

APPROVED

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 NOVEMBER 27, 2013 MEETING

The Commission then considered the matter of approval of the minutes of the November 27, 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.

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 homeowners were not knowledgeable about opportunities for which their properties might be eligible.

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.

**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 M. Miller	509 S. Jackson	662-648-9012
Billie A. Corts	322 Lafayette ST	662-312-9567
Brenda Montgomery Chambliss	411 Green St.	662-312-4175
DAN CRAIG	P.O. BOX 80262	662-323-0935
Leanne Spiller	403 S Jackson	662-323-3417
Ray Stangler	209 South Montgomery	662-323-6537
TOM CARSKADON	520 GREENSBORO STREET	662-325-7655
Steven Nalley	704 Chestnut Drive	662-617-9484

*** Please Print Clearly! ***

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 depose and says that the publication of a certain notice, a true copy of which, is hereto affixed has been made for _____ weeks consecutively, to wit:

Dated December 31, 2012

Dated _____, 20____

Dated _____, 20____

Dated _____, 20____

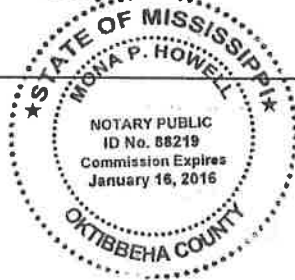
Dated _____, 20____

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

SEAL:



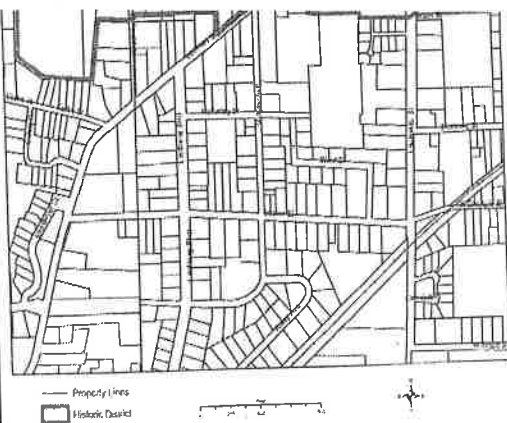
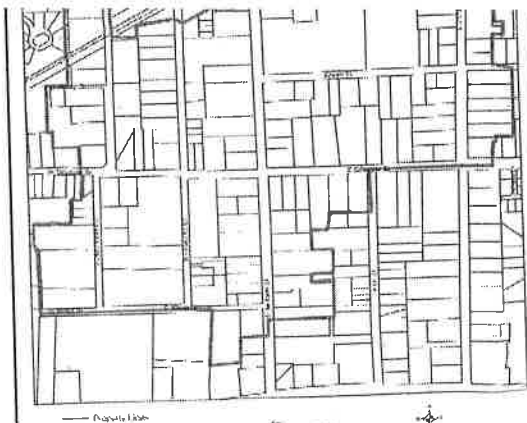
STARKVILLE DAILY NEWS

By: Kayleen [Signature]
() 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:

STARKVILLE DAILY NEWS

By: Kayla M. [Signature]
() Publisher ☒ Clerk

Publication Fee \$ _____
Proof(s) Of Publication \$ _____
Total Charges \$ 2644.50

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 SPRULL
INTERIM DEPARTMENT HEAD
& CHIEF ADMINISTRATIVE OFFICER
CITY OF STARKVILLE

PUBLISHED ON: MONDAY, DECEMBER 31, 2012; TUESDAY, JANUARY 8, 2013 AND WEDNESDAY, JANUARY 16, 2013.

Nash Street Historic District Boundary Description

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

Nash Street Historic District

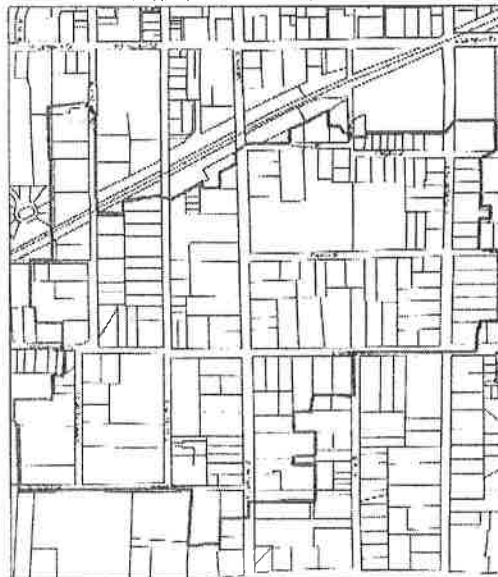


Overstreet School Historic District Boundary Description

The Overstreet Historic District runs along South Washington Street on the western side of the street from 242 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 325 South Washington; both sides of South Lafayette Street from 902 South Lafayette Street to East Wood Street; both sides of South Jackson Street from 501 South Jackson to 601 South Jackson Street on the east side and from 300 to 400 on the west side of South Jackson Street; 308 & 302 Wood Street and both sides of South Montgomery Street from 280 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 Street 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 #10218-00-009-00 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



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