



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

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 February 4, 2016 special meeting of the City of Prattville Historic Preservation Commission were approved.

Thea Langley, Chairman

3/24/16

Date

Planning & Development Department

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



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

GARY L. WHITESIDE
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

**CITY OF PRATTVILLE
HISTORIC PRESERVATION COMMISSION
AGENDA
February 4, 2016
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.

Election of Officers:

Minutes:

March 26, 2015, June 25, 2015, October 1, 2015 and December 17, 2015

Old Business:

None

New Business:

1. CA1601-01 Certificate of Appropriateness
Alterations-Windows, Lighting and Doors
173-187 West Main Street
Brent & Megan Moeshlin, Petitioners

Public Hearing

Miscellaneous:

Adjourn:

Planning & Development Department

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

**CITY OF PRATTVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES
February 4, 2016
Special Meeting**

Call to order:

The special meeting of the Prattville Historic Preservation Commission was called to order on Thursday, February 4, 2016 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, Mrs. Jean Davis and Ms. Lenore Kirkpatrick. Members Absent: Mrs. Kate Chieves and Mr. Larry Smith.

Quorum present

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

Minutes:

Mr. Price moved to approve the minutes of the March 26, 2015, June 25, 2015, October 1, 2015 and December 17, 2015. Mr. Barrett seconded the motion. The motion passed unanimously.

Old Business:

There was no old business to discuss.

New Business:

**Certificate of Appropriateness
Alterations-Windows, Lighting and Doors
173-187 West Main Street
Brent & Megan Moeshlin, Petitioners**

Brent Moeshlin, petitioner, presented the request to make alterations to windows, add lighting and add new doors on property at 173-187 West Main Street. He stated that the boards above the windows would be removed. All doors will be replaced to look like the door at 181 W. Main Street. He stated that a mail slot will be at the bottom of each door.

Mr. Duke provided the staff report for the Certificate of Appropriateness for property at 173-187 West Main Street. He stated that the proposed requests were in keeping with the guidelines and recommended approval.

There were no public comments.

Mr. Moeshlin also added that the awning at 173 would remain.

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

The motion to approve passed unanimously.

Miscellaneous:

Adjourn:

With no further business, the meeting was adjourned at 4:47 p.m.

Approved 3/24/16

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

2/4/16

4:30 p.m.

Name	Address
1. Brent Moeshlin	518 Sandstone Trace Prattville AL 36066
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: BRENT & MEGAN MOESHLIN
518 SANDSTONE TRACE
PRATTVILLE, AL 36066**

**REQUEST: ALTERATIONS- WINDOWS, LIGHTING AND DOORS
173-187 WEST MAIN STREET**

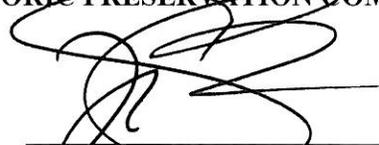
ORDER

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 January 28, 2016 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:

Alterations- Windows, Lighting and Doors -approved as submitted.

DONE THIS THE 4th DAY OF February 2016.

HISTORIC PRESERVATION COMMISSION



TEA LANGLEY, CHAIRMAN



ALISA MORGAN, SECRETARY

CITY OF PRATTVILLE

Historic Preservation Commission

Planning Department Staff Report



CERTIFICATE OF APPROPRIATENESS

173 -187 West Main Street – CA1601-01

DATE

January 26, 2016

PROPOSED DEVELOPMENT

Petitioner: Brent and Megan Moeshlin
Property Owner: Brent and Megan Moeshlin
Agent: N/A
Location: 173 -187 West Main Street

Review Status and History

Submission Status: First submission for this address.

Previous Approvals: N/A

Conditions of Previous Approvals: None

1984/2007 Historic Properties Inventory Details

200. 173 – 187 West Main Street, Bell-Thomas Building (1921, contributing): This one-story, eight-unit building has a buff-colored brick veneer, a metal cornice with modillions, and a brick parapet. (Source: Thomason and Associates, 2007 Inventory of Daniel Pratt Historic District)

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 boards from the front windows above doors. Replace the two outside windows per unit with clear glass as shown in the sample. This will be accomplished by replacing the two panes on each side for a total of 36 panes replaced (includes transom windows in corner unit at 173 W. Main Street).

2. Replace middle window above each door with framed wood panel and add wrought iron address numbers.
3. Add small outdoor light fixture to the right side of each door. One unit already has a light. Additional light intended to give the building a more symmetrical appearance.
4. Repair/renovate all doors to have the same appearance as 181 W. Main Street (picture included). Presently, each door is different. Renovation intended to standardize the exterior appearance of the building.
5. Remove mail boxes from the building. Replace with numbers above door and mail slot additions to each door.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: January 26, 2016

Recommendation: Approve proposed changes to historic storefront – obtain additional information about proposed wood panel prior to approval. (Items 1, 2, and 5)

Approve requested lanterns. (Item 3)

Approve repair and renovation of doors. (Item 4)

Evaluation:

The requested alterations were reviewed against the standards contained in the *Prattville Commercial Design Review Guidelines Manual*. The relevant sections of manual are included. Staff comments/evaluation follow the relevant sections.

Item 1. Remove boards from the front windows above doors. Replace the two outside windows per unit with clear glass as shown in the sample. This will be accomplished by replacing the two panes on each side for a total of 36 panes replaced (includes transom windows in corner unit at 173 W. Main Street).

Item 2. Replace middle window above each door with framed wood panel and add wrought iron address numbers.

Item 5. Remove mail boxes from the building. Replace with numbers above door and mail slot additions to each door.

Storefronts (pages 32 and 33)

Storefronts are defining elements of the commercial and historic character of the downtown business district. Historic storefronts should be retained, visible, maintained, and, if needed, repaired.

1. Historic storefronts and their component elements, such as display windows, bulkheads, transoms, doors, cornices, pillars, and pilasters, should be retained and maintained.
2. Historic storefronts and their component elements should remain visible.
3. Deteriorated or damaged storefronts or elements should be repaired so that the storefront retains its historic appearance.
4. Missing storefronts or elements should be replaced so that they replicate the historic storefront or other historic examples.

Analysis: The applicant proposes removing the interior and exterior wood panels installed over the six light transom windows capping each of the 8 storefronts and the corner windows in 173 W. Main Street. The proposal includes replacement of textured glass with new clear panes. The applicant states that existing glass is either missing, damaged, or altered (painted) making replacement difficult. Staff generally agrees with this assessment. Replacement with like material is not impossible, but likely not cost effective. The applicant proposes replacing the two center panes above each door with a framed wood panel. Each panel will be highlighted by uniform address numbers. The proposed wood panel alters this historic storefront, but is not inconsistent with other historic examples. The Commission should seek additional information the appearance of the wood panel (frame as compared to the window frames, simple or ornate panel, etc.)

Item 3. Add small outdoor light fixture to the right side of each door. One unit already has a light. Additional light intended to give the building a more symmetrical appearance.

Lighting (page 22)

Few historic light fixtures remain downtown; any that do should be retained and maintained. New light fixtures should be unobtrusive in design, materials, and placement.

4. If modern light fixtures are desired as replacements or where light fixtures previously did not exist, they should be unobtrusive, conceal the light source, and direct light toward the building.
5. Light fixtures should not damage or obscure architectural features or other building elements.

Analysis: The applicant's proposal includes adding a single metal lantern at each doorway. No historic lighting fixtures, or evidence thereof, are present on the building. A single lantern is currently installed at one doorway. Uniformly, adding a small lantern to the remaining units should not damage or detract from the other elements of the storefront.

Item 4. Repair/renovate all doors to have the same appearance as 181 W. Main Street (picture included). Presently, each door is different. Renovation intended to standardize the exterior appearance of the building.

Doors and Entrances (page 18)

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

1. Historic doors should be retained and maintained.
2. Primary entrances to commercial buildings should be universally accessible. If this is not possible, alternative entrances should be available, clearly marked, and maintained to the same standards as the primary entrance.
3. If historic doors do not allow for universal access, they should be retrofitted to provide it.
4. 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.
5. Owners are encouraged to replace missing or severely damaged historic doors with new doors that replicate the originals or other historic examples.
6. Clear-glass single-light painted wood doors with or without paneling are most appropriate for replacing primary doors in the district's commercial buildings. The opening in secondary entrances may be smaller or doors may be solid wood. Dark or bronze anodized metal, though less appropriate, may be substituted for wood.

Analysis: The applicant proposes to repair/restore or duplicate existing doors consistent with Commission's guidelines. Accessibility should be a goal for commercial spaces, however, in the case of the subject structure accessibility cannot be obtained without alteration to the public sidewalk. City building code and Americans with Disability Act permit some alternate accommodation when compliance requires significant alteration to historic structures.

ATTACHMENTS

- A. Application and attachments
- B. Applicants supplemental narrative and pictures
- C. Location Map



ATTACHMENT A

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: Brent + Megan Moeshlin
Street Address: 518 Sandstone Trace
City: Prattville State: AL Zip: 36060
Phone Number(s): (334) 300-1106 (334) 549-0576

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 1 015 013.000

Current Zoning of Property: B-2 Physical Address: 173-187 W. Main St.

Proposed Alteration (general description): Attached



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.

Megan Moeshlin
Printed Name

Megan Moeshlin
Signature

Date 1/11/10 / 1/13/10

Megan Moeshlin

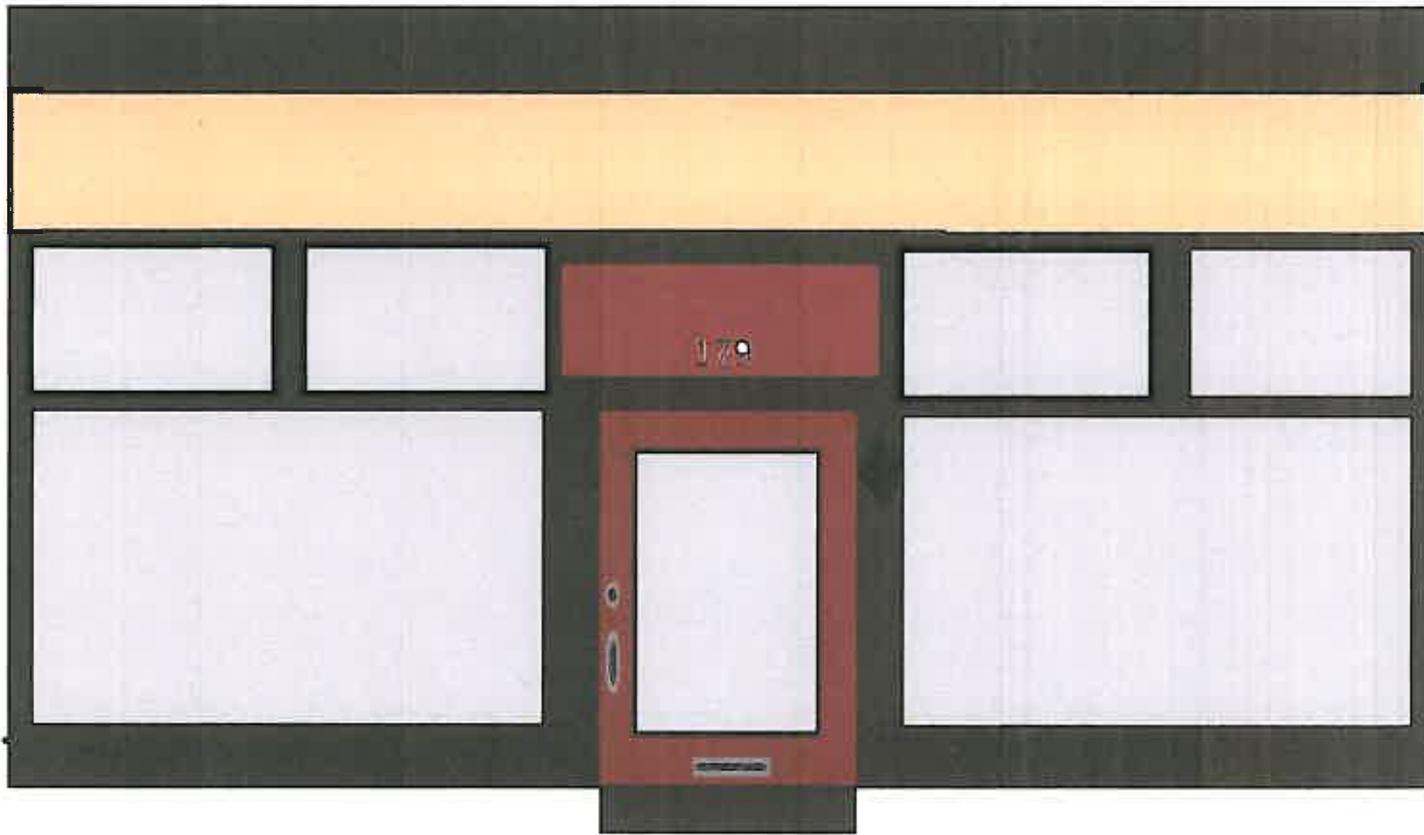
I the undersigned authority, a Notary Public in and for said Autauga County in the State of Alabama, hereby certify that Megan Moeshlin, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 13th day of January, 2010.

Anna R. Hunter
Notary Public

My commission expires NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 31, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Brent and Megan Moeshlin
177 W. Main St.
Parcel 19 04 17 1 015 013.000

- Remove boards from front windows above doors. Replace the two outside windows per unit with clear glass as shown in sample. This will be accomplished by replacing the two panes on each side for a total of 36 panes replaced. The existing glass has several broken, missing or painted glass panes.
- Replace middle window with historically framed wood to include wrought iron address numbers.
- Add on small outdoor light to the right side of each door. One unit already has a light so we're expecting this to give the building a more symmetrical appearance.
- Fix all doors to look the same as 181 W. Main St. (picture included). Each door is different and this will also give a more symmetrical appearance.
- Add mail slot to all doors. A few doors already have one and this will allow for all doors to match as well.
- Remove mailboxes from building. Replaced by wrought iron numbers and mail slots.
- Replace cracked window on the right side of door at unit 173 W Main St. Will be replacing with matching glass as shown in sample.















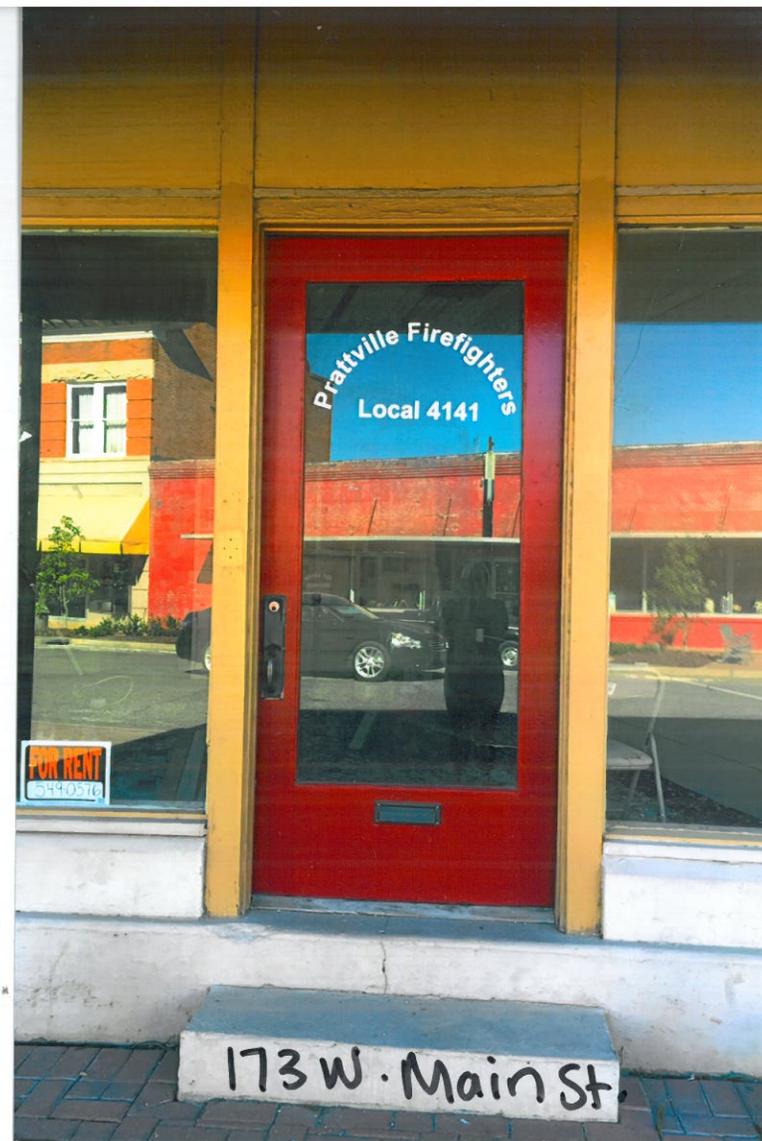
ATTACHMENT B

Brent and Megan Moeshlin
177 W. Main St.
Parcel 19 04 17 1 015 013.000

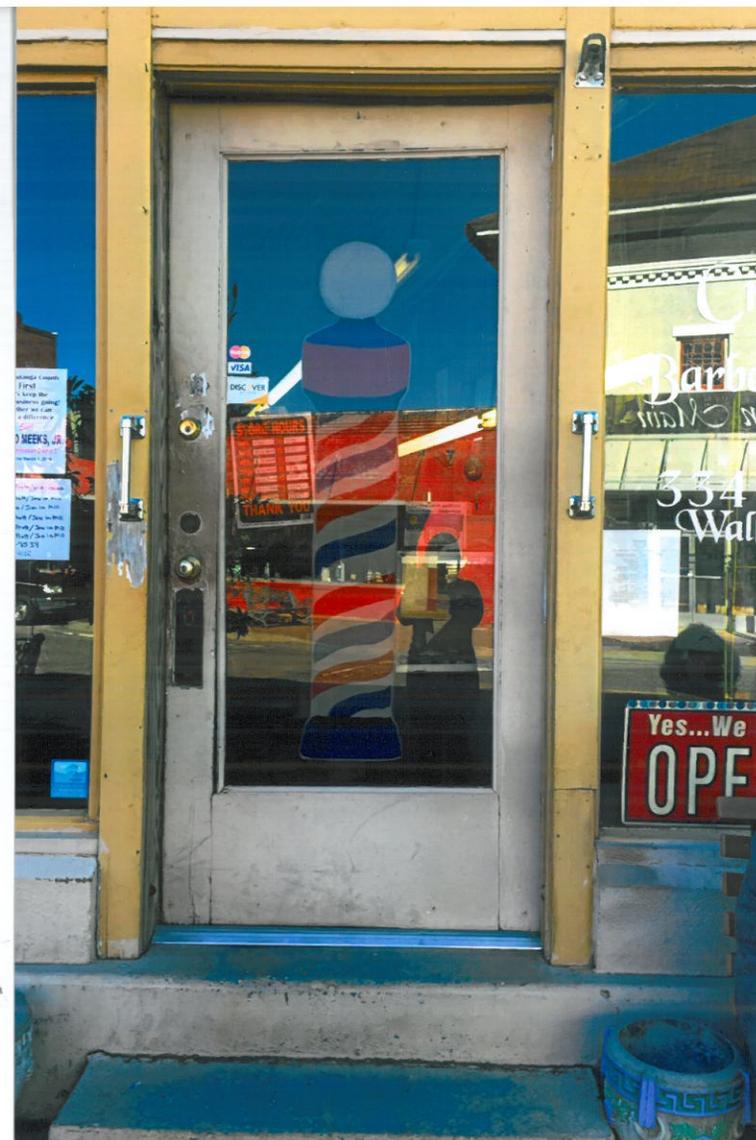
- The original windows were removed in one of the three sections of each unit to install an air condition window unit. Date this happened is unknown. These windows were not retained for future replacement. The current windows that are left are in bad shape. Most of the windows are painted over, others are broken and several are missing. I have attached pictures of the current windows as they stand today.
- Several unit doors have rotten wood at the bottom of door. We will be replacing with new lumber, but keeping with the current appearance of 181 W Main St.
- Replace current door knobs and locks to match. Door knobs and mail slot will look similar to 173 W Main (picture included)

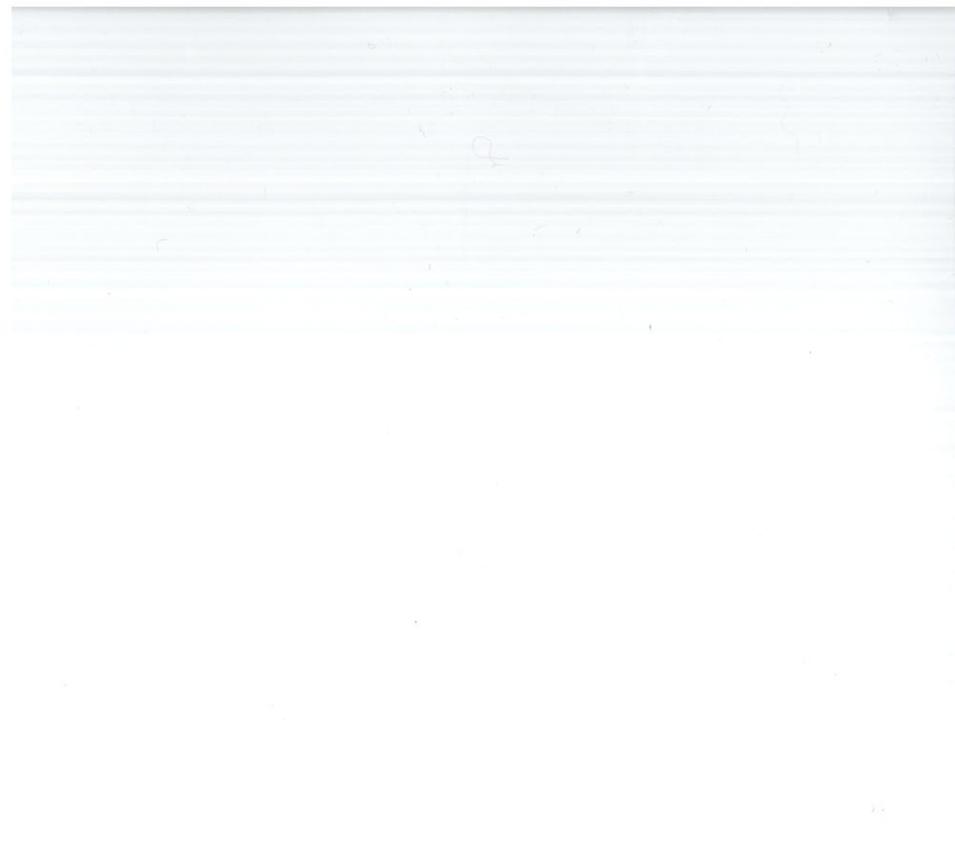
















CITY OF
PRATTVILLE, AL

173 - 187
W MAIN ST

Zoning: B-2

Scale: 1" = 100'



- STREETS
- ▭ TAX PARCEL

