



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

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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

GARY L. WHITESIDE  
DISTRICT 5

RAY C. BOLES  
DISTRICT 6

LORA LEE BOONE  
DISTRICT 7

## City of Prattville Historic Preservation Commission

The minutes of the October 1, 2015 special meeting of the City of Prattville Historic Preservation Commission were approved.

Thea Langley, Chairman

1/28/16 2/4/16

Date

Planning & Development Department

102 West Main Street ■ Prattville, Alabama 36067 ■ 334-595-0500 ■ 334-361-3677 Facsimile  
planning.prattvilleal.gov



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## CITY OF PRATTVILLE HISTORIC PRESERVATION COMMISSION AGENDA October 1, 2015 4:30 p.m.

### **Call to Order:**

### **Roll Call:**

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

### **Minutes:**

### **Old Business:**

None

### **New Business:**

1. CA1509-01 Certificate of Appropriateness  
Addition-Shop and Porch  
205 South Washington Street  
Chadwick & Tressa Roten, Petitioners

***Public Hearing***

### **Miscellaneous:**

### **Adjourn:**

**Planning & Development Department**

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**CITY OF PRATTVILLE  
HISTORIC PRESERVATION COMMISSION  
MINUTES  
October 1, 2015  
Special Meeting**

**Call to order:**

The special meeting of the Prattville Historic Preservation Commission was called to order on Thursday, October 1, 2015 at 4:32 p.m.

**Roll Call:**

The secretary called the roll. Members present were Chairman Thea Langley, Vice-Chairman Gray Price, Mr. Will Barrett, Mrs. Kate Chieves, Mrs. Jean Davis, Ms. Lenore Kirkpatrick and Mr. Larry Smith. Members Absent: None

***Quorum present***

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

**Minutes:**

There were no minutes available for approval.

**Old Business:**

There was no old business to discuss.

**New Business:**

**Certificate of Appropriateness  
Addition-Shop and Porch  
205 South Washington Street  
Chadwick & Tressa Roten, Petitioners**

Skip Jones of JDJ Builder, Inc., petitioner's representative, presented the request to add a detached 16'x20' shop constructed of hardi plank (sample presented) and a porch deck with shingle roof off the side of house on property.

Mr. Duke provided the staff report for the Certificate of Appropriateness for property at 205 South Washington Street stating that the shop and the proposed deck in its proposed location are in keeping with the guidelines.

There were no public comments.

Mr. Price moved to approve the request as submitted. Mrs. Davis seconded the motion.

The motion to approve passed unanimously.

**Miscellaneous:**

**Adjourn:**

With no further business, the meeting was adjourned at 5:40 p.m.

Respectfully submitted,



*Approved 2/4/16*

Alisa Morgan, Secretary  
Historic Preservation Commission

Prattville Historic Preservation Commission

Sign-In Sheet

10/1/15

4:30 p.m.

| Name                 | Address                 |
|----------------------|-------------------------|
| 1. <i>Spig / Jan</i> | <i>108 County Rd 27</i> |
| 2.                   |                         |
| 3.                   |                         |
| 4.                   |                         |
| 5.                   |                         |
| 6.                   |                         |
| 7.                   |                         |
| 8.                   |                         |
| 9.                   |                         |
| 10.                  |                         |
| 11.                  |                         |
| 12.                  |                         |
| 13.                  |                         |
| 14.                  |                         |
| 15.                  |                         |
| 16.                  |                         |
| 17.                  |                         |
| 18.                  |                         |
| 19.                  |                         |
| 20.                  |                         |
| 21.                  |                         |

**PRATTVILLE HISTORIC PRESERVATION COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

**PETITIONER:** CHADWICK AND TRESSA ROTEN  
205 SOUTH WASHINGTON STREET  
PRATTVILLE, AL 36067

**REQUEST:** ADDITION-SHOP AND PORCH  
205 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 October 1, 2015 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:

*Addition-shop and deck-approved as submitted.*

**DONE THIS THE 1st DAY OF October 2015.**

**HISTORIC PRESERVATION COMMISSION**



\_\_\_\_\_  
**THEA LANGLEY, CHAIRMAN**



\_\_\_\_\_  
**ALISA MORGAN, SECRETARY**

# CITY OF PRATTVILLE

## Historic Preservation Commission

Planning Department Staff Report



### CERTIFICATE OF APPROPRIATENESS

205 S. Washington Street – CA1509-01

### DATE

September 23, 2015

### PROPOSED DEVELOPMENT

**Petitioner:** Chadwick and Tressa Roten  
**Property Owner:** Same as Petitioner  
**Agent:** Skip Jones, JDJ Builder, Inc.  
**Location:** 205 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* **205 South Washington Street (circa 1930, contributing)** This gable-roofed one-story frame building with aluminum siding has a gable-roofed brick-pier porch.

### 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. Construct a new 20'-6" x 16' (328 square foot) accessory structure setback 5' from the south and east property lines (rear/south corner of the lot). Structure will have pitched asphalt shingle roof and Hardie lap siding. Out building project will include installation a 30' x 30' concrete pad on the north side of the proposed out building.
2. Add 16' x 25' covered deck at southeast corner existing carport. Deck will be attached to carport foundation and supported by 4x4 posts on southwest and southeast corners. 4x4 posts will also support attached shed roof.

## **PLANNING STAFF EVALUATION**

**Reviewed by:** Joel T. Duke, AICP  
**Site Visits Conducted:** September 22, 2015  
**Recommendation:** Items 1 & 2: 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. Construct a new 20'-6" x 16' (328 square foot) accessory structure setback 5' from the south and east property lines (rear/south corner of the lot). Structure will have pitched asphalt shingle roof and Hardie lap siding. Out building project will include installation a 30' x 30' concrete pad on the north side of the proposed out 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.

### **Analysis:**

- a. The proposed new/replacement garage meets Guidelines 2, 3, 4, and 5 for Outbuildings. Since the proposed structure is visible on two sides; from both Third Street and potentially Washington Street, its compatibility with the site and district are important.

- a. In general, the asphalt shingle roof and style of the proposed structure match the main structure and surrounding properties. The proposed cement fiber siding in the style and configuration presented in the application mimics the lap siding common in the district.
- b. With the visibility of the structure and concrete pad from Third Street, the Commission might consider installation of landscaping on the Third Street frontage to screen or soft the view of the accessory structure.

***Item 2. Add 16' x 25' covered deck at southeast corner existing carport. Deck will be attached to carport foundation and supported by 4x4 posts on southwest and southeast corners. 4x4 posts will also support attached shed roof.***

#### 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 elevations 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.

#### 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 elevation 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.

**Analysis:**

The applicant's proposed deck and shed roof are in keeping with the Commission's guidelines by locating toward the rear of the structure and using a simple design. The historic structure will not be altered with addition of the shed roof.

**ATTACHMENTS**

- A. Application and attachments
- B. Location Map



City Of Prattville  
Planning and Development Department  
102 W. Main Street  
Prattville, AL 36067  
(334) 361-3614 Fax (334) 361-3677  
[www.prattvilleal.gov](http://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: JDJ Builder, Inc.  
Street Address: 108 Co Rd 27  
City: Prattville State: AL Zip: 36067  
Phone Number(s): 334-391-6668

**Property Owner Information**

If different than above

Name: Chadwick T & Tressa Roten  
Address of Property Owner: 205 S. Washington St  
City: Prattville State: AL Zip: 36067  
Phone Number: 334 303-6975

**Property Description**

County Tax Parcel Number/Legal Description: 19020930160020000  
Current Zoning of Property: Residential Physical Address: 205 S. Washington  
Proposed Alteration (general description): Shop and side porch

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) *Will bring to meeting*
- 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.

Skip Jones  
Printed Name

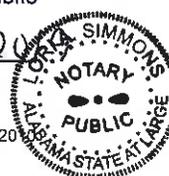
[Signature]  
Signature

Date 09/09/2015

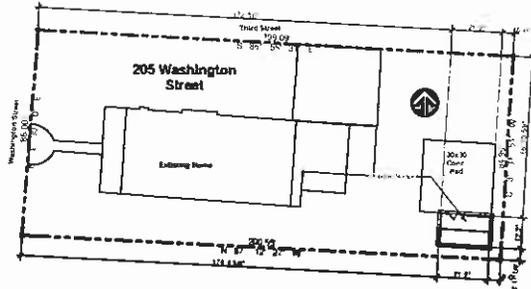
I the undersigned authority, a Notary Public in and for said Autauga County in the State of Alabama, hereby certify that Skip Jones whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 9<sup>th</sup> day of September, 2015.

Lori A. Simmons  
Notary Public

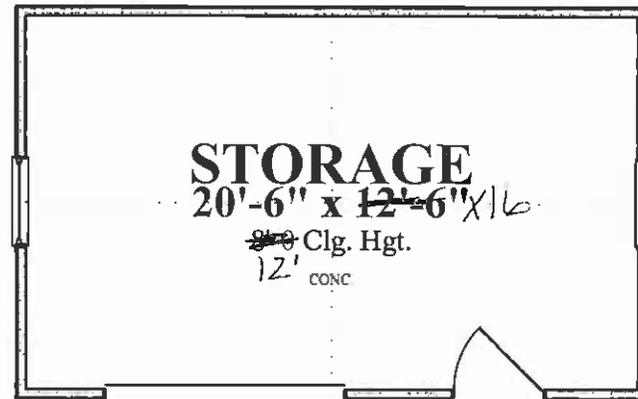
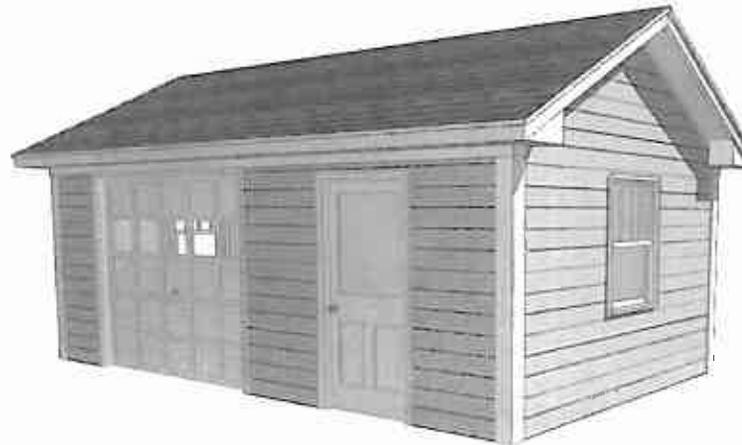
My commission expires 01/25/2019  
LORIE A. SIMMONS  
Notary Public of Alabama  
My Commission Expires  
January 25, 2019



WOOD PROJECTS BY HUDSON HOME DESIGNS



**K1** SP 205 Washington Street  
SCALE: 1" = 50'



**K1** 1. 1st. FLOOR PRESENTATION  
SCALE: 1/4" = 1'-0"

1. All dimensions are given in feet and inches. All measurements are to the outside of the building unless otherwise noted. All measurements are to the center of the door or window unless otherwise noted. All measurements are to the finished surface unless otherwise noted. All measurements are to the exterior unless otherwise noted. All measurements are to the center of the door or window unless otherwise noted. All measurements are to the finished surface unless otherwise noted. All measurements are to the exterior unless otherwise noted.

**PLAN:**  
GP018-B1  
Roton

**DIMENSIONS:**  
WIDTH: 21'-2"  
DEPTH: 13'-2"

**FOOTAGE:**

Car Storage: 2787

TOTAL ROOFED: 2787

**ROOMS:**

FLOORING: 0

BEDROOM: 0

BATH: 0

STORAGE: 0

GARAGE PORT: 1

**HUDSON HOME DESIGNS**

2011-2014  
New & Old  
New & Old  
New & Old

1000 Auto, 4000-1000

WWW.HUDSONHOMEDESIGNS.COM

Custom Plans  
Stock Plans  
Outgoing Living  
Material Lists



**CONTACT:**

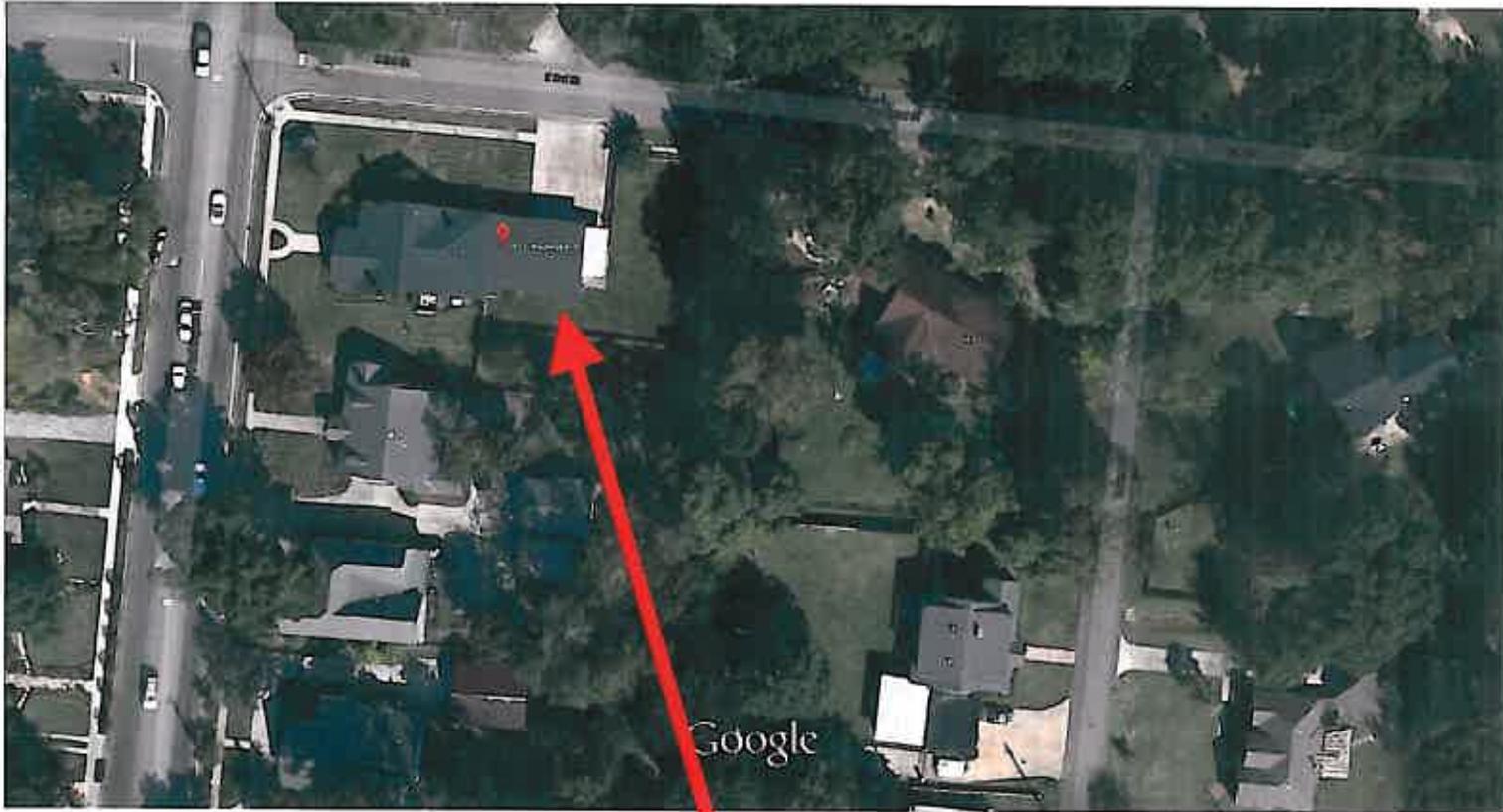
AT-1  
Cover

Review Set  
2/12/2015

© Hudson Home Designs, Inc. 2011



Google 205 S Washington St



Imagery ©2015 Google, Map data ©2015 Google 20 ft

Install 16' X 25' deck  
on east side of house near  
the rear.



Proposed Deck and  
Shed Roof

- 16' -

- 25' -





CITY OF  
PRATTVILLE, AL

205  
S Washington St

Zoning: R-2

Scale: 1" = 100'



— STREETS  
[Red outline] TAX PARCEL

