OFFICIAL AGENDA
HISTORIC PRESERVATION COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF FRIDAY, MAY 8, 2020
2ND FLOOR CITY HALL – CONFERENCE ROOM
110 WEST MAIN STREET AT 4:00 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

A. CONSIDERATION OF THE MINUTES OF JANUARY 28, 2020

VI. CITIZEN COMMENTS

VII. NEW BUSINESS

A. CA 20-02 CERTIFICATE OF APPROPRIATENESS REQUEST BY JEREMY MURDOCK, FOR THE MINOR EXTERIOR RENOVATIONS TO THE SUBJECT PROPERTY LOCATED AT 502 GREENSBORO STREET ON A PARCEL THAT IS CURRENTLY ZONED TN-E WITH THE PROPERTY # 118O-00-296.00.

B. DISCUSSION WITH CLG GRANT CONSULTANT, JEFF ROSENBURG

C. DISCUSSION REGARDING THE GILLESPIE- JACKSON HOME

VIII. PLANNERS REPORT

IX. ADJOURN

UNAPPROVED MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING OF THURSDAY, JANUARY 28, 2020 THE CITY OF STARKVILLE, MISSISSIPPI

The Historic Preservation Commission of the City of Starkville, Mississippi held their regularly scheduled meeting on January 28, 2020, 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, Ryan Ashford, and Robert McMillen. Absent from the meeting was Commissioner Dr. Michael Fazio and Cyndi Sullivan. 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 amended.

OFFICIAL AGENDA
HISTORIC PRESERVATION COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, 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. DISCUSSION WITH ERIC REISMAN, MDAH
B. 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.
C. ONSIDERATION OF THE 2020 HISTORIC PRESERVATION COMMISSION MEETING SCHEDULE

DRAFT

D. **DISCUSSION REGARDING THE OKTIBBEHA GARDENS SIGN**
E. **DISCUSSION REGARDING UPCOMING MEETING WITH THE MISSISSIPPI HERITAGE TRUST AND THE GILLESPIE- JACKSON HOME**

VIII. **PLANNERS REPORT**

IX. **ADJOURN**

After discussion amongst the Commissioners, Commissioner McMillen made the motion that the official agenda be approved as amended, which was seconded by Commissioner Nettles and unanimously approved 5-0.

CONSIDERATION OF THE MINUTES OF OCTOBER 24, 2019

After discussion amongst the Commissioners, Commissioner McMillen made the motion that the minutes of the October 24, 2019 meeting be approved as amended, which was seconded by Commissioner Hunter and unanimously approved 5-0.

CONSIDERATION OF THE MINUTES OF DECEMBER 04, 2019

After discussion amongst the Commissioners, Commissioner McMillen made the motion that the minutes of the December 4, 2019 meeting be approved as amended, which was seconded by Commissioner Hunter and unanimously approved 5-0.

NEW BUSINESS

A. **DISCUSSION WITH ERIC REISMAN, MDAH**

MDAH Consultant Eric Reisman introduced himself the Commission and gave a brief overview of his role at MDAH. He then briefly discussed the 2019-2020 CLG Grant that the City of Starkville was awarded and its unprecedented nature.

B. **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.**

Assistant City Planner Emily Corban introduced 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. She stated that because the subject property is only in a National Register District, it does not require a certificate of appropriateness request. However, the historic preservation commission can review it

DRAFT

COA REQUEST:

The applicant is requesting a Certificate of Appropriateness Request to:

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

C. CONSIDERATION OF THE 2020 HISTORIC PRESERVATION COMMISSION MEETING SCHEDULE

After discussion amongst the Commissioners, Commissioner Nettles made the motion to approve the 2020 Historic Preservation Meeting schedule, which was seconded by Commissioner Hunter and unanimously approved 5-0.

D. DISCUSSION REGARDING THE OKTIBBEHA GARDENS SIGN

Assistant City Planner announced to the Commission that the sign has been completed and delivered to MDOT. Aldermen Beatty discussed with the Commission the placement of the sign.

Aldermen Beatty stated that he has contacted the City Engineer and that he and at least one other Commissioner will try to be on site when the sign is installed to ensure it is installed with the most visibility to the public.

The Commission discussed moving the proposed placement of the sign from the corner of N. Montgomery ST. and Oktibbeha Dr. to the corner at Broad St. due to the adjacent property's historical significance to the neighborhood.

After discussion amongst the Commissioners, Commissioner McMillen made the motion that the sign be located at the northeast corner of Broad St. and Oktibbeha Dr. at the stop sign, which was seconded by Commissioner Ashford and unanimously approved 5-0.

E. DISCUSSION REGARDING UPCOMING MEETING WITH THE MISSISSIPPI HERITAGE TRUST AND THE GILLESPIE- JACKSON HOME

Assistant City Planner Emily Corban announced to the Commission that Vice-Chairman Evan Peacock, Aldermen Beatty, and herself will be meeting with representatives from the Mississippi Heritage Trust to discuss the Gillespie-Jackson Home. Commissioner Peacock informed the Commission the Gillespie-Jackson home was placed on Mississippi Heritage Trust's ten most endangered historic places in the State of Mississippi. They invited other members of the Commission to attend as well if they are available.

DRAFT

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. Evan Peacock, Vice-Chairman

_____

Emily Corban, Assistant City Planner

DRAFT

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: Simon Kim, Community Development Director (662-323-2525 ext. 3119)
CC: Applicant: Jeremy Murdock

SUBJECT: CA 20-02 Certificate of Appropriateness Request by Jeremy Murdock, for the minor exterior renovations to the subject property located at 502 Greensboro Street on a parcel that is currently zoned TN-E with the property # 118O-00-296.00.

DATE: May 8, 2020

The purpose of this report is to provide information regarding the Certificate of Appropriateness request by Jeremy Murdock, for the minor exterior renovations to the subject property located at 502 Greensboro Street on a parcel that is currently zoned TN-E with the property # 118O-00-296.00.

The property is located in the Greensboro Street Historic District, which is listed on the National Register of Historic District and also designated locally.

The subject property, which is historically known as the Cooper House, is currently owned by Jeremy & Ashleigh Murdock and was built in 1925. The Murdocks have maintained the house since the purchase of the house in 2017.

COA REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Add decorative brackets;
2. Replace rotten trim and siding; and
3. Paint the exterior of the house.

ANALYSIS

The Unified Development Code Section 3.16.1 provides criteria for issuance of a Certificate of Appropriateness request:

3.16.1. Criteria for issuance of certificates of appropriateness.
The Historic Preservation Commission and the Board of Aldermen shall use the following criteria in approving or denying a certificate of appropriateness:

A. General factors criteria
1. Architectural design of the 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, 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.

B. New construction criteria
1. In advance of new construction, steps shall be taken to ensure evaluation of possible archaeological resources, as set forth in the Mississippi Antiquities Act.
2. The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related, including but not limited to: the height, the gross volume, the proportion between the width and height of the facade(s), the proportions and relationship between doors and windows, the rhythm of solids to voids created by openings in the facade, materials, textures, colors, patterns, trims, and design of the roof.
3. Existing rhythm created by existing building masses and spaces between them shall be preserved.
4. The landscape plan shall be compatible with the resource, and it shall be visually compatible with the environment with which it is visually related. Landscaping shall also not prove detrimental to the fabric of a resource, or adjacent public or private improvements like sidewalks and walls.
5. No specific architectural style shall be required.

C. Exterior alteration criteria
1. All exterior alterations to a building, structure, object, site, or landscape feature shall be compatible with the historic resource itself and other resources with which it is related, 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.

D. Demolition criteria. In considering an application for the demolition of a landmark or a historic resource within a historic district, the following shall be considered:
1. The Historic Preservation Commission shall consider the individual architectural, cultural, and/or historical significance of the historic resource.
2. The Historic Preservation Commission shall consider the importance or contribution of the resource to the architectural character of the district.
3. The Historic Preservation Commission shall consider the importance or contribution of the resource to neighboring property values.
4. The Historic Preservation Commission shall consider the difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail.
5. Following recommendation for approval of demolition, the applicant must seek approval of replacement plans, set forth in Section 3.16.1 B, prior to receiving a demolition permit and other permits. Replacement plans for this purpose shall include, but shall not be restricted to, project concept, preliminary elevations and site plans, and completed working drawings for at least the foundation plan which will enable the applicant to receive a permit for foundation construction.
6. Applicants that have received approval for demolition shall be permitted to receive a demolition permit from the Building Department, following the approval of a certificate of appropriateness by the Board of Aldermen, approval by appropriate city departments, and approval by any other agency that has jurisdiction over the resource. Permits for demolition and construction shall be issued simultaneously if requirements of the Unified Development Code are met, and the applicant provides financial proof of his ability to complete the project.

- According to the Standards for Starkville's Historic Districts (SSHD, p.80), brackets are recommended architectural features. Also, the house somewhat represents a Queen Ann Style (SSHD, p.123), which prefers to accommodate decorative brackets, while the applicants state in the application package that the house is a simple Craftsman Bungalow.
- Staff recommends approval of the COA request.

CERTIFICATE OF APPROPRIATENESS APPLICATION

City of Starkville
110 West Main Street
Starkville, MS 39759
Ph:662.323.2525
Email: buildingdept@cityofstarkville.org

HISTORIC STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

APPLICANT'S INFORMATION

Name: Jeremy Murdock **Phone:** (662) 312-9243

Company Name:

Email: jeremy@sig.msstate.edu

Address: 502 Greensboro Street

PROPERTY OWNER'S INFORMATION *(IF NOT APPLICANT)*

Name: **Phone:**

Email:

Address:

PROPERTY INFORMATION

Property Address: 502 Greensboro Street

Parcel Number: PPIN 2592 **Current Zone District:** TN-E

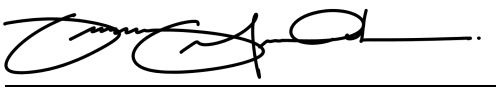
PROJECT INFORMATION

Type of Project:

- ☐ New Construction (freestanding or addition)
- ☐ Substantial Rehabilitation
- ☒ Minor Exterior Changes
- ☐ Demolition
- ☐ Relocation

Project and Materials Description:

- ☒ Exterior Siding/ Finishes/ Masonry
- ☐ Windows and Dormers
- ☐ Porches/ Decks/ Balconies
- ☐ Exterior Doors
- ☐ Walls and Fences
- ☐ Roofs
- ☐ Chimneys
- ☐ Shutters
- ☐ Foundations
- ☐ Outbuildings

Applicant's Signature: 

Date: 4/22/20

Property Owner's Signature:

Date: *(required if not applicant)*

Oktibbeha County Mississippi

Delta Computer Systems, Inc.

Property Link

OKTIBBEHA COUNTY, MS

Current Date **4/23/2020**

Tax Year 2019

Records Last Updated **4/22/2020**

PROPERTY DETAIL		
OWNER	MURDOCK JEREMY ETUX ASHLEIGH	**ACRES :** **NA**
	502 GREENSBORO ST	**LAND VALUE :** 80000
		IMPROVEMENTS : 72440
	STARKVILLE MS 39759	**TOTAL VALUE:** 152440
		ASSESSED : 15244
PARCEL	118O-00-296.00	
ADDRESS	502 GREENSBORO	

TAX INFORMATION			
YEAR 2019	**TAX DUE**	**PAID**	**BALANCE**
COUNTY	689.79	689.79	0.00
CITY	428.81	428.81	0.00
SCHOOL	842.08	842.08	0.00
TOTAL	1960.68	1960.68	0.00

LAST PAYMENT DATE 1 / 3 / 2020

MISCELLANEOUS INFORMATION			
EXEMPT CODE		**LEGAL**	LOT 27 CITY BLOCK 13
HOMESTEAD CODE	REG		17/90 2011/7146 2017/4011 2017
TAX DISTRICT	3110		/4374
PPIN	002592		MAP 118O DB/PG 548/262 12/604
SECTION	34		B 2017 P 4374 05/22/2017
TOWNSHIP	19N		
RANGE	14E		

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PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES		
Year	**Sold To**	**Redeemed Date/By**
	NO TAX SALES FOUND	

Back

502 Greensboro Street
Certificate of Appropriateness Application
April 2020

Overview
The Cooper House, a Craftsman bungalow, was built by Frank Cooper in 1925. Research has revealed that it resembles the Aladdin kit home model "The Plaza," and also the Harris Brothers Model M-1026. There is no evidence to suggest that the Cooper House is a kit home so the plans for the home were likely from a mail-order service popular in the early 1900s. Numerous houses with the same exterior elevation can be found throughout the country. There are two similar models in Starkville, one at 303 South Jackson Street and another at the corner of Whitfield Drive and Lindberg Boulevard. A recent episode of HGTV's Hometown set in Laurel, Mississippi, also featured a home with a similar elevation and floor plan.

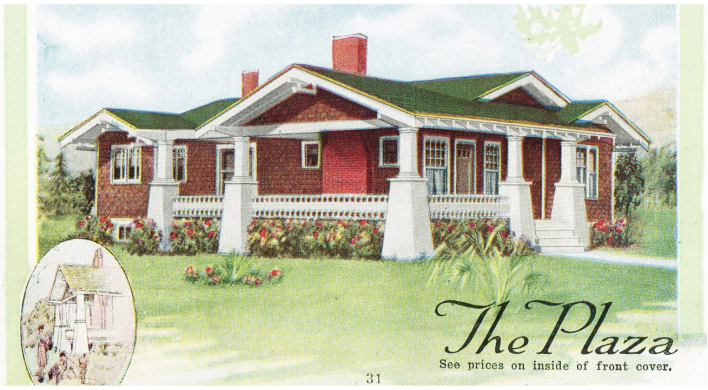
Most of the examples, including the house on South Jackson Street, have ornamental brackets along the gables. These types of brackets are a common feature found on Craftsman bungalows.

Project Overview: Addition of Decorative Gable Brackets
The Murdocks purchased the Cooper House in 2017 and have been steadily restoring and preserving the home through maintenance and improvement projects. Currently they are making plans to paint the exterior of the house, which is desperately needed due to a long period of neglect. In order to paint the exterior, some basic maintenance projects such as replacing rotten trim and siding need to be completed.

As part of these improvements, the Murdocks would like to add decorative brackets similar to those seen on the Aladdin model, Harris Brothers model, and other similar models in order to add some historically appropriate architectural character. Attached are various images illustrating the similarities between the Cooper House and the other historic homes. The brackets proposed by the Murdocks will follow the design of these historic models. The Murdocks are seeking a Certificate of Appropriateness from the Historic Preservation Commission for the addition of decorative brackets along the front gables.

Project Details
The brackets will be constructed from wood, which will then be painted as part of the new exterior color palette. They will be constructed from 4x4 lumber and attached securely to the wall and gable. Photographs from a historic house in Laurel, Mississippi, show examples of the bracket design.

Using the historic models as an example, a total of three brackets will be added to the front (South) of the home. The attached photograph illustrates the location of the brackets.



The Aladdin "Plaza"

Harris Brothers "M-1026"

Images of the Aladdin "Plaza" model and the Harris Brothers M-1026 model mail order homes

Two homes featured on HGTV's Hometown in Laurel, Mississippi

Details of the decorative bracket design

Proposed location of the decorative brackets on 502 Greensboro Street