



OFFICIAL AGENDA

HISTORIC PRESERVATION COMMISSION

CITY OF STARKVILLE, MISSISSIPPI

REGULAR MEETING OF TUESDAY, MARCH 25, 2014

COURT ROOM, FIRST FLOOR – CITY HALL

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. DISCUSSION OF MINUTES
- VI. CITIZEN COMMENTS
- VII. OLD BUSINESS
- VIII. NEW BUSINESS
 - A. CERTIFICATE OF APPROPRIATENESS APPLICATION FOR 504 GREENSBORO STREET
 - B. COMMENTS ON THE 603 GREENSBORO STREET COA APPROVAL
 - B. EDUCATIONAL TRAINING
- 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
SPECIAL CALL MEETING OF FEBRUARY 19, 2014
THE CITY OF STARKVILLE, MISSISSIPPI

The Historic Preservation Commission of the City of Starkville, Mississippi, held a special call meeting in the Mayor's Conference Room in City Hall, located at 101 E. Lampkin Street. Present were Commissioners, Michael Fazio, Maxine Hamilton, Briar Jones, Cyndi Sullivan, and Tom Walker. Commissioners Jason Barrett and Ryan Ashford and were absent. Attending the Commissioners were City Planner Buddy Sanders, Recording Secretary William Green, and Community Development Secretary Susan Wilson. After Chairman Fazio called the meeting to order at 5:30 PM, he led the Commission in the Pledge of Allegiance, followed by a moment of silence.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated February 19, 2014. Since there were no changes brought forth, Commissioner Jones made a motion to approve the written agenda, which was seconded by Commissioner Hamilton, and the Commission voted unanimously to approve the written agenda.

CITIZEN COMMENTS

Commission Chair Fazio asked if any member of the public cared to address the Commission. No members of the public came forward to speak.

OLD BUSINESS

There was no old business to be discussed.

NEW BUSINESS

A request by Gary A. Shafer and Debra K. Shafer for a Certificate of Appropriateness for a structure located at 603 Greensboro Street, Starkville, MS

Chair Fazio introduced local architect Gary Shafer, who made the presentation for the request for the Certificate of Appropriateness for future property owners Austin and Blair Shafer. Mr. Shafer gave feedback on the notification letters that were sent out, and he reported that the response he has received has been positive. City Planner Buddy Sanders added that his office had received three calls, and the response to the notification was also positive. After a brief presentation by Mr. Shafer, Chair Fazio opened up discussion among the Commissioners. Commissioner Walker made a suggestion of placing adequate signage in the building for directing the public to the meeting place, so that those wishing to attend the Public Hearing would be able to find the location of the meeting. Since there was no further discussion, Commissioner Jones made a motion to approve the request for the Certificate of Appropriateness, which was seconded by Commissioner Sullivan, and the Board voted unanimously to approve the request for the Certificate of Appropriateness.

Mr. Sanders stated that he would have the letter of approval readily available at the next Board of Aldermen meeting, which will be on March 4, so that on March 5, Mr. Shafer could apply for permits.

Chair Fazio made suggestions for going forward to ensure the most efficient pathway for COA approval. He stated that a list of materials needed is already on the COA application on the website; however, to expedite the application process, since the website doesn't currently contain instruction regarding the need for the legal description, which the City Planner needs in order to give the requisite 30-day notification to the newspaper, this requirement should be added to the list of materials needed in the COA Application. A schedule of the HPC and BOA meetings should be added to the site, as well. Commissioner Jones made a motion to add the legal description requirement to the COA application, which was seconded by Commissioner Sullivan, and the Commission voted unanimously to approve the addition of the legal description to the list of requirements on the COA application.

EDUCATIONAL TRAINING SEMINAR

The City Planner stated that as part of meeting the HPC credit requirements with the Department of Archives and History, the Commission agreed to host an educational seminar for area communities interested in establishing historic districts. After discussion about available dates, the Commission set a tentative date of June 26, 2014, for the seminar. Mr. Sanders stated that he would ask the City Attorney, Chris Latimer, to volunteer his service hours as a speaker to address potential legal issues for the seminar. A save-the-date card will be sent once a date is finalized.

FUTURE BUSINESS

Mr. Mike Taggart will make an application for a COA that will be heard at the next meeting, March 25, regarding an addition to 504 Greensboro Street. Chair Fazio asked about the procedure for viewing the property firsthand, and Commissioner Jones, since he knows the Applicant personally, offered to set up any meetings. Commissioner Jones mentioned that since he would need to be recused, special care should be taken to ensure that a quorum is present.

ADJOURNMENT

Commission Chair Fazio called for a motion to adjourn. Commissioner Sullivan made the motion, seconded by Commissioner Hamilton, and the Commission voted unanimously to adjourn. The Commission Chair declared the meeting adjourned at 5:56 PM. The next regularly scheduled meeting will be Tuesday, March 25, 2014, at 5:30 PM, in the Mayor's Conference Room at the Starkville City Hall.

Michael Fazio, Chairman

Buddy Sanders
City Planner

RECEIVED
FEB 18 2014



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 Mike Tagent

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

Address 504 GREENSBORO STREET

City, State ZIP STARKVILLE, MS 39759

Daytime Phone 662/769-6454

E-mail Address mdtagent@gmail.com

PROPERTY AND PROJECT INFORMATION

Project Address 504 GREENSBORO STREET

Property Owner MIKE TAGENT

Tax or Parcel Number 003772 PAN PANCG:1180.00.286
(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.

THE PROPOSED PROJECT CONSISTS OF

ADDING AN INTERIOR STAIR AND

FINISHING THE SECOND FLOOR ATTIC

TO CREATE TWO BEDROOMS, ONE

BATHROOM, AND A PLAYROOM. BY

CODE BEDROOMS REQUIRE WINDOWS

EGRESS. TO ACHIEVE THIS A PORCH

IS PROPOSED TO BE ADDED ON THE NORTH

SIDE OF THE HOUSE. DETAILS FOR

THE PROPOSED PORCH ARE TO MATCH

DETAILS ON THE EXISTING HOUSE

INCLUDING 4" LAP SIDING, ONE

ONE WINDOW, NEW ROOFING, PROPOSED

IS STANDING SEAM METAL WITH A PAINTED

ON PAINTED FINISH.

THE EXTENSION OF THE HOME REMAINS INTACT WITH THE EXCEPTION OF THE ADDITION OF THE NORTH PORCH.

☐ 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: Mike Tigert

Date: Feb. 15, 2014

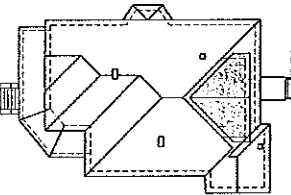
WHITFIELD
STREET

GREENSBORO STREET

LONG

STREET

286
003772



SITE PLAN



SECOND FLOOR ADDITION - 504 GREENSBORO STREET
MIKE AND MARY LOVE TAGERT
Starkville, Mississippi

THOMAS SHELTON JONES & ASSOCIATES, PLLC



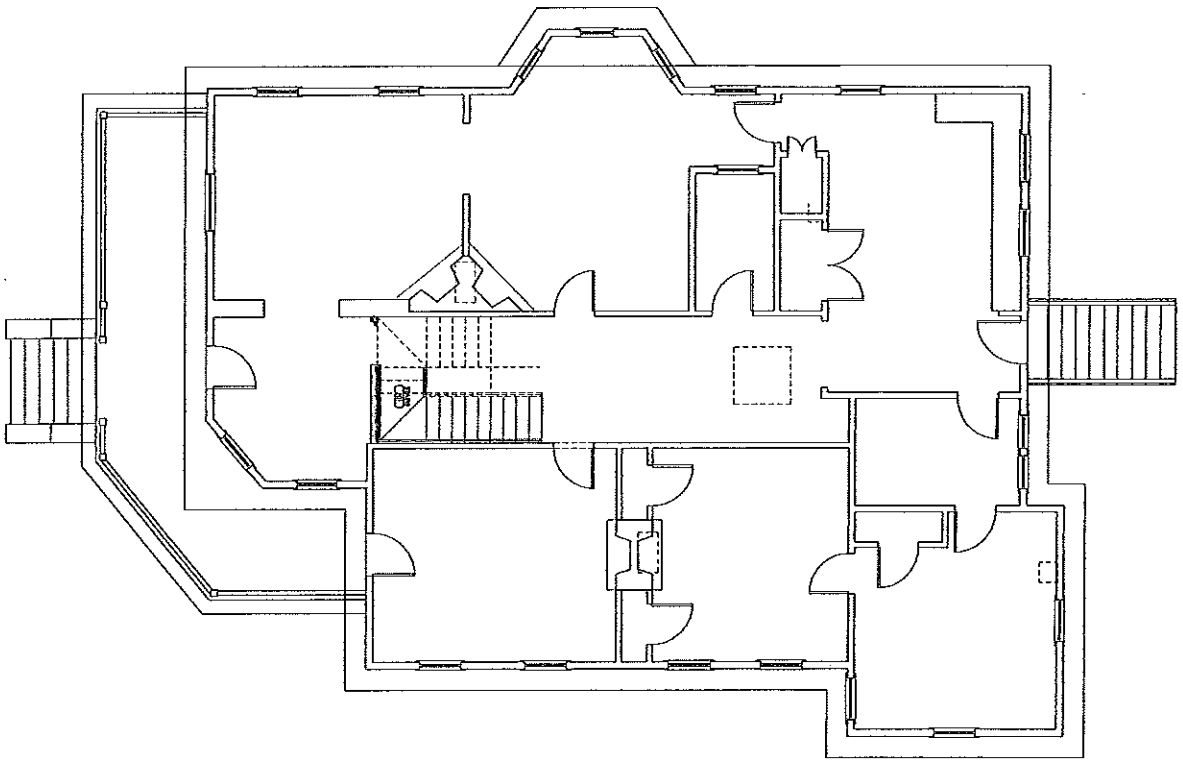
401 South Watkinson Street
Dyersburg, Mississippi 38701

Post Office Box 1248
Dyersburg, Mississippi 38701
Telephone: 662-333-3700
Fax: 662-333-3700
e-mail: tshelton@tsja.com

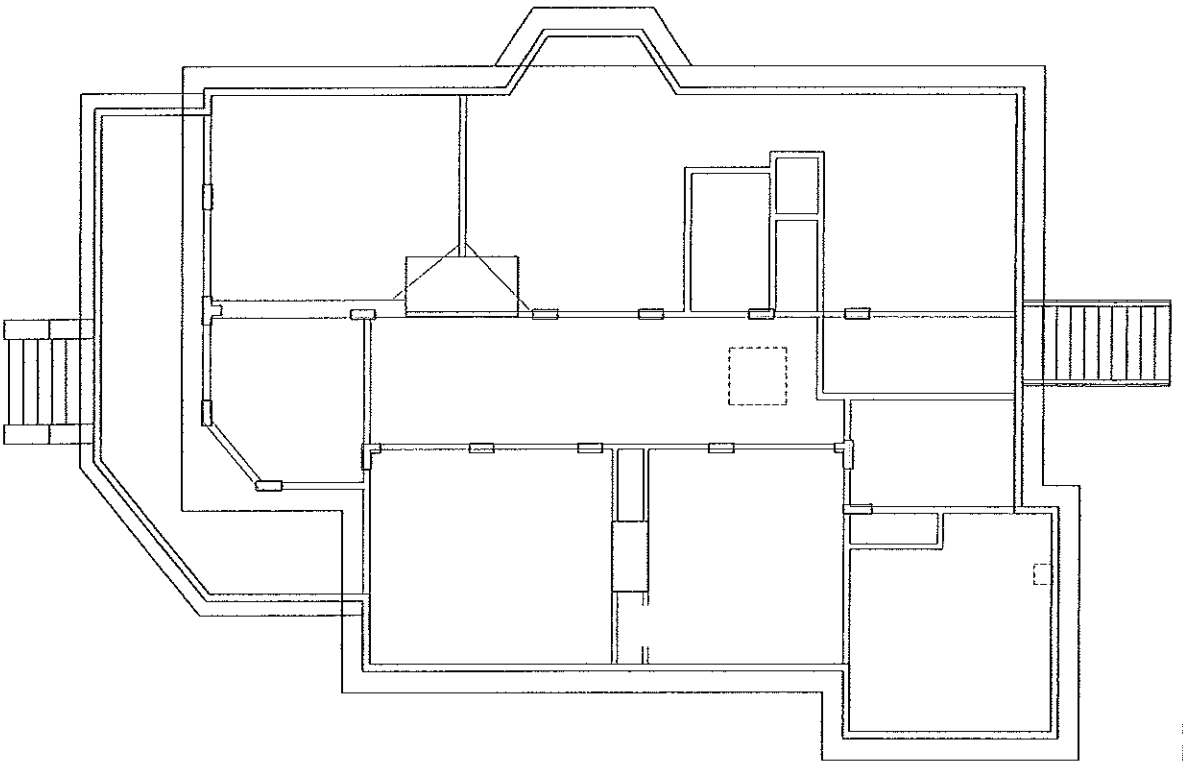
Sheet
C1

DATE
17 January 2004

PROPOSED
FIRST FLOOR PLAN



EXISTING
FOUNDATION PLAN



SECOND FLOOR ADDITION - 504 GREENSBORO STREET
MIKE AND MARY LOVE TAGERT
Starkville, Mississippi

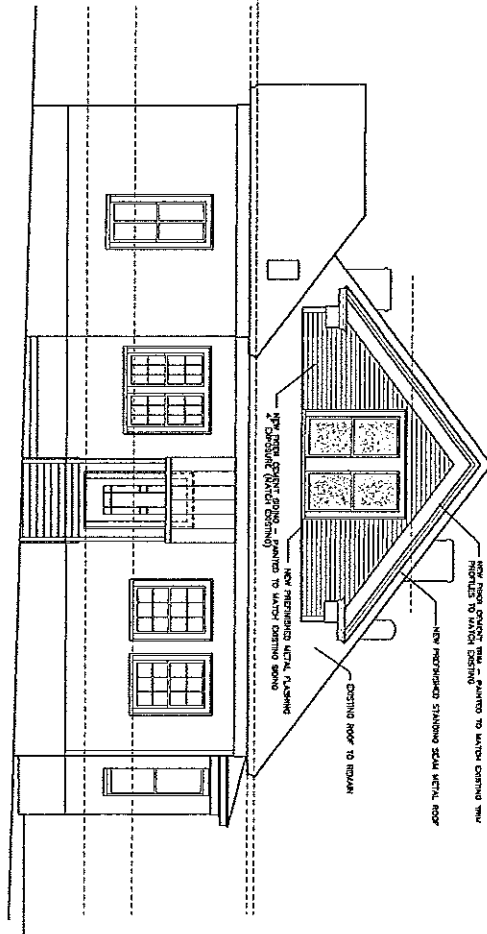
THOMAS SHELTON JONES & ASSOCIATES, PLLC
101 South Main Street
Starkville, Mississippi 39762
Phone: 662-325-1100
Fax: 662-325-1101
Email: tsj@tsj-associates.com

AS 1

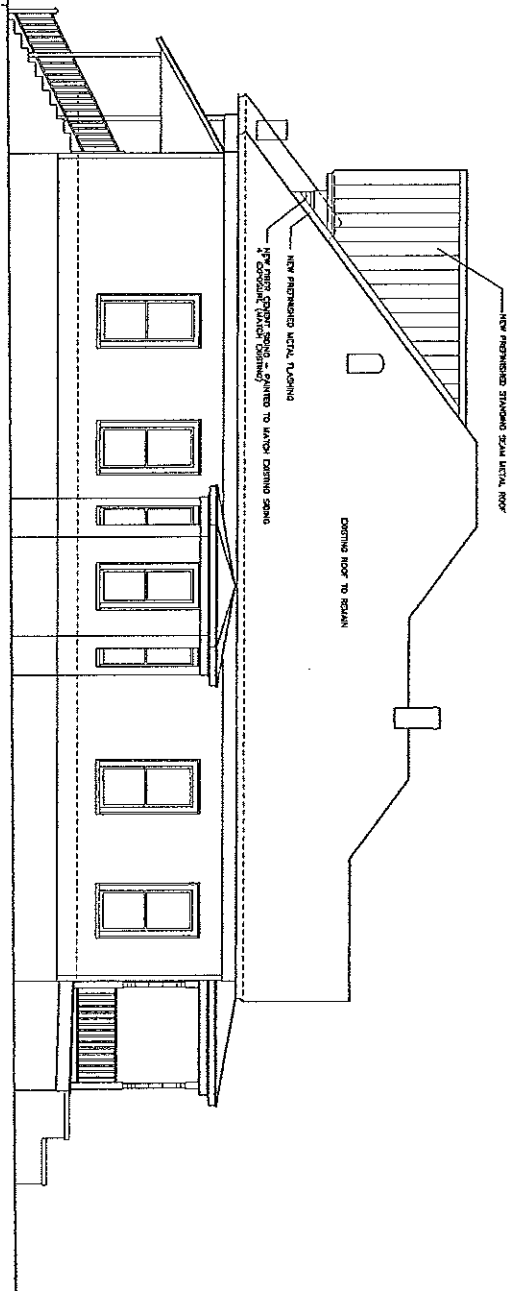
DATE:
17 January 2004

SHEET:
1





PROPOSED
NORTH ELEVATION



PROPOSED
WEST ELEVATION

SECOND FLOOR ADDITION - 504 GREENSBORO STREET
MIKE AND MARY LOVE TAGERT
Starkville, Mississippi

THOMAS SHELTON JONES & ASSOCIATES, PLLC



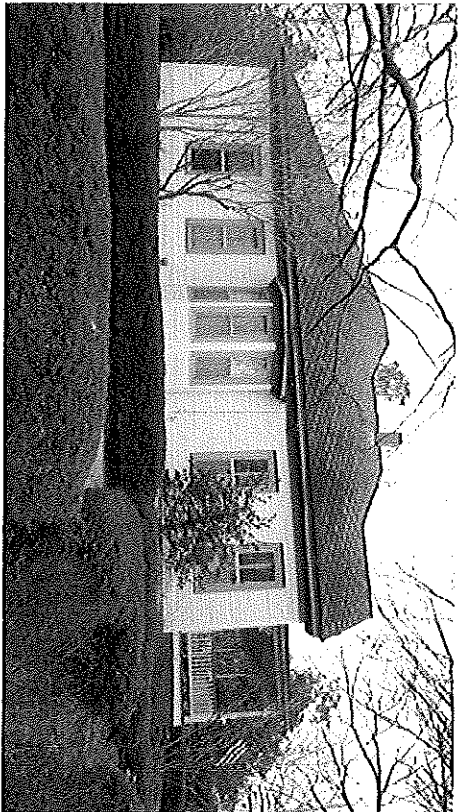
101 South Washington Street
Starkville, Mississippi 38776

Phone: 662-329-1144
Fax: 662-329-1145
Mobile: 662-329-1146
Email: tsj@tsja.com

DATE:
17 January 2014

SHEET:

A3



West Elevation



South Elevation



East Elevation



North Elevation

**Photos of Existing Conditions
Proposed Second Floor Addition**

Mike and Mary Love Tagert

504 Greensboro Street – Starkville, Mississippi

2009 2959
Recorded in the Above
Deed Book & Page
06-05-2009 01:22:32 PM
Monica W. Banks
Oktibbeha County, MS

Prepared by:

Julie W. Brown
Attorney at Law
124 E. Main St.
Starkville, MS 39759
(662) 320-9111
MS Bar No. 10453

Return to:

Julie W. Brown
124 E. Main St.
Starkville, MS 39759
(662) 320-9111

INDEXING INSTRUCTIONS: Lot 26, Block 13, of the City of Starkville, Oktibbeha County, MS

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA

WARRANTY DEED

In consideration of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt of all, which is hereby acknowledged, We,

ALLISON STACEY PARVIN and husband, BOBBY D. FULLER, Grantors,
10424 Brooksville Road
Louisville, MS 39339
(662) 324-1792

do hereby convey and warrant unto

MICHAEL D. TAGERT and wife, MARY LOVE TAGERT, Grantees,
504 Greensboro Street
Starkville, MS 39759
(662) 324-7025

as joint tenants with full rights of survivorship, and not as tenants in common, all our right, title, and interest in the following described tract or parcel of land situated in Oktibbeha County, Mississippi, to-wit:

2009 2960
Recorded in the Above
Deed Book & Page
06-05-2009 01:22:32 PM

Lot 26, Block 13, of the City of Starkville, Mississippi, as shown by the 1951 Edition of the Arthur L. Goodman Official Map of said City, recorded in the Land Records of Oktibbeha County, Mississippi, in a book entitled "Official Map, City of Starkville, Mississippi," reference to which for further description is here made.

This conveyance is made subject to easements for utilities, drainage, road rights-of-way, oil, gas and mineral leases and reservations, if any and City of Starkville zoning ordinances.

Grantors herein warrant only the prorated 2009 *ad valorem* taxes on the property hereby conveyed through the recording date of this deed.

WITNESS our signatures this the 5th day of June 2009.

Allison Stacey Parvin
ALLISON STACEY PARVIN

Bobby D. Fuller
BOBBY D. FULLER



Oktibbeha County, Mississippi
I certify this instrument was filed on
06-05-2009 01:22:32 PM
and recorded in Deed Book
2009 at pages 2959 - 2960
Monica W. Banks

STATE OF MISSISSIPPI

COUNTY OF OKTIBBEHA

Personally appeared before me, the undersigned authority in and for said county and state, ALLISON STACEY PARVIN and BOBBY D. FULLER, who acknowledged that they executed and delivered the foregoing *Warranty Deed* on the day and date therein mentioned and for the purposes therein expressed; as their voluntary act and deed.

WITNESS my hand and Official Seal this the 5th day of June 2009.



Julie W. Brown
NOTARY PUBLIC

Comments on the COA approval
for the property at 603 Greensboro Street
March, 2014

This house was built in 1952 and so was not a contributing property in the original Greensboro Street (National Register) Historic District, which was listed in 1978. In 1980, aluminum siding, a plate-glass window, storm sash and shutters, iron railings, and the carport were added, and the east-side porch was enclosed. The artificial siding covers cement-asbestos shingles, which were damaged during the installation of the siding.

The building is astylar. It is covered in artificial siding, which is prohibited by the *Standards*. This siding conceals shingles containing asbestos, which is a hazardous material. Unlike other houses on Greensboro Street, the building lacks a front door facing the street. The COA addresses all of these conditions. The house will be returned to its 1952 massing and it will be sheathed in fiber-cement lapped siding consistent with the *Standards*. The principal entry will be moved to the front façade and a porch compatible with the house and surrounding houses will be constructed.

A new, compatible carport will be built immediately to the rear of the existing carport, meaning that the existing automobile access will be maintained. A one-story addition will be made at the rear of the existing house, meaning that it will not be visible to those traveling on Greensboro Street.