUTWARD)
 MIN. NET WIND UPLIFT = 15 PSF
- VERIFY ALL DIMENSIONS AND DETAILS SHOWN. NOTIFY ARCHITECT/ENGINEER OF ANY REQUIRED MODIFICATIONS.
- SUBMIT DESIGN DRAWINGS AND CALCULATIONS BEARING THE REGISTERED PROFESSIONAL ENGINEER'S SEAL OF THE DESIGN ENGINEER.

DESIGN LOADS:

LIVE LOADS:	ROOF	-----	20 PSF
WIND LOAD:	BASIC WIND VELOCITY	-----	100 MPH (3 SEC. GUST)
	OCCUPANCY CATEGORY	-----	II
	WIND IMPORTANCE FACTOR	-----	1.00
	WIND EXPOSURE	-----	C
	INTERNAL PRESSURE COEFFICIENTS	-----	+/-0.18

APPLICABLE CODES AND SPECIFICATIONS:

INTERNATIONAL BUILDING CODE
 AMERICAN SOCIETY OF TESTING AND MATERIALS
 AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
 AMERICAN PLYWOOD ASSOCIATION
 WOOD TRUSS COUNCIL OF AMERICA
 TRUSS PLATE INSTITUTE



TRUSS NOTES:

- SEE GENERAL NOTES FOR PREFABRICATED WOOD TRUSSES DESIGN REQUIREMENTS.
- TRUSS LAYOUTS ARE INTENDED TO BE DIAGRAMMATICAL FOR OUTSIDE CONFIGURATION ONLY.
- HORIZONTAL SPLICES MAY BE LOCATED AS REQUIRED BY TRUSS MANUFACTURER. PROVIDE LATERAL BRACES AND TRUSS BRIDGING.
- TRUSS MANUFACTURER SHALL DESIGN AND PROVIDE DIAGONAL AND LATERAL BRIDGING. PROVIDE EAVE BRACING DETAILS, ETC. AS REQUIRED TO INSURE PLUMB, LEVEL STRUCTURAL BASE FOR EAVE TRIM AND CORNICE. NO TWISTING OR WARPING OF TRUSS ENDS WILL BE ACCEPTED PRIOR TO INSTALLATION OF CORNICE AND TRIM.