



**OFFICIAL AGENDA
HISTORIC PRESERVATION COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF WEDNESDAY, FEBRUARY 23, 2021
2ND FLOOR CITY HALL – CONFERENCE ROOM
110 WEST MAIN STREET AT 5:30 PM**

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION OF THE OFFICIAL AGENDA
- IV. CONSIDERATION OF MINUTES
 - A. CONSIDERATION OF THE MINUTES OF OCTOBER 27, 2020
- V. CITIZEN COMMENTS
- VI. NEW BUSINESS
 - A. DISCUSSION ON APPOINTING A CHAIRMAN AND VICE-CHAIRMAN TO THE HISTORIC PRESERVATION COMMISSION
 - B. COA 21-01- 305 GREENSBORO ST.
 - C. CONSIDERATION OF ADOPTING THE 2021 HPC MEETING SCHEDULE
 - D. DESIGNATE ATTENDEES FOR THE CLG TRAINING SESSIONS
 - E. DISCUSSION REGARDING THE GILLESPIE- JACKSON HOME
 - F. PRESENTATION BY DR. EVAN PEACOCK
- VII. ADJOURN

**UNAPPROVED MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING OF
TUESDAY, OCTOBER 27, 2020
THE CITY OF STARKVILLE, MISSISSIPPI**

The Historic Preservation Commission of the City of Starkville, Mississippi held their regularly scheduled meeting on October 27, 2020, in the Court Room on the 1st floor of City Hall, located at 110 West Main Street. Present were Chairman Evan Peacock, Commissioner Ryan Ashford, and Commissioner Shawn Lambert. Commissioner Christopher Hunter joined the meeting over phone. Attending the Commissioners was Simon Kim, Community Development Director.

This was an on-line (over Google Meet) meeting. Chairman Evan Peacock called the meeting to order and lead the meeting.

AN ORDER APPROVING THE WRITTEN AGENDA

There came for consideration the matter of the approval of the official agenda of October 27, 2020.

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2ND FLOOR CITY HALL – CONFERENCE ROOM
110 WEST MAIN STREET AT 5:30 PM**

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION OF THE OFFICIAL AGENDA
- IV. CONSIDERATION OF MINUTES
 - A. CONSIDERATION OF THE MINUTES OF MAY 08, 2020
- V. CITIZEN COMMENTS
- VI. NEW BUSINESS
 - A. WELCOMING OF NEW HISTORIC PRESERVATION MEMBER SHAWN LAMBERT
 - B. DISCUSSION ON APPOINTING A VICE-CHAIRMAN TO THE HISTORIC PRESERVATION COMMISSION

- C. REVIEW OF THE 2019-2020 CLG GRANT PRODUCT: RECONNAISSANCE SURVEY OF THE HISTORIC RESOURCES IN STARKVILLE, MS
- D. REVIEW OF THE FFY2020 CLG ANNUAL REPORT
- E. DISCUSSION REGARDING INTENT TO APPLY FOR CERTIFIED LOCAL GRANTS (ItA) FOR FFY 2021
- F. DISCUSSION REGARDING CURRENT 2020-2021 CLG GRANT AND THE GILLESPIE- JACKSON HOME

VII. ADJOURN

After discussion amongst the Commissioners, Chairman Evan Peacock made a motion to approve, which was unanimously accepted 4-0.

CONSIDERATION OF THE MINUTES OF May 08, 2020

After discussion amongst the Commissioners, Chairman Evan Peacock made the motion that the minutes of the May 8th meeting be approved, which was unanimously approved 4-0.

CITIZEN COMMENTS

There were no citizen comments

NEW BUSINESS

A. WELCOMING OF NEW HISTORIC PRESERVATION MEMBER SHAWN LAMBERT

Chairman Evan Peacock introduced Dr. Lambert, and Dr. Lambert followed up with a short statement:

Dr. Lambert is currently an assistant professor in anthropology at Mississippi State University. He has extensive experience as a prehistoric and historic archaeologist. As a HPC Commissioner, he is intent to expand his knowledge of important historic and cultural sites of the state and strengthen his desire to continue to protect them and other resources in Starkville and beyond.

B. DISCUSSION ON APPOINTING A VICE-CHAIRMAN TO THE HISTORIC PRESERVATION COMMISSION

Due to absence of 3 other commissioners, Commissioner Ryan Ashford made a motion to table, which was then seconded by Commissioner Shawn Lambert. The motion was unanimously approved 4-0.

C. REVIEW OF THE 2019-20 CLG GRANT PRODUCT: RECONNAISSANCE SURVEY OF THE HISTORIC RESOURCES IN STARKVILLE, MS

Chairman Evan Peacock stated that the reconnaissance survey identified 29 buildings, 23 districts and 9 properties and that it a quality product. Chairman Evan Peacock wanted to elaborate it further at the "item E" discussion for the intent to apply for the 2021 CL Grants.

D. REVIEW OF THE FFY 2020 CLG ANNUAL REPORT

Chairman Evan Peacock commented that he could not attend the training and Simon Kim clarified that it should be fine as long as others made it for the purpose of filing the annual report.

E. DISCUSSION REGARDING INTENT TO APPLY FOR CERTIFIED LOCAL GRANTS (ItA) FOR FFY 2021

Chairman Evan Peacock made a motion to apply for the 2021 CLG grants with a project applying for National Register designations. Chairman Evan Peacock wanted other commissioners to bring up their top 5 subjects among the 29 buildings, 23 districts and 9 properties identified by the 2019 Reconnaissance Survey. The motion was seconded by Commissioner Ryan Ashford, which was approved unanimously by 4-0.

F. DISCUSSION REGARDING CURRENT 2020-2021 CLG GRATN AND THE GILLESPIE-JACKSON HOME

Upon Chairman Evan Peacock's request, Dr. Simon Kim explained the background schedule related to preservation of the Gillespie-Jackson Home, and the current status of the work, by summarizing that:

- Laine and Kevin Berry are willing to move and preserve the house to a property located on the School District's 16th Section Land, and the School Board needs to approve the lease of land and it will take a couple of months.
- At the same time, the National Park Service raised concerns of moving the house to a property leased, and the MDAH was having a discussion with the NPS.
- The MDAH will have a National Register Review Meeting on November 19, 2020 regarding the status of the Gillespie-Jackson House.
- After all approval is done, the staff will work on finding a moving company.

ADJOURNMENT

Upon conclusion of the discussion of the official business of the Historic Preservation Commission, the Commission adjourned in the Court Room on the 1st floor of City Hall, located at 110 West Main Street, Starkville, MS 39759.

Dr. Evan Peacock, Chairman

Simon Kim, Community Development Director

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: James Giesen and Anne Marshall

SUBJECT: CA 20-01 Certificate of Appropriateness Request by James Giesen and Anne Marshall, for an addition to their home on the subject property located at 305 Greensboro St. on a parcel that is currently zoned TN-E with the property # 102B-00-007.00

DATE: February 23, 2020

The purpose of this report is to provide information regarding the Certificate of Appropriateness request by James Giesen and Anne Marshall, for an addition to their home on the subject property located at 305 Greensboro St. on a parcel that is currently zoned TN-E with the property # 102B-00-007.00.

The subject property, which was built in 1911 is a one-and-a-half story, hip roofed, clapboard-sided residence with a central pediment dormer.

COA REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Add a screened porch and deck
2. Add a new roof over living room addition
3. Add additional fencing

COA HISTORY:

None.

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.

Standards for Starkville's Historic Districts Recommends:

SECRETARY OF INTERIOR'S RECOMMENDATIONS - ROOFS (p.56-58)

Identify, retain, and preserve

Recommended:

Identifying, retaining, and preserving roofs - and their functional and decorative features - that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel and mansard; decorative features such as cupolas, cresting, chimneys, and weather vanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Repair

Recommended:

Repairing a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind - or with compatible substitute material - of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

Design for Missing Historic Features

Recommended:

Designing and constructing a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Alterations/Additions for New Use

Recommended:

Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right of way and do not damage or obscure character-defining features.

Recommended:

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining feature

SECRETARY OF THE INTERIOR'S RECOMMENDATIONS - NEW ADDITIONS TO HISTORIC BUILDINGS (p.97-98)

Recommended:

Constructing a new addition so that there is the least possible loss of historic materials and so that character defining features are not obscured, damaged, or destroyed.

Recommended:

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Recommended:

Designing new additions in a manner that makes clear what is historic and what is new.

Recommended:

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

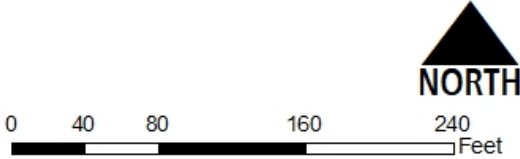
Attachment 1
COA 21-01- 305 Greensboro St.



Legend

 subject property

 Parcels



Attachment 2
Application

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



APPLICANT'S INFORMATION

Name: James Giesen & Anne Marshall Phone: (706) 207-9274 (Giesen cell)
Company Name: _____
Email: jcgiesen@gmail.com, aemarsh@gmail.com
Address: 305 Greensboro St.

PROPERTY OWNER'S INFORMATION (IF NOT APPLICANT)

Name: _____ Phone: _____
Email: _____
Address: _____

PROPERTY INFORMATION

Property Address: 305 Greensboro St.
Parcel Number: 102B-00-007.00 Current Zone District: Select One

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
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Applicant's Signature: 
Date: _____

Property Owner's Signature: _____
Date: _____
(required if not applicant)

Attachment 3- Applicant Statement and Existing Conditions



305 Greensboro St.

Certificate of Appropriateness Application
February 2021

History

According to the Greensboro Street Historic District information on the city website, our house is a four-square built in 1911. It is a "one-and-a-half story, hip roofed, clapboard-sided residence with central pedimented dormer. An encircling verandah is supported on Tuscan columns. The entrance is a tripartite frontispiece with single light sash with leaded glass transom." We have lived in the house since 2010 and were strong public advocates for creating the Historic Preservation Commission. As professional historians we are also committed to improving the historical quality of our home with the proposed remodel and addition.

Project Overview

We intend to add a screened porch on the rear of the house and remodel the rear living room. A previous owner added the living room awkwardly off of the back of the house in the 1980s and did not make an attempt to match the architectural style of the main portion of the house. The screened porch will extend off the rear room and a new pitched roof will connect to the main portion of the house and carry out over the living room and screened porch. Other than a proposed small fence along the east side of the house, all of these changes will only affect portions of the house built in the late twentieth century and will bring them closer in line with the historic character of the rest of the house.

Project Details

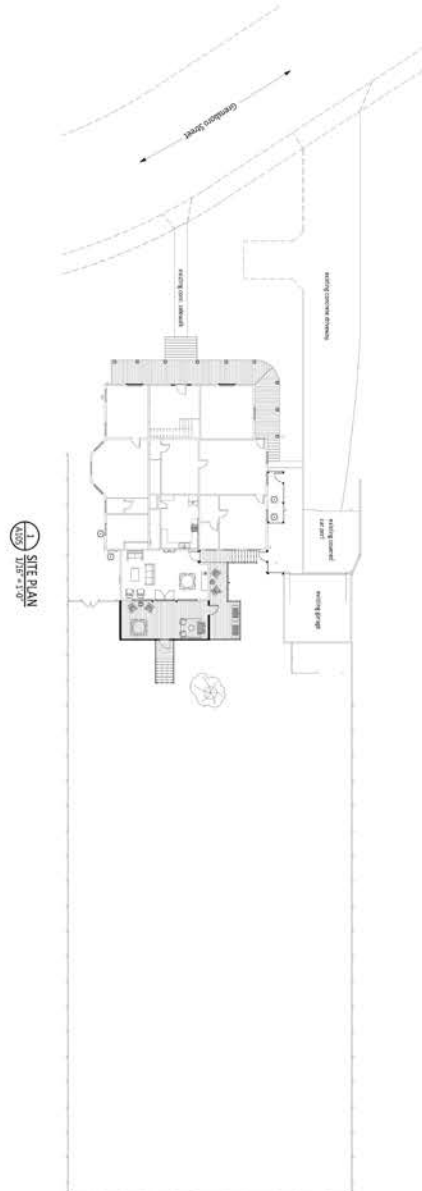
The project is basically three parts: construction of new screened porch, construction of a deck, and new roof over both the back living room and new porch. The attached drawings demonstrate the specifics of the intended work. Note that the external elements of the addition will be in keeping with the historic style of the house. All new siding, roofing, and the back door will be consistent with the original house. We also propose adding a 16' by 5' wooden fence with gate, 8-feet high, on east side of house adjacent to driveway to hide our trash cans and the A/C units. Details of all of this work are on attached drawings.

Existing View of Back of House



Attachment 4- Proposed Plans

7 Proposed Project: Greensboro Residence | Owner: Shafer Zahner Architects



305 GREENSBORO STREET

GEISEN RESIDENCE RENOVATIONS

SHAHER
ZAHNER
ARCHITECTS

DESIGN & ARCHITECTURE

1000 10th Street, NW
Atlanta, GA 30309

404.525.1000

www.shaferzahner.com

DATE: 11.11.2020
DRAWN BY: JLD
CHECKED BY: JLD
APPROVED BY: JLD

PROJECT: 305 GREENSBORO STREET

SITE PLAN

A105

REVISIONS

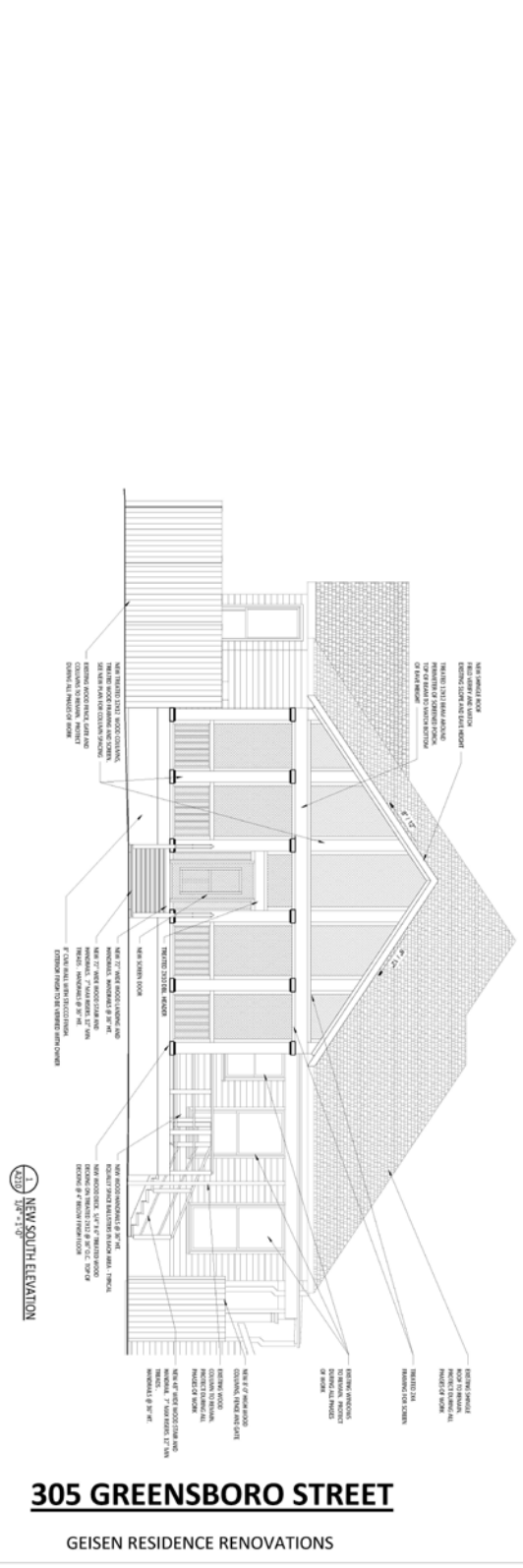
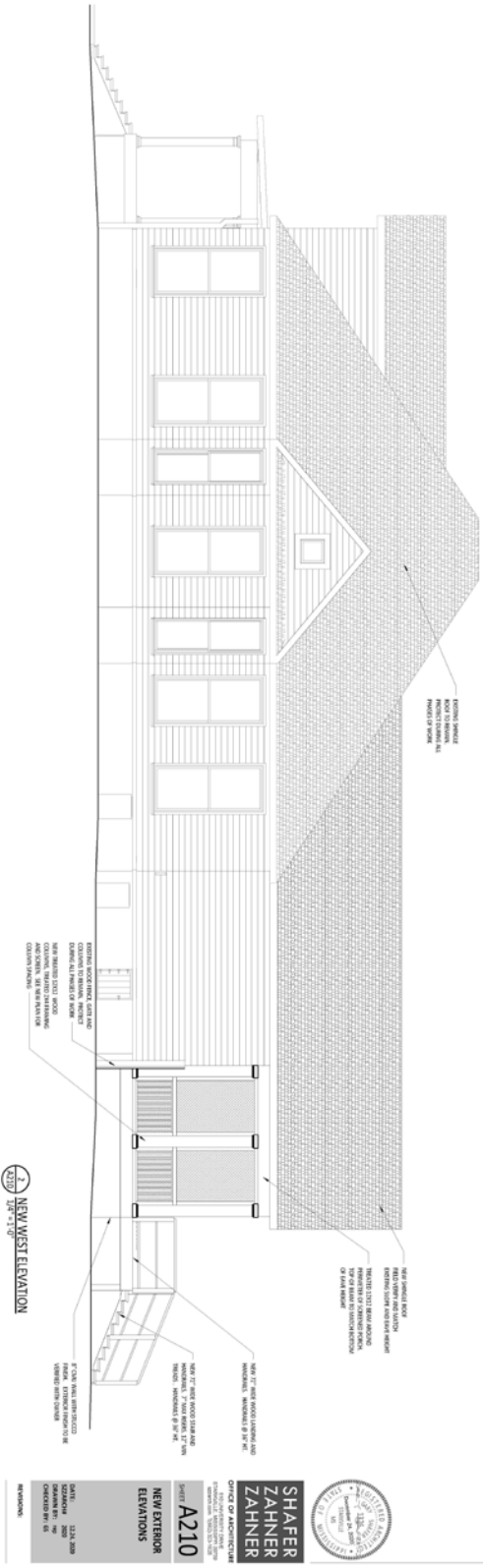
RECEIVED
11/11/2020
11:11 AM



GEISEN RESIDENCE RENOVATIONS

DATE: 12.24.2023
527 ARBOR 2023
COLMAN ST. 199
CHICAGO ILL 606

305 Greensboro Street, Greensboro, NC 27401



305 GREENSBORO STREET
GEISEN RESIDENCE RENOVATIONS

SHAFFER ZAHNER
ARCHITECTS

OFFICE OF ARCHITECTURE
1000 W. 10TH STREET, SUITE 100
GREENSBORO, NC 27401
TEL: 336.299.1234
WWW.SHAFFERZAHNER.COM

A210

NEW EXTERIOR ELEVATIONS

DATE: 12.14.2009
DRAWN BY: JZ
CHECKED BY: JZ
REVISIONS:



GEISEN RESIDENCE RENOVATIONS



**SHAFFER
ZAHNER
ZAHNER**

OFFICE OF ARCHITECTURE

1000 West 10th Street, Suite 100
Portland, OR 97204
503.228.1100

Project A211

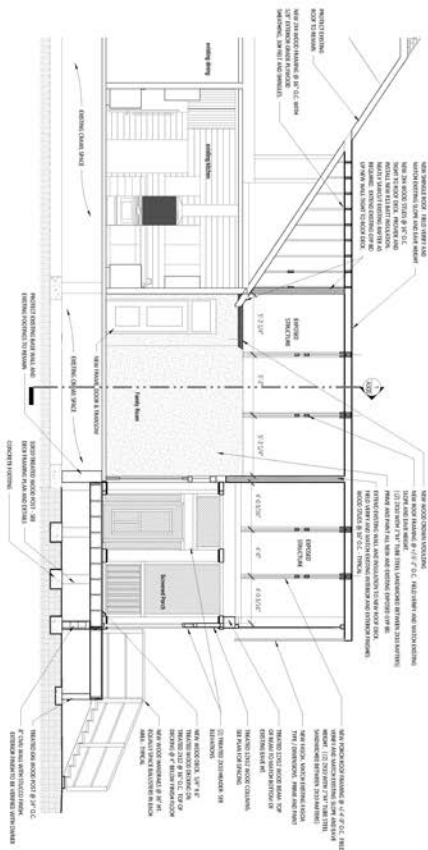
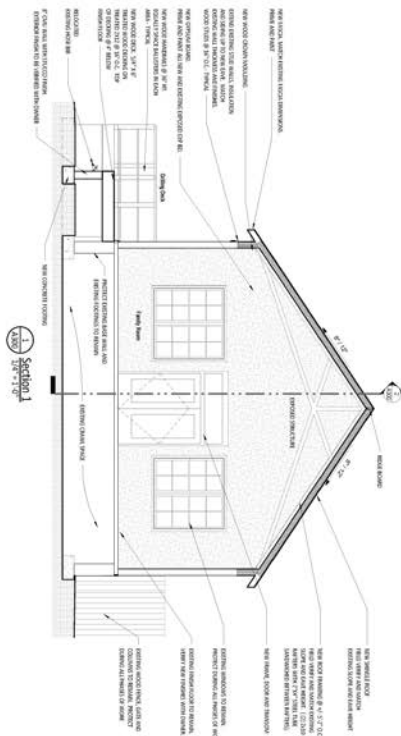
**NEW EXTERIOR
ELEVATION /
PERSPECTIVE**

DATE: JULY 2009
SYNOPSIS: 2008
SCALE: 1/8" = 1'-0"
ORIGIN: 1000 West 10th Street, Suite 100
PROJECT: 1000 West 10th Street, Suite 100

ARCHITECT:



100



305 GREENSBORO STREET

GEISEN RESIDENCE RENOVATIONS

**SHAHER
ZÄHNER**
 ARCHITECTS
 10000
 STATE OF NORTH CAROLINA
 10/1/2018
 10/1/2021

PROJECT:
 305 GREENSBORO STREET
 GEISEN RESIDENCE RENOVATIONS
 10/1/2018
 10/1/2021

PROJECT:
 305 GREENSBORO STREET
 GEISEN RESIDENCE RENOVATIONS
 10/1/2018
 10/1/2021



Historic Preservation Commission

2021 Meeting Schedule

Submittal Type Deadline	Meeting Date
Public Meeting: Certificates of Appropriateness (Sec. 3.16)	
Tuesday, January 12, 2021	Tuesday, January 26, 2021
Tuesday, February 9, 2021	Tuesday, February 23, 2021
Tuesday, March 9, 2021	Tuesday, March 23, 2021
Tuesday, April 13, 2021	Tuesday, April 27, 2021
Tuesday, May 11, 2021	Tuesday, May 25, 2021
Tuesday, June 8, 2021	Tuesday, June 22, 2021
Tuesday, July 13, 2021	Tuesday, July 27, 2021
Tuesday, August 10, 2021	Tuesday, August 24, 2021
Tuesday, September 14, 2021	Tuesday, September 28, 2021
Tuesday, October 12, 2021	Tuesday, October 26, 2021
Tuesday, November 9, 2021	Tuesday, November 23, 2021
Tuesday, December 14, 2021	Tuesday, December 28, 2021
Tuesday, January 11, 2022	Tuesday, January 25, 2022

Meetings begin at 5:30 pm at City Hall on the second floor in Rm 211 at 110 West Main Street as needed

Session 1:

- Topic: **Responding to Disaster**
- Date/Time: **April 6, 2021, at 11am**
- Presenter: **Jennifer Baughn, Chief Architectural Historian**

Session 2:

- Topic: **Post WWII Neighborhoods**
- Date/Time: **April 20, 2021, at 11am**
- Presenter: **Meredith Massey, CLG Coordinator**

Session 3:

- Topic: **The Differences between National Register and Local Designation**
- Date/Time: **May 11, 2021, at 11am**
- Presenters: **James Bridgforth, National Register Coordinator, and Meredith Massey, CLG Coordinator**

Session 4:

- Topic: **Historic Preservation Tax Credit Program**
- Date/Time: **May 25, 2021 at 11am**
- Presenter: **Katherine Anderson, Tax Credit Administrator**

If you decide to attend the virtual trainings, to fulfill the training requirement, a commissioner must attend 3 of the 4 training sessions. I will be sending out additional information about signing up for these sessions in early March.

January 25, 2021

Dr. Sungman Kim
Community Development Director
110 W. Main Street
Starkville, MS 39759

Re: Relocation and Rehabilitation of the Gillespie-Jackson House (CLG FFY2020)

Dear Dr. Kim:

On the recommendation of the MDAH staff, and in accordance with the terms of the executed Memorandum of Agreement, the Board of Trustees voted Friday, January 22, to terminate the Certified Local Government grant for the relocation of the Gillespie-Jackson House.

We would like to reiterate that this termination is not due to any fault by the City of Starkville. Considering the allowability of this project was brought into question by the National Parks Service, MDAH was forced to make this difficult decision. We appreciate your time, patience, and diligence as we looked for a solution to address that obstacle.

We applaud your efforts to preserve and find a new location for the Gillespie-Jackson House and, while we acknowledge that this is a setback, we hope it will be a temporary one and that we will continue to be partners as you work toward bringing this house back to life.

Sincerely,



Barry White
Deputy State Historic Preservation Officer

Cc: Laine and Kevin Berry