



OFFICIAL AGENDA

HISTORIC PRESERVATION COMMISSION

CITY OF STARKVILLE, MISSISSIPPI

REGULAR MEETING OF TUESDAY, AUGUST 25, 2015

CITY HALL - COURT ROOM, 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 MAY 26, 2015 MEETING MINUTES
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. Certificate of Appropriateness Request from Ms. Debbie Malaoney Nettles; 111 North Nash Street
 - B. Consideration of Historic District Signage
- VIII. PLANNER REPORT
- IX. ADJOURNMENT

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City's ADA Coordinator at least 48 hours in advance of the meeting at (662) 323-8012, ext. 132.

UNAPPROVED
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
MEETING OF MAY 26, 2015
THE CITY OF STARKVILLE, MISSISSIPPI

The Historic Preservation Commission of the City of Starkville, Mississippi, held their regularly scheduled meeting on May 26, 2015, in the Mayor's Conference Room in City Hall, located at 101 E. Lampkin Street. Present were Commissioners Hamp Beatty, Michael Fazio, Maxine Hamilton, Cyndi Sullivan and Tom Walker; Commissioner Jason Barrett arrived after the roll was called. Absent was Commissioner Ryan Ashford. Attending the Commissioners were Community Development Director Buddy Sanders and Recording Secretary William Green. After Chair Fazio called the meeting to order, the Commissioners were led 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 May 26, 2015. Community Development Director Sanders made a correction to the Agenda, to delete the word *Possible* from item A. Commissioner Sullivan made a motion to approve the written agenda, as amended, which was seconded by Commissioner Hamilton, and the Commission voted unanimously to approve the written agenda, as amended.

**CONSIDERATION FOR APPROVAL
OF THE MINUTES OF THE MEETING OF JANUARY 27, 2014**

Commission Chair Fazio called for consideration for approval of the January 27, 2014, minutes. Commissioner Sullivan moved to approve the minutes, seconded by Commissioner Hamilton, and the resulting vote for accepting the minutes was unanimous.

CITIZEN COMMENTS

Commission Chair Fazio asked if any member of the public cared to address the Commission on matters not already on the agenda. No members of the public came forward to speak.

NEW BUSINESS

**A. Introduction of Mr. Hamp Beatty as a
Historic Preservation Commission member**

Community Development Director Sanders introduced new Commissioner, Mr. Hamp Beatty, an economic development official with the Mississippi Extension Service.

B. Certificate of Appropriateness Request
from Ms. Sheila Riekhof Johnson; 302 Greensboro Street

Community Development Director Sanders introduced a Certificate of Appropriateness request from Ms. Johnson in the Historic Greensboro District, in which Ms. Johnson seeks approval for a porch she wishes to build. After discussion among the Commissioners regarding the history of changes already made to the house and determining the compatibility of the intended changes, Commissioner Walker moved to approve the Certificate of Appropriateness, which was seconded by Commissioner Hamilton, and the Commissioners voted unanimously to approve the request. The request will go before the Board of Aldermen at their next meeting.

C. Consideration of Possible Historic District Signage

Community Development Director Sanders reported that in meeting with Staff, as the need for signage to designate historic neighborhoods arises, input from the Historic Preservation Commission is desired. Chair Fazio noted that the base structure of the signs isn't consistent with a historic aesthetic and a simpler standard would be better. After further discussion regarding final design and placement of new signs, Commissioner Beatty moved to support signage in historic areas, with a friendly amendment to make a distinction for those in a national register district or a local historic district, which was seconded by Commissioner Hamilton, and the Commission voted unanimously to support signage in historic districts.

On another matter, Chair Fazio mentioned that the Historic Preservation Commission is charged with doing survey work with the City of Starkville, and in order to hire a surveyor, an RFP has to be issued, and in order to issue an RFP in a historic district, access to maps and consultation with the Department of Archives and History is necessary to ascertain a preliminary boundary. Along with raising the funds for the surveys, the Commission would need to establish protocols regarding establishing post WWII areas as historic districts, of which there are none presently in the state of Mississippi.

PLANNER'S REPORT

Community Development Director Saunders called for the Commission to be thinking of their vision for Starkville for when the consultant that has been hired

for the City's Comprehensive Plan asks for feedback from the Historic Preservation Commission.

ADJOURNMENT

As there was no further business to discuss, Commissioner Hamilton moved to adjourn the meeting, which was seconded by Commissioner Sullivan, and the Commission voted unanimously to adjourn.

Michael Fazio, Chairman

Buddy Sanders, Community Development Director



Daniel Havelin
City Planner

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

Phone: 662-323-2525 x 136
Fax: 662-323-4143
d.havelin@cityofstarkville.org

August 10, 2015

Subject: CA 15-02 111 North Nash Street, Certificate of Appropriateness, Zoned R-3, Ward 4

Dear Citizen:

The purpose of this letter is to notify you of a Certificate of Appropriateness request for an addition to an existing home in the Nash Street Historic District at 111 North Nash Street. The Historic Preservation Commission will hear this request at the City of Starkville City Hall Courtroom, 101 East Lampkin Street, on Tuesday, August 25, 2015, at 5:30 PM. You may appear and be heard at the hearing on this date.

If you have any questions regarding this matter, please contact me at (662) 323-2525, extension 136.

Sincerely,

Daniel Havelin
City Planner

Attachment 1
CA 15-02 Aerial



Legend	
Name	
	Nash Street Historic District
	Property





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

Address 111 North Nash St.

City, State ZIP Starkville, MS 39759

Daytime Phone 662-312-6337

E-mail Address debbie-nettles@era.com

PROPERTY AND PROJECT INFORMATION

Project Address 111 North Nash St.

Property Owner Debbie Mahoney Nettles

Tax or Parcel Number 117M-00-222.00 ' 2587
(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 |

* ☒ carport, flat roof cover



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.

Replace weather and
free-damaged carport cover
that is leaking rain water
between siding and house.
Metal cover is bent and has holes
in various locations
Contractor will remove current
(damaged and ugly) "rippled"
metal cover that is anchored (oops!
sp.?) to the house and supported
by 1950's-styled decorative wrought
iron. New carport cover will be a
rubber membrane, trimmed to
blend with house's soffit; structure
spots posts small round columns.
Reconstruction in harmony of house era.

☐ 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: Debbie Nettles Printed Name: Debbie Nettles Date: 7-16-15

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA



AUTHORIZATION

I, Debbie Mahoney Nettles, am the owner of the real property located at 111 North Nash St., Parcel Number 117M-00-222.00 (PPIN 2587). I hereby authorize self 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 17th day of July, 2015.

Owner: Debbie Mahoney Nettles Date: 7-17-15

Date: 7/17/15

Notary: Sharon Livingston



My Commission Expires:



Greensboro Historic District

Time Line:

1837	Starkville town charter granted by Mississippi State Legislature
1865 -1880's	Period of economic growth for the city. Eight houses are constructed along Greensboro Street.
1875	Fire sweeps through the downtown central business district destroying numerous buildings and public records.
1878	Mississippi A & M College is established – classes begin in 1880.
1890 -1905	Houses constructed in the Queen Anne style emerge along Greensboro Street.
1900 -1915	Colonial Revival and Four-Square housing styles dominate residential development.
1920 -1930	Houses constructed in the Bungalow/Mission styles emerge along Greensboro Street.
1927	The old Middle School is constructed in the Jacobethan Revival style. Late Gothic emerges as a preferred residential style.

Narrative

The Greensboro Street Historic District reflects Starkville's progression from a rural agrarian dominated community to a diversified community with academic, business, and industrial interests.

The original historic district, placed on the National Register of Historic Places in 1982, included residential structures along Greensboro Street that dated from the 1860's – 1920's. The district was extended in 2008 to include surrounding residential properties along connecting streets. This extension broadened the date range to include structures built between 1834 and 1958.

Greensboro Street, once a country road connecting Starkville to the now defunct Greensboro, MS., illustrates the myriad of architectural styles reflecting economic prosperity, and social standards over a period of 124 years. Unifying characteristics of the district include mature trees and landscaping, a continuity of building form, and significant structural setbacks allowing for long front lawns. Although modest in size, the single-family residential structures of working and professional families living on the adjoining streets reflect the residential development trends of the period.

Sixty-three structures located within the Greensboro Street Historic District exemplify a wide range of architectural styles, including: Greek Revival, Queen Anne, Colonial Revival, Bungalow/Craftsman, American Four - Square, Mission, Tudor, and Folk - Victorian.

During the period between 1860 and 1880, Greensboro Street reflected the rural agrarian nature of the community. Large residential structures occupied equally large pieces of property. Six residences (numbers 404, 410, 413, 504, 505, 517, and 522 Greensboro Street) were constructed during this time. As the local population grew and the economy of Starkville transitioned to include educators, professionals, and business owners, the nature and character of the street also transitioned to include a variety of popular architectural styles but on significantly smaller lots.

Two non-residential facilities add to the historic character of the district. The Presbyterian Cemetery, located on Louisville Street, dates to 1834 and contains many gravesites of Starkville's early citizenry. The old Starkville Middle School represents one of the few remaining structures in the state exemplifying the Jacobethan Revival style. Constructed in 1927, this brick school building is ornamented by diapered brick panels, a stone entrance pavilion, and has a Tudor-arched entrance and curvilinear parapet.

A number of prominent civic and business leaders have called Greensboro Street home. This neighborhood has provided respite to three mayors, two aldermen, a judge, a sheriff, and a state legislator. Two local journalists, Colonel A.G. O'Brien, owner of the Starkville Banner, and Grady Imes, owner and editor of the *Starkville News* resided here. Additionally, faculty of Mississippi A & M College (Mississippi State University) included Randle C. Carpenter, Professor of Engineering; Christopher R. Stark, librarian and later Professor Emeritus of Math; B. M. Walker, President of Mississippi A & M, as well as J.A. Lamb, Superintendent of Starkville Public Schools, called this neighborhood home.

To learn more about the Greensboro Street Historic District, consult the application for National Register of Historic Places or visit the Mississippi Department of Archives and History.

Nash Street Historic District

Time Line:

1837	Starkville town charter granted by Mississippi State Legislature
1878	Mississippi A & M is established – classes begin in 1880
1932-1940	East End Land Company Subdivision development begins residential construction on North Nash Street
1935	Mississippi A & M becomes Mississippi State College
1940-1950	College View residential neighborhood

The Nash Street Historic District is comprised of thirteen homes constructed between 1932 and 1940. It is the most intact representation of Great Depression Era residential construction in the city of Starkville and Oktibbeha County. It set the standard for suburban residential development, which included large lots, paved streets with curbs and gutters, and sidewalks with planting medians. Nash Street was added to the National Register of Historic Places in 1993.

Prior to the development of the College View Neighborhood – which the Nash Street Historic District is part of residential development in Starkville followed the traditional patterns of the time; houses were constructed along the primary corridors leading to local destinations or neighboring towns. At the time, residential development was concentrated around the downtown central business district and roadways leading to the towns of Greensboro and Louisville. With the opening of the new Mississippi A & M College, development both industrial and residential soon followed. At the turn of the twentieth-century, a number of industries opened adjacent to the Mississippi A & M College campus providing local residents with jobs. This spurred an interest in residential development outside of company mill villages – in the area between downtown and the college campus.

In 1913, John H. Wellbourne designed “College Addition,” a series of residences facing College Drive (University Drive); soon afterward, the East End Land and Improvement Company began developing a new residential subdivision along Nash Street. The Nash Street subdivision soon became the local model for suburban residential development, with its sensitivity to site conditions that preserved large canopy trees and afforded residents with

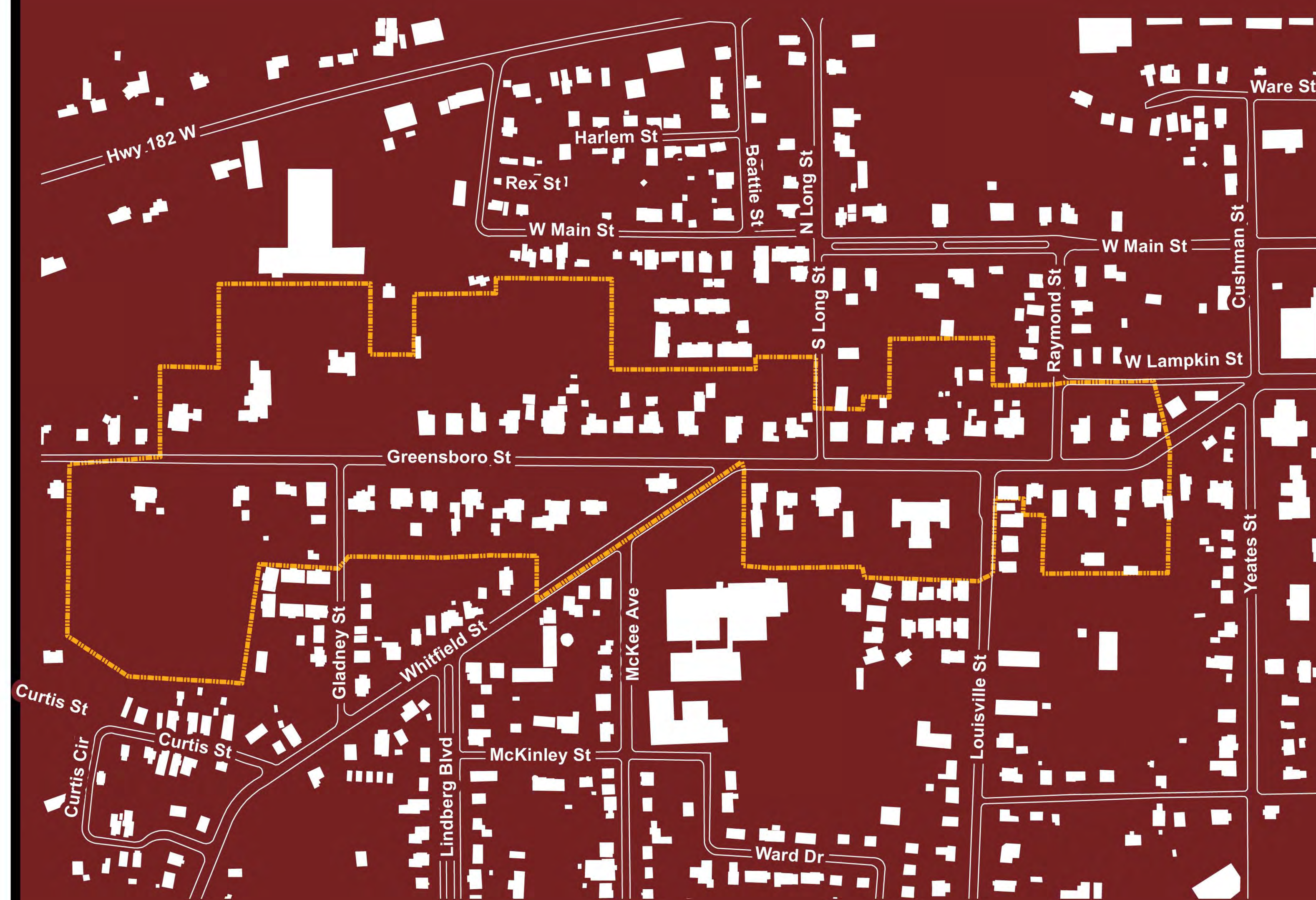
large lots. The trendy street, populated with Tudor Revival, Colonial Revival, and Craftsman style architecture, soon garnered the moniker "The Garden District."

Thomas S. Johnston and Emery Otho McIlwain, two local architects, were the primary designers of the neighborhood. Their clients were local businessmen as well as State College professors and administrators. The first house constructed in the new neighborhood is located at 115 North Nash. This one-story bungalow was designed by Emery Otho McIlwain and constructed for Professor Solomon in 1932 using only redwood lumber. Shortly afterward, another McIlwain - designed residence, located at 107 North Nash, was constructed for the family of William Porlock. This one-story brick home with a steeply pitched roof was constructed in 1933; the design took advantage of an innovative fire resistant material asbestos-cement shingles. A unique addition to the neighborhood is the two-story brick structure located at 110 and 112 North Nash. It was constructed in 1934 as an apartment building. This multi-family structure (now a single-family residence) was commissioned by Dr. J.V. Bowen, Dean of the College of Business and Industry at Mississippi A & M and carefully designed to complement the surrounding single-family residences.

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HISTORIC STARKVILLE

MISSISSIPPI'S COLLEGE TOWN



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- | | |
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GREENSBORO STREET

HISTORIC DISTRICT

HISTORIC STARKVILLE

MISSISSIPPI'S COLLEGE TOWN



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NASH STREET

HISTORIC DISTRICT

