



OFFICIAL AGENDA
HISTORIC PRESERVATION COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JULY 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 APRIL 27, 2021
- V. NEW BUSINESS
 - A. DISCUSSION AND CONSIDERATION OF COA 21-05 A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS 410 GREENSBORO STREET ON A PARCEL THAT IS CURRENTLY ZONED TN-E WITH THE PROPERTY # 118O-00-298.00
- VI. ADJOURN

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING OF
TUESDAY, APRIL 27, 2021
THE CITY OF STARKVILLE, MISSISSIPPI**

The Historic Preservation Commission of the City of Starkville, Mississippi held their regularly scheduled meeting on April 27, 2021, 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, Robert McMillen, Christopher Hunter, and Alderman Beatty. Attending the meeting on the google meets platform was Commissioners Shawn Lambert. Absent from the meeting were Cindy Sullivan and Ryan Ashford.

Attending the Commissioners was Assistant City Planner Emily Corban.

AN ORDER APPROVING THE WRITTEN AGENDA

There came for consideration the matter of the approval of the official agenda of April 27, 2021.

OFFICIAL AGENDA
HISTORIC PRESERVATION COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, APRIL 27, 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 MARCH 23, 2021
- V. CITIZEN COMMENTS
- VI. NEW BUSINESS
 - A. COA 21-02 A REQUEST 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

VII. ADJOURN

After discussion amongst the Commissioners, Commissioner McMillen made the motion that the official agenda be approved, which was seconded by Commissioner Lambert and unanimously approved.

CONSIDERATION OF THE MINUTES OF MARCH 23, 2021

After discussion amongst the Commissioners, Commissioner Nettles made the motion that the minutes of the March 23rd meeting be approved as amended, which was seconded by Commissioner McMillen and unanimously approved.

CITIZEN COMMENTS

There were no citizen comments

NEW BUSINESS

- A. COA 21-02 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**

Emily Corban introduced the Certificate of Appropriateness Request by Blake Morgan Douglas, for a fence on the subject property located at 400 Greensboro St. on a parcel that is currently zoned TN-E with the property # 118O-00-319.00.

COA REQUEST:

The applicant is requesting a Certificate of Appropriateness to:
Add a wooden fence to the backyard which is visible from the street

After discussion amongst the Commissioners, Commissioner McMillen made the motion to approve CA 21-03, which was seconded by Commissioner Lambert and unanimously approved.

B. DISCUSSION REGARDING THE 2021-2022 CLG GRANT

Emily Corban discussed briefly with the Commission the next steps in process for the 2021-2022 CLG Grant. She will be speaking to Lydia Charles, with the Mississippi Department of Archives and History about the grant later in the week.

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, Chairman

Emily Corban Camp, Assistant City Planner



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)
Subject: Discussion and consideration of COA 21-05 a request for a Certificate of Appropriateness 410 Greensboro Street on a parcel that is currently zoned TN-E with the property # 118O-00-298.00
Date: July 27, 2021

The purpose of this report is to provide information regarding Certificate of Appropriateness request by Scott DiGiulio and Courtney Thompson on the subject property located at 410 Greensboro Street on a parcel that is currently zoned TN-E and is located within the Greensboro Historic District with the property #118O-00-298.00. Please see attachments 1- 4

COA REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. **Replace Existing Fence (Page 1-4 of Attachment 3).** The applicant is requesting to replace existing wooden fence. The fence is visible from Greensboro Street and Ernest H. Jones Jr. Drive.
2. **Replace Existing Porch Flooring (Page 5-6 of Attachment 3).** The applicant is requesting to replace damaged floor boards and possible floor joist on the porch with similar material.
3. **Replace Existing Porch Light Fixture (Page 7 of Attachment 3).** The applicant is requesting to replace existing single bulb globe style light fixture with a more ornate light fixture.

COA HISTORY:

410 Greensboro is a Greek Revival home

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

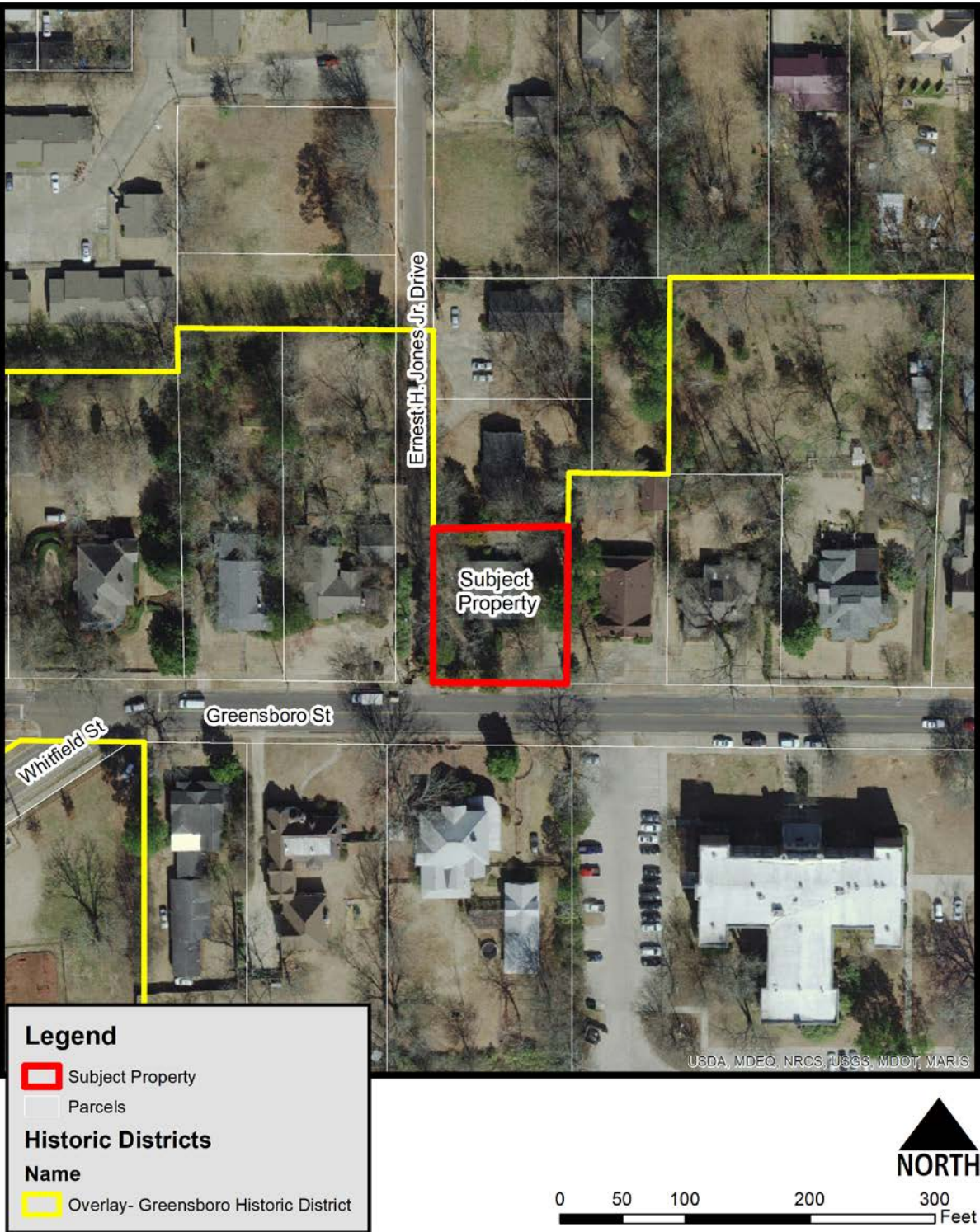
1. All exterior alterations to a building, structure, object, site, or landscape feature shall be compatible with the historic resource itself and other resources with which it is related, and the original design of a building, structure, object, or landscape feature shall be considered in applying these 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:

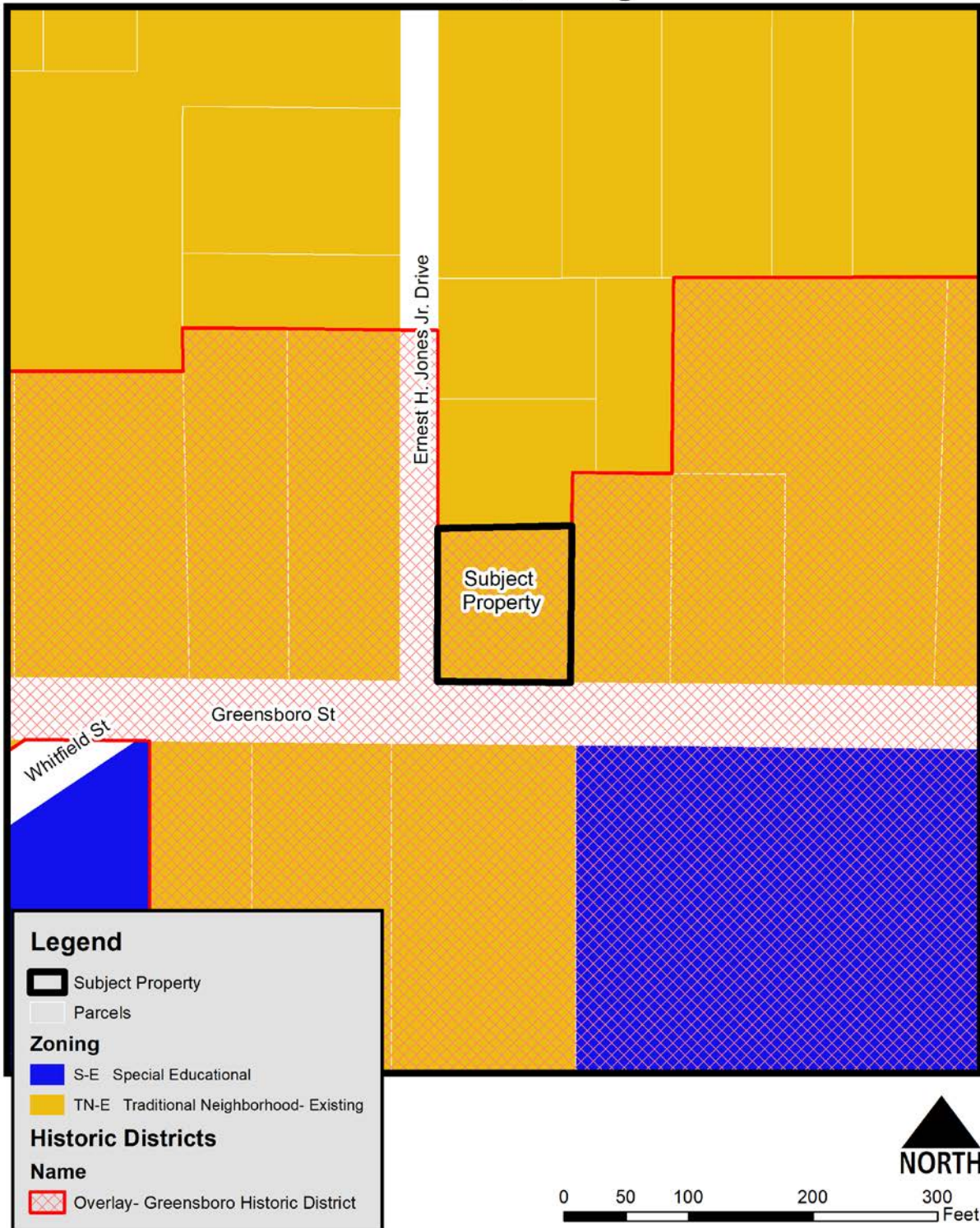
1. The Historic Preservation Commission shall consider the individual architectural, cultural, and/or historical significance of the historic resource.
2. The Historic Preservation Commission shall consider the importance or contribution of the resource to the architectural character of the district.
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.

Attachment 1
COA 21-05 Aerial



Attachment 2
COA 21-05 Zoning



Attachment 3- Supporting Material

SCOTT J. DiGIULIO

July 2021 Certificate of Appropriateness Application
Plans for Proposed Work at 410 Greensboro Street

A. Fence Repair/Replacement

We currently have a fence that surrounds the back yard of our home at 410 Greensboro Street; this fence (with approximate extent given in figure 1) is only partially visible from Greensboro Street, with the majority of the fence adjacent to Ernest H. Jones Jr. Drive and not obscuring views of the house within the historic district.

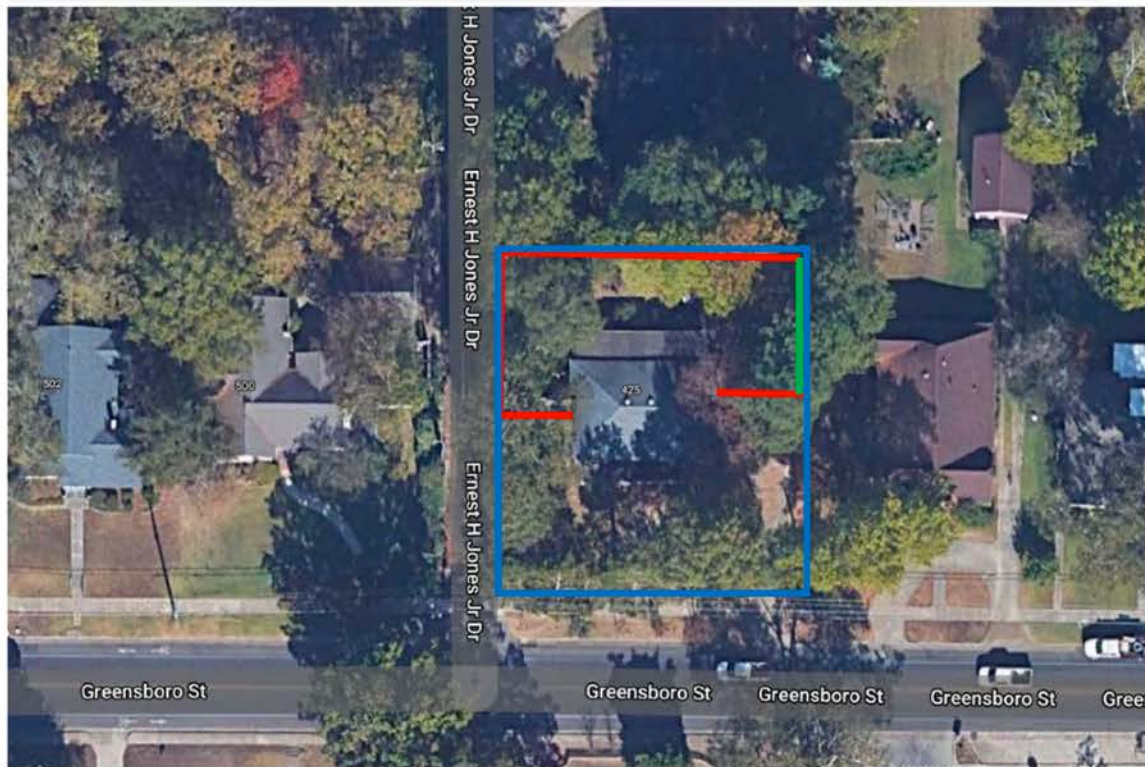


Figure 1: Approximate Location of Existing Fence (Red is Wood Fence; Green is Wire; Blue is Approximate Property Line)

This existing fencing surrounding the backyard, which predated our purchase of the house, was initially in poor condition and has in the intervening years continued to degrade. This includes the portions of the fence that are visible from the street. A large portion of the fence that abuts Ernest H. Jones Jr. Drive, as seen in figure 2, has begun to buckle and fall in on the property. Likewise, as shown in figure 3, the corner of the same portion of fence has pulled away from the corner post.



Figure 2: View of Fence from Ernest H. Jones Jr. Drive



Figure 3: View of Corner of Fence on Ernest H. Jones Jr. Drive

The damage is comparable in the areas of the fence that are not visible from the street within the backyard itself. Several boards have twisted and split, as in figure 4, and large stretches of the fence that divide our property from 107 Ernest H. Jones Dr. Drive, as in figures 5, 6, and 7.



Figure 4: Example of Splitting and Warping Fence along Property Line in Back Yard



Figure 5: Additional Example of Splitting and Warping Fence along Property Line in Back Yard



Figure 6: Buckling of Fence Along Property Line



Figure 7: Buckling of Fence Along Neighboring Property

Owing to this damage, in consultation with several fencing contractors from whom we received quotes, we would propose replacing the entirety of the fence with a comparable wooden fence. This new fence, which would be slightly shorter than the existing fence, would also extend completely to the ground, which the current fence does not, and it would enclose slightly less of our property to avoid difficult features such as existing trees or the slope from our property down to Ernest H. Jones Jr. Drive. Additionally, there is a small segment of fence running along the property line between our house and 408 Greensboro Street, which consists of several wooden posts and a wooden top bar, with wire filling the gaps (see figure 7). We propose replacing this section of fencing to match the plain wooden fencing that we will be using to repair the remainder of the fence.



Figure 8: Small Wire Fence Along Property Line with 408 Greensboro Street, With Trellis Fence Visible

B. Porch Repair/Replacement

In a number of places the floorboards of the front porch of the house have suffered from relatively extensive water damage; as a result, there are several spots where the wood has begun to warp or rot. Smaller portions of the floorboards have already seen some minor repairs in an effort to prevent further damage, as in figure 9.



Figure 9: Detail of Existing Porch Floorboard Repair

However, despite these attempts to repair individual areas of boards, other sections of the porch have now sustained more damage, including beginning to rot through, as in figure 10; there are also several areas where the boards are bucking, as in figure 11, or where the fascia on the front of the porch has seen damage, as in figure 12.



Figure 10: Rot Damage in Porch Floorboards



Figure 11: Buckling of Porch Floorboards in Entry



Figure 12: Detail of Damage to Fascia and Buckling of Boards

The contractor with whom we consulted suggested that the damage is extensive enough to suggest that replacing the existing boards on the porch would be recommended; his sense was that there may also be rot in the underlying beams and/or joists, which would only be revealed upon removing the existing boards. As such, we would propose removing the existing, deteriorated floorboards and replacing them with new boards using materials as close to the original as possible. Should the Commission recommend against this, we would be amenable to spot repairs; however, given the apparent extent of the problem our preference would be to replace the existing boards, which should ameliorate any additional damage going forward. In either case no work would be done on the architecturally significant wooden colonnade along the front of the porch.

C. Light Fixture

As part of the work on porch and entryway, we would like to update the electric light fixture that currently sits above the front too. The existing light (shown in figure 13) is a plain single-bulb light with a globe shade roughly 6" in diameter. We would like to replace this light fixture with a slightly larger fixture (11" x 11" x 6") with two bulbs, which would allow for better illumination of the porch (as shown in figure 14).



Figure 13: Existing Light Fixture



Figure 14: Desired Replacement Light Fixture

Attachment 4-Applicant Statement

Scott J. DiGiulio
410 Greensboro Street
Starkville, MS 39759

11 July 2021

Historic Preservation Commission
City of Starkville
110 W. Main Street
Starkville, MS 39759

Dear Members of the Commission,

My name is Scott DiGiulio, and along with my wife Courtney Thompson I have been the owner of 410 Greensboro Street since May of 2017. I am writing to request a Certificate of Appropriateness for three projects, one of which is a minor cosmetic change, on the property.

First, we propose replacing the existing wooden fence, which encloses the backyard and has fallen into disrepair, with a new wooden fence of comparable style, in order to allow our dog to go outside safely off leash. The existing fence, which was built prior to our purchase of the house, is visible primarily from Ernest H. Jones Jr. Drive rather than Greensboro Street itself and does not obstruct the views of the house or otherwise disrupt the historic district. Our current fence, which is roughly 8' high although it frequently does not actually extend fully to the ground (wire used to cover the bottom), buckled and warped in numerous places; after consulting with fence builders, we would like to remove the existing damaged fence and replace it with a comparable fence of ca. 6' that does extend fully to the ground. The segments of fence that we would potentially change in terms of style are a low fence dividing our property from 408 Greensboro Street, which is currently wood posts and wire, and a damaged trellis-patterned fence behind the driveway; our aim would be to have uniformity around the property with the new fencing, while still keeping within the historic guidelines of the district.

Second, numerous floorboards of our front porch have warped or rotted through; we plan to have the boards of the porch replaced and re-laid with materials as similar as possible to the existing boards, as well as repairing or replacing any damaged supports beneath the porch. Several areas on the porch have already had minor repairs, but additional areas are similarly in need of relatively significant restoration and we would hope to complete this repair work alongside the replacement of the existing fence.

Last, we would like to change the existing electric light fixture currently over the porch, a single bulb with a globe cover, to a slightly larger light with slightly more ornate shade.

Please see the attached plan for further details of the proposed changes. Many thanks in advance for your consideration of these proposals; we very much look forward to hearing back from you about these requests.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott J. DiGiulio". The signature is written in a cursive, flowing style with some capitalization.

Scott J. DiGiulio