



**OFFICIAL AGENDA
HISTORIC PRESERVATION COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF WEDNESDAY, JANUARY 28, 2020
2ND FLOOR CITY HALL – CONFERENCE ROOM
110 WEST MAIN STREET AT 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 OF MINUTES
 - A. CONSIDERATION OF THE MINUTES OF OCTOBER 24, 2019
 - B. CONSIDERATION OF THE MINUTES OF DECEMBER 04, 2019
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. COA 20-01- DISCUSSION AND CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS REQUEST BY MARK CASTLEBERRY, FOR MINOR EXTERIOR CHANGES TO THE PROPERTY LOCATED AT 101 MAIN STREET ON A PARCEL THAT IS ZONED T-5D WITH THE PROPERTY # 118P-00-318.00.
 - B. CONSIDERATION OF THE 2020 HISTORIC PRESERVATION COMMISSION MEETING SCHEDULE
 - C. DISCUSSION REGARDING THE OKTIBBEHA GARDENS SIGN
 - D. DISCUSSION WITH ERIC REISMAN, MDAH
 - E. DISCUSSION REGARDING UPCOMING MEETING WITH THE MISSISSIPPI HERITAGE TRUST AND THE GILLESPIE- JACKSON HOME
- VIII. PLANNERS REPORT
- IX. ADJOURN

**UNAPPROVED MINUTES OF THE HISTORIC PRESERVATION COMMISSION
MEETING OF THURSDAY, OCTOBER 24, 2019
THE CITY OF STARKVILLE, MISSISSIPPI**

The Historic Preservation Commission of the City of Starkville, Mississippi held their regularly scheduled meeting on October 24, 2019, in the Large Conference Room on the 2nd floor of City Hall, located at 110 West Main Street. Present were Commissioners Evan Peacock, Debbie Nettles, Ryan Ashford, and Robert McMillen. Absent from the meeting were Commissioners Cindi Sullivan and Christopher Hunter. Attending the Commissioners was Assistant City Planner Emily Corban and Community Development Director Simon Kim.

After the meeting was called to order, the Commissioners recited the Pledge of Allegiance, followed by a moment of silence.

AN ORDER APPROVING THE WRITTEN AGENDA

There came for consideration the matter of the approval of the official agenda of October 24, 2019 as presented.

**OFFICIAL AGENDA
HISTORIC PRESERVATION COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, OCTOBER 24, 2019
2ND FLOOR CITY HALL – CONFERENCE ROOM
110 WEST MAIN STREET AT 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 OF THE MINUTES
 - A. CONSIDERATION OF THE MINUTES OF JULY 09, 2019
 - B. CONSIDERATION OF THE MINUTES OF SEPTEMBER 10, 2019
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. COA 19-01- DISCUSSION AND CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS REQUEST BY GARY SHAFER, ON BEHALF OF KEN AND GIGI HOLMES, FOR MINOR EXTERIOR CHANGES TO THE PORCH AND ROOF AT 511 GREENSBORO ST. ON A PARCEL THAT IS CURRENTLY ZONED R-1 WITH THE PROPERTY # 102B-00-106.00.
- B. PLANNERS REPORT
- VIII. ADJOURN

After discussion amongst the Commissioners, Commissioner Nettles made the motion that the official agenda be approved, which was seconded by Commissioner Ashford and unanimously approved 4-0.

1. CONSIDERATION OF THE MINUTES OF JULY 09, 2019

Commissioner Ashford made the motion that the minutes of the July 9, 2019 meeting be approved which was seconded by Commissioner Nettles and unanimously approved 4-0.

2. CONSIDERATION OF THE MINUTES OF SEPTEMBER 10, 2019

Commissioner Nettles made the motion that the minutes of the September 10, 2019 meeting be approved which was seconded by Commissioner Ashford and unanimously approved 4-0.

NEW BUSINESS

A. COA 19-01- DISCUSSION AND CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS REQUEST BY GARY SHAFER, ON BEHALF OF KEN AND GIGI HOLMES, FOR MINOR EXTERIOR CHANGES TO THE PORCH AND ROOF AT 511 GREENSBORO ST. ON A PARCEL THAT IS CURRENTLY ZONED R-1 WITH THE PROPERTY # 102B-00-106.00.

Assistant City Planner Emily Corban introduced the Certificate of Appropriateness Request by Gary Shafer, on behalf of Ken and Gigi Holmes, for minor exterior changes to the porch and roof at 511 Greensboro St. on a parcel that is currently zoned R-1 with the property # 102B-00-106.00.

The applicant is requesting a Certificate of Appropriateness Request to:

1. Construct a new porch.
 - a. The existing brick porch will be extended north 6'8" and the two brick steps will tie into the existing brick walkway.
 - b. The new columns, trim, and bead board will be painted wood construction.
 - c. The new roof will be a 4:12 pitch with asphalt shingles to match the existing.
 - d. The new porch footings will be brick veneer to match the existing.
2. Construct a treated wooden trellis.

- a. The proposed trellis will cover a new brick walkway that will frame the car entrance to the back and help to visually center the new porch construction when viewed from Greensboro St.
- b. Brick pavers will be used for the walkway.

After discussion among the Commissioners, Commissioner Nettles made the motion to recommend approval for COA 19-01 which was seconded by Commissioner Ashford and unanimously approved 4-0.

ADJOURNMENT

Upon conclusion of the discussion of the official business of the Historic Preservation Commission, the Commission adjourned in the Large Conference Room on the 2nd floor of City Hall, located at 110 West Main Street, Starkville, MS 39759.

Dr. Michael Fazio, Chairman

Emily Corban, Assistant City Planner

**UNAPPROVED MINUTES OF THE HISTORIC PRESERVATION COMMISSION
MEETING OF THURSDAY, DECEMBER 04, 2019
THE CITY OF STARKVILLE, MISSISSIPPI**

The Historic Preservation Commission of the City of Starkville, Mississippi held their regularly scheduled meeting on December 4, 2019, in the Large Conference Room on the 2nd floor of City Hall, located at 110 West Main Street. Present were Commissioners Evan Peacock, Debbie Nettles, Christopher Hunter, Cyndi Sullivan, Ryan Ashford, and Robert McMillen. Absent from the meeting was Commissioner Dr. Michael Fazio. Attending the Commissioners was Assistant City Planner Emily Corban.

After Assistant City Planner Emily Corban called the meeting to order, the Commissioners recited the Pledge of Allegiance, followed by a moment of silence.

AN ORDER APPROVING THE WRITTEN AGENDA

There came for consideration the matter of the approval of the official agenda of December 04, 2019 as presented.

**OFFICIAL AGENDA
HISTORIC PRESERVATION COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, DECEMBER 04, 2019
2ND FLOOR CITY HALL – CONFERENCE ROOM
110 WEST MAIN STREET AT 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. CITIZEN COMMENTS**
- VI. NEW BUSINESS**
 - A. CONSIDERATION OF ELECTING A VICE-CHAIRMAN TO THE HISTORIC PRESERVATION COMMISSION**
 - B. COA 19-02- DISCUSSION AND CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS REQUEST BY KEN AND GIGI HOLMES, FOR MINOR EXTERIOR CHANGES TO THE REAR PORCH AND ROOF AT 511 GREENSBORO ST. ON A PARCEL THAT IS CURRENTLY ZONED R-1 WITH THE PROPERTY # 102B-00-106.00.**
 - C. REVIEW OF WINDSHIELD SURVEY MATERIALS**
 - D. DISCUSSION ON SUBMITTING DOCUMENTATION OF IN-KIND SERVICES FOR 2019-2020 CLG GRANT**
- VII. PLANNERS REPORT**

VIII. ADJOURN

Assistant City Planner, acting as chairman, asked that the Commission add to the agenda consideration of electing a vice-chairman to the Historic Preservation Commission.

After discussion amongst the Commissioners, Commissioner Nettles made the motion that the official agenda be approved as amended, which was seconded by Commissioner Ashford and unanimously approved 6-o.

NEW BUSINESS

A. CONSIDERATION OF ELECTING A VICE-CHAIRMAN TO THE HISTORIC PRESERVATION COMMISSION

Assistant City Planner Emily Corban entertained nominations for vice-chairman for the commission. Commissioner Ashford nominated Evan Peacock which was seconded by Commissioner Nettles, and the commission unanimously approved the nomination 6-o.

B. COA 19-02- DISCUSSION AND CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS REQUEST BY GARY SHAFER, ON BEHALF OF KEN AND GIGI HOLMES, FOR MINOR EXTERIOR CHANGES TO THE PORCH AND ROOF AT 511 GREENSBORO ST. ON A PARCEL THAT IS CURRENTLY ZONED R-1 WITH THE PROPERTY # 102B-00-106.00.

Assistant City Planner Emily Corban introduced the Certificate of Appropriateness Request by Ken and Gigi Holmes, for the minor exterior addition of a rear covered porch at 511 Greensboro St. on a parcel that is currently zoned R-1 with the property # 102B-00-106.00.

COA REQUEST:

The applicant is requesting a Certificate of Appropriateness Request to:

1. Construct a rear covered porch.
 - a. The proposed rear porch is approximately 24 feet wide, 10 feet tall, and 16 feet in depth.

After discussion among the Commissioners, Commissioner Nettles made the motion to recommend approval for COA 19-02 which was seconded by Commissioner Ashford and unanimously approved 6-o.

C. REVIEW OF WINDSHIELD SURVEY MATERIALS

Assistant City Planner briefly introduced the survey materials that were created by Ryan Ashford, Christopher Hunter, and Evan Peacock. The Commissioners presented their findings to the Commission.

**D. DISCUSSION ON SUBMITTING DOCUMENTATION OF IN-KIND SERVICES
FOR 2019-2020 CLG GRANT**

Assistant City Planner went over the need to document all hours for in-kind services as a part of the CLG Grant. She stated the need to provide a pay stub or equivalent that can document what the equivalent hourly rate of the person who is providing the in-kind services.

ADJOURNMENT

Upon conclusion of the discussion of the official business of the Historic Preservation Commission, the Commission adjourned in the Large Conference Room on the 2nd floor of City Hall, located at 110 West Main Street, Starkville, MS 39759.

Dr. Michael Fazio, Chairman

Emily Corban, Assistant City Planner

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Historic Preservation Commission
FROM: Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)
CC: Applicant: Briar Jones on behalf of Mark Castleberry

SUBJECT: CA 20-01 Certificate of Appropriateness Request by Briar Jones on behalf of Mark Castleberry, for the minor exterior renovations to the subject property located at 101 Main St. on a parcel that is currently zoned T-5D with the property # 118P-00-318.00

DATE: January 28, 2020

The purpose of this report is to provide information regarding the Certificate of Appropriateness request by Briar Jones on behalf of Mark Castleberry, for the minor exterior renovations to the subject property located at 101 Main St. on a parcel that is currently zoned T-5D with the property # 118P-00-318.00.

The subject property is currently owned by Abert No. 89 Masonic Lodge and was built in the early 1930s. The subject property was historically known as the Rex Theatre.

Although this property is only in the Downtown National Register district, which does not require a Certificate of Appropriateness before proceeding with exterior modifications, the applicant has requested a review by the Historic Preservation Commission for appropriateness.

COA REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Replace the missing historical canopy entrances
2. Repointing of masonry
3. Original doors and windows be repaired and repainted
4. Current aluminum doors be removed and replaced with doors to match the original doors

COA HISTORY:

None.

ANALYSIS

Chapter 67- Historic Preservation, Section 32-34 of the City's Code of Ordinances provides criteria for granting a Certificate of Appropriateness request:

Sec. 67-33. - Criteria for issuance of certificates of appropriateness.

The commission and the city shall use the following criteria in granting or denying certificates of appropriateness:

(a) General factors:

- (1) Architectural design of 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 historic district, upon the district as a whole and its architectural and historical character and integrity.

(c) Exterior alteration:

- (1) All exterior alterations to a building, structure, object, site, or landscape feature shall be compatible with the resource itself and other resources with which it is related, as is provided in [section 67-33\(a\)](#) and (b), and the original design of a building, structure, object, or landscape feature 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.

ADVISORY STANDARDS FOR THE DOWNTOWN STARKVILLE HISTORIC DISTRICT RECOMMEND:

STOREFRONTS:

Storefronts are the most frequently altered parts of historic commercial buildings. They typically include the primary entrance, which is usually centrally located and often recessed and adjacent to display windows, with pier or column elements separating the parts. Beneath the windows there are bulkhead panels and above the windows and doors there are glazed transoms. There may also be additional ornamental features or architectural details. Storefronts sometimes have a door to one side, which provides access to stairs leading to upper floors. Most historic storefronts in Mississippi date from the late nineteenth- or early twentieth-century. While retail conditions have changed since that time, these storefronts remain very functional. Because they are located at street level, they are the most important part of downtown buildings for pedestrians, meaning that historic storefronts can produce a unified urban experience for those walking along downtown sidewalks. Traditionally historic signage was placed immediately above storefronts.

BEST PRACTICES

- If possible, damaged or deteriorated storefront features should be repaired, not removed or replaced.

- The designs of replacement storefronts should be based on historical documentation such as photographs. In instances where an original storefront design cannot be determined, a new design should be similar in placement, size, color, texture, and other visual qualities to existing historic storefronts in the district or, if no such examples remain, they should be based on the appearance of classic historic storefronts discovered through broader research.
- Historic storefronts should be retained and, as required, rehabilitated.
- Storefront features should not be enclosed, relocated, or covered over, nor should they be overlaid with thematic redesigns such as a “French Quarter” or “Old West” look, which would be out of character with the rest of the downtown area.
- Storefronts in new buildings should be similar in placement, size, color, texture, and other visual qualities to existing historic storefronts in the district or be based on the appearance of classic historic storefronts discovered through broader research.

ENTRANCES/DOORS:

Entrances should not be made more elaborate than they were in their original historic form. Storefront entrances typically have single or double doors. These historic doors consist of vertical stiles and horizontal rails, typically framing glazed panels. When considering a replacement door, the best practice is to examine any remaining evidence such as historic photographs or other historic doors in the area. If none is relevant, then broader research can produce useful information. Aspects to consider are materials, colors, percentage of glazing, ornamental features, and accessory hardware. It is also important to recognize that a door considered appropriate in one location, say on Royal Street in New Orleans, will probably not be a harmonious replacement in a traditional Mississippi downtown.

BEST PRACTICES

- Primary entrance locations should not be changed.
- New entrances should not be added to primary facades.
- Historic entrances should be retained and, if necessary, rehabilitated using compatible materials. They should not be altered, embellished, enclosed, or relocated.
- A replacement door should match the original historic door or, if the design of this door is unknown, should have materials, colors, percentage of glazing, ornamentation, and accessory hardware compatible with historic doors remaining in the area.
- Doors in new construction should have materials, colors, percentage of glazing, ornamentation, and accessory hardware compatible with historic doors remaining in the area.

WINDOWS:

Commercial buildings with ground-level storefronts have large expanses of glass in order to provide potential customers with the opportunity to window shop. Windows above the storefront level are typically of a residential scale and frequently have a vertically sliding sash like those seen on residences. These windows are typically set in isolation and have prominent sills beneath them and lintels at their heads, with these elements sometimes ornamented. Window-pane size increased over the late nineteenth- and early twentieth-century and only the appropriate pane size for the period of the building’s construction should be used.

BEST PRACTICES

- The preservation of its windows is paramount in maintaining a building's historic character. Both the overall window design and the individual components and accessories should be retained and, if necessary, rehabilitated.
- Historic windows should not be eliminated, resized, or covered over, nor should their openings be filled in. If a window opening has been filled in, owners should consider reopening it and reinserting a window identical to or very similar to the original one. During a rehabilitation, repairs should be limited to affected components. If a window must be replaced, the replacement should match the historic window in its materials and all visual aspects of its design. Unpainted aluminum sash and snap-in muntins should never be used.
- Details such as ornamented sills or lintels should be retained and, if necessary, rehabilitated.
- Window glass should not be tinted or coated with a reflective material.
- While historic windows do not conform to today's standards for energy efficiency, interior storm sashes can greatly improve their effectiveness without altering their exterior appearance.
- Historic shutters should be retained and, if necessary, rehabilitated. Replacement shutters should reflect the building's original design and use.
- Windows in high-style buildings have a form distinctive to the particular style and care must be taken to understand and retain this form.

SHELTER AWNINGS & CANOPIES:

Porches and porticoes are typically found on civic and institutional buildings built in a high style, while commercial buildings have traditionally had their storefronts protected by fabric awnings and metal canopies.

BEST PRACTICES

- Porches, galleries, and balconies should not be added to buildings that did not historically have them.
- Historic shelter constructions on commercial buildings should be retained and, if necessary, rehabilitated. Original shelter designs should not be altered, but inappropriate shelter structures added more recently are best removed or incorporated into a more historically appropriate design. The design of replacements should be based on
- historical documentation for the building and, if that is lacking, be based on examples remaining on neighboring historic buildings. Fabric is the most appropriate material for awnings, and metal is the most appropriate one for canopies.
- New shelter constructions should be compatible in size and shape with the openings that they shelter and should be similar in design to the original shelter constructions or to historic examples found nearby. New shelter structures may stretch across an entire storefront but should not extend across more than one building.

Attachment 1
CA 20-01 Aerial



Legend

 subject property

0 62.5 125 250 375 Feet



Attachment 2 Application



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 W. Brian Jones, AIA for Mark Castleberry

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

Address P.O. Box 1346

City, State ZIP Starkville, MS 39760

Daytime Phone 662-323-3762

E-mail Address archi.cop@aol.com

PROPERTY AND PROJECT INFORMATION

Project Address 101 MAIN STREET, WEST

Property Owner Albert No. 89 Masonic Lodge

Tax or Parcel Number 118P-00-318.00
 (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 ORIGINAL CANOPY ENTRANCE
WILL BE REPLACED. THE ELEMENT IS
CURRENTLY MISSING. LIMITED REPAIRING
OF MASONRY WILL OCCUR. ORIGINAL
DOORS AND WINDOWS WILL BE REPAIRED
AND PAINTED. LATE ALUMINUM DOORS WILL
BE REMOVED AND REPLACED WITH DOORS
TO MARK THE ORIGINAL DOORS.
INTERIOR WORK INCLUDES RENOVATIONS
TO THE EATING OFFICE AREAS, ADA
TOILETS, AND MODIFICATIONS AND REPAIRS
TO THE THEATRE AREA TO ACCOMMODATE
THE NEEDS OF THE PROPOSED
TENANT.

☐ 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: W. Brian Jones Printed Name: _____ Date: 1/28/2020

Attachment 3- Existing Conditions



1



2



3



4

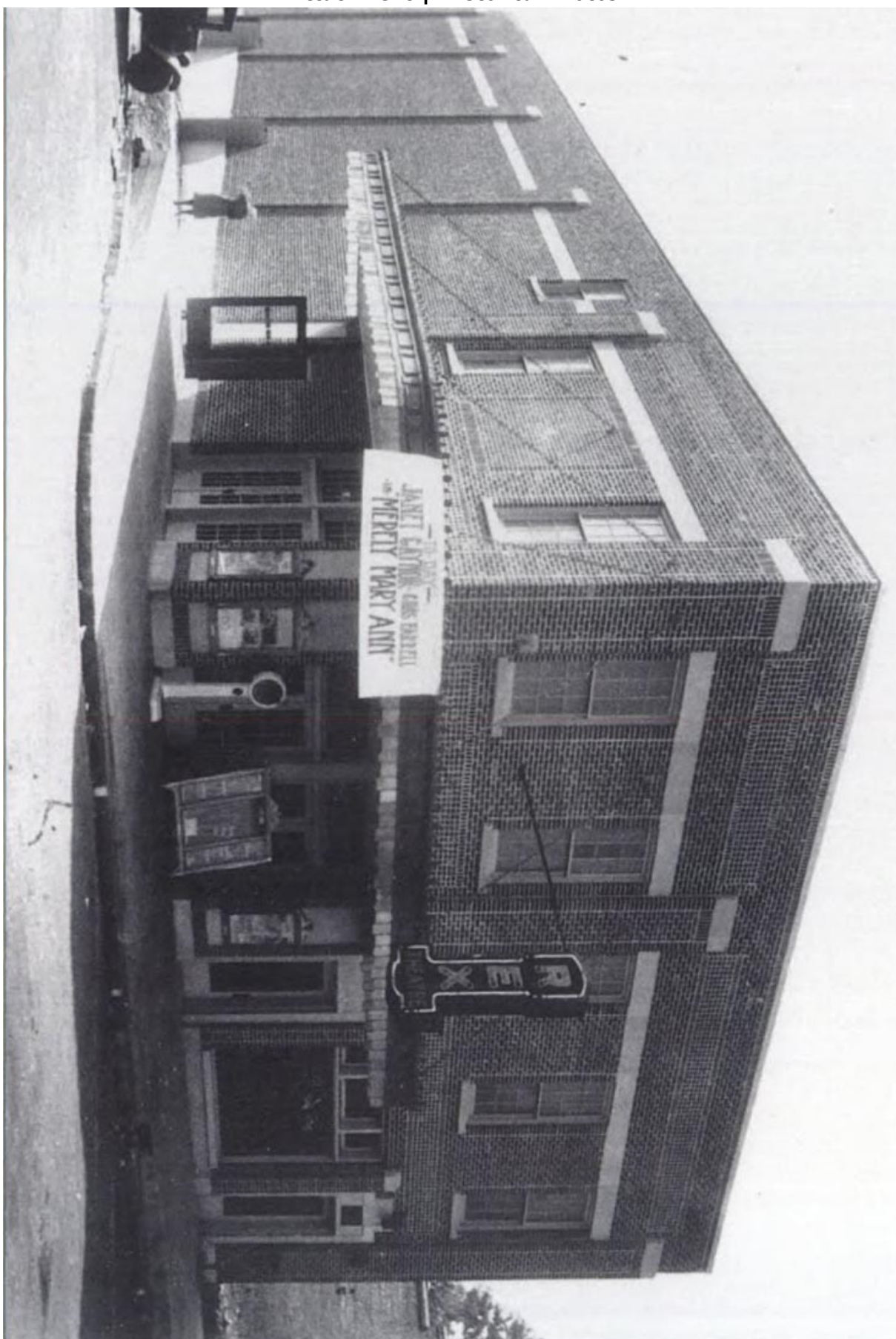


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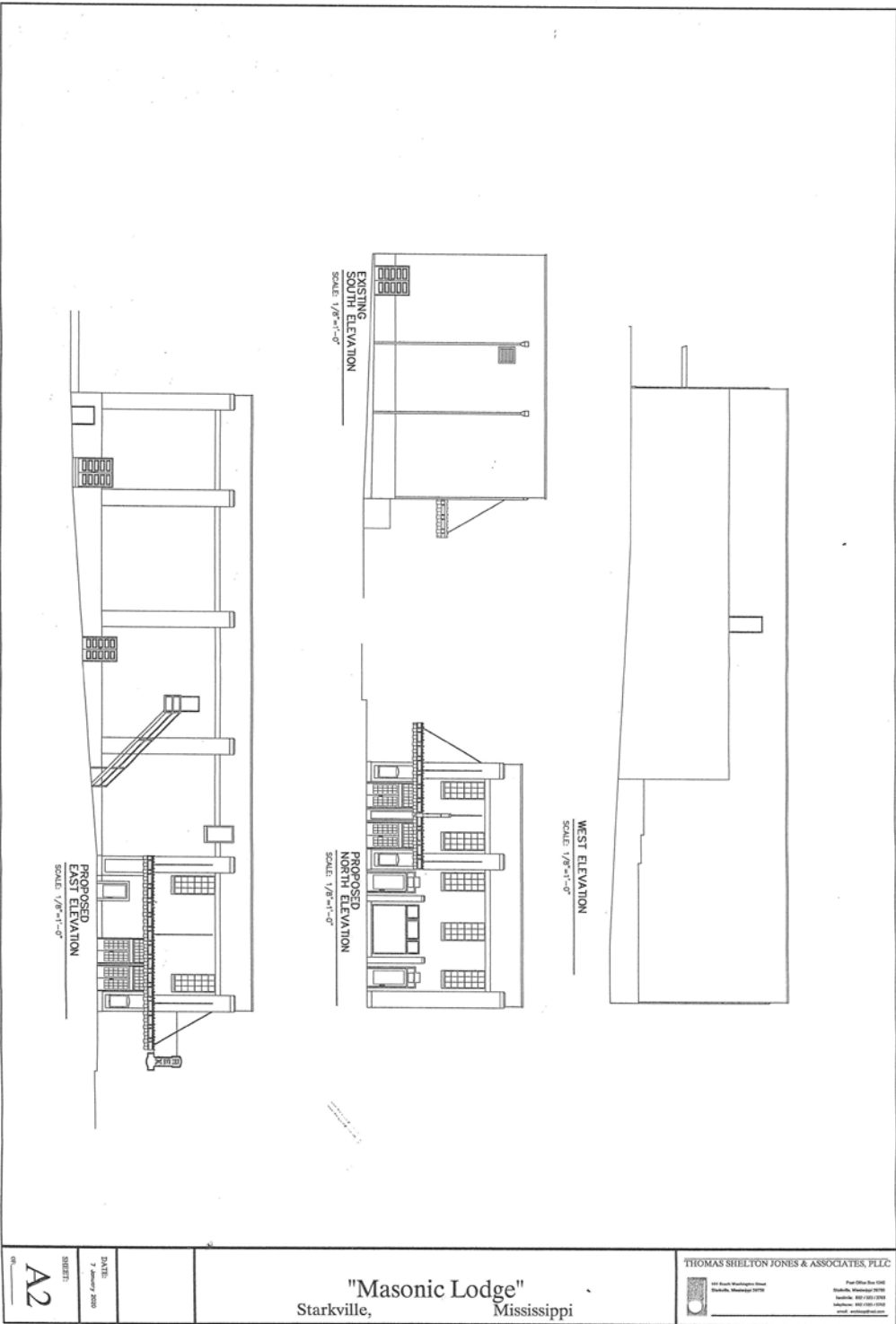


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Attachment 4- Historical Photos



Attachment 5- Proposed Plan





Proposed Parkdale Subdivision National Register Historic District - Starkville

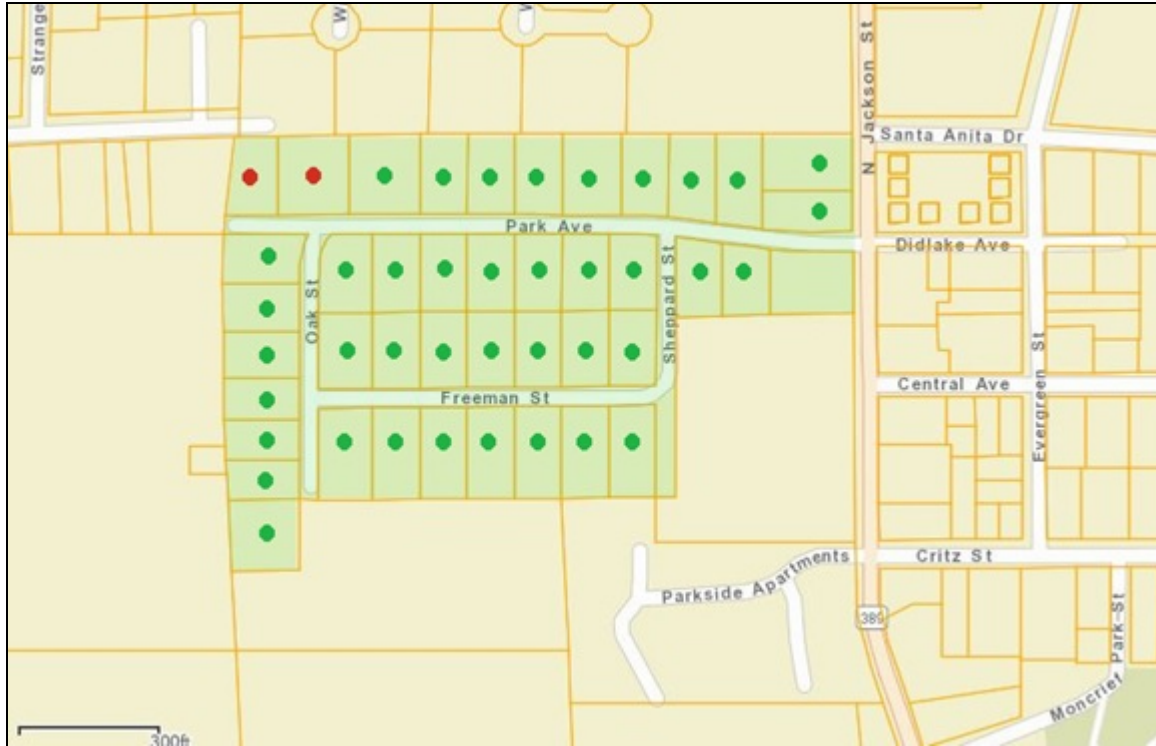


Figure 1: Proposed Parkdale Subdivision National Register Historic District

The Proposed Parkdale Subdivision National Register Historic District was developed in the Late-1950s through the 1960s, at a time when the city's population was growing rapidly. Elements of the district, including street design, open space, and the exclusion of non-residential uses. These elements along with the fact the subdivision is self-contained and dependant on the automobile for virtually all aspects of daily living, show the influence of the Post-war curvilinear subdivision movement.¹ The proposed district follows the original plat, roughly bounded by Park Avenue, Shepard Street, Freeman Avenue, and Oak Street. The topography is rolling, with asphalt paved streets roughly 18' wide. There is no curbing or sidewalks, but the streets are flanked by shallow, grass-lined drainage ditches. The set backs are uniform and all but one house is set perpendicular to the street.² The proposed district was developed as a mid-20th century post-war curvilinear subdivision made up of a middle class families. The buildings of the historic district, single family, wood frame, single story residences, represent important regional styles and types of architecture. The proposed district is comprised of 42 houses, 40 are contributing. These structures are a collection of house styles and types representative of Starkville's mid-20th century development. This was a period when the University and the city's roll as county seat were growing industries as well as being part

¹ Ames, David & McClelland Linda *Historic Residential Suburbs: Guidelines For Evaluation and Documentation For the National Register Of Historic Places* U.S. Department Of the Interior, National Park Service, National Register Of Historic Places 2002.

² 101 Freeman Street is set at an angle to address the corner of Freeman Avenue and Shepard Streets.

of Mississippi's post war building boom. The period of significance for the district is from 1955 to 1976, the time period begins when Parkdale Subdivision was platted and the first structures were erected until the latest construction date for contributing buildings within the district. The buildings reflect regional trends in architectural development in the early-to-mid 20th century. The prevalent architectural styles include: Minimal Traditional, and Ranch. The oldest buildings in the district are Minimal Traditional in style. As they face North Jackson Street, they may pre-date the creation of the subdivision. The district is significant under Criterion A for Community Planning and Development and under Criterion C for Architecture.

The Parkdale Subdivision plat was made by Civil Engineer Arthur L. Goodman Jr., in November of 1955 for Curby Steadman and Freeman McGinnis.³ Steadman (1896-1973), who had real estate, lumber and farming interests throughout Oktibbeha County,⁴ is identified as owning the northern one-third of the area to be subdivided in the 1951 Edition of the Official City Map of Starkville. Steadman, along with Freeman McGinnis (1927-2005), a barber,⁵ combined a small parcel owned by McGinnis' wife, Wynelle McGinnis, with an undeveloped tract of land south of that was purchased to establish the subdivision. Freeman Street, was named for the developer of the subdivision. It is unknown if the developers constructed any of the houses in this section of the subdivision. A 1960 aerial photograph depicts the subdivision nearly two-thirds built out.⁶ Some of the houses appear to have been identical in plan with minor variations, indicating they were likely built by the same builder as spec houses.⁷ Evidence suggests that some the individuals who purchased the lots constructed, of a unique design, their own houses or hired contractors to complete the work. By 1980, all but one of the buildings in the subdivision appear to have been built.⁸ Only one building in the subdivision has been demolished, 407 N. Jackson Street, removed prior to 1980. Distinctive, unifying features of the housing in the subdivision are single story, side-gable and side-hipped roofs, brick or stone wainscoting on primary elevations, ganged windows, single vehicle, front facing carports, and small to non-existent porches.

³ **How to cite plats?**

⁴ Curby Steadman, Obituary *Clarion Ledger* [Jackson, MS], 24 February, 1973. Page 2.

⁵ Findagrave.com, Advertisement for McGinnis' Style & Barbershop *The Webster Progress-Times* [Eupora, MS], 13 December, 1984. Page 5. "Originally called McGinnis Barber Shop, the business opened in 1959" Moffett-Taylor, Emma "Rooney's Barber Shop stands strong after 17 years in business" *Starkville Daily News* [Starkville, MS]. 4, September 2019. Online, accessed 1, January 2020.

⁶ *historicaerials.com* 1960 Aerial Photograph of Starkville, MS. accessed 1, January 2020.

⁷ Examples of this are Type #1: 100, 102, 104, 106, 108, 110 Freeman Street, Type #2 103, 105 Freeman Street, and Type #3: 522 Oak Street 109, 204 Park Avenue.

⁸ *historicaerials.com* 1980 Aerial Photograph of Starkville, MS. accessed 1, January 2020. The sole house built after 1980 is 115 Park Avenue.

Proposed Parkdale Subdivision National Register Historic District - Starkville



106 Freeman Street. Parkdale Subdivision



522 Oak Street. Parkdale Subdivision



103 Freeman Street. Parkdale Subdivision.



109 Freeman Street. Parkdale Subdivision.



528 Oak Street. Parkdale Subdivision



102 Park Avenue. Parkdale Subdivision



111 Freeman Street. Parkdale Subdivision



Intersection of Jackson Avenue, North and Park Avenue, Entrance to Parkdale Subdivision