

## **APPROVED**

### **MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING OF APRIL 24, 2012 THE CITY OF STARKVILLE, MISSISSIPPI**

The Historic Preservation Commission of the City of Starkville, Mississippi held its regularly scheduled meeting in the Building Department on the Second Floor of City Hall, located at 101 E. Lampkin Street, commencing at 5:30 PM. Present were Commissioners Jason Barrett, Michael Fazio, Maxine Hamilton, Briar Jones, Joy Day Greene and Cyndi Sullivan. Commissioner Tom Walker was absent. Attending the Commissioners was Assistant City Planner Pamela F. R. Daniel.

#### **AN ORDER APPROVING THE WRITTEN AGENDA**

The Commission considered the matter of approval of the written agenda dated April 24, 2012. Chairman Fazio asked the Commissioners to consider adding a second item under the "new business" section to discuss writing a resolution that would be sent to Jackson for the Downtown National Register District. Commissioner Fazio also made a correction to the year. Commissioner Jones made a motion to accept the written agenda as revised and Commissioner Hamilton seconded the motion. After discussion, the Commission voted unanimously to approve the written agenda as revised.

#### **AN ORDER APPROVING THE MINUTES OF THE MARCH 27, 2012 MEETING**

The Commission then considered the matter of approval of the minutes of the March 27, 2012 meeting. After a brief discussion, Commissioner Jones made a motion to approve the minutes as presented. Commissioner Hamilton seconded the motion and the Commission voted unanimously to approve said minutes.

#### **CITIZENS' COMMENTS**

Chairman Fazio asked if any member of the public cared to address the Commission and no public comments were received.

#### **REVIEW OF CERTIFICATE OF APPROPRIATENESS PROCESS---FRANKLIN, TN APPLICATION FORM AND PROPOSED FLOWCHART**

Next there came before the Commission a discussion of the review of certificated of appropriateness process---Franklin, TN application form and proposed flowchart. The Commissioners discussed the draft flowchart prepared by Commissioners Jones and Barrett. Commissioner Fazio stated that he had communicated with the Preservation Planner in Franklin, TN and stated that he had some suggested revisions to the Franklin, TN Certificate of Appropriateness application that would better fit Starkville's needs.

Commissioner Jones added that some revisions were made to delete the time references under submittal and to add note two in the proposed flowchart. After a brief discussion regarding the flowchart, the Commissioners' discussion moved to the Franklin, TN Certificate of Appropriateness application form.

Chairman Fazio began a brief overview of the application form. He proposed that everything on the third page other than the authorization section be eliminated. Commission Fazio explained that Franklin, TN has very specific limitations on the lot or structure of a business while we do not. He suggested revising and compressing the Certificate of Appropriateness application to one page—front and back only.

Conversation then ensued amongst the Commissioners about water runoff and how runoff is created when a vacant lot is developed.

Commissioner Barrett had concerns that this would be a new issue that the Commission would have to address.

Commissioner Jones explained that the Mississippi Department of Environmental Quality triggers the analysis that happens at the Building Department level.

Commissioner Sullivan added that the Building permit office should address that concern rather than the Commission.

After brief discussion, Chairman Fazio suggested that he should go back to work on the COA application and incorporate all of the requirements of Franklin, TN and the Commissioners agreed that the flowchart should be forwarded to Mr. Preziosi.

### **REVIEW OF THE FOLLOWING DRAFT SECTIONS OF PROPOSED STARKVILLE HISTORIC PRESERVATION DESIGN GUIDELINES: BUILDING SITE, BUILDING SETTING AND LANDSCAPE FEATURES; PRESERVATION PRACTICES; GENERAL MAINTENANCE**

Next there came before the Commission discussion of the review of the following draft sections of proposed Starkville Historic Preservation Design Guidelines: building site, building setting and landscape features; preservation practices; general maintenance. Chairman Fazio explained that he had already gone through the document and sent a marked up version to David and urged the Commissioners to go through the document and discuss the sections they felt skeptical about.

Commissioner Jones asked for clarity on whether the document was recommendations on building site, building setting and landscape or guidelines? He went on to say that he felt some of the language was extremely specific and directive. Commissioner Jones stated that the recommendations were good; however, the verbiage seemed to be prescriptive and the Commission comes across as even critiquing the kind of trees one can put in their yard.

Commissioner Jones felt that the draft set restrictions on maintenance, repair, replacement, alteration and installation of outbuildings, fences, sidewalks, driveways, landscape objects, trees and

more. He supported requirements for outbuildings, but he said restrictions on the other items could be extremely disruptive.

Commissioner Jones went on to say that he would prefer to see these as recommendations. He continued by saying that in a university town he wondered if the Commission would be closing opportunities for creativity.

The commission then began to discuss which items to keep as requirements as well as whether to keep the remaining language as a set of recommendations. Commissioner Cyndi Sullivan said she was concerned that including suggestions together with requirements might lead readers to mistake one for the other.

Commissioner Hamilton offered an alternative of having a separate pamphlet which clearly stated “Suggestions” for the remaining sections.

Chairman Fazio said it might be best for the Commission to continue studying the draft section on building sites, settings and landscape features and return to it at the next meeting, where they could vote, item by item, on what to restrict and not restrict.

Chairman Fazio stated that the Commission is going to need to do exactly what they did with building materials — have a vote. He concluded that any suggestions made by David Preziosi would be made available at the next meeting to vote on.

## **DISCUSSION OF A HPC RESOLUTION FOR PROPOSED DOWNTOWN NATIONAL REGISTER DISTRICT NOMINATION IN JACKSON, MS**

Next there came before the Commission discussion of the HPC resolution for proposed Downtown Nation Register District Nomination in Jackson, MS. Chairman Fazio explained that a public hearing held by the Downtown National Register District Nomination would be taken up by the review board on the 17<sup>th</sup> of May. He explained that interested parties could attend or write letters in favor of the nomination, and if approved, the nomination would then be forwarded to Washington. Chairman Fazio went on to say that if the Commission wanted to, it could pass a resolution supporting the nomination as it goes to Jackson and Washington.

Commissioner Jones asked if the Commission had already done this?

Chairman Fazio replied yes, but if they wanted to, they could pass a resolution, or if they were satisfied they could do nothing. He then asked for more thoughts.

Commissioner Hamilton added that the Commissioners do not own property in the district and must therefore let the property owners know that they are sovereign.

Chairman Fazio again asked if there was any other sentiment to make a resolution. Hearing none, the discussion ended.

## **PLANNER REPORT**

No Planner Report was provided at this meeting.

## **ADJOURNMENT**

Commissioner Hamilton made a motion, which was seconded by Commissioner Greene to adjourn the meeting at approximately 6:13 PM. The next regularly scheduled meeting of the Historic Preservation Commission will be Tuesday, May 22, 2012 at 5:30 PM.

---

Michael Fazio, Chairman

---

Pamela F. R. Daniel Asst. City Planner