



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 May 22, 2014 special meeting of the City of Prattville Historic Preservation Commission were approved.

Thea Langley, Chairman

10/23/14

Date

PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-595-0500 ■ 334-361-3677
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planning.prattvilleal.gov



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WILLIE WOOD, JR. ALBERT C. STRIPLIN DENISE B. BROWN JERRY STARNES CLYDE CHAMBLISS, JR. RAY C. BOLES LORA LEE BOONE
PRESIDENT PRESIDENT PRO TEMPORE DISTRICT 3 DISTRICT 4 DISTRICT 5 DISTRICT 6 DISTRICT 7
DISTRICT 2 DISTRICT 1

CITY OF PRATTVILLE HISTORIC PRESERVATION COMMISSION AGENDA May 22, 2014 4:30 p.m.

Call to Order:

Roll Call:

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

Election of Officers:

Minutes:

February 27, 2014

Old Business:

1. CA1309-01 Certificate of Appropriateness *Held*
Alterations-Roof material and kitchen and deck addition
272 East Main Street
Jerry & Pamela Abernathy, Petitioners

New Business:

2. CA1405-02 Certificate of Appropriateness *Public Hearing*
Alterations
129 East Main Street
Lawrence Vinson, Petitioner

Miscellaneous:

Staff Approval
216 First Street (Addition-Fence)

Adjourn:

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
MINUTES
May 22, 2014**

Call to order:

The regular meeting of the Prattville Historic Preservation Commission was called to order on Thursday, May 22, 2014 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, Mrs. Jean Davis and Ms. Lenore Kirkpatrick. Members Absent: None.

Quorum present

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

Minutes:

None

Old Business:

Certificate of Appropriateness

Alterations-Roof material and kitchen and deck addition

272 East Main Street

Jerry & Pamela Abernathy, Petitioners

There was no representative for the petitioner, the item was tabled.

New Business:

Certificate of Appropriateness

Alterations

129 East Main Street

Lawrence Vinson, Petitioner

Lawrence Vinson, petitioner, presented the request for Certificate of Appropriateness for alterations to restore the house to its original appearance at 129 East Main Street. He stated that alterations would be made to reconstruct the front porch and the roof to be replaced with same material. He stated that the shutters would be trimmed in dark green. He stated that the 6/11 door would be replaced with 6/8 door to match the original. He stated that shutters would be placed on all the windows and the aluminum siding would be replaced with Hardi-plank siding.

Mr. Duke provided the staff report for the alterations request at 129 East Main Street. He stated that Items 1-3 were covered under porches in the Prattville Residential Design Review Guidelines Manual. He stated that the proposed alterations were in keeping with the guidelines and recommended approval.

He stated that Item 4, to replace the aluminum siding with Hardi-plank siding, was acceptable.

He stated that Item 5, to re-roof with asphalt shingles, was no change from the existing material and considered maintenance.

He stated that Item 6, to replace existing door with pine unit with $\frac{3}{4}$ glass and wooden panel was in keeping with the guidelines and recommended approval.

He stated that Item 7, to add shutters to the front windows and louvers to the front gable opening was in keeping with the guidelines and recommended approval.

Mrs. Davis moved to approve the alterations at 129 East Main Street as submitted. Mr. Price seconded the motion.

The motion to approve passed unanimously.

The Commission acknowledged Mr. Earl Fisher, General Contractor for the project.

Miscellaneous:

Adjourn:

With no further business, the meeting was adjourned at 4:54 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Historic Preservation Commission

Prattville Historic Preservation Commission

Sign-In Sheet

5/22/14

4:30 p.m.

Name	Address
1. LAWRENCE S KINSON	129 E MAIN ST 36067
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PRATTVILLE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

PETITIONER: LAWRENCE S. VINSON
129 EAST MAIN STREET
PRATTVILLE, AL 36067

REQUEST: ALTERATIONS
129 EAST MAIN 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 May 22, 2014 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. Alterations- approved as submitted*
 - Items 1-3 Porch-rebuild deck, restore framing, posts and decorative elements, steps and railings.*
 - Item 4 to replace the aluminum siding with Hardi-plank siding*
 - Item 5, to re-roof with asphalt shingles, maintenance*
 - Item 6, to replace existing door with pine unit with $\frac{3}{4}$ glass and wooden panel*
 - Item 7, to add shutters to the front windows and louvers to the front gable opening*

DONE THIS THE 22nd DAY OF May 2014.

HISTORIC PRESERVATION COMMISSION



THEA LANGLEY, CHAIRMAN



ALISA MORGAN, SECRETARY

CITY OF PRATTVILLE

Historic Preservation Commission

Planning Department Staff Report



CERTIFICATE OF APPROPRIATENESS

129 E. Main Street – CA1405-02

DATE

May 22, 2014

PROPOSED DEVELOPMENT

Petitioner: Lawrence S. Vinson
Property Owner: Lawrence S. Vinson
Agent: N/A
Location: 129 E. Main 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 **129 East Main Street, Steward-Vinson House (circa 1880, contributing).** This rectangular with an ell, one-and-a-half-story, aluminum-sided, frame building has a gabled roof with a front cross gable. On its façade is a half-hipped porch with wrought-iron supports.

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. Rebuild the porch deck out of pressure treated beams, joists, and 1x4 tongue and groove decking.
2. Restore porch to match earlier appearance including framing, posts and decorative elements.
3. Rebuild front steps and porch railings to match earlier appearance. Add step railings.
4. Replace existing aluminum siding mimicking 8" laps with Hardi-plank siding

matching original 6" wood siding

5. Re-roof structure with asphalt shingles – no change from existing material
6. Replace existing door with pine unit with $\frac{3}{4}$ glass and wooden panel.
7. Add shutters to the front windows and louvers to the front gable opening.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: May 20, 2014

Recommendation: Items 1 - 7: Approval

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. Rebuild the porch deck out of pressure treated beams, joists, and 1x4 tongue and groove decking.

Item 2. Restore porch to match earlier appearance including framing, posts and decorative elements.

Item 3. Rebuild front steps and porch railings to match earlier appearance. Add step railings

Porches (Page 27)

Porches are one of the most defining characteristics of historic houses. Historic porches should be retained, maintained, and, if needed, repaired. New porches should be sympathetic to the historic appearance of building to which they are attached.

1. Historic porches visible from the street should be retained and maintained.
2. Deteriorated or damaged porches should be repaired and missing elements replaced. The materials used in repairs should allow the porch to maintain its historic appearance.
3. If the historic porch is missing, it is appropriate to replace it. Replacement porches should use materials and styles that are compatible with the building to which they are attached.

Analysis:

The applicant's plans to restore the appearance the porch to an earlier time period is in keeping with the Commission's guidelines and the spirit of the preserving the exteriors of the district's structures. The addition of a railing to the steps is a minor allowance.

Item 4. Replace existing aluminum siding mimicking 8" laps with Hardi-plank siding matching original 6" wood siding

Architectural Features (page 15)

Historic architectural features commonly found in Prattville include brick, wood, or terracotta columns and capitals; wood pediments and trim; and window surrounds. These features are important stylistic elements and should be retained, visible, maintained, and, if needed, repaired.

1. Historic architectural features should be retained and maintained.
2. Historic architectural features should remain visible.
3. Cleaning should only occur in response to serious staining. In general, water, detergent, and brushes are appropriate cleaning tools.
4. Deteriorated or damaged historic architectural features should be repaired using methods that allow them to retain their historic appearance and as much of their historic fabric as possible.
5. For decaying wood, using epoxy to strengthen damaged areas and fill in small openings is appropriate. For large areas of decay, cutting out damaged areas and piecing new wood into the gap is appropriate.
6. Owners are encouraged to replace missing or severely damaged historic architectural features with replacements that replicate the original features or other similar examples.
7. Architectural features should not be added to buildings where none historically existed.

Analysis

While the maintenance and care of masonry is specifically addressed in the Residential Design Review Guidelines, wood siding is not. The adopted design criteria that best address the exterior coverings are those under Architectural Features. When considering the installation of siding, it is useful to consider that its installation covers the building's existing skin, including any of its unique architectural features. The design guidelines clearly call for features to be visible, preserved, repaired and, if necessary, replaced with like material. While not specifically spelled out, the guidelines suggests that use of any type of aluminum or vinyl siding should be discouraged.

The applicant is proposing to remove the aluminum siding added in an earlier era and replace it and an original wood siding underneath with cement-fiber material commonly

referred to as Hardi-plank. Since the guidelines do not specifically address siding and many of the district's structures have already been covered, I recommend the following approach for use by the Commission with this application and any future requests for siding replacement.

1. Encourage the property owner to research the advantages and costs of restoring the original wood siding and restoring and revealing any trim or architectural features that may have been covered in the past.
 2. Require the owner to document, or allow the city to document, the appearance of the underlying structure while it is uncovered.
 3. Do not allow portions of the structure not previously covered by vinyl or aluminum siding to be covered or replaced by a new installation. Definitely prohibit the covering of any unique architectural features that have not been covered in the past.
-

Item 5. Re-roof structure with asphalt shingles – no change from existing material

Considered maintenance under the Commission's guidelines.

Item 6. Replace existing door with pine unit with $\frac{3}{4}$ glass and wooden panel.

Doors (Page 18)

Doors are often buildings' central visual elements and are particularly important features. Historic entrances and doors should be retained, maintained, and, if needed, repaired. Missing or severely deteriorated doors should be replaced with historically appropriate replacements. Screen, storm, and security doors should not detract from the historic appearance of their building.

1. Historic doors should be retained and maintained.
2. Deteriorated or damaged historic doors should be repaired using methods that allow them to retain their historic appearance and as much of their historic fabric as possible. Epoxy is helpful in strengthening and replacing deteriorated wood.
3. Owners are encouraged to replace missing or severely damaged historic doors with replacements that replicate the original or other similar examples.
4. Replacements for primary residential doors may appropriately be of painted paneled wood with or without a clear-glass single or multiple-light opening.

Analysis

The requested replacement door is in keeping with the historic appearance of the structure and the Commission's guidelines.

Item 7. Add shutters to the front windows and louvers to the front gable opening.

Windows (Page 36)

Windows are prominent building components. They help to establish the rhythm of a building or streetscape. Historic windows should be retained, maintained, and, if needed, repaired.

5. Missing windows or elements should be replaced so that they replicate the historic windows or other historic examples. Window openings should not be added or removed from locations visible from the street.
6. Historic shutters should be retained and maintained.
7. Shutters should not be added unless the building historically had them and replacements replicate historic shutters, fit the window opening, and are constructed of painted wood.

Analysis

The requested replacement shutters and louvers are in keeping with the historic appearance of the structure and the Commission's guidelines.

ATTACHMENTS

- A. Application and attachments
- B. Location Map

BLANK



129 E. Main Street

ATTACHMENT A

**HISTORIC PRESERVATION
COMMISSION**

City of Prattville

Location Map

129 E. Main Street

1 inch = 60 feet



Aerial photography date:
March 2010

BLANK



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: Lawrence S. Vinson

Street Address: 129 E. Main St.

City: Prattville State AL Zip: 36067-3113

Phone Number(s): H:334-365-6894, W:334-272-8210, C:334-328-1674

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: 19-04-17-1-001-007.000

Current Zoning of Property: B-1 Physical Address: 129 E. Main St.

Proposed Alteration (general description): _____

Return property to its appearance ca. 1915, per photograph of structure

made at that time and paint samples recovered from interior work that

uncovered original exterior trim.

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.

Lawrence S. Vinson
Printed Name


Signature

Date 4 April 2014

I the undersigned authority, a Notary Public in and for said Autauga County in the State of Alabama, hereby certify that Lawrence Vinson, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 4 day of April, 2014.


Notary Public

My commission expires _____

MY COMMISSION EXPIRES 05/02/2017

Lawrence Vinson
129 E. Main St
Prattville, AL 36067
2 May 2014

To the Prattville Historic Preservation Commission:

I would like to present the following ideas for the repairs and reconstruction of my residence at 129 E. Main Street, in Prattville, Alabama.

Most importantly, I wish to make all of my repairs and remodeling consistent with the regulations governing the rebuilding of historical homes in the Prattville area.

According to research done when the Daniel Pratt Historical District was constituted, the house was built either by or for my maternal grandparents, Irenus Greer Stewart and Mary Caroline (Callie) Stewart (nee Gardner) in the late 1800s. The enclosed photo of the front and east side of the house I estimate to be from 1913-1914. The individuals in the picture, from left to right, are my mother, Mary Katherine Stewart (born in December, 1908, and appearing 5-6 years old) standing next to her mother, Callie. Callie is holding my aunt, Iris Pearl Stewart (who later married Fred Posey). My mother, her sister, and her two brothers inherited the house when my grandfather passed away in 1940. My mother and aunt bought out their brothers, and then my mother and father bought out my aunt. A portion of those exchanges was financed through a private mortgage made by my uncle, Gardner Stewart, from Mary James Sanford.

It is this photo that I would like to use as my blueprint for the start of the repairs. Eventually, I hope to rebuild the entire house, but at this time plan only to rebuild the front porch, re-side the front of the street-side gable, and replace all of the shingles.

First of all, I feel the front porch must be taken down. The deck boards are rotted through, the ceiling joists are falling down, and the entire structure is in a sad state of disrepair. I understand the need to keep original structures intact as much as possible, but I really feel it's necessary to demo the porch and then rebuild it. My basic plans for rebuilding the front porch, using the photo as a blueprint, are as follows:

1. Build the porch deck out of pressure-treated beams, joists, and 1x4 tongue & groove deck boards.
2. Install 6 x 6 pressure-treated columns, with 4x6 beams above. The original looks as if it had full-sized 2x4s for the ceiling joists/rafters, and I've been advised to use 2x6s.. On the joists/rafters we will install 1x6s, with a layer of ½-inch particle-board on top, so that 1¼" roofing nails won't penetrate the 1x6s, which also form the ceiling, as it is open underneath. We plan to match the cornice—the fascia and crown or bed mold—as close as possible. The corner braces will be fabricated using the one that still exists as a pattern.
3. I plan to build the front steps out of pressure-treated 2x's or 5/4 boards for the treads and risers, build the railing around the porch to match the one in the photograph, and

would like permission to add a railing down both sides of the steps for safety reasons, even though there is not one showing in the photograph.

4. The siding is currently aluminum, with 8" laps, whereas in the earlier photo the siding seems to have 6" laps, so we would like to remove the aluminum siding and install Hardiplank lap-siding with six-inch laps because the upkeep on Hardiplank is negligible.

5. For the roofing—it looks as if the roofing in the photo is made of cedar shakes—but for safety (fire code) reasons, I would prefer using architectural fiberglass shingles. I plan to have the whole house roofed at one time, but I haven't chosen a roofer yet.

6. I plan to use Weather Seal Windows and Doors to order a 36" by seven-foot door unit for the front door, made of pine, with one panel below and $\frac{3}{4}$ glass above, which is similar to what I remember the original door being, even though a 7' front door is not a common-sized door.

7. Southern Shutter Co. will build the window shutters for the porch and the single shutter in the gable out of red cedar. I plan for the shutters to be able to swing open and closed, but the individual slats will not flap open and closed.

The only blemish I foresee in the construction is that I've been advised to hold off priming and painting any exposed pressure-treated lumber until it has weathered for 3-6 months, so that it will hold paint better after some of the chemicals have leached out. I hope the Prattville City Planning Commission will agree to this waiting period.

I remain open to suggestions and look forward to working with the Historical Commission and rebuilding my home to look as good as it did when it was first built.

Sincerely,



Lawrence Vinson





