OFFICIAL AGENDA

HISTORIC PRESERVATION COMMISSION

CITY OF STARKVILLE, MISSISSIPPI

REGULAR MEETING OF TUESDAY, FEBRUARY 26, 2013

CITY HALL COURTROOM, 101 E. LAMPKIN STREET, 5:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

III. ROLL CALL

IV. CONSIDERATION OF THE OFFICIAL AGENDA

V. CONSIDERATION FOR APPROVAL OF THE JANUARY 22, 2013 MEETING MINUTES

VI. CITIZEN COMMENTS

VII. OLD BUSINESS

VIII. NEW BUSINESS

A. CONSIDERATION OF THE RECOMMENDATION TO THE BOARD OF ALDERMEN OF THE CITY OF STARKVILLE TO CONSIDER THE NOMINATION AND ADOPTION OF THREE (3) HISTORIC DISTRICTS: GREENSBORO STREET DISTRICT, NASH STREET DISTRICT AND THE OVERSTREET DISTRICT AND TO ADOPT THE DESIGN STANDARDS FOR THE HISTORIC DISTRICTS.

IX. PLANNER REPORT

X. ADJOURNMENT

The City of Starkville is accessible to persons with disabilities. Please call the ADA Coordinator, Mr. Joyner Williams, at (662) 323-8012, ext. 121 at least forty-eight (48) hours in advance for any services requested.

UNAPPROVED

MINUTES OF THE HISTORIC PRESERVATION COMMISSION REGULAR MEETING OF JANUARY 22, 2013 THE CITY OF STARKVILLE, MISSISSIPPI

The Historic Preservation Commission of the City of Starkville, Mississippi held its regular meeting in the Courtroom in City Hall, located at 101 E. Lampkin Street. Present were Commissioners Michael Fazio, Briar Jones, Jason Barrett, Cyndi Sullivan and Tom Walker. Commissioners Maxine Hamilton and Joy Day Greene were absent. Chairman Fazio called the meeting to order at 5:30 PM. Attending the Commissioners was Interim Community Development Department Head Lynn Spruill and recording secretary Bill Green.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated January 22, 2013. Commissioner Jones made a motion to approve the agenda. Commissioner Barrett seconded the motion and the Commission voted unanimously to approve the written agenda.

Commissioner Maxine Hamilton entered the meeting at this time.

AN ORDER APPROVING THE MINUTES OF THE JANUARY 22, 2013 MEETING

The Commission then considered the matter of approval of the minutes of the January 22, 2013 meeting. Commissioner Barrett made a motion to approve the minutes as presented. Commissioner Sullivan seconded the motion and the Commission voted unanimously to approve said minutes as presented.

CITIZEN COMMENTS

Chairman Fazio asked if any member of the public cared to address the Commission about matters that were not the subject of the public hearing that was scheduled for the meeting and no public comments were received.

DISCUSSION OF OLD BUSINESS

There was no old business scheduled for the agenda and no old business was presented.

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NEW BUSINESS

A. PUBLIC HEARING ON THE BOUNDARIES AND THE ADOPTION OF THE PROPOSED HISTORIC DISTRICTS AS REPRESENTED BY THE MAPS FOR GREENSBORO STREET DISTRICT, NASH STREET DISTRICT AND OVERSTREET DISTRICT.

The Chairman of the Commission provided a brief overview of the development of the historic preservation ordinance and the process of the development of the districts and the maps. He also provided a summary of the District Standards that have been approved by the Historic Preservation Commission.

Chairman Fazio then opened the meeting to the public for comment. The Chairman requested that each member of the public to sign in for record keeping purposes. (See attached roster)

Tom Carskadon of 520 Greensboro Street stated that he believed that this ordinance was an abrogation of property owners rights and that there was not a compelling government interest for the adoption of these restrictions. He also stated concerns about any restriction on safety measures that would come from not allowing changes to such things as windows. He further stated that he did not believe that the government should be involved.

Robert Leach of 314 South Jackson Street stated that he appreciated the efforts of the Commission and believes that proactive involvement is good for the area. He also asked about such changes as replacement of siding and use of the structure as a bed and breakfast.

Robert McMillan of 509 South Jackson Street stated that he believed that there were tangible benefits in adopting the guidelines.

Commissioner Walker stated that he did not believe that the historic district adoption would interfere with safety issues.

Mr. Dan Craig indicated that he owns property within the district that was not of any historic character. He said that he had duplexes located on South Lafayette Street and asked that they be removed from the district because they do not conform to any historic districts standards.

Kim Stevens of 400 Hogan Street stated that she does not believe that they should be mandated to meet standards that are being imposed on those who currently own property. She stated that she was opposed to the commission.

Tom Carskadon stated that he believed that public safety requirements would trump aesthetic and historic significance. He asked what is wrong with Greensboro Street that needs fixing?

Robert McMillan stated that the district is a checkerboard of periods and wants protection from bad development.

Commissioner Walker discussed tax credits as available to homeowners and stated that many home owners were not knowledgeable about opportunities for which their properties might be eligible.

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There was a question regarding opting out of the area districts. Chairman Fazio responded that opting out was not a provision of the ordinance.

Chairman Fazio indicated that it was up to the Board of Aldermen to determine the final maps and districts.

Brenda Montgomery Chambliss asked about the omission of the properties along the railroad track that had some historic significance. Chairman Fazio indicated that the initial focus was on the residential aspects of the district.

The public hearing sign in sheet is provided on the following page and the proof of publication of the public notice ads follow.

DRAFT

City of Starkville HPC Meeting
Tuesday, January 22, 2013
Sign-In Sheet
* * * Please Print Clearly! * * *

Name	Address	Phone
Kim Stevens	400 Hogan St	312-7763
Mary Lee Beal	516 Greensboro	323-8748
Patricia Buckner	305 Gillespie	418-2128
Henri Sue Kennard	401 E. Gillespie	601-616-7319
Robert McMillen	509 S. Jackson	662.648.9012
Billie A. Coats	322 Lafayette ST	662-312-9567
Brenda Montgomery Chambliss	411 Green St.	662-312-4175
DAN CRAIG	P.O. BOX 80262	662-323-0935
[illegible]	403 S Jackson	662-338-3417
Ray Daughtery	209 South Montgomery	662-323-6537
TOM CARSKADON	520 GREENSBORO STREET	662-325-7655
Steven Nalley	704 Chestnut Drive	662-617-5484

* * * Please Print Clearly! * * *

PLANNER REPORT

Ms. Spruill reported that the next meeting will be the finalization of the adoption of the historic districts and the District Standards with a recommendation to be forwarded to the Board of Aldermen for their approval and adoption.

ADJOURNMENT

Commissioner Walker made a motion, which was seconded by Commissioner Sullivan, to adjourn the meeting at approximately 6:15 PM. The next regularly scheduled meeting of the Historic Preservation Commission will be Tuesday, February 26, 2013 at 5:30 PM in the courtroom of City Hall located at 101 East Lampkin Street.

_____

Michael Fazio, Chairman

_____

Lynn Spruill, Interim Community Development Department Head

DRAFT

The State of Mississippi
OKTIBBEHA COUNTY

AFFIDAVIT OF PUBLICATION

Before me, in and for said county, this day personally came the undersigned representative of the Starkville Daily News, a newspaper published in the City of Starkville, of said county and state, who being duly sworn deposeth and says that the publication of a certain notice, a true copy of which, is hereto affixed has been made for 1 weeks consecutively, to wit:

Dated December 31, 2012

Dated _____, 20____

Dated _____, 20____

Dated _____, 20____

Dated _____, 20____

Said representative further certifies that the several numbers of the newspaper containing the above mentioned notice have been produced and compared with the copy affixed; and that the publication thereof has been correctly made.

WITNESS MY HAND AND SEAL OF OFFICE, this the 7 day of Jan, A.D., 2013

By: Mona Howell

Notary Public

STATE OF MISSISSIPPI
MONA P. HOWELL
NOTARY PUBLIC
ID No. 88219
Commission Expires
January 16, 2016
OKTIBBEHA COUNTY

SEAL:

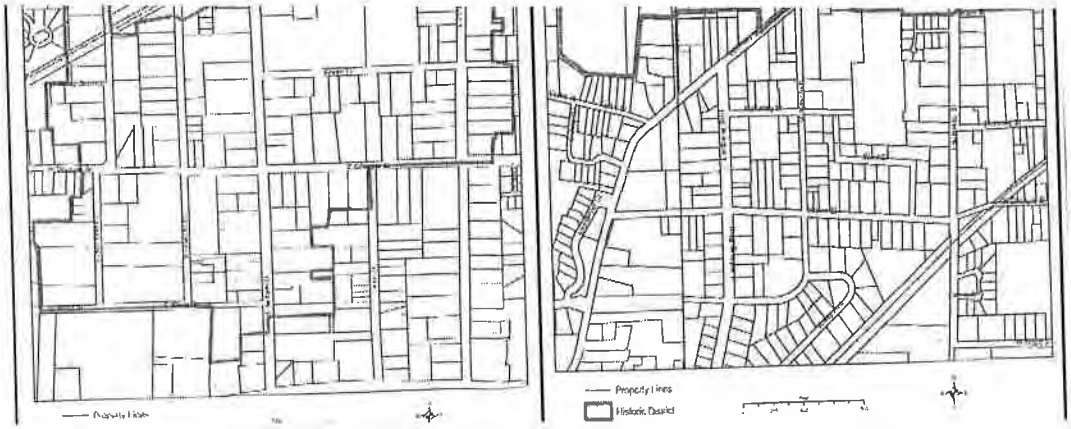
STARKVILLE DAILY NEWS

By: _____

( ) Publisher (X) Clerk

Publication Fee	$ 1322.25
Proof(s) Of Publication	$
Total Charges	$ 1322.25

AFFIDAVIT# 36067



The State of Mississippi
OKTIBBEHA COUNTY

AFFIDAVIT OF PUBLICATION

Before me, in and for said county, this day personally came the undersigned representative of the Starkville Daily News, a newspaper published in the City of Starkville, of said county and state, who being duly sworn deposeth and says that the publication of a certain notice, a true copy of which, is hereto affixed has been made for 2 weeks consecutively, to wit:

Dated January 8, 2013
Dated January 16, 2013
Dated _____, 20____
Dated _____, 20____
Dated _____, 20____

Said representative further certifies that the several numbers of the newspaper containing the above mentioned notice have been produced and compared with the copy affixed; and that the publication thereof has been correctly made.

WITNESS MY HAND AND SEAL OF OFFICE, this the 7 day of Feb, A.D., 2013

By: Mona Howell
Notary Public

SEAL:

STATE OF MISSISSIPPI
MONA P. HOWELL
NOTARY PUBLIC
ID No. 88219
Commission Expires
January 16, 2016
OKTIBBEHA COUNTY

STARKVILLE DAILY NEWS

By: _____
( ) Publisher (X) Clerk

Publication Fee	$ _____
Proof(s) Of Publication	$ _____
Total Charges	$ 26.44.50

AFFIDAVIT# 36081

NOTICE OF PUBLIC HEARINGS

THERE WILL BE A PUBLIC HEARING CONDUCTED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF STARKVILLE, MISSISSIPPI TO CONSIDER THE PROPOSED DISTRICTS AND STANDARDS FOR THREE (3) SEPARATE HISTORIC DISTRICTS IN THE CITY OF STARKVILLE.

SEPARATE PUBLIC HEARINGS WILL BE CONDUCTED BY THE MAYOR AND BOARD OF ALDERMAN OF THE CITY OF STARKVILLE, MISSISSIPPI TO CONSIDER THE ADOPTION OF THE PROPOSED DISTRICTS AND STANDARDS.

THE PUBLIC HEARING WILL BE TUESDAY, JANUARY 22, 2013 STARTING AT 5:30 PM IN THE CITY HALL COURTROOM AT 101 E. LAMPKIN STREET, STARKVILLE, MISSISSIPPI.

AT THE HEARING, INTERESTED PARTIES MAY APPEAR AND BE HEARD WITH RESPECT TO THE PROPOSED STANDARDS. COPIES OF THE PROPOSED DISTRICTS AND THE PROPOSED STANDARDS. COPIES OF THE PROPOSED DISTRICTS AND THE PROPOSED STANDARDS ARE AVAILABLE ON THE CITY'S WEBSITE AT WWW.CITYOFSTARKVILLE.ORG AND AT CITY HALL IN THE BUILDING DEPARTMENT AND MAY BE INSPECTED BY THE PUBLIC DURING NORMAL BUSINESS HOURS.

D. LYNN SPRUILL
INTERIM DEPARTMENT HEAD
& CHIEF ADMINISTRATIVE OFFICER
CITY OF STARKVILLE
PUBLISHED ON: MONDAY, DECEMBER 31, 2012; TUESDAY, JANUARY 8, 2013 AND WEDNESDAY, JAUARY 16, 2013.

Nash Street Historic District
Boundary Description

The Nash Street Historic District runs along North Nash Street from Lancaster Drive to 198 N. Nash Street on the west side of North Nash Street, and along North Nash Street from 195 N. Nash Street to College View Street along both sides of North Nash Street.

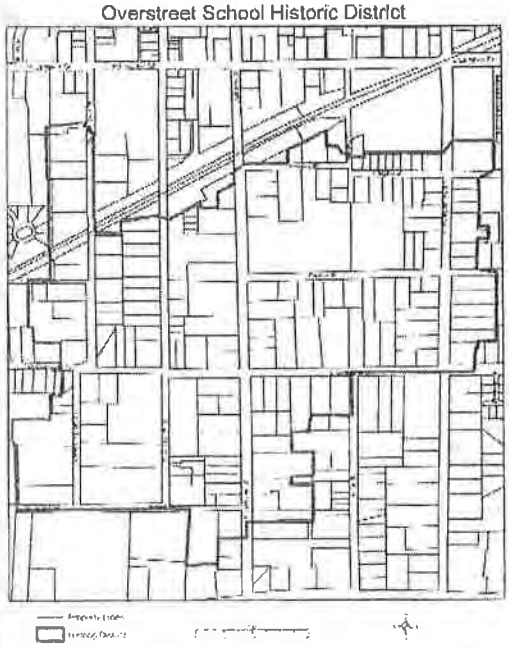
Nash Street Historic District

Overstreet School Historic District
Boundary Description

The Overstreet Historic District runs along South Washington Street on the western side of the street from 202 S. Washington Street south to 516 South Washington ending at West Wood Street, on the eastern side of South Washington from 213 South Washington to 523 South Washington; both sides of South Lafayette Street from 902 South Lafayette Street to East Wood Street; both sides of South Jackson Street from 901 South Jackson to 601South Jackson Street on the east side and from 600 to 600 on the west side of South Jackson Street; 300 & 302 Worley Street; and both sides of South Montgomery Street from 206 South Montgomery Street to East Gillespie Street and from 209 South Montgomery to East Gillespie.

The Overstreet Historic District also includes 101 McKinley Street, both sides of West & East Gillespie Streets from South Washington Street to South Montgomery Street; both sides of Green Street from South Jackson Street to South Montgomery Street; and the south side of Hogan Street from South Jackson Street to South Montgomery Street; the north side of Hogan Street from 307 Hogan Street to South Montgomery Street.

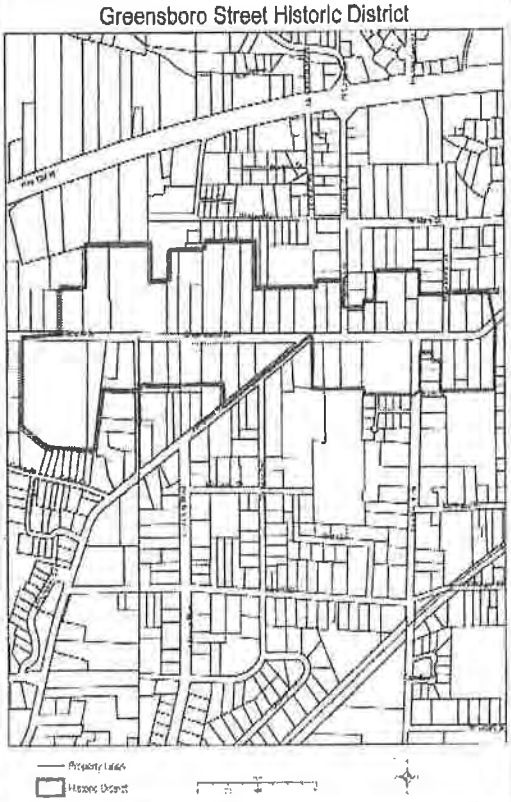
Overstreet School Historic District



Greensboro Historic District
Boundary Description

The Greensboro Historic District runs along Greensboro Street from 601 Greensboro Street to 305 Greensboro Street encompassing the all of the properties fronting the south side of Greensboro Street to include an additional parcel # 102B-00-009.00 located behind 309 Greensboro Street. The Greensboro Historic District also runs along the north side of Greensboro Street from 606 Greensboro Street to include 302 Greensboro Street consisting of all properties fronting Greensboro Street.

Greensboro Street Historic District



ORDINANCE NUMBER 2013-??

AN ORDINANCE TO OFFICIALLY ADOPT AND ESTABLISH THE HISTORIC GREENSBORO STREET DISTRICT, INCLUDING THE APPROVED MAP, THE INVENTORY OF AFFECTED PROPERTIES AND AMEND THE CITY OF STARKVILLE CODE OF ORDINANCES CHAPTER 67 – HISTORICAL PRESERVATION; ARTICLE IV, GREENSBORO STREET DISTRICT AND FOR RELATED PURPOSES.

WHEREAS, the City of Starkville has established a Historic Preservation Commission to preserve, promote, and develop the City's historical resources and to advise the City on the designation of historic districts, landmarks, and landmark sites and perform such other functions as may be provided by law; and

WHEREAS, the Historic Preservation Commission has received a report from a consultant to identify the appropriate districts to accomplish the stated goals and directives; and

WHEREAS, the Historic Preservation Commission has approved the identified properties in the Greensboro Street historic districts and has held public hearings as required by the ordinance for the purpose of receiving input from the affected parties and the citizens; and

WHEREAS, the Historic Preservation Commission has approved the map and the description and the inventory of the Greensboro Street District currently being considered for adoption by the Board of Aldermen as an official historic district;

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Board of Aldermen of the City of Starkville as follows:

SECTION I. Recitals.

The foregoing recitals are true and correct, and included herein.

SECTION II. Statement of Purpose and Intent.

A. The City hereby recognizes that through the efforts of the Historic Preservation Commission there is the desire to enhance, and perpetuate those aspects of the City having historical, cultural, architectural, and archaeological merit. The recognition of specific districts is appropriate to provide the protection afforded by the inclusion of the properties in such district. This ordinance is intended to recognize and thereby save the historic district known as Greensboro Street from unrestricted development, growth and change.

SECTION III. Definitions.

Unless specifically noted otherwise, the following definitions are standard throughout this ordinance:

Alteration: Any change in the exterior appearance or materials of a landmark or a structure within a historic district or on a landmark site. Alterations shall include painting of previously unpainted brick, repointing of brickwork and sandblasting.

Applicant: The owner of record of a resource; the lessee thereof with the approval of the owner of record in notarized form; or a person holding a "bona fide" contract to purchase a resource.

Appurtenance: An accessory to a building, structure, object, or site, including, but not limited to, landscaping features, walls, fences, light fixtures, steps, paving, sidewalks, shutters, awnings, solar panels, satellite dishes, and signs.

Building: A structure created to shelter any form of human activity.

Certificate of Appropriateness: An official signed and dated governmental document issued by the appropriate governing authority of the City of Starkville to permit specific work in a historic district or at a landmark site or landmark, which has been reviewed and approved.

Certified Local Government (CLG): A federal program authorized by the National Historic Preservation Act 16 U.S.C. 470 et seq., that provides for the participation of local governments in a federal/state/local government preservation partnership. The federal law directs the State Historic Preservation Officer of Mississippi and the Secretary of the Interior to certify local governments to participate in this partnership. Specific Mississippi requirements for the program are published in "State of Mississippi, Procedures for the Certified Local Government Program."

City: The City of Starkville as represented by the Mayor and Board of Aldermen.

Construction: Work which is neither alteration nor demolition. Essentially, it is the erection of a new structure which did not previously exist, even if such a structure is partially joined to an existing structure.

Demolition: The intentional removal of a structure within a local historic district or on a landmark site or which has been designated as a landmark, including landscape features.

Demolition by Neglect: Substantial deterioration of a historic structure that results from improper maintenance or a lack of maintenance.

Design Review Guidelines: As adopted by the local Historic Preservation Commission, shall be in a written form designed to inform local property owners about historical architectural styles prevalent in a community and to recommend preferred treatments and discourage treatments that would compromise the architectural integrity of structures in a historic district or on a landmark site or individually designated as landmarks.

Exterior Features: Exterior features or resources shall include, but not be limited to, the color, kind, and texture of the building material and the type and style of all windows, doors, roofs and appurtenances.

Historic District: A group of two (2) or more tax parcels and their structures, and may be an entire neighborhood of structures linked by historical association or historical development. It is not necessary that all structures within a historic district share the same primary architectural style or be from the same primary historical period. A historic district may also include both non-residential and residential structures, and may include structures covered by two (2) or more zoning classifications. A historic district may include both contributing and non-contributing structures. A historic district is designated by the Commission and approved by the City through an ordinance.

Historic Landmark: A structure of exceptional individual significance, and its historically associated land, which typically could not be included within a local historic district or other appropriate setting. A historic landmark is designated by the Commission and approved by the City through an ordinance.

Historic Preservation Commission: The Historic Preservation Commission, is a local Historic Preservation Commission established to advise the local government on matters relating to historic preservation, including the designation of historic districts, landmarks and landmark sites, and which may be empowered to review applications for permits for alteration, construction, demolition, relocation or subdivision for structures in historic districts or on landmark sites or designated as landmarks.

Improvement: Additions to or new construction on landmarks or landmark sites, including, but not limited to, buildings, structures, objects, landscape features, and manufactured units, like mobile homes, carports, and storage buildings.

Landmark Site: A location where a primary architectural or historical resource formerly stood or a significant historic event took place or an important archeological resource remains. For the purposes of this ordinance, a landmark site encompasses prehistoric or historic sites on unimproved or improved land. A historic landmark is designated by the Commission and approved by the City through an ordinance.

Landscape: Any improvement or vegetation including, but not limited to: shrubbery, trees, plantings, outbuildings, walls, courtyards, fences, swimming pools, planters, gates, street furniture, exterior lighting, and site improvements, including but not limited to, subsurface alterations, site regrading, fill deposition, and paving.

National Historic Landmark: A district, site, building, structure, and/or object that has been formally designated as a National Historic Landmark by the Secretary of the Interior and possesses exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archaeology, engineering, and culture and that possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. National Historic Landmarks are automatically listed in the National Register.

National Register of Historic Places: A Federal list of cultural resources worthy of preservation, authorized under the National Historic Preservation Act of 1966 as part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect the Nation's historic and archaeological resources. The National Register Program is administered by the Commission, by the State Historic Preservation Office, and by the National Park Service under the Department of the Interior. Significant Federal benefits may accrue to owners of properties listed or determined eligible for listing in the National Register.

Object: A material thing of functional, cultural, historical, or scientific value that may be, by nature or design, movable, yet related to a specific setting or environment.

Ordinary Repair or Maintenance: Work done to prevent deterioration of a resource or any part thereof by returning the resource as nearly as practical to its condition prior to such deterioration, decay, or damage. Ordinary repair or maintenance includes repainting.

Owner of Record: The owner of a parcel of land, improved or unimproved, reflected on the City tax roll and in County deed records.

Period of Greatest Historic Significance for a Landmark: The time period during which the landmark had been essentially completed but not yet altered. It is also the period during which the style of architecture of the landmark was commonplace or typical. If a landmark also achieved historical importance in part because of designed landscape features, the period of greatest historic significance includes the time period during which such landscape features were maintained.

Relocation: The moving of a structure to a new location on its tax parcel or the relocation of such a structure to a new tax parcel.

Resource: Parcels located within historic districts, individual landmarks, and landmark sites, regardless of whether such sites are presently improved or unimproved. Resources can be both separate buildings, districts, structures, sites, and objects and related groups thereof.

Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings: A Federal document stating standards and guidelines for the appropriate rehabilitation and preservation of historic buildings.

Site: The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing buildings, or objects.

State Historic Preservation Office: The Historic Preservation Division of the Mississippi Department of Archives and History.

State Historic Preservation Officer: The Director of the Mississippi Department of Archives and History.

Structure: A man-made object and typically will be visible because of portions which exist above grade. Structures built during the historic period, 1700 forward, may in some instances not be visible above grade if they are cellars, cisterns, icehouses or similar objects which by their

nature are intended to be built into the ground. A structure includes both interior components and visible exterior surfaces, as well as attached elements such as signs and related features such as walks, walls, fences and other nearby secondary structures or landmark features.

Sub-districts: Discrete areas within a larger historic district within which separate design guidelines are appropriate and that may be created to recognize different zoning classifications or historic development patterns which have caused adjacent historic areas to develop at different times.

Subdivision: Any change in the boundaries of a single tax parcel, whether the change results in expansion or reduction or a boundary relocation.

Substantial Deterioration: Structural degradation of such a nature that water penetration into a historic structure can no longer be prevented, or structural degradation that causes stress or strain on structural members when supports collapse or warp, evidence of which includes defective roofing materials, broken window coverings and visible interior decay.

Survey of Resources: The documentation, by historical research or a photographic record, of structures of historical interest within a specified area or jurisdiction or of existing structures within a proposed historic district.

Unauthorized Demolition: The deliberate demolition of a historic structure without prior review and approval by a local Historic Preservation Commission or a governing authority to which such a Commission has made a recommendation.

SECTION IV. Greensboro Street District Written Identification and Maps

The Greensboro Street District is described by the following:

The Greensboro Historic District runs along Greensboro Street from 607 Greensboro Street to 305 Greensboro Street encompassing the all of the properties fronting the south side of Greensboro Street to include an additional parcel #102B-00-009.00 located behind 309 Greensboro Street. The Greensboro Historic District also runs along the north side of Greensboro Street from 606 Greensboro Street to include 302 Greensboro Street consisting of all properties fronting Greensboro Street.

Map – See Addendum A

SECTION V. Designation of the Greensboro Street Historic District.

By ordinance, the City may establish landmarks, landmark sites, and historic districts within the area of its jurisdiction. Such landmarks, landmark sites, or historic districts shall be designated following the criteria as specified in Section III.

A. The Commission initiated the continuing and thorough investigation of the archaeological, architectural, cultural, and historic significance of the City's resources. The findings have been collected in a cohesive format, made a matter of public record, and made available for

public inspection. The Commission has provided complete documentation for the Greensboro Street historic district, including:

1. An inventory of all property within the district, with photographs of each building and an evaluation of its significance to the district.
2. An inventory, which would be in format consistent with the statewide inventory format of the Historic Preservation Division of the Mississippi Department of Archives and History (SHPO).

B. The Commission voted to recommend the nomination of the Greensboro Street District for designation as an historic district in the City of Starkville as authorized by the Historic Preservation Ordinance.

C. The Commission's recommendations to the City for the designation of the Greensboro Street historic district include:

1. A map of the historic district that clearly delineates the boundaries.
2. A verbal boundary description and justification.
3. A written statement of significance for the proposed historic district.

Statement of Significance:

The Greensboro Street Historic District is highly cohesive architecturally and contains a significant collection of primarily residential structures. It was during the late1860s and early 1870s that the oldest houses on Greensboro Street began to appear, although the road had been a major route leading west from Starkville since early in Starkville's history. The road was named Greensboro because it led to the former town of Greensboro, which, until 1871, was the county seat of Choctaw County. Even after the demise of Greensboro, the road continued to be known by that name until most of it was incorporated into U.S. Highway 82.

The Greensboro Street Historic District contains many excellent examples of the architectural styles common to the area and spanning the different periods of the district's growth. The earliest style is the Greek Revival, which continued to enjoy popularity in the region after it had declined in most others. Vernacular examples of the style can be found at 410, 413, and 522 Greensboro Street. Reflecting the area's period of economic recovery during the Reconstruction era, these houses do not possess the high-style classical decoration found in some of the county's antebellum residences, with the Greek Revival detailing limited to simple columned porches and tripartite frontispiece entrances. The house at 404 Greensboro Street features Greek, Italianate, and Gothic motifs in an unusual eclectic ensemble. Several Queen Anne-style houses were built between 1880 and the turn-of-the-century at 306, 504, 515, 518, 601, and 607 Greensboro Street. The Colonial Revival style was used on the houses at 425, 508, 513, and 515 Greensboro Street and feature columned verandahs, fan-lighted entrances, and other classical details. By 1920, Craftsman-style dwellings began to dot the neighborhood. with versions of the style that were both large and small, brick and frame. One of the most outstanding structures within the district is the Old Middle School Building constructed in 1927 in the Jacobethan Style. It is one of only a few buildings of this type in Mississippi.

Additionally, the district is important for containing perhaps the highest concentration of residences previously belonging to the economic and civic leaders of Starkville from the mid-nineteenth through the early-twentieth centuries. The residents of Greensboro have played key roles in the political activities of Starkville through the years, providing three mayors, two aldermen, a judge, a sheriff, and a state legislator. Other individuals were leaders in the fields of business and education.

SECTION XXII. Invalidation/Severability.

The requirements and provisions of this Ordinance are separable and severable. If any article, section paragraph, sentence, or portion thereof, be declared by any court of competent jurisdiction to be void, invalid, or inoperative, the decision of the Court shall not affect the validity or applicability of the Ordinance as a whole or of any part thereof other than the part held void, invalid, or otherwise inoperative.

SECTION XXIII. Conflicts.

All Ordinances, parts of Ordinances or Resolutions of the Mayor and Board of Aldermen of the City of Starkville that conflict with the provisions of this Ordinance shall be hereby repealed.

SECTION XXIV. Effective Date.

This Ordinance shall become effective and be in force from and after its passage in the manner provided by law on or after the 30th day after its adoption.

The City Clerk is directed to post the Ordinance in three conspicuous public places, place the Ordinance on the City's website and to publish the Ordinance one time in the Starkville Daily News, obtaining proof of publication thereof.

THE FOREGOING ORDINANCE, having first been reduced to writing, was proposed in a motion by Alderman _____, duly seconded by Alderman _____, that the aforesaid Ordinance be adopted. The vote being as follows:

Ben Carver	Voted: _____
Richard Corey	Voted:_____
Jeremiah Dumas	Voted: _____
Eric Parker	Voted: _____

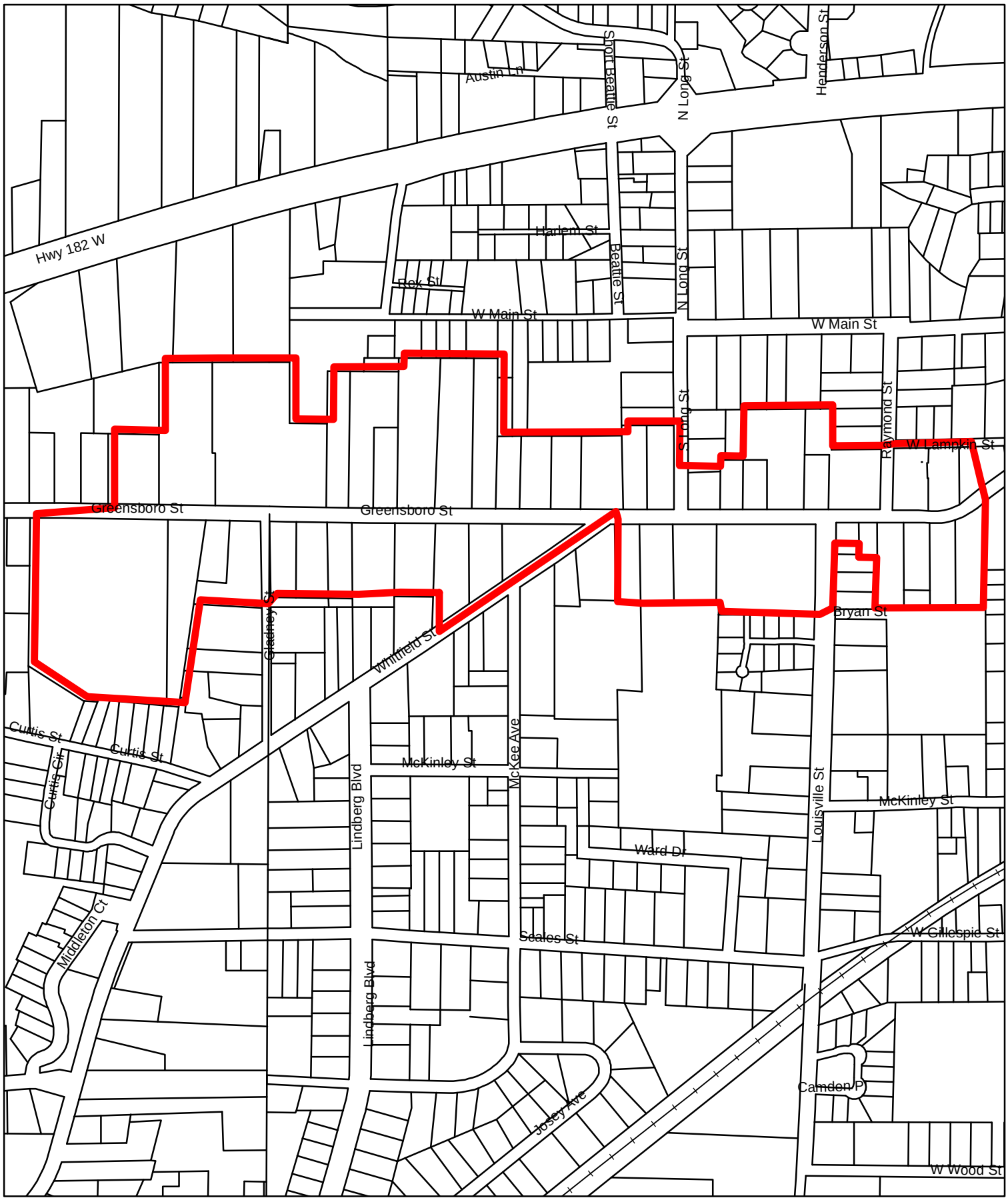
Roy A'. Perkins	Voted:_____
Sandra Sistrunk	Voted:_____
Henry Vaughn, Sr.	Voted: _____

ORDAINED AND ADOPTED, this the _____ day of _____, A.D., 2013, at the Regular/Recess Meeting of the Mayor and Board of Aldermen of the City of Starkville, Oktibbeha County, Mississippi.

_____	_____
PARKER WISEMAN, Mayor	**TAYLOR V. ADAMS**, Clerk
City of Starkville, Mississippi	City of Starkville, Mississippi

(SEAL)

Greensboro Street Historic District



Property Lines

Historic District

Feet

0 200 400 800

N W E S

City of Starkville 2012

HISTORIC PRESERVATION COMMISSION
GREENSBORO STREET HISTORIC DISTRICT

PARCEL NUMBER	OWNER	ADDRESS 1	CITY	STATE	ZIP	PHYSICAL	ADDRESS
102B-00-007.00	CRAWFORD CALEB ETUX	305 GREENSBORO ST	STARKVILLE	MS	39759	305	GREENSBORO
102B-00-008.00	ALSTON ARCHER REVOCABLE TRUST	5929 9TH STREET NORTH	ARLINGTON	VA	22205	0	<Null>
102B-00-009.00	BRYAN JANE E REVOCABLE LIVING TRUST	AGREEMENT	STARKVILLE	MS	39759	0	<Null>
102B-00-010.00	BURTON GEORGIA B	309 GREENSBORO	STARKVILLE	MS	39759	309	GREENSBORO
102B-00-011.00	BRUCE J W ETUX	311 GREENSBORO	STARKVILLE	MS	39759	311	GREENSBORO
102B-00-012.00	STARKVILLE PROPERTY ASSOCIATES LLC	1016 F HWY 25 SOUTH	STARKVILLE	MS	39759	313	GREENSBORO
102B-00-013.00	SPRUILL TOWNHOUSES LLC	1016 F HWY 25 S	STARKVILLE	MS	39759	0	<Null>
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102B-00-066.00	SANDERS SHANE H ETUX	425 GREENSBORO ST	STARKVILLE	MS	39759	425	GREENSBORO
102B-00-067.00	BARRETT JASON ROY ETUX	427 GREENSBORO ST	STARKVILLE	MS	39759	427	GREENSBORO
102B-00-068.00	BARRETT & STREET PROPERTIES LLC	427 GREENSBORO ST	STARKVILLE	MS	39759	413	GREENSBORO
102B-00-105.00	DUNCAN MARK BROADUS ETAL	505 GREENSBORO ST	STARKVILLE	MS	39759	505	GREENSBORO
102B-00-106.00	NETTLES DEBORAH MAHONEY	511 GREENESBORO ST	STARKVILLE	MS	39759	511	GREENSBORO
102B-00-107.00	MALLORY LEWIS F JR ETUX	513 GREENSBORO STREET	STARKVILLE	MS	39759	513	GREENSBORO
102B-00-108.00	PARVIN BERNICE H LIFE ESTATE	515 GREENSBORO	STARKVILLE	MS	39759	515	GREENSBORO
102B-00-109.00	YATES JOHN ASHLEY	517 GREENBORO ST	STARKVILLE	MS	39759	517	GREENSBORO
102B-00-115.00	KEITH EDWIN M ETUX	519 GREENSBORO	STARKVILLE	MS	39759	0	<Null>
102B-00-116.00	KEITH EDWIN M JR ETUX	519 GREENSBORO ST	STARKVILLE	MS	39759	519	GREENSBORO
102B-00-117.00	FAZIO MICHAEL W ETUX	521 GREENSBORO ST	STARKVILLE	MS	39759	521	GREENSBORO
102B-00-118.00	THOMSON PEGGY M	523 GREENSBORO	STARKVILLE	MS	39759	523	GREENSBORO
102C-00-001.00	SHAFER GARY & ETUX	601 GREENSBORO ST	STARKVILLE	MS	39759	601	GREENSBORO
102C-00-002.00	MCCREIGHT ALEX H ETUX LIFE ESTATE	603 GREENSBORO	STARKVILLE	MS	39759	603	GREENSBORO
102C-00-003.00	WADE DAVID ANDREW	605 GREENSBORO ST	STARKVILLE	MS	39759	605	GREENSBORO
102C-00-005.00	CHESTEEN GEORGE V ETUX	8426 E DEL CADENA	SCOTTSDALE	AZ	85258	607	GREENSBORO
118N-00-113.00	ROBERSON THOMAS E	606 GREENSBORO ST	STARKVILLE	MS	39759	606	GREENSBORO
118N-00-115.00	SULLIVAN CAROLYN E	P O BOX 1007	STARKVILLE	MS	39760	604	GREENSBORO
118N-00-116.00	MCMILLEN DAVID L ETUX	524 GREENSBORO ST	STARKVILLE	MS	39759	524	GREENSBORO
118O-00-266.00	BATSON WILLIAM EDWARD JR ETUX	524 GREENSBORO ST	STARKVILLE	MS	39759	0	<Null>
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118O-00-268.00	CARSKADON THOMAS G	520 GREENSBORO	STARKVILLE	MS	39759	520	GREENSBORO
118O-00-269.00	THOMAS CHRISTOPHER B ETUX	518 GREENSBORO ST	STARKVILLE	MS	39759	518	GREENSBORO
118O-00-273.00	BEAL JOHN A JR ETUX	516 GREENSBORO	STARKVILLE	MS	39759	516	GREENSBORO
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118O-00-282.00	MURRAY MARGARET MCG	512 GREENSBORO ST	STARKVILLE	MS	39759	0	<Null>
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118O-00-284.00	MURPHREE DORA HOYLE	508 GREENSBORO STREET	STARKVILLE	MS	39759	508	GREENSBORO
118O-00-285.00	BARNES HOYT M ETUX	506 GREENSBORO ST	STARKVILLE	MS	39759	506	GREENSBORO
118O-00-286.00	TAGERT MICHAEL D ETUX	504 GREENSBORO ST	STARKVILLE	MS	39759	504	GREENSBORO
118O-00-296.00	BALL DORIS COOPER ETAL	502 GREENSBORO ST	STARKVILLE	MS	39759	502	GREENSBORO
118O-00-297.00	JORDAN JACK	500 GREENSBORO	STARKVILLE	MS	39759	500	GREENSBORO
118O-00-298.00	DEAN STUART ETUX	410 GREENSBORO ST	STARKVILLE	MS	39759	410	GREENSBORO
118O-00-306.00	JONES WILLIAM BRIAR ETUX	408 GREENSBORO STREET	STARKVILLE	MS	39759	0	<Null>
118O-00-307.00	OVERSTREET SUSIE	406 GREENSBORO	STARKVILLE	MS	39759	406	GREENSBORO
118O-00-308.00	REYNOLDS SAM H ETUX	404 GREENSBORO	STARKVILLE	MS	39759	404	GREENSBORO
118O-00-318.00	STARK BETSY REVOCABLE TRUST	400 GREENSBORO ST	STARKVILLE	MS	39759	402	GREENSBORO
118O-00-319.00	STARK BETSY REVOCABLE TRUST THE	400 GREENSBORO ST	STARKVILLE	MS	39759	400	GREENSBORO
118O-00-320.00	JONES ELBORN WILLIAM ETUX	306 GREENSBORO ST	STARKVILLE	MS	39759	306	GREENSBORO
118O-00-321.00	JOHNSON T LEVETTE ETUX	304 GREENSBORO	STARKVILLE	MS	39759	304	GREENSBORO
118O-00-322.00	RIEKHOF SHELIA C	904 YORKSHIRE ROAD	STARKVILLE	MS	39759	302	GREENSBORO
118O-00-325.00	MAXON-STARK GENEVIEVE LOIS	314 S JACKSON ST	STARKVILLE	MS	39759	0	<Null>

ORDINANCE NUMBER 2013-??

AN ORDINANCE TO OFFICIALLY ADOPT AND ESTABLISH THE HISTORIC NASH STREET DISTRICT, INCLUDING THE APPROVED MAP, THE INVENTORY OF AFFECTED PROPERTIES AND AMEND THE CITY OF STARKVILLE CODE OF ORDINANCES CHAPTER 67 – HISTORICAL PRESERVATION; ARTICLE IV, NASH STREET DISTRICT AND FOR RELATED PURPOSES.

WHEREAS, the City of Starkville has established a Historic Preservation Commission to preserve, promote, and develop the City's historical resources and to advise the City on the designation of historic districts, landmarks, and landmark sites and perform such other functions as may be provided by law; and

WHEREAS, the Historic Preservation Commission has received a report from a consultant to identify the appropriate districts to accomplish the stated goals and directives; and

WHEREAS, the Historic Preservation Commission has approved the identified properties in the Nash Street historic districts and has held public hearings as required by the ordinance for the purpose of receiving input from the affected parties and the citizens; and

WHEREAS, the Historic Preservation Commission has approved the map and the description and the inventory of the Nash Street District currently being considered for adoption by the Board of Aldermen as an official historic district;

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Board of Aldermen of the City of Starkville as follows:

SECTION I. Recitals.

The foregoing recitals are true and correct, and included herein.

SECTION II. Statement of Purpose and Intent.

A. The City hereby recognizes that through the efforts of the Historic Preservation Commission there is the desire to enhance, and perpetuate those aspects of the City having historical, cultural, architectural, and archaeological merit. The recognition of specific districts is appropriate to provide the protection afforded by the inclusion of the properties in such district. This ordinance is intended to recognize and thereby save the historic district known as Nash Street from unrestricted development, growth and change.

SECTION III. Definitions.

Unless specifically noted otherwise, the following definitions are standard throughout this ordinance:

Alteration: Any change in the exterior appearance or materials of a landmark or a structure within a historic district or on a landmark site. Alterations shall include painting of previously unpainted brick, repointing of brickwork and sandblasting.

Applicant: The owner of record of a resource; the lessee thereof with the approval of the owner of record in notarized form; or a person holding a "bona fide" contract to purchase a resource.

Appurtenance: An accessory to a building, structure, object, or site, including, but not limited to, landscaping features, walls, fences, light fixtures, steps, paving, sidewalks, shutters, awnings, solar panels, satellite dishes, and signs.

Building: A structure created to shelter any form of human activity.

Certificate of Appropriateness: An official signed and dated governmental document issued by the appropriate governing authority of the City of Starkville to permit specific work in a historic district or at a landmark site or landmark, which has been reviewed and approved.

Certified Local Government (CLG): A federal program authorized by the National Historic Preservation Act 16 U.S.C. 470 et seq., that provides for the participation of local governments in a federal/state/local government preservation partnership. The federal law directs the State Historic Preservation Officer of Mississippi and the Secretary of the Interior to certify local governments to participate in this partnership. Specific Mississippi requirements for the program are published in "State of Mississippi, Procedures for the Certified Local Government Program."

City: The City of Starkville as represented by the Mayor and Board of Aldermen.

Construction: Work which is neither alteration nor demolition. Essentially, it is the erection of a new structure which did not previously exist, even if such a structure is partially joined to an existing structure.

Demolition: The intentional removal of a structure within a local historic district or on a landmark site or which has been designated as a landmark, including landscape features.

Demolition by Neglect: Substantial deterioration of a historic structure that results from improper maintenance or a lack of maintenance.

Design Review Guidelines: As adopted by the local Historic Preservation Commission, shall be in a written form designed to inform local property owners about historical architectural styles prevalent in a community and to recommend preferred treatments and discourage treatments that would compromise the architectural integrity of structures in a historic district or on a landmark site or individually designated as landmarks.

Exterior Features: Exterior features or resources shall include, but not be limited to, the color, kind, and texture of the building material and the type and style of all windows, doors, roofs and appurtenances.

Historic District: A group of two (2) or more tax parcels and their structures, and may be an entire neighborhood of structures linked by historical association or historical development. It is

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not necessary that all structures within a historic district share the same primary architectural style or be from the same primary historical period. A historic district may also include both non-residential and residential structures, and may include structures covered by two (2) or more zoning classifications. A historic district may include both contributing and non-contributing structures. A historic district is designated by the Commission and approved by the City through an ordinance.

Historic Landmark: A structure of exceptional individual significance, and its historically associated land, which typically could not be included within a local historic district or other appropriate setting. A historic landmark is designated by the Commission and approved by the City through an ordinance.

Historic Preservation Commission: The Historic Preservation Commission, is a local Historic Preservation Commission established to advise the local government on matters relating to historic preservation, including the designation of historic districts, landmarks and landmark sites, and which may be empowered to review applications for permits for alteration, construction, demolition, relocation or subdivision for structures in historic districts or on landmark sites or designated as landmarks.

Improvement: Additions to or new construction on landmarks or landmark sites, including, but not limited to, buildings, structures, objects, landscape features, and manufactured units, like mobile homes, carports, and storage buildings.

Landmark Site: A location where a primary architectural or historical resource formerly stood or a significant historic event took place or an important archeological resource remains. For the purposes of this ordinance, a landmark site encompasses prehistoric or historic sites on unimproved or improved land. A historic landmark is designated by the Commission and approved by the City through an ordinance.

Landscape: Any improvement or vegetation including, but not limited to: shrubbery, trees, plantings, outbuildings, walls, courtyards, fences, swimming pools, planters, gates, street furniture, exterior lighting, and site improvements, including but not limited to, subsurface alterations, site regrading, fill deposition, and paving.

National Historic Landmark: A district, site, building, structure, and/or object that has been formally designated as a National Historic Landmark by the Secretary of the Interior and possesses exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archaeology, engineering, and culture and that possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. National Historic Landmarks are automatically listed in the National Register.

National Register of Historic Places: A Federal list of cultural resources worthy of preservation, authorized under the National Historic Preservation Act of 1966 as part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect the Nation's historic and archaeological resources. The National Register Program is administered by the Commission, by the State Historic Preservation Office, and by the National Park Service under the Department of the Interior. Significant Federal benefits may accrue to owners of properties listed or determined eligible for listing in the National Register.

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Object: A material thing of functional, cultural, historical, or scientific value that may be, by nature or design, movable, yet related to a specific setting or environment.

Ordinary Repair or Maintenance: Work done to prevent deterioration of a resource or any part thereof by returning the resource as nearly as practical to its condition prior to such deterioration, decay, or damage. Ordinary repair or maintenance includes repainting.

Owner of Record: The owner of a parcel of land, improved or unimproved, reflected on the City tax roll and in County deed records.

Period of Greatest Historic Significance for a Landmark: The time period during which the landmark had been essentially completed but not yet altered. It is also the period during which the style of architecture of the landmark was commonplace or typical. If a landmark also achieved historical importance in part because of designed landscape features, the period of greatest historic significance includes the time period during which such landscape features were maintained.

Relocation: The moving of a structure to a new location on its tax parcel or the relocation of such a structure to a new tax parcel.

Resource: Parcels located within historic districts, individual landmarks, and landmark sites, regardless of whether such sites are presently improved or unimproved. Resources can be both separate buildings, districts, structures, sites, and objects and related groups thereof.

Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings: A Federal document stating standards and guidelines for the appropriate rehabilitation and preservation of historic buildings.

Site: The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing buildings, or objects.

State Historic Preservation Office: The Historic Preservation Division of the Mississippi Department of Archives and History.

State Historic Preservation Officer: The Director of the Mississippi Department of Archives and History.

Structure: A man-made object and typically will be visible because of portions which exist above grade. Structures built during the historic period, 1700 forward, may in some instances not be visible above grade if they are cellars, cisterns, icehouses or similar objects which by their nature are intended to be built into the ground. A structure includes both interior components and visible exterior surfaces, as well as attached elements such as signs and related features such as walks, walls, fences and other nearby secondary structures or landmark features.

Sub-districts: Discrete areas within a larger historic district within which separate design guidelines are appropriate and that may be created to recognize different zoning classifications or historic development patterns which have caused adjacent historic areas to develop at different times.

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Subdivision: Any change in the boundaries of a single tax parcel, whether the change results in expansion or reduction or a boundary relocation.

Substantial Deterioration: Structural degradation of such a nature that water penetration into a historic structure can no longer be prevented, or structural degradation that causes stress or strain on structural members when supports collapse or warp, evidence of which includes defective roofing materials, broken window coverings and visible interior decay.

Survey of Resources: The documentation, by historical research or a photographic record, of structures of historical interest within a specified area or jurisdiction or of existing structures within a proposed historic district.

Unauthorized Demolition: The deliberate demolition of a historic structure without prior review and approval by a local Historic Preservation Commission or a governing authority to which such a Commission has made a recommendation.

SECTION IV. Nash Street District Written Identification and Maps

The Nash Street District is described by the following:

The Nash Street Historic District runs along North Nash Street from University Drive to 108 N. Nash Street on the west side of North Nash Street; and along North Nash Street from 108 N. Nash Street to College View Street along both sides of North Nash Street.

See Appendix A for the map.

SECTION V. Designation of the Nash Street Historic District.

By ordinance, the City may establish landmarks, landmark sites, and historic districts within the area of its jurisdiction. Such landmarks, landmark sites, or historic districts shall be designated following the criteria as specified in Section III.

A. The Commission initiated the continuing and thorough investigation of the archaeological, architectural, cultural, and historic significance of the City's resources. The findings have been collected in a cohesive format, made a matter of public record, and made available for public inspection. The Commission has provided complete documentation for the Nash Street historic district, including:
   1. An inventory of all property within the district, with photographs of each building and an evaluation of its significance to the district.
   2. An inventory, which would be in format consistent with the statewide inventory format of the Historic Preservation Division of the Mississippi Department of Archives and History (SHPO).

B. The Commission voted to recommend the nomination of the Nash Street District for designation as an historic district in the City of Starkville as authorized by the Historic Preservation Ordinance.

C. The Commission's recommendations to the City for the designation of the Nash Street historic district include:

1. A map of the historic district that clearly delineates the boundaries. See Appendix A.
2. A verbal boundary description and justification.
3. A written statement of significance for the proposed historic district.

Statement of Significance:

The Nash Street Historic District is located several blocks east of downtown and halfway between the historic commercial center of Starkville and the Mississippi State University campus. It is a small district, only one block long and comprised of 1930s-era homes. It is locally significant because, as the earliest and most intact of the city's twentieth-century suburban subdivisions, it represents and embodies the transformation of Starkville from a small, agriculturally-oriented trading center to a modern, university-oriented city. Starkville's earlier housing was clustered around the central business district with the Greensboro neighborhood adjacent to the west side of the district and the Overstreet neighborhood to the south.

The Nash Street Subdivision was laid out by surveyor John H. Wellborne in 1913 and was known as the "College Addition." It was not until the early 1930s, when the Nash Street lots were property of the East End Land and Improvement Company, that lots were purchased and houses built. This coincided with growth of the college. Being the city's first true planned and recorded subdivision, rather than subdivided lots such as those in the Greensboro Street Historic District or the Overstreet School Historic District, it became the local model for developing suburban subdivisions. Included in it were large lots, paved streets with curbs and gutters, and sidewalks with a planting space between the sidewalk and the curb. The fashionable Nash Street Subdivision became known as the "Garden District" of Starkville for the large trees that were preserved when the subdivision was built.

The building styles in the district reflect the architectural tastes of university administrators, professors, and successful business owners who built the houses. The district is significant because it is the only architecturally significant concentration of 1930s domestic housing remaining in Starkville. Located in the district are some of Starkville's best examples of 1930s domestic architecture, reflecting Tudor Revival, Colonial Revival, and Craftsman styles of architecture. Among the more notable houses are the Tudor Revival-style houses at 108 and 113 North Nash Street, the house at 104 North Nash Street with Federal details, the Craftsman-style house at 115 North Nash Street, which was the first house constructed in the neighborhood, and the brick house at 107 North Nash.

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SECTION XXII. Invalidation/Severability.

The requirements and provisions of this Ordinance are separable and severable. If any article, section paragraph, sentence, or portion thereof, be declared by any court of competent jurisdiction to be void, invalid, or inoperative, the decision of the Court shall not affect the validity or applicability of the Ordinance as a whole or of any part thereof other than the part held void, invalid, or otherwise inoperative.

SECTION XXIII. Conflicts.

All Ordinances, parts of Ordinances or Resolutions of the Mayor and Board of Aldermen of the City of Starkville that conflict with the provisions of this Ordinance shall be hereby repealed.

SECTION XXIV. Effective Date.

This Ordinance shall become effective and be in force from and after its passage in the manner provided by law on or after the 30th day after its adoption.

The City Clerk is directed to post the Ordinance in three conspicuous public places, place the Ordinance on the City's website and to publish the Ordinance one time in the Starkville Daily News, obtaining proof of publication thereof.

THE FOREGOING ORDINANCE, having first been reduced to writing, was proposed in a motion by Alderman _____, duly seconded by Alderman _____, that the aforesaid Ordinance be adopted. The vote being as follows:

Ben Carver	Voted: _____
Richard Corey	Voted:_____
Jeremiah Dumas	Voted: _____
Eric Parker	Voted: _____
Roy A'. Perkins	Voted:_____

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Sandra Sistrunk Voted:_____

Henry Vaughn, Sr. Voted: _____

ORDAINED AND ADOPTED, this the _____ day of _____, A.D., 2013, at the Regular/Recess Meeting of the Mayor and Board of Aldermen of the City of Starkville, Oktibbeha County, Mississippi.

_____ _____

PARKER WISEMAN, Mayor
City of Starkville, Mississippi

TAYLOR V. ADAMS, City Clerk
City of Starkville, Mississippi

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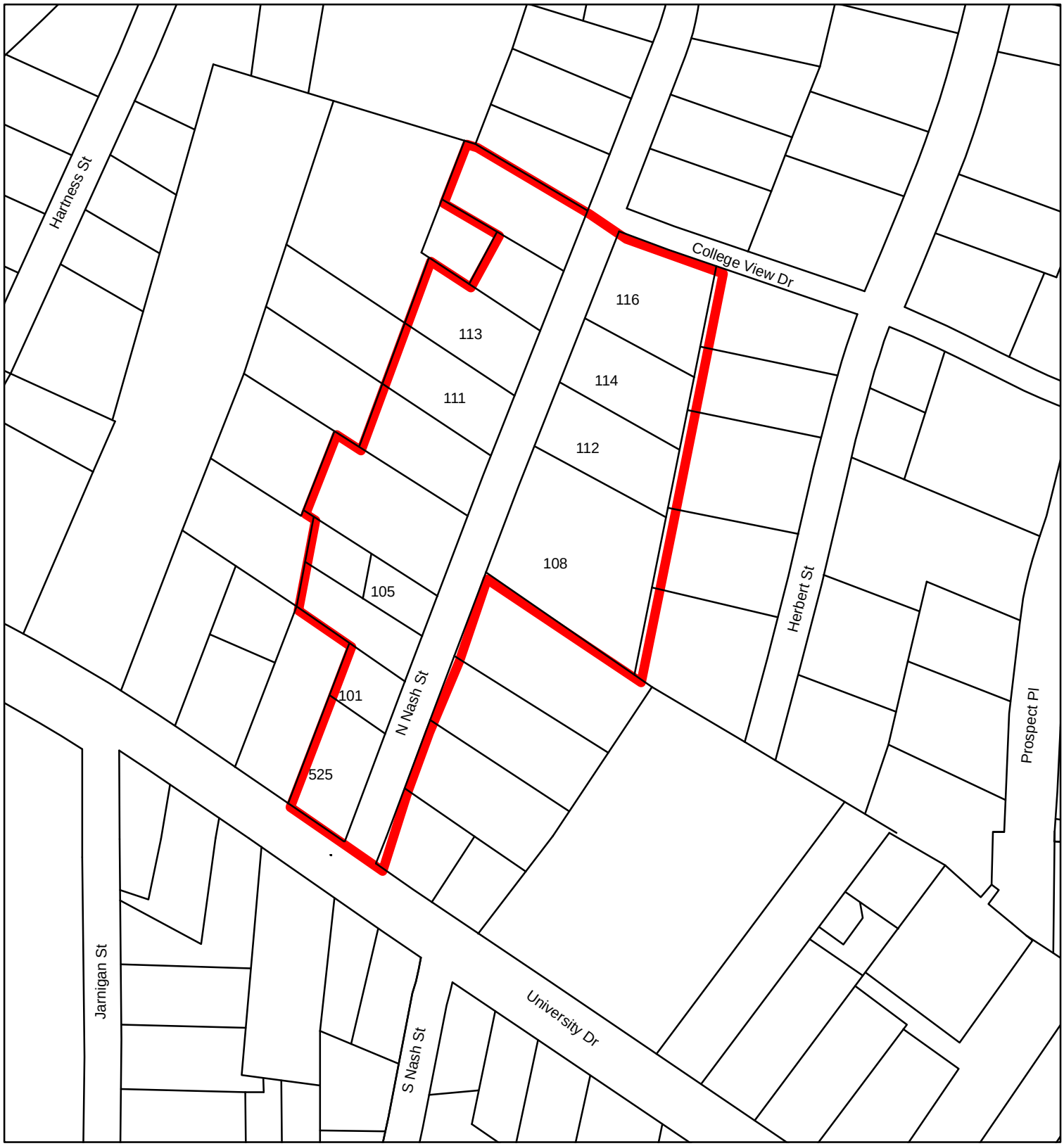
Nash Street Historic District



Historic District

Feet

0 80 160 320

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		HISTORIC PRESERVATION COMMISSION				
		Nash Street Historic District				
			2010			
	PHYSICAL ADDRESS					
PARCEL NO.	**HOUSE #**	**STREET**	**OWNER'S NAME**	**MAILING ADDRESS**	**CITY, STATE & ZIP**	**IN OR OUT**
117M-00-187.00	525	University Drive	Patrick Bryan Etux	306 Hogan Street	Starkville, MS 39759	IN
117M-00-188.00	101	N. Nash Street	Jason Barrett Properties LLC	427 Greensboro Street	Starkville, MS 39759	IN
117M-00-230.00			Michael Mitchell	P. O. Box 80293	Starkville, MS 39760	IN
117M-00-228.00			Filip D. Suminto To Etux	103 Daffodill Drive	Starkville, MS 39759	IN
117M-00-229.00	105	N. Nash Street	Crabtree Properties LLC	P. O. Box 502	Starkville, MS 39760	IN
117M-00-226.00			Cooper Callaway	P. O. Box 888	Starkville, MS 39760	IN
117M-00-223.00			P.O. Melby III Etux	112 N. Nash Street	Starkville, MS 39759	IN
117M-00-222.00	111	N. Nash Street	Daniel Fox	111 N. Nash Street	Starkville, MS 39759	IN
117M-00-221.01	113	N. Nash Street	James L. Codling Etux	113 N. Nash Street	Starkville, MS 39759	IN
117M-00-219.00			FLP Wadlington	500 Wadlington Road	Sledge, MS 38670	IN
117M-00-220.00	115	N. Nash Street	FLP Wadlington	500 Wadlington Road	Sledge, MS 38670	IN
117M-00-238.00	116	N. Nash Street	Mrs. Larry Lolley	116 N. Nash Street	Starkville, MS 39759	IN
117M-00-237.00	114	N. Nash Street	Bellson LLC	402 Lampkin Street	Starkville, MS 39759	IN
117M-00-236.00	112	N. Nash Street	P.O. Melby III Etux	112 N. Nash Street	Starkville, MS 39759	IN
117M-00-238.00	116	N. Nash Street	Mrs. Larry Lolley	116 N. Nash Street	Starkville, MS 39759	In
117M-00-235.00	108	N. Nash Street	John W. Hamilton Etux	108 N. Nash Street	Starkvile, MS 39759	IN
117M-00-234.00			St. Joseph Catholic Church	106 N. Nash Street	Starkville, MS 39759	IN
117M-00-233.00			Catholic Diocese of Jackson	P. O. Box 2248	Jackson, MS 39225	IN
117M-00-232.00			Catholic Diocese of Jackson	P. O. Box 2248	Jackson, MS 39225	IN
117M-00-231.00			Perry C. Rackley	P. O. Drawer 826	Starkville, MS 39760	IN
101D-00-022.00	601	University Drive	Perry C. Rackley	P. O. Drawer 826	Starkville, MS 39760	IN
101D-00-021.00			Larry Whiteaker Etux, c/o Lisa Tomasi	698 Regatta Court	Naples, Florida 34103	IN
101D-00-020.00			Catholic Diocese of Jackson	P.O. Box 2248	Jackson, MS 39225	IN
117M-00-218.00			P.O. Melby III Etux	112 N. Nash Street	Starkville, MS 39759	IN
117M-00-189.03	521-1/2	University Drive	Stacy A. Eustachy	3621 Woodland Street	Ames, IA 50010	OUT
117M-00-189.01	521-1/2	University Drive	Charles D. Klaskala Etux	804 South Lake	Starkville, MS 39759	OUT
117M-00-189.00	521-1/2	University Drive	Dan Camp Family Real Est.	104 1/2 Maxwell	Starkville, MS 39759	OUT
117M-00-190.00			Sparrow Properties LLC	236 Inner Circle	Maxwell AFB, AL 36113	OUT
117M-00-190.01			Sparrow Properties LLC	236 Inner Circle	Maxwell AFB, AL 36113	OUT
117M-00-191.00	519	University Drive	Melisa G. Rivers	519 University Drive	Starkville, MS 39759	OUT
117M-00-227.00			Michael Mitchell	P. O. Box 80293	Starkville, MS 397560	OUT

		HISTORIC PRESERVATION COMMISSION				
		Nash Street Historic District				
			2010			
	PHYSICAL ADDRESS					
PARCEL NO.	**HOUSE #**	**STREET**	**OWNER'S NAME**	**MAILING ADDRESS**	**CITY, STATE & ZIP**	**IN OR OUT**
117M-00-225.00			Martin F. Jue Etux	P.O. Box 494	MS State, MS 39762	OUT
117M-00-224.00	209	N. Nash Street	James Codling Etal	113 N. Nash Street	Starkville, MS 39759	OUT
117M-00-221.01			Philip O. Melby III Etux	112 N. Nash Street	Starkville, MS 39759	OUT
117M-00-221.00			Linley Properties LLC	326 Highway 12 W.	Starkville, MS 39759	OUT
117M-00-212.00			David W. Jackson	1865 Oktoc Road	Starkville, MS 39759	OUT
117M-00-215.00	205	N. Nash Street	Charles Taze Fulford III Etux	205 N. Nash Street	Starkville, MS 39759	OUT
117M-00-216.00			Philip O. Melby III Etux	112 N. Nash Street	Starkville, MS 39759	OUT
117M-00-217.00			Philip O. Melby III Etux	112 N. Nash Street	Starkville, MS 39759	OUT
117M-00-239.00	200	N. Nash Street	Brian J. Kelley	200 N. Nash Street	Starkville, MS #9759	OUT
117M-00-254.00			Dan Camp Real Estate	104 1/2 Maxwell Drive	Starkville, MS 39759	OUT
117M-00-255.00			Dan Camp Real Estate	104 1/2 Maxwell Drive	Starkville, MS 39759	OUT
117M-00-256.00	105	Herbert Street	Andrew B. Boyles Etal	105 Herbert Street	Starkville, MS 39759	OUT
117M-00-257.00	103	Herbert Street	John Paul Dmino Etux	103 Herbert Street	Starkville, MS 39759	OUT
117M-00-258.00	101	Herbert Street	St Joseph Catholic Church		Starkville, MS 39759	OUT
117M-00-259.00			Natchez Diocese Catholic Church		Starkville, MS 39759	OUT
101D-00-019.00			Natchez Diocese Catholic Church		Starkville, MS 39759	OUT
101D-00-108.00	600	University Drive	Dan Camp Real Estate	104 1/2 Maxwell Street	Starkville, MS 39759	OUT
101D-00-023.00	526	University Drive	Faoro Family Trust	10451 Deerfoot Drive	Great Falls, VA 22066	OUT
101D-00-024.00	524	University Drive	Colbert W. Jones	586 CR 102	Oxford, MS 38655	OUT
101D-00-025.00	522	University Drive	A & M Properties LLC	523 E. Gillespie Street	Starkville, MS 39759	OUT
117M-00-186.00			Charles B. Smith	P.o. Box 1565	Starkville, MS 39760	OUT
117M-00-185.00			Leslie O. Meigs	7341 Fairmont Drive	Foley, MS 36535	OUT

ORDINANCE NUMBER 2013-??

AN ORDINANCE TO OFFICIALLY ADOPT AND ESTABLISH THE HISTORIC OVERSTREET STREET DISTRICT, INCLUDING THE APPROVED MAP, THE INVENTORY OF AFFECTED PROPERTIES AND AMEND THE CITY OF STARKVILLE CODE OF ORDINANCES CHAPTER 67 – HISTORICAL PRESERVATION; ARTICLE IV, OVERSTREET STREET DISTRICT AND FOR RELATED PURPOSES.

WHEREAS, the City of Starkville has established a Historic Preservation Commission to preserve, promote, and develop the City's historical resources and to advise the City on the designation of historic districts, landmarks, and landmark sites and perform such other functions as may be provided by law; and

WHEREAS, the Historic Preservation Commission has received a report from a consultant to identify the appropriate districts to accomplish the stated goals and directives; and

WHEREAS, the Historic Preservation Commission has approved the identified properties in the Overstreet Street historic districts and has held public hearings as required by the ordinance for the purpose of receiving input from the affected parties and the citizens; and

WHEREAS, the Historic Preservation Commission has approved the map and the description and the inventory of the Overstreet Street District currently being considered for adoption by the Board of Aldermen as an official historic district;

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Board of Aldermen of the City of Starkville as follows:

SECTION I. Recitals.

The foregoing recitals are true and correct, and included herein.

SECTION II. Statement of Purpose and Intent.

A. The City hereby recognizes that through the efforts of the Historic Preservation Commission there is the desire to enhance, and perpetuate those aspects of the City having historical, cultural, architectural, and archaeological merit. The recognition of specific districts is appropriate to provide the protection afforded by the inclusion of the properties in such district. This ordinance is intended to recognize and thereby save the historic district known as Overstreet Street from unrestricted development, growth and change.

SECTION III. Definitions.

Unless specifically noted otherwise, the following definitions are standard throughout this ordinance:

Alteration: Any change in the exterior appearance or materials of a landmark or a structure within a historic district or on a landmark site. Alterations shall include painting of previously unpainted brick, repointing of brickwork and sandblasting.

Applicant: The owner of record of a resource; the lessee thereof with the approval of the owner of record in notarized form; or a person holding a "bona fide" contract to purchase a resource.

Appurtenance: An accessory to a building, structure, object, or site, including, but not limited to, landscaping features, walls, fences, light fixtures, steps, paving, sidewalks, shutters, awnings, solar panels, satellite dishes, and signs.

Building: A structure created to shelter any form of human activity.

Certificate of Appropriateness: An official signed and dated governmental document issued by the appropriate governing authority of the City of Starkville to permit specific work in a historic district or at a landmark site or landmark, which has been reviewed and approved.

Certified Local Government (CLG): A federal program authorized by the National Historic Preservation Act 16 U.S.C. 470 et seq., that provides for the participation of local governments in a federal/state/local government preservation partnership. The federal law directs the State Historic Preservation Officer of Mississippi and the Secretary of the Interior to certify local governments to participate in this partnership. Specific Mississippi requirements for the program are published in "State of Mississippi, Procedures for the Certified Local Government Program."

City: The City of Starkville as represented by the Mayor and Board of Aldermen.

Construction: Work which is neither alteration nor demolition. Essentially, it is the erection of a new structure which did not previously exist, even if such a structure is partially joined to an existing structure.

Demolition: The intentional removal of a structure within a local historic district or on a landmark site or which has been designated as a landmark, including landscape features.

Demolition by Neglect: Substantial deterioration of a historic structure that results from improper maintenance or a lack of maintenance.

Design Review Guidelines: As adopted by the local Historic Preservation Commission, shall be in a written form designed to inform local property owners about historical architectural styles prevalent in a community and to recommend preferred treatments and discourage treatments that would compromise the architectural integrity of structures in a historic district or on a landmark site or individually designated as landmarks.

Exterior Features: Exterior features or resources shall include, but not be limited to, the color, kind, and texture of the building material and the type and style of all windows, doors, roofs and appurtenances.

Historic District: A group of two (2) or more tax parcels and their structures, and may be an entire neighborhood of structures linked by historical association or historical development. It is not necessary that all structures within a historic district share the same primary architectural style or be from the same primary historical period. A historic district may also include both non-residential and residential structures, and may include structures covered by two (2) or more zoning classifications. A historic district may include both contributing and non-contributing structures. A historic district is designated by the Commission and approved by the City through an ordinance.

Historic Landmark: A structure of exceptional individual significance, and its historically associated land, which typically could not be included within a local historic district or other appropriate setting. A historic landmark is designated by the Commission and approved by the City through an ordinance.

Historic Preservation Commission: The Historic Preservation Commission, is a local Historic Preservation Commission established to advise the local government on matters relating to historic preservation, including the designation of historic districts, landmarks and landmark sites, and which may be empowered to review applications for permits for alteration, construction, demolition, relocation or subdivision for structures in historic districts or on landmark sites or designated as landmarks.

Improvement: Additions to or new construction on landmarks or landmark sites, including, but not limited to, buildings, structures, objects, landscape features, and manufactured units, like mobile homes, carports, and storage buildings.

Landmark Site: A location where a primary architectural or historical resource formerly stood or a significant historic event took place or an important archeological resource remains. For the purposes of this ordinance, a landmark site encompasses prehistoric or historic sites on unimproved or improved land. A historic landmark is designated by the Commission and approved by the City through an ordinance.

Landscape: Any improvement or vegetation including, but not limited to: shrubbery, trees, plantings, outbuildings, walls, courtyards, fences, swimming pools, planters, gates, street furniture, exterior lighting, and site improvements, including but not limited to, subsurface alterations, site regrading, fill deposition, and paving.

National Historic Landmark: A district, site, building, structure, and/or object that has been formally designated as a National Historic Landmark by the Secretary of the Interior and possesses exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archaeology, engineering, and culture and that possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. National Historic Landmarks are automatically listed in the National Register.

National Register of Historic Places: A Federal list of cultural resources worthy of preservation, authorized under the National Historic Preservation Act of 1966 as part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect the Nation's historic and archaeological resources. The National Register Program is administered by the Commission, by the State Historic Preservation Office, and by the National Park Service under the Department of the Interior. Significant Federal benefits may accrue to owners of properties listed or determined eligible for listing in the National Register.

Object: A material thing of functional, cultural, historical, or scientific value that may be, by nature or design, movable, yet related to a specific setting or environment.

Ordinary Repair or Maintenance: Work done to prevent deterioration of a resource or any part thereof by returning the resource as nearly as practical to its condition prior to such deterioration, decay, or damage. Ordinary repair or maintenance includes repainting.

Owner of Record: The owner of a parcel of land, improved or unimproved, reflected on the City tax roll and in County deed records.

Period of Greatest Historic Significance for a Landmark: The time period during which the landmark had been essentially completed but not yet altered. It is also the period during which the style of architecture of the landmark was commonplace or typical. If a landmark also achieved historical importance in part because of designed landscape features, the period of greatest historic significance includes the time period during which such landscape features were maintained.

Relocation: The moving of a structure to a new location on its tax parcel or the relocation of such a structure to a new tax parcel.

Resource: Parcels located within historic districts, individual landmarks, and landmark sites, regardless of whether such sites are presently improved or unimproved. Resources can be both separate buildings, districts, structures, sites, and objects and related groups thereof.

Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings: A Federal document stating standards and guidelines for the appropriate rehabilitation and preservation of historic buildings.

Site: The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing buildings, or objects.

State Historic Preservation Office: The Historic Preservation Division of the Mississippi Department of Archives and History.

State Historic Preservation Officer: The Director of the Mississippi Department of Archives and History.

Structure: A man-made object and typically will be visible because of portions which exist above grade. Structures built during the historic period, 1700 forward, may in some instances not be visible above grade if they are cellars, cisterns, icehouses or similar objects which by their

nature are intended to be built into the ground. A structure includes both interior components and visible exterior surfaces, as well as attached elements such as signs and related features such as walks, walls, fences and other nearby secondary structures or landmark features.

Sub-districts: Discrete areas within a larger historic district within which separate design guidelines are appropriate and that may be created to recognize different zoning classifications or historic development patterns which have caused adjacent historic areas to develop at different times.

Subdivision: Any change in the boundaries of a single tax parcel, whether the change results in expansion or reduction or a boundary relocation.

Substantial Deterioration: Structural degradation of such a nature that water penetration into a historic structure can no longer be prevented, or structural degradation that causes stress or strain on structural members when supports collapse or warp, evidence of which includes defective roofing materials, broken window coverings and visible interior decay.

Survey of Resources: The documentation, by historical research or a photographic record, of structures of historical interest within a specified area or jurisdiction or of existing structures within a proposed historic district.

Unauthorized Demolition: The deliberate demolition of a historic structure without prior review and approval by a local Historic Preservation Commission or a governing authority to which such a Commission has made a recommendation.

SECTION IV. Overstreet Street District Written Identification and Maps

The Overstreet Street District is described by the following:

The Overstreet Historic District runs along South Washington Street on the western side of the street from 202 S. Washington Street south to 516 South Washington ending at West Wood Street; on the eastern side of South Washington from 213 South Washington to 525 South Washington; both sides of South Lafayette Street from 302 South Lafayette Street to East Wood Street; both sides of South Jackson Street from 301 South Jackson to 601South Jackson Street on the east side and from 300 to 520 on the west side of South Jackson Street; 300 & 302 Worley Street; and both sides of South Montgomery Street from 200 South Montgomery Street to East Gillespie Street and from 209 South Montgomery to East Gillespie.

The Overstreet Historic District also includes 101 McKinley Street; both sides of West & East Gillespie Streets from South Washington Street to South Montgomery Street; both sides of Green Street from South Jackson Street to South Montgomery Street; and the south side of Hogan Street from South Jackson Street to South Montgomery Street; the north side of Hogan Street from 307 Hogan Street to South Montgomery Street. The district also includes 204 and 206 Wood Street located on the south side of Wood Street and all Wood Street addresses located on the north side of between South Jackson and South Washington Street.

SECTION V. Designation of the Overstreet Street Historic District.

By ordinance, the City may establish landmarks, landmark sites, and historic districts within the area of its jurisdiction. Such landmarks, landmark sites, or historic districts shall be designated following the criteria as specified in Section III.

A. The Commission initiated the continuing and thorough investigation of the archaeological, architectural, cultural, and historic significance of the City's resources. The findings have been collected in a cohesive format, made a matter of public record, and made available for public inspection. The Commission has provided complete documentation for the Overstreet Street historic district, including:
   1. An inventory of all property within the district, with photographs of each building and an evaluation of its significance to the district.
   2. An inventory, which would be in format consistent with the statewide inventory format of the Historic Preservation Division of the Mississippi Department of Archives and History (SHPO).

B. The Commission voted to recommend the nomination of the Overstreet Street District for designation as an historic district in the City of Starkville as authorized by the Historic Preservation Ordinance.

C. The Commission's recommendations to the City for the designation of the Overstreet Street historic district include:
   1. A map of the historic district that clearly delineates the boundaries.
   2. A verbal boundary description and justification.
   3. A written statement of significance for the proposed historic district.

   The Overstreet School Historic District is located south of downtown Starkville and is significant as an expression of the growth and development of Starkville from 1870 to 1940, when Starkville changed from a small courthouse village with an agricultural economy to an industrial center for the county and one of Mississippi's major educational centers.

   The district is also important as a physical record of the pattern of social and economic relations between whites and blacks in small-town Mississippi in the late nineteenth and early twentieth centuries. Many of the houses of upper-middle-class white families originally had adjacent housing for black domestic workers. Several of these ancillary buildings still stand, including the cooks' houses behind 401 East Gillespie, 301South Washington, and 514 South Washington. In the midst of the district is a traditionally black enclave on South Lafayette Street which includes the house long occupied by Robert Weir, a prominent leader of the African American community and the only African American to own and operate a business on Main Street in the decades before World War II. A private school was established on South Jackson Street in the 1880s. In 1897 the Starkville Public School was erected on that site at the northeast corner of South Jackson and Green streets.

   The building still stands as Overstreet School, but it has been enlarged and altered several times. The neighborhood flourished in the first and second decades of the twentieth century.

A burst of construction occurred in the late 1920s, possibly due to the opening of the Borden condensary immediately to the northeast of the district in 1926. Through the 1930s sporadic construction continued. In the years immediately following World War II, residential development shifted to other locations in the city. The Overstreet district is distinguished architecturally by its variety of architectural styles embodying the architectural tastes of middle-class townspeople. It contains some of Starkville 's best examples of late Victorian vernacular, Queen Anne, and Colonial Revival residential architecture, as well as numerous Craftsman bungalows and Tudor cottages. Among the more notable houses are 110 East Gillespie Street, which is Starkville's most important surviving example of the Queen Anne style; 304 South Jackson Street, a fine Colonial Revival house; 306 South Jackson Street, which is transitional in style between the Free Classic mode of Queen Anne and the Colonial Revival style; and 514 South Washington Street, which is a combination of Colonial Revival- and Craftsman-style features.

SECTION XXII. Invalidation/Severability.

The requirements and provisions of this Ordinance are separable and severable. If any article, section paragraph, sentence, or portion thereof, be declared by any court of competent jurisdiction to be void, invalid, or inoperative, the decision of the Court shall not affect the validity or applicability of the Ordinance as a whole or of any part thereof other than the part held void, invalid, or otherwise inoperative.

SECTION XXIII. Conflicts.

All Ordinances, parts of Ordinances or Resolutions of the Mayor and Board of Aldermen of the City of Starkville that conflict with the provisions of this Ordinance shall be hereby repealed.

SECTION XXIV. Effective Date.

This Ordinance shall become effective and be in force from and after its passage in the manner provided by law on or after the 30th day after its adoption.

The City Clerk is directed to post the Ordinance in three conspicuous public places, place the Ordinance on the City's website and to publish the Ordinance one time in the Starkville Daily News, obtaining proof of publication thereof.

THE FOREGOING ORDINANCE, having first been reduced to writing, was proposed in a motion by Alderman _____, duly seconded by Alderman _____, that the aforesaid Ordinance be adopted. The vote being as follows:

Ben Carver	Voted: _____
Richard Corey	Voted:_____
Jeremiah Dumas	Voted: _____
Eric Parker	Voted: _____
Roy A'. Perkins	Voted:_____
Sandra Sistrunk	Voted:_____
Henry Vaughn, Sr.	Voted: _____

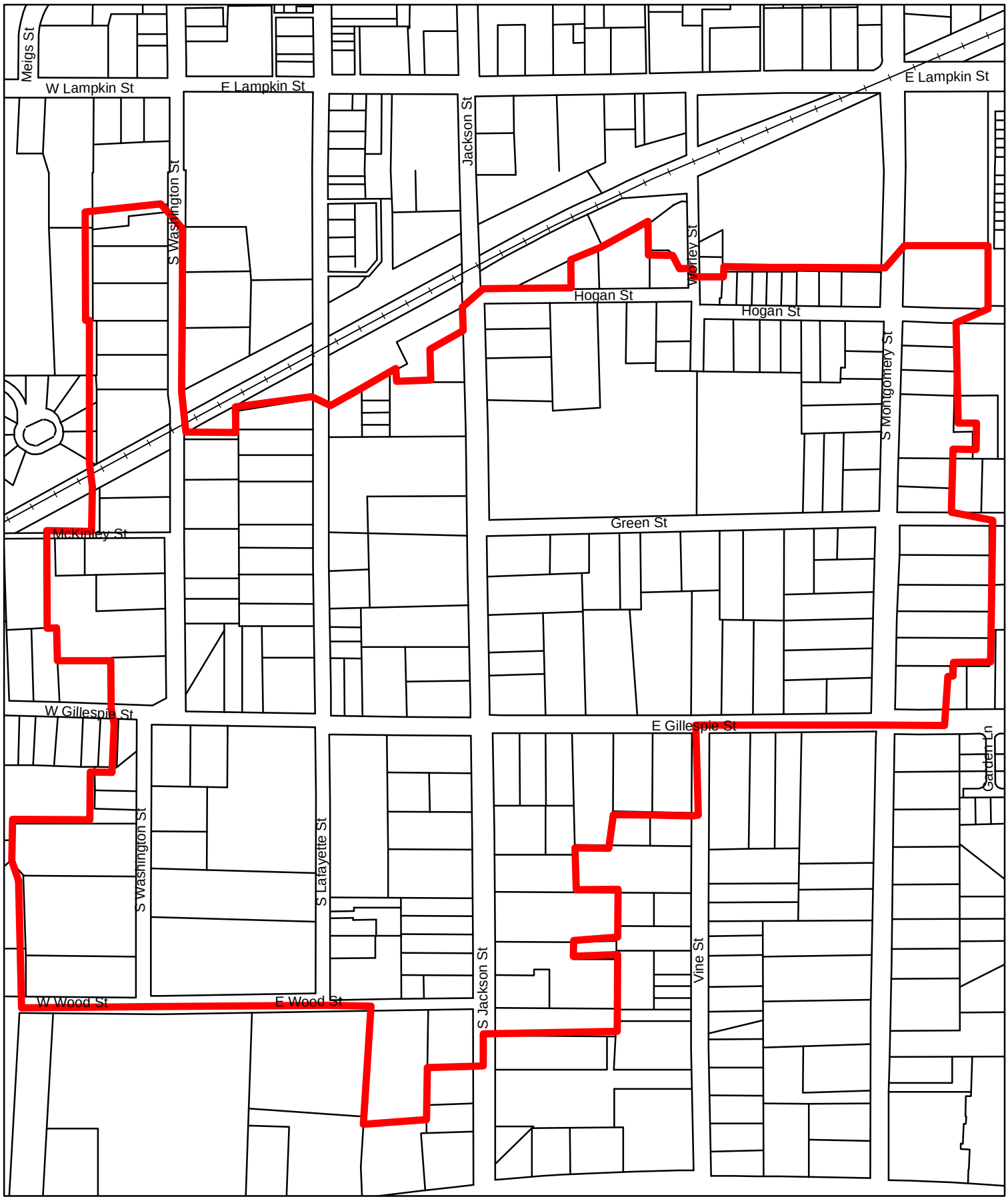
ORDAINED AND ADOPTED, this the _____ day of _____, A.D., 2013, at the Regular/Recess Meeting of the Mayor and Board of Aldermen of the City of Starkville, Oktibbeha County, Mississippi.

_____
PARKER WISEMAN, Mayor
City of Starkville, Mississippi

_____
TAYLOR V. ADAMS, Clerk
City of Starkville, Mississippi

(SEAL)

Overstreet School Historic District



Property Lines

Historic District

Feet

0 150 300 600

N W E S

City of Starkville 2012

HISTORIC PRESERVATION COMMISSION

OVERSTREET HISTORIC DISTRICT

PARCEL NUMBER	OWNER	ADDRESS 1	CITY	STA	ZIP	PHYSIC	ADDRESS
101D-00-061.00	SLAUGHTER RAYMOND D	209 S MONTGOMERY ST	STARKVILLE	MS	39759	209	MONTGOMERY
101D-00-062.00	BRYAN PATRICK L ETUX	306 HOGAN ST	STARKVILLE	MS	39759	301	MONTGOMERY
101D-00-063.00	BYRUM JONATHAN ALLEN	303 S MONTGOMERY ST	STARKVILLE	MS	39759	303	MONTGOMERY
101D-00-064.00	BRYAN PATRICK ETUX	306 HOGAN ST	STARKVILLE	MS	39759	305	MONTGOMERY
101D-00-066.00	MCEWEN ELEANOR G LIFE ESTATE	307 S MONTGOMERY ST	STARKVILLE	MS	39759	307	MONTGOMERY
101D-00-067.00	BROWN ERLINE P IRREVOCABLE TRUST	309 S MONTGOMERY	STARKVILLE	MS	39759	309	MONTGOMERY
101D-00-068.00	SUNCREEK LLC	P O BOX 362	STARKVILLE	MS	39760	311	MONTGOMERY
101D-00-223.00	ROBINSON FAYE R	1106 FRIAR TUCK	STARKVILLE	MS	39759	401	MONTGOMERY
101D-00-224.00	KENNEDY HAMMOND D ETUX	813 LAKE COUNTY LANE	MADISON	MS	39110	403	MONTGOMERY
101D-00-225.00	BENSCO LLC	205 PARK COURT	RIDGELAND	MS	39157	405	MONTGOMERY
101D-00-226.00	WAGGENER OLIVER MICHAEL ETAL	294 COMMERCE PARK DR	RIDGELAND	MS	39157	407	MONTGOMERY
101D-00-227.00	JOSEY BERNICE	C/O BILL SHOOK P.O. BOX 321404	FLOWOOD	MS	39232	409	MONTGOMERY
101D-00-230.00	RAINES PEGGY L LIFE ESTATE	P O BOX 80087	STARKVILLE	MS	39759	411	MONTGOMERY
102A-00-001.00	MURPHY JAY PROPERTIES INC	100 ANNABELLA AVE	STARKVILLE	MS	39759	220	S. MONTG.
102A-00-002.00	REECE DONNA M	409 HOGAN ST	STARKVILLE	MS	39759	409	HOGAN
102A-00-003.00	JONES TERRY F & PRISOCK CHARLES B	118 BELMONT	STARKVILLE	MS	39759	407	HOGAN
102A-00-004.04	TAG INVESTMENTS LLC	1651 S MONTGOMERY ST	STARKVILLE	MS	39759	0	<Null>
102A-00-004.05	FRAZURE CHASE	401 HOGAN ST	STARKVILLE	MS	39759	401	HOGAN
102A-00-004.06	KING GEORGE ETUX	P O BOX 207	CHATHAM	MS	38731	0	<Null>
102A-00-004.07	KING GEORGE ETUX	P O BOX 207	CHATHAM	MS	38731	403	B HOGAN
102A-00-004.08	GARMA FERNANDEZ EMILIO	405-A HOGAN ST	STARKVILLE	MS	39759	405	A HOGAN
102A-00-004.09	KENNEDY JAMES	405 B HOGAN STREET	STARKVILLE	MS	39759	405	B. HOGAN
102A-00-005.00	KELLY MICHAEL J ETUX	512 NORTHBAY DR	MADISON	MS	39110	311	HOGAN
102A-00-006.00	HOLLIS JEFFERY D	309 HOGAN	STARKVILLE	MS	39759	309	HOGAN
102A-00-007.00	BRYAN PATRICK L ETUX	306 HOGAN ST	STARKVILLE	MS	39759	307	HOGAN
102A-00-038.00	HINKLE WILLIAM R III ETUX	P O BOX 1792	STARKVILLE	MS	39760	212	S WASHINGTON
102A-00-039.00	WATSON DOROTHY A	212 S WASHINGTON ST	STARKVILLE	MS	39759	212	S. WASHINGTO
102A-00-040.00	BALL ROBERT THOMAS ETUX	104 BROOK AVE	STARKVILLE	MS	39759	210	S WASHINGTON
102A-00-041.00	SULLIVAN SHAWN THOMAS ETUX	208 S WASHINGTON ST	STARKVILLE	MS	39759	208	S. WASHINGTO
102A-00-042.00	HOSFORD JEFFREY J ETUX	206 S WASHINGTON ST	STARKVILLE	MS	39759	206	S. WASHINGTO
102A-00-043.00	CRABTREE DONALD C & ETUX	P O BOX 502	STARKVILLE	MS	39760	204	S. WASHINGTO
102A-00-044.00	MONTGOMERY BRENDA W	202 S WASHINGTON ST	STARKVILLE	MS	39759	204	S WASHINGTON
102A-00-073.00	BUCKNER EDWARD A UNIFIED CREDIT	TRUST & EDWARD A BUCKNER QTIP TRUST	STARKVILLE	MS	39759	0	<Null>
102A-00-073.01	M & O PROPERTIES LLC	P O BOX 61	COLUMBUS	MS	39703	406	S WASHINGTON
102A-00-074.00	BUCKNER LOUISE M	305 E GILLESPIE ST	STARKVILLE	MS	39759	404	WASHINGTON
102A-00-075.00	BUCKNER EDWARD A UNIFIED CREDIT	TRUST & EDWARD A BUCKNER QTIP TRUST	STARKVILLE	MS	39759	400	S WASHINGTON
102A-00-076.00	BUCKNER DONALD M	101 MCKINLEY	STARKVILLE	MS	39759	101	MCKINLEY

102A-00-078.00	MCGEHEE DORIS BOYD	306 S WASHINGTON ST	STARKVILLE	MS	39759	306	WASHINGTON
102A-00-079.00	HEARNSBERGER JAMES O JR	304 S WASHINGTON ST	STARKVILLE	MS	39759	304	S WASHINGTOI
102A-00-080.00	BUCKNER JOHN P & ETUX	305 E GILLESPIE ST	STARKVILLE	MS	39759	213	WASHINGTON
102A-00-081.00	BUCKNER EDWARD A QTIP TRUST	305 E GILLESPIE ST	STARKVILLE	MS	39759	303	WASHINGTON
102A-00-082.00	HECKEL DAVID ETUX	301 S WASHINGTON ST	STARKVILLE	MS	39759	301	S WASHINGTOI
102A-00-083.00	BUCKNER EDWARD A QTIP TRUST	WILLIAM F BUCKNER ETAL TRUSTEES	STARKVILLE	MS	39759	401	WASHINGTON
102A-00-084.00	POWE CHARLES E ETUX	500 S JACKSON ST	STARKVILLE	MS	39759	0	<Null>
102A-00-085.00	ROCCONI CHARLES A ETUX	914 VAN BUREN AVE	OXFORD	MS	38655	407	WASHINGTON
102A-00-086.00	POWE CHARLES ETUX	P O BOX 226	MISS STATE	MS	39762	105	GILLESPIE
102A-00-087.00	POWE CHARLES E	111 E GILLISPIE ST	STARKVILLE	MS	39759	107	GILLESPIE
102A-00-088.00	POWE CHARLES EVERITT ETUX	P O BOX 226	MISS STATE	MS	39762	109	GILLESPIE
102A-00-089.00	POWE CHARLES E ETUX	500 S JACKSON ST	STARKVILLE	MS	39759	111	GILLESPIE
102A-00-090.00	POWE CHARLES E ETUX	500 S JACKSON ST	STARKVILLE	MS	39759	0	<Null>
102A-00-091.00	EVANS LAWRENCE	1403 HWY 25 S	STARKVILLE	MS	39759	328	LAFAYETTE
102A-00-092.00	RIEVES ELLA	326 LAFAYETTE	STARKVILLE	MS	39759	326	LAFAYETTE
102A-00-093.00	COATS BILLIE N ETUX	322 S LAFAYETTE	STARKVILLE	MS	39759	322	LAFAYETTE
102A-00-094.00	WILLIAMS BARBARA KELLY ETAL	320 LAFEYETTE ST	STARKVILLE	MS	39759	320	LAFAYETTE
102A-00-095.00	BUCKNER EDWARD A UNIFIED CREDIT	TRUST	STARKVILLE	MS	39759	0	<Null>
102A-00-096.00	SCALES TOMMIE LEE ETUX	C/O HABITAT FOR HUMANITY P.O. BOX 784	STARKVILLE	MS	39760	304	S LFAYETTE
102A-00-097.00	NASH LADDIE	302 S LAFAYETTE ST	STARKVILLE	MS	39759	302	S LAFAYETTE
102A-00-098.00	ISAAC MARY LAURA	C/O HABITAT FOR HUMANITY P. O. BOX 784	STARKVILLE	MS	39760	300	S LAFAYETTE
102A-00-101.00	BURTON LAURIE A	P O BOX 2113	STARKVILLE	MS	39760	302	S JACKSON
102A-00-103.00	LEWIS DAVID C & RACHEL MCCANN	304 S JACKSON	STARKVILLE	MS	39759	304	S JACKSON
102A-00-103.01	CRAIG DAN R ETUX	P O BOX 80262	STARKVILLE	MS	39759	0	<Null>
102A-00-103.02	CRAIG DAN R ETUX	P O BOX 80262	STARKVILLE	MS	39759	0	<Null>
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102A-00-103.04	CRAIG DAN R ETUX	P O BOX 80262	STARKVILLE	MS	39759	0	<Null>
102A-00-104.00	MAXON-STARK GENEVIEVE LOIS	306 S JACKSON ST	STARKVILLE	MS	39759	306	S JACKSON
102A-00-105.00	CONNER ETHEL JUANITA LIFE ESTATE	104 WEST GILLESPIE	STARKVILLE	MS	39759	321	LAFAYETTE
102A-00-106.00	COATS BILLIE ANTHONY	1249 SANDPIPER DR	STARKVILLE	MS	39759	323	LAFAYETTE
102A-00-107.00	MOORE JOHN	329 S LAFAYETTE	STARKVILLE	MS	39759	327	LAFAYETTE
102A-00-108.00	MOORE JOHN	329 S LAFAYETTE	STARKVILLE	MS	39759	329	LAFAYETTE
102A-00-109.00	POWE CHARLES E ETUX LIFE ESTATE	111 EAST GILLESPIE	STARKVILLE	MS	39759	0	<Null>
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102A-00-112.00	POWE CHARLES E ETUX	111 EAST GILLESPIE	STARKVILLE	MS	39759	203	GILLESPIE
102A-00-113.00	POWE CHARLES E ETUX	111 EAST GILLESPIE	STARKVILLE	MS	39759	205	GILLESPIE
102A-00-114.00	POWE CLAYBROOK ETVIR	111 EAST GILLESPIE ST	STARKVILLE	MS	39759	410	S JACKSON
102A-00-114.01	COOK JACK D III	408 S JACKSON ST	STARKVILLE	MS	39759	408	S JACKSON
102A-00-114.02	COOK JACK D III	408 S JACKSON ST	STARKVILLE	MS	39759	0	<Null>
102A-00-115.00	COOK JACK DAVIS JR & ETUX	406 S JACKSON	STARKVILLE	MS	39759	406	S JACKSON

102A-00-116.00	RACKLEY MARY B	P O BOX 826	STARKVILLE	MS	39760	400	S JACKSON
102A-00-117.00	LEACH ROBERT A ETUX	314 S JACKSON ST	STARKVILLE	MS	39759	314	S JACKSON
102A-00-118.00	OVERSTREET SCHOOL	<Null>	STARKVILLE	MS	39759	0	<Null>
102A-00-119.00	FERGUSON MICHAEL M ETUX	2707 COUNTRY CLUB RD	SENATOBIA	MS	38668	305	S JACKSON
102A-00-120.00	BRYAN PATRICK L & ETUX	306 HOGAN ST	STARKVILLE	MS	39759	303	S JACKSON
102A-00-121.00	BRYAN PATRICK L & ETUX	306 HOGAN ST	STARKVILLE	MS	39759	301	S JACKSON
102A-00-122.00	BRYAN PATRICK L & ETUX	306 HOGAN ST	STARKVILLE	MS	39759	306	HOGAN
102A-00-123.00	WATSON GREGORY JAMES ETUX	310 HOGAN ST	STARKVILLE	MS	39759	310	HOGAN
102A-00-124.00	HERRING STUART BELL ETUX	P O BOX 5366	MISS STATE	MS	39762	300	WORLEY
102A-00-125.00	GONZALES EDGAR ALEJANDRO	302 WORLEY	STARKVILLE	MS	39759	302	WORLEY
102A-00-126.00	OVERSTREET SCHOOL	<Null>	STARKVILLE	MS	39759	0	<Null>
102A-00-127.00	NOFFSINGER KIMBERLY A	400 HOGAN	STARKVILLE	MS	39759	400	HOGAN
102A-00-128.00	MCGILL SARA KATHERINE	404 HOGAN STREET	STARKVILLE	MS	39759	404	HOGAN
102A-00-129.00	SHAPLEY MARK J	125 WOODMONT WAY	RIDGELAND	MS	39157	406	HOGAN
102A-00-129.01	JAMES SARAH ELIZABETH LIFE ESTATE	411 NORTH BAY DR	MADISON	MS	39110	406	A HOGAN
102A-00-130.00	COUVILLION PAUL J	1004 SOUTHGATE	STARKVILLE	MS	39759	408	HOGAN
102A-00-131.00	BANNER IAN	4002 PINTAIL COVE	OXFORD	MS	38655	410	HOGAN
102A-00-132.00	BRYAN PATRICK ETUX	306 HOGAN ST	STARKVILLE	MS	39759	300	MONTGOMERY
102A-00-133.00	BRYAN PATRICK ETUX	306 HOGAN ST	STARKVILLE	MS	39759	302	MONTGOMERY
102A-00-134.00	PADEN DOUGLAS A	304 MONTGOMERY ST	STARKVILLE	MS	39759	304	MONTGOMERY
102A-00-135.00	GRAY MICHAEL TOBIT ETUX	306 S MONTGOMERY ST	STARKVILLE	MS	39759	306	S MONTG.
102A-00-136.00	CHAMBLISS BRENDA MONTGOMERY	411 GREEN ST	STARKVILLE	MS	39759	411	GREEN
102A-00-137.00	FONDREN RICKY W & ETUX	415 GREEN ST	STARKVILLE	MS	39759	415	GREEN
102A-00-138.00	MCGOWAN SUZANNAH	5 JAME5 RIVER	JACKSON	MS	39211	308	MONTGOMERY
102A-00-139.00	WARD JUDY C	219 BRENHAVEN BLVD	BRANDON	MS	39047	310	MONTGOMERY
102A-00-140.00	JONES EMILY B	400 S MONTGOMERY ST	STARKVILLE	MS	39759	400	MONTGOMERY
102A-00-141.00	PRISOCK BRIAN	1345 W LAKESHORE DR	STARKVILLE	MS	39759	412	GREEN
102A-00-142.00	CARLEY CHARLES T III	410 GREEN ST	STARKVILLE	MS	39759	410	GREEN
102A-00-143.00	THAXTON YVONNE V	402 S MONTGOMERY ST	STARKVILLE	MS	39759	402	MONTGOMERY
102A-00-144.00	MONTFORT FRANK W	17903 CLOVER HLLL	HOUSTON	TX	77094	0	<Null>
102A-00-145.00	MCKELVEY KENNETH D ETUX	406 S MONTGOMERY ST	STARKVILLE	MS	39759	406	MONTGOMERY
102A-00-146.00	TAHOE LP	1600 S MONTGOMERY ST	STARKVILLE	MS	39759	408	MONTGOMERY
102A-00-147.00	TAHOE LP	1600 S MONTGOMERY ST	STARKVILLE	MS	39759	412	MONTGOMERY
102A-00-148.00	TAHOE LP	1600 S MONTGOMERY ST	STARKVILLE	MS	39759	409	GILLESPIE
102A-00-149.00	TEMPLETON FOREST DANIEL ETUX	201 W PONCE DE LEON AVE UNIT 417	DECATUR	GA	3E+08	405	GILLESPIE
102A-00-150.00	KARRAS GEORGE ETAL LIFE ESTATE	100 BANNOCK CT	ROSWELL	GA	30075	406	GREEN
102A-00-151.00	PRESLEY JOHNNY ETUX	402 GREEN ST	STARKVILLE	MS	39759	402	GREEN
102A-00-152.00	CALDWELL THOMAS PRICE JR	403 GILLESPIE ST	STARKVILLE	MS	39759	403	GILLESPIE
102A-00-153.00	KENNARD MAMIE	1127 MILITARY RD	FLORENCE	AL	35630	401	GILLESPIE
102A-00-154.00	FOLLETT RANDOLPH F ETUX	400 GREEN ST	STARKVILLE	MS	39759	400	GREEN
102A-00-155.00	CARVER JAMES C ETUX	309 GREEN ST	STARKVILLE	MS	39759	309	GREEN

102A-00-156.00	WALKER HARRISON C JR ETUX	311 GILLESPIE	STARKVILLE	MS	39759	311	GILLESPIE
102A-00-157.00	WALKER H CARROLL JR D D S	P A PEN TRUST100 BRANDON RD SUITE W	STARKVILLE	MS	39759	0	<Null>
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102A-00-159.00	HERRING JOHN M ETUX	404 HWY 82 WEST	STARKVILLE	MS	39759	308	GREEN
102A-00-160.00	RYAN MICHAEL E	1215 MEADOWLARK DR	STARKVILLE	MS	39759	306	GREEN
102A-00-161.00	RYAN MICHAEL E	1215 MEADOWLARK DR	STARKVILLE	MS	39759	0	<Null>
102A-00-162.00	SMITHERMAN J E JR	403 S JACKSON ST	STARKVILLE	MS	39759	403	S JACKSON
102A-00-163.00	BROWN ERLINE P LIFE ESTATE	P O BOX 228	STARKVILLE	MS	39760	405	S JACKSON
102A-00-164.00	BUCKNER PATRICIA L ETVIR	305 GILLESPIE	STARKVILLE	MS	39759	305	GILLESPIE
102A-00-165.00	BUCKNER PATRICIA LONG	305 GILLESPIE ST	STARKVILLE	MS	39759	409	S JACKSON
102A-00-166.00	EDWARDS JOHN F	304 GILLESPIE ST	STARKVILLE	MS	39759	407	S JACKSON
102A-00-167.00	POWE CHARLES E ETUX	111 EAST GILLESPIE	STARKVILLE	MS	39759	500	S JACKSON
102A-00-167.01	POWE CHARLES E ETUX	111 EAST GILLESPIE	STARKVILLE	MS	39759	206	GILLESPIE
102A-00-168.00	LINLEY ALTON ETUX	100 TRUMPET VINE LANE	STARKVILLE	MS	39759	0	<Null>
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102A-00-170.00	THAMES G T & ETUX	1040 ROBINDALE RD	STARKVILLE	MS	39759	508	S JACKSON
102A-00-171.00	WADKINS HILDA B	510 S JACKSON ST	STARKVILLE	MS	39759	510	S JACKSON
102A-00-172.00	MURRAH DONNA P	514 S JACKSON ST	STARKVILLE	MS	39759	512	S JACKSON
102A-00-173.00	MURRAH DONNA P	514 S JACKSON	STARKVILLE	MS	39759	514	S JACKSON
102A-00-174.00	GEESLIN ERIC G ETUX	7910 DAVIDSON RD	OLIVE BRANC	MS	38654	516	S JACKSON
102A-00-175.00	SUNCREEK LLC	P O BOX 362	STARKVILLE	MS	39760	518	S JACKSON
102A-00-176.00	MINOR LORETTA M	520 S JACKSON	STARKVILLE	MS	39759	520	S JACKSON
102A-00-176.01	COLE H WELLBORN	204 E WOOD ST	STARKVILLE	MS	39759	0	<Null>
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102A-00-178.00	LARRY LUCY ROBINSON	409 LAFAYETTE	STARKVILLE	MS	39759	402	LAFAYETTE
102A-00-179.00	AUSTIN EDMOND	C/O WILLIE J AUSTIN 116 HOLLY STREET	STARKVILLE	MS	39759	404	LAFAYETTE
102A-00-180.00	BIBB KATHY	405 S LAFAYETTE	STARKVILLE	MS	39759	0	<Null>
102A-00-181.00	WARD AMANDA	909 OLD WEST POINT RD	STARKVILLE	MS	39759	402	LAFAYETTE
102A-00-182.00	LUEG JASON EDDY ETUX	202 EAST GILLESPIE ST	STARKVILLE	MS	39759	202	E
102A-00-183.00	WILSON MADELINE	110 E GILLESPIE STE	STARKVILLE	MS	39759	110	E
102A-00-184.00	PADEN DOUGLAS A	108 E GILLESPIE ST	STARKVILLE	MS	39759	108	E
102A-00-185.00	ASHFORD NAVARRETE	100 E GILLESPIE ST	STARKVILLE	MS	39759	0	<Null>
102A-00-186.00	PADEN DOUGLAS A	304 S MONTGOMERY ST	STARKVILLE	MS	39759	501	WASHINGTON
102A-00-187.00	JOHNSON BILLY T ETUX	12001 QUEENS PL SE	HUNTSVILLE	AL	35803	505	WASHINGTON
102A-00-188.00	BEATTIE MARY RUTH	507 S WASHINGTON ST	STARKVILLE	MS	39759	507	WASHINGTON
102A-00-189.00	WEATHERLY C E MRS	525 WASHINGTON	STARKVILLE	MS	39759	525	WASHINGTON
102A-00-190.00	ENCLAVE BUILDERS LLC	946 CYPRESS LANE	LOUISVILLE	CO	80027	530	S
102A-00-191.00	MCKEE GEORGE C	946 CYPRESS LANE	LOUISVILLE	CO	80027	514	S
102A-00-192.00	WILLIAMS STEPHEN ETUX	506 S WASHINGTON ST	STARKVILLE	MS	39759	506	S
102A-00-193.00	HARDIN DAVID BARRETT ETUX	504 WASHINGTON ST	STARKVILLE	MS	39759	504	WASHINGTON
102A-00-194.00	PRENTICE RENTALS LLC	200 TURNBERRY LANE	STARKVILLE	MS	39759	0	<Null>

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102A-00-211.00	COLE HARRY WELLBORN	204 E WOOD STREET	STARKVILLE	MS	39759	0	<Null>
102A-00-212.00	COLE WELLBORN H	204 E WOOD STREET	STARKVILLE	MS	39759	600	S JACKSON
102A-00-224.00	SUNCREEK LLC	P O BOX 362	STARKVILLE	MS	39760	601	S JACKSON
102A-00-232.00	GRAY KATHERINE A ETAL	517 S JACKSON ST	STARKVILLE	MS	39759	517	S JACKSON
102A-00-233.00	VICTORIA BENNETT DACOSTA LLC	5645 MONTPELIER DR	TUSCALOOSA	AL	35405	0	<Null>
102A-00-238.00	COLLIER LIZABETH	511 SOUTH JACKSON ST	STARKVILLE	MS	39759	511	S JACKSON
102A-00-239.00	MCMILLEN ROBERT C ETAL	509 S JACKSON ST	STARKVILLE	MS	39759	509	S JACKSON
102A-00-240.00	UNDERWOOD RICHARD G JR	1091 STARK ROAD	STARKVILLE	MS	39759	507	S JACKSON
102A-00-241.00	UNDERWOOD RICHARD G JR	1651 LYNDALE ST	STARKVILLE	MS	39759	0	<Null>
102A-00-242.00	CALLOWAY CHARLENE W	300 E GILLESPIE ST	STARKVILLE	MS	39759	300	GILLESPIE
102A-00-243.00	PETTUS JANICE M	302 GILLESPIE ST	STARKVILLE	MS	39759	302	GILLESPIE
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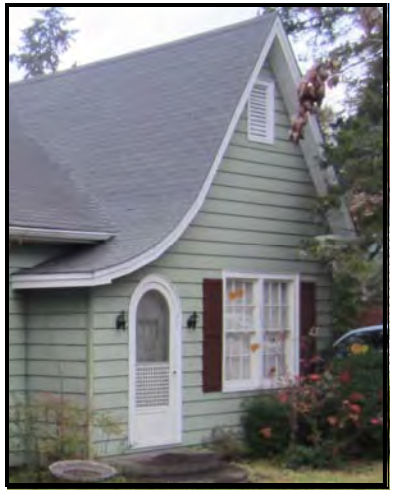
102A-00-245.00	EDWARDS JOHN FRANCIS	304 GILLESPIE ST	STARKVILLE	MS	39759	304	GILLESPIE
102A-00-246.00	POWE CHARLES ETUX	P O BOX 226	MISS STATE	MS	39762	306	GILLESPIE
102A-00-249.00	POWE CHARLES E ETUX	500 S JACKSON	STARKVILLE	MS	39759	308	GILLESPIE
102A-00-250.00	LOWERY MELLIE LIFE ESTATE	320 E GILLESPIE ST	STARKVILLE	MS	39759	0	<Null>



STANDARDS FOR STARKVILLE'S HISTORIC DISTRICTS

CERTIFICATE OF APPROPRIATENESS APPLICATION

City of Starkville Historic Preservation Commission (SHPC)
City Hall, 101 E. Lampkin Street
Starkville, Mississippi 39759-2944
Phone: (662) 323-8012 Fax: (662) 323-4143
e-mail: buildingdept@cityofstarkville.org

APPLICATION REQUIREMENTS

A pre-application conference with the Planning Office staff prior to submittal of a Certificate of Appropriateness (COA) application **is highly recommended**.

All applications must be complete and include the required supporting materials listed below. **Ten (10) collated copies of the application and all supporting materials** must be submitted to the Planning Office at City Hall for review.

Incomplete COA applications will not be forwarded to the Starkville Historic Preservation Commission (SHPC) for consideration.

REQUIRED SUPPORTING MATERIALS

New Construction or Substantial Rehabilitation
- Description of design and materials
- Site plan (new buildings and additions only)
- Architectural elevations
- Comprehensive photographs
- Documentation of earlier historic appearance (rehabilitation only)

Minor Exterior Changes
- Description of design and materials
- Photographs of existing building

Outbuildings, Fences, and Walls
- Description of design and materials
- Site plan
- Architectural elevations
- Site photographs

Demolition or Relocation
- Photographs of existing building(s)
- Reasons for demolishing or relocating to be included in the narrative description

NOTE: Relocation and Demolition both require a permit from the Building Dept. Please contact the Building Dept or go to www.cityofstarkville.org.

CONTACT INFORMATION

Applicant_____

NOTE: If the applicant is not the property owner, an Owner Authorization must be executed, notarized, and returned with the application materials.

Address_____

City, State ZIP_____

Daytime Phone _____

E-mail Address_____

PROPERTY AND PROJECT INFORMATION

Project Address_____

Property Owner_____

Tax or Parcel Number_____
(available at www.tscmaps.com or at the Oktibbeha County Land Records Office)

TYPE OF PROJECT

Check all that apply:

☐ New Construction (freestanding or addition)

☐ Substantial Rehabilitation ☐ Demolition

☐ Minor Exterior Changes ☐ Relocation

PROJECT AND MATERIALS DESCRIPTION

Check all proposed work specifications that apply:

☐ Exterior Siding/Finishes/Masonry ☐ Roofs

☐ Windows and Dormers ☐ Chimneys

☐ Porches/Decks/Balconies ☐ Shutters

☐ Exterior Doors ☐ Foundations

☐ Walls and Fences ☐ Outbuildings

Using the Standards for Starkville's Historic Districts

The Standards for Starkville's Historic Districts address the most commonly proposed changes. The Starkville Historic Preservation Commission (SHPC) uses the Standards when reviewing applications for COAs. **Please refer to the Standards prior to submitting an application.** The Standards, along with other useful links, are available on the City website at www.cityofstarkville.org.

Application Deadlines

Applications and support materials must be submitted at least thirty (30) days prior to the regular meeting of the SHPC. The SHPC meets on the fourth Tuesday of each month at 5:30 PM in the City of Starkville Courtroom. A meeting and submittal schedule is available for reference at www.cityofstarkville.org.

Application Representation

The applicant or an authorized representative of the applicant **must** attend the public SHPC meeting to present the application.

Building Permit Requirements

In addition to a COA Application, most proposals will require a building permit from the Building Department at City Hall. Building permits will not be issued without proof of a COA. After application approval, the COA is valid for six (6) months. The COA expires if construction does not begin within six (6) months of approval by the SHPC.

The SHPC must review and approve any modifications or amendments to the approved plans prior to the beginning of work.

All work must be completed as presented to and approved by the SHPC.

IN THE SPACE BELOW OR ON ADDITIONAL SHEETS, PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSED PROJECT. DIVIDE THE NARRATIVE INTO THE "PROJECT AND MATERIALS DESCRIPTION" SECTIONS CHECKED ON PAGE 1.

☐ **Certificate of Appropriateness NOT required for this application**

Signed_____ Date_____

AUTHORIZATION

I acknowledge that the above application refers to construction and alterations to be undertaken at this time. I understand that the work described here must begin within six (6) months of issuance of the COA and that **alterations not addressed in this document will require an additional application**. I understand that this application will become part of the Public Record of the City of Starkville and hereby certify that all information contained herein is accurate to the best of my knowledge.

Signature:_____ Printed Name:_____ Date:_____

STATE OF MISSISSIPPI

COUNTY OF OKTIBBEHA

AUTHORIZATION

I, _____, am the owner of the real property located at _____, Parcel Number _____. I hereby authorize _____ to submit a Certificate of Appropriateness application to the City of Starkville's Building Codes & Planning Department for a public hearing before the Starkville Historic Preservation Commission.

Given under my hand and official seal, this the _____ day of _____, 20_____.

Owner: _____ Date: _____

Date: _____ Notary: _____

(SEAL)

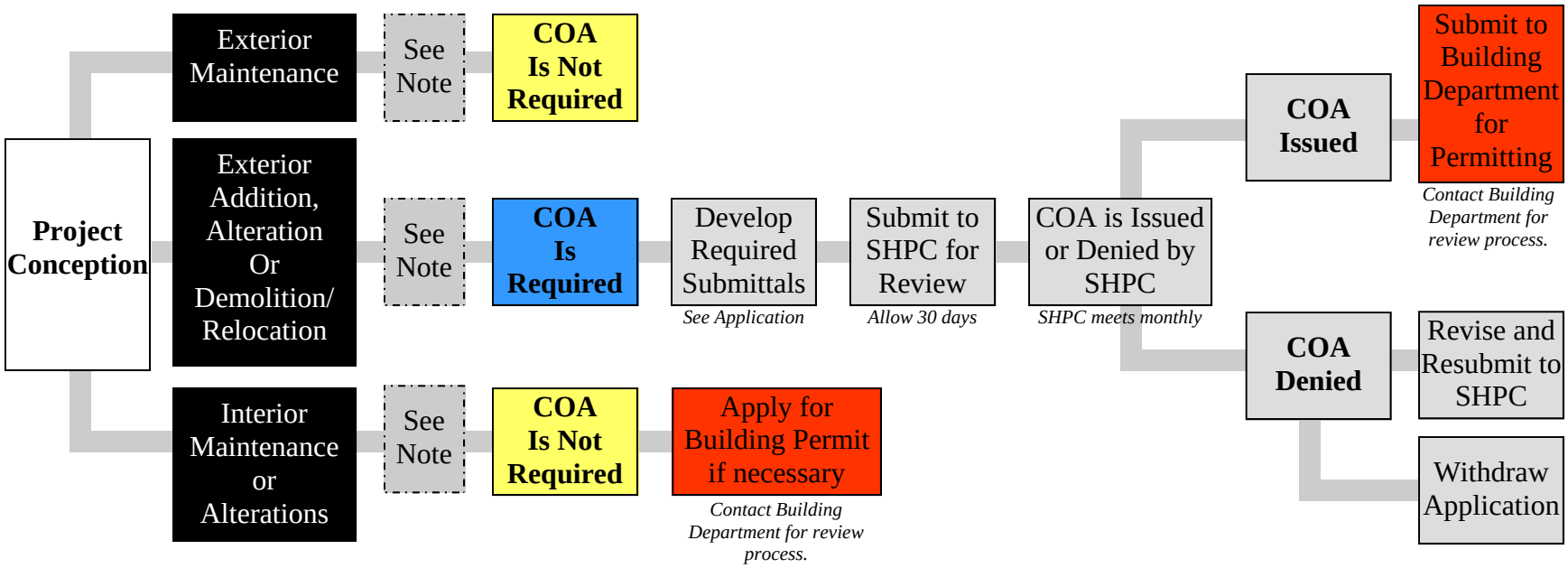
My Commission Expires:

CERTIFICATE OF APPROPRIATENESS PROCESS

Is a Certificate of Appropriateness (COA) required for my project?

When a property owner desires to make exterior alterations or additions to a historic resource located within a local historic district a Certificate of Appropriateness is required unless the scope of the project consists only of routine maintenance (i.e.: repainting, replacing asphalt shingle roofs with like materials, repairing existing materials with like kind materials, etc.) executed in conformance with the Secretary of the Interiors Standards, **or** the work consists solely of interior modifications or repairs.

Flow Chart of the COA Application Process:



Note: Applicants considering applying for Federal of State Tax Credits for Historic Preservation projects are strongly encouraged to make contact with the Mississippi Department of Archives and History regarding the tax credit process prior to proceeding with the development of the design to ensure that all proposed work is in compliance with the requirements of the tax credit process. The City of Starkville Historic Preservation Commission does not approve tax credits, nor does approval for tax credits constitute a Certificate of Appropriateness from the Starkville Historic Preservation Commission.

STANDARDS FOR STARKVILLE'S HISTORIC DISTRICTS

QUICK REFERENCE SECTION

How to Use the Quick Reference Section:

The following table can be used as a quick reference for exterior work on buildings in the local Starkville historic districts. Proposed work is separated by building component. The proposed change is aligned with the action required for approval, and with the location of additional information in the ***Standards for Starkville's Historic Districts*** regarding the building component.

Under the Starkville Historic Preservation Ordinance all exterior changes within the local historic preservation districts must be approved by the Starkville Historic Preservation Commission (SHPC) through the Certificate of Appropriateness (COA) process. A COA form must be completed describing the requested work and submitted to the Planning Department for consideration. Approvals for in-kind or simple work may be given by the staff of the Planning Department. Any proposed work not listed in this section should be discussed with the Planning Department staff to determine what type of approval is necessary.

PROPOSED WORK	ACTION REQUIRED	MORE INFORMATION ON PAGES
SIDING		18
Repair of existing siding, including replacing damaged portions, with the same material	Staff approval required using a COA form	24 - Masonry, 34 - Wood, 43 - Metal
Installation of vinyl or aluminum siding over original siding	Not allowed under the *Standards for Starkville's Historic Districts*	38
Replacement or covering of original siding with cement fiber board siding ("Hardie Plank")	Requires approval of the SHPC through the COA process	38
Change of siding material from wood to brick veneer or stucco	Requires approval of the SHPC through the COA process	34
Painting of siding	No COA approval required	32

STANDARDS FOR STARKVILLE'S HISTORIC DISTRICTS

PROPOSED WORK	ACTION REQUIRED	MORE INFORMATION ON PAGES
ROOFING		50
Repair or replacement of existing roofing shingles	No COA approval required	53
Change in roofing material, i.e. from shingles to metal, tile, etc. on an existing building	Requires approval of the SHPC through the COA process	53
WINDOWS		59
Repair of existing windows (including frame, sash, mullions, glazing, and window panes) with in-kind materials	No COA approval required	62
Painting of windows	No COA approval required	62
Replacement of existing windows	Rehabilitation of existing windows is strongly encouraged. Any replacement of existing windows requires approval by the SHPC	63-64
Installation of exterior storm windows	No COA approval required	69
Installation of exterior security bars on windows	Not encouraged by the SHPC	72

PROPOSED WORK	ACTION REQUIRED	MORE INFORMATION ON PAGES
DOORS		73
Repair or existing exterior doors with in-kind materials	No COA approval required	73
Painting of existing doors	No COA approval required.	73
Replacement of existing doors	Rehabilitation of existing doors is strongly encouraged. Any replacement of existing doors requires approval by the SHPC.	73
Installation of an exterior storm door	No COA approval required	75
Installation of an exterior metal security door	Not encouraged by the SHPC	76

PROPOSED WORK	ACTION REQUIRED	MORE INFORMATION ON PAGES
SHUTTERS		77
Installation of replacement shutters	Staff approval required using a COA form. Those structures that had shutters historically may have replacement shutters installed if the original ones are too deteriorated to repair. Replacements should be of the same material, a similar size and configuration, and be mounted in the same location.	77
Installation of shutters on a building that does not currently have shutters	Requires approval of the SHPC through the COA process	77
Installation of vinyl or aluminum shutters	Not recommended under the *Standards for Starkville's Historic District*	77
AWNINGS		78
Installation of awnings over doors or windows	Requires approval of the SHPC through the COA process	79

PROPOSED WORK	ACTION REQUIRED	MORE INFORMATION ON PAGES
PORCHES		80
Repair of existing porches, including replacing damaged components, with the same material	No COA approval required	84
Addition of a porch to a building or replacement of an existing porch	Requires approval of the SHPC through the COA process	85
ADDITIONS		94
Addition to an existing building	Requires approval of the SHPC through the COA process. The *Standards for Starkville's Historic Districts* should be consulted for information on compatible additions to an existing building.	94
NEW CONSTRUCTION		98
Construction of a new primary building or outbuilding on a site	Requires approval of the SHPC through the COA process. The *Standards for Starkville's Historic Districts*should be consulted for information on compatible new construction for the historic districts.	98-101

PROPOSED WORK	ACTION REQUIRED	MORE INFORMATION ON PAGES
FENCES AND WALLS		103
Repair of an existing fence or wall with in-kind materials	No COA approval required	104
Installation of a new fence or wall where visible from the street	Requires approval of the SHPC through the COA process. The *Standards for Starkville's Historic Districts* should be consulted for information on compatible fences or walls for the historic districts.	104

STANDARDS FOR STARKVILLE'S HISTORIC DISTRICTS

Prepared by: David Preziosi, AICP - Mississippi Heritage Trust
2012

STANDARDS FOR STARKVILLE'S HISTORIC DISTRICTS

STARKVILLE, MISSISSIPPI - 2012

PREPARED BY:
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ACKNOWLEDGMENTS

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Alderman - Ben Carver, Richard Corey, Jeremiah Dumas, Eric Parker, Roy A. Perkins, Sandra C. Sistrunk, Henry N. Vaughn, Sr.
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MISSISSIPPI DEPARTMENT OF ARCHIVES AND HISTORY– HISTORIC PRESERVATION DIVISION

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Office of Equal Opportunity, National Park Service, 1849 C Street, N.W., Washington, D.C. 20240

STANDARDS FOR STARKVILLE'S HISTORIC DISTRICTS

TABLE OF CONTENTS

INTRODUCTION AND USE OF THE STANDARDS 1
Introduction 1
How to Use the Standards 2
Use of the Standards by the Starkville Historic Preservation Commission 3

PRESERVATION PRACTICES 3
Introduction to Historic Preservation and Rehabilitation 3
Incentives for Rehabilitation of Historic Structures 4
Federal Tax Credits 5
State Tax Credits 5
Secretary of Interior's Standards 6
Applying the Secretary's Standards 7
Starkville Historic Preservation Goals 7

THE CERTIFICATE OF APPROPRIATENESS PROCESS 9
Permit Review Procedure 9
Certificate of Appropriateness Required Support Materials 10
Criteria for Issuance of a Certificate of Appropriateness 10
Procedures for Issuance of a Certificate of Appropriateness 12
Certificate of Appropriateness Flow Chart 15

GENERAL MAINTENANCE 16
Introduction to Maintenance 16
Maintenance and Inspection Checklist 16
Roof 16
Gutters and Downspouts 16
Siding 16
Doors and Windows 17
Porches 17
Foundation 17

EXTERIOR SIDING, SUPPORTING PIERS, AND CRAWL SPACE ENCLOSURE 18
Exterior Siding 18
Masonry 18
Maintenance and Repair 20
Replacement, Alteration, and Installation 24
Wood 29
Maintenance and Repair 32
Replacement, Alteration, and Installation 34
Substitute Siding 34
Use of Vinyl Siding in Starkville 38
Use of Cement Fiberboard 38
Metal 42
Maintenance and Repair 43
Replacement, Alteration, and Installation 43
Supporting Piers and Foundation Walls 47
Maintenance, Repair, Replacement, Alteration, and Installation 47
Crawl Space Enclosure 47
Maintenance, Repair, Replacement, Alteration, and Installation 48

ROOFS, GUTTERS, SPOUTS, DRAINAGE 50

Roofs 50
Maintenance and Repair 53
Replacement, Alteration, and Installation 53
Acceptable Roofing Materials for Starkville 54
Gutters, Spouts, and Drainage 55
Maintenance and Repair 55
Replacement, Alteration, and Installation 56

WINDOWS, DOORS, SHUTTERS, AWNINGS AND CANOPIES 59
Windows 59
Maintenance and Repair 62
Replacement 63
Window Replacement in Starkville 65
Alteration and Installation 68
Window Screens 68
Maintenance, Repair, Replacement, Alteration, and Installation 69
Storm Windows 69
Maintenance, Repair, Replacement, Alteration, and Installation 85
Security or Bars 72
Doors 73
Maintenance and Repair 73
Replacement, Alteration, and Installation 73
Screen Doors 75
Maintenance and Repair 75
Replacement, Alteration, and Installation 75
Storm Doors 75
Security Doors 76
Shutters 76
Maintenance and Repair 76
Replacement, Alteration, and Installation 77
Awnings and Canopies 78
Maintenance and Repair 79
Replacement, Alteration, and Installation 79

PORCHES, ENTRANCES, ENTRY STEPS, AND ACCESSIBILITY 80
Porches 80
Maintenance and Repair 84
Replacement, Alteration, and Installation 85
Entrances 86
Maintenance and Repair 86
Replacement, Alteration, and Installation 86
Entry Steps 87
Maintenance and Repair 87
Replacement, Alteration, and Installation 87
Accessibility 90
Health and Safety 92

ADDITIONS TO HISTORIC BUILDINGS, CONNECTIONS BETWEEN HISTORIC BUILDINGS, AND NEW CONSTRUCTION 94
Additions to Historic Buildings 94
New Construction 98
Height 98
Proportion and Scale 99
Openings 99
Massing 100
Rhythm of Spacing and Setbacks 100
Roof Shapes 100

Orientation 101
Materials and Texture 101

OUTBUILDING, FENCES AND WALLS, BUILDING SETTING 102
Outbuildings 102
Maintenance and Repair 103
Replacement, Alteration, and Installation 103
Fences and Walls 103
Maintenance and Repair 104
Replacement, Alteration, and Installation 104
Building Site, Setting, and Relocation of Historic Buildings 105

APPENDIX 113

A: HISTORY AND ARCHITECTURE 113
Historical and Architectural Background of Starkville 113
Architectural Styles in Starkville 119
Gothic Revival 120
Italianate 121
Queen Anne and Free Classic Queen Anne 122
Colonial Revival 124
Neo-Classical Revival 125
Craftsman/Bungalow 126
Tudor Revival 127
Spanish Eclectic 128
French Eclectic 128
Minimal Traditional 129
Ranch 130
B: LANDSCAPE RECOMMENDATIONS 131
Sidewalks, Walkways, Driveways, Courtyards and Patios 131
Maintenance and Repair 131
Replacement, Alteration, and Installation 131
Landscape Objects and Lighting 133
Maintenance, Repair, Replacement, Alteration, and Installation 133
Trees, Hedges, Bushes, Flower Beds, etc. 133
Maintenance, Replacement, and Installation 135

C: ARCHITECTURAL TERMS 135

D: ADDITIONAL RESOURCES 140

HISTORIC IMAGES OF STARKVILLE

Historic images from the Cooper Postcard Collection courtesy of the Mississippi Department of Archives and History.

INTRODUCTION AND USE OF THE STANDARDS FOR STARKVILLE'S HISTORIC DISTRICTS

- Introduction
- How to Use the *Standards*
- Use of the *Standards* by the Starkville Historic Preservation Commission

INTRODUCTION

Starkville has a significant number of historic structures dating from the late 1800s to the 1960s. These historic structures provide a visual record of the architectural and social history of the city. They serve as links to the past and as tangible reminders of the people and events that shaped Starkville's development.

The historic resources of Starkville are important for the future of the community. Heritage tourism is one of the fastest growing industries in the country, and Starkville has the potential to benefit from that industry. The city's historic resources can also play an important role in attracting new industry and residents.

During the last three decades, interest in historic preservation and rehabilitation of historic structures has increased throughout the United States. Increasingly people are realizing the value of historic structures and the contribution they make to a community, both aesthetically and economically. Starkville is no exception. The City of Starkville adopted a historic preservation ordinance in 2010 to help protect and enhance the historic structures in the local historic districts. Under the ordinance exterior changes to a building within any of the local historic districts must be approved by the Starkville Historic Preservation Commission (SHPC). Three of the National Register of Historic Places historic districts in Starkville are now under the jurisdiction of the Preservation Commission. These National Register districts are the Greensboro Street Historic District, the Overstreet School Historic District, and the Nash Street Historic District. Maps of the district boundaries are available in the Planning Department at the Starkville City Hall and on-line at the City of Starkville web site.

The purpose of the *Standards for Starkville's Historic Districts* is to encourage historic preservation and high design standards in Starkville's local historic districts in order to protect and promote the city's architectural heritage and unique character. The *Standards* provide general recommendations for preservation, rehabilitation, alteration, and new construction. The *Standards* should benefit property owners, architects, contractors, and public officials and are used by the SHPC, which has the primary responsibility for managing change in the local historic districts.

The *Standards* are consistent with preservation principles established by the United States Department of the Interior and expressed in the *Secretary of the Interior's Standards for Rehabilitation.* The *Standards* address only the exterior features of historic buildings, along with walls and fences seen from the public right-of-way, which add to Starkville's unique character.

The SHPC will use the *Standards for Starkville's Historic Districts* and the *Secretary of the Interior's Standards for Rehabilitation* in making decisions about the appropriateness of work to historic buildings. Any property owner contemplating changes to the exterior of a historic resource or planning to construct a new building in any of the local historic districts must work with the Planning Department and the SHPC. A Certificate of Appropriateness (COA) from the SHPC must be obtained before work can begin on any changes to an existing building or on new construction. If the proposed changes are consistent with the *Standards for Starkville's Historic Districts* and the *Standards for Rehabilitation*, the applicant will receive a Certificate of Appropriateness and WORK CAN BEGIN ONCE ALL NECESSARY PERMITS ARE RECEIVED, including those from any applicable city departments.

The *Standards for Starkville's Historic Districts*, used in harmony with the Starkville Historic Preservation Ordinance, will assist the SHPC in protecting and preserving local historic resources. The *Standards* do not provide case-specific advice or address exceptions; they are only a general guide for changes to historic structures and the design of new construction. The conditions and characteristics of each structure and the appropriateness of proposed alterations will be examined on a case-by-case basis. Ultimately, the preservation of Starkville's historic resources does not depend solely on ordinances or standards, but on decisions made by the community and its citizens.

HOW TO USE THE STANDARDS

The *Standards for Starkville's Historic Districts* are intended to be easy to use and to allow for quick location of specific information. The *Standards* are divided into topical sections with section headings at the top of every other page for easy reference. Each section is divided into subsections to enable the quick and easy location of specific information. The *Standards* also include photos and illustrations to clarify the text.

The *Secretary of the Interior's Standards for Rehabilitation* are incorporated into the *Standards for Starkville's Historic Districts* to insure consistency with federal standards. The *Standards for Rehabilitation* appear as shaded text within the applicable sections. Boxed within the text of the *Standards for Starkville's Historic Districts* are titles of applicable National Park Service *Preservation Briefs* that offer additional technical information. Copies of all *Preservation Briefs* are available on-line at www.nps.gov, with a summary of them included in Appendix D along with resources for additional information and a list of pertinent professional organizations for consultation. Also included in Appendix C is a glossary of preservation-related terms.

USE OF THE STANDARDS BY THE STARKVILLE HISTORIC PRESERVATION COMMISSION

The SHPC will use the *Standards for Starkville's Historic Districts* as a guide for making decisions on Certificate of Appropriateness applications submitted to the commission. Use of the *Standards* will assist the commission in making consistent and fair decisions that are compatible with the *Secretary of the Interior's Standards for Rehabilitation* and sound preservation practices.

Property owners, architects, and contractors can use the *Standards* to plan their projects with reasonable assurance that their applications will be approved if the *Standards* are followed. Since the commission reviews each application on a case-by-case basis, variances from the *Standards* and omissions within the *Standards* will be addressed by the SHPC.

The Starkville Historic Preservation Commission works to protect unique architectural features like this highly decorative dormer at 404 Greensboro Street.

PRESERVATION PRACTICES

- Introduction to Historic Preservation and Rehabilitation
- Incentives for the Rehabilitation of Historic Structures
- *Secretary of Interior Standards for Rehabilitation*
- Applying the *Standards*
- Starkville Preservation Goals

INTRODUCTION TO HISTORIC PRESERVATION AND REHABILITATION

Architecture is an art form; however it cannot be preserved in a climate-controlled, museum environment like fine or decorative art. Some historic buildings are preserved in a museum-like setting, such as those at Colonial Williamsburg or places like Drayton Hall outside of Charleston, South Carolina. Other historic buildings used daily for various purposes have to evolve to survive. Historic structures that are not adapted become empty buildings that deteriorate over time. Eventually they collapse or have to removed for reasons of safety. Consequently, most historic buildings are rehabilitated with changes for a new use rather than being restored to a pure historic state.

The federal government defines rehabilitation as the "process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Owning a historic building or structure is a privilege and a responsibility. Owners of historic properties should view themselves as temporary caretakers of the community's architectural heritage. The key to a successful rehabilitation is respecting the historic character of the building and so preserving as much of the original historic material and detail as possible. Alterations should be designed to be easily reversible, which will allow a future owner to return the building to its former configuration.

After rehabilitation many historic buildings enjoy a new use. The process of rehabilitating a historic building for such a new use is termed *adaptive reuse*. For example, many historic railroad depots are today home to restaurants, shops, museums, visitor centers, or other uses. Abandoned historic school buildings often become affordable apartments, museums, conference centers, and performing arts centers. Historic houses in commercial areas are often converted to small shops or office space.

Located in a commercial area, the historic houses at 319 and 321 East Main Street have been adaptively reused as office space.

INCENTIVES FOR THE REHABILITATION OF HISTORIC STRUCTURES

There are special incentives in the form of tax credits for the restoration or rehabilitation of historic proprieties listed on the National Register of Historic Places or for those eligible for listing on the National Register. In Starkville, the Greensboro Street Historic District, Overstreet Street School Historic District, Nash Street Historic District, and Starkville Downtown Historic District are listed on the National Register of Historic Places. Buildings within those districts which are listed as "Contributing" to the district qualify for tax credits. Maps of the National Register historic districts are available from the City of Starkville or the Starkville Historic Preservation Commission. In the future if other areas of the city are listed on the National Register as historic districts they would also qualify.

If a building is outside of a National Register of Historic Places historic district and is listed individually on the National Register it would also qualify for tax credits. It is possible that some structures in Starkville outside of the National Register districts listed above and not on the National Register individually may qualify for the National Register of Historic Places and would therefore be eligible for tax credits. Questions about the eligibility of a structure for the National Register of Historic Places should be directed to the Historic Preservation Division of the Mississippi Department of Archives and History at 601-576-6940.

Tax credits for the rehabilitation of historic structures are available both on the federal and state levels. A tax credit is better than a deduction. An income tax deduction merely lowers the amount of income subject to taxation, but a credit lowers the amount of tax owed. In general, for each dollar of tax credit earned, the amount of income tax owed will be reduced by one dollar.

Federal Tax Credits - Federal tax credits for rehabilitation of historic structures are only available for buildings that are income-producing (office, retail, restaurant, residential rental, apartments, bed and breakfast, etc.). To qualify the rehabilitation must also be substantial, meaning the rehabilitation costs must exceed the current value of the building minus the value of the land. For example, if the property and building are valued at $100,000 on the tax rolls and the land is valued at $25,000, the amount spent on rehabilitation must exceed $75,000 to qualify for the federal tax credits. The federal tax credit is 20% of the total qualified rehabilitation expenses.

State Tax Credits - To qualify for the state tax credit the rehabilitation expenditures must exceed: $5,000 in the case of an owner-occupied dwelling, or 50% of the total basis in the property in non-owner-occupied dwellings. Generally, “basis” is the purchase price, minus the cost of the land, plus any improvements already made to the property, minus the deprecation taken on the property. Buildings do not have to be income-producing to qualify, making the state credits more accessible to private home owners. The state tax credit is 25% of the total qualified rehabilitation expenses.

The state and federal tax credits can also be combined for income-producing properties. To take advantage of either or both of the credits the rehabilitation work must follow the *Secretary of Interior's Standards for Rehabilitation*. A tax credit application form must be completed and approved before any work begins to make sure that the project will qualify for the credits. The Mississippi Department of Archives and History administers both the state tax credit program and the federal tax credit program. For the federal credit they review the project at the state level before it goes to the National Park Service, which makes the final determination.

Application forms and information on the state and federal tax credits are available from the Historic Preservation Division of the Mississippi Department of Archives and History online at www.mdah.state.ms.us or by calling 601-576-6940.

The Hotel Chester was a successful large-scale federal-tax -credit project. It was individually listed on the National Register of Historic Places and therefore qualified for the credit. Smaller-scale projects can also be accomplished with the federal and state tax credits.

SECRETARY OF INTERIOR'S STANDARDS

The *Secretary of the Interior's Standards for Rehabilitation* are federal standards that describe the appropriateness of treatments for the rehabilitation of historic properties and are used during both planning and rehabilitation work. Tax Credit projects are required to follow the *Standards for Rehabilitation*, and the *Standards for Starkville's Historic Districts* are consistent with them.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features, shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPLYING THE SECRETARY'S STANDARDS

When applying the *Standards for Rehabilitation,* include the following basic steps in the planning process to ensure a successful rehabilitation project and a successful review process for the intended work.

Applying the Secretary of Interior's Standards

1. **Identify, Retain and Preserve** the form, materials, and detailing of the property that defines the character of the historic property.

2. **Protect and Maintain** the character-defining aspects of the historic property with the least intervention possible and before undertaking other work. Protection includes regular maintenance

3. **Repair** is the step beyond protect and maintain. It includes patching, piecing-in, splicing, and consolidating. Repairing also includes limited in-kind replacement.

4. **Replacement** is the last resort in the preservation process and is appropriate only if the missing feature cannot reasonably be repaired. Replace with the same material if possible, but a substitute material may be necessary.

5. **Designs for Missing Features** should be based on the documented historic appearance of the property. If no documentation exists, a new design is appropriate if it respects the size, scale, and material of the property.

6. **Alterations/Additions to Historic Buildings** are sometimes needed to insure continued use, but they should not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes.

STARKVILLE'S PRESERVATION GOALS

Starkville's preservation goals are outlined in the Statement of Purpose and Intent of the Starkville Historic Preservation Ordinance, which was adopted by the Mayor and Board of Aldermen on May 18, 2010. The goals in the Starkville ordinance are similar to the goals outlined in the ordinances of many historic communities in Mississippi and across the nation.

In adopting a Historic Preservation Ordinance, the City of Starkville has recognized the importance of Starkville's historic resources and that these resources are worthy of protection from changes that may disrupt their historic character.

The general purpose of the Starkville ordinance is to preserve, enhance, and perpetuate buildings having historical, cultural, architectural, and archaeological merit. Such activities will, in turn, promote and protect the health, safety, prosperity, education, and general welfare of the people living in and visiting Starkville.

More specifically, the Starkville ordinance is designed to achieve the following goals:

1. Protect, enhance and perpetuate resources which represent distinctive and significant elements of the City's historical, cultural, social, economic, political, archaeological, and architectural identity;
2. Insure the harmonious, orderly, and efficient growth and development of the City;
3. Strengthen civic pride and cultural stability through neighborhood conservation;
4. Stabilize the economy of the City through the continued use, preservation, and revitalization of its resources;
5. Protect and enhance the City's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
6. Promote the use of resources for the education, pleasure, and welfare of the people of the city;
7. Provide a review process for the preservation and appropriate development of the city's resources.

The *Standards for Starkville's Historic Districts* will assist the city in fulfilling the goals outlined in the Starkville Historic Preservation Ordinance by providing written and illustrated Standards for historic property owners, design professionals, and members of the Starkville Historic Preservation Commission. Having Standards and standards facilitates the work of the Starkville Historic Preservation Commission, whose members can make consistent and defensible decisions based on recognized preservation and design standards. The public benefits, because property owners and building professionals can follow the *Standards* during the planning process with some assurance that their projects will receive approval and help preserve the historic character of Starkville.

THE CERTIFICATE OF APPROPRIATENESS PROCESS

- Review Procedure
- Required Supporting Materials
- Criteria for Issuance
- Procedures for Issuance
- Flow Chart

REVIEW PROCEDURE

A Certificate of Appropriateness, hereafter referred to as a COA, is required from the Starkville Historic Preservation Commission (SHPC) for any action affecting historic resources in the historic districts or individual landmarks or landmark sites as follows:

1. New Construction (freestanding or addition) and including fences and walls visible from the street
2. Substantial rehabilitation of a building's exterior
3. Changes to exterior building components such as siding, windows, doors, porches, etc.
4. Demolition of existing structures
5. Relocation of existing structures

A map of the areas included in the local historic districts is available at the Starkville City Hall or online at www.cityofstarkville.org.

Anyone desiring to undertake work in any of the local historic districts must submit a COA application to the Planning Department at the Starkville City Hall. **A pre-application conference** with the Planning Office staff prior to submittal of a COA application **is highly recommended.** Once a COA application is received and verified for all required information, the application will be forwarded to the SHPC for review.

The SHPC will review the COA application at one of its regularly scheduled public hearings to determine if the requested work meets the Standards set forth in the *Standards for Starkville's Historic Districts* and the *Secretary of Interior's Standards for Rehabilitation.* If the applicant's plans meet the commission's approval, a signed COA will be returned to the applicant and copied to the Building Department. After any required building permits are obtained work may begin. If the scope of work changes during construction from what was originally approved, the new work must be submitted to the SHPC for review.

The applicant or an authorized representative of the applicant must attend the public SHPC meeting to present the application.

CERTIFICATE OF APPROPRIATENESS REQUIRED SUPPORT MATERIALS

All COA applications must be complete and include the required supporting materials listed below before consideration. **Ten (10) collated copies of the application and all supporting materials** must be submitted to the Planning Office at City Hall for review.

Incomplete COA applications will not be forwarded to the SHPC for consideration.

New Construction or Substantial Rehabilitation

- Description of design and materials to be used
- Site plan (new buildings and additions only)
- Architectural elevations
- Comprehensive photographs
- Documentation of earlier historic appearance if available (rehabilitation only)

Minor Exterior Changes

- Description of design and materials to be used
- Photographs of the existing building

Outbuildings, Fences, and Walls

- Description of design and materials to be used
- Site plan
- Architectural elevations
- Site photographs

Demolition and Relocation

- Photographs of existing building(s).
- Narrative with a justification for demolition or relocation.

NOTE: Relocation requires a moving permit and Demolition requires a demolition permit from the Building Department. For copies, contact the Building Department or go to www.cityofstarkville.org.

Application Deadlines

COA applications and support materials must be submitted at least thirty (30) days prior to a regular meeting of the SHPC. The SHPC meets on the fourth Tuesday of each month at 5:30 pm in the City of Starkville Courtroom. A meeting and submittal schedule is available for reference at www.cityofstarkville.org.

CRITERIA FOR ISSUANCE OF A CERTIFICATES OF APPROPRIATENESS

The Commission and the City shall use the following criteria in granting or denying certificates of appropriateness:

GENERAL FACTORS

1. Architectural design of the existing building, structure, or appurtenance and proposed alteration;
2. Historical significance of the resource;
3. General appearance of the resource;

4. Condition of the resource;
5. Materials composing the resource;
6. Size of the resource;
7. The relationship of the above factors to, and their effect upon the immediate surroundings and, if within a preservation district, upon the district as a whole and its architectural and historical character and integrity.

NEW CONSTRUCTION

1. The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related, including but not limited to: the height, the gross volume, the proportion between width and height of the façade(s), the proportions and relationship between doors and windows, the rhythm of solids to voids created by openings in the façade, the materials, the textures, the patterns, the trims, and the design of the roof.
2. The rhythm created by existing building masses and spaces between them shall be preserved.
3. No specific architectural style shall be required.

EXTERIOR ALTERATION

1. All exterior alterations to a building, structure, or object, shall be compatible with the resource itself and other resources with which it is related. The original design of a building, structure, or object, shall be considered in applying these standards.
2. Exterior alterations shall not affect the architectural character or historic quality of a landmark and shall not destroy the significance of landmark sites.

DEMOLITION

In considering an application for the demolition of a landmark or a resource within a historic district, the following shall be considered:

1. The commission shall consider the individual architectural, cultural, and/or historical significance of the resource.
2. The commission shall consider the importance or contribution of the resource to the architectural character of the district.
3. The commission shall consider the importance or contribution of the resource to neighboring property values.
4. The commission shall consider the difficulty or impossibility of reproducing such a resource because of its texture, design, material or detail.

5. Following recommendation for approval of demolition, the applicant must seek approval of replacement plans prior to receiving a demolition permit and other permits. Replacement plans for this purpose shall include, but shall not be restricted to, project concept, preliminary elevations and site plans, and completed working drawings for at least the foundation plan which will enable the applicant to receive a permit for foundation construction.

6. Applicants that have received a recommendation for demolition shall be permitted to receive such demolition permit without additional commission action on demolition, following the commission's recommendation of a permit for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of new construction in the historic district are met, and the applicant provides financial proof of his ability to complete the project.

7. When the commission recommends approval of demolition of a resource, a permit shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions departments, and agencies.

PROCEDURES FOR ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

Anyone desiring to take action requiring a certificate of appropriateness concerning a resource for which a permit, variance, or other authorization from either the City Building Official or the City is also required, shall make application therefore in the form and manner required by the applicable code section or ordinance. Any such application shall also be considered an application for a certificate of appropriateness and shall include such additional information as may be required by the Commission. After receipt of any such application, the City Building Official shall be assured that the application is proper and complete. No building permit shall be issued by the City Building Official, which affects a resource without a certificate of appropriateness. In the event that a building permit need not be obtained for a building, structure, or object to be erected within a historic district or on a landmark or landmark site, a certificate of appropriateness is still required before such building, structure, or object may be erected. Thereafter, such application shall be reviewed in accordance with the following procedure:

A. When any such application is filed, the City Building Official shall immediately notify the Commission Chairman or vice-chairman, if the chairman is unavailable, of the application having been filed.

B. If at the time of filing of an application, there is not a Commission meeting already scheduled within thirty (30) days of this filing, the chairman or vice-chairman

shall set a time and date, which shall be not later than fifteen (15) days after the filing of the application for a hearing by the Commission, and the City Building Official shall be so informed.

C. The applicant shall, upon request, have the right to a preliminary conference with commission support staff for the purpose of making any changes or adjustments to the application, which might be more consistent with the Commission's standards.

D. Not later than fifteen (15) days before the date set for the said hearing, the City Building Official shall mail notice thereof to the applicant at the address in the application and to all members of the Commission.

E. Notice of the time and place of said hearing shall be given by publication in a newspaper having general circulation in the community at least ten (10) days before such hearing and/or by posting such notice at City Hall.

F. At such hearing, the applicant for a certificate of appropriateness shall have the right to present any relevant evidence in support of the application. Likewise, the governing body shall have the right to present any additional relevant evidence in support of the application.

G. The Commission shall have the right to recommend changes and modifications to enable the applicant to meet the requirements of the Commission.

H. Within not more than twenty-one (21) days after the hearing on an application, the Commission shall act upon it, either approving, denying, or deferring action until the next meeting of the Commission. Evidence of approval of the application shall be by certificate of appropriateness issued by the Commission and, whatever its decision, notice in writing shall be given to the applicant and the City Building Official.

I. Whenever a local Historic Preservation Commission shall deny or recommend denial of a certificate of appropriateness, an applicant may resubmit a new application at any time, except that an applicant must wait six (6) months whenever an application for a certificate of appropriateness is denied for a landmark property of statewide or national significance, and notice of any second or subsequent application must be sent to the Mississippi Department of Archives and History as well as to the local Historic Preservation Commission.

J. In all cases of applications affecting National Historic Landmarks, at least two-thirds of the members of the Commission must approve a certificate of appropriateness in order for it to be granted.

K. The issuance of a certificate of appropriateness shall not relieve an applicant from obtaining a building permit, special use permit, variance, or other authorization from compliance with any other requirement or provision of

the laws of the city concerning zoning, construction, repair, or demolition.

L. Denial of a certificate of appropriateness shall be binding upon the City Building Official or the agency responsible for issuing building permits and shall prevent the issuance of other building permits for the same parcel until a certificate of appropriateness is approved. The Commission chairman or designated member shall be responsible for signing of the Building Department's "Building Permit Routing Form" for the issuance of a building permit for all applicable structures.

M. A certificate of appropriateness may be required for work, which does not require a building permit. A certificate of appropriateness may be evidenced by either a written and dated letter to an owner or applicant or such a letter accompanied by a signed and dated stamp on the face of any and all architectural or project drawings prepared for a project.

N. A certificate of appropriateness shall expire after six (6) months if work has not begun.

APPEALS

The applicant who desires to appeal a decision by the commission shall file a written appeal to the City Planner within ten (10) calendar days after the determination of the issue by the Commission. Any such appeal shall be reviewed by the Board of Aldermen at their next regularly scheduled meeting upon the record established before the Commission after the formal approval of the minutes of the Commission at which the matter was decided. Any local property owner or organization within 160' of the property line in question that is aggrieved or damaged by the Commission's decision may appeal in the same manner.

BUILDING PERMIT REQUIREMENTS

In addition to a COA Application, most proposals will require a building permit from the Building Department at City Hall. Building permits will not be issued without proof of a COA. After application approval, the COA expires if construction does not begin within six (6) months of approval by the SHPC.

The SHPC must review and approve any modifications or amendments to the approved plans prior to the beginning of work.

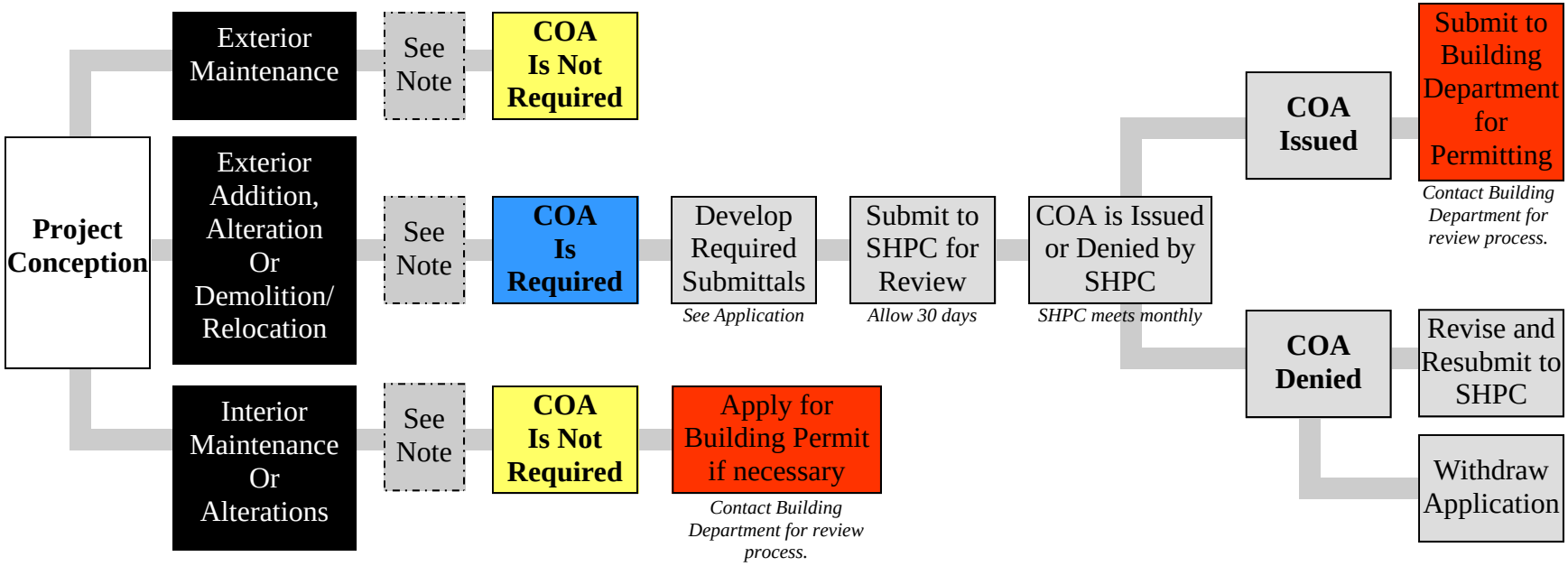
All work must be completed as presented to and approved by the SHPC.

CERTIFICATE OF APPROPRIATENESS PROCESS

Is a Certificate of Appropriateness (COA) required for my project?

When a property owner desires to make exterior alterations or additions to a historic resource located within a local historic district a Certificate of Appropriateness is required unless the scope of the project consists only of routine maintenance (i.e.: repainting, replacing asphalt shingle roofs with like materials, repairing existing materials with like kind materials, etc.) executed in conformance with the Secretary of the Interiors Standards, **or** the work consists solely of interior modifications or repairs.

Flow Chart of the COA Application Process:



Note: Applicants considering applying for Federal of State Tax Credits for Historic Preservation projects are strongly encouraged to make contact with the Mississippi Department of Archives and History regarding the tax credit process prior to proceeding with the development of the design to ensure that all proposed work is in compliance with the requirements of the tax credit process. The City of Starkville Historic Preservation Commission does not approve tax credits, nor does approval for tax credits constitute a Certificate of Appropriateness from the Starkville Historic Preservation Commission.

GENERAL MAINTENANCE

- Introduction to Maintenance
- Maintenance and Inspection Checklist

INTRODUCTION TO MAINTENANCE:

Historic buildings generally require more monitoring and maintenance than newer construction. However, historic buildings offer rich detailing and character that is rarely affordable in new construction. Regular inspection and prompt maintenance will preserve original building components and avoid expensive replacement costs.

The following maintenance and inspection checklist identifies components of historic buildings that should be checked regularly and items to look for that could cause problems or be signs of potential problems.

MAINTENANCE AND INSPECTION CHECKLIST:

ROOF

Inspect: Once a year

Check For: Roof shingles and ridge caps that are loose, broken, torn, or missing and so can allow water infiltration

Problems with flashing along valleys and parapets or around chimneys, dormers, and vents, which can allow water infiltration

Water infiltration visible in interior attic spaces, which may be indicative of the problems described above

GUTTERS AND DOWNSPOUTS

Inspect: Every 6 months

Check For: Sagging, bent, or loose gutters

Deteriorated gutters that leak when it rains or those that drip when it is no longer raining, usually indicating debris or holes in gutters

Gutters coming loose from fascia boards and downspouts coming loose from gutters or walls

Gutters coming loose from fascia boards and downspouts coming loose from gutters or walls

SIDING

Inspect: Once a year

Check For: Cracking, blistering, or peeling paint, which may indicate moisture problems

Loose, cracked, or damaged siding boards or bricks, which could allow water infiltration

Deteriorated mortar in masonry walls, which may indicate rising or falling damp

Excessive buildup of mold and mildew on the surface of siding, which may indicate moisture retention underneath the siding

DOORS AND WINDOWS

Inspect: Every 6 months

Check For: Missing or loose caulking around door and window openings, which could allow water infiltration

Glass panes with missing or deteriorated glazing, which could lead to glass falling out and allow water to seep into the window sash and so cause deterioration

Cracked or loose glass

PORCHES

Inspect: Every 6 months

Check For: Signs of compression beneath posts or columns, which may indicate rotted beams and joists

Rotted fascia boards, which could allow water infiltration

Loose or warped porch floor boards, which may indicate moisture problems below them

Rotted or damaged floor boards, which could allow water infiltration

Water stains on the porch ceiling, which may indicate problems with the roofing or flashing

Damage to columns and/or posts from rot or insect infestation, which could allow water infiltration or cause structural failure

FOUNDATION

Inspect: Once a year

Check For: Recent tilting or shifting of piers, new cracks in mortar joints or masonry, which may indicate foundation movement

Growth of moss or the appearance of green staining which may indicate moisture retention at the foundation possibly due to water pooling

EXTERIOR SIDING, SUPPORTING PIERS, AND CRAWL SPACE ENCLOSURE

- Exterior Siding
  - ◊ Masonry - Stone, Brick, Concrete, Stucco
  - ◊ Wood
  - ◊ Substitute Siding
  - ◊ Metal
- Supporting Piers and Foundation Walls
  - ◊ Maintenance, Repair, Replacement, Alteration, and Installation
- Crawl Space Enclosure
  - ◊ Maintenance, Repair, Replacement, Alteration, and Installation

EXTERIOR SIDING

The primary purpose of exterior siding is to protect the structure and interior of a building from weather. Historic buildings feature a variety of exterior finishes, many of which can be decorative as well as functional. Siding is often a character-defining feature of a building. Queen Anne-style houses often mix clapboard and shingle siding, Tudor-style houses usually feature combinations of brick and stone, while Craftsman-style houses are usually sided in wood clapboards. Changing or covering the historic siding can decrease the historic value of a building. Each type of exterior siding comes with its own special benefits and unique preservation challenges.

MASONRY - STONE, BRICK, CONCRETE, STUCCO, AND MORTAR

Brick and stone are two of the most durable historic building materials. In the eighteenth and nineteenth centuries, brick and stone served as structural materials as well as siding. In twentieth-century buildings, brick and stone are more likely to be veneers applied to buildings that are framed in wood or metal.

The most common types of **stone** used in historic buildings in the United States are sandstone, limestone, marble, granite, slate, and fieldstone. Stone was not a popular building material in Mississippi, since good stone usually had to be imported. The use of stone in early buildings was generally limited to lintels, keystones, thresholds, splash blocks, and paving. In the early twentieth-century stone was sometimes used on facades of banks and public buildings.

The masonry buildings in Starkville mostly use **brick.** The brick of Starkville's early-twentieth-century commercial buildings is structural, but most later residential buildings, including Tudor-, Craftsman-, and Ranch-style houses are brick veneer. Brick can be decorative as well as functional with some buildings featuring cornices of protruding brick, recessed brick panels, brick arches defining window and door openings, and patterned brickwork giving visual interest to the façade.

Concrete is the name used for a composition material consisting of sand, gravel, crushed stone, or other coarse aggregate that is bound together with a cementitious material, such as lime or cements. Adding water initiates a chemical reaction that causes the mixture to harden. Various concrete mixtures have been used in building for centuries, but concrete is generally considered to be a twentieth-century building material.

Concrete can also be poured in molds to form different shapes, often decorative in nature, which can then be applied to building facades. Concrete panels that were cast with the name of a building sometimes appear in parapets of commercial or public buildings. Blocks can also be formed from concrete and installed like stone or used in smaller pieces for features such as lintels, sills and caps. This type of concrete is often called **Cast-Stone**.

The old Starkville High School on Greensboro Street has a combination of brick in decorative patterns and cast-stone blocks for the entrance and cast-stone decorative panels.

Reinforced concrete is given tensile strength by the inclusion of metal bars within the cement and aggregate mixture before it hardens. Both un-reinforced and reinforced concrete can be cast-in-place or pre-cast. Hollow-cast concrete blocks with rusticated or vermiculated surfaces became popular in the early twentieth century.

Stucco is the term used for exterior plaster, traditionally a mixture of lime and sand, with hair or straw added as a binder. Typically, stucco is applied as a two or three-part coating directly onto masonry, or applied over wood or metal lath to a wood-frame structure. Stucco surfaces were used in commercial , public, and residential applications in Starkville.

Builders and/or masons sometimes applied a stucco finish over brick to arrest structural deterioration caused by rising damp and soft brick. In the early twentieth-century, builders and masons, began to use hard Portland cement as a stucco finish, which has created problems for owners of historic buildings, as it traps moisture and is difficult to remove without damaging the underlying brick.

Mortar is used to bond masonry units, whether stone, brick, terra cotta, or concrete block. Before 1880, mortar was generally soft and consisted primarily of lime and sand. It allowed for the contraction and expansion of the masonry units caused by temperature change and allowed for easy removal and replacement if necessary. After 1880, hard Portland cement mortars became more popular, making it harder to repair masonry and allowing less opportunity for contraction and expansion.

The house at 512 Greensboro Street has stucco-covered exterior walls. .

MAINTENANCE AND REPAIR

Retain and repair original masonry wherever possible. Although very durable, masonry buildings are still susceptible to damage and deterioration resulting from poor materials, lack of maintenance, and/or inappropriate rehabilitation efforts.

BRICK AND STONE

Most of the brick buildings in Starkville are built with bricks that were evenly fired and uniform in size, which make them durable and long lasting if properly maintained.

Masonry buildings are subject to rising damp, a condition that occurs when the ground at the base of the building is constantly wet and moisture is wicked up the building from the ground through the masonry. Rising damp causes deterioration of both masonry and mortar and can damage interior wall surfaces. Historic brick buildings sometimes have a damp course below or at grade, which is a layer of slate intended to disrupt the capillary action of the moisture in the brick. Masonry buildings can also be subject to falling damp when water penetrates near or at the top of a brick wall and seeps downward.

To prevent rising damp, slope the ground away from the building to allow proper drainage. Make sure that water from downspouts does not pool at the base of the spouts and that the spouts channel water away from the building. Many problems with rising damp have been ameliorated by simply removing foundation plantings, which contribute to moisture retention around the base of buildings. Avoid exterior waterproof coatings because they prevent rising damp from evaporating through the exterior surface and accelerate the deterioration of interior wall surfaces.

Falling damp is a problem common to brick buildings that have parapet walls (walls that extend above the roof) and is usually the result of damage, deterioration, or poor flashing-installation between the wall and the roof surface. Unfortunately, water can penetrate the tops of parapet walls, and sometimes capping the parapet wall with metal is the only solution to falling damp.

To halt and cover the damage caused by rising and falling damp many property owners and contractors have applied stucco to the bases or tops of walls. Unfortunately, the stucco only exacerbates the problem. Impeded from easily evaporating at the lower portion of the wall, rising damp simply climbs higher. Stucco on the upper portion of a wall causes the falling damp to

extend downward. In many cases, property owners and contractors have used Portland-cement stucco in an attempt to stop the water infiltration and have irreparably damaged their historic masonry. Portland cement is harder than brick and stone and is almost impossible to remove without damaging the masonry beneath.

This kitchen building behind a historic mansion in Natchez shows the effects of rising damp along the base of the building. Water running along the façade and pooling at the base of the side elevation is the source of the problem. Controlling water run-off and preventing the pooling of water will correct the problem.

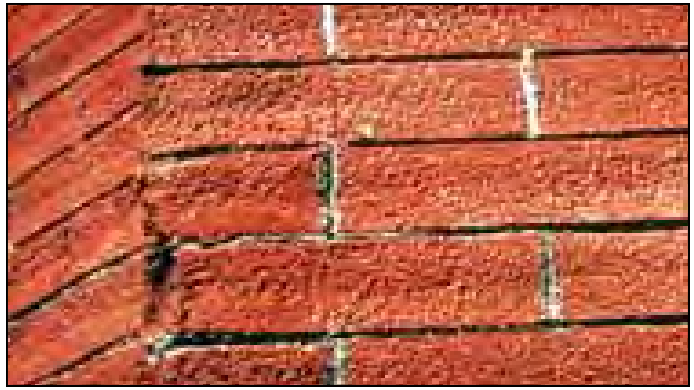
This building is suffering from falling damp most likely from water that is infiltrating at the top of the parapet and causing the noticeable stucco discoloration at the top of the wall and the problems with the stucco losing its bond with the brick below and falling off of the building.

Other masonry problems are usually related to water. Poorly maintained gutters and downspouts that do not control water runoff are far worse than no gutters and downspouts because large amounts of water can be discharged at one spot. Areas adjacent to windows and doors are particularly susceptible to water damage due to poorly maintained sills, flashing, capping, roofing, and caulking. Where masonry meets a different material surface such as wood, a bead of caulk needs to be applied to seal the gap between the two materials and maintain a connection between the two when the different materials contract and expand at different rates. When caulk becomes brittle it should be replaced, as it no longer provides the flexibility to seal the gap when the materials change size.

Moisture problems in masonry walls are better handled by addressing the source of water infiltration than by trying to cover them up with coatings of other materials.

Brick and stone should only be cleaned to halt deterioration or to remove very heavy soiling. Employ the gentlest means possible using only low-pressure water and a mild detergent, if necessary. A soft brush with water can also be used to help remove dirt. High-pressure water will erode mortar and force too much water into the masonry wall. Sandblasting should never be used, as it will not only erode mortar but will also remove the glazed outer surface of brick, which provides a weather-resistant coating, and so hasten deterioration.

Bricks and stone that have never been painted should not be painted nor should commercial sealants or waterproof coatings be applied, except in extreme circumstances. Paint and commercial sealants can trap water in the bricks or stone and create additional problems, especially on interior surfaces where the water trapped in the wall will try to escape. Paint also becomes a maintenance issue as it tends to flake off. If a brick or stone building has been painted, it is acceptable to repaint. Paint can be removed with chemicals or other gentle methods. Sandblasting should never be used to remove paint.



This National Park Service photograph illustrates the negative effects of sandblasting, which should never be used to clean brick buildings. Sandblasting will not only erode mortar but will also remove the glazed outer surface of brick, leaving a dimpled surface and hastening deterioration.

The owner of this brick building tried to stop the mortar erosion and water infiltration by smearing concrete over the deteriorated areas. This makes it very difficult to properly repair the problems in the future and will cause damage to the bricks if an attempt is made to remove the concrete.

CONCRETE

Inferior materials, poor workmanship, inherent structural-design defects, environmental factors, and poor maintenance all are sources of deterioration in concrete. Moisture, however, is the primary source of concrete deterioration. Cracking is inevitable over a period of time, and hairline, nonstructural cracks are not a major problem as long as they do not provide a conduit for water to enter the building. Serious concrete problems are often caused by corrosion of reinforcing bars or by deflection of concrete beams and joists.

STUCCO

Traditional stucco is applied by hand in a two-part process on solid masonry walls or on lath made of wood or a metal mesh (primarily in the twentieth century). Historic stucco is not a very long-lasting building material and needs regular maintenance. Historically, owners periodically whitewashed stucco, which renewed the finish, filled hairline cracks, and increased stability. As with other masonry materials, most stucco deterioration derives from water infiltration. Water infiltration causes wood lath to rot and metal lath to rust, both of which cause stucco failure. The causes of water infiltration are generally the same for stucco as for other forms of masonry.

Repairs should be designed to keep excessive water away from the stucco, with emphasis on repairs to the roof, gutters, downspouts, flashing, and parapet walls, as well as on directing rainwater runoff at ground level away from wall surfaces. Inappropriate repairs and treatments often contribute to deterioration, particularly if hard Portland cement is used to make repairs. Like mortar used to bond masonry, stucco used in repairs should be softer than the original masonry that it covers. Commercially available caulking compounds are not suitable for patching cracks in stucco as they weather differently than stucco. Most stucco repairs require the skill of a professional plasterer who will use a proper mixture of lime and sand for the stucco patch, which will allow it to breathe and allow for water vapor to escape. Modern synthetic stuccos do not have the same properties as traditional stucco and should not be used for repairs.

MORTAR

Preserve original mortar where possible and replace or repoint only where necessary. Mortar used to bond masonry should be softer than the masonry, which will allow for contraction and expansion and for easy removal and replacement when necessary. The recommended formula for historic brick mortar is one part lime by volume to two parts sand. To increase workability, Portland cement can be added, but only to a maximum of one-fifth of the volume of lime.

The spot repointing of this brick wall does not match the original in color, texture, or form of joints. Joints are too large and mortar is smeared on the face of bricks. The tell-tale, dark gray color and texture of the mortar indicates that Portland cement mortar was used. The cracked and spalled brick (center top) resulted from the expansion of the harder Portland mortar.

Mortar for repointing should match the original mortar in color, texture, and form (type of mortar joint; manner in which the joint was originally struck by the mason). Mortar joints should be slightly recessed, and masonry surfaces should be free of mortar.

Using a mortar that is too hard, like Portland cement, will cause cracking and spalling (surface erosion) because it prevents bricks from expanding and contracting with changes in temperature and humidity. To match the color of mortar for repointing, samples need to be laid up weeks before work begins to allow for color changes during drying.

This photograph supplied by Chagrin Falls Preservation in Ohio illustrates the spalling that can occur only five years after using Portland-cement mortar in repointing.

REPLACEMENT, ALTERATION, AND INSTALLATION

Consider replacement only when it is not feasible to repair masonry features by patching, piecing, or consolidating. Replacement should be based on the physical and/or photographic evidence of the original feature. For example, replacement bricks should match the original in size, color, and texture. Consider substituting compatible materials only if the same kind of material is not technically or economically feasible.

☞ADDITIONAL INFORMATION:

Preservation Briefs: 1 - The Cleaning and Waterproof Coating of Masonry Buildings
Preservation Briefs: 2 - Repointing Mortar Joints in Historic Brick Buildings
Preservation Briefs: 6 - Dangers of Abrasive Cleaning to Historic Buildings
Preservation Briefs: 7 - The Preservation of Historic Glazed Architectural Terra-Cotta
Preservation Briefs: 15 - Preservation of Historic Concrete: Problems and General Approaches
Preservation Briefs: 22 - The Preservation and Repair of Historic Stucco
Preservation Briefs: 38 - Removing Graffiti from Historic Masonry
Preservation Briefs: 39 - Controlling Unwanted Moisture in Historic Buildings
Preservation Briefs: 42 - The Maintenance, Repair and Replacement of Historic Cast Stone

SECRETARY OF INTERIOR'S RECOMMENDATIONS - MASONRY

Identify, retain, and preserve

Recommended:

Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of a building, such as walls, brackets, railings, cornices, window architraves, door pediments, steps, columns and details such as tooling and bonding patterns, coatings, and color.

Not Recommended:

Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially a new construction.

Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

Removing paint from historically painted masonry.

Radically changing the type of paint or coating or its color.

Protect and maintain

Recommended:

Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

Not Recommended:

Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.

Recommended:

Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.

Not Recommended:

Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.

Recommended:

Carrying out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and long range effects are known to enable selection of the gentlest method possible.

Not Recommended:

Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.

Recommended:

Cleaning masonry surfaces with the gentlest method

possible, such as low pressure water and detergents, using natural bristle brushes.

Not Recommended:

Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.

Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.

Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.

Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.

Recommended:

Inspecting painted masonry surfaces to determine whether repainting is necessary.

Not Recommended:

Removing paint that is firmly adhering to, and thus protecting, masonry surfaces.

Recommended:

Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand-scraping) prior to repainting.

Not Recommended:

Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure water-blasting.

Recommended:

Applying compatible paint coating systems following proper surface preparation.

Not Recommended:

Failing to follow manufacturers' product and application instructions when repainting masonry.

Recommended:

Repainting with colors that are historically appropriate to the building and the district.

Not Recommended:

Using new paint colors that are inappropriate to the historic building and district.

Recommended:

Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry features will be necessary.

Not Recommended:

Failing to undertake adequate measures to assure the protection of masonry features.

REPAIR

Recommended:

Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

Not Recommended:

Removing non-deteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.

Recommended:

Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.

Not Recommended:

Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.

Recommended:

Duplicating old mortar in strength, composition, color, and texture.

Not Recommended:

Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the different porosity of the material and the mortar.

Repointing with a synthetic caulking compound.

Using a "scrub" coating technique to re-point instead of traditional repointing methods.

Recommended:

Duplicating old mortar joints in width and in joint profile.

Not Recommended:

Changing the width or joint profile when repointing.

Recommended:

Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.

Not Recommended

Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.

Recommended:

Cutting damaged concrete back to remove the source of deterioration (often corrosion on metal reinforcement bars). The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete.

Not Recommended:

Patching concrete without removing the source of deterioration.

Recommended:

Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind - or with compatible substitute material - of those extensively deteriorated or missing parts of masonry features when there are no surviving prototypes such as terra-cotta brackets or stone balusters.

Not Recommended;

Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the masonry feature or that is physically or chemically incompatible.

Recommended:

Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

Not Recommended:

Applying waterproof, water repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

REPLACE

Recommended:

Replacing in kind an entire masonry feature that is too deteriorated to repair - if the overall form and detailing are still evident - using the physical evidence as a model to reproduce the feature. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended:

Removing a masonry feature that is not repairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

Recommended:

Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended:

Creating a false historical appearance because the replaced masonry feature is based on insufficient historical, pictorial, and physical documentation. Introducing a new masonry feature that is incompatible in size, scale, material, and color.

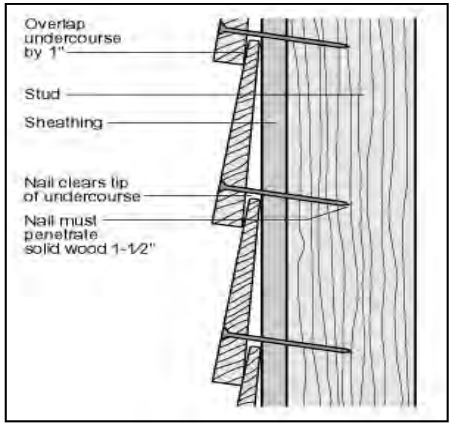
WOOD - CLAPBOARD, WEATHERBOARD, BEVELED SIDING, DROP SIDING, SHIPLAP SIDING, TONGUE-AND-GROOVE SIDING, CENTER-MATCHED SIDING, BOARD-AND-BATTEN SIDING, NOVELTY SIDING, SHINGLE SIDING

Wood has played a major role in the construction of historic buildings in almost every period and style. It is used structurally and as flooring, siding, ornament, and interior finish. The availability of wood and its ability to be planed, sawn, gouged, and carved contribute to its usefulness and popularity. Wood is the most common exterior siding materials used on residential buildings in Starkville.

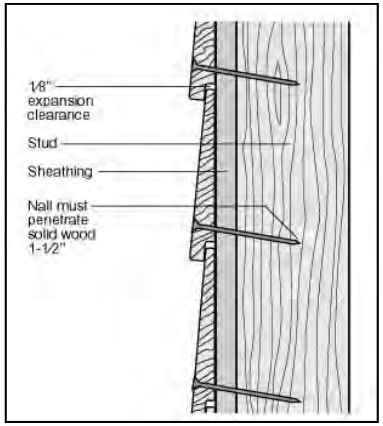
Clapboard, weatherboard, and lap siding are generally interchangeable and generic terms to describe wood siding consisting of horizontal boards that overlap to shed water. Typically, board width varies from 6 to 9 inches, and boards overlap at least 1 inch. Very early houses sometimes had siding as wide as 12 or more inches.

Beveled siding is a type of lap siding that refers to horizontal boards that are beveled, or tapered, with the upper edge thinner than the lower edge. Beveled siding includes both plain and rabbeted patterns. Overlapping beveled siding creates a bold shadow line and leaves a cavity between the siding board and the stud or sheathing behind. Rabbeted beveled siding is milled to fit over the thin edge of the preceding course, which allows the overlapping siding to lie flat against the studs or sheathing. Rabbeted beveled siding is sometimes called drop siding.

The house at 518 Greensboro retains its original lap siding.



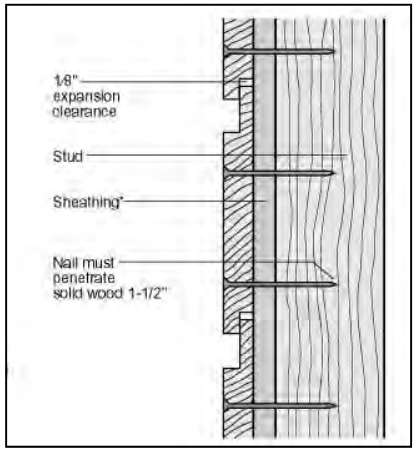
Plain beveled siding



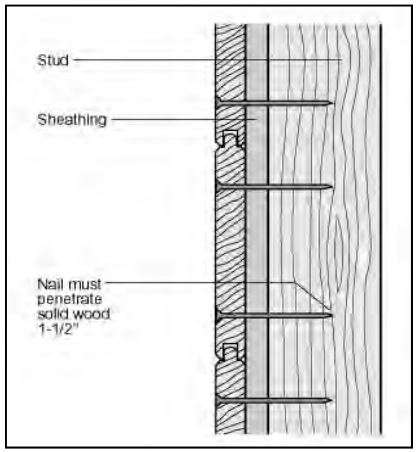
Rabbeted beveled siding

Shiplap siding is not beveled and lies flat against studs or sheathing. Each piece of siding has a cut out on the top front and lower rear so that the boards lap over or under the adjoining piece of siding. Often the boards are cut and nailed to create decorative channels.

Tongue-and-Groove or flush siding is usually found on protected wall surfaces such as those under a porch. It is not beveled and lies flat against studs or sheathing. Each piece of siding has a cut out or groove at the bottom and a small, thin projection, or tongue, at the top which is smaller than the width of the board. The tongue then fits in the groove of the board above, making the wall surface completely flat. Tongue-and-groove siding is also sometimes called center-matched siding.



Shiplap siding



Tongue-and-groove siding

The shiplap siding on the left is not beveled and so lies flat against the wall studs or sheathing. Its installation leaves a visible channel. The tongue-and-groove or flush siding on the right does not leave a visible channel and is more appropriate for protected exterior walls.

This house at 101 Nash Street has beveled wood siding, which is typical of the Craftsman style of architecture.

The house at 405 East Gillespie has shiplap siding .

The house at 105 East Gillespie has board-and-batten siding under the entry porch.

Board-and-batten siding consists of vertical boards that are laid flat against structural members and are spaced at least 1/2 inch apart to allow for expansion. Wood strips, called battens, are applied atop the boards to cover the spaces. Board-and-batten siding is often associated with vernacular buildings.

Novelty siding is a term sometimes applied to rabbeted siding types that are grooved at the top. They were popular in the early twentieth-century. Some architectural historians also use the term novelty siding to describe the narrow siding with rounded edges that was popular during the Colonial Revival period from circa 1900 to 1940. The term novelty siding is also used to describe late nineteenth- and early twentieth-century boards that were beaded and/or grooved for use on exterior ceilings, sheltered exterior walls, and interior wall surfaces. This form of siding is usually referred to as simply “beaded-board.”

Shingle siding is most commonly found on Queen Anne and Craftsman-style houses. Shingles are small pieces of cut wood with straight, rounded, or angled edges. Queen Anne-style buildings often have shingles in combination with other siding materials, and sometimes mix different patterns of shingles together to form interesting designs. Shingle siding appears most frequently on upper wall sections and on gables. The fish-scale pattern was one of the most popular, featuring shingles with rounded edges that when placed together look like the scales of a fish.

The gable of 406 Green Street has rounded shingles in a pattern commonly known as fish-scale. It also has a central diamond pattern using pointed shingles.

Wood shingles, or shakes, were also used on later houses such as those in the Tudor and Ranch styles. However, unlike the decorative patterned shingles of the Queen Anne style they are rectangular and so less decorative, but sometimes applied in random widths.

The house at 402 Greensboro Street has wood-shake siding applied in a random width pattern..

MAINTENANCE AND REPAIR OF WOOD SIDING

Wood is susceptible to damage and deterioration from the lack of maintenance, insect infestation, and inappropriate rehabilitation efforts. But if properly installed and maintained wood siding will last for a long time. Whenever possible retain and repair original wood siding rather than replace it. The key is regular maintenance and repainting to prevent water infiltration.

Inspect siding frequently for cracked or sprung siding boards, which should be sealed or reattached to prevent water from penetrating. Check also for damage from insects, particularly termites, which climb upward in search of damp wood. Inspect and maintain caulking to prevent water infiltration. Caulk around windows and doors and at junctions of trim and siding.

Inspect to make sure that leaking gutters or downspouts are not causing damage to the wood siding.

Repaint when paint on siding begins to peel and chip. Before repainting, the surface should be scraped, sanded, and washed. If mildew is present, the source of the mildew should be determined, corrected, and the surface cleaned prior to repainting. Some mildew is inevitable on shaded areas in hot, humid weather; however, excessive mildew indicates a problem. Mildew preventives can also be added to paint.

High-pressure water washing is not necessary or advisable to clean the surface of wood. Normal hose pressure is sufficient. When sanding, do not use rotary sanders with sanding discs, because they can damage the wood and leave swirl marks on the surface of the siding. Also, do not use a rotary wire stripper, which can seriously damage the siding.

Sections of siding that have severe alligatoring (rough surface where partial layers of earlier paint have not been completely removed) or peeling may require total paint removal before repainting. An electric heat plate or electric heat gun is effective if not held too long in one place. Generally, chemicals are not necessary except to supplement thermal methods. Do not use a blow torch, which can set fire to the building.

Carefully follow the instructions of paint manufacturers when applying paint. If using latex paint on top of oil-based paint, be sure to first apply an oil-based primer. Also, follow instructions concerning weather conditions and drying time. If a building is painted properly, the finish can last ten years or more with occasional washing and touch-ups.

Problems with exterior paint are most often related to improper preparation. However, some problems result from improper application. For example, not allowing sufficient drying time between coats can cause the top layer to wrinkle.

These National Park Service photographs illustrate a painted finish with severe peeling (left) and the use of an electric heat gun (right) to remove a deteriorated paint finish.

Moisture from both the interior and exterior can also cause problems with exterior paint finishes. Moisture trapped in wall cavities by blown-in insulation can cause paint failure when there is no vapor barrier. Painting on very humid days or after a heavy rain can also cause problems if the siding has absorbed moisture. It is best to paint on a very dry, sunny day.

These two Queen Anne-style houses in Natchez were restored in the mid-1980s and feature typical late nineteenth-century paint schemes. Both houses were thoroughly scraped, sanded, washed, primed (oil primer), and painted (two finish coats of latex). Both houses have insulated attics but no wall insulation. Their mid-1980s paint job still looked good over a decade later and didn't have to be repainted until the late 1990s. .

REPLACEMENT, ALTERATION, AND INSTALLATION

Consider replacement siding only when repair is not feasible. The appearance of replacement siding should be based on the physical and/or photographic evidence of the original siding.

Remove and replace rotted and badly split siding to prevent moisture penetration. Use boards of the same dimension and thickness for replacement. Make sure that the replacement material conveys the same appearance as the original. Using the same type of wood is not always best. For example, modern cypress available at lumberyards is not the best choice to replace historic cypress siding. Modern cypress does not have the qualities of the old-growth cypress used in historic houses and does not typically hold up as well as redwood or some other types of wood.

SUBSTITUTE SIDING - ASBESTOS SHINGLES, PERMASTONE, ALUMINUM, VINYL, CEMENT FIBER, SYNTHETIC STUCCO

Substitute siding became popular in the twentieth century, with many homeowners installing it in the hope of eliminating maintenance problems associated with wood. Manufacturers and installers usually tout substitute siding as being maintenance free, which is not usually the case.

Prior to World War II, many owners of older houses installed asbestos shingles on top of their existing wood siding. After World War II, homeowners turned first to aluminum siding and

then, during the past twenty years, to vinyl siding. During the last decade, builders across the nation have begun installing cement-fiber siding and synthetic stucco on new houses to simulate the appearance of wood clapboard and lime stucco.

Asbestos-shingle siding, composed of cement and asbestos**,** is an original siding material on many buildings dating prior to 1960. It was popular for houses built in the Minimal Traditional and Ranch styles. Many owners of historic houses also installed asbestos shingles on top of their original wood siding. Like vinyl siding today, manufacturers and installers of asbestos shingles touted their product as being maintenance free. However, the color in asbestos shingles fades, and most houses clad in asbestos shingles have been painted. Asbestos shingles are also brittle and subject to cracking. Most important, asbestos shingles are now considered to be a hazardous material and require special handling and disposal.

Replacing damaged asbestos shingles can be challenging, as they are no longer manufactured. Sometimes they can be found at an architectural salvage store. It may also be possible to remove a shingle from a less prominent place to replace a damaged shingle on a more prominent location. However, care must be taken not to crack the tiles, which can be hazardous. There are now non-asbestos replacement shingles made to replicate asbestos shingles.

Many historic-property owners have successfully removed asbestos shingles and exposed their original wood siding. Unfortunately, some property owners have also discovered that the installation of their asbestos shingles involved the nailing of wood strips, and that the nails split the original siding. Like vinyl and aluminum, asbestos shingles also hamper proper maintenance by concealing any moisture and termite damage.

Removing asbestos shingles can be costly due to environmental hazards. Many communities require that property owners hire asbestos-abatement companies to undertake this removal.

Inappropriate asbestos-shingle siding was installed over the historic horizontal wood lap siding. The width and shape of the asbestos siding is not compatible with that of the historic wood siding, and the asbestos siding can obscure moisture and termite damage.

Aluminum siding dates to the 1960s and is still available from manufacturers today. Although advertised as being maintenance free, much of the aluminum siding installed in the 1960s has been painted. Aluminum siding is subject to scratching, denting, and chalking. Special care should be taken in cleaning aluminum siding, because power washing can dent the surface. It can also be difficult to replace individual pieces of aluminum siding, as patterns are sometimes discontinued and not easily matched. Follow the directions of paint manufacturers in painting aluminum siding, which requires a specially formulated primer. Like asbestos-shingles and vinyl siding, aluminum siding hampers proper maintenance by concealing damage from moisture and termites.

Vinyl siding is an original siding material on many late-twentieth- and early twenty-first-century houses and owners of historic buildings all across America have installed vinyl siding over their original wood siding. Like those of asbestos shingles and aluminum siding, manufacturers and installers of vinyl siding promote it as being maintenance free. Unfortunately, the color in vinyl siding does fade, and vinyl siding can be discolored or spotted by something as simple as a yard sprinkler. Most paint manufacturers now produce specially formulated paint for vinyl siding, which indicates that many homeowners are now painting their vinyl siding.

The inability to match replacement vinyl siding when making repairs to existing vinyl siding is a common reason for painting. Like aluminum siding, vinyl siding will dent, so it should not be pressure-washed, which can also force water under the siding at junctions. Heat from fire or even a nearby BBQ grill can also cause vinyl siding to burn and melt.

The installation of vinyl siding alters the appearance of a historic wood structure. Particularly disconcerting are the J-channels, or vinyl strips, around windows, doors, and corner blocks which are installed to prevent water from infiltrating behind the siding.

This photograph illustrates how vinyl siding negatively alters the exterior appearance of a historic building, as the vinyl siding after installation is nearly flush with the trim around the windows and the use of the J-channels changes the appearance of the historic trim.

Examples of vinyl siding showing the installation of J-channels around every opening and the historic trim. (In many cases, such trim does not survive the installation process.)

Improperly installing vinyl siding can result in moisture penetration and retention, which is very damaging to buildings. Random inspections of houses with vinyl siding reveal that many installers pay little or no attention to the manufacturer's specifications. Installation of vinyl siding can also irreparably damage original wood siding, which sometimes splits when hanging strips are nailed to the surface. Like the installation of asbestos-shingle and aluminum siding over original siding, the installation of vinyl siding hampers proper maintenance by concealing damage from moisture and termites.

Due to the potential damage vinyl siding can cause to historic siding and the change in appearance of the building after installation of vinyl siding, many cities, like Charleston, Savannah, Vicksburg, and Natchez, restrict the use of vinyl siding in historic districts.

Water trapped behind the vinyl siding on this house in Ripley caused the wood siding underneath to deteriorate, a condition not noticed until the vinyl siding fell off.

Cement-fiber siding is a relatively new product that has been used across the country in new construction. The siding is composed of ground sand, Portland cement, cellulose fiber, and other additives. It is often referred to as Hardie Plank, a trade name used by a popular manufacture of the product. Cement-fiber siding is more appropriate than vinyl siding for new construction in historic districts because it installs like wood and looks more like wood. Both a shingle-pattern siding and lap siding are available in cement fiber. Like wood, it requires periodic painting.

Closely follow recommendations for installation to avoid problems such as wavy wall surfaces caused by underlying foam sheathing and over-nailing from power nailers, which can crack the siding.

Cement-fiber siding is the most appropriate substitute siding for historic buildings that have lost their original siding. But builders still need to compensate for potential irregularities in historic wall framing in order to achieve a flat surface with the cement-fiber boards.

Manufacturers maintain that cement fiber siding is impervious to rot and termites, and they generally offer a 50-year manufacturer's warranty.

Cement-fiber siding is available in a shingle pattern.

Cement-fiber siding is available in lap siding with a smooth or textured finish.

Synthetic stucco (Drive-It, Dryvit, E.I.F.S.) is used as a substitute for real stucco. E.I.F.S. is an abbreviation for *exterior insulation finishing system*. Dryvit is a trade name for E.I.F.S. Synthetic stucco systems involve the application of a plasticized cement-stucco product on top of an exterior-mounted, polystyrene foam-board insulation panel. This material is usually coated with an acrylic polymer sealant. The installation of synthetic stucco can be tricky, and it is important that a qualified installer does the installation and follows the manufacturer's instructions.

Synthetic stucco has been used across the country for siding on residences and commercial buildings, but it has been the focus of multiple lawsuits. The major problem with E.I.F.S. is its tendency to retain moisture and to mask termite infestation. Some termite inspectors will require that dirt be excavated from around the slab to prove no termites are present. Some builders recommend E.I.F.S. only for metal-frame structures. The publicity about lawsuits has hurt the resale of houses with synthetic stucco. E.I.F.S. is also not as strong as traditional stucco, which is applied to bricks, concrete blocks, or lath attached to wood or metal-frame structures. Synthetic stucco does have its place, and it is sometimes used in the restoration of reconstructed parapets on historic storefronts.

USE OF VINYL SIDING IN STARKVILLE:

The Starkville Historic Preservation Commission does not allow the use of vinyl siding for historic buildings. Vinyl siding is also not recommended for new construction in historic districts.

USE OF CEMENT-FIBER SIDING IN STARKVILLE:

Cement-fiber siding, or Hardie Plank, will require approval of the Starkville Historic Preservation Commission before it can be used on a structure in a historic district. Any proposed use of it should match as closely as possible the dimensions of the siding it is replacing or covering. Siding on new constriction should be close in its dimensions to historic wood siding on neighboring historic buildings.

☞ADDITIONAL INFORMATION:

Preservation Briefs: 6 – Dangers of Abrasive Cleaning to Historic Buildings
Preservation Briefs: 8 – Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
Preservation Briefs: 10 – Exterior Paint Problems on Historic Woodwork
Preservation Briefs: 16 – The Use of Substitute Materials on Historic Building Exterior

SECRETARY OF INTERIOR'S RECOMMENDATIONS - WOOD

Identify, Retain, and Preserve

Recommended:

Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes and colors.

Not Recommended:

Removing or radically changing the wood features which are important in defining the overall historic character of the building, so that, as a result, the character is diminished.

Removing a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance.

Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.

Stripping historically painted surfaces to bare wood, then applying clear finishes or stains in order to create a "natural look."

Stripping paint or varnish to bare wood rather than repairing or reapplying a special finish, i.e., like stripping a grained finish to an exterior wood feature such as a front door.

Protect and Maintain

Recommended:

Protecting and maintaining wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.

Not Recommended:

Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.

Recommended:

Applying chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.

Not Recommended:

Using chemical preservatives such as creosote which can change the appearance of wood features unless they were used historically.

Recommended:

Retaining coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.

Not Recommended:

Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.

Recommended:

Inspecting painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.

Not Recommended:

Removing paint that is firmly adhering to, and thus, protecting wood surfaces.

Replacing an entire wood feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the wood feature or that is physically or chemically incompatible.

Recommended:

Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (hand-scraping and hand-sanding), then repainting.

Not Recommended:

Using destructive paint removal methods such as propane or butane torches, sandblasting or waterblasting. These methods can irreversibly damage historic woodwork.

Recommended:

Using with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.

Not Recommended:

Using thermal devices improperly so that the historic woodwork is scorched.

Recommended:

Using chemical strippers to supplement other methods such as hand-scraping, hand sanding, and the above-mentioned thermal devices. Detachable wooden elements such as shutters, doors, and columns may - with the proper safeguards - be chemically dip stripped.

Not Recommended:

Failing to neutralize the wood thoroughly after using chemicals so that new paint does not adhere.

Allowing detachable wood features to soak too long in a caustic solution so that the wood grain is raised and the surface roughened.

Recommended:

Applying compatible paint-coating systems following proper surface preparation.

Not Recommended

Failing to follow manufacturers' product and application instructions when repainting exterior woodwork.

Recommended:

Repainting with colors that are appropriate to the historic building and district.

Not Recommended:

Using new colors that are inappropriate to the historic building or district.

Recommended:

Evaluating the overall condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features will be necessary.

Not Recommended:

Failing to undertake adequate measures to assure the protection of wood features.

Repair

Recommended:

Repairing wood features by patching, piecing in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind - or with compatible substitute material - of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.

Not Recommended:

Replacing an entire wood feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Using substitute materials for the replacement part that does not convey the visual appearance of the surviving parts of the wood features or that is physically incompatible.

Replace

Recommended:

Replacing in kind an entire wood feature that is too deteriorated to repair - if the overall form and detailing are still evident - using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended:

Removing an entire wood feature that is not repairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

Recommended:

Designing and installing a new wood feature such as a cornice or doorway when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended:

Creating a false historical appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new wood feature that is incompatible in size, scale, material, and color.

METAL - LEAD, TIN, ZINC, COPPER, BRONZE, BRASS, IRON, STEEL, NICKEL ALLOYS, STAINLESS STEEL, AND ALUMINUM

Metals used in historic buildings include lead, tin, zinc, copper, bronze, brass, iron, steel, and, to a lesser extent, nickel alloys, stainless steel, and aluminum. Metal is used both to roof buildings and to clad exterior walls. Corrugated tin was very popular for siding and roofing from the 1920s to 1940s in rural America. Corrugated tin as exterior siding returned to popularity in the 1990s, when it was embraced by architects designing modern houses. Although traditionally associated with interior ceilings, pressed metal has also been used as exterior cladding, particularly on historic storefronts.

Metal storefronts appeared in New York as early as the 1820s, but the most extravagant use of metal in commercial facades generally dates to the second half of the nineteenth century and the first decade of the twentieth century. By the late nineteenth century, builders all across America had easy access to metal building components from catalogues that offered entire facades, posts and columns, porches, steps, entablatures, cornices, cresting, scrolls, grilles, window sash, window lintels, and all sorts of decorative details.

The elaborate use of metal storefronts and metal ornament is more common in large urban areas, but even a smaller city like Starkville has buildings that use metal components, such as that at 123 East Main Street, which has cast-iron columns supporting the storefront, and those at 104 and 106 East Main Street, which have cast-iron window hoods.

The building at 123 East Main Street has cast-iron columns supporting the storefront.

MAINTENANCE AND REPAIR

Original metal should be preserved and repaired. Metals should be identified to make sure that incompatible metals are not placed together. When dissimilar metals are in contact with one another in the presence of an electrolyte, galvanic action occurs, resulting in the deterioration of the metal with the lower galvanic number. The electrolyte may be rain water running from one surface to another or moisture from the air containing enough acid to cause it to act as an electrolyte. Since copper has one of the highest galvanic numbers of the active metals, it will often cause corrosion when in direct contact with other metals.

Architectural metal is subject to damage from excessive moisture, and standing water can cause it to corrode. Architectural metal ornament is also susceptible to wind damage, so methods of attachment should be routinely inspected and repaired.

Repair deteriorated architectural metal by patching, splicing, and reinforcing whenever possible. Use the gentlest means possible in cleaning architectural metal. If sanding, scraping, and wire-brushing do not sufficiently prepare the surface for repainting, low-pressure sandblasting can be used safely and effectively. Always try a test patch in an inconspicuous place before sandblasting. Using alkaline paint removers and acidic cleaners is usually not a good idea since the chemicals seep through cracks and cause damage to hidden, internal surfaces. Metals that were originally painted should be repainted following the recommendations of paint manufacturers. Do not use water-based paints because they cause immediate oxidation on the surface of the metal. Also make sure that metal surfaces are completely dry before painting.

REPLACEMENT, ALTERATION, AND INSTALLATION

Architectural metal that is too deteriorated to repair should be replaced when possible with matching metal. Several companies manufacture cast and pressed metal in historic patterns. If the same kind of material is not available or is not economically feasible, use a substitute material that conveys the same appearance. Missing cast-iron uprights on storefronts can often be replicated in wood. Some metal ornament can be replicated in fiberglass.

☞ADDITIONAL INFORMATION:

Preservation Briefs: 6 – Dangers of Abrasive Cleaning
Preservation Briefs: 11 - Rehabilitating Historic Storefronts
Preservation Briefs: 27 - The Maintenance and Repair of Architectural Cast Iron

SECRETARY OF THE INTERIOR'S RECOMMENDATIONS - METAL

Identify, Retain, and Preserve

Recommended:

Identifying, retaining, and preserving architectural metal features such as columns, capitals, window hoods, or stairways that are important in defining the overall historic character of the building; and their finishes and colors. Identification is also critical to differentiate between metals prior to work. Each metal has unique properties and thus requires different treatments.

Not Recommended:

Removing or radically changing architectural metal features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the historic architectural metal from a façade instead of repairing or replacing only the deteriorated metal, then reconstructing the façade with new material in order to create a uniform, or "improved" appearance.

Radically changing the type of finish or its historic color or accent scheme.

Protect and Maintain

Recommended:

Protecting and maintaining architectural metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.

Not Recommended:

Failing to identify, evaluate, and treat the causes of corrosion, such as moisture from leaking roofs or gutters.

Placing incompatible metals together without providing a reliable separation material. Such incompatibility can result in galvanic corrosion of the less noble metal, e.g., copper will corrode cast iron, steel, tin, and aluminum.

Recommended:

Cleaning architectural metals, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings.

Not Recommended:

Exposing metals which were intended to be protected from the environment.

Applying paint or other coatings to metals such as copper, bronze, or stainless steel that were meant to be exposed.

Recommended:

Identifying the particular type of metal prior to any cleaning procedure and then testing to assure that the gentlest cleaning method possible is selected or determining that cleaning is inappropriate for the particular metal.

Not Recommended:

Using cleaning methods which alter or damage the historic color, texture, and finish of the metal; or cleaning when it is inappropriate for the metal.

Removing the patina of historic metal. The patina may be a protective coating on some metals, such as bronze or copper, as well as a significant historic finish.

Recommended:

Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with appropriate chemical methods because their finishes can be easily abraded by blasting methods.

Not Recommended:

Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with grit blasting which will abrade the surface of the metal.

Recommended:

Using the gentlest cleaning methods for cast iron, wrought iron, and steel - hard metals - in order to remove paint buildup and corrosion. If hand-scraping and wire brushing have proven ineffective, low pressure grit blasting may be used as long as it does not abrade or damage the surface.

Not Recommended:

Failing to employ gentler methods prior to abrasively cleaning cast iron, wrought iron, or steel; or using high pressure grit blasting.

Recommended:

Applying appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.

Not Recommended:

Failing to re-apply protective coating systems to metals or alloys that require them after cleaning so that accelerated corrosion occurs.

Recommended:

Repainting with colors that are appropriate to the historic building or district.

Not Recommended:

Using new colors that are inappropriate to the historic building or district.

Recommended:

Applying an appropriate protective coating such as lacquer to an architectural metal feature such as a bronze door which is subject to heavy pedestrian use.

Not Recommended:

Failing to assess pedestrian use or new access patterns so that architectural metal features are subject to damage by use or inappropriate maintenance such as salting adjacent sidewalks.

Recommended:

Evaluating the overall condition of the architectural metals

to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Not Recommended:

Failing to undertake adequate measures to assure the protection of architectural metal features.

Repair

Recommended:

Repairing architectural metal features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods. Repairs may also include the limited replacement in kind - or with a compatible substitute material - of those extensively deteriorated or missing parts or features when there are surviving prototypes such as porch balusters, column capitals or bases; or porch cresting.

Not Recommended:

Replacing an entire architectural metal feature such as a column or a balustrade when repair of the metal and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the architectural metal feature or is that physically or chemically incompatible.

Replace

Recommended:

Replacing in kind an entire architectural metal feature that is too deteriorated to repair - if the overall form and detailing are still evident - using the physical evidence as a model to reproduce the feature. Examples could include cast-iron porch steps or steel-sash windows. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended:

Removing an architectural metal feature that is not repairable and not replacing it; or replacing it with a new architectural metal feature that does not convey the same visual appearance.

Design for Missing Historic Features

Recommended:

Designing and installing a new architectural metal feature such as a metal cornice or cast-iron capital when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended:

Creating a false historical appearance because the replaced architectural metal feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new architectural metal feature that is incompatible in size, scale, material and color.

SUPPORTING PIERS AND FOUNDATION WALLS

Historic frame buildings were traditionally built on brick piers or foundation walls. A lesser number were built on stone, and for vernacular buildings some piers were fashioned from wood stumps. Only a small number of historic buildings in Mississippi had stone piers and few, if any, had stone foundation walls. Historically, masons left openings in foundation walls for ventilation, and these openings were often filled with metal grilles or wood architectural features like framed lattice or framed bars.

MAINTENANCE, REPAIR, REPLACEMENT, ALTERATION AND INSTALLATION

Following the Standards in the general masonry section, maintain and repair existing original brick piers and foundation walls when possible. If piers are too deteriorated to repair, the mason should build new piers on the perimeter of the building that match as closely as possible the original ones. In some cases, the same appearance can be achieved by using reproduction, wood-mould bricks as a veneer over concrete blocks or less-expensive bricks. In replacing piers that are not visible, the mason can use concrete block or less expensive brick that does not match the original.

Maintain and repair original grilles or other original ventilation infill in foundation walls. Replace to match if the original feature is too deteriorated to repair. Reproduction grilles are inexpensive and easily obtained. Add additional ventilation to discourage moisture accumulation.

If possible, maintain and repair existing original stone or wood-stump piers. If they are too deteriorated to repair, replace them to match the original stone or wood-stump piers that are visible on the perimeter. Piers that are not visible can be replaced with brick or concrete block. Remember that wood-stump piers can serve as conduits for termites migrating from the ground to the structure of the building. Stumps should be treated with wood preservative and periodically checked for termites. Houses can be protected from termites by a bait system, as well as a barrier system.

CRAWL SPACE ENCLOSURE

Most historic houses built on piers had some type of crawl space enclosure to keep animals from getting beneath the house. Spaces between perimeter piers were most often filled with lattice panels. However, many historic houses have decorative brick, louvered panels, spaced horizontal or vertical boards, or simple chicken wire. Usually, the grander the house, the grander the crawl-space enclosure.

In an attempt to modernize or increase energy efficiency, many owners of historic buildings have created solid foundation walls by filling the space between perimeter piers. Most commonly, homeowners hire masons to construct brick walls to span the space between piers, and they build them flush with the surface of the piers. In addition to compromising the historic appearance of the building, such enclosures can be visually disruptive, as masons rarely match the brick or mortar color of the piers, and their workmanship is often inferior. Some

homeowners, particularly those in less-affluent neighborhoods, have filled the spaces between perimeter piers with concrete block, tin, vinyl siding, plywood, and plastic.

This crawl-space enclosure between the original brick piers has altered the historic character of the house. The enclosure has no vents to provide air circulation beneath the house.

The lattice used to enclose the crawl space beneath this historic house in Natchez is inappropriately installed, as it overlaps and obscures the brick supporting piers.

MAINTENANCE, REPAIR, REPLACEMENT, ALTERATION, AND INSTALLATION

Original crawl-space enclosures should be preserved and repaired when possible. The design of replacement infill should be based on physical evidence or historic photographs when available. In the absence of such documentation, the design of the crawl space enclosure should be based on the appearance of or the documentation on a similar property in the same geographic area. Some vernacular buildings, like country stores and tenant houses, never had any type of crawl space enclosure, meaning that lattice panels would be an inappropriate infill for them.

Historic-property owners who seek more enclosure than that provided by the appropriate historic treatment have options that are inexpensive and do not compromise the historic character of the building. Simply stapling black roofing paper or attaching black-painted insulation panels to the backs of traditional lattice panels will block chilling winds without being visible. The black backing showing through green lattice appears as darkness beneath the house. The backing has the added benefit of preventing the growth of weeds behind the lattice.

Homeowners who want total masonry enclosure of the crawl space have alternatives that will not compromise the historic appearance of their houses. New masonry walls can be recessed behind the face of the original piers. When painted black and fronted by lattice panels, the new masonry walls are not visible. Since the new walls will be painted, they can be built from inexpensive brick or concrete block.

Even houses that originally had no crawl space enclosure can retain their historic appearance by the addition of simple enclosures behind the perimeter piers. Examples include black-painted panels, which are attached behind the perimeter piers, or deeply recessed, black-painted masonry walls. The black-painted masonry disappears into the shadow of the crawl space if the wall is deeply recessed.

When adding crawl space enclosures, be sure to provide adequate ventilation to prevent moisture accumulation beneath the house.

The house at 401 Gillespie Street has lattice between its brick foundation piers, which is an appropriate treatment.

While not as appropriate as wood lattice, this brick lattice pattern does allow the foundation to breathe.

This homeowner recessed the new brick crawl space enclosure, which is not historically appropriate. This treatment would be more appropriate if the new brick were painted black and faced with lattice.

☞ADDITIONAL INFORMATION:

Preservation Briefs: 39 - Controlling Unwanted Moisture in Historic Buildings

ROOFS, GUTTERS, SPOUTS, DRAINAGE

- Roofs
  - ◊ Maintenance and Repair
  - ◊ Replacement, Alteration, and Installation
  - ◊ Acceptable Roofing Materials for Starkville
  - ◊ Solar Panels

- Gutters, Spouts, Drainage
  - ◊ Maintenance and Repair
  - ◊ Replacement, Alteration, and Installation

ROOFS

A weather-tight roof that allows good water run-off is essential to the long-term preservation of a historic building. A poorly maintained roof allows water to infiltrate, causing damage to roof sheathing, structural members, and interior finishes.

Varying shapes, ornaments, and finishes make roofs decorative as well as functional. Roofs are part of a building's style. Complex roofs with multiple gables are typical of the Queen Anne style. Clay tile roofs are distinctive features of Spanish Colonial Revival- and Mission-style buildings. Multiple steeply pitched roofs are hallmarks of the Tudor Revival style. Roofs with overhanging eaves and exposed rafter tips or tails are indicative of the Craftsman style.

The house at 406 Green Street has multiple gable roofs, which are typical of the Queen Anne style.

The house at 512 Greensboro Street has a clay-tile roof, which is a character-defining feature of the Spanish Colonial Revival style.

Chimneys are also indicative of a building's style and age. Chimneys are major decorative elements in the Queen Anne and Tudor Revival styles. Dormers, which light and ventilate upper stories, are important parts of architectural compositions and appear in several different styles, including the Queen Anne and the Craftsman/Bungalow as well as classical-revival styles.

The house at 113 Nash Street has a prominent front chimney and multiple high-pitched gables typical of the Tudor Revival style.

The house at 401 East Gillespie has a dormer with four ganged windows and a shed roof.

In Starkville, most roofs are gabled or hipped. However, there are representative examples of pyramidal, shed, and flat roofs. Roofs are sometimes crowned by clerestories, towers, cupolas, spires, metal cresting, and balustrades. In some Queen Anne-style buildings, roof gables terminate in decorative vergeboards (also called bargeboards) of cut or sawn wood. Roof surfaces can be decorative with shingles or tiles forming patterns and textures. Asbestos shingles were often arranged in a diamond pattern and older roofing systems often had decorative ridge caps, usually of clay tile.

Wood shingles were used in Mississippi throughout the nineteenth century and into the early twentieth-century, but few homeowners opt for wood shingles today. Standing-seam metal roofs were not widely used in Mississippi until after the Civil War and were used more on commercial than residential buildings until the late nineteenth- and early twentieth-century when they became more popular for houses. The most common roofing materials in Starkville today are asphalt, composition, or asbestos shingles.

The house at 504 Greensboro Street features decorative jig-sawn vergeboard or bargeboard in the upper portion of the gable. The shingles are arranged in a diamond pattern and the roof has ridge caps.

The house at 305 Greensboro has a pyramidal roof.

MAINTENANCE AND REPAIR

If possible, retain and repair original roofing materials such as slate shingles, standing-seam metal, clay tile, and asbestos shingles. Also retain and repair ornamental roof elements, such as ridge caps and chimneys that pierce the roof.

Water-stained ceilings are usually the first indicators of a leaky roof. Poorly installed or deteriorated flashing is sometimes at fault. Blocked gutters and downspouts can also cause water to back up and damage the interior of a building. Some water-stained ceilings result from rain penetrating windows or siding that has split or popped loose. Stained ceilings can also result from leaking plumbing pipes and central cooling units installed in overhead spaces. Building owners should undertake a thorough investigation before replacing the roof, particularly if the existing roof appears to be in good condition. Finding the source of a roof leak can be difficult, since water sometimes enters at one place, runs along a rafter, and exits some distance from the actual leak.

If possible inspect roofs annually to prevent leaks before they cause major damage. Missing or broken shingles and holes in metal roofs are indications that a roof needs repair. Metal roofs may need periodic painting or application of a sealant to inhibit rust. Examine puffed areas of standing-seam roofs, which could indicate the failure of fastening clips. Excessive noise from metal roofs during wind storms can also indicate the failure of roof clips. Regularly inspect the flashing in roof valleys, around chimneys, and along parapets and dormers. Check flashing or seals around roof vents and exhaust pipes. Visit the attic during heavy rain storms to look for evidence of water infiltration. Pin points of light may also be visible from the attic on sunny days and indicate perforations in roofing.

Roof repair can be dangerous and is best done by competent professionals. Slate, asbestos, and clay-tile shingles require special expertise, since they crack and break easily. Proper repair of a standing-seam metal roof involves soldering. Competent roofers also know that certain metals, like copper and iron, are incompatible and should not be used together.

REPLACEMENT, ALTERATION, AND INSTALLATION

Signs that a roof may need replacement include sagging, numerous missing or broken shingles, bare patches with no shingles, excessive wear on composition or asphalt shingles, and substantial water staining or damaged plaster on interior ceilings. Extensive applications of roofing tar on metal roofs can also indicate that they need replacement.

If old roofing is too deteriorated to repair, install new roofing to match the original as closely as possible, if feasible, especially where there are patterned roofs or decorative shingles. If not feasible, use a substitute material that approximates the original as closely as possible in texture, pattern, and color. “Architectural” composition shingles are very popular, as they look like wood shakes when installed in a weathered-wood blend and are appropriate for historic houses.

Before installing a new roof, remove old roofing down to the roof sheathing. Installing new roofing atop old roofing produces an uneven surface, adds additional weight to the roof structure, and makes leaks harder to detect. Removing the old roofing material will also allow the roof sheathing to be inspected to make sure that it is sound and does not need replacement.

Installation of a new roof represents a substantial financial investment, and property owners should consider seeking the services of an architect or reputable general contractor to insure that the roof is properly installed, especially for complicated roofs with multiple gables or intersections of roof surfaces.

Regarding V-crimp roofs, experienced contractors and roofers know that they should be attached at the crimp and not by screws and washers into the flat surface of the panels. Often, washers crack when screwed too tight and they also deteriorate with time, allowing water to penetrate through the holes created by the screws. Some experienced roofers still prefer to install composition shingles by hand-nailing rather than machine-nailing, since machine-nailing sometimes drives the nail too far into the shingle to hold it securely.

ACCEPTABLE ROOFING MATERIALS FOR STARKVILLE:

Asphalt or Composition Shingles:

1. Roofing shingles should be 3-Tab shingles or "Architectural" shingles.

2. Patterned shingles are allowed on a case-by-case basis with approval of the SHPC.

Metal Roofing:

1. A change in roofing material from shingle to metal requires approval by the SHPC.

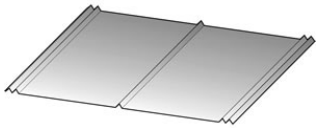
2. Metal roofing will only be allowed on a case-by-case basis, and its appropriateness will depend on the architectural style of the building.

3. In no case should a commercial R-Panel metal roof be installed on a residential structure.

4. If metal roofing is approved, V-Crimp, standing seam, or corrugated panels are the acceptable choices, depending on the architectural style of the building.

Types of Metal Roofing Systems

Corrugated metal is an appropriate roofing material for late-nineteenth- and twentieth-century vernacular buildings like tenant houses and outbuildings.



V-crimp metal is an appropriate roofing material for late-nineteenth- and twentieth-century vernacular buildings.

R-panel metal roofing is not appropriate for historic buildings due to its commercial quality and use.

SOLAR PANELS

The installation of solar panels on a roof is only acceptable if they are not visible from the public right of way and are appropriately sized for the roof and installed flat with the roof surface. Solar panels are allowed on the roofs of commercial buildings as long as they are not visible from the street.

GUTTERS, SPOUTS, AND DRAINAGE

The purpose of gutters and downspouts is to control water run-off from the roof and to help protect the siding and architectural features from water damage. Some historic buildings did not originally have gutters or downspouts. Vernacular buildings, in particular, were less likely to have them. Gutters on nineteenth-century buildings were often boxed wood gutters which were an integral part of the cornice. These built-in gutters were sometimes called concealed gutters and often featured metal scuppers that channeled the water to the downspouts. Gutters that were attached rather than integral were generally half-round, and historic downspouts were almost always round.

MAINTENANCE AND REPAIR

Many historic buildings have lost their original boxed cornices as a result of re-roofing. Surviving, original box gutters and any original scuppers should be retained and repaired, if possible. Often roofers simply do not want to take the time to repair and reline box gutters and will recommend covering the integral gutter and hanging a metal gutter on the face of the cornice. However, attaching a gutter in front of a boxed cornice changes the character of the building.

Frequently inspect built-in and attached gutters and downspouts to keep them free of debris and to check for areas that may need relining or replacement. During heavy rain, look for gutters that overflow or downspouts that discharge little or no water. That is a sign of blocked downspouts, usually from leaves or other debris stuck in the opening where the gutter meets the

downspout. Inspect gutters and downspouts to make sure they are attached properly at joints and there is no deterioration from rust. If that occurs, large amounts of water can discharge on to decorative features, siding, or other areas that may be prone to rapid deterioration.

Inspect the ground at the base of the building to make sure that water drains away from the building and does not pool at the base of downspouts and so does not cause deterioration to foundations. Reshape the ground if necessary to allow for proper drainage away from the foundation. Be wary of foundation plantings and brick edging that hold water at the base of buildings. Foundation plantings can be particularly damaging to masonry buildings by keeping the ground at the base of the building moist and so contributing to rising damp.

REPLACEMENT, ALTERATION, AND INSTALLATION

Remove deteriorated gutters and downspouts to prevent further harm to the building. Install new gutters and downspouts with dimensions sufficient to carry the water from the roof. Properly install gutter clips to assure that gutters maintain the necessary slope for carrying water to downspouts. New gutters should be in keeping with the architectural style of the building and should not obscure architectural details or necessitate the removal of historic architectural elements.

☞**ADDITIONAL INFORMATION**:

Preservation Briefs: 4 - Roofing for Historic Buildings
Preservation Briefs: 19 - The Repair and Replacement of Historic Wooden Shingle Roofs
Preservation Briefs: 29 - The Repair and Replacement of Historic Slate Roofs

SECRETARY OF INTERIOR'S RECOMMENDATIONS - ROOFS

Identify, retain, and preserve
Recommended:

Identifying, retaining, and preserving roofs - and their functional and decorative features - that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel and mansard; decorative features such as cupolas, cresting, chimneys, and weather vanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Not Recommended:

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.

Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.

Applying paint or other coatings to roofing material which has been historically uncoated.

Protect

Recommended:

Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure materials are free from insect infestation.

Not Recommended:

Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.

Recommended:

Providing adequate anchorage for roofing materials to guard against wind damage and moisture penetration.

Not Recommended:

Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.

Recommended:

Protecting a leaking roof with plywood and building paper until it can be properly repaired.

Not Recommended:

Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials - masonry, wood, plaster, paint and structural members - occurs.

Repair

Recommended:

Repairing a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind - or with compatible substitute material - of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

Not Recommended:

Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse intact slate or tile when only the roofing substrate needs replacement.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Replace

Recommended:

Replacing in kind an entire feature of the roof that is too deteriorated to repair - if the overall form and detailing are still evident - using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute may be considered.

Not Recommended:

Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

Recommended:

Designing and constructing a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended:

Creating a false historic appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new roof feature that is incompatible in size, scale, material, and color.

Alterations/Additions for New Use

Recommended:

Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right of way and do not damage or obscure character-defining features.

Not Recommended:

Installing mechanical or service equipment so that it damages or obscures character-defining features, or is conspicuous from the public right of way.

Recommended:

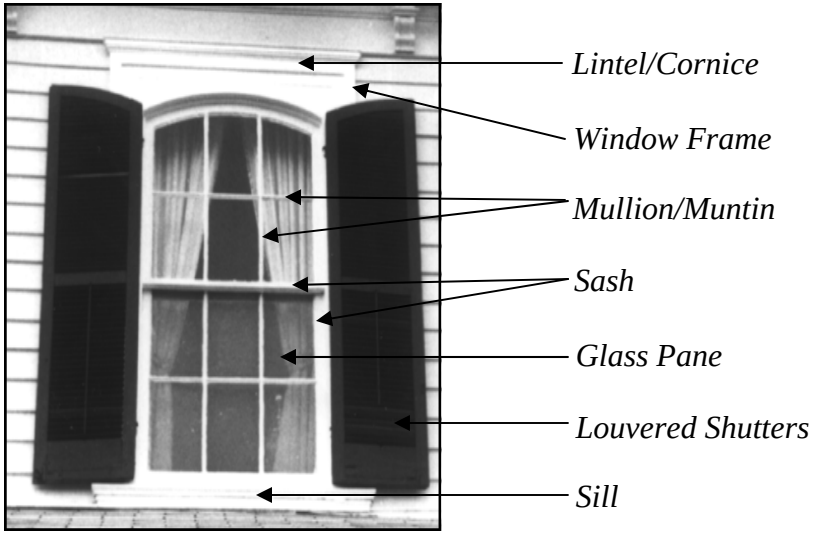
Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Not Recommended:

Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

WINDOWS, DOORS, SHUTTERS, AWNINGS AND CANOPIES

- Windows
  - ◊ Maintenance and Repair
  - ◊ Replacement
  - ◊ Alteration, and Installation
  - ◊ Window Screens
  - ◊ Storm Windows
  - ◊ Burglar Bars
- Doors
  - ◊ Maintenance and Repair
  - ◊ Replacement, Alteration, and Installation
  - ◊ Screen Doors
  - ◊ Storm Doors
  - ◊ Burglar Doors
- Shutters
  - ◊ Maintenance and Repair
  - ◊ Replacement, Alteration, and Installation
- Awnings and Canopies
  - ◊ Maintenance and Repair
  - ◊ Replacement, Alteration, and Installation



WINDOWS

Windows have four basic functions: (1) admitting light, (2) providing fresh air and ventilation, (3) providing a visual connection to the outside, and (4) enhancing the appearance of the building. Windows are an important character-defining feature of a building and contribute to its architectural richness, especially in the patterning of the window panes and the arrangement of the windows on the façade.

Windows were a necessity before electricity and air-conditioning, as they provided light and ventilation. Historically, porches and louvered shutters allowed windows to remain open and so facilitated air movement while keeping the rain out. Window screens were a later development to keep insects out. Today we rely primarily on electricity to light and cool our

buildings, and property owners sometimes regard windows as "energy drains" on heating and cooling systems. Owners and builders often rush to replace historic wood windows with new wood, vinyl, or metal replacement windows that advertise, but do not usually deliver, substantial energy savings and lower maintenance costs.

The mass-produced windows of today do not have the character or detail of historic windows and lack such features as imperfections in glass panes and specially milled sash and muntins that reflect the style and period of the building. Many historic windows have been in place for 50 to 100 years and will last even longer with simple maintenance. Today's windows are usually not as durable as original historic windows and normally have a life cycle of only 10 to 30 years.

Historic windows were made in different configurations, styles, and materials for different styles of architecture. The most common type of historic window is the double-hung wood sash which features two rectangular glazed frames or sashes that slide up and down in separate tracks along the side of the window frame. Wood double-hung sash windows were used in most architectural styles from Queen Anne to Ranch. Less common were casement windows which have a sash that swings out from the window frame. Wood casement windows were often used in the Tudor Revival style, while steel casements where often used in the Ranch style.

Double-Hung Sash Window

Casement Window

The division of window panes is indicative of a building style and construction period. Windows are often described by the number of panes in each sash. For instance a window that has a single pane in an upper and lower sash is described as a one-over-one window, whereas as a window with six panes in each sash is described as a six-over-six window.

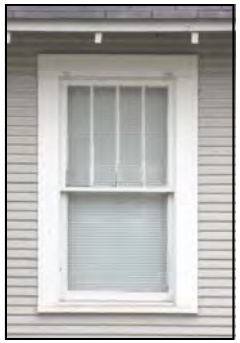
Early architectural styles featured smaller windows with multiple small panes. The Queen Anne style was the first to take full advantage of the new glass manufacturing technology, which made possible large panes of glass and so one-over-one or two-over-two windows. Later architectural styles had windows with various numbers of window panes. The Tudor Revival and Colonial Revival styles reverted back to smaller panes, typically with six-over-six windows, while the Craftsman style used several different configurations: three-over-one, four-over-one, and nine-over-one. The Minimal Traditional and Ranch styles typically used six-over-six or eight-over-eight windows.

Window Configuration for Different Architectural Styles in Starkville

Queen Anne
Colonial Revival

Queen Anne

Colonial Revival
Ranch
Minimal Traditional



Craftsman

Craftsman

Tudor Revival

Tudor Revival

Ranch
Minimal Traditional

Ranch
Minimal Traditional

Ranch

Replacement of original windows devalues a historic building and removes important evidence that indicates its age and style.

Windows should be considered significant to a building if they

1. are original,
2. reflect the overall design intent of the building,
3. reflect the period, regional style, or local building practices,
4. reflect changes to the building during major periods or events, and/or
5. are examples of excellent craftsmanship or design.

After considering window significance, owners, architects, and contractors can plan appropriate treatments based on an investigation of the physical condition of the window.

MAINTENANCE AND REPAIR

Owners, architects, and contractors should make every effort to preserve historic windows and to repair and restore them rather than replacing them. Historic wood windows have proved their value through their very survival. In Natchez, for example, many houses from 150 to 200 years old retain the majority of their original wood windows. All too often people think a window is beyond repair when it is easily repairable. Peeling paint, loose putty, broken sash cords, stuck sash, and broken glass panes are not indications that windows need replacement. Usually only a small amount of work is needed to repair them, saving thousands of dollars in new replacement windows.

Scraping, painting, glazing, and weather stripping can make a historic window look better, operate easier, and conserve energy. Preserving an original window is also better for the environment, as it saves room in landfills and consumes less energy and materials than the manufacture of a new window. Deterioration that requires major repair or partial replacement is usually confined to the places where rain or condensation is likely to occur: the bottom rail of the sash, corner joints, and the intersection of muntins. If excessive rot exists, new pieces can be made to replace the rotten ones. Also, modern windows come in standard sizes and may not easily fit into historic window openings, which are often not a standard size or are no longer square due to uneven building settlement.

The wood used in older sash is generally far better than the wood used today in most replacement windows. Modern insulated windows do conserve energy, but the energy savings is minimal and often payback on the cost of the new windows versus energy savings takes years or decades to achieve. Double -pane windows are also subject to moisture infiltration and often become cloudy and nearly opaque over time when the window seals break or degrade. The only remedy for a cloudy, insulated window is complete replacement of the unit. In the hot, moist Mississippi climate, many of the insulated windows installed in the 1980s needed replacement before the year 2000. Modern metal and vinyl windows are not appropriate for historic buildings, and their installation decreases the historic value of a building. Vinyl-coated wood windows may initially require less painting, but they too are subject to fading and rot due to water leaking through the seams. The best way to conserve energy is to retain and repair the existing historic windows and properly

seal and weather-strip the window and/or install storm windows.

The three components of a typical historic window are the wood sash and mullions, glass panes, and glazing compound. The glazing compound is the putty-type substance that holds the glass panes inside the window frame and mullions. It is the weakest link of the three components and is intended to be weak to allow for changes in expansion of the window frame material so as to not crack the glass. It also makes it easy to replace broken panes. Over time, glazing compound hardens and cracks, which allows water and air to penetrate the sash. Windows need re-glazing about every twenty years or when the glazing compound becomes hard and is no longer flexible.

Homeowners should examine window frames and sashes regularly to check for operational soundness. The window sill, joints between the sill and the jamb, corners of the bottom rails, and mullion joints are typical points where water collects and deterioration begins. Opening and closing over the years and seasonal temperature changes weakens the joints and can cause slight separation. This slight separation makes the joints more vulnerable to water, which is readily absorbed into the end grain of the wood. If severe deterioration exists in these areas, it will usually be apparent on visual inspection. Before undertaking any repairs, identify and eliminate all sources of moisture penetration.

REPLACEMENT

All attempts should be made to repair or rehabilitate an existing historic window before replacement is considered. When a historic window is too far deteriorated for repair and a replacement is needed, the following characteristics should be considered before deciding on what type of new window should be selected as a replacement:

1. pattern and size of the window openings
2. proportions of the frame and sash
3. configuration of window panes
4. profiles of the window mullions
5. nature of the glass

The search for a replacement window can begin after the contribution of the window to the building has been determined. The replacement should retain, to the degree possible, the character of the historic window. The best replacement is a custom-made sash duplicating the original. Such a sash not only maintains the historic appearance of the building but it also simplifies and lowers the cost of installation. Salvage yards are good sources for inexpensive, matching sash. Recycled historic windows are a better choice than replacement windows of incompatible design. Also, relocating a window from an inconspicuous area of the house to a more prominent location is preferable to replacement with a window of incompatible design.

WINDOW REPLACEMENT IN STARKVILLE

Rehabilitation of existing windows is strongly encouraged and preferred to replacing historic windows. Any replacement of existing windows requires approval by the SHPC.

After all attempts to preserve the original window or to find a replacement window of the same material have been unsuccessful, it will be acceptable to replace the historic window after approval and based on the following criteria:

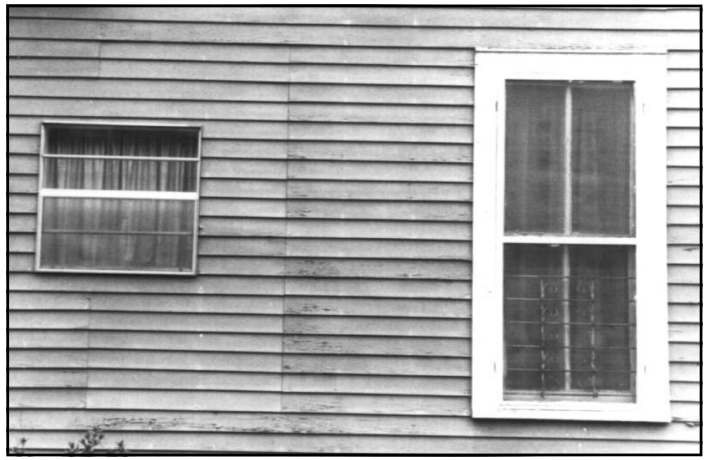
1. Evidence must be presented of an unsuccessful attempt to repair the original window before replacement will be considered.

2. Windows on the front façade should be preserved or replaced with relocated windows of the same material, size and configuration.

3. Replacement windows for side and rear façades should be of wood but may be clad in vinyl or metal on the outside.

4. Replacement windows should match as closely as possible the size, style, and configuration of the original windows.

5. Metal or vinyl windows should only be considered for accessory buildings, and should have an appropriate finish. No bare-metal windows will be approved.



The metal window on the left is inappropriate for a historic structure and does not convey the same appearance as the neighboring original window.

This metal window is not appropriate for a historic house. It is an obvious replacement for a much larger window that has been removed. The original window hole has been filled by unpainted boards. Modern metal windows with horizontal divisions, like this one and the one above, are not suitable for historic buildings.

ALTERATION AND NEW WINDOW INSTALLATION

Developing new uses for interior spaces in historic buildings often results in alterations to windows. The installation of kitchens, bathrooms, and closets is a major cause of window removal and inappropriate alterations to historic windows. Many historic houses have had original window openings shortened in height and filled in with inappropriate sash to accommodate the installation of kitchen counters. More creative and appropriate solutions are possible. For example, kitchen counters can be dropped to window-sill level to create a desk area or window seat. Better than altering the historic window is to run the counter across the window after painting the inside surface of the window panes black to obscure the counter installation from the exterior.

Removal of a window to accommodate interior changes will require approval by the SHPC. If the window is not on a primary facade, the window frame should be retained on the exterior and filled in with shutters in a closed position or a panel installed within the existing frame and painted the wall color. The window sash and interior window trim should be labeled and stored on site in an attic, basement, or garage so that it can be reinserted at a later date.

If a new function for an interior space requires a new window opening, the placement of the opening should be considered in relation to the existing windows on the façade. Historic façades often have a regular pattern to the window openings, which may be disturbed by the installation of a new opening. If the installation of a new window opening will not be visually disruptive then the new window should be compatible with the design of the building and original windows. New window openings should not appear on the front façade of a historic building.

☞ADDITIONAL INFORMATION:

Preservation Briefs: 9 – The Repair of Historic Wooden Windows

Preservation Briefs: 13 – The Repair and Thermal Upgrading of Historic Steel Windows

SECRETARY OF THE INTERIOR'S RECOMMENDATIONS - WINDOWS

Identify, retain and preserve

Recommended:

Identifying, retaining, and preserving windows - and their functional and decorative features - that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hood molds, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds.

Not Recommended:

Removing or radically changing windows which are important in defining the historic character of a building so that as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows through cutting new openings, blocking-in windows, and installing replacement sashes that do not fit the historic window opening.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Stripping windows of historic material such as wood, cast-iron, and bronze.

Recommended:

Conducting an in-depth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement methods and possible replacement options can be fully explored.

Not Recommended:

Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.

Protect and Maintain

Recommended:

Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Not Recommended:

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the windows results.

Recommended:

Making windows weather tight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.

Not Recommended:

Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Recommended:

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e., if repairs to windows and window features will be required.

Not Recommended:

Failing to undertake adequate measures to assure the protection of historic windows.

Repair

Recommended:

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

Not Recommended:

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse serviceable window hardware such as brass sash lifts and sash locks.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

Replace

Recommended:

Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.

Not Recommended:

Removing a character-defining window that is not repairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

Design for Missing Historic Features

Recommended:

Designing and installing new windows when the historic windows (frames, sash, and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

Not Recommended:

Creating a false historical appearance because the replaced window is based on insufficient historical evidence, or

installing windows that are characteristic of another architectural style.

Introducing a new window design that is incompatible with the historic character of the building.

Alterations/Additions for the New Use

Recommended:

Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended:

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character -defining features.

Recommended:

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

Not Recommended:

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.

WINDOW SCREENS

Screens for windows became popular in the late nineteenth-century and historic window screens are typically of two types - (1) exterior, full-size screens in wooden frames that hang from brackets at the top and latch from the inside at the bottom, and (2) interior, half-size screens in wooden frames that slide on interior tracks. Both types of window screens were easy to install and remove seasonally. With the advent of air conditioning, many owners of older homes have discarded the screens, and new houses often have windows with no provision for window screening.

MAINTENANCE, REPAIR, REPLACEMENT, ALTERATION, AND INSTALLATION

Repairing existing wood screens is preferable to replacement. Many owners of historic properties have maintained the interior sliding screens that were either original features or additions to their historic homes. The exterior, full-size aluminum screens that are available today detract from the historic appearance of a building and are easly damaged by simple bending. Inexpensive alternatives to installed aluminum screens are the light-weight wood and aluminum screens that are portable and adjustable in width. They are available in a variety of heights and widths and have a minimal cost per window. These screens consist of two sliding frames that adjust to fit inside an open window and are held in place by the window tracks and the weight of the upper sash.

These inappropriately sized aluminum window screens alter the appearance of the historic windows.

STORM WINDOWS

Storm windows are an easy and economical way to improve the energy efficiency of existing windows and are preferable to replacing historic windows. Exterior storm windows are generally more efficient in conserving energy than interior storm windows; however, they detract from the historic appearance of a structure. Exterior storm windows are also more difficult to remove for cleaning. Interior storm windows are ideal for people who like to remove storm windows in order to open windows seasonally and for easy cleaning.

MAINTENANCE, REPAIR, REPLACEMENT, ALTERATION, AND INSTALLATION

New storm windows installed on the interior are more preferable than exterior storm windows, as they preserve the historic character of the building. However, interior storm windows have increased potential for condensation and deterioration, so they should be checked periodically for problems. The outer window should be loose enough to allow moisture to leak to the outside and so prevent condensation build up, or there should be a small gap between the storm window and the interior window frame for the same purpose.

If more than one storm window panel must be installed in a single window opening due to height, the junction of the storm window panels should occur behind the meeting rail of the original sash. The use of thermo plastic available at hardware stores is not recommended.

WARNING: At least one storm window in every room should be easily removable without the use of any equipment (such as a screwdriver) for easy egress out the window in case of fire.

The different kinds of storm windows include:

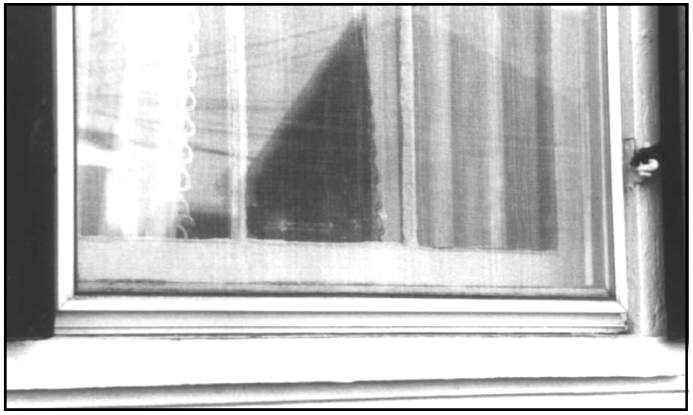
Magnetic - This system features a permanent bar magnet attached around the interior window frame, similar to refrigerator magnets. The metal frame of the storm window then "locks" to the magnetic strip, forming a seal to minimize air infiltration.

Velcro - Like magnetic storm windows there is an attachment bar installed around the interior window frame. The storm window then has a Velcro strip around the frame which adheres to the bar.

Clip-in - This system requires a small number of holes in the window frames for clips that hold the storm windows in place and form the seal.

Screw-in-place - The storm windows in this system are attached to the window frame by screws that go through the storm-window frames and into the window frame. These storm windows are more difficult to remove than other types since they require a screw driver.

Track Storm Windows - These are typically found on the exterior and consist of another window with its own track installed on the outside of the existing window. These storm windows obscure the historic window trim and frame and jut out beyond the wall surface and window frame.



Exterior storm windows alter the exterior appearance of historic buildings and are difficult to remove for cleaning.

These photographs of windows in two historic houses illustrate the use of interior storm windows. They are easier to remove for cleaning, not visible on the exterior of the house, and are barely visible on the interior. Manufacturers of interior storm windows offer storm windows that are attached either by clip or by magnetic seal, like the examples pictured above.

☞**ADDITIONAL INFORMATION**:

Preservation Briefs: 3 – Conserving Energy in Historic Buildings

SECRETARY OF THE INTERIOR'S RECOMMENDATIONS - ENERGY CONSERVATION

Windows

Recommended:

Utilizing the inherent energy conserving features of a building by maintaining windows and louvered blinds in good operable condition for natural ventilation.

Not Recommended:

Removing historic shading devices rather than keeping them in an operable condition.

Recommended:

Improving thermal efficiency with weather stripping, storm windows, caulking, interior shades, and, if historically appropriate, blinds and awnings.

Not Recommended:

Replacing historic multi-paned windows with new thermal sash utilizing false muntins.

Recommended:

Installing interior storm windows with air-tight gaskets, ventilating holes, and/or removable clips to insure proper maintenance and to avoid condensation damage to historic windows.

Not Recommended:

Installing interior storm windows that allow moisture to accumulate and damage the window.

Recommended:

Installing exterior storm windows which do not damage or obscure the windows and frames.

Not Recommended:

Installing new exterior storm windows which are inappropriate in size or color.

Replacing windows or transoms with fixed thermal glazing or permitting windows and transoms to remain inoperable rather than utilizing them for their energy conserving potential.

Recommended:

Considering the use of lightly tinted glazing on non-character defining elevations if other energy retrofitting alternatives are not possible.

Not Recommended:

Using tinted or reflective glazing on character-defining or other conspicuous elevations

SECURITY BARS

Security or burglar bars are not recommended for windows in Starkville's historic districts. The installation of bars radically alters the exterior appearance of a historic building. Only in major urban districts were burglar bars an original feature of some buildings. Security or burglar bars give a negative impression to potential residents, businesses, and tourists because widespread installation implies a high crime rate. Property owners should consider electronic security systems for safety and appearance.

Security or burglar bars are not appropriate for historic windows because they alter the historic character of the windows.

Security or burglar bars mask the historic details of this Queen Anne cottage, illustrated by the detail image on the bottom

DOORS

Doors do not occur as frequently as windows; however, they are often the focal point of a building's façade since they are the entry to the building. Front doors are sometimes accentuated by the use of frontispieces, sidelights, and transoms.

Original doors often provide clues to both the style and date of a building. Queen Anne doors are sometimes richly ornamented with wood carving and etched or stained-glass panels. The leaded-glass doorways of some early Colonial Revival houses are the most outstanding architectural features of the buildings, while doors used in later versions of the style are often wood with six panels. Doors on Craftsman houses tend to be simpler than with other styles, with glass in the upper portion of the door or a full door of glass with multiple divisions. Tudor houses usually have arched doors. Altering and removing historic doors decreases the historic value of a building and removes important clues that identify its date and style.

Doors of Starkville

Queen Anne

Tudor

Craftsman

MAINTENANCE AND REPAIR

Wherever possible, retain and repair original doors and door openings, including frames, lintels, fanlights, sidelights, transoms, hardware, and moldings. All of these features contribute to the richness of a historic building.

Original doors that have never been painted should remain unpainted. Doors and interior millwork in late-nineteenth- and early-twentieth-century houses were often left unpainted and then varnished. Doors that were originally painted should remain painted. Original wood graining and other decorative finishes should also be preserved.

Dip-stripping and sandblasting can cause irreparable damage to historic doors. Doors that are dip-stripped are sometimes left too long in the solution and/or are improperly neutralized. Dip-stripping tends to raise the grain of the wood and often results in "fuzzy" doors. It also loosens glue joints. Sandblasting erodes the soft, porous fibers of the wood faster than the hard, dense fibers and so creates ridges and valleys. Sandblasting also erodes projecting carvings and moldings and creates a porous surface.

REPLACEMENT, ALTERATION, AND INSTALLATION

Replacement of existing exterior doors in Starkville must be approved by the SHPC. The repair or rehabilitation of an existing door is strongly encouraged before a replacement door is considered. If an original door is too deteriorated to repair, it

should be replaced with a door that matches as closely as possible the original door in size, design or configuration, and finish. Missing or broken hardware should be replaced with reproductions to match the original. New hardware should match the architectural style of the building. For example, elaborately decorated, cast-metal hinges may be suitable for Queen Anne buildings dating to the late nineteenth-century, but they are inappropriate for later houses and styles.

If the existing door is not original and is inappropriate for the style of the building, a replacement door may be installed based both on historical evidence and the architectural style of the building. The new door can be custom-made to match the missing original based on a historic photograph, if one exists. Without a historic photograph, an original door from a building similar in age and style can also serve as a design model for a new custom-made door. Salvage companies may also provide a source for a recycled door appropriate to the style of the building and the size of the door opening.

Avoid replacement doors that are incompatible with the style of the house. Sliding glass doors and French (glazed) doors have replaced many original paneled doors in historic houses. Glazed Queen Anne doors have sometimes been replaced by paneled doors to create a more modern appearance.

Today, hundreds of original historic doors are being replaced all across America with mass-produced, leaded-glass doors that are fine for new houses but are inappropriate for historic buildings.

This mass-produced, leaded-glass door is not appropriate for this mid-twentieth-century Colonial Revival cottage, which would have most likely featured a six-panel door.

This Queen Anne-style house has lost its original corner porch, entrance doorway, and stoop. The original doorway would have featured a transom and door with glazed upper panel. The original porch was enclosed and a new, inappropriate 1970s door with raised panels was installed.

SCREEN DOORS

Screen doors were often original features in late-nineteenth- and early-twentieth-century houses and were practical additions to earlier houses. Some Queen Anne, Tudor Revival, and Spanish Colonial Revival houses have elaborate screen doors that echo the detailing of the house.

MAINTENANCE AND REPAIR

Historic screen doors should be preserved and repaired.

REPLACEMENT, ALTERATION, AND INSTALLATION

New screen doors for historic houses should be made of wood, with stiles and rails echoing the design of the entrance door. They should be painted or stained to match the entrance door.

Metal screen doors, particularly those with metal panels in the lower section, are inappropriate for historic buildings. Also inappropriate are stock screen doors that are too large or too small and result in the alteration of the size of the door opening.

STORM DOORS

Storm doors are allowed. It is recommended that the design be as unobtrusive as possible. They should properly fit the existing historic opening and not require any modifications to the size of the frame.

The wood screen door of this Tudor Revival-style house at 111 Nash Street properly fits the arched door opening and is simple in design.

This screen door on the house at 311 Hogan Street is a simple design that properly fits the door opening and with the character of the house. It is also painted the same color as the entry door so that its impact is minimized.

SECURITY DOORS

Metal security or burglar doors are inappropriate for historic doorways, and their use is discouraged in the historic districts of Starkville. These metal doors are sometimes elaborately decorated and radically alter the character of a historic building. Metal security doors also give a negative impression to potential residents, businesses, and tourists, because their existence implies a high crime rate. In addition they can be a safety hazard in an emergency when quick egress is needed from the house, as many security doors have a key that is required to open the door.

A metal security door and sidelight grilles (right) obscure the historic doorway of this Colonial Revival house. Burglar doors and barred windows also increase the risk of death from fire by making it difficult to exit the building or for rescue personnel to enter the building.

SHUTTERS

Architectural historians use the term blind in reference to the hinged louvered panels affixed to the outside of a window or door and the term shutter in reference to hinged panels or boards that have no louvers. Today's homeowners and contractors generally use the term shutter to encompass both shutters and blinds.

Blinds and shutters once played an important role in daily life. In early houses, paneled and batten shutters provided privacy, security, and protection from storms. Blinds fulfilled those same functions, but they also admitted light and air. Before air-conditioning, blinds were especially useful in summer, because they allowed air circulation while providing shade and allowing windows to remain open during rain. The adjustable louvers that became popular in the mid nineteenth-century made it easier to operate the blinds for maximum efficiency. Even today, window shutters and blinds can add to the energy efficiency of a house. Closing shutters and blinds during the day reduces sunlight and heat buildup.

Queen Anne-style houses typically have operable shutters mounted on shutter hinges attached to the window frame. Some twentieth-century historic houses, like Colonial Revival houses, dating from 1920 onward, and Minimal Traditional-style houses, dating from 1940 onward, feature original shutters or blinds that are purely ornamental and were never intended to be operable. Such shutters are often attached to the house on the outside of the window frame. These houses have no shutter hardware. Craftsman-style houses did not have shutters.

MAINTENANCE AND REPAIR

Window and door shutters and blinds should be maintained and repaired rather than replaced. Often the wood used in the historic shutter or blind is far better than wood available today. Blinds too deteriorated to repair can provide spare parts for the repair of other blinds.

Avoid dip-stripping historic shutters and blinds because it loosens joints and hastens deterioration. Scrape and sand shutters and blinds before repainting. Retain original shutter and blind hardware, where possible, and otherwise replace with reproduction hardware to match the missing original.

REPLACEMENT, ALTERATION, AND INSTALLATION

Before replacement of any original shutters or blinds is considered, all attempts should be made to repair them. Those structures that had shutters historically can have replacement shutters installed if the original ones are too deteriorated to repair. Replacements should be of the same size and configuration and mounted in the same location as the originals. If all original shutters or blinds are missing and there is physical or photographic evidence of shutters, then the new ones should be patterned after the original ones. If no photographs exist of the original shutters or blinds, a similar historic building with shutters or blinds can be used as a guide. The use of vinyl or aluminum replacement shutters will not be allowed, as they do not have the same appearance as historic wood shutters. Vinyl shutters and blinds, as well as many stock replacements in wood, are not appropriate, as the proportions and detailing are usually incorrect for historic buildings.

Use original hardware to hang shutters and blinds, where possible, and buy reproduction hardware when needed. When hanging operable shutters or blinds without appropriate hardware, install the shutters to appear to be operable.

Do not install shutters or blinds when inappropriate for the architectural style of the building or when no evidence of historic shutters or blinds exists. As mentioned, twentieth-century Craftsman-style houses, for example, rarely featured shutters or blinds.

When installing replacement shutters or blinds, make sure that they are the same height and width as the window opening when they are closed or if they were closed. Installing shutters or blinds on picture windows is inappropriate.

Although these applied shutters are not operable they are appropriate for this house at 405 South Montgomery Street, as they are characteristic of the Minimal Traditional style of the house.

The window shutters of these two houses are original and properly fit the windows. The house on the left displays original shutters that are properly sized and hung for paired windows and a bay window.

The shutters on this house at 601 Greensboro Street are properly mounted on shutter hinges so they can close and properly fit the window opening.

T*he vinyl shutters flanking the window on this Queen Anne-style house are too narrow and incorrectly hung outside the window frame. Paneled shutters are also inappropriate for the style.*

Shutters on this window are too short, too narrow, and incorrectly hung outside the window frame.

AWNINGS AND CANOPIES

Awnings on commercial and residential buildings have been popular since the nineteenth century. Historic photographs of many Mississippi cities illustrate the commercial use of canvas awnings to help control temperature, prevent merchandize from fading in display windows, and protect customers from sun and rain. Some twentieth-century commercial buildings, particularly those dating to 1920 and later, originally featured metal or wood canopies suspended from buildings.

Canvas awnings were not as widely used on residential buildings, but historic photographs document operable awnings on late-nineteenth- and early-twentieth-century houses, particularly in coastal areas.

MAINTENANCE AND REPAIR

Original awnings and canopies of wood or metal should be preserved and repaired where possible.

REPLACEMENT, ALTERATION, AND INSTALLATION

Original awnings and canopies of wood or metal that are missing or too deteriorated to repair should be replaced to match the original as existing or documented in historic photographs.

Install new awnings without damaging window trim or other architectural components. Take care to insure that the awning does not become a source of water infiltration.

Types of Awnings:

Metal and Wood Awnings

Metal and wood awnings are not appropriate for historic buildings unless they were an original design feature of the building as evidenced by historic photographs.

Vinyl Awnings

Vinyl awnings are not appropriate for historic buildings.

Pole-supported Awnings

Pole-supported awnings are appropriate for entrances on certain commercial buildings to provide protection from rain. A pole-supported, canvas awning is preferable to the addition of a non-historic porch, vinyl or metal awning, or porte-cochere. Pole supported awnings should not be used to shade individual windows.

Traditional Canvas Awnings - Residential

Although canvas awnings were not widely used on residential buildings, they are preferable to metal awnings. Install canvas awnings to emphasize rather than obscure the architectural detailing of a building.

Install individual awnings over each window rather than spanning two windows with a single awning.

Adding a canvas awning to shelter an entrance of a house is preferable to the addition of a structural porch canopy or porte cochere.

Choose colors, patterns, and designs that are subdued to avoid disrupting the character of the neighborhood.

Canvas awnings are appropriate for residential buildings if they are correctly hung. The awning above left is correctly hung, but the one in the center is not, as it spans two individual windows. The metal awnings above right are not appropriate for historic buildings.

PORCHES, ENTRANCES, ENTRY STEPS, AND ACCESSIBILITY

- Porches
  - ◊ Maintenance and Repair
  - ◊ Replacement, Alteration, and Installation
- Entrances
  - ◊ Maintenance and Repair
  - ◊ Replacement, Alteration, and Installation
- Entry Steps
  - ◊ Maintenance and Repair
  - ◊ Replacement, Alteration, and Installation
- Accessibility
- Health and Safety

PORCHES

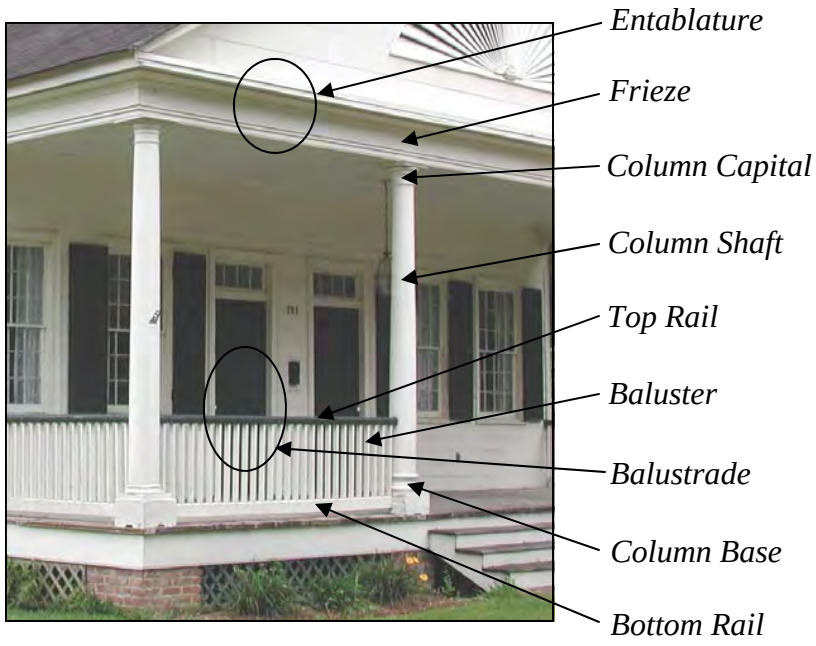
Porch is a broad term that encompasses porticoes, galleries, piazzas, and verandas — terms that are both regionally and architecturally inspired. For example, in Natchez, "gallery" is the common term for the porches that are such an integral part of the city's architecture. However, in Charleston, South Carolina, the popular term is "piazza."

A porch is often a dominant architectural feature of a historic building and is both functional and decorative. It provides shade and outdoor living space in the summer and protects entrances from the elements. A historic porch, with its columns, posts, balustrades, brackets, or other decorative details, also helps to define a building's architectural style and period of construction.

Porch components include columns or posts, which are the vertical members that support the roof structure. They can either be full height from the floor to the ceiling or can be shorter and sit on masonry piers that extend from the porch floor or ground level. Column styles vary from simple wood posts to turned columns, box columns, or versions of the classical orders including Tuscan, Doric, Ionic, Corinthian, and Composite. Within the classical orders there are smooth columns or fluted columns, which have shallow concave groves running vertically up the column shaft.

Often a set of short vertical elements known as balusters support a horizontal rail between columns. The balusters together with the rail are termed a balustrade. Baluster designs should correspond to the architectural style of the building. Versions of wood balusters include turned (of various shapes and design), square, and flat-sawn-cut. Balusters can also be made of iron or other metals. In some cases historic houses were built without a balustrade and one should not be installed on them unless required for safety. If a balustrade does need to be installed it should be appropriate for the style of the building.

PORCH COMPONENTS



In Starkville porches are found on most of the architectural styles including Greek Revival, Queen Anne, Colonial Revival, and Craftsman. Sometimes the Minimal Traditional and Ranch styles have porches. The French Eclectic style usually does not have an entry porch. Porches can be integral to the building, meaning the porch is actually inset beneath the front slope of the roof, or can be attached, where a separate roof structure covers the porch.

Greek Revival-style buildings have both inset porches and attached porches, with some running the full width of the facade. Greek Revival-style porches typically have columns that are round, fluted, or boxed. These columns usually support either a frieze and cornice or a full entablature. Handrails are often built of component parts and shaped to shed water. Balusters may be elaborately turned or rectangular.

This house at 522 Greensboro Street originally had a partial-width front-facing gable porch supported by wood box columns typically of the Greek Revival style. It was later expanded to be a full-width porch, all of it supported by wood box columns.

Porches on Queen Anne-style houses are usually large and often wrap around two or more elevations. They are supported by turned columns (a shaft that is turned by a lathe to produce varying diameters in a decorative pattern), sometimes with decorative brackets attached. Turned balusters (also turned by a lathe to produce a varying diameter pattern) are frequently used. A later version of the Queen Anne style called Free Classic Queen Anne favored classical-style columns instead of turned ones.

The porch at 110 East Gillespie Street wraps around two elevations and is supported by turned columns with decorative brackets, all characteristic of the Queen Anne style.

The house at 306 Greensboro Street is Queen Anne in form, with a porch that is supported by classical Tuscan style columns, making it Free Classic Queen Anne in style.

Colonial Revival porches dating to the early twentieth-century echo the designs of the previous periods, with columns based on the Roman orders. Columns are often paired and sometimes stand on bases or pedestals. Balusters of Colonial Revival houses are usually turned. Porches tend to run the full width of façades. During the latter stages of the Colonial Revival style, smaller porches became popular, mainly located in front of the entry and supported by classical columns. In some cases there is no porch, just a classical surround attached to the façade at the entry, which may be slightly recessed.

This Colonial Revival House at 425 Greensboro Street features a full-width first-story porch supported by Ionic columns on brick pedestals. The second-story front-facing gable porch is also supported by Ionic columns.

The Neoclassical Revival-style porch differs from the Colonial Revival-style porch principally in its reliance on Grecian orders for its columns, its monumentality, and its symmetry. Typically porches on two-story Neoclassical Revival-style houses are full height and centered on the main façade.

The Craftsman style usually features wide, deep porches supported by tapered box columns on brick piers. Often a low brick wall was used for a balustrade between the columns. Concrete porch decks, which require less maintenance than wooden ones and are more durable, were also used on Craftsman style houses. Pergolas were frequently incorporated into the design of Craftsman houses as additional outside living space.

This Craftsman-style house at 507 South Jackson Street has an undercut full-width porch supported by tapered columns on masonry piers.

Porches on Tudor Revival houses are generally not large or prominent. Unsheltered concrete entry decks were often used instead of porches. Simple gabled entrance surrounds were typically used around the entry door. Although entry porches were not that popular for Tudor Revival-style houses, side porches were often employed for additional outdoor living space. They usually appear beneath the main roof or in a projecting gable and are enclosed by low brick walls and supporting piers.

The Tudor Revival-style house at 525 University Street has two porches: a small gabled entrance porch and a larger integral porch to the right serving as an outdoor living space.

Ranch-style houses of the mid-twentieth-century sometimes have porches; however, they are usually only concrete slabs beneath roof overhangs. Contemporary or Modern-style houses feature variations on the traditional porch with wide overhanging sloped roofs or entry porches tucked under roof lines like those of Ranch houses.

MAINTENANCE AND REPAIR

Porches are one of the most expressive architectural features of historic buildings. They provide an enjoyable outdoor living space and protect openings from weather. Most porches are constructed of wood components and require regular maintenance. Deferring maintenance can lead to failure of porch members and decking requiring expensive repair or replacement. Simple failure to clean and maintain gutters can cause deterioration of porch posts or columns, which are often difficult to repair and particularly expensive to replace.

Failure to clean and maintain gutters is the primary cause of porch deterioration such as the damage caused to the column capital here.

If possible, retain and repair original porch materials and detailing. The materials that were used to build a historic porch are usually far superior to what is available today. Instead of replacing, epoxies can be used to repair deteriorated sections of original turned posts, columns, and balusters. Butt joints are more subject to rot from water infiltration, so repairs to box columns and square- or rectangular-cross-section posts should be made with sloping joints to shed water.

Failure to paint and maintain porch decking accelerates the deterioration of perimeter beams and joists. Bases of posts and columns should be periodically checked for signs of settlement, which indicates deterioration and compression of supporting perimeter beams. Porches should be routinely painted, and joints, cracks in posts, columns, and balustrades should be carefully caulked to prevent water infiltration.

Improper repair of deteriorated tongue-and-groove flooring can hasten deterioration. When making repairs to porch decking, do not saw the rotten ends of tongue-and-groove flooring back to the first supporting joist as this will create a junction that will be particularly vulnerable to water damage. Differences in thickness between old and new flooring can also create depressions that hold water.

Avoid installing landscaping close to porches, as it tends to obscure porch components, trap moisture, and hide any deterioration. The root systems of trees planted near concrete porch decks or patios can also cause damage to the slabs.

REPLACEMENT, ALTERATION, AND INSTALLATION

If historic porch materials are too deteriorated to repair, replacements should duplicate, as closely as possible, the deteriorated original. Inappropriate replacements alter the historic appearance of a historic building and greatly devalue its architectural significance. Among the most common inappropriate replacements are substituting poured concrete for an original wood porch, removing wood columns or posts and installing metal substitutes, and replacing original wood balusters with metal or inappropriate wood substitutes.

Use treated wood when replacing or scabbing onto original porch framing, such as joists and perimeter beams. When reconstructing a wood-frame porch, be sure that the floor is pitched to drain water, with the recommended pitch being 1:48 or a fall of one inch for every forty-eight inches.

When replacing, repairing, or installing new wood porch flooring, use treated, tongue-and-groove flooring in a width and thickness that matches the original porch flooring or is suitable for the period in which the house was built. If in doubt, match the width of the porch flooring boards to the width of the interior flooring. Prime all sides of the tongue-and-groove flooring before installation. Be sure that the flooring boards extend beyond the fascia board 1½ to 2 inches to allow water to run off.

Reproduction and custom-made columns and posts are readily available from a variety of suppliers. Many stock reproduction columns are near replicas of the columns used in twentieth-century historic buildings. However, some nineteenth-century houses will require custom-made columns to properly fit the proportions of the building. Sometimes the best and least expensive method for obtaining a reproduction column is to ship an original column to the company making the reproduction. Shipping costs are often less than the expense of an architectural drawing.

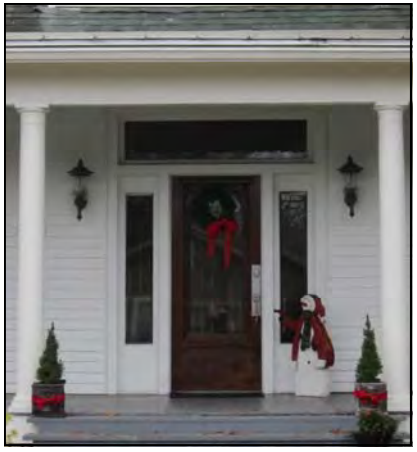
These two Natchez shotgun houses illustrate how changing the porch components alters the historic appearance and integrity of a historic house. The original columns of the house on the left were replaced with metal trellis columns, while the house on the right has wood columns, which are also replacements but are more in keeping with the original appearance of the building.

ENTRANCES

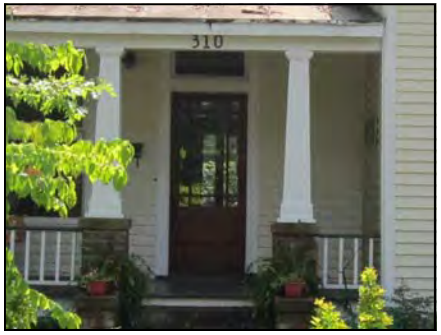
An entrance is often the focal point of the façade of a historic building. Architectural components of entrances include frontispieces, doors, sidelights, transoms, fanlights, brackets, hoods, stoops, and loggias. Entrances, like porches, reflect the style and period of buildings.

Queen Anne-style houses tend to have transomed and elaborately decorated doors, some with etched or stained-glass panels. Colonial Revival and Neoclassical Revival entrances are often grand, with elaborate leaded-glass fanlights, transoms, and glazed doors. Tudor Revival entrance doorways are often arched and defined by gabled projections that shelter arched doors with small glazed openings. Doors of Craftsman Bungalows are generally fully or partially glazed and are usually sheltered beneath the deep porches so typical of the style.

Queen Anne



Colonial Revival



Craftsman

Tudor Revival

MAINTENANCE AND REPAIR

Original entrances with their associated components and detailing should be maintained and repaired. Replacing original doors or other features lessens the historic value of a building. Entrances with elaborate fanlights, sidelights, and/or leaded glass need to be periodically checked to make sure that glazing and metal components are in good condition.

REPLACEMENT, ALTERATION, AND INSTALLATION

If original entrance features are too deteriorated to repair, they should be replaced to match the original as closely as possible. If an existing entrance has been altered and a decision is made to restore it, the missing features should be based both on historical evidence and the architectural style of the building. If there is no historical documentation of the original entrance, then the form of a new entrance should be based on other historic building entrances of the same architectural style found in the area.

ENTRY STEPS

Entry steps, like entrances themselves, can be character-defining features of a historic building. Nineteenth-century houses generally have wood or stuccoed-brick entry steps. Because entry steps are normally exposed to the weather, few historic houses retain original wood entry steps. Most wood entry steps built for today's historic houses are crude imitations of the original entry steps. Historic architectural pattern books and historic photographs can provide design resources for building appropriate entry steps.

The main components of entry steps are treads, risers and stringers. Treads are the flat boards of the stairs. Risers are the upright boards beneath the treads. Stringers are the diagonal boards along the sides that the treads and risers are connected to. The overhang of the tread above both the riser and stringer should be about equal. Correctly detailed wood steps for a nineteenth-century house will have bull-nosed treads, a beaded stringer, and a bed mould beneath the tread.

MAINTENANCE AND REPAIR

If possible original entry steps with their associated components and detailing should be maintained and repaired.

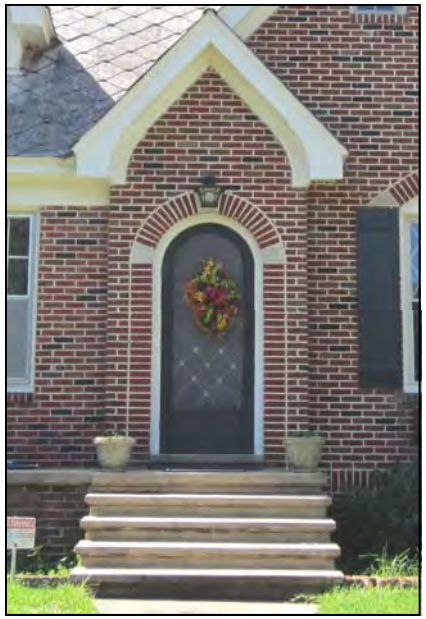
REPLACEMENT, ALTERATION, AND INSTALLATION

If original entry steps are too deteriorated to repair, replacement steps should match the original as closely as possible. If no evidence exists to document the original entry steps, new steps should be based on the architectural style of the building.

Avoid installing entry steps that are incompatible with the age and style of the building. Simple entry steps with open risers are not appropriate for more sophisticated historic buildings, as they were generally found on historic dependency buildings, country stores, or other vernacular buildings. Concerns about maintenance have caused many owners of historic homes to replace wood steps with brick steps. The color, texture, and pattern of exposed brick can be visually disruptive and overwhelm the historic character of a building. In the nineteenth and early-twentieth century, brick steps on historic buildings were traditionally stuccoed.

The steps of the house at 305 Greensboro Street are appropriately constructed of wood.

This Craftsman style house at 309 Greensboro Street has a tiled porch deck with concrete entry steps flanked by low brick wing walls having cast-stone caps.



The concrete steps of this Tudor Revival-style house at 212 South Washington are appropriate for the style of the house.

The brick steps overpower this house and detract from the historic character of the building.

☞**ADDITIONAL INFORMATION**:

Preservation Briefs: 15 – Preservation of Historic Concrete
Preservation Briefs: 17 –Architectural Character
Preservation Briefs: 35 –Understanding Old Buildings: The Process of Architectural Investigation
Preservation Briefs: 40 –Preserving Historic Ceramic Tile Floors

SECRETARY OF THE INTERIOR'S RECOMMENDATIONS - ENTRANCES AND PORCHES

Identify, retain and preserve

Recommended:

Identifying, retaining, and preserving entrances - and their functional and decorative features - that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, and stairs.

Not Recommended:

Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Stripping entrances and porches of historic material such as wood, cast iron, terra cotta tile, and brick.

Removing an entrance or porch because the building has been reoriented to accommodate a new use.

Cutting new entrances on the primary elevation.

Altering utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights, and sidelights.

Protect and Maintain

Recommended:

Protecting and maintaining the masonry, wood, and architectural metal that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Not Recommended:

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results.

Recommended:

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to entrance and porch features will be necessary.

Not Recommended:

Failing to undertake adequate measures to assure the protection of historic entrances and porches.

Repair

Recommended:

Repairing entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind - or with compatible substitute material - of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights,

and stairs.

Not Recommended:

Replacing an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.

Using a substitute material for the replacement parts that does not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible.

Replace

Recommended:

Replacing in kind an entire entrance or porch that is too deteriorated to repair - if the form and detailing are still evident - using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended:

Removing an entrance or porch that is not repairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.

ACCESSIBILITY

The enactment of the Americans with Disabilities Act in 1990 (also the Architectural Barriers Act of 1968 and Section 504 of the Rehabilitation Act of 1973) has presented new challenges for owners of historic properties open to the public, most of which are not exempt from providing accessibility.

The goal when making a building accessible is to provide the highest level of access with the lowest level of negative impact on historic character. In many cases historic buildings can be made accessible with few physical alterations. Modification may be as simple and inexpensive as a ramp and the creation of a designated parking space. Some buildings, particularly those with first stories raised well above ground level may present a formidable challenge that can only be overcome by the installation of a lift.

Too often property owners construct insensitive, overpowering ramps that overwhelm historic properties. Careful planning done by design and historic-preservation professionals can ensure that historic character is preserved and that the building is accessible to disabled visitors.

A discrete ramp at the front of this building in Port Gibson provides accessibility without being too prominent. Current building codes would require a railing.

☞**ADDITIONAL INFORMATION**:

Preservation Briefs: 32 –Making Historic Properties Accessible

SECRETARY OF THE INTERIOR'S RECOMMENDATIONS - ACCESSIBILITY

Recommended:

Identifying the historic building's character-defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss.

Not Recommended:

Undertaking code-required alterations before identifying those spaces, features or finishes which are character-defining and must therefore be preserved.

Recommended:

Complying with barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Not Recommended:

Altering, damaging, or destroying character-defining features in attempting to comply with accessibility requirements.

Recommended:

Working with local disability groups, access specialists, and historic preservation specialists to determine the most appropriate solution to access problems.

Not Recommended:

Making changes to buildings without first seeking expert advice from access specialists and historic preservationists, to determine solutions.

Recommended:

Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features.

Not Recommended:

Providing access modifications that do not provide a reasonable balance between independent, safe access and preservation of historic features.

Recommended:

Designing new or additional means of access that are compatible with the historic property and its setting.

Not Recommended:

Designing new or additional means of access without considering the impact on the historic property and its setting.

HEALTH AND SAFETY

Evolving local, state, and federal regulations regarding health, welfare, and life-safety codes can affect the exterior appearance of historic buildings. Fire codes for residential use of commercial buildings may require additional fire-rated staircases or fire escapes. An apartment conversion of a second story in a historic building may require additional stairs and street entrances or exits, which could necessitate alterations to historic facades or interiors. Fire codes also often require alterations to entrance doors of buildings that are open to the public. Historically, most entrance doors opened inward, but fire codes may require that such doors open outward.

Original balustrades on historic porches and balconies may need to be modified to meet code requirements, and buildings that historically had no balustrades may now need them. If that is the case, the alterations should be visually appropriate for the historic character or be unobtrusive. To solve the problem of raising the height of a balustrade a plain horizontal rod or bar can be installed above a historic balustrade . When in doubt about how to make appropriate alterations to meet safety codes, consult historic-preservation professionals or preservation architects who can suggest ways to meet code requirements while minimizing alterations to a historic structure.

Many historic buildings contain materials that have been determined to be toxic or potentially hazardous to occupants and/or workers. Materials like roofing, siding, insulation, and floor coverings sometimes contain asbestos. Some historic buildings have been painted with lead-based paint, which was banned about 1978. Owners of a historic building must insure that all workers involved in the encapsulation, repair, or removal of toxic materials are properly trained and that the disposal of toxic materials conforms to health, welfare, and life-safety codes.

SECRETARY OF THE INTERIOR'S RECOMMENDATIONS - HEALTH AND SAFETY

Recommended:

Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Not Recommended:

Undertaking code-required alterations to a building or site before identifying those spaces, features, or finishes which are character-defining and most therefore be preserved.

Recommended:

Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Not Recommended:

Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

Recommended:

Removing toxic building materials only after thorough testing has been conducted and only after less invasive abatement methods have been shown to be inadequate.

Not Recommended:

Destroying historic interior features and finishes without careful testing and without considering less invasive abatement methods.

Recommended:

Providing workers with appropriate personal protective equipment for hazards found in the worksite.

Not Recommended:

Removing unhealthful building materials without regard to personal and environmental safety.

Recommended:

Working with local code officials to investigate systems, methods, or devices of equivalent or superior effectiveness and safety to those prescribed by code so that unnecessary alterations can be avoided.

Not Recommended:

Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.

Recommended:

Upgrading historic stairways and elevators to meet health and safety codes in a manner that assures their preservation, i.e., so that they are not damaged or obscured.

Not Recommended:

Damaging or obscuring historic stairways and elevators or altering adjacent spaces in the process of doing work to meet code requirements.

Recommended:

Installing sensitively designed fire suppression systems, such as sprinkler systems that result in retention of historic features and finishes.

Not Recommended:

Covering character-defining wood features with fire-resistant sheathing which results in altering their visual appearance.

Recommended:

Applying fire-retardant coating, such as intumescent paints,

which expand during fire to add thermal protection to steel.

Not Recommended:

Using fire-retardant coatings if they damage or obscure character-defining features.

Recommended:

Adding a new stairway or elevator to meet health and safety codes in a manner that preserves adjacent character-defining features and spaces.

Not Recommended:

Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding a new code-required stairway or elevator.

Recommended:

Placing a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition. Such an addition should be on an inconspicuous elevation.

Not Recommended:

Constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street, or where it obscures, damages, or destroys character-defining features.

ADDITIONS TO HISTORIC BUILDINGS, AND NEW CONSTRUCTION

- Additions to Historic Buildings
- New Construction
  - Height
  - Proportion and Scale
  - Openings
  - Massing
  - Spacing and Setback
  - Roof Shape
  - Orientation
  - Materials and Texture

ADDITIONS TO HISTORIC BUILDINGS

An addition to a historic structure can be visually disruptive. Before contemplating an addition look for ways to alter non-significant interior spaces to accommodate new needs. If that is not possible, new additions should be made in a manner that preserves the character and detailing of the historic building. A new addition should not be radically different, nor should it mimic exactly the appearance of the historic building. A new addition should be clearly differentiated from the old, so the addition reads as an addition and not as part of the historic building.

A new addition to a historic building is considered to be successful if it preserves significant historic materials and

features, preserves the existing historic character, and protects the historic significance by making a visual distinction between what is old and what is new.

Existing additions should be preserved if they are over fifty years old or were done without sacrifice to the architectural integrity of the historic building. However, not all additions are significant and worthy of preservation. Many later additions were poorly designed and constructed and they detracted from the original form, materials, or craftsmanship of the historic building to which they were added.

Many new additions are needed as modern bathrooms, kitchens, and additional living space. Some historic houses simply cannot accommodate the necessities of modern living within the existing exterior walls. If the house has a rear porch, an option to provide more interior space would be to enclose all or a portion of the porch, being careful not to alter the character-defining features of the porch.

An addition should be designed so it is secondary to the original building. It should be smaller than the original building and sited in a secondary position, such as on the rear or an inconspicuous side. It should be made of materials similar to those on the historic building. Adding a brick addition to a historic frame building is inappropriate because the texture and color of the brick will draw attention to the addition. Likewise, roof material should be similar. If siding materials on the addition matches those on the original structure, vertical trim should be used to visually differentiate the junction between old and new sections. Existing corner boards and trim elements should be maintained to differentiate the original structure from the addition.

This rear addition is secondary to the original house and reads as an addition. The materials used are new, yet they are similar to the original house.

The scale and rhythm of features on the historic building should be incorporated into the addition design. Using similar height lines for doors and windows and a similar rhythm of the openings will help the addition harmonize with the historic building. Architectural detailing should complement rather than exactly duplicate the detailing of the historic resource. If the historic building has an elaborate Queen Anne- or Colonial Revival-style doorway, the entrance to a new addition should be compatible but plain, to keep the focus on the historic doorway.

Any new addition should be designed to be reversible without significant damage being done to the historic building or any loss of its architectural detailing. For example, if an addition or porch enclosure obscures an original window, retain the window in place and close the shutter. If built-ins in a new addition or enclosure of a porch renders an original doorway inoperable, retain the doorway and convert it into a shallow closet with shelving.

Generally, the most successful way to add space to a historic building is to construct a small hyphen or connector to the addition from the house. This results in minimal damage to the historic building and clearly differentiates the new from the old. When added to a historic house, the hyphen sometimes takes the form of a covered walkway, which can be sided with lattice or jalousies. Connectors between historic commercial buildings and additions sometimes include glass walls, which leave the exterior wall of the historic building visible. Architectural hyphens or connectors should be recessed from the streetscape.

The new addition (on the right), to the historic Yalobusha County Courthouse in Water Valley is connected to the historic courthouse (on the left) by a glass-enclosed hyphen. This helps the addition read as separate from the historic building.

The side addition to this historic house is inappropriate as it uses different materials and heights for the openings and a different roof shape. The entry to this house has also been inappropriately remodeled with an incompatible front door.

This carport addition is very successful, as it does not compete with the historic house, is located towards the rear, and uses similar materials and roof pitch.

☞**ADDITIONAL INFORMATION**:

Preservation Briefs: 14 – New Exterior Additions to Historic Buildings: Preservation Concerns

SECRETARY OF THE INTERIOR'S RECOMMENDATIONS - NEW ADDITIONS TO HISTORIC BUILDINGS

Recommended:

Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.

Not Recommended:

Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non -character defining interior spaces.

Recommended:

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Not Recommended:

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Recommended:

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Not Recommended:

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Recommended:

Designing new additions in a manner that makes clear what is historic and what is new.

Not Recommended:

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Imitating a historic style or period of architecture in new additions, especially for contemporary uses such as drive-in banks or garages.

Recommended:

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Not Recommended:

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.

Recommended:

Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting the size and scale in relationship to the historic building.

Not Recommended:

Designing new additions such as multi-story greenhouse additions that obscure, damage, or destroy character-defining features of the historic building.

Recommended:

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended:

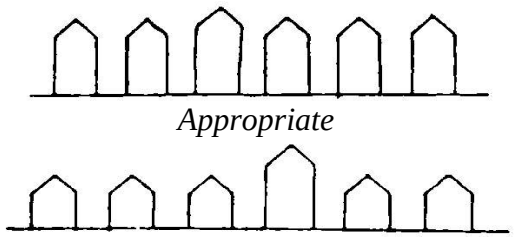
Construction of additional stories so that the historic appearance of the building is radically changed.

NEW CONSTRUCTION

New construction in a historic neighborhood does not have to mimic or copy architectural styles of the past. It should harmonize with the existing buildings rather than be intrusive. An ultra modern, multi-story building would be out of place in Starkville's historic neighborhoods and disrupt the historic character. New buildings should be designed to be compatible with the height, proportion, scale, massing, setback, roof shape, orientation, and materials of their neighboring historic structures.

Height

Using a height similar to its neighbors for a new buildings contributes to the visual continuity of a historic neighborhood. The height of new construction should be compatible with existing historic buildings and vary no more than 10 percent from the height of adjacent buildings. Existing historic residential buildings and the majority of historic commercial buildings in Starkville are no more than two stories in height.



Appropriate

Not Appropriate

The height of new construction should be compatible with that of adjacent structures and within 10 percent of their height.

Proportion and Scale

New construction should follow the proportion and scale of the historic neighborhood. Scale refers to the relationship between the size of buildings and humans. Buildings are said to have a human scale when the building and its details are discernible from the sidewalk. When the scale of a building dwarfs a pedestrian, the scale becomes monumental. Proportion refers to the relationship between the sizes of adjacent buildings. The size is determined by the width and height of a building. For example, a one-story Ranch-style house with eight-foot ceilings would be out of proportion in a neighborhood of tall Queen Anne houses with steeply pitched roofs.

Appropriate

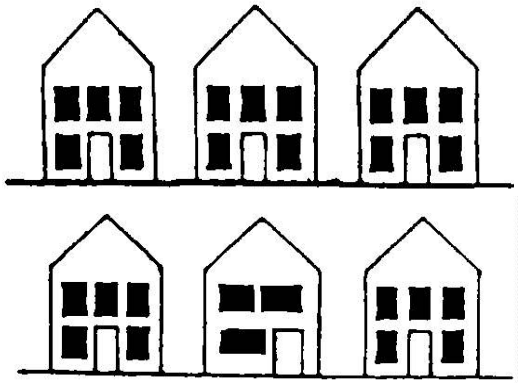
Not Appropriate

The proportions of new construction should be compatible with adjacent structures and maintain similar width-to-height ratios.

The circa 1870 historic building on the left in Natchez is in the same block as the circa 1965 building on the right, which is an example of incompatible new commercial construction with inappropriate height, scale, and proportion for the streetscape.

Openings

The pattern of neighboring historic buildings with their ratio of window and door openings to wall surface, also known as the solid to void ratio, should be similar with new construction. Windowless walls are particularly intrusive, since historic buildings are characteristically and frequently punctuated by window and door openings. The proportion and scale of window and door openings to the wall surface should also be compatible with adjacent historic buildings. Typically, window openings should measure 1:2 or 1:3 in width-to-height ratios.



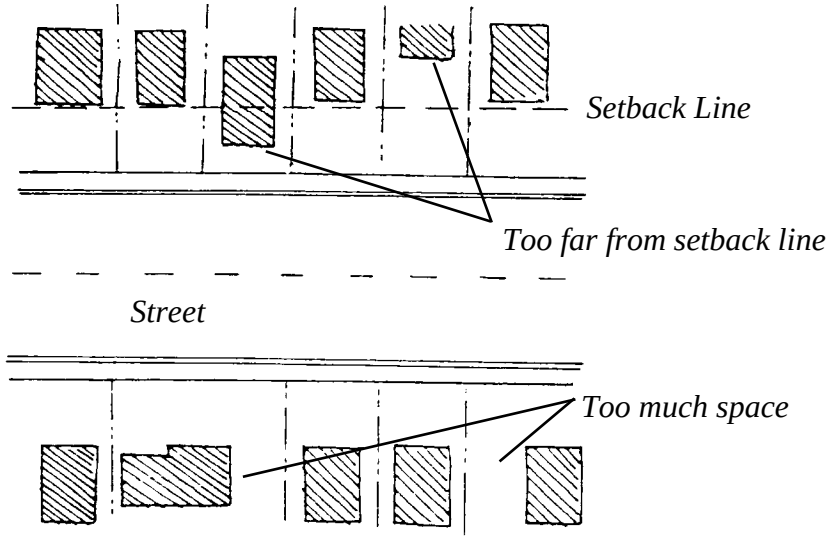
The relationship between the door and window openings of new construction and neighboring historic buildings should be compatible.

Massing

New construction should be designed to reflect the massing pattern of historic neighborhoods. The term massing refers to how the basic parts of buildings fit together. Massing can be as simple as a square or rectangular block or as complicated as a Queen Anne-style building with multiple gables, bays, towers, turrets, porches, and wings.

Rhythm of Spacing and Setback

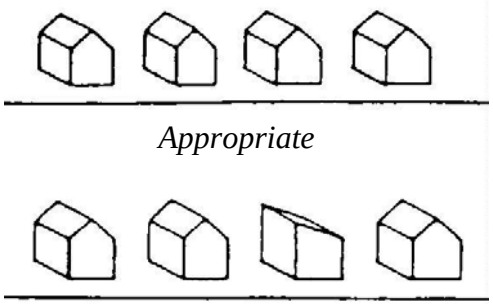
A setback is the distance between a building and its property lines and spacing refers to the distance between neighboring buildings. The rhythm of the existing setbacks should be adhered to with new construction and vary no more than 10 percent from its neighbors. A new building should also follow the spacing pattern among the historic buildings in the block.



The setback of neighboring buildings should be followed with new construction along with the spacing between existing buildings.

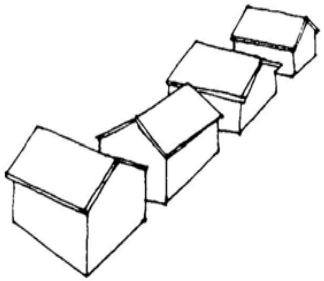
Roof Shape

The shape and pitch of roofs for new construction should follow those of existing roofs in the neighborhood. New construction should also follow the general established pattern of roof orientation in terms of using a front-gable roof, side-gable roof, or a combination of the two.



Appropriate

Not Appropriate



Not Appropriate

Roof shapes and pitch and orientation of new construction should be compatible with the historic buildings in the neighborhood.

Orientation

The front of new buildings should be oriented to the street and parallel to the lot lines, maintaining the traditional pattern of the block.

Appropriate

Not Appropriate

New construction should be oriented to face the street, in keeping with its historic neighbors.

Materials and Textures

The materials used in new construction should be similar to those commonly found in Starkville's neighborhoods. Historic residential structures in Starkville were commonly sided in wood or brick, while the commercial area used brick or stucco. Roofing material for new buildings should also be compatible with the existing roofing material in the neighborhood. Siding for new construction should match as nearly as possible the design and pattern of historic wood or brick siding in the historic neighborhood.

The Matt Ross Administration Building in Port Gibson is one of Mississippi's most successful examples of designing a new building to fit into a historic context. Although built in the 1990s using modern technology of the time, the building complements its neighbors and echoes the historic character of Market Street in downtown Port Gibson.

OUTBUILDINGS, FENCES AND WALLS, BUILDING SITE AND SETTING

- Outbuildings
  - ◊ Maintenance and Repair
  - ◊ Replacement, Alteration, and Installation
- Fences and Walls
  - ◊ Maintenance and Repair
  - ◊ Replacement, Alteration, and Installation
- Building Site, Setting, and Relocation of Historic Buildings

OUTBUILDINGS

For support purposes many historic houses had additional buildings, commonly known as outbuildings or dependency buildings, behind them. Very early houses often had kitchens in separate buildings to minimize the chance of the main house's catching fire. Other types of early outbuildings included privies, barns, and carriage houses. The number of outbuildings decreased throughout the nineteenth century and by World War II most of America's houses featured only a detached garage. In the mid twentieth-century the garage became an integral part of the residence. Historic outbuildings represent a particularly endangered type of historic resources since most have become functionally obsolete. The preservation of outbuildings should be undertaken, as they increase the value of a historic property.

The detached garage at 405 South Montgomery Street is an excellent example of a historic outbuilding and was constructed around the time of the main house in the 1940s. Its siding matches that of the main house and it has a cased opening for a single car. This garage did not have a door. Doors of this period were mostly barn-style swing doors. Roll -up garage doors became popular later.

MAINTENANCE AND REPAIR

Maintain and repair historic outbuildings using the Standards for a main building. Consult the appropriate sections of the *Standards for Starkville's Historic Districts* for the various components of an outbuilding, such as roofs, doors, windows, siding, etc.

REPLACEMENT, ALTERATION, AND INSTALLATION

If necessary, build an additional outbuilding rather than replace a historic outbuilding that no longer fulfills its original function. Investigate new uses for the obsolete outbuilding. A historic garage may be inadequate for today's multi-car, modern family, but it can be sensitively rehabilitated as an office, storage space, or guesthouse.

The design of a new outbuilding should complement other historic buildings on the site. The Standards for additions and new construction can also provide ideas for making a new outbuilding compatible with the historic buildings on the site. Victorian gazebos, for example, are out of character in the front yard of a Ranch-style house. The construction of new outbuildings should not disrupt the historic setting of the property and should not require the removal of important landscape features.

FENCES AND WALLS

Most historic houses built before 1900 featured fences built primarily to keep animals out of the yard. Today, they are erected for privacy, decoration, and protection of children and pets.

Early fences were typically built of wood, with pickets used to enclose house yards and separate them from the sidewalk or street. Picket fencing in the nineteenth century often featured a skirt or base board, which could be easily replaced when deteriorated without disturbing the pickets.

Iron gained popularity when it became readily available in the late nineteenth-century through mail-order catalogs. Iron fencing was either wrought or cast in molds with more ornate fencing being cast. Historic iron fences were usually ordered in pre-assembled sections, which could be easily installed on-site between iron posts and were usually decorative.

Vertical board fences were often used in more urban areas to enclose rear yards, screen side yards, and provide privacy between buildings. The vertical and horizontal structural members of board fences were traditionally located on the inside of the fence, meaning that the flat portion faced the public side.

In the mid twentieth-century, chain-link fencing became the most popular fencing material in America. It was often installed in both front and rear yards.

Generally, in Mississippi, masonry privacy walls were not original features of historic landscapes, unless they functioned as retaining walls. In the early 1900s low masonry walls became popular for front yards and sometimes had iron-work fencing incorporated above them.

The house at 504 Greensboro Street has a historically compatible wood picket fence with a base board below the wood pickets along with wood posts at the corners of the fence sections.

MAINTENANCE AND REPAIR

Original fences and walls should be retained and repaired when possible. Picket fences are easily repairable, as a damaged picket can often be easily removed and replaced. Replacement wood pickets that are treated and so are resistant to rot and infestation will last longer than the traditional ones. For iron fencing, it may be very difficult to find a replacement in the same pattern, especially if it was decoratively cast.

REPLACEMENT, ALTERATION, AND INSTALLATION

Replace deteriorated or missing historic fencing and walls with new fencing or walls to match the original as documented by surviving physical evidence, in historic photographs, or in drawings. Choose new treated wood for its resistance to rot and insect infestation. Painted aluminum may be substituted for iron, as it has the same appearance. Picket and rail fencing is also available in vinyl, but the vinyl products do not have the same appearance and are not recommended.

If no documentation exists for the design of original fencing or walls, new designs should be based on surviving or documented original fencing or walls at a neighborhood house of similar style. Fences and walls that are inappropriate in design and materials detract from the historic character of the property.

Vertical board fences and masonry walls taller than three feet are not appropriate for front yards of historic buildings. Be wary of fence designs that mix construction materials, unless documented by physical evidence or historic photographs and drawings. Popular, but inappropriate, are fences constructed of vertical brick piers that are spanned by vertical boards, pickets, or panels of wrought iron. These materials were not historically combined for fencing, and fences with this design are more appropriate for modern subdivisions. In general, metal fences should have metal posts and wood fences should have wood posts. Chain-link fencing is not appropriate for historic properties and should be used only where it is not visible from the street.

Install new fences to screen parking areas, mechanical equipment, garbage cans, or other unsightly areas. Such fences may be composed of pickets, vertical board, or lattice. New fences should harmonize with the architectural style of the house. Install new board fences with framing members facing inward and the smooth surface facing outward.

BUILDING SITE, BUILDING SETTING, AND THE RELOCATON OF HISTORIC BUILDINGS

The location of a historic building on its site is important not only to its lot but also to the neighborhood. The sites of some historic properties are significant in their own right. The setting is the general area or neighborhood in which a historic property is located. Maintaining the integrity of the site and setting are important in protecting the value of a historic building.

Relocating historic structures or removing them from a site diminishes the historic character and historic significance of a property. Moving historic buildings onto a new site creates a false historic appearance and devalues the relocated building. Generally, historic buildings should be preserved on their original sites unless their survival requires that they be relocated. The new site for a relocated historic building should have the same character as the original site.

The historic house above was moved to Raymond from outside the city because the owner wanted to demolish it. To save the house the only option was to move it. It was relocated to the locally designated Raymond Historic District, where it was restored for use as a bed and breakfast.

SECRETARY OF INTERIOR'S RECOMMENDATIONS - BUILDING SITE

Identify, retain, and preserve

Recommended:

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features may include circulation systems such as walks, paths, roads, or parking; vegetation such as trees, shrubs, fields, or herbaceous plant material; landforms such as terracing, berms or grading; furnishings such as lights, fences, or benches; decorative elements such as sculpture, statuary or monuments; water features including fountains, streams, pools, or lakes; and subsurface archaeological features which are important in defining the history of the site.

Not Recommended:

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

Recommended:

Retaining the historic relationship between buildings and landscape.

Not Recommended:

Removing or relocating buildings or landscape features thus destroying the historic relationship between buildings and the landscape.

Removing or relocating historic buildings on a site or in a complex of related historic structures - such as a mill complex or farm - thus diminishing its historic character.

Moving buildings onto the site, thus creating a false historical appearance.

Radically changing the grade level of the site. For example, changing the grade adjacent to a building to permit development of a formerly below-grade area that would drastically change the historic relationship of the building to its site.

Recommended:

Providing proper drainage to assure that water does not erode foundation walls; drain toward the building; or damage or erode the landscape.

Not Recommended:

Failing to maintain adequate site drainage so that buildings and site features are damaged or destroyed; or alternatively, changing the site grading so that water no longer drains properly.

Recommended:

Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archeological resources.

Not Recommended:

Introducing heavy machinery into areas where it may disturb or damage important landscape features or archeological resources.

Recommended:

Surveying and documenting areas where the terrain will be altered to determine the potential impact to important landscape features or archeological resources.

Not Recommended:

Failing to survey the building site prior to the beginning of rehabilitation work which results in damage to, or destruction of, important landscape features or archeological resources.

Protect and maintain

Recommended:

Protecting, e.g., preserving in place important archeological resources.

Not Recommended:

Leaving known archeological material unprotected so that it is damaged during rehabilitation work.

Recommended:

Planning and carrying out any necessary investigation using professional archeologists and modern archeological methods when preservation in place is not feasible.

Not Recommended:

Permitting unqualified personnel to perform data recovery on archeological resources to that improper methodology results in the loss of important archeological material.

Recommended:

Preserving important landscape features, including ongoing maintenance of historic plant material.

Not Recommended:

Allowing important landscape features to be lost or damaged due to a lack of maintenance.

Recommended:

Protecting building and landscape features against arson and vandalism before rehabilitation work begins, i.e., erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Not Recommended:

Permitting the property to remain unprotected so that the building and landscape features or archeological resources are damaged or destroyed.

Removing or destroying features from the building or site such as wood siding, iron fencing, masonry balustrades, or plant material.

Recommended:

Providing continued protection of masonry, wood, and architectural metals which comprise the building and site

features through appropriate cleaning, rust removal, limited paint removal, and re-application of protecting coating systems.

Not Recommended:

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building and site features results.

Recommended:

Evaluating the overall condition of materials and features to determine whether more than protection and maintenance are required, that is, if repairs to building and site features will be necessary.

Not Recommended:

Failing to undertake adequate measures to assure the protection of building and site features.

Recommended:

Repairing features of the building and site by reinforcing historic materials.

Not Recommended:

Replacing an entire feature of the building or site such as a fence, walkway, or driveway when repair of materials and limited compatible replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or site feature that is physically or chemically incompatible.

Replace

Recommended:

Replacing in kind an entire feature of the building or site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended:

Removing a feature of the building or site that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Recommended:

Replacing deteriorated or damaged landscape features in kind.

Not Recommended:

Adding conjectural landscape features to the site such as period reproduction lamps, fences, fountains, or vegetation that is historically inappropriate, thus creating a false sense of historic development.

Design for Missing Historic Features

Recommended:

Designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.

Not Recommended:

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new building or site feature that is out of scale or of an otherwise inappropriate design.

Introducing a new landscape feature, including plant material, that is visually incompatible with the site, of that alters or destroys the historic site patterns or vistas.

Alterations/Additions for the New Use

Recommended:

Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the building or buildings and the landscape.

Not Recommended:

Locating any new construction on the building where important landscape features will be damaged or destroyed, for example removing a lawn and walkway and installing a parking lot.

Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.

Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys important landscape features.

Recommended:

Removing insignificant buildings, additions, or site features which detract from the historic character of the site.

Not Recommended:

Removing a historic building in a complex of buildings; or removing a building feature, or a landscape feature which is important in defining the historic character of the site.

SECRETARY OF INTERIOR'S RECOMMENDATIONS - SETTING

Identify, Retain, and Preserve

Recommended:

Identifying, retaining, and preserving building and landscape features which are important in defining the historic character of the setting. Such features can include

roads and streets, furnishings such as lights or benches, vegetation, gardens and yards, adjacent open space such as fields, parks, commons, or woodlands, and important views or visual relationships.

Not Recommended:

Removing or radically changing those features of the setting which are important in defining the historic character.

Recommended:

Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a city common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.

Not Recommended:

Destroying the relationship between the buildings and landscape features within the setting by widening existing streets, changing landscape materials or constructing inappropriately located new streets or parking.

Removing or relocating historic buildings or landscape features, thus destroying the historic relationship within the setting.

Protect and Maintain

Recommended:

Protecting and maintaining historic building materials and plant features through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and pruning and vegetation management.

Not Recommended:

Failing to provide adequate protection of materials on a cyclical basis which results in the deterioration of building and landscape features.

Recommended:

Protecting buildings and landscape features against arson and vandalism before rehabilitation work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Not Recommended:

Permitting the building and setting to remain unprotected so that interior or exterior features are damaged.

Not Recommended:

Stripping or removing features from buildings or the setting such as wood siding, iron fencing, terra cotta balusters, or plant material.

Recommended:

Evaluating the overall condition of the building and landscape features to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Not Recommended:

Failing to undertake adequate measures to assure the protection of building and landscape features.

Repair

Recommended:

Repairing features of the building and landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind - or with a compatible substitute material - of those extensively deteriorated or missing parts of features which there are surviving prototypes such as porch balustrades or paving materials.

Not Recommended:

Replacing an entire feature of the building or landscape when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or landscape, or that is physically, chemically, or ecologically incompatible.

Replace

Recommended:

Replacing in kind an entire feature of the building or landscape that is too deteriorated to repair - when the overall form and detailing are still evident - using the physical evidence as a model to guide the new work. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

Not Recommended:

Removing a feature of the building or landscape that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

Recommended:

Designing and constructing a new feature of the building or landscape when the historic feature is completely missing, such as row house steps, a porch, a streetlight, or terrace. It may be a restoration based on documentary or physical evidence; or be a new design that is compatible with the historic character of the setting.

Not Recommended:

Creating a false historical appearance because the replaced feature is based on insufficient documentary or physical evidence.

Introducing a new building or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing.

Alterations/Additions for the New Use

Recommended:

Designing required new parking so that it is as unobtrusive as possible, thus minimizing the effect on the historic character of the setting. "Shared" parking should also be planned so that several businesses can utilize one parking area as opposed to introducing random, multiple lots.

Not Recommended:

Placing parking facilities directly adjacent to historic buildings which cause damage to historic landscape features, including removal of plant material, relocation of paths and walkways, or blocking of alleys.

Recommended:

Designing and construction new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture.

Not Recommended:

Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

Recommended:

Removing insignificant buildings, additions, or landscape features which detract from the historic character of the setting.

Not Recommended:

Removing a historic building, building feature, or landscape feature that is important in defining the historic character of the setting.

APPENDIX A: HISTORY AND ARCHITECTURE OF STARKVILLE

- Historical and Architectural Background of Starkville
- Architectural Styles in Starkville

The following was compiled from National Register Historic District nominations for the Downtown Starkville Historic District, Greensboro Street Historic District, Overstreet School Historic District, and Nash Street Historic District.

STARKVILLE'S BEGINNINGS

In 1831, there was a small settlement called Boardtown in the location that was to become Starkville. It is believed that the name stems from the use of clapboards for the buildings rather than the customary logs used by similar early settlements in the area. On December 23rd, 1833 Oktibbeha County was established from the territory acquired by the United States through the 1830 Treaty of Dancing Rabbit with the Choctaw Indians.

Robert A. Lampkin and William B. Cushman sold twenty-five acres on a ridge near two springs for a town site in 1834 for the sum of $10,000 to Elijah Hogan in his role as the president of the board of police. The land was divided into blocks and streets. The lots within the blocks were offered for sale through auctions and private sales, except for one centrally located lot which was reserved for the courthouse. The small Boardtown settlement was absorbed into the new town site and in 1835 was made a county seat and its name changed to Starkville. The name was chosen in memory of General John Stark, the hero of the battle of Bennington. On the reserved lot the first courthouse and jail were constructed, both of hewn logs.

In 1837, Starkville was incorporated by the state legislature and that same year the log courthouse was replaced with a larger brick courthouse. By 1838, Starkville already had two hotels, five stores, two groceries, a school, two churches, four attorneys, and two physicians. However, the progress and growth of Starkville did not last very long as the national Panic of 1837 took its toll on businesses and banks across the country. Ten years later Starkville had declined and only had a few stores and one grocer.

From 1848 until the start of the Civil War was a time of prosperity for the county as it recovered from the Panic and agricultural production increased. As the county seat, Starkville served as the center for agricultural trade in the area. While Starkville does not appear in the 1860 census, it is estimated that the population was around 150. As did other towns in Mississippi, Starkville's growth halted during the Civil War.

RECONSTRUCTION AND THE GREAT FIRE

Like most other towns in the South, Starkville struggled to rebuild its economy after the Civil War. Farming was the chief economic generator during Reconstruction and Starkville continued to serve as the county center for trade and commerce. Shortly after the war Starkville still had only a few frame stores, some residences, and a few churches.

In 1874, after two failed attempts to build a rail line through Starkville, the Mobile and Ohio Railroad built a branch from Artesia to Starkville. With the completion of the line Starkville experienced a boom in population. However, tragedy struck on April 25, 1875 in the form of a great fire which destroyed fifty-two buildings in the business district. After the fire, Main Street was widened by twenty feet to its current width of one hundred feet to prevent any future fires from jumping the street. Even though most merchants had no insurance or were insured by insolvent companies, rebuilding began almost immediately.

GROWTH BEFORE THE NEW CENTURY

In 1878, the Mississippi Legislature authorized the building of an Agricultural and Mechanical College for Mississippi. As a member of the state locating committee Colonel W.B. Montgomery of Starkville was instrumental in having the college located in Oktibbeha County. Construction began shortly after the site was selected just outside of the town limits. The first session of the college began in 1880, with about one hundred students and Confederate-veteran General Stephen D. Lee as president. As it grew, the college had a positive impact on Starkville, helping it to grow and sustain its economy over the years. In 1932, the Mississippi Agricultural and Mechanical College was renamed Mississippi State College by the state legislature and in 1958 the name was changed to Mississippi State University.

By 1880, Starkville's population had tripled from that in 1870. In 1883 the Illinois Central Railroad completed a line from Aberdeen to Durant through Starkville helping to increase rail traffic and opening up new trade territory.

There was a well developed commercial area along Main Street by 1885 and many of those buildings have survived. Growth continued but at a slower pace until the end of the century.

GROWTH IN THE NEW CENTURY

The population continued to increase after the turn of the century. New commercial buildings, including a hotel, were constructed. In 1902, the John M. Stone Cotton Mill began operations on a site between downtown and the college. Commercial buildings stood on both sides of South Lafayette Street.

When the boll-weevil caused a sharp decline in cotton production around 1910, farmers looked for another commodity. In Starkville it was dairy cattle. A cooperative creamery was organized around 1914 and was given space on the college campus, and this was the beginning of the organized

dairy industry in Mississippi. A new Illinois Central Railroad Passenger Depot was constructed around 1915 which survives to this day.

By 1920, the population in Starkville had decreased by about a hundred people from 1910. However, the 1920s saw a good deal of building. With the success of the banking industry two banks built impressive buildings on Main Street around 1920. Churches were also building new brick structures in the mid 1920s. In 1926 the Hotel Chester was completed. In 1926 the Borden Southern Company opened a condensery for preserving milk.

In 1923, Starkville only had one paved street. However, with the building boom in the 1920s all of the more important business streets and principal residential streets were paved by 1928. Other factories opened in Starkville including the Coca-Cola Bottling Works in 1928, the Starkville Ice Cream Company in 1928, and the Starkville Canning Company in 1935. In response to the medical needs of the community, Dr. F.B. Long opened the Oktibbeha County Hospital in 1927 at the northwest corner of Main and Washington Streets.

During the 1930s the population increased. A combination Armory and City Hall was constructed in 1930. In 1935, a new brick post office was built on East Main Street. The John M. Stone Cotton Mill was expanded in the 1930s, more than doubling its size, and was bought out and renamed the J.W. Sanders Cotton Mill, Inc.

The Oktibbeha County Hospital operated by Dr. Long closed in 1944 and in 1948 the county purchased a site on Lampkin Street and built a new hospital facility which was completed in 1950. The Baptist Church constructed a new sanctuary next to the earlier church in 1962. A new courthouse and jail were constructed in 1964 replacing the earlier facilities on the same site. Two large banking structures were constructed in the 300 block of East Main Street in the 1970s.

COMMERCIAL HISTORIC DISTRICT ARCHITECTURE

The most architecturally significant structures in the Downtown Starkville Historic District include the Oktibbeha County Courthouse, the former U.S. Post Office, the Hotel Chester, the former People's Savings Bank building at 200 East Main Street, the First Presbyterian Church, the United Methodist Church, the First Baptist Church (both old and new), and the former Oktibbeha County Hospital.

Most of the commercial buildings are simple and vernacular in nature and constructed from the late 1800s into the early 1900s. Most of the original storefronts have been altered over time with an increase in the size of the storefront openings to accommodate large plate glass windows in metal or wood frames. Some buildings were altered to have the recessed entries typical of the 1920s and 1930s. Some of the later commercial buildings constructed in the district retain their original configuration.

The earliest commercial buildings in Starkville date to around 1885 and include 110 Court Square, as well as 100 and 102 East Main Street, both of which have been significantly altered. Several commercial buildings that were constructed in the district before the turn of the nineteenth century survive, including 104, 106, 108, 115, 117, 119, and 127 East Main Street. The turn of the century brought the construction of several buildings which still remain including 212, 214, and 218 East Main Street.

Two of the most architecturally significant commercial buildings in the downtown are banks constructed in the Beaux-Arts style at 200 and 203 East Main Street. Another very significant commercial building, architecturally and historically, is the Hotel Chester located at 223 East Main Street. It was designed in the Spanish Colonial Revival style in 1926 by the prolific Mississippi architect N.W. Overstreet.

Several simple one-story vernacular brick commercial buildings were constructed in the 100 block of North Lafayette Street around 1930. In 1931, a two-story brick theater and lodge hall was constructed at 101 West Main Street.

There were several buildings constructed around 1940, including 214 and 229 South Jackson Street. By the 1950s there was little space left for the construction of commercial buildings in the district and only a few new buildings were constructed, including 303 Hogan Street and 110-112 North Lafayette Street.

The 1960s and 1970s saw commercial construction that was mostly free standing, with the majority built in the 300 block of East Main Street. Excellent examples of the Modern style are found at 308 and 314 East Main Street. The one at 308 was built as a Western Auto store around 1965, and the building at 314 was constructed as an office for Bell South around 1960. There were two stylistically important banks constructed in the 1970s: one at 301 East Main Street constructed in the New Formalism style in 1972, the other located across the street at 300 East Main Street built in the Brutalist style around 1975.

Two historic service stations are found in the district, both constructed in the Craftsman style. One is located at 304 East Lampkin Street and was constructed around 1920, and the other is located at 111 West Main Street and was constructed around 1930.

Several important governmental buildings are located within the downtown. One is the Oktibbeha County Courthouse located at 101 East Main Street and built in the Neoclassical style in 1964. Directly behind the courthouse is the old Oktibbeha County Jail facing Jefferson Street, which was built in a more modern style at the same time as the courthouse. Both were designed by Thomas Wakeman, Associates - Architects and Engineers.

A few buildings associated with the railroad remain in the district. The historic Illinois Central Railroad passenger depot located at 223 South Jackson Street was constructed in the Craftsman style around 1915. The other depot across South Jackson Street was used for freight and was constructed around 1915 as well. North of the railroad tracks, across from the passenger depot, is a wood-frame warehouse building at 221 South Jackson Street, which was most likely constructed around

1940 for use in conjunction with the railroad.

There are several architecturally significant religious structures located in the district. The First Baptist Church property at 106 East Lampkin Street includes the original 1889 Gothic Revival building and the new Colonial Revival-style sanctuary built in 1962. The Gothic Revival-style Episcopal Church of the Resurrection at 105 North Montgomery Street was completed around 1913. The 1925 First Methodist Church at 200 West Lampkin Street and the 1924 First Presbyterian Church at 307 East Main Street were both built in the Neo-Classical Revival style.

RESIDENTIAL HISTORIC DISTRICTS

The Greensboro Street Historic District is highly cohesive architecturally and contains a significant collection of primarily residential structures. It was during the late1860s and early 1870s that the oldest houses on Greensboro Street began to appear, although the road had been a major route leading west from Starkville since early in Starkville's history. The road was named Greensboro because it led to the former town of Greensboro, which, until 1871, was the county seat of Choctaw County. Even after the demise of Greensboro, the road continued to be known by that name until most of it was incorporated into U.S. Highway 82.

The Greensboro Street Historic District contains many excellent examples of the architectural styles common to the area and spanning the different periods of the district's growth. The earliest style is the Greek Revival, which continued to enjoy popularity in the region after it had declined in most others. Vernacular examples of the style can be found at 410, 413, and 522 Greensboro Street. Reflecting the area's period of economic recovery during the Reconstruction era, these houses do not possess the high-style classical decoration found in some of the county's antebellum residences, with the Greek Revival detailing limited to simple columned porches and tripartite frontispiece entrances. The house at 404 Greensboro Street features Greek, Italianate, and Gothic motifs in an unusual eclectic ensemble. Several Queen Anne-style houses were built between 1880 and the turn-of-the-century at 306, 504, 515, 518, 601, and 607 Greensboro Street. The Colonial Revival style was used on the houses at 425, 508, 513, and 515 Greensboro Street which feature columned verandahs, fan-lighted entrances, and other classical details. By 1920, Craftsman-style dwellings began to dot the neighborhood. with versions of the style that were both large and small, brick and frame. One of the most outstanding structures within the district is the Old Middle School Building constructed in 1927 in the Jacobethan Style. It is one of only a few buildings of this type in Mississippi.

Additionally, the district is important for containing perhaps the highest concentration of residences previously belonging to the economic and civic leaders of Starkville from the mid-nineteenth through the early-twentieth centuries. The residents of Greensboro have played key roles in the political activities of Starkville through the years, providing three mayors, two aldermen, a judge, a sheriff, and a state legislator. Other individuals were leaders in the fields of business and education.

The Overstreet School Historic District is located south of downtown Starkville and is significant as an expression of the growth and development of the town from 1870 to 1940, when it changed from a small courthouse village with an agricultural economy to an industrial center for the county and one of Mississippi's major educational centers.

The district is also important as a physical record of the pattern of social and economic relations between whites and blacks in small-town Mississippi in the late nineteenth and early twentieth centuries. Many of the houses of upper-middle-class white families originally had adjacent housing for black domestic workers. Several of these ancillary buildings still stand, including the cooks' houses behind 401 East Gillespie, 301 South Washington, and 514 South Washington. In the midst of the district is a traditionally black enclave on South Lafayette Street which includes the house long occupied by Robert Weir, a prominent leader of the African American community and the only African American to own and operate a business on Main Street in the decades before World War II.

A private school was established on South Jackson Street in the 1880s. In 1897 the Starkville Public School was erected on that site at the northeast corner of South Jackson and Green streets. The building still stands as Overstreet School, but it has been enlarged and altered several times.

The neighborhood flourished in the first and second decades of the twentieth century. A burst of construction occurred in the late 1920s, possibly due to the opening of the Borden condensary immediately to the northeast of the district in 1926. Through the 1930s sporadic construction continued. In the years immediately following World War II, residential development shifted to other locations in the city.

The Overstreet district is distinguished architecturally by its variety of architectural styles embodying the architectural tastes of middle-class townspeople. It contains some of Starkville 's best examples of late Victorian vernacular, Queen Anne, and Colonial Revival residential architecture, as well as numerous Craftsman bungalows and Tudor cottages. Among the more notable houses are 110 East Gillespie Street, which is Starkville’s most important surviving example of the Queen Anne style; 304 South Jackson Street, a fine Colonial Revival house; 306 South Jackson Street, which is transitional in style between the Free Classic mode of Queen Anne and the Colonial Revival style; and 514 South Washington Street, which is a combination of Colonial Revival- and Craftsman-style features.

The Nash Street Historic District is located several blocks east of downtown and halfway between the historic commercial center of Starkville and the Mississippi State University campus. It is a small district, only one block long and comprised of 1930s-era homes. It is locally significant because, as the earliest and most intact of the city's twentieth-century suburban subdivisions, it represents and embodies the transformation of Starkville from a small, agriculturally-oriented trading center to a modern, university-oriented city. Starkville's earlier housing was clustered around the central business district, with the Greensboro neighborhood adjacent to the west side of the district and the Overstreet neighborhood to the south.

The Nash Street Subdivision was laid out by surveyor John H. Wellborne in 1913 and was known as the "College Addition." It was not until the early 1930s, when the Nash Street lots were property of the East End Land and Improvement Company, that lots were purchased and houses built. This coincided with growth of the college. Being the city's first true planned and recorded subdivision, rather than subdivided lots such as those in the Greensboro Street Historic District or the Overstreet School Historic District, it became the local model for developing suburban subdivisions. Included in it were large lots, paved streets with curbs and gutters, and sidewalks with a planting space between the sidewalk and the curb. The fashionable Nash Street Subdivision became known as the "Garden District" of Starkville for the large trees that were preserved when the subdivision was built.

The building styles in the district reflect the architectural tastes of university administrators, professors, and successful business owners who built the houses. The district is the only architecturally significant concentration of 1930s domestic housing remaining in Starkville reflecting Tudor Revival, Colonial Revival, and Craftsman styles of architecture. Among the more notable houses are the Tudor Revival-style houses at 108 and 113 North Nash Street, the house at 104 North Nash Street with Federal details, the Craftsman-style house at 115 North Nash Street, which was the first house constructed in the neighborhood, and the brick house at 107 North Nash.

ARCHITECTURAL STYLES IN STARKVILLE

The city of Starkville has a significant collection of historic buildings and structures, whose architectural styles and forms reflect the history of the city from the late 1800s to the 1960s. These buildings can be found in the Greensboro Street Historic District, Nash Street Historic District, and the Overstreet School Historic District, all listed on the National Register of Historic Places.

Even though Starkville was first settled in the 1830s after the Treaty of Dancing Rabbit it was much later that Starkville saw substantial growth. After the treaty, white settlers moved into the area and began building small frame buildings. In 1835, Starkville became the county seat which brought commerce and trade to the area necessitating the construction of commercial buildings. When the railroad was completed in 1874 the town grew and more permanent buildings were constructed. In 1878, the Mississippi A&M College opened, further increasing development; and the college gradually grew into a university. Many fine homes and commercial buildings were constructed in the late 1800s which still survive. As the city grew in the early 1900s more construction took place both downtown and in residential areas.

Starkville has many architectural styles typical of small cities in Mississippi, including Gothic Revival, Queen Anne, Colonial Revival, Neo-Classical, Craftsman, Tudor Revival, Minimal Traditional, and Ranch. Generally, as in much of Mississippi, Starkville lagged behind the national architectural trends by several years.

GOTHIC REVIVAL

national date range 1840 - 1880

The Gothic Revival style was derived from European medieval architecture and was primarily used for churches until popularized as a residential style by Andrew Jackson Downing in his 1850 publication, *The Architecture of Country Houses*. The most distinguishing architectural feature of Gothic Revival buildings is the pointed arch. Other features include steeply pitched roofs, wall dormers, hood molds over doors and windows, bargeboards, pinnacles, battlements, and window tracery. "Carpenter" Gothic refers to Gothic Revival buildings executed in wood by carpenters who finished the exterior wall surfaces in horizontal lap siding or vertical board-and-batten siding and utilized the newly invented mechanized jigsaw to create ornament for porches and eaves.

There are both religious and residential examples of the Gothic Revival style in Starkville. The old First Baptist Church at 106 East Lampkin Street and the Episcopal Church of the Resurrection at 105 North Montgomery Street are examples of the style. They have asymmetrical facades, pointed-arch windows, buttresses, and bell towers. A residential example of the style is found at 202 East Gillespie Street and can be classified as "Carpenter" Gothic because of its lap siding, steeply pitched cross-gable roof, and vergeboards. Another example located at 208 South Washington Street has multiple steeply pitched gable roofs and vergeboards. (The porch of the house has been altered in the Craftsman Style.)

First Baptist Church - 106 East Lampkin Street

202 East Gillespie Street

GREEK REVIVAL

national date range 1825-1860

Greek Revival-style buildings have their origins in the temples of ancient Greece. Archaeological investigations in the early nineteenth-century heightened interest in Grecian architecture, and its popularity led to new buildings being constructed based on Greek models.

Greek Revival-style buildings are typically rectangular blocks with relatively low-pitched roofs that feature a wide trim band or frieze beneath the cornice. They have little or no surface decoration, square-headed openings, and rectangular transoms. The Greek orders appear on the exterior both as columns and pilasters, with square or box columns being particularly indicative of the style. The absence of bases on columns distinguishes the Grecian Doric from the Roman Doric of the Federal style. Windows usually have six-over-six, double-hung sash, and doors usually feature two vertical panels or four panels elaborated with Grecian moldings.

Starkville has a few vernacular examples of the Greek Revival style such as those at 410, 413, and 522 Greensboro Street. The house at 522 Greensboro Street is the least altered. They all have a rectangular form, symmetrical three-bay façades, six-over-six wood, double-hung sash, and entry doors flanked by sidelights with transoms above. The porch at 413 Greensboro has been altered in the Craftsman Style.

522 Greensboro Street

413 Greensboro Street

QUEEN ANNE AND FREE CLASSIC QUEEN ANNE

national date range 1880 - 1900

The nineteenth-century Queen Anne-style was named and popularized by a group of English architects. The style relied more on medieval precedents than on those from the early eighteenth-century reign of Queen Anne. In the U.S. it is characterized by irregular plans and massing. Queen Anne buildings are highly ornamented and exhibit a variety of forms, textures, materials and colors. Distinctive architectural features included steep gables, towers, turrets, tall chimneys, porches with slender, turned columns, projecting pavilions, bays, and encircling verandas. Colored glass panels appear in doors and windows. Windows are usually large with one-over-one or two-over-two pane configurations. Wall expanses have wood lap siding and decorative shingles often appear on projecting bays and in gables, producing highly textured wall surfaces.

The popularity of the Queen Anne style was aided by the expansion of the railroad across the country, which allowed for the easy delivery of mass-produced decorative elements.

There are several examples of this style in Starkville. The most elaborate is the two-story house at 110 East Gillespie Street which has an asymmetrical façade, a front-facing gable bay, and a full-width wrap-around porch supported by turned columns with brackets. One-story examples in Starkville include 400 Green Street, 504 Greensboro Street, 314 South Jackson Street, and 403 South Jackson Street. All retain many original exterior features, such as multi-gable roofs, porches supported by delicate turned columns, and decorative brackets.

Several of Starkville's Queen Anne-style houses have been modified over the years, mostly at their porches where columns have been replaced. The Queen Anne-style houses at 302 East Gillespie Street, 406 Green Street, and 310 Hogan Street all have original porches modified in the Craftsman style, meaning that the original light and delicate turned columns have been replaced with stouter wood columns on brick piers.

110 East Gillespie Street

504 Greensboro Street

406 Green Street

As the Queen Anne style gave way to the Colonial Revival style, architectural hybrids appeared. Buildings that retained the Queen Anne form often were dressed in the classical detailing of the Colonial Revival style. These hybrids have become known as the Free Classic Queen Anne style.

The houses at 204 East Wood Street and 306 Greensboro Street are examples of the Free Classic Queen Anne style. They exhibit the form of the Queen Anne style and the detailing of the Colonial Revival style, in particular Tuscan-order porch columns.

306 Greensboro Street

COLONIAL REVIVAL

national date range 1880 - 1955

The Philadelphia Centennial of 1876 inspired an interest in America's colonial architectural heritage, which resulted in the Colonial Revival style. The style creatively combined a variety of colonial styles and contemporary elements to produce buildings as innovative as they were derivative.

Architectural details associated with the Colonial Revival-style include dentiled cornices, classical columns, colonettes on pedestals, turned balusters, dormer windows, and glazed and leaded doors, transoms, and sidelights. Often architectural elements were intentionally exaggerated or rendered out of proportion with other elements.

The earliest Colonial Revival-style buildings often had the Queen Anne massing but featured classical detailing. Early high-style Colonial Revival-style buildings were often very innovative, but later examples of the style reflect a growing interest in historic accuracy.

The house at 306 South Jackson Street is an early transitional example of the Colonial Revival style with more of a Queen Anne form but with classical detailing. The house at 515 Greensboro Street is a later example of the style with a symmetrical facade. Other Colonial Revival examples include 425 Greensboro Street, 508 Greensboro Street, 513 Greensboro, 409 Hogan Street, 304 South Jackson Street, 114 Nash Street and 514 South Washington Street. The former Starkville Post Office at 302 East Main Street is a public building example of the style.

306 South Jackson Street

515 Greensboro Street

NEO-CLASSICAL

national date range 1895 - 1950

The Neo-Classical style made greater use of the Greek architectural orders. The style became popular after it appeared in 1893 at the World's Columbian Exposition in Chicago.

Buildings in the style tend to be monumental and symmetrical. Stone finishes are common and facades often have colossal columns and pilasters which are full height, even on two-story buildings. Single-story examples of the style often have pyramidal roofs with undercut full-width porches. Windows often feature transoms and are filled with large, single-light or multi-light sash. Shorter attic stories are also common.

There are a few examples of the Neo-Classical style in Starkville including the houses at 305, 308, and 311 East Gillespie Street, which all feature pyramidal roofs with full-width porches supported by classical columns. The house at 520 Greensboro Street is also Neo-Classical in style, having a pyramidal roof and full-width porch. An addition was added to the side of the porch. Both the First Presbyterian Church at 307 East Main Street and the United Methodist Church at 200 West Lampkin Street are religious-building examples of the style.

305 East Gillespie Street

305 Greensboro Street

CRAFTSMAN/BUNGALOW

national date range 1905 - 1930

The term bungalow describes both a house form and an architectural style, although the bungalow house form is sometimes dressed in varying architectural styles. Although the name came from India, inspirations for the style came more from Japanese architectural traditions. The most common bungalow form is a one-story house with gently pitched broad gables and wide overhanging eaves. Structural members, like purlins, ridge beams, and rafters, are visible and extend beyond the walls and roof. Porch supports often consist of relatively short wood columns set atop brick pedestals, with the columns often tapered or boxed.

The English Arts and Crafts movement was influential in the development of the bungalow style. The movement emphasized hand craftsmanship as a reaction against the machine age. Ironically, bungalows were massed produced in great numbers and could even be ordered from Sears Roebuck and other companies as pre-fabricated houses. Most Craftsman-style houses have wood lap siding. Brick was used less frequently. Windows typically have multi-pane upper sash over single-pane lower sash. Doors are usually simple with few if any panels and large lights, sometimes with multiple divisions.

There are several examples of the Craftsman/Bungalow style in Starkville including 111 East Gillespie Street, 401 East Gillespie Street, 311 Greensboro Street, 502 Greensboro Street, 507 South Jackson Street, and 405 South Washington Street. All have low-pitched roofs, wide overhanging eaves, and large porches with boxed columns atop brick pedestals.

311 Greensboro Street

111 East Gillespie Street

TUDOR REVIVAL

national date range 1890 - 1940

The Tudor Revival style was derived from a variety of early English building traditions. Houses are typically asymmetrically massed and feature steeply pitched roofs, usually with cross-gables, decorative half-timbering, arched doorways, and multi-pane windows. Chimneys are sometimes elaborately detailed and positioned prominently on the front façade. Doors are often board and batten with glazed panels. Windows tend to be grouped in bands. Casement windows of either wood or metal were often used. The majority of Tudor Revival-style houses are brick, with decorative brick patterning and stucco or stone trim. Half-timbering often appears in gables or at second-story walls. Wood-frame examples are less common.

Starkville has several examples of the Tudor Revival style. One-story brick examples can be found at 506 Greensboro Street, 113 Nash Street, 525 University Street, and 212 Washington Street. All of them have asymmetrical massing and multiple gables, and some have arched entrances and massive brick chimneys. A two-story brick version at 108 Nash Street has asymmetrical massing, a massive front chimney and half-timbering with stucco on the second-floor facade. There are two simplified versions of the Tudor Revival style in wood located at 102 and 111 Nash Street. Both have asymmetrical massing, cross-gable roofs, arched doorways, and multi-pane windows.

506 Greensboro Street

108 Nash Street

SPANISH ECLECTIC

national date range 1915 - 1940

The Spanish Eclectic style is a derivative of the earlier Mission Style, which originated in California in the 1890s. It called upon the Hispanic heritage of the state, with its missions and early Spanish Colonial architecture. The style features dormer or roof parapets that are "Mission" shaped, tile roofs, stucco siding, arched openings, and usually multi-paned windows. Buildings in the Spanish Eclectic style typically do not have a parapet and feature low-pitched roof with little-to-no overhang and clay barrel tiles, asymmetrical stucco façades, and multi-pane windows.

The only example of the Spanish Eclectic style in Starkville is located at 512 Greensboro Street. It has a low-pitched roof of clay tiles, asymmetrical façade covered in stucco, and multi-pane windows.

512 Greensboro Street

FRENCH ECLECTIC

national date range 1915 - 1945

The French Eclectic-style was based on many centuries of French, as well as English, domestic architecture so is similar to the Tudor Revival style. French Eclectic-style houses, unlike Tudor Revival-style houses, do not have front-facing cross-gable roofs, but they do have asymmetrical massing, massive exterior chimneys, and brick and stucco siding. French Eclectic-style houses also have multi-pane windows, often with diamond-pattern panes, and sometimes have conical towers as entrance features.

The only example of the style in Starkville is located at 427 Greensboro Street. It has a conical entrance tower, diamond-pane windows, massive chimney, and brick walls.

427 Greensboro Street

MINIMAL TRADITIONAL

national date range 1935 - 1960

The economic depression of the 1930s brought on a new, simplified, and economical style called the Minimal Traditional, which has restrained detailing and features small floor plates and simple massing. Roofs are generally low pitched and usually have at least one front-facing gable. Other characteristics are multi-pane windows with applied shutters, a limited use of decorative features, asymmetrical facades, and small or no porches.

After World War II houses in this style were built in great numbers across the country to satisfy the housing demand. Many new subdivisions were created and populated by houses in this style.

Examples of the Minimal Traditional style in Starkville include 107 East Gillespie Street, 409 East Gillespie Street, 313 Greensboro Street, 603 South Jackson Street, 305 South Montgomery Street, 405 South Montgomery Street, and 117 Nash Street. All have multi-pane windows with applied shutters, and front-facing gables. Most have asymmetrical massing.

409 East Gillespie Street

305 South Montgomery Street

RANCH

national date range 1935 - 1975

The Ranch style originated in California in the 1930s and became the dominant residential style in America for almost forty years. The style was loosely based on early Spanish Colonial precedents in the American Southwest, modified by influence borrowed from Craftsman and Prairie modernism of the early twentieth-century.

Ranch-style houses are normally one-story, asymmetrical compositions with low-pitched roofs and wide overhanging eaves, which emphasize the horizontal. Ranch houses frequently include built-in garages or carports, rear patios, and partially enclosed courtyards. Ranch houses feature cross-gable, hipped, and side-gabled roofs. Wall surfaces are finished in both brick and wood and often have a combination of the two. Large picture windows and ribbon windows were also popular, with applied and inoperable shutters as original features.

In Starkville there are many examples of Ranch style. The houses located at 400 South Jackson Street and 517 South Jackson Street have both brick and wood siding and integral carports. The house at 105 East Gillespie Street is an all-wood version with an integral garage. The house at 507 South Washington Street is sided in stone veneer and wood. The houses at 203 East Wood Street and 404 South Washington Street are brick examples. All of these houses have low-sloped roofs, asymmetrical facades, and horizontal lines, and most have picture windows.

517 South Jackson Street

105 East Gillespie Street

507 South Washington Street

APPENDIX B: LANDSCAPE RECOMMENDATIONS

- Sidewalks, Walkways, Driveways, Courtyards, and Patios
  - ◊ Maintenance and Repair
  - ◊ Replacement, Alteration, and Installation
- Landscape Objects and Lighting
  - ◊ Maintenance, Repair, Replacement, Alteration, and Installation
- Trees, Hedges, Bushes, Flower Beds, etc.
  - ◊ Maintenance, Replacement, and Installation

SIDEWALKS, WALKWAYS, DRIVEWAYS, COURTYARDS, AND PATIOS

Paved sidewalks, walkways, driveways, courtyards, and patios are all landscape features that are associated with urban buildings. Rural communities generally had graveled drives and graveled walks, with brick used sparingly as an exterior paving material.

In more urban areas, brick was the most common paving material in the nineteenth century, and it was typically laid without mortar on a bed of sand. The use of concrete as a paving material for sidewalks, walkways, and driveways began in the early twentieth century.

MAINTENANCE AND REPAIR

When possible maintain and repair historic paving rather than replacing it. Nineteenth-century brick paving, which was historically laid without mortar, can often be leveled and repaired by reworking the sand bed and replacing damaged brick. Gaps in historic brick paving should not be filled with a hard mortar, as it will cause damage to the bricks when they expand and contract. The use of sand between bricks will allow bricks to expand and contract without damage. Maintain and repair historic graveled drives and walks.

REPLACEMENT, ALTERATION, AND INSTALLATION

If repairing historic paving is not possible, new paving should be installed to match the deteriorated original paving in color and size.

Driveways and parking areas paved with concrete are usually additions to historic buildings built before 1920. Excepting patios and courtyards, the installation of new paving is generally a response to the growing number of cars. In accommodating new driveways, parking areas, and walkways, property owners should consider the historic character of the site and the setting, as well as the materials used for paving. New paved driveways and parking areas need to be as unobtrusive as possible.

Install new paved driveways or parking areas in the least conspicuous part of the historic property. Circular driveways or parking areas should not be installed in front of historic

buildings, unless historically documented. The paving of a long gravel driveway is also inappropriate because it gives historic properties a modern subdivision appearance. Asphalt is not an appropriate paving material for driveways and parking areas on historic properties. Also inappropriate is concrete stamped to resemble brick or cobblestone paving. Recommended paving materials are red brick, concrete, and exposed-aggregate concrete.

The front yard of this historic house has been inappropriately paved for parking. Cars parked at street front and the absence of landscaping disrupt the character of the historic neighborhood.

Concrete driveway strips were very popular in the early twentieth century and should be maintained if existing as they are historic in nature and provide less of a visual impact than a full driveway of concrete.

Concrete strips are appropriate for driveways as they minimize the impact on the historic property and the neighborhood.

New brick sidewalks, walkways, and driveways for historic properties, should have butt-jointed bricks, or bricks laid without mortar joints. Brick paving is easier to maintain and repair without mortar joints. Bricks can be laid in sand atop a concrete base to provide a level surface. Historically, herringbone was the most popular brick paving pattern. Normally bricks in this pattern were held in place by a border of bricks laid on end.

This brick sidewalk in Natchez was properly laid in a herringbone pattern with a brick end border and in a sand bed with sand "mortar."

LANDSCAPE OBJECTS AND LIGHTING

Older properties often have historic landscape objects such as fountains, urns, benches, or bird baths.

MAINTENANCE, REPAIR, REPLACEMENT, ALTERATION, AND INSTALLATION

Maintain and repair historic fountains, urns, benches, sundials, trellises, bird baths, and other landscape ornaments. Replace missing or badly deteriorated landscape ornaments based on physical evidence or historic photographs and drawings.

Install exterior lighting fixtures that compliment the architectural style of the house. Avoid the introduction of new landscape ornaments if their scale and design are inappropriate for a historic property. Large-scale lighting should not be used in yards. Cast-iron fountains, which were rarely seen at historic Mississippi residences, should also not be used. Refrain from over-decorating front yards with too many landscape ornaments. Permanent yard art, like wood cutouts, plastic animals, and sculptures, is also inappropriate for front yards in historic neighborhoods.

TREES, HEDGES, BUSHES, FLOWER BEDS, ETC.

MAINTENANCE, REPLACEMENT, AND INSTALLATION

Every effort should be made to retain historic plant material, unless it is causing damage to historic buildings or is a safety hazard due to decay. The City of Starkville has a landscape ordinance, and it addresses installation and maintenance of landscaping.

Replace historic plant material with new plants of the same or similar species. Use quick-growth dense shrubbery to hide parking areas, mechanical systems, and neighboring intrusions. Do not plant trees with damaging root systems near building foundations, walkways, sidewalks, driveways, patios, or courtyards. Avoid introducing new plant material that is incompatible with the historic property and/or setting. Tall hedges should not be planted in front of historic properties or in front of new construction in a historic neighborhood.

Shrubs around a historic house should be planted a minimum distance of three feet from the foundation walls. This will minimize the amount of moisture near the foundation and will allow any moisture to escape from foundation walls when they are heated by sunlight.

APPENDIX C: ARCHITECTURAL TERMS

ANTIQUITIES ACT OF MISSISSIPPI - The Antiquities Act of 1972 was enacted to locate, protect, and preserve sites, objects, buildings, shipwrecks, and locations of historical, archeological, or architectural interest in the state. The approval of the Mississippi Department of Archives and History is required for the transfer of, or construction activities on, state, county, or municipal lands or water which may affect objects, buildings, shipwrecks, and locations of historical, archaeological, or architectural interest.

ARCH - A means of spanning an opening using small masonry units. Typically, a curved structural element which spans an opening and supports weight above.

ARCHITRAVE - The molding around a door or window opening. Also, in classical architecture, the lowest member of the entablature resting on the capital of the column.

BALUSTER - A short post or pillar in a series between a top and bottom rail.

BALUSTRADE - A series of balusters, or posts, with a top and bottom rail, as along a staircase.

BAY - The regular division of the facade of a building, usually defined by windows or other vertical elements.

BEADED BOARD - A siding of narrow boards with beads running between boards, usually used on exterior ceilings.

BELT COURSE - A horizontal band around a building at a floor level, often of a contrasting material.

BOARD AND BATTEN - Vertical siding consisting of flat members with narrow projecting strips to cover the joints between them.

BOND - The pattern in which bricks are laid to increase the strength or enhance the design.

BRACKET - A small carved or sawn wooden projecting element which supports a horizontal member such as a cornice.

CAPITAL - The top member of a column or pilaster.

CASEMENT WINDOW - A window hinged on the side and opening outward.

CERTIFICATE OF APPROPRIATENESS - A document evidencing the approval of the preservation commission for work in the historic district as proposed by an applicant.

CERTIFIED LOCAL GOVERNMENT - A federal program authorized by the National Historic Preservation Amendments Act of 1980 that provides for the participation of local governments in a federal/state/local government preservation partnership. The federal law directs the State Historic Preservation Officer (SHPO) and the Department of Interior to certify local governments to participate in this partnership.

CLAPBOARD - Siding consisting of overlapping horizontal boards, usually thicker at one edge than the other.

COLUMN - A vertical support, usually supporting a horizontal member or roof above.

CORNERBOARD - A vertical strip of wood placed at the corners of a frame building to terminate the wood siding and give the corner a finished appearance.

CORNICE - A projecting ornamental molding along the top of a wall, window, or door.

DORMER - A window that projects from a sloping roof and that is sheltered by its own smaller roof.

DOUBLE-HUNG WINDOW - A window with two sashes, one sliding vertically over the other.

EAVE - The overhang at the bottom edge of a roof that projects beyond the wall surface.

ENTABLATURE - In classical architecture, the horizontal group of elements immediately above the columns or pilasters and consisting of an architrave, frieze, and cornice.

ELEVATION - A drawing of a building facade or object, without an allowance for perspective. An elevation drawing will have a proper scale in fixed proportion to the actual building.

FACADE - An exterior wall of a building; an elevation.

FANLIGHT - A semi-circular window over a door with radial bars in the form of a open fan.

FASCIA - A horizontal board that covers the ends of rafters.

FENESTRATION - The pattern of windows and doors on an elevation.

FLASHING - A sheet, usually of metal, used to make an intersection of materials weather tight.

FRIEZE - A horizontal band located beneath the cornice at the junction of the exterior wall and roof eaves.

GABLE - The triangular section of a wall that carries a pitched roof.

GABLE ROOF - A roof with a central ridgepole and one slope at each side.

GINGERBREAD TRIM - Pierced curvilinear ornament made with a jig or scroll saw, such as a bargeboard or vergeboard.

HIPPED ROOF - A roof with uniform slopes on all four sides.

HISTORICAL EVIDENCE - Any documented evidence such as newspaper articles, historic photographs, or other historic descriptions describing or illustrating how a structure looked during some specified time in its history..

HISTORIC REHABILITATION TAX CREDITS (FEDERAL) - The Tax Reform Act of 1976 established the first federal tax credits to encourage rehabilitation of older historic buildings. Currently, a 20% tax credit is available. To qualify to receive tax credits, the building must be income producing, such as commercial space or residential rental. If only a certain portion of a structure is income producing, the tax credit may be received, but only for the percentage of the building that is income producing.

To qualify for Federal Historic Tax Credits:

1. A building must be listed in the National Register of Historic Places, either individually or as a contributing building or structure in a National Register district
2. The rehabilitated building must be income producing, either for commercial or residential rental purposes.
3. The rehabilitation work must be done in accordance with the Secretary of Interior's Standards for Rehabilitation.
4. An application must first be processed and reviewed by the Mississippi Department of Archives and History before submittal to the National Park Service, Department of the Interior.

JAMB - The side of a doorway or window opening.

LATTICE - An openwork grill of interlacing wood strips, usually in a diagonal pattern, used as screening.

LIGHTS - A section of window, the pane or glass.

LINTEL - A beam that spans an opening. A horizontal element over a window or door opening that supports the wall above.

MISSISSIPPI LANDMARK - A public site, object, building, ship-wreck, or location of historical, archeological, or architectural interest officially designated a landmark by the Mississippi Department of Archives and History as empowered under the provisions of the Antiquities Act. An easement in perpetuity is filed with the deed in the chancery clerk's office in the county where the landmark is located. Approval of the Mississippi Department of Archives and History is required for any construction activities or transfer of property ownership.

MULLION - The strip of wood separating the lights of a window.

MUNTIN - The strip of wood separating the lights of a window.

NATIONAL HISTORIC LANDMARK - A district, site, building, structure, and/or object that has been formally designated as a National Historic Landmark by the Secretary of the Interior and possesses exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archaeology, engineering, and culture and that possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. Designation of a National Historic Landmark status automatically lists a property in the National Register of Historic Places.

NATIONAL REGISTER OF HISTORIC PLACES - The

official list of the nation's cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archaeological resources. The National Register is administered on the federal level by the National Park Service, Department of the Interior, and on the state level by the Mississippi Department of Archives and History. Certified Local Governments now also have to approve National Register nominations.

NATIONAL TRUST FOR HISTORIC PRESERVATION - The only national, private, nonprofit organization chartered by Congress with the responsibility for encouraging public participation in the preservation of sites, buildings, and objects significant in American history and culture. The National Trust no longer receives federal financial assistance. Its income derives from membership dues, endowment funds, contributions, grants, and proceeds from program services.

PALLADIAN WINDOW - An arched window flanked by two smaller square-headed windows.

PARAPET - The uppermost portion of the exterior wall which extends above the roof line. It forms the top line of the building silhouette.

PEDIMENT - A low-pitched gable above a portico, doors, or window(s), often with decorative elements or inside it.

PIER - An upright element, usually of masonry, which serves as a support for the floor joists and walls.

PILASTER - A shallow rectangular pier projecting only slightly beyond a wall surface and normally having a capital and a base.

PITCH - The slope of a roof.

PORTICO - A roofed space, open or partially enclosed, forming the entrance and center piece of a facade, often with detached or attached columns and a pediment.

QUOIN - Units of stone, brick, or other material used to accentuate the corners of a building.

RAFTERS - Structural members carrying a sloping roof.

RIDGE - The line at the top of a sloped roof.

RISER - The vertical face of a stair step.

SASH - The movable frame holding the glass in a window or door.

SCROLLWORK - Open woodwork produced by a jigsaw.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC STRUCTURES - A federal document delineating ten standards and numerous guidelines for the sensitive rehabilitation and preservation of historic buildings. These ten standards are the ten commandments of preservation theology and are integrated into most of America's preservation ordinances.

SIDELIGHT - A narrow vertical window usually found on both sides of a door.

SIDING - The material used to cover the exterior of a building to weatherproof it.

SILL - The horizontal water-shedding member at the bottom of a door or window frame.

SOFFIT - The underside of a cornice.

STATE HISTORIC PRESERVATION OFFICER; OFFICE - The official within each state who has been designated and appointed by the governor to administer the federal and state historic preservation program in a state (in Mississippi, the director of the Mississippi Department of Archives and History); that agency of the state which provides administrative and technical support to the state historic preservation officer in carrying out federal and state historic programs. In Mississippi, the state historic preservation office is the Historic Preservation Division of the Mississippi Department of Archives and History.

STUCCO - A type of exterior plaster applied as a two- or three-part coating directly onto masonry, or applied over wood or metal lath to a wood frame structure. Stucco is sometimes scored and colored to represent stone blocks.

TERRA COTTA - Cast and fired clay units used as ornamentation.

TRANSOM - A small operable or fixed window located above a door or window.

TREAD - Horizontal part of a stair step.

TURNED COLUMN - A column that has been turned on a lathe to form rounded bands and shapes.

TRELLIS - Lattice work, as an outdoor screen, often used as a support for vines and other plantings.

TURRET - A small, slender tower with a conical roof.

VERGEBOARD - The face board set under the roof edge of a gable, sometimes jig sawn.

VERNACULAR - Architecture that is not high style and academic but indigenous and characteristic of a locality. Local materials are normally used in the construction of vernacular buildings. Shotgun and dog-trot houses are examples of vernacular architecture.

APPENDIX D: ADDITIONAL RESOURCES

PROFESSIONAL

Mississippi Department of Archives and History
Historic Preservation Division
P.O. Box 571
Jackson, MS 39205
601-576-6940
www.mdah.state.ms.us/hpres

Mississippi Heritage Trust
P.O. Box 577
Jackson, MS 39205
601-354-0200
www.mississippiheritage.com

National Trust for Historic Preservation
1785 Massachusetts Ave., NW
Washington D.C. 20036
202-673-4141
www.preservationnation.org

The National Trust for Historic Preservation also has an extensive collection of preservation related books for sale which can be viewed at: www.preservationbooks.org

TECHNICAL PUBLICATIONS

Illustrated Guidelines for Rehabilitating Historic Buildings -U.S. Department of the Interior, National Park Service
www.nps.gov/history/hps/TPS/tax/rhb/

Preservation Briefs Series - U.S. Department of the Interior, National Park Service

The following are short pamphlets published by the National Park Service to aid in the preservation of historic structures. Each pamphlet focuses on a certain aspect of preservation work or a building component. Below are the titles of the each brief that is available on the National Park Service web site:
www.nps.gov/history/hps/tps/briefs/presbhom.htm

01: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
02: Repointing Mortar Joints in Historic Masonry Buildings
03: Conserving Energy in Historic Buildings
04: Roofing for Historic Buildings
05: The Preservation of Historic Adobe Buildings
06: Dangers of Abrasive Cleaning to Historic Buildings
07: The Preservation of Historic Glazed Architectural Terra-Cotta
08: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
09: The Repair of Historic Wooden Windows
10: Exterior Paint Problems on Historic Woodwork

11: Rehabilitating Historic Storefronts
12: The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
13: The Repair and Thermal Upgrading of Historic Steel Windows
14: New Exterior Additions to Historic Buildings: Preservation Concerns
15: Preservation of Historic Concrete: Problems and General Approaches
16: The Use of Substitute Materials on Historic Building Exteriors
17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
18: Rehabilitating Interiors in Historic Buildings - Identifying Character-Defining Elements
19: The Repair and Replacement of Historic Wooden Shingle Roofs
20: The Preservation of Historic Barns
21: Repairing Historic Flat Plaster - Walls and Ceilings
22: The Preservation and Repair of Historic Stucco
23: Preserving Historic Ornamental Plaster
24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25: The Preservation of Historic Signs
26: The Preservation and Repair of Historic Log Buildings
27: The Maintenance and Repair of Architectural Cast Iron
28: Painting Historic Interiors
29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
30: The Preservation and Repair of Historic Clay Tile Roofs
31: Mothballing Historic Buildings
32: Making Historic Properties Accessible
33: The Preservation and Repair of Historic Stained and Leaded Glass
34: Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
35: Understanding Old Buildings: The Process of Architectural Investigation
36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
38: Removing Graffiti from Historic Masonry
39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40: Preserving Historic Ceramic Tile Floors
41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
42: The Maintenance, Repair and Replacement of Historic Cast Stone
43: The Preparation and Use of Historic Structure Reports
44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design