



**OFFICIAL AGENDA
HISTORIC PRESERVATION COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF WEDNESDAY, DECEMBER 04, 2019
2ND FLOOR CITY HALL – CONFERENCE ROOM
110 WEST MAIN STREET AT 12:00 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
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. 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.
 - B. REVIEW OF WINDSHIELD SURVEY MATERIALS
 - C. DISCUSSION ON SUBMITTING DOCUMENTATION OF IN-KIND SERVICES FOR 2019-2020 CLG GRANT
- VIII. PLANNERS REPORT
- IX. ADJOURN

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: Ken Holmes

SUBJECT: CA 19-02 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.

DATE: December 4, 2019

The purpose of this report is to provide information regarding 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.

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.

STARKVILLE HISTORIC PRESERVATION DESIGN GUIDELINES RECOMMEND:

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 grooves 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.

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.

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.

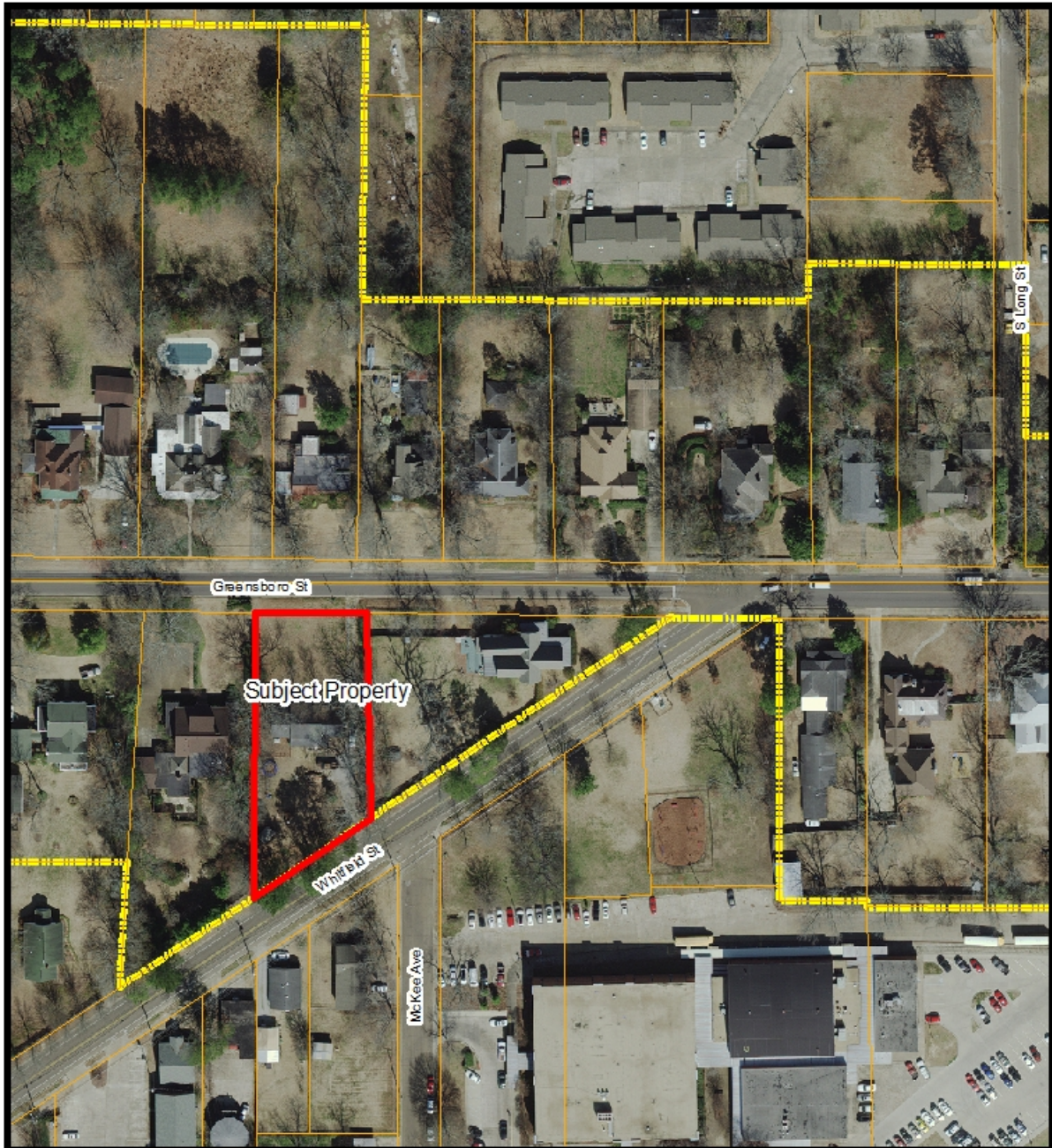
Use treated wood when replacing or scabbing onto original porch framing, such as joists and perimeter beams. When reconstructing a wood-frame porch, be sure that the floor is pitched to drain water, with the recommended pitch being 1:48 or a fall of one inch for every forty-eight inches.

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.

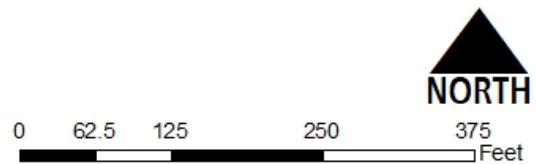
Reproduction and custom-made columns and posts are readily available from a variety of suppliers. Many stock reproduction columns are near replicas of the columns used in twentieth century historic buildings. However, some nineteenth-century houses will require custom-made columns to properly fit the 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.

Attachment 1
COA 19-01- Aerial



Legend

-  subject property
-  Greensboro Historic District



Attachment 2



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 Ken + G.G. Holmes

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

Address 511 Adams Blvd S.

City, State ZIP Starkville, MS 39759

Daytime Phone 662-522-1367

E-mail Address kholmes@maxxsouth.net

PROPERTY AND PROJECT INFORMATION

Project Address SAME

Property Owner _____

Tax or Parcel Number 12B-00-126-00

(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 |

City of Starkville Historic Preservation Commission

Project for the rear of 511 Greensboro Street

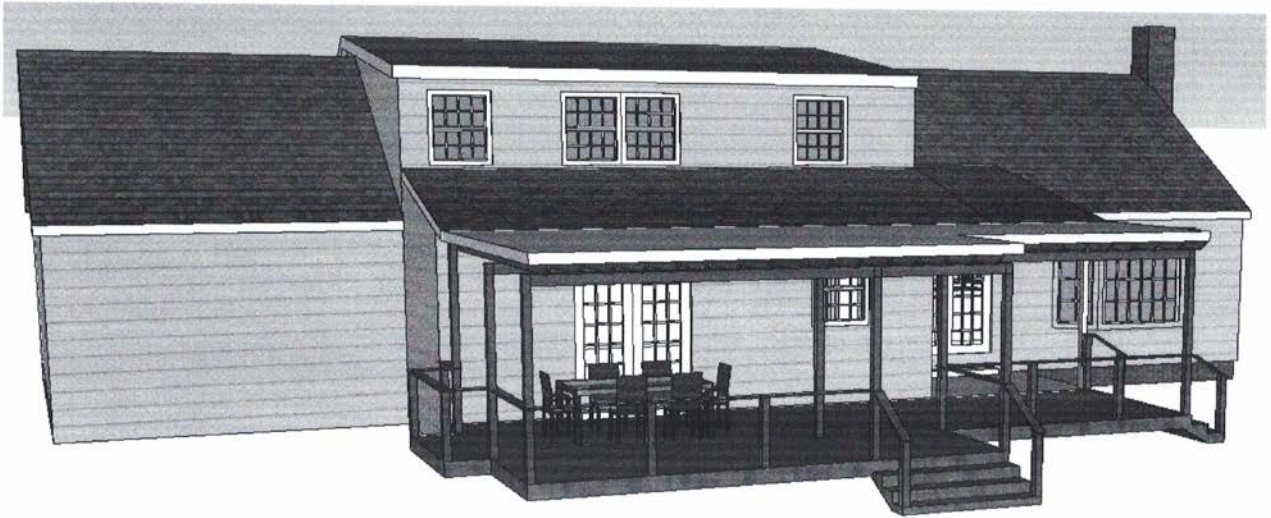
Our project is to put a roof over a portion of the existing deck to allow us to use the outside space more often. We love being outdoors and have found that having a covered outdoor space really enhances our home. The roof will be a standing seam metal roof. The roof will support a ceiling fan and lighting.

The second part of our project is to build an open-air carport over the existing gravel parking pad. This will be a simple carport with just beams supporting a roof to cover the parking area.

Attachment 3- Existing Conditions



Attachment 4- Proposed Plan





Windshield Survey of Potential Historic Districts Historic Preservation Commission

City of Starkville, Mississippi
November 29, 2019

Windshield Survey of Potential Historic Districts

Starkville Historic Preservation Commission

City of Starkville, Mississippi

Prepared by Ryan Ashford and Christopher S. Hunter

Friday November 29, 2019

Introduction

On Friday November 8, 2019, commission members Ryan Ashford and Christopher S. Hunter drove through eight (8) areas in Starkville, Mississippi which have been identified as potential National Register Historic Districts. The overall goal of this 'windshield survey' is to provide assistance to the contracted surveyor by conducting an initial reconnaissance of the city to identify properties and areas of particular interest, both architecturally and historically.

Documentation of observed city properties includes these notes and comments as well as a key map identifying the eight (8) areas and a series of images of a number of buildings in each potential district. These images have been located on detailed key maps of each potential district.

Methodology

This windshield survey is not meant to provide documentation at the level expected of the contracted surveyor but will use maps generated by the City of Starkville as visual aids upon which the properties and areas of noted interest will be marked. Noted detailed reasons for the particular interest, including architectural and landscape features and / or association with person and events of historical interest, will accompany and be referenced back to the provided maps.

In general, the windshield survey provided the opportunity to identify building stock in the potential historic districts into two architectural categories: residential and commercial

buildings, with residential buildings as the predominant properties. A further breakdown of the residential building stock is composed of single-family dwellings, which is the majority residential building type, some duplex style buildings, and some multi-family buildings. According to the document, 'Standards for Starkville's Historic Districts', prepared by David Preziosi, AICP of the Mississippi Heritage Trust, the majority of the single-family residential building stock in the identified potential historic districts is part of the following architectural style categories:

- **Minimal Traditional** (national date ranges from 1935 to 1960). Born of the economic depression era of the 1930s the Minimal Traditional style is a simple and economical residential architectural style 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.
- **Ranch Style** (national date ranges from 1935 to 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.¹

¹ Preziosi, David. *Standards for Starkville's Historic Districts*. Starkville, Mississippi: City of Starkville, Mississippi, 2012.

There are some examples of commercial and adaptive-reuse buildings in several of the potential identified districts. According to Preziosi, many 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.²

The following pages of this document illustrates a small sampling of the various buildings and architectural styles under historic designation consideration. Images of the building stock are courtesy of Google Earth.

² Preziosi, David. *Standards for Starkville's Historic Districts*. Starkville, Mississippi: City of Starkville, Mississippi, 2012.

Attachment B: Areas previously identified for historic potential

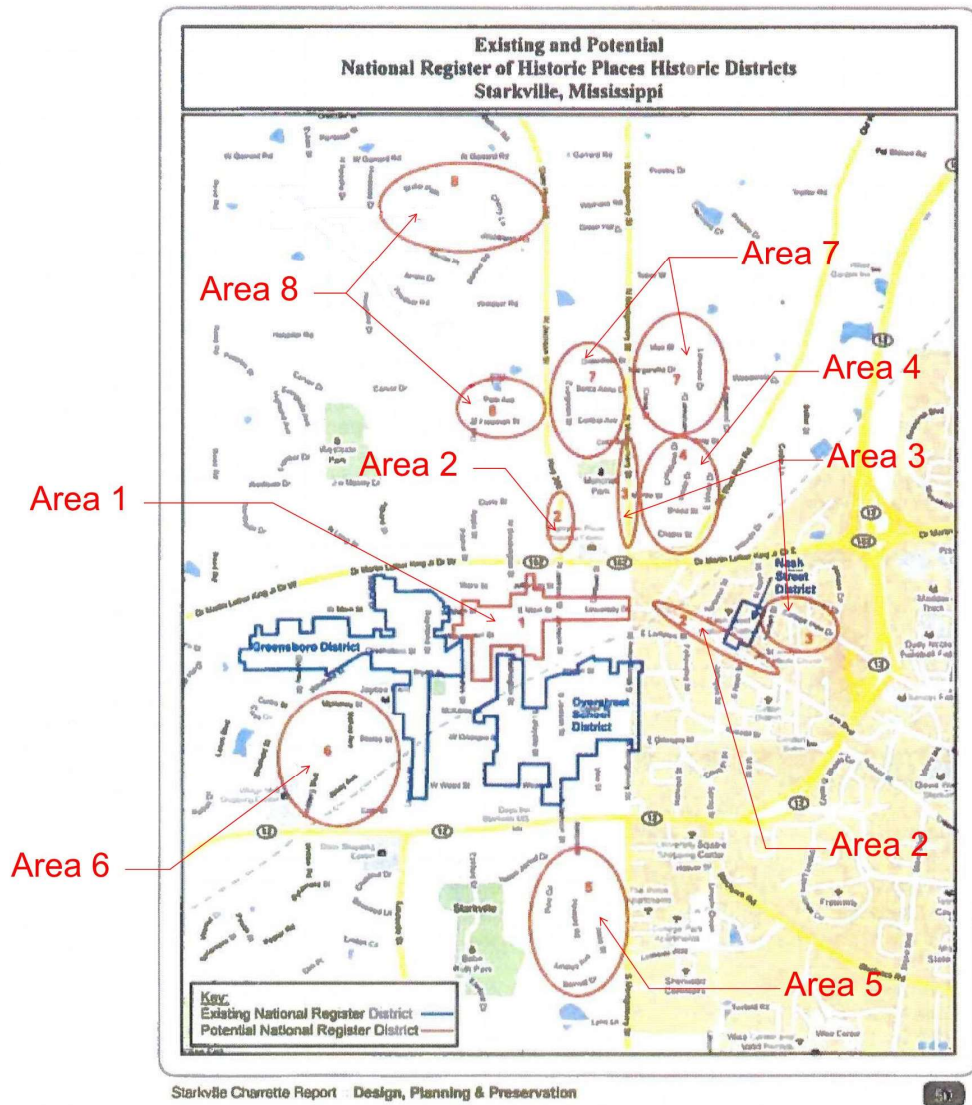
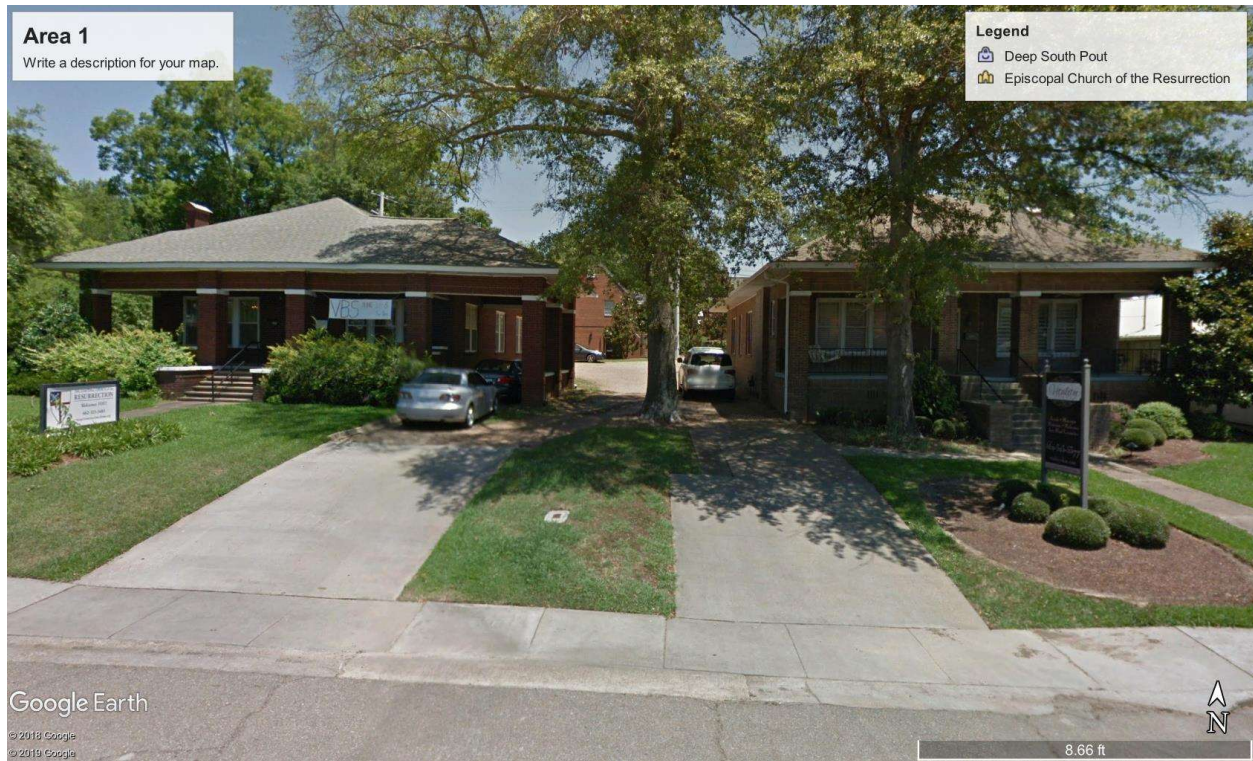
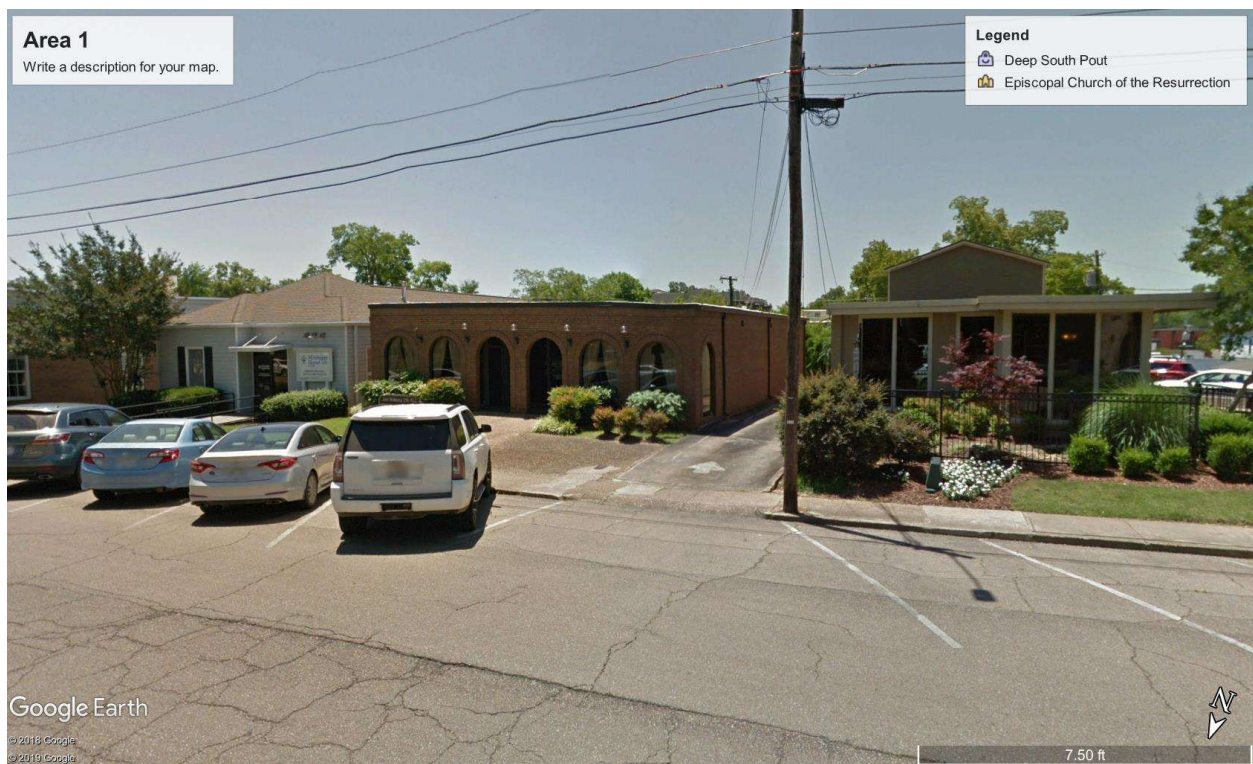


Image of Identified Potential Historic Districts. Image courtesy of Starkville Charrette Report
Department of Design, Planning and Preservation



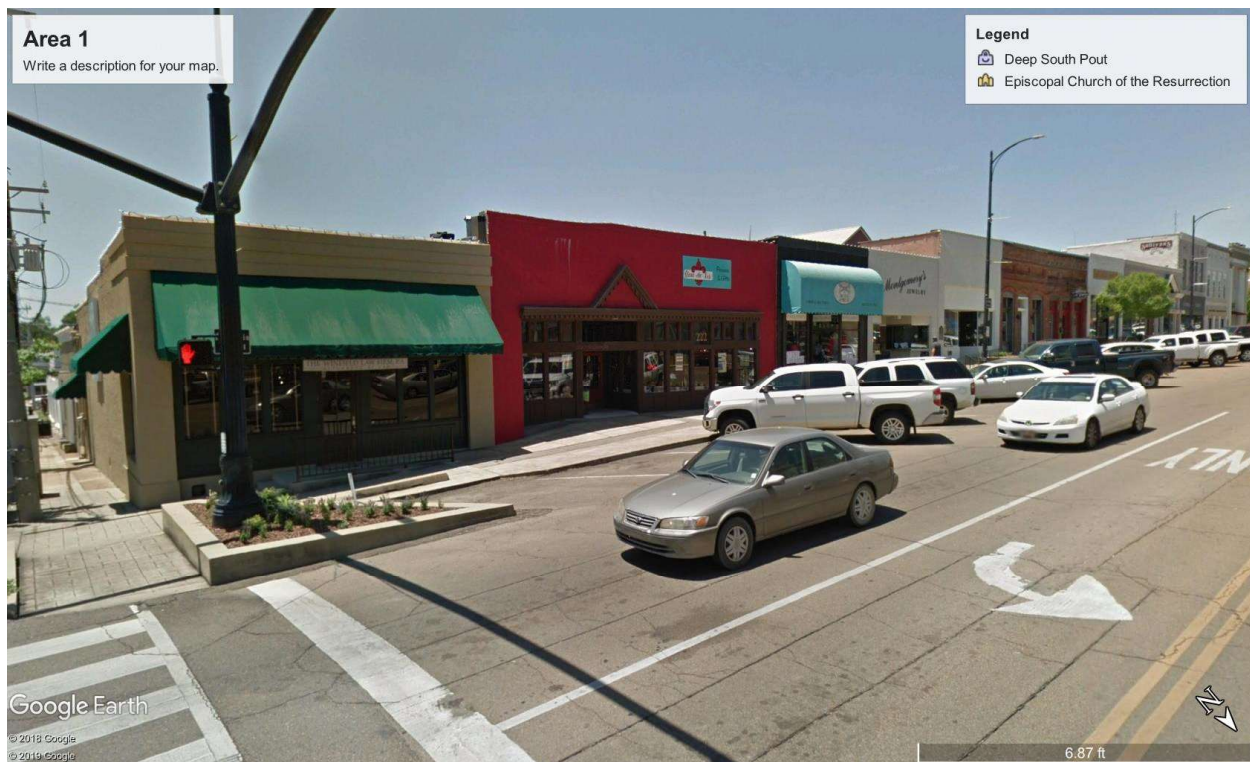
Area 1 - Building 014



Area 1 - Building 015



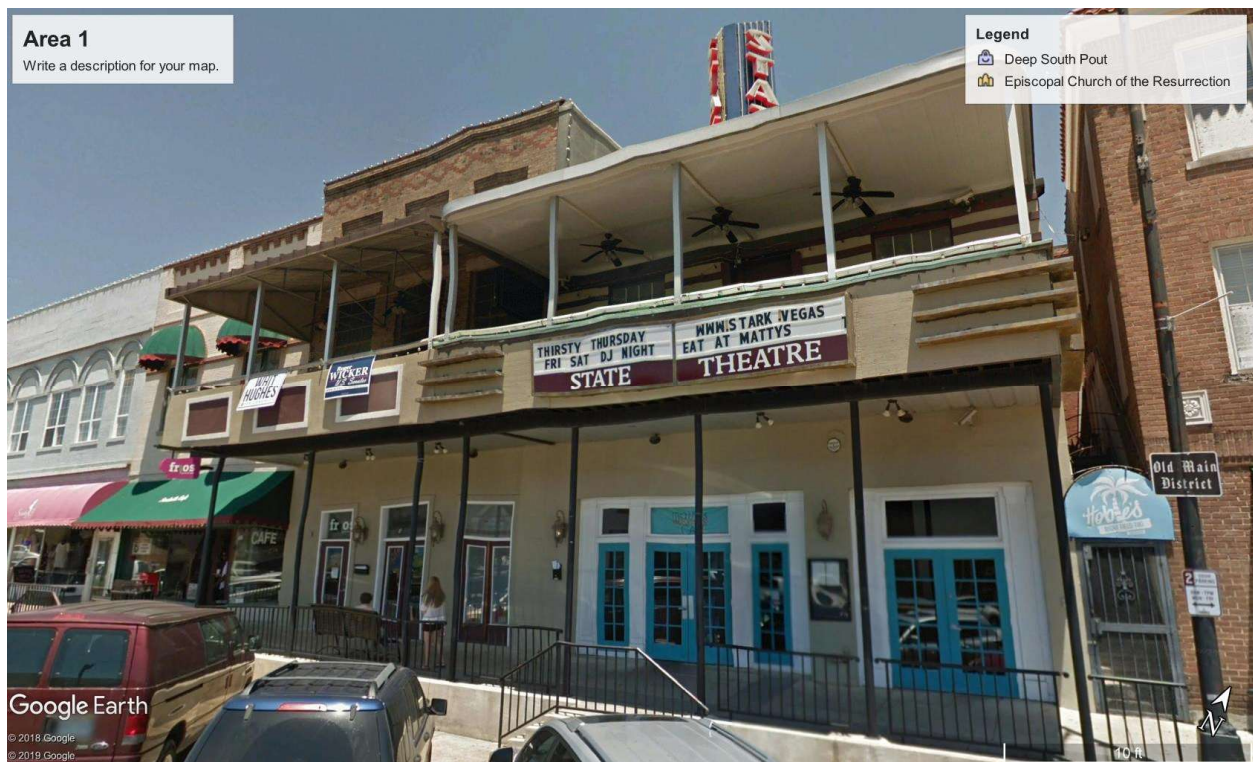
Area 1 - Building 016



Area 1 - Building 017



Area 1 - Building 018



Area 1 - Building 019



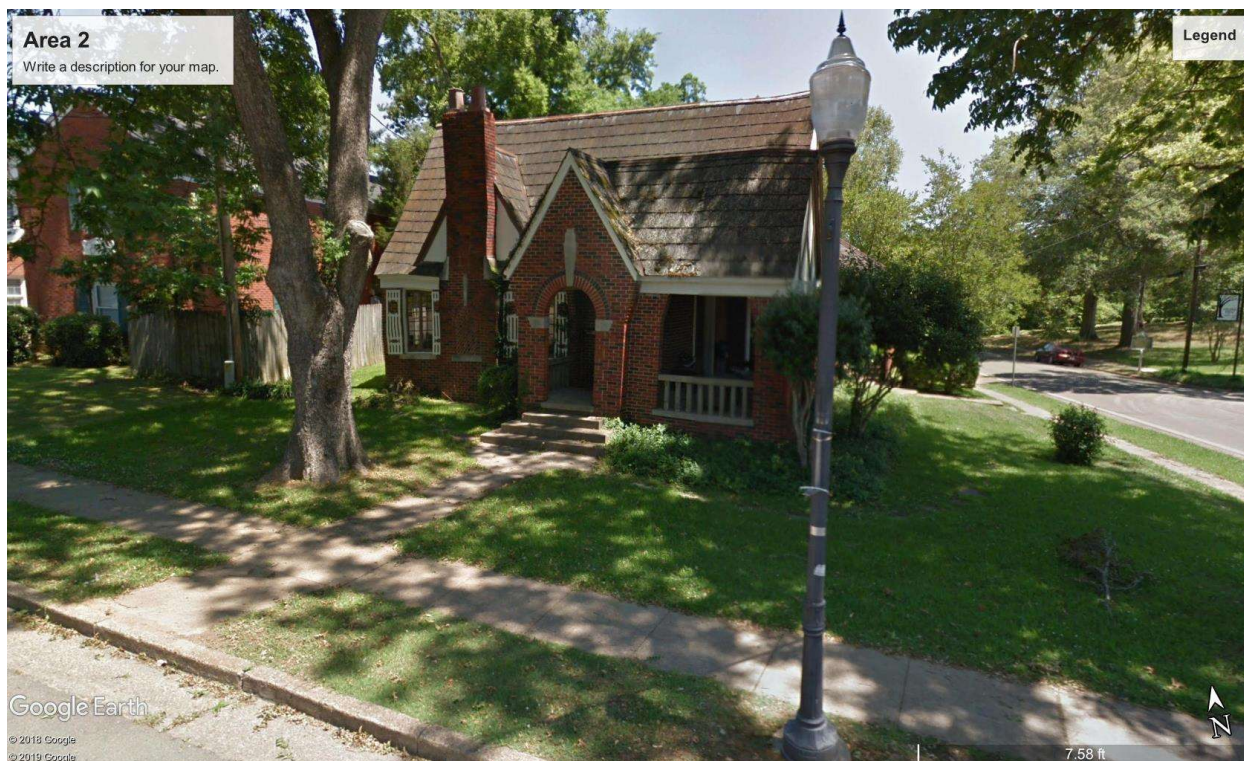
Area 1 - Building 020



Area 2 - Building 021



Area 2 - Building 022



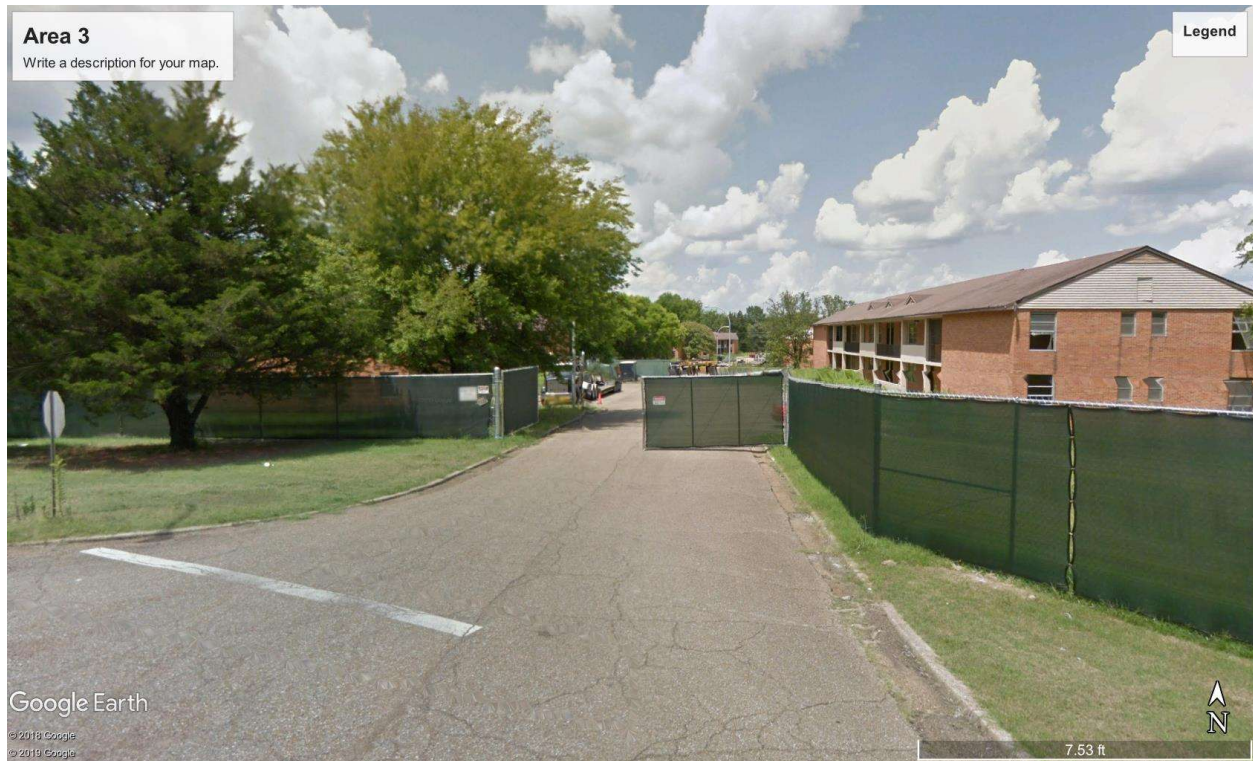
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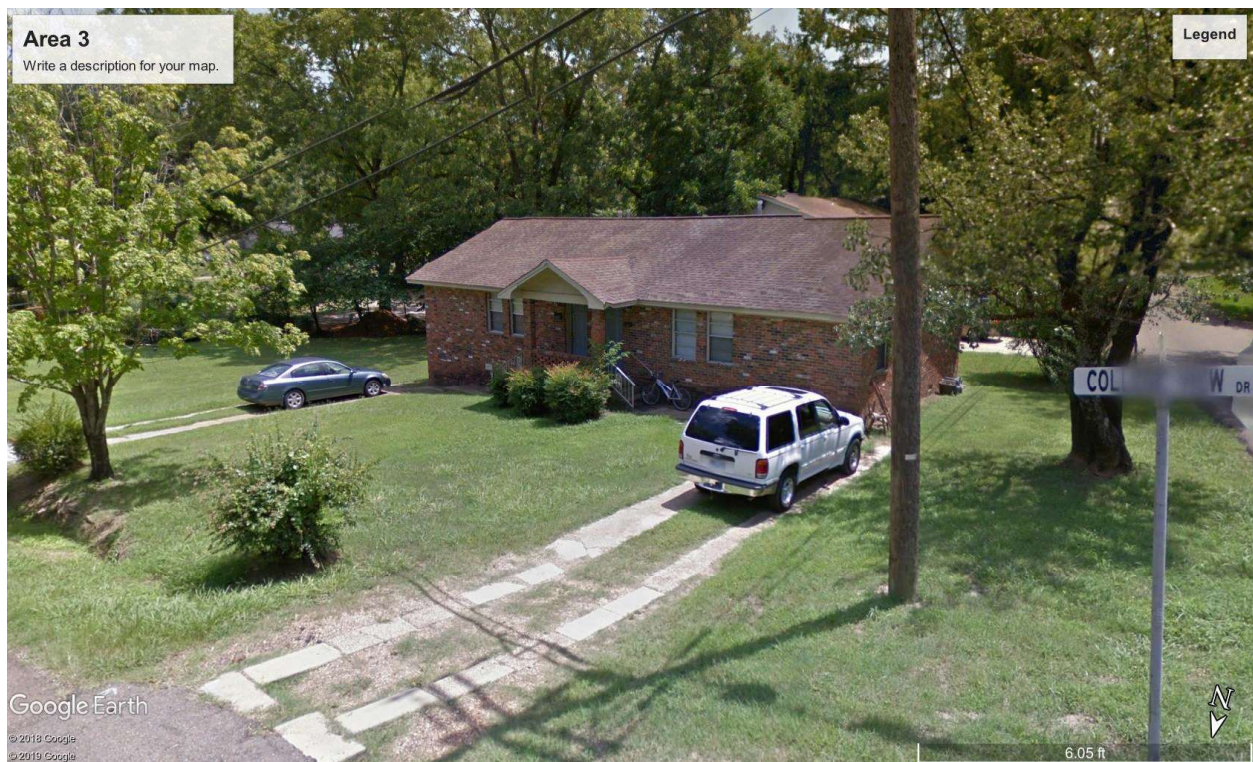
Area 2 - Building 024



Area 2 - Building 025



Area 3 - Building 026



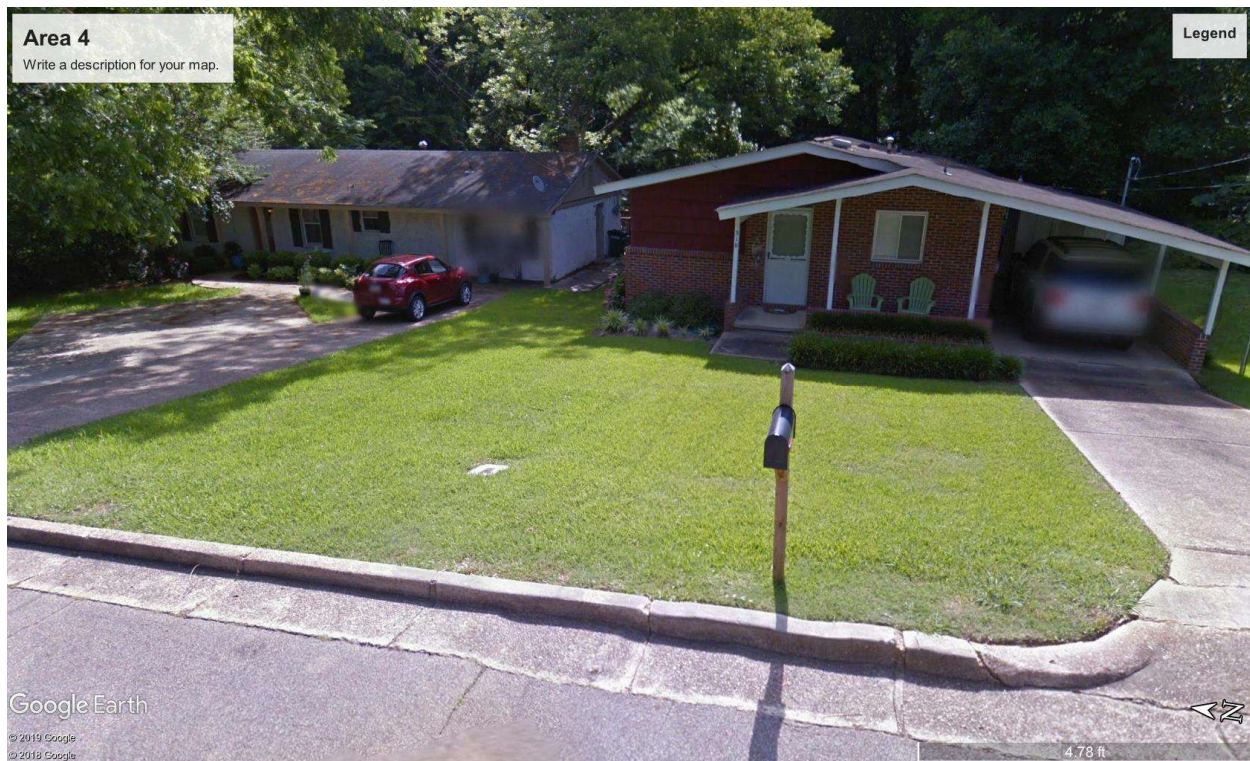
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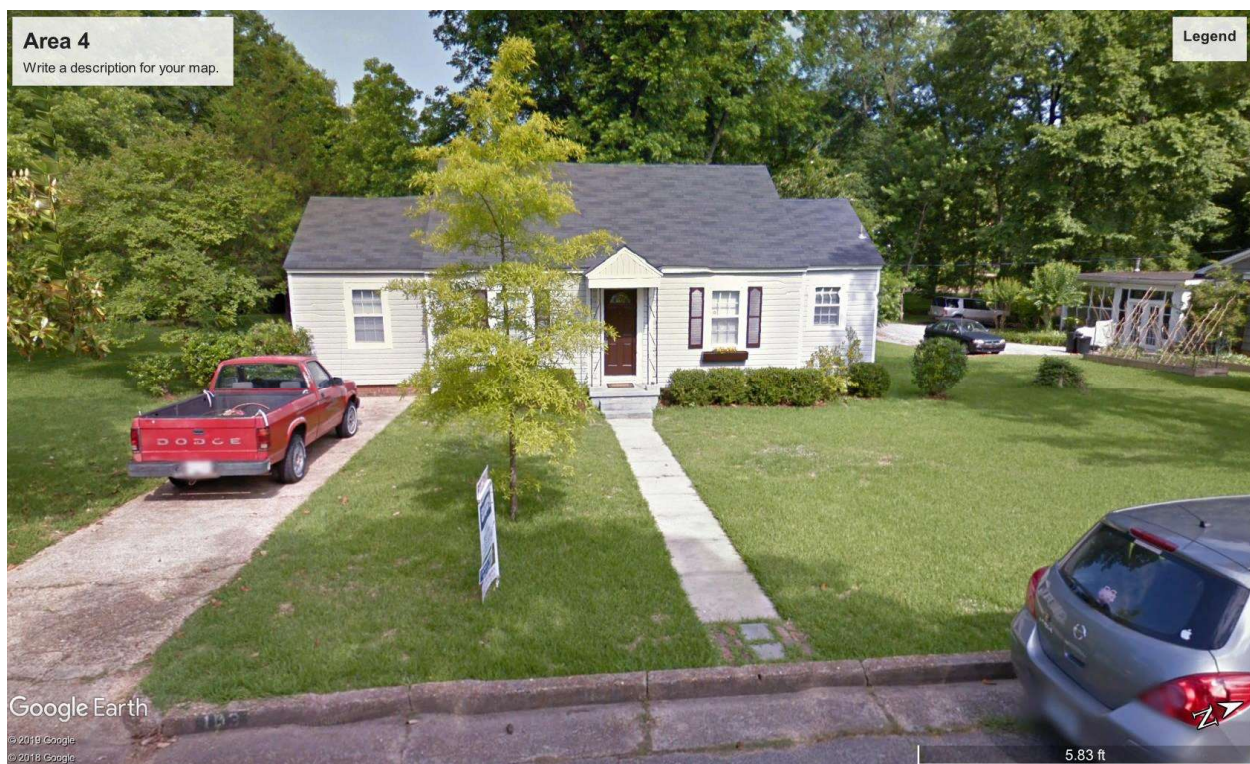
Area 3 - Building 028



Area 4 - Building 029



Area 4 - Building 030



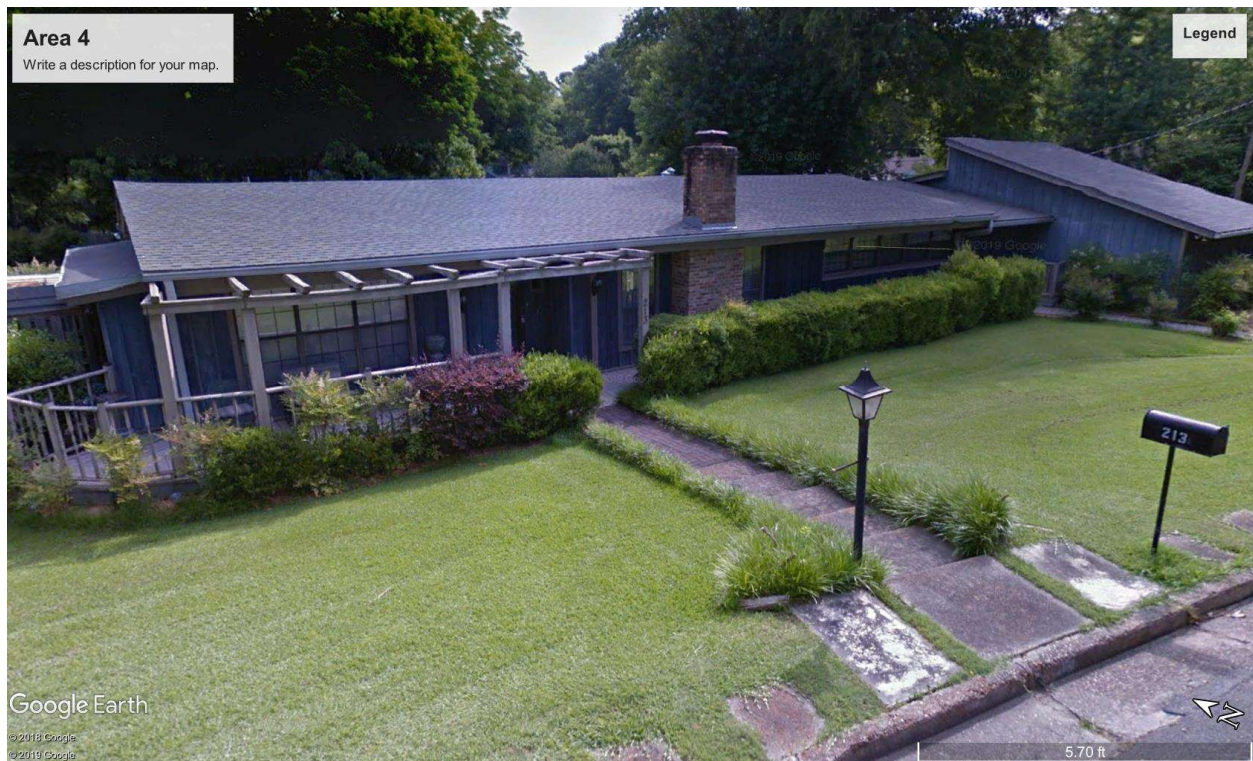
Area 4 - Building 031



Area 4 - Building 032



Area 4 - Building 033



Area 4 - Building 034



Area 5 - Building 001



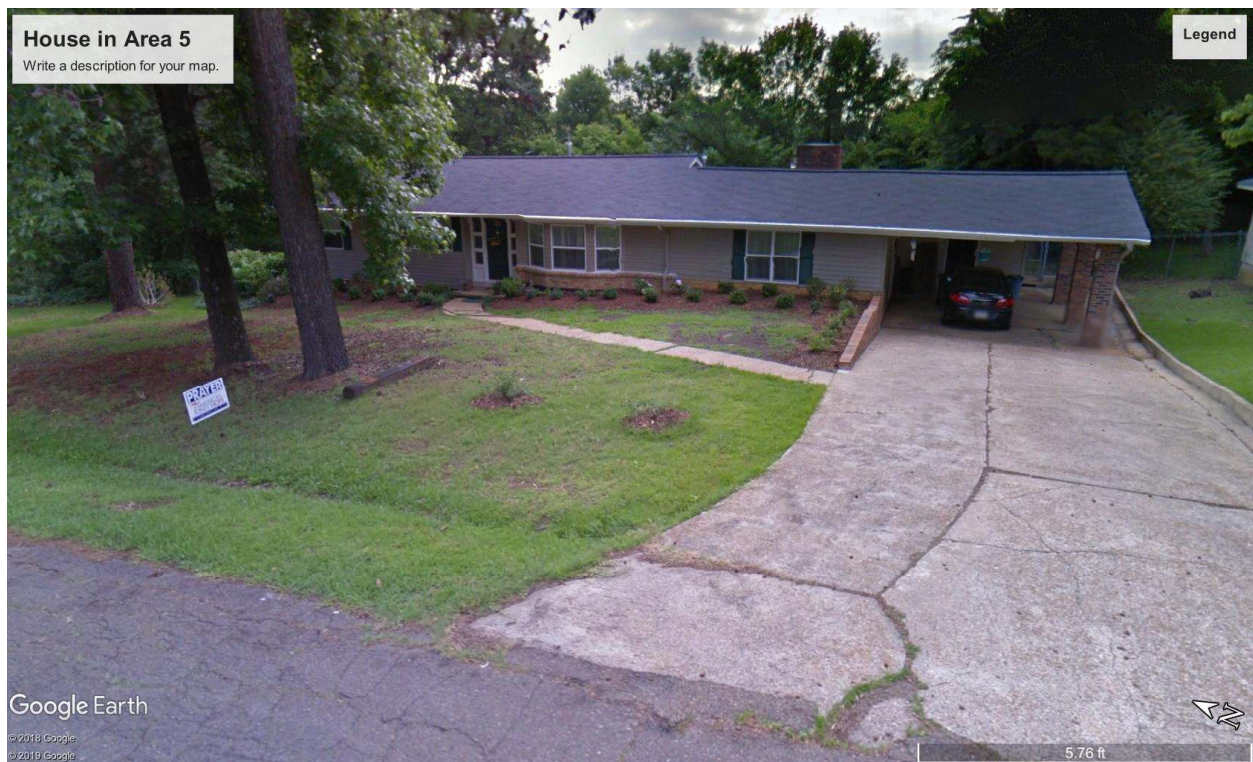
Area 5 - Building 002



Area 5 - Building 003



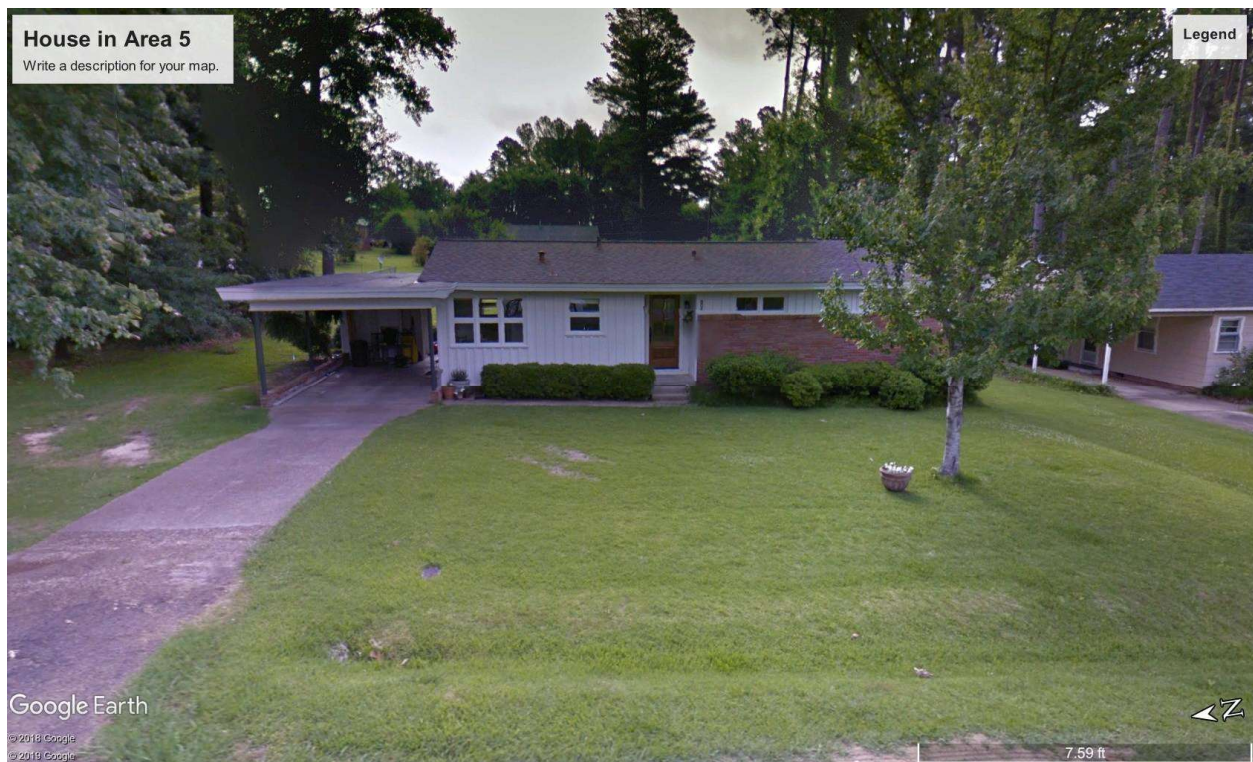
Area 5 - Building 004



Area 5 - Building 005



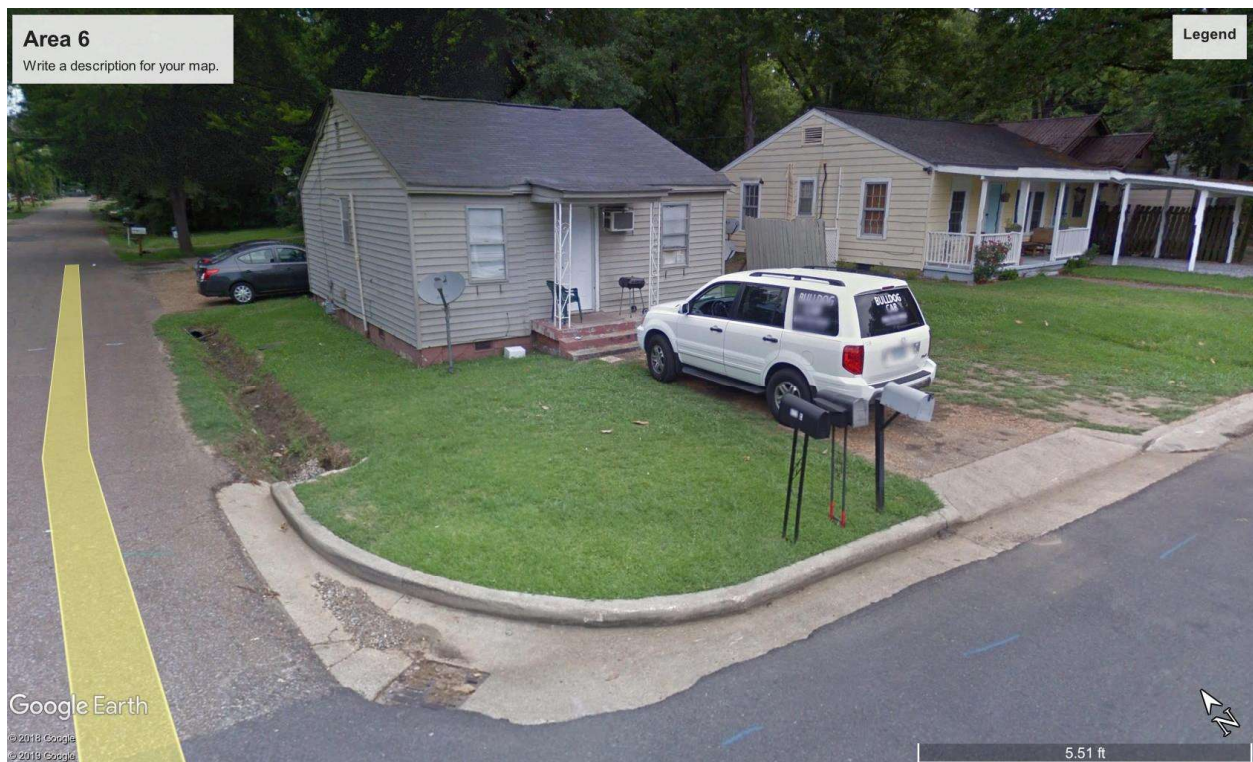
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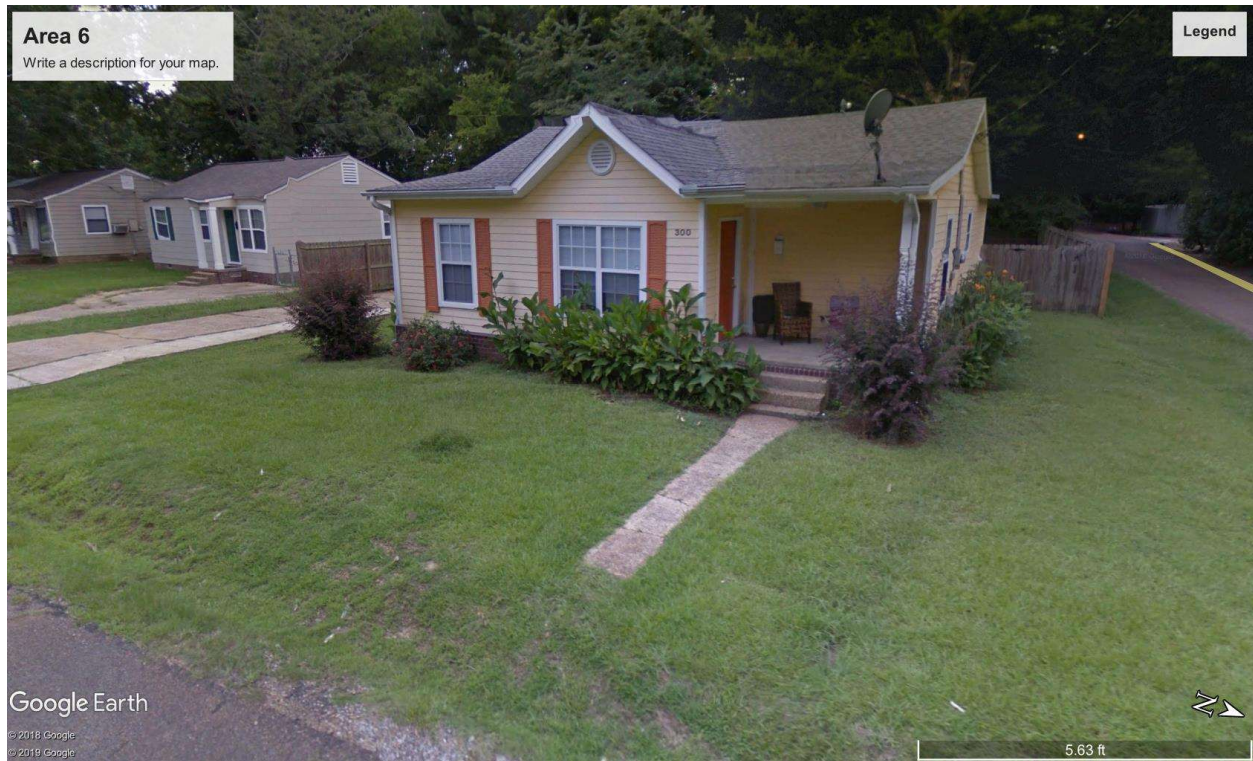
Area 5 - Building 007



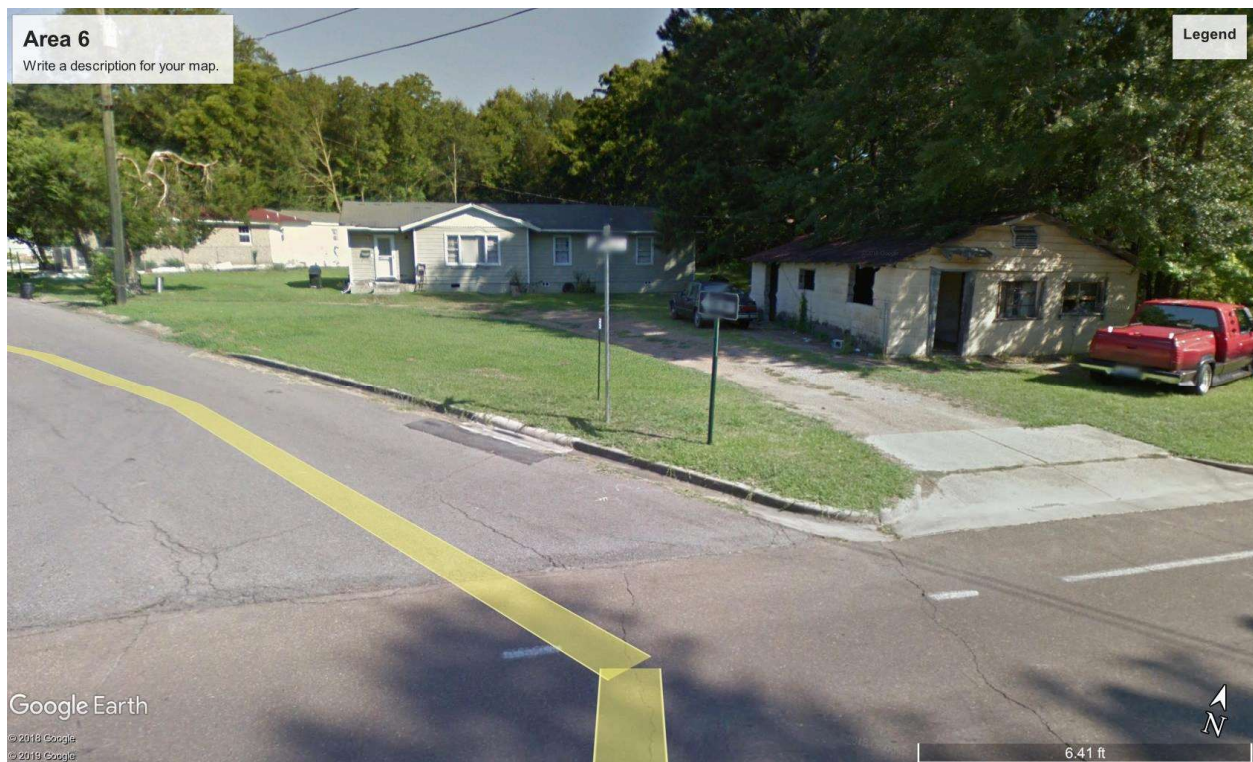
Area 6 - Building 059



Area 6 - Building 060



Area 6 - Building 061



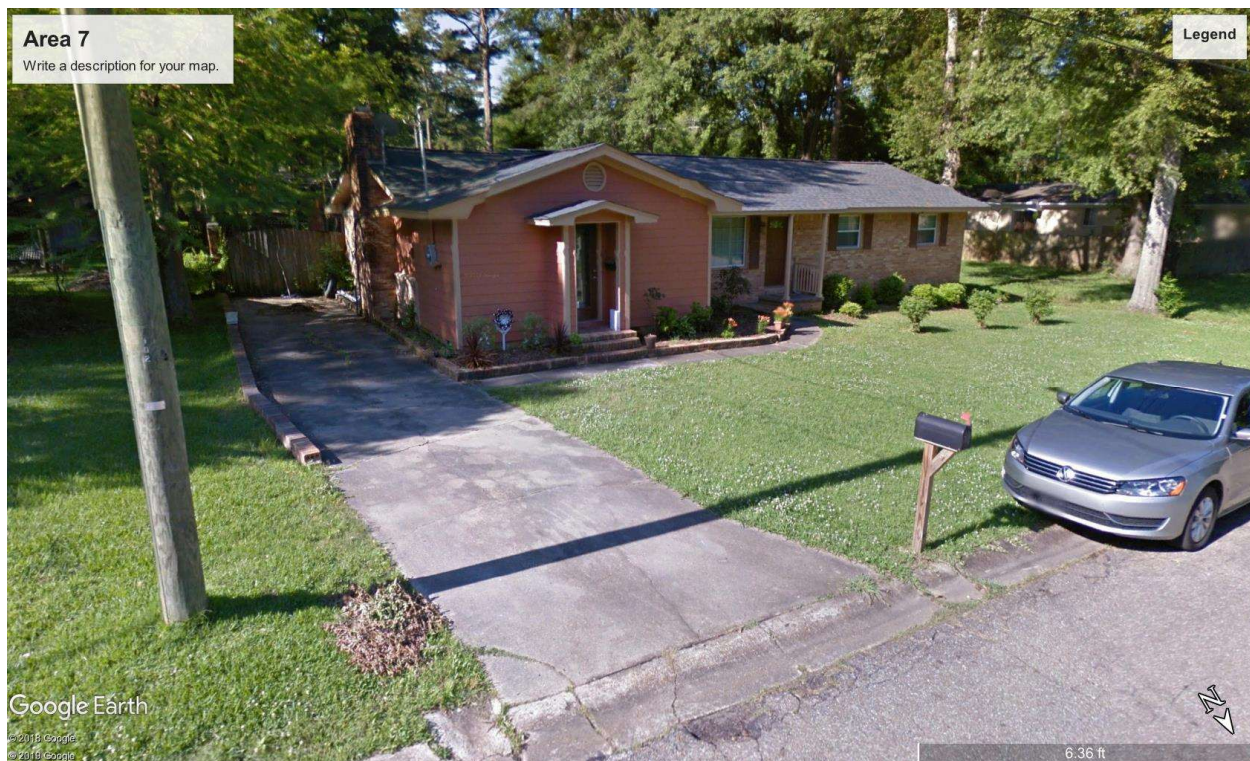
Area 6 - Building 062



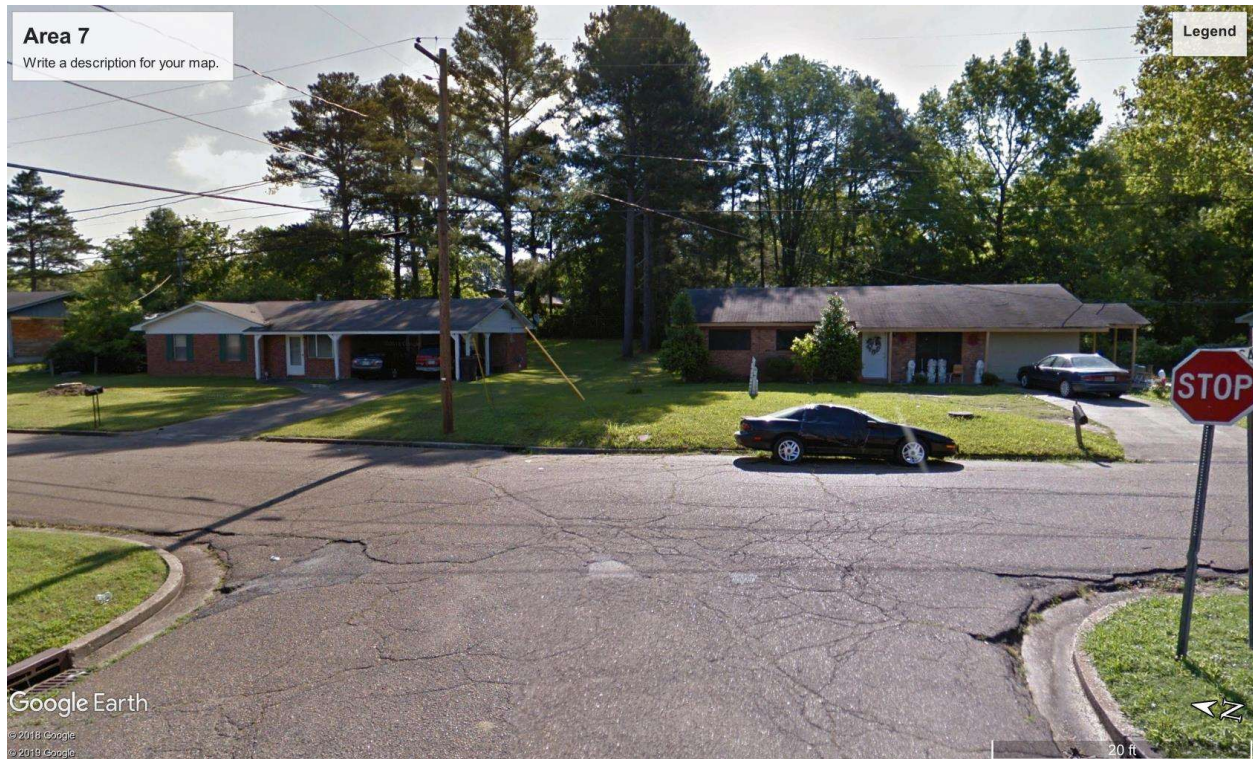
Area 6 - Building 063



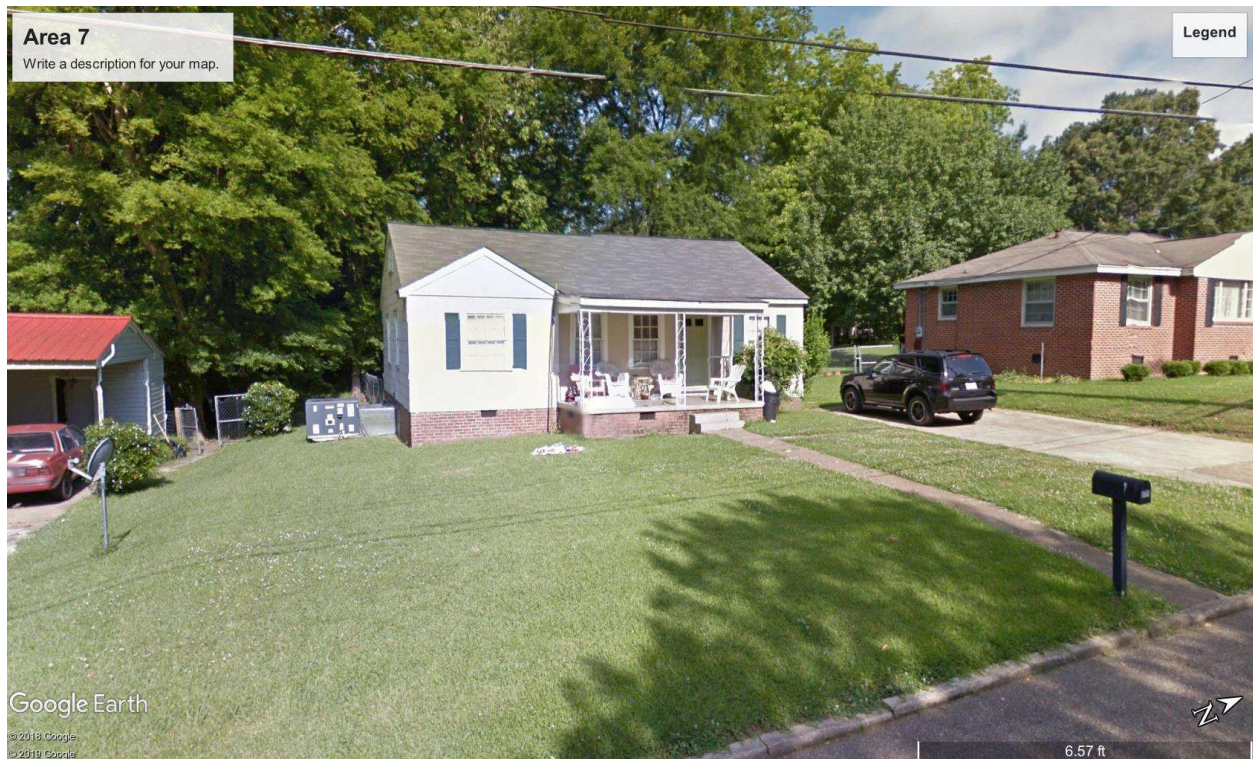
Area 7 - Building 035



Area 7 - Building 036



Area 7 - Building 037



Area 7 - Building 038



Area 7 - Building 039



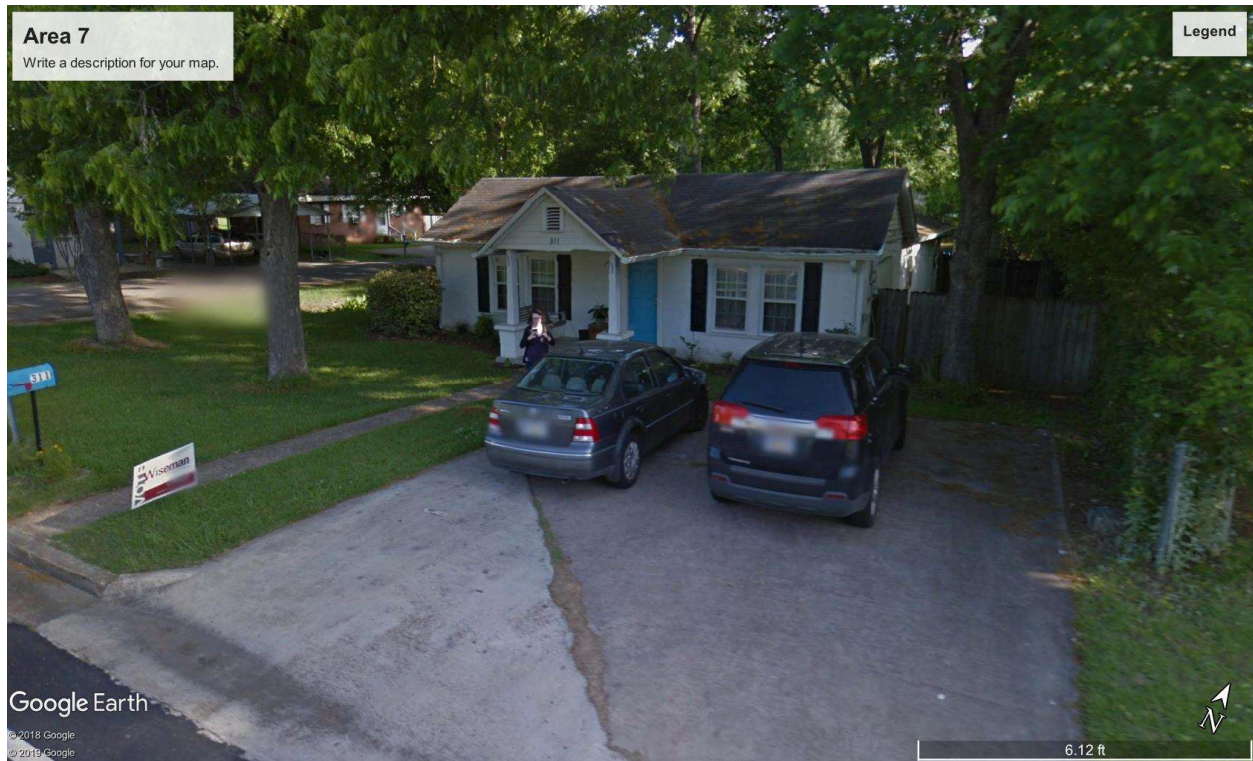
Area 7 - Building 040



Area 7 - Building 041



Area 7 - Building 042



Area 7 - Building 043



Area 7 - Building 044



Area 7 - Building 045

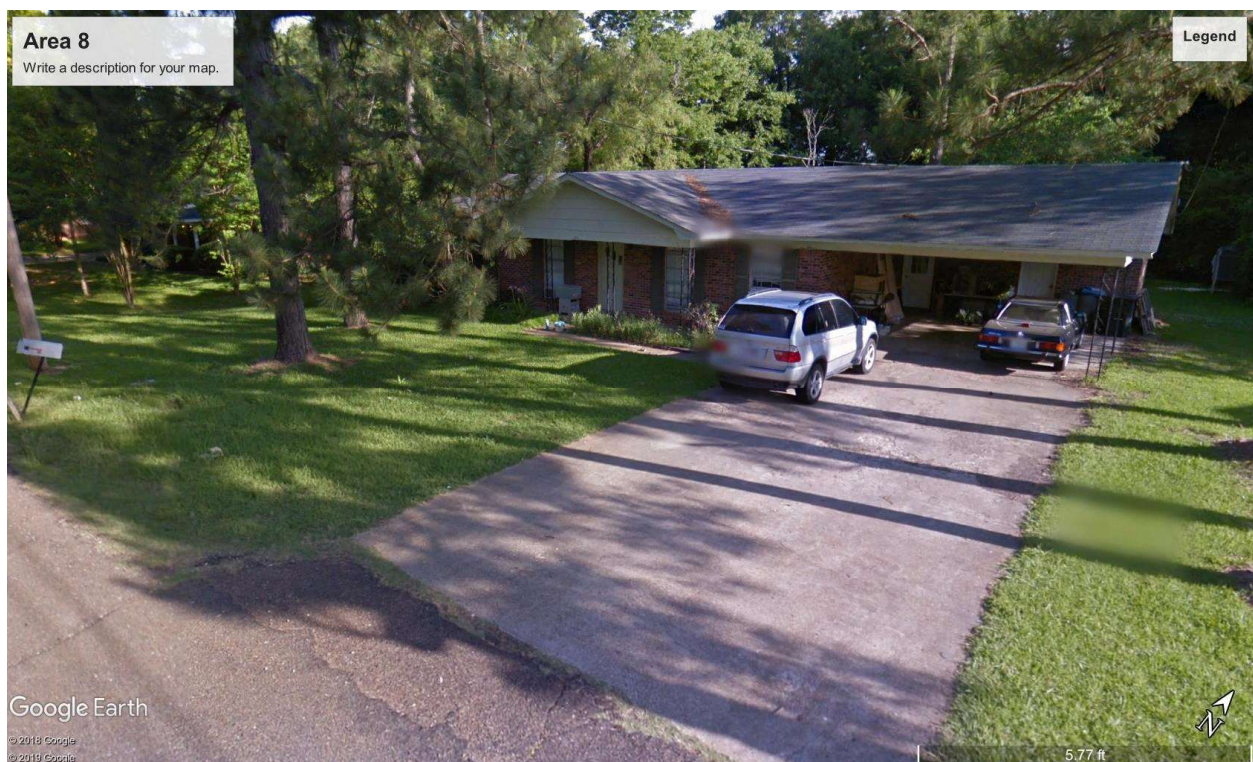


Area 7 - Building 046





Area 8 - Building 049



Area 8 - Building 050



Area 8 - Building 051



Area 8 - Building 052



Area 8 - Building 053



Area 8 - Building 054



Area 8 - Building 055



Area 8 - Building 056



Area 8 - Building 057



Area 8 - Building 058

**CERTIFIED LOCAL GOVERNMENT GRANT
FEDERAL FISCAL YEAR 2018**

Reimbursable Costs

*Please remember that all project materials (Survey results, brochures, photos, etc) must be delivered to MDAH before your reimbursement will be processed. Attach invoices, receipts, other grant financial forms and proof of payment (copies of cancelled checks or the equivalent) to this form. Submit **two** copies of this form and all supporting documentation no later than August 31, 2019.*

Project Name _____

Invoice Date	Vendor, Employee, Donor or other description of costs	Amount	Cost type		Check Number
			Cash	Donated	

Total:

--

Reimbursement Amount Requested: _____ (not greater than 50% of allowable costs)

Submitted by: _____ Date _____
Signature (project manager)

**CERTIFIED LOCAL GOVERNMENT GRANT
FEDERAL FISCAL YEAR 2018**

Time Sheet for Donated Labor

(Copy as needed)

Project Name

Volunteer

Kind of work performed

Hourly Rate

Rate based on: _____

Date	Work Performed	Hours Worked	Hourly Rate	Value (hours x rate)
Total:				

Enter on the *Reimbursable Costs* form

Volunteer's signature

Date

Project manager's signature

Date