

APPROVED

MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING OF MARCH 29, 2011 THE CITY OF STARKVILLE, MISSISSIPPI

The Historic Preservation Commission of the City of Starkville, Mississippi held its regularly scheduled meeting in the City Hall Courtroom at 101 E. Lampkin Street, Starkville, Mississippi, commencing at 3:30 PM. Present were Commissioners Michael Fazio, Tom Walker and Maxine Hamilton. Attending the Commissioners was City Planner Ben Griffith. Absent from the meeting were Recording Secretary Sara McHann, Commissioners Jason Barrett, Cyndi Sullivan, Patrik Nordin and Joy Day Greene.

With only three members in attendance, a quorum was not established to conduct official business. The members decided to proceed straight to the business items on the agenda since neither one required action by the Commission.

UPDATE ON STATUS OF GRANT APPLICATIONS

Chairman Fazio read aloud a letter dated March 4, 2011, from the US Department of Interior to Mr. H.T. Holmes, the State Historic Preservation Officer, recommending the City of Starkville's acceptance into the Certified Local Government Program.

DISCUSSION WITH DAVID PREZIOSI REGARDING OVERTREET SURVEY AND DESIGN GUIDELINES

Chairman Fazio introduced Mr. David Preziosi of the Mississippi Heritage Trust. Chairman Fazio gave a brief history of the City's designated historic districts for the benefit of those in the audience.

Mr. Preziosi discussed the purpose and intent of historical design guidelines, comparing those of Raymond and Philadelphia. He stated that they could be loose or strict, depending on the needs of the city. Mr. Preziosi also discussed the components of the guidelines.

Michelle Jones addressed the Commission and the audience about the re-surveying of the Overtreet Historic District, the potential designation of landmark sites and also the expansion of one or more of the historic districts, adding that there may be more properties eligible for designation now.

Mr. Preziosi briefly discussed the use of the National Registry as a means to access tax credits, especially for commercial properties, if they were included in the historic district. He then provided an example of a "Historic Resources Inventory" survey form for the Commissioners and audience to inspect.

Randy Wilson discussed the benefits of historic district designation and the suggested that the Commissioners consider adding commercial areas to the districts in the future.

Michelle Jones stated that while some property owners may be willing, others may not. She stated that community education and outreach is the key to promoting better understanding of what historic district design guidelines are all about and that this should be a key activity of the Historic Preservation Commission. Ms. Jones added that there were always individual property rights issues around the state and the challenge will be in the details of the design guidelines.

Jan Miller stated that the Main Street Program is a strong advocate for historic preservation and that they should work closely together with the Historic Preservation Commission.

Randy Miller suggested that the design guidelines be an amendment or appendix to the zoning ordinances, not actually a part of the zoning ordinance, similar to how building codes are adopted by the city.

A brief discussion ensued regarding design guidelines for such items as solar panels and satellite dishes, infill development, commercial areas, and adjacent properties which are not included in the historic district. There was also a brief discussion regarding Certificates of Appropriateness and how they would be reviewed and issued, specifically what city staff could approve and what would be required to be brought before the Commission. Mr. Preziosi suggested a flowchart similar to what the City of McComb uses and that other cities had various information and handouts to assist property owners with complying with historic preservation guidelines.

With that, Chairman concluded the discussion and asked for the Planner's Report.

PLANNER'S REPORT

Mr. Griffith reported that the addresses for all of the historic districts had been completed and compiled onto spreadsheets. He stated that he had updated the membership roster and asked if anyone needed to make any revisions and if so, he would make corrections.

ADJOURNMENT

Commissioner Walker made a motion, seconded by Commissioner Hamilton to adjourn the meeting at approximately 4:40 PM. The next meeting of the Historic Preservation Commission will be Tuesday, April 26, 2011 at 5:30 PM in the City Hall Courtroom.

Michael Fazio, Chairman

Ben Griffith, AICP, City Planner