

APPROVED

MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING OF NOVEMBER 22, 2011 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 at City Hall located at 101 E. Lampkin Street, commencing at 5:30 PM. Present were Commissioners Jason Barrett, Michael Fazio, Briar Jones, Cyndi Sullivan, Joy Day Green and Tom Walker. Commissioner Maxine Hamilton was absent. Attending the Commissioners was City Planner Ben Griffith.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated November 22, 2011. Commissioner Jones made a motion to accept the written agenda as presented and Commissioner Sullivan seconded the motion. After discussion, the Commission voted unanimously to approve the written agenda as presented.

AN ORDER APPROVING THE MINUTES OF THE SEPTEMBER 27, 2011 MEETING MINUTES

The Commission considered the matter of approval of the minutes of the September 27, 2011 meeting. Chairman Fazio and Commissioner Jones pointed out needed revisions to the minutes. After discussion, Commissioner Jones made a motion to approve the minutes, which was seconded by Commissioner Barrett. The Commission then voted unanimously to approve said minutes, as revised.

AN ORDER APPROVING THE MINUTES OF THE NOVEMBER 3, 2011 MEETING MINUTES

The Commission considered the matter of approval of the minutes of the November 3, 2011 meeting. After discussion, Commissioner Jones made a motion to approve the minutes, which was seconded by Commissioner Barrett. The Commission then voted unanimously to approve said minutes, as presented.

CITIZENS COMMENTS

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

REVIEW AND DISCUSSION OF DESIGN GUIDELINES QUESTIONS AND TIMELINE FOR MISSISSIPPI HERITAGE TRUST

Next there came before the Commission a discussion of the content questions provided by Mr. David Preziosi of the Mississippi Heritage Trust. After a brief discussion, the Commissioners decided to address each of the items individually, voting on each separately to give Mr. Preziosi the guidance he sought in drafting the design guidelines.

Aluminum and Vinyl Siding

Commissioner Walker made the following motion: *“From this date forward, aluminum and vinyl siding shall not be used.”* Commissioner Sullivan seconded the motion and the Commission voted unanimously to approve the motion.

Fiber Cement Siding (“Hardie Plank”)

Commissioner Sullivan made the following motion: *“Fiber Cement Siding (‘Hardie Plank’) will require approval by the Historic Preservation Commission.”* Commissioner Barrett seconded the motion and the Commission voted unanimously to approve the motion.

Roofing Shingles

Commissioner Sullivan made the following motion: *“The Historic Preservation Commission will not address asphalt or composite shingle colors.”* Commissioner Jones seconded the motion and the Commission voted 4—1 to approve the motion. Commissioner Greene cast the dissenting vote.

Metal Roofing

Commissioner Jones made the following motion: *“A change in roofing materials on existing structures shall require approval by the Historic Preservation Commission.”* Commissioner Walker seconded the motion and the Commission voted unanimously to approve the motion.

Replacement Windows

Commissioner Sullivan made the following motion: *“Rehabilitation of existing windows is strongly encouraged. Any replacement of existing windows shall require approval by the Historic Preservation Commission.”* Commissioner Jones seconded the motion and the Commission voted unanimously to approve the motion.

Storm Windows and Doors

Commissioner Sullivan made the following motion: *“Storm windows and doors are allowed; the Historic Preservation Commission encourages owners to consult the design guidelines.”* Commissioner Walker seconded the motion and the Commission voted unanimously to approve the motion.

Shutters

Commissioner Sullivan made the following motion, consisting of four bullet points:

- *The use of shutters on a building shall be determined by the architectural style of the structure.*
- *Those structures that had shutters historically shall be allowed to have replacement shutters installed if the original ones are too deteriorated to repair. Replacements should be of a similar size and configuration and be mounted in the same location.*
- *Shutters are discouraged from being applied to historic structures that did not have them.*

- *The use of vinyl and aluminum shutters shall not be allowed.*

Commissioner Jones seconded the motion and the Commission voted unanimously to approve the motion.

Security/Burglar Bars

Commissioner Jones made the following motion: *“Security and Burglar Bars are not encouraged by the Historic Preservation Commission.”* Commissioner Walker seconded the motion and the Commission voted unanimously to approve the motion.

Exterior Doors

Commissioner Walker made the following motion: *“Rehabilitation of existing exterior doors is strongly encouraged. Any replacement of existing exterior doors shall require approval by the Historic Preservation Commission.”* Commissioner Sullivan seconded the motion and the Commission voted unanimously to approve the motion.

The Commissioners requested that the City Planner draft the motions onto a single page to be distributed to them for a final review before forwarding to David Preziosi at the Mississippi Heritage Trust.

DISCUSSION OF PENDING DOWNTOWN HISTORIC DISTRICT DESIGNATION

Next there came before the Commission a discussion of the pending downtown historic district designation. Commissioner Walker stated that the Commission should make a recommendation to the Mayor and Board of Aldermen regarding the national designation of downtown Starkville as a historic district. He also suggested that the Starkville Main Street Association (SMSA) should canvas or poll the downtown property owners for their feedback regarding the national designation.

Chairman Fazio stated that he would like to invite the SMSA to a Commission meeting and Commissioner Sullivan added that she would like to hear about their plan in greater detail.

Commissioner Barrett stated that he owned property in the downtown area but had only heard about the national designation at the Commission meetings.

Commissioner Walker stated that the only danger of not getting approval would be if everyone has not been informed of what’s happening for national historic district designation.

Commissioner Sullivan stated that the City needed to contact every single property owner and Commissioner Walker stated that the City should ask SMSA to contact every property owner.

Commissioner Barrett stated that it would be a great idea, but he wanted to be better informed.

Commissioner Walker suggested a motion for the Commission to consider the nomination of downtown Starkville as a national historic district as a positive step and recommend that the City of Starkville contact SMSA to canvas members to make sure a majority of the membership wants to designate their area because 51% would need to actively vote against the proposal to disapprove it and not automatically assume that it would pass because it received the most votes.

Commissioner Sullivan asked who was regulating the process.

Commissioner Barrett answered that people had gathered information for the national designation of the downtown area as a historic district and that the Commission needed info from the SMSA before voting on the downtown historic district designation, making sure that we know what we're doing about design guidelines.

Commissioner Sullivan stated that she thought the design guidelines only addressed the three existing historic districts and that the guidelines should also address the downtown district.

Commissioner Walker stated that if the downtown historic district were to be designated by the City to be covered by the proposed design guidelines, the Commission would need to decide to designate and that the Commission would look stupid if it didn't run parallel.

Commissioner Sullivan stated that she would've liked to have been involved from the beginning.

Chairman Fazio stated that the Commission was not directly involved.

Commissioner Walker stated that a Starkville non-profit group started the downtown historic district designation process, a group with no direct financial interest is what had ruffled people's feathers. Commissioner Walker stated that the way he saw it, there were two issues: what the Commission thinks about it and how the City should proceed.

Commissioner Barrett stated that there were some folks from downtown present at the last meeting and that they had expressed some concern with the national historic designation. He asked everyone what they would lose if the Commission takes it on themselves and waited until the next their next meeting.

Commissioner Sullivan asked if the downtown district would fall under the proposed historic preservation design guidelines.

Chairman Fazio stated that the downtown historic district would probably use the boundaries of the map provided in the downtown resource survey by David Preziosi.

Commissioner Walker answered that the downtown resource survey was independent of what the Commission does, that the SCNF had initiated the process on their own and that the Commission needed to make recommendations to the Mayor and Board of Aldermen and engage SMSA to poll the 138 business and property owners, which should eliminate the controversy because it would become a non-issue. He concluded by stating that the Commission needed to determine what would happen.

After further discussion, Commissioner Jones made a motion that the Historic Preservation Commission formally invite the SCNF and SMSA to make a presentation at the Commission's next meeting.

Commissioner Walker called a point of order to clarify exactly when the next Commission meeting would take place, and after a brief discussion amongst the Commissioners, it was determined that the next Commission meeting would be Monday, December 19th at 5:30 PM in the Building Department.

Commissioner Sullivan seconded, and the Commission voted unanimously in favor of approval.

PLANNER'S REPORT

City Planner Ben Griffith reported that he was working on submittal of the annual baseline CLG report which was due December 1st. He also stated that he had already turned in progress reports on the two grants received from MDAH. Mr. Griffith referred the Commissioners to the 2012 HPC submittal and meeting schedule, stating that it showed all of their meetings to be held on the fourth Tuesday of each month. He stated that the fourth Tuesday of November fell after Thanksgiving, asking if anyone had any issues with that particular meeting and none did. He also pointed out that the fourth Tuesday of December 2012 fell on Christmas Day and asked the Commissioners how they wished him to address it. It was suggested to leave it "To Be Determined" for the time being and the Commission would address it later in the year as the date approached.

ADJOURNMENT

Commissioner Walker made a motion, which was seconded by Commissioner Barrett to adjourn the meeting at approximately 7:15 PM. The next meeting of the Historic Preservation Commission will be Monday, December 19, 2011 at 5:30 PM in the Building Department on the second floor of the Starkville City Hall.

Michael Fazio, Chairman

Ben Griffith, AICP, City Planner