



**OFFICIAL AGENDA
HISTORIC PRESERVATION COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, APRIL 27, 2021
2ND FLOOR CITY HALL – COMMUNITY DEVELOPMENT,
110 WEST MAIN STREET, 5:30 PM**

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION OF THE OFFICIAL AGENDA
- IV. CONSIDERATION OF THE MINUTES:
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES FOR MARCH 23, 2021
- V. NEW BUSINESS
 - A. COA 21-04 A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS BY GEORGE AND LAURA DUNN FOR THE CONSTRUCTION OF A FENCE ON THE SUBJECT PROPERTY LOCATED AT 304 GREENSBORO STREET ON A PARCEL THAT IS CURRENTLY ZONED TN-E WITH THE PROPERTY #1180-00-321.00
 - B. DISCUSSION REGARDING THE 2021-2022 CLG GRANT
- VI. ADJOURN



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
HISTORIC PRESERVATION COMMISSION
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Historic Preservation Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)
Subject: COA 21-04 A request for a Certificate of Appropriateness by George and Laura Dunn for the construction of a fence on the subject property located at 304 Greensboro Street on a parcel that is currently zoned TN-E with the property #118O-00-321.00
Date: April 27, 2021

The purpose of this report is to provide information regarding Certificate of Appropriateness request by George and Laura Dunn for the construction of a fence on the subject property located at 304 Greensboro Street on a parcel that is currently zoned TN-E with the property #118O-00-321.00. Please see attachments 1- 5.

COA REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Add a black metal fence to the backyard which is visible from the street

COA HISTORY:

304 Greensboro is a Colonial Revival home built in 1941.

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:

FENCES AND WALLS (p.102-105)

Most historic houses built before 1900 featured fences built primarily to keep animals out of the yard. Today, they are erected for privacy, decoration, and protection of children and pets.

Early fences were typically built of wood, with pickets used to enclose house yards and separate them from the sidewalk or street. Picket fencing in the nineteenth century often featured a skirt or base board, which could be easily replaced when deteriorated without disturbing the pickets.

Iron gained popularity when it became readily available in the late nineteenth-century through mail-order catalogs. Iron fencing was either wrought or cast in molds with more ornate fencing being cast. Historic iron fences were usually ordered in pre-assembled sections, which could be easily installed on-site between iron posts and were usually decorative.

Vertical board fences were often used in more urban areas to enclose rear yards, screen side yards, and provide privacy between buildings. The vertical and horizontal structural members of board fences were traditionally located on the inside of the fence, meaning that the flat portion faced the public side.

In the mid twentieth-century, chain-link fencing became the most popular fencing material in America. It was often installed in both front and rear yards.

Generally, in Mississippi, masonry privacy walls were not original features of historic landscapes, unless they functioned as retaining walls. In the early 1900s low masonry walls became popular for front yards and sometimes had iron-work fencing incorporated above them.

MAINTENANCE AND REPAIR

Original fences and walls should be retained and repaired when possible. Picket fences are easily repairable, as a damaged picket can often be easily removed and replaced. Replacement wood pickets that are treated and so are resistant to rot and infestation will last longer than the traditional ones. For iron fencing, it may be very difficult to find a replacement in the same pattern, especially if it was decoratively cast.

REPLACEMENT, ALTERATION, AND INSTALLATION

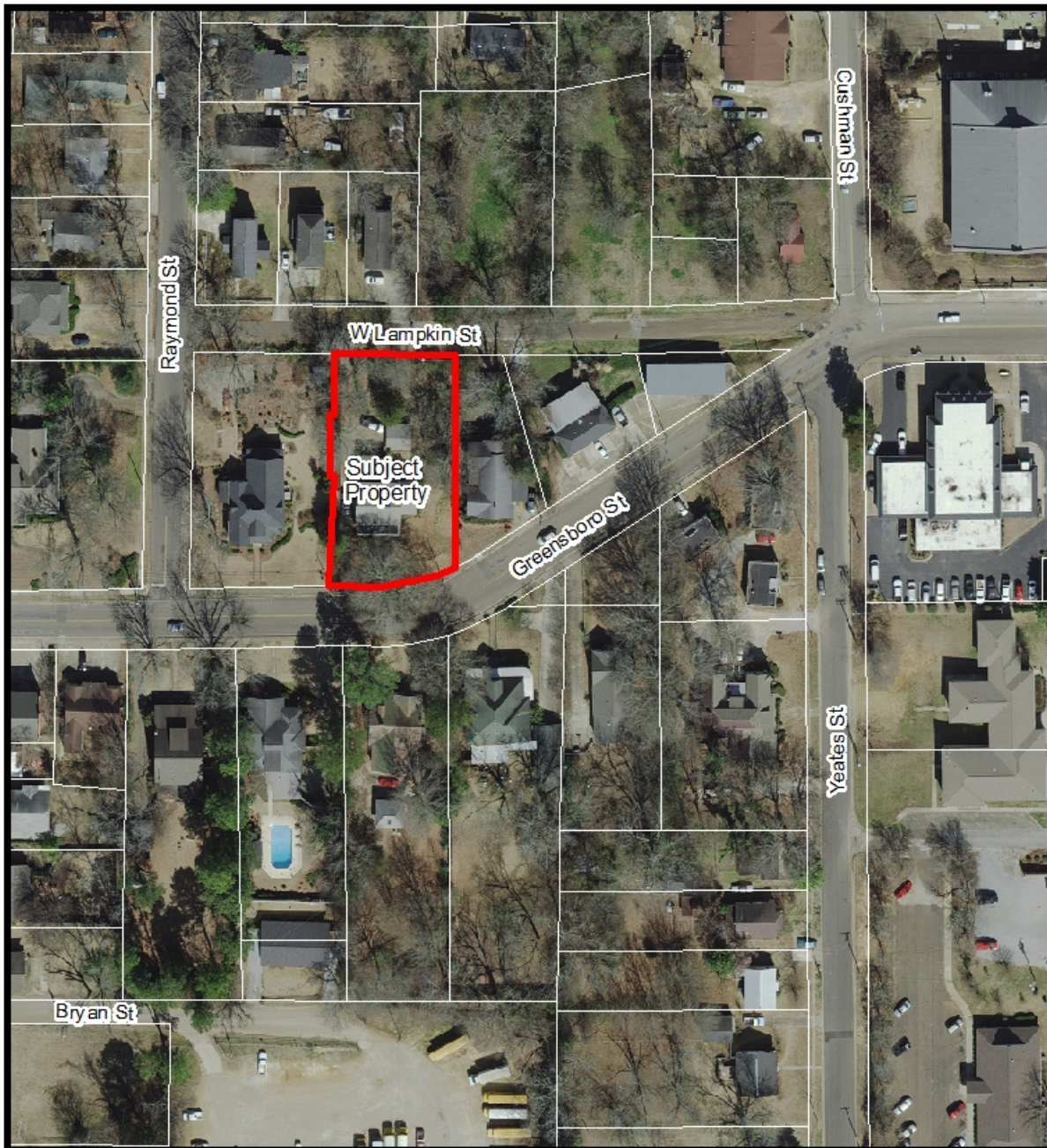
Replace deteriorated or missing historic fencing and walls with new fencing or walls to match the original as documented by surviving physical evidence, in historic photographs, or in drawings. Choose new treated wood for its resistance to rot and insect infestation. Painted aluminum may be substituted for iron, as it has the same appearance. Picket and rail fencing is also available in vinyl, but the vinyl products do not have the same appearance and are not recommended.

If no documentation exists for the design of original fencing or walls, new designs should be based on surviving or documented original fencing or walls at a neighborhood house of similar style.

Fences and walls that are inappropriate in design and materials detract from the historic character of the property.

Vertical board fences and masonry walls taller than three feet are not appropriate for front yards of historic buildings. Be wary of fence designs that mix construction materials, unless documented by physical evidence or historic photographs and drawings. Popular, but inappropriate, are fences constructed of vertical brick piers that are spanned by vertical boards, pickets, or panels of wrought iron. These materials were not historically combined for fencing, and fences with this design are more appropriate for modern subdivisions. In general, metal fences should have metal posts and wood fences should have wood posts. Chain-link fencing is not appropriate for historic properties and should be used only where it is not visible from the street.

Attachment 1
CA 21-04- Aerial

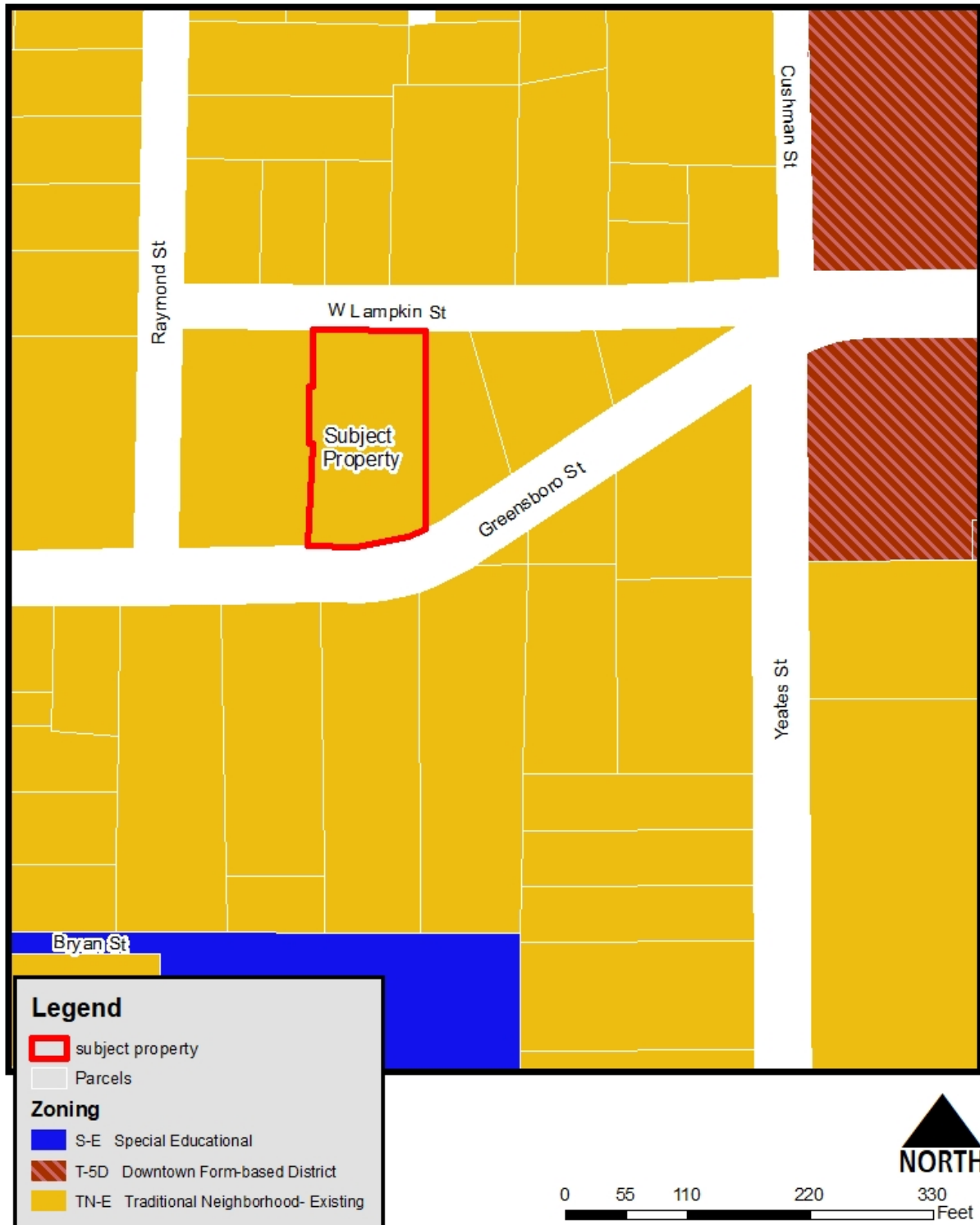


Legend

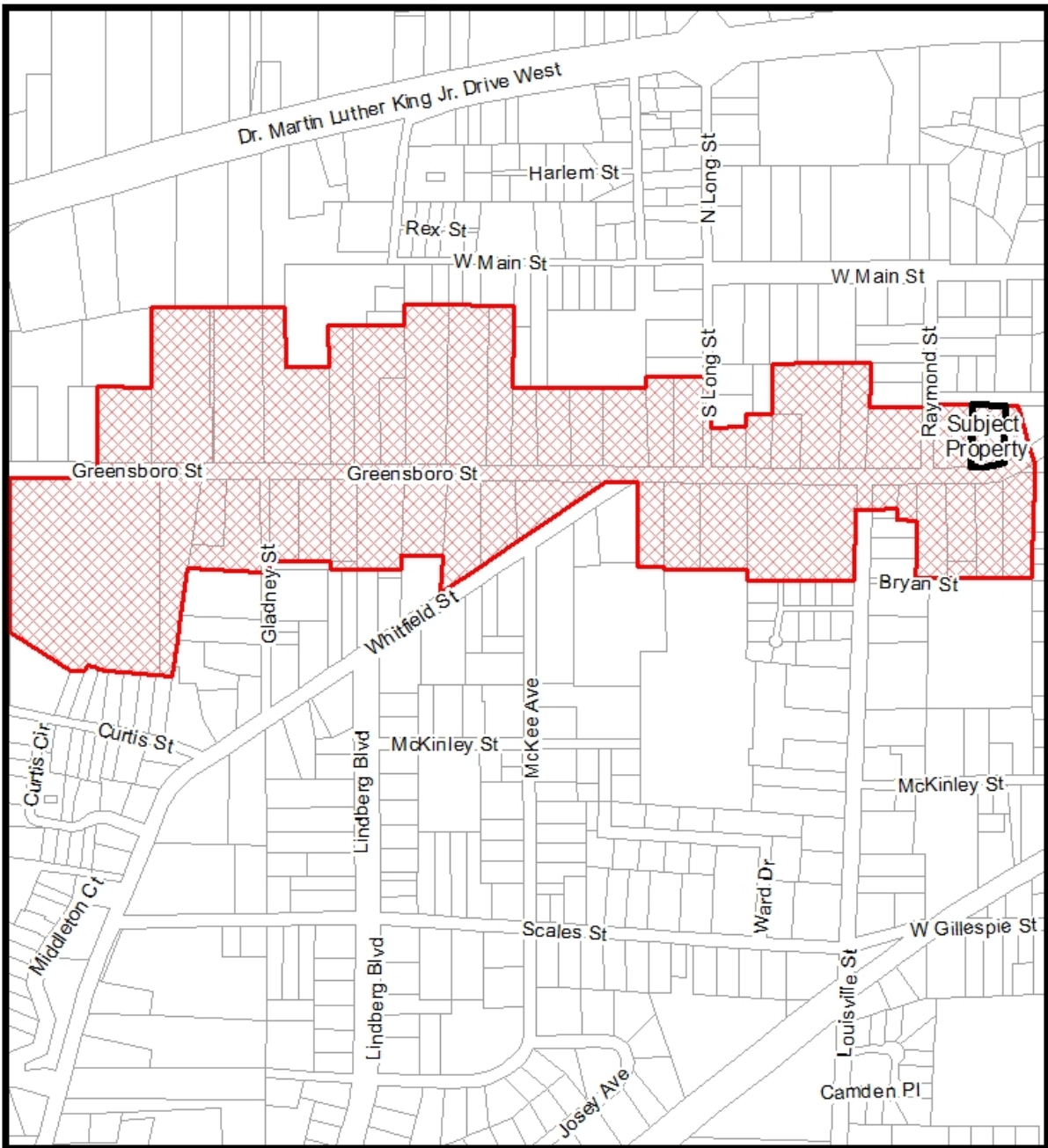
-  subject property
-  Parcels



Attachment 2
CA 21-04- Zoning



Attachment 3
CA 21-04- Location in District



Legend

-  subject property
-  Parcels



Attachment 4- 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: Laura & George Dunn Phone: 601-550-2135
Company Name: n/a
Email: lhduinn85@gmail.com; gkdunn@gmail.com
Address: 304 Greensboro St.

PROPERTY OWNER'S INFORMATION (IF NOT APPLICANT)

Name: n/a Phone: n/a
Email: n/a
Address: n/a

PROPERTY INFORMATION

Property Address: 304 Greensboro St.
Parcel Number: 1180-00-321.00 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
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Applicant's Signature: 
Date: 4-13-21

Property Owner's Signature: 
Date: 4-13-21

Attachment 5-Applicant Statement

304 Greensboro St
Laura & George Dunn
April 13, 2021

Application Statement

Dear Members of the Commission,

My husband and I purchased the property at 304 Greensboro St back in Fall 2020. In the near future we would like to add a fence to our back yard to ensure our 2 large dogs can go outside safely without a leash. Our side yard on the East side of our house is very visible to Greensboro street and we have done a great deal of research to come up with a fence that would serve the purpose of helping keep our dogs in the yard, while also keeping within historic guidelines for our property.

We propose to build a 4' high black aluminum fence around our property. This would still give visibility to our property and would be out of place on our street. We've spoken to several fence builders in the area about suggestions for a historic home and they have all agreed this is a good fit as well. The home next door to us has a white fence, but it is difficult to clean and seeing as our house is white with dark grey shutters, we were hoping to play off the contrast of our home and have a darker fence.

We love living in a historic home downtown and want to ensure we keep within historic guidelines to keep our neighborhood consistent and appropriate while still giving individual character to each house. We look forward to hearing from you all soon!

Sincerely,

The Dunns

Plans

Below is a picture of the front of our house (the white one on the left) as well as the street view of our side yard that is visible to Greensboro at the curve in the road.



The fence we are planning to build would look like the examples below:



Please pardon my poor computer drawings, but we expect this fence to run across the front of the property like the picture below shows. It will connect with the corner of our sun room on the East side of our house, and then connect directly to the corner of the neighbor's white fence on the other side. This fence would circle the rest of the back of our property as well, but this part is the only real visible section to the street.



We are absolutely open to amends to this design but would like to stay away from a white fence if at all possible based on the comments we have heard from the neighbors and the fence builders about keeping them clean and maintaining them.

We look forward to speaking with you all!

Laura & George

Attachment 6- Proposed Layout



April 19, 2021

The Honorable Lynn Spruill
Mayor, City of Starkville
110 W. Main Street
Starkville, MS 39759

Dear Mayor Spruill:

At its meeting on April 16, 2021, the Board of Trustees of the Mississippi Department of Archives and History (MDAH) approved the following Fiscal Year 2021 Certified Local Government (CLG) grant award to the City of Starkville:

- \$7,500 for Civil Rights Survey and National Register Nomination

This grant has been allocated under the provisions of the National Historic Preservation Act.

Our office is preparing a Memorandum of Agreement (MOA) for your project, which will need to be executed by the City of Starkville and MDAH before work can begin. You should receive the MOA no later than June 1, 2021. The grant period will run from the date the MOA is signed through August 1, 2022.

If you have any questions regarding the project, the MOA, or historic preservation in general, please do not hesitate to contact the Mississippi Department of Archives and History staff.

Sincerely,



Lydia Charles
CLG Grant Administrator

cc: Ms. Emily Corban Camp, Certified Local Government Coordinator, Starkville