



# 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 June 9, 2016 special meeting of the City of Prattville Historic Preservation Commission were approved.

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Thea Langley, Chairman

7/19/16

Date

Planning & Development Department



# CITY OF PRATTVILLE

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DISTRICT 7

## CITY OF PRATTVILLE HISTORIC PRESERVATION COMMISSION AGENDA

### **SPECIAL MEETING**

**June 9, 2016**

**4:30 p.m.**

### **Call to Order:**

### **Roll Call:**

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

### **Election of Officers:**

### **Minutes:**

March 24, 2016, May 5, 2016, May 23, 2016 and May 26, 2016

### **Old Business:**

1. CA1604-04 Certificate of Appropriateness  
Demolition & New Structure-Single Family Residence  
115 Maple Street  
Tom Miller, Petitioner

***Tabled***  
***5/5, 5/26***

### **New Business:**

### **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  
June 9, 2016  
Special Meeting**

**Call to order:**

The special meeting of the Prattville Historic Preservation Commission was called to order on Thursday, June 9, 2016 at 4:33 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:**

Mr. Barrett moved to approve the minutes of the March 24, 2016, May 5, 2016, May 23, 2016 and May 26, 2016 meetings. Ms. Kirkpatrick seconded the motion. The motion passed unanimously.

**Old Business:**

**Certificate of Appropriateness**

**Demolition & New Structure-Single Family Residence**

**115 Maple Street**

**Tom Miller, Petitioner**

Mr. Duke reiterated the proposal for Certificate of Appropriateness to demolition of an existing structure and construct new structure. He stated that the primary request is to deal with demolition of the existing historic residential structure at 115 Maple Street. He stated that the applicant has not submitted sufficient plans for the new structure. He stated that the Commissioners conducted a tour of the house on May 23 and has received a report prepared by a structural engineer retained by the applicant.

Tom Miller, petitioner, reiterated his request to demolish the existing structure and plans to rebuild a new single family residence. He stated his desire to build in the downtown historic district. He stated that the planned structure would be designed to uniqueness of the property and the district.

Chairman Langley opened the floor for public hearing.

Ann Boutwell, 173 Pletcher Street, stated that she has been involved with the Autauga County Heritage Association for many years. She stated that in the late 1990s, the Alabama Historic Commission wrote a letter to the Mayor of the City regarding losing historical structures in the district. She stated that she has also toured the property on a separate occasion from the Commission's tour and noticed that a lot of the historical integrity of the house has been altered. However, a lot of the architectural features are outstanding and unique and should possibly be incorporated into a new structure.

Wayne Scoggins, 121 Hunt's Alley, stated that he submitted a letter of comments to the Commissioners (made a part of the minutes).

After no further comments, the public hearing was closed.

Mrs. Davis asked what part of the house is historically significant and should be preserved.

Mr. Miller stated that the front two rooms with the dual chimney and the front porch are part of the original build to which Mr. Duke agreed.

Mrs. Davis asked how long has the property been on the market.

Bo Evans of Bo Evans Realty stated that the property has been on the market for eight months.

Mr. Price moved to approve the request for demolition contingent that the property is advertised in the Montgomery Advertiser for 120 days to offer to anyone willing to move and restore the structure to its original state. Mr. Smith seconded the motion.

The motion failed by 3/3/1 vote as recorded. Favor: Mr. Barrett, Mr. Price, and Mr. Smith. Oppose: Mrs. Davis, Ms. Kirkpatrick and Chair Langley. Abstain: Ms. Musgrove.

Mr. Smith moved to approve the demolition. Mr. Barrett seconded the motion.

Ms. Musgrove move to approve contingent that any pieces that are physically and structurally sound are to be used in the proposed new structure. Mr. Smith seconded the motion.

The motion to amend failed by majority vote.

Mr. Miller stated that he would do his best to not let the Commission down but there are unknowns to any project.

Ms. Kirkpatrick stated that any salvageable could be used as part of a garden.

The motion to approve the demolition passed by a 4/3 vote as recorded. Favor: Mr. Smith, Mrs. Davis, Ms. Kirkpatrick, and Mr. Barrett. Oppose: Chair Langley, Ms. Musgrove and Mr. Price.

**Miscellaneous:**

**Adjourn:**

With no further business, the meeting was adjourned at 5:49 p.m.

Respectfully submitted,



Alisa Morgan, Secretary  
Historic Preservation Commission

Prattville Historic Preservation Commission

Sign-In Sheet

6/9/16

4:30 p.m.

| Name             | Address          |
|------------------|------------------|
| 1. Tom Miller    | Prattville       |
| 2. Bo Evans      | 125 Cedar Dr.    |
| 3. Ann Boutwell  | 173 Pletcher St. |
| 4. Wagon Jaggins | 121 HUNTS AVE    |
| 5.               |                  |
| 6.               |                  |
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**PRATTVILLE HISTORIC PRESERVATION COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

**PETITIONER:** TOM MILLER  
1693 TWELVE OAKS LANE  
PRATTVILLE, AL 36066

**REQUEST:** DEMOLITION & NEW STRUCTURE  
115 MAPLE STREET

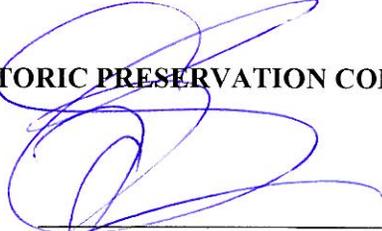
**ORDER**

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 April 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:

*Demolition-approved as submitted.*

**DONE THIS THE 9th DAY OF June 2016.**

**HISTORIC PRESERVATION COMMISSION**



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**THEA LANGLEY, CHAIRMAN**



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**ALISA MORGAN, SECRETARY**



Wayne Scoggins  
121 Hunt's Alley  
Prattville, AL 36067  
334-365-9008  
w\_scoggins@hotmail.com  
May 28, 2016

Chair and Members  
Prattville Historic Preservation Commission  
102 West Main Street  
Prattville, AL 36067

Ms. Thea Langley, Chair  
Mr. Gray Price, Vice Chair  
Mr. Barrett  
Ms. Chieves  
Mrs. Davis  
Ms. Kirkpatrick  
Mr. Larry Smith

**Re: Demolition and Construction Petition regarding dwelling at 115 Maple Street ("the Wainwright-Cook House"), Tom Miller petitioner**

Please find attached a copy of my comments regarding the historical importance of the Wainwright-Cook House. I am addressing my comments to the Commission in this fashion because I cannot be confident that I would be able to attend and speak at a future meeting. I will be happy to entertain any questions or comments that you may have for me. Thank you for your time and attention.

Respectfully,

Wayne Scoggins

CC: Bill Gillespie, Jr., Mayor  
Joel Duke, City Planner



**The Wainwright-Cook House**  
**115 Maple Street**  
**Prattville, AL 36067**

We have a number of houses in Prattville that are considered historic simply because they are old. That's good. The Wainwright-Cook House is a notch above, however. It is both old and truly historic.

In April of 1857, 159 years ago last month, a tin-and-copper smith named James Wainwright acquired this half-acre parcel of land from Daniel Pratt, then he built this house on it. This very house. The following year – 1858 - Jim (as Wainwright was known to his familiars) married Melissa Holt, Daniel Pratt's niece. This house was just about a quarter of a mile from Daniel Pratt's home and the Wainwrights were "family" to the Pratts. When Jim had business at court in Kingston, they spent the night with Merrill and Julia Pratt at what is now Bridge Creek.

For ten years or more Jim and Melissa lived this close to "Uncle Pratt" (as Daniel was sometimes called by family members). The first few of those years were probably the most satisfying of Daniel's life, the years when Prattville flourished, his cotton gin factory became the world's largest, and he acquired vast tracts of land north and south of Prattville. Next, the Civil War years may have been the lowest period in Pratt's life. Then came the difficult recovery years, during Reconstruction days. The Wainwrights were right here, in this house, through all of that.

Jim's deed to this property described it as being located 228 feet from the southeast corner of the Methodist Church. That church, said in its time to be the finest building in Alabama, is no longer with us. I've been told the last parts of it were demolished to make way for a loading dock. Daniel Pratt's home is no longer with us. It was demolished to make way for an ugly office building. The cotton mill buildings burned. The superintendent's house at Fourth and Court Streets is gone, as is the nearby Mill Village. Other historic structures are no longer with us.

Prattville's heritage has been slipping away. I suggest to you that the Wainwright-Cook House's age and unique history constitute compelling cause to retain it in its original location, condition and appearance, or at least a close approximation thereof.

Thank you.



Wayne Scoggins

May 22, 2016

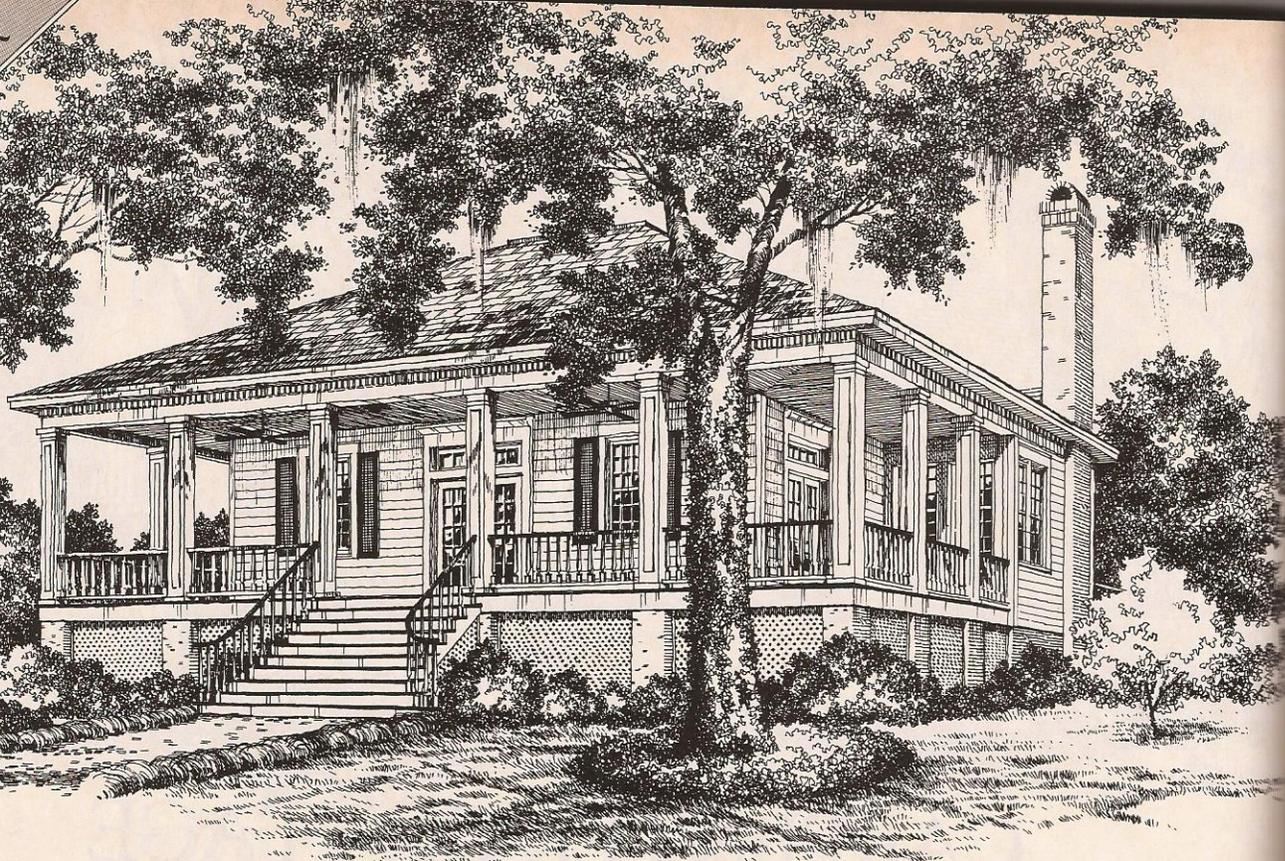
## Duke, Joel

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**From:** Tom Miller <thos.miller@aol.com>  
**Sent:** Sunday, May 22, 2016 2:48 PM  
**To:** Duke, Joel  
**Cc:** boevans@boevansrealty.com  
**Attachments:** 115 Maple House 1.pdf; 115 Maple House 2.pdf

Joel,  
Attached are two pictures of the type house we would like to build on 115 Maple.  
This was also requested by HPC.  
Thanks.  
Tom

BEST SELLER



Architectural rendering: Roland Davis

# GALLERY COOLS OUR GULF COAST COTTAGE

A curving balustrade leads guests up to the shady gallery of our Gulf Coast Cottage. Raised high on brick piers to keep its owners cool and dry, this cottage is an attractive reminder of the traditional Low Country homes of the South.

A high, hipped roof covers the gallery that wraps three sides of the house. The broad, deep gallery forms a functional "cool zone" around the front of the house and works with transomed double doors to help ventilate the house naturally. Special millwork and trim add crisp definition to the simple, basic lines of the house.

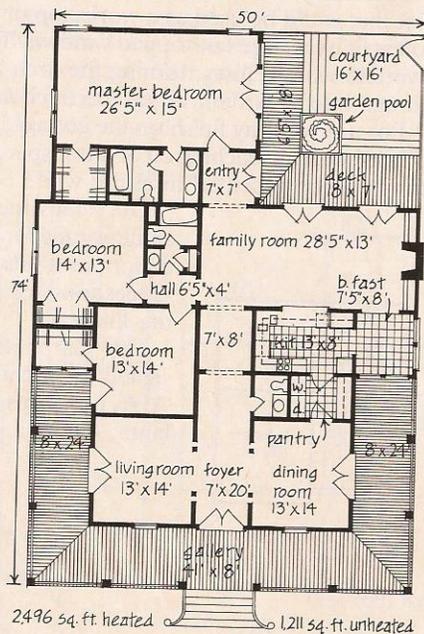
The plan includes 3 bedrooms and 2½ baths in approximately 2,500 square feet of heated space. It offers the formality typical of older Southern homes and a semi-open floor plan often associated with today's houses.

For example, the living room, center hall, and dining room may be used separately or as one large room for entertaining. Wide cased openings create one spacious sweep of space, while the perimeter gallery affords spillover space for summer parties. Ceiling heights are 10 feet throughout the house.

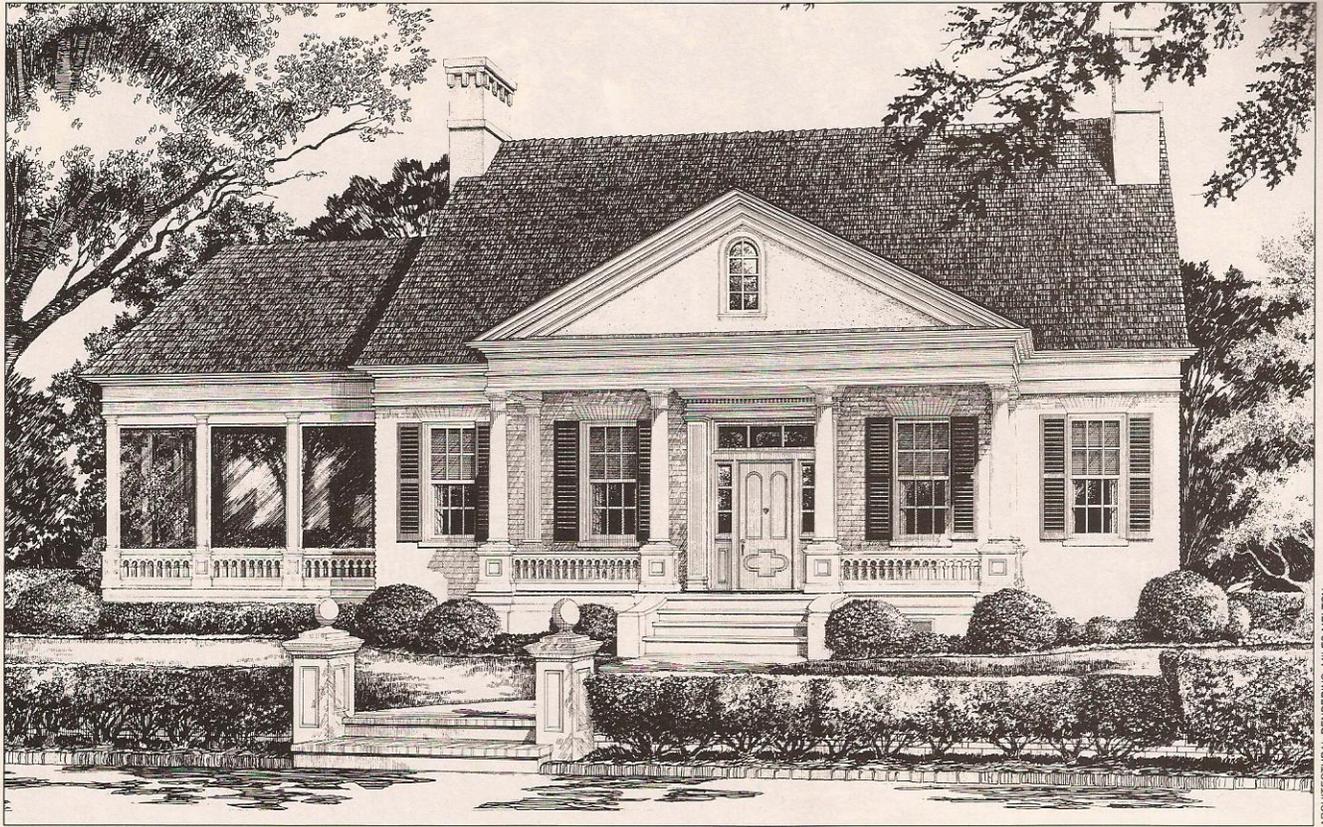
Both the family room and the master bedroom are spacious and comfortable. Outside each, a sun deck steps down to an enclosed courtyard with a garden pool. A latticed wall provides privacy but admits cooling breezes.

A convenient service pantry, including laundry and storage areas, divides the kitchen and dining room.

Our working plans for the cottage include a separate double garage with a similar look. Our Gulf Coast Cottage was designed by Architect Bill Phillips, AIA, Mobile.



6131



ARCHITECTURAL RENDERING: MILES MELTON

An adaptation of a 19th-century dwelling located in Natchez, Mississippi, the Shields Town House is a proud example of the Greek Revival style of architecture. And like the original, our version features four fluted Doric columns atop pedestals supporting the front portico.

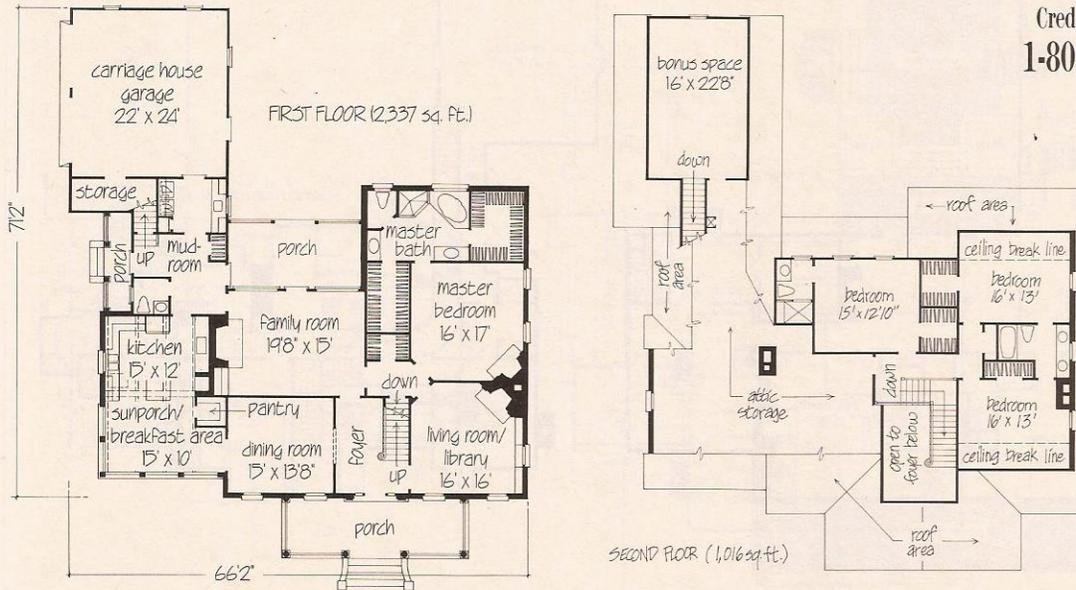
The floor plan is traditional but up-

dated. For example, the left wing looks like a side porch with columns and a balustrade, but the space is enclosed with glass to create a sunny breakfast area.

Designed by William E. Poole, of Cary, North Carolina, and featured in the *Southern Living* Historical House Collection, this plan includes an unfinished basement foundation.

**3,353 Square Feet**  
**4 Bedrooms**  
**3½ Baths**

Credit Card Orders  
**1-800-755-1122**



*Gordon L. Davis*

STRUCTURAL ENGINEERING CONSULTANT

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(334) 213-3070

Mailing Address  
P.O. Box 241371  
Montgomery, Alabama 36124-1371

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(334) 213-4020  
E-mail  
gldavis1@mindspring.com

May 17, 2016

Mr. Thomas Miller  
1693 Twelve Oaks Lane  
Prattville, Alabama 36066

RE: Residence at  
115 Maple Street  
Prattville, Alabama

Dear Mr. Miller:

I inspected the captioned residence on May 17, 2016 as requested by Mr. Bo Evans of Bo Evans Realty in a telephone conversation on May 11, 2016. The purpose of this inspection was to determine the extent of structural deficiencies present in this residence. The following observations, conclusions and recommendations are based upon my visual, non-destructive inspection of the residence.

This residence is located in the downtown area of Prattville, adjacent to the west side of Autauga Creek and adjacent to the south side of the former Continental Eagle facility. Maple Street is essentially a north-south street that dead-ends at the south side of the Continental Eagle property, adjacent to this residence. The residence is located on the east side of Maple Street. Maple Street dead-ends on the south end into South Washington Street, one block south of the South Washington Street and Main Street intersection. The residence is oriented with the front of the residence facing west.

This residence is located in an area where the soils are generally classified as "sandy clays". Soils of this type are characterized by having satisfactory bearing conditions when adequate compaction of the soils exists. These type soils are non-expansive materials that, when well compacted, are not affected by changes in the moisture content of the soil. This site is near level with a gradual downward slope to Autauga Creek, located at the east of the property. The existing grade at this site is at approximately equal to or slightly higher than the one hundred year flood elevation in this area of Prattville.

Construction of this residence consists of a one story, wood framed structure that is supported over a conventional foundation system that consists of isolated brick masonry piers that appear to be supported on shallow concrete foundations. The masonry piers at this residence appear to be replacements for the original foundation system of the residence. Portions of the perimeter of the

residence have been enclosed with brick masonry walls that enclose the crawl space area. The added perimeter walls extend between the main masonry piers that support the structure. This residence has multiple additions to the original construction. It appears that the original construction was a rectangular portion of the structure, located at the front or western portion of the residence. Additions along the south of the original construction and east of the original construction exist. The additions at the east side of the structure also extend to the south.

The roof construction of this residence consists of composition shingles on a moderate pitch that are supported over wood decking that bears on wood framed rafters that are supported by interior and exterior, loadbearing, wood framed stud walls. The main body of the structure has gabled end walls located on the north and south end walls of the structure and a ridge that extends in the north-south direction between the gabled end walls. One addition at the rear of the residence has gabled end walls at the north and south sides of the structure and a ridge that extends in the north-south direction between the gabled end walls. The roof structure that is filled between these two portions of the structure include hips and short ridges oriented in the east-west direction.

The floor construction of the residence consists of wood decking that is supported over wood joists. The wood joists are supported over wood beams that bear on the conventional foundation system.

Other construction materials and finishes include wood siding covered exterior walls, tongue and groove wood ceilings, cement plaster ceilings, plywood ceilings, tongue and groove interior walls, cement plaster interior walls, wallpaper over cement plaster interior walls, plywood interior walls and original lapped wood siding exterior walls that are now located at the interior of the residence because of the additions to the original construction. The floor finishes include wood flooring, vinyl tile floors and carpet covered floors.

I understand that the original construction of this residence was completed in approximately 1859. Multiple additions to the original construction have been made with the latest addition made prior to 1930. Multiple renovations to the structure have been made that have converted the usage from a single family dwelling to at least three individual apartments. It does not appear that any recent maintenance or repairs to the structure have been done. No patching or painting of exterior walls, interior walls or ceilings appears to have been done within the past 20 years. I did not find evidence to indicate that any significant repairs have been made to the foundation system or framing system of the residence, other than the replacement of the original foundations system.

I found significant variations from straight slopes of the roof structure, particularly at the area between the two main structures. Excessive deflections are present at several locations. Deterioration of the roof framing system is present at multiple locations. Deflections of the roof structure exists at the infill area between the main two structures to an extent that ponding of rainwater is occurring at the roof. Significant sloping of the floors of the structure exists. The maximum variation between the highest elevation and lowest elevation of the floors at this residence is in excess of 4". Twisting and racking of door frames and binding of doors exist throughout the structure. Deterioration of floors exists in the residence. Several locations exist where the deterioration is of a magnitude that has

resulted in repairs being made that are now using plywood as a covering over the deteriorated floor areas. I observed deterioration of subflooring, floor joists and beams and sills that support the floor joists. I observed sloping of the floor structure throughout the residence. In most locations, the sloping floor structure is a result of the main floors of additions not being constructed at the same elevation as other portions of the residence and the filled area between the individual structures slopes between the high and low areas of the structures. Sloping of floors at other areas exist due to deterioration of the framing system. Deflections of floor joists are present at multiple locations in the residence. Some vibration of the floor structure also exists. Deterioration of the brick masonry and mortar at the conventional foundation was observed at the perimeter of the structure. The most significant deterioration at the exterior of the structure is on the west wall of the structure at the open porch.

I observed multiple locations throughout the residence, particularly in the areas between the two main roof structures where leakage of rainwater through the ceiling is occurring. This leakage has resulted in deterioration of the framing at the ceiling, interior walls and floor structure. I did not find the type damage at the interior or exterior of the structure that typically is a result of movements of the foundation system.

In my opinion, most damage that exists in this residence is a result of deterioration of the structure due to aging of the building materials, particularly the brick masonry and mortar and deterioration of framing members resulting from unsatisfactory maintenance and repairs of the structure. Unsatisfactory construction methods in the connection of the sloping roof at the main structure, at the west of the facility and the pitched roof structure at the rear of the facility has allowed for ponding of water at the roof structure and the flow of rainwater through the roof structure. The extent of deterioration of wood framing components of the structure at most interior locations cannot be determined without removal of wall and ceiling coverings. Visible deterioration is present in multiple locations at the interior of the structure. I observed deterioration of trim, wallcoverings and framing materials at door and window openings in the exterior of the structure that, in my opinion, is a direct result of inadequate maintenance and repairs over an extended amount of time. It is my opinion that removal of wallcoverings at these locations will be necessary to determine the extent of the deterioration.

In my opinion, repairs to this structure will include, as a minimum, the removal of the roof structure between the two main roof constructions at this facility and the removal of wallcoverings at the exterior of the structure at doors and windows. Wall and ceiling coverings at the interior of the residence will require removal at locations where water damage to the ceilings and walls is present. Deteriorated framing members, including rafters, ceiling joists, floor joists and studs, will require replacement at locations where deterioration is confirmed.

In my opinion, the deterioration of the brick masonry and mortar at the conventional foundation system requires that removal and replacement of most isolated piers that support the structure be provided. The brick masonry screen enclosure at the perimeter of the structure also is deteriorated. This portion of the structure has no structural value but will require replacement due to the magnitude of deterioration that currently exists. Associated with the foundation replacement is the requirement

for replacement of the deteriorated floor beams, sills, joists and subflooring. Prior experience with the type repairs necessary for the foundation system and floor structure indicate that the cost for the repairs at the foundation system and floor structure will be of a magnitude of \$75,000 to \$100,000. Repair of the roof structure and wall construction that is deteriorated, in my opinion, could have a cost of \$30,000 to \$50,000. This does not include the replacement of wall and ceiling finishes at the structure. Leveling of the floors can be provided when the repairs to the floor structure and foundation system are done.

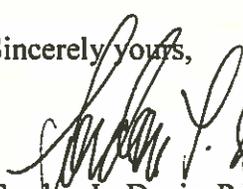
The repairs described above, in my opinion, will allow this structure to be returned to a safe, functional condition. These repairs will not include any repairs necessary for increases in widths of openings at existing interior walls or complete removal of interior walls. Modifications of this type, to provide satisfactory function in the structure, would increase the cost for repairs. Other modifications necessary that are not included in the structural repairs are refinishing of interior and exterior walls and ceilings, replacement or restoration of the electrical system, plumbing system and mechanical system.

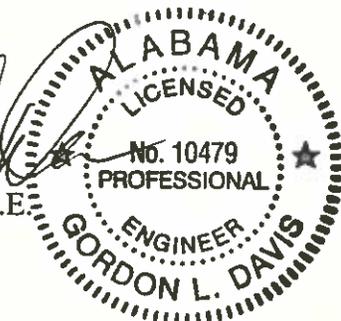
I understand that one option for this structure is the relocation of the structure to a different site. Repairs described above will be necessary if this option is taken. It is my opinion that moving of this structure to a different site will also require a near complete removal of the roof structure and the separation of the structure into multiple individual components. My experience with moving this type structure is that the final cost after the relocation will be greater than the cost for repairing the structure at this site.

In conclusion, it is my opinion that significant deficiencies are present in this structure that have affected the safety of the structure as well as the function and usefulness of the structure. It is my opinion that the magnitude of deficiencies that are present in this structure, both due to deterioration and poor construction, create a condition that essentially requires a reconstruction of the foundation system and large portions of the framing system. It is my opinion that the deficiencies that exist in this structure are of a magnitude that likely creates a condition that is economically unfeasible to correct. It is my opinion that relocation of this structure also is cost prohibitive. It is my opinion that currently this structure is in an unsafe condition. It is my opinion that the structure also has multiple deficiencies in the function and usefulness of the structure. Significant structural repairs are necessary to return the residence to a safe functional facility.

Please call if you have further questions.

Sincerely yours,

  
Gordon L. Davis, P.E.



Enclosure

GLD/vcd