OFFICIAL AGENDA
HISTORIC PRESERVATION COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, AUGUST 23, 2022
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 26, 2022

V. OLD BUSINESS

A. DISCUSSION OF APPOINTING CHAIR AND VICE-CHAIR TO THE HISTORIC PRESERVATION COMMISSION.

VI. NEW BUSINESS

A. DISCUSSION AND CONSIDERATION OF COA 22-03 A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS AT 502 GREENSBORO STREET IN THE GREENSBORO HISTORIC DISTRICT.

VII. ADJOURN

MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING OF TUESDAY, APRIL 26, 2022
THE CITY OF STARKVILLE, MISSISSIPPI

Be it remembered that the members of the Historic Preservation Commission of the City of Starkville, Mississippi held their regularly scheduled meeting on April 26, 2022, in the Large Conference Room on the 2nd floor of City Hall, located at 110 West Main Street, Starkville MS.

There being physically present were Commissioners Shawn Lambert, Robert McMillen, and Debbie Nettles. Attending the meeting on the google meets platform were Commissioners Ryan Ashford and Emily Corban Camp. Commissioners Christopher Hunter and Cindi Sullivan were absent. Physically present attending the Commissioners, and serving as procedural Chair, was Assistant City Planner Odie Avery.

III. CONSIDERATION OF THE OFFICIAL AGENDA

There came for consideration the matter of the approval of the Official Agenda of the Historic Preservation Commission on April 26, 2022.

OFFICIAL AGENDA
HISTORIC PRESERVATION COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, April 26, 2022
2ND FLOOR CITY HALL – COMMUNITY DEVELOPMENT,
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 30, 2022
   B. CONSIDERATION OF THE UNAPPROVED MINUTES FOR NOVEMBER 23, 2022
V. **NEW BUSINESS**
   A. DISCUSSION OF APPOINTING CHAIR AND VICE-CHAIR TO THE HISTORIC PRESERVATION COMMISSION
   B. DISCUSSION AND UPDATE REGARDING THE 2022 CERTIFIED LOCAL GOVERNMENT GRANT THROUGH MDAH
   C. DISCUSSION AND REVIEW OF THE HISTORIC PRESERVATION COMMISSION DUTIES, RULES, AND PROCEDURES
   D. CONSIDERATION OF ADOPTING THE 2022 HPC MEETING SCHEDULE
VI. **ADJOURN**

DRAFT

After a discussion and upon the motion of Commissioner McMillen, duly seconded by Commissioner Lambert, the motion to approve official agenda of the Historic Preservation Commission for April 26, 2022 received unanimously approval.

IV. CONSIDERATION OF THE MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES FOR MARCH 30, 2022

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner Nettles, the motion to approve the minutes of the Historic Preservation Commission for March 30, 2022 received unanimous approval.

B. CONSIDERATION OF THE UNAPPROVED MINUTES FOR NOVEMBER 23, 2021

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner McMillen, the motion to approve the minutes of the Historic Preservation Commission for November 23, 2021 received unanimous approval.

V. NEW BUSINESS

A. DISCUSSION OF APPOINTING CHAIR AND VICE-CHAIR TO THE HISTORIC PRESERVATION COMMISSION

Assistant Planner Avery opened the discussion concerning the appointment of a new Chair and Vice-Chair of the HPC. Commissioner McMillian nominated Commissioner Camp as Chair; however, Commissioner Camp declined the nomination stating that she would likely be resigning from the HPC in the near future. This led to a discussion about HPC member participation and level of commitment to the commission. Commissioner Camp stated that she knew of at least (2) other residents who would be interested in joining the HPC and would reach out to let them know of the upcoming vacancy. After discussion of the topic Commissioner Nettles made the motion to table the appointment of a new chair and vice-chair until the next meeting of the commission. The motion was seconded by Commissioner Camp and was unanimously approved by the Commission.

B. DISCUSSION AND UPDATE REGARDING THE 2022 CERTIFIED LOCAL GOVERNMENT GRANT THROUGH MDAH

Assistant Planner Avery presented recent correspondence concerning the next phase of the Starkville Civil Right Survey and updated the commission on the status of the current grant, as well as the details of the upcoming grant. The commission discussed the importance of utilizing the results of the survey to identify local sites or structures that were important to the local Civil Rights Movement which may be eligible for future grant funding for repairs and/or preservation.

DRAFT

C. DISCUSSION AND REVIEW OF HISTORIC PRESERVATION COMMISSION DUTIES, RULES, AND PROCEDURES.

Assistant planner Avery opened discussion concerning a review and reading of the Duties, Rules, and Procedures of the Commission, specifically reminding the commission of the attendance requirements for HPC meetings. Following the reading the commission discussed the importance of regular attendance and the need to build a commission of dedicated public servants who have the time and ability to meet the requirements of the commission as outline in the Historic Preservation Commission ordinance for the City of Starkville.

D. CONSIDERATION OF ADOPTING THE 2022 HC MEETING SCHEDULE

Assistant Planner Avery presented the proposed 2022 Meeting Schedule for the Historic Preservation Commission. The commission suggested amending the schedule to change the current meeting date of December 27, 2022 to January 10, 2023 to accommodate the Holiday Schedule. Upon a motion from Commissioner Camp, duly seconded by Commissioner Lambert the Commission voted unanimously to approve the amended 2022 Meeting Schedule.

VI. ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on Tuesday, June 28, 2022 in the Courtroom of City Hall located at 110 West Main Street, Starkville MS if needed.

After discussion and upon the motion to adjourn by Commissioner McMillen, duly seconded by Commissioner Nettles, the motion was unanimously approved.

_____ _____

Shawn Lambert, Commissioner Robert McMillen, Commissioner

_____ _____

Debbie Nettles, Commissioner Ryan Ashford, Commissioner

_____ _____

Emily Corban Camp, Commissioner Odie Avery, Assistant City Planner

DRAFT

THE CITY OF STARKVILLE
PLANNING DEPARTMENT
HISTORIC PERSERVATION 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 22-03 a request for a Certificate of Appropriateness at 502 Greensboro Street in the Greensboro Historic District
Date:	August 23, 2022

The purpose of this report is to provide information regarding Certificate of Appropriateness request by Jeremy Murdock to replace an existing porch at 502 Greensboro Street within the Greensboro Historic District. The property is currently zoned TN-E with the property # 118O-00-296.00. Please see attachments 1- 4.

COA REQUEST:
The applicant is requesting a Certificate of Appropriateness to repair and replace the existing porch. The proposal is to repair the base of the existing brick columns and replace the wooden porch decking. The decking will be replaced with the same tongue and groove boards as originally used. See attachments 3 and 4 for the applicant's statement and the existing conditions.

COA HISTORY:
There has been no previous request for a Certificate of Appropriateness for this address.

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:

ADDITIONS TO HISTORIC BUILDINGS

An addition to a historic structure can be visually disruptive. Before contemplating an addition look for ways to alter nonsignificant interior spaces to accommodate new needs. If that is not possible, new additions should be made in a manner that preserves the character and detailing of the historic building. A new addition should not be radically different, nor should it mimic exactly the appearance of the historic building. A new addition should be clearly differentiated from the old, so the addition reads as an addition and not as part of the historic building. A new addition to a historic building is considered to be successful if it preserves significant historic materials and features, preserves the existing historic character, and protects the historic significance by making a visual distinction between what is old and what is new.

Existing additions should be preserved if they are over fifty years old or were done without sacrifice to the architectural integrity of the historic building. However, not all additions are significant and worthy of preservation. Many later additions were poorly designed and constructed and they detracted from the original form, materials, or craftsmanship of the historic building to which they were added.

Many new additions are needed as modern bathrooms, kitchens, and additional living space. Some historic houses simply cannot accommodate the necessities of modern living within the existing exterior walls. If the house has a rear porch, an option to provide more interior space would be to enclose all or a portion of the porch, being careful not to alter the character defining features of the porch. An addition should be designed so it is secondary to the original building. It should be smaller than the original building and sited in a secondary position, such as on the rear or an inconspicuous side. It should be made of materials similar to those on the historic building. Adding a brick addition to a historic frame building is inappropriate because the texture and color of the brick will draw attention to the addition. Likewise, roof material should be similar. If siding materials on the addition matches those on the original structure, vertical trim should be used to visually differentiate the junction between old and new sections. Existing corner boards and trim elements

The scale and rhythm of features on the historic building should be incorporated into the addition design. Using similar height lines for doors and windows and a similar rhythm of the openings will help the addition harmonize with the historic building. Architectural detailing should complement rather than exactly duplicate the detailing of the historic resource. If the historic building has an elaborate Queen Anne- or Colonial Revival-style doorway, the entrance to a new addition should be compatible but plain, to keep the focus on the historic doorway.

Any new addition should be designed to be reversible without significant damage being done to the historic building or any loss of its architectural detailing. For example, if an addition or porch enclosure obscures an original window, retain the window in place and close the shutter. If built-ins in a new addition or enclosure of a porch renders an original doorway inoperable, retain the doorway and convert it into a shallow closet with shelving.

Generally, the most successful way to add space to a historic building is to construct a small hyphen or connector to the addition from the house. This results in minimal damage to the historic building and clearly differentiates the new from the old. When added to a historic house, the hyphen sometimes takes the form of a covered walkway, which can be sided with lattice or jalousies. Connectors between historic commercial buildings and additions sometimes include glass walls, which leave the exterior wall of the historic building visible. Architectural hyphens or connectors should be recessed from the streetscape.

SECRETARY OF THE INTERIOR'S RECOMMENDATIONS -NEW ADDITIONS TO HISTORIC BUILDINGS

Recommended:
Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.

Not Recommended:
Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non -character defining interior spaces.

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.

Not Recommended:
Attaching a new addition so that the character-defining features of the historic building are 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.

Not Recommended:
Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

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

Not Recommended:
Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building. Imitating a historic style or period of architecture in new additions, especially for contemporary uses such as drive-in banks or garages.

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.

APPENDIX B: LANDSCAPE RECOMMENDATIONS (p.131-132)

SIDEWALKS, WALKWAYS, DRIVEWAYS, COURTYARDS, AND PATIOS

Paved sidewalks, walkways, driveways, courtyards, and patios are all landscape features that are associated with urban buildings. Rural communities generally had graveled drives and graveled walks, with brick used sparingly as an exterior paving material.

In more urban areas, brick was the most common paving material in the nineteenth century, and it was typically laid without mortar on a bed of sand. The use of concrete as a paving material for sidewalks, walkways, and driveways began in the early twentieth century.

REPLACEMENT, ALTERATION, AND INSTALLATION

If repairing historic paving is not possible, new paving should be installed to match the deteriorated original paving in color and size.

Driveways and parking areas paved with concrete are usually additions to historic buildings built before 1920. Excepting patios and courtyards, the installation of new paving is generally a response to the growing number of cars. In accommodating new driveways, parking areas, and walkways, property owners should consider the historic character of the site and the setting, as well as the materials used for paving. New paved driveways and parking areas need to be as unobtrusive as possible.

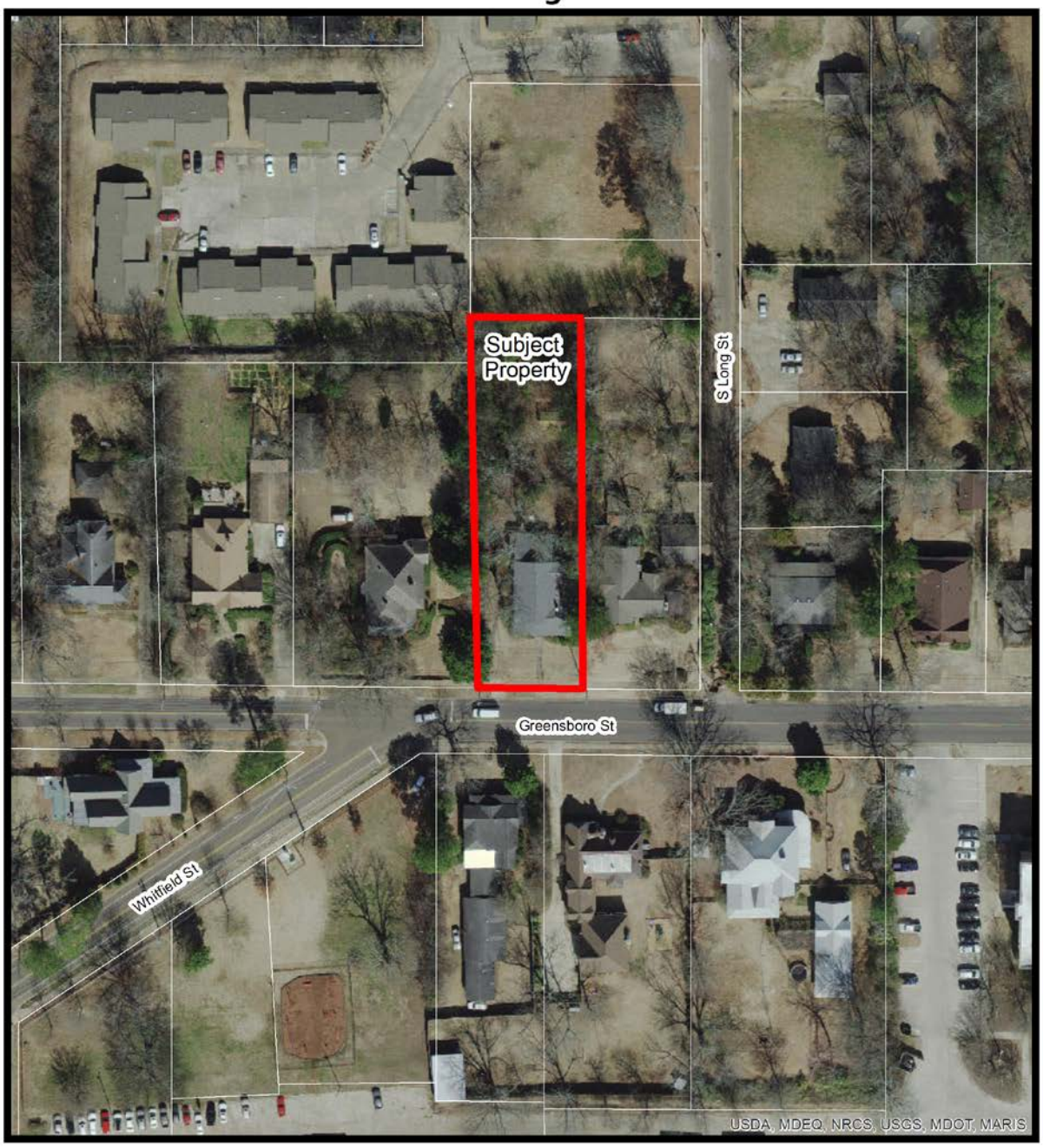
Install new paved driveways or parking areas in the least conspicuous part of the historic property. Circular driveways or parking areas should not be installed in front of historic buildings, unless historically documented. The paving of a long gravel driveway is also inappropriate because it gives historic properties a modern subdivision appearance. Asphalt is not an appropriate paving material for driveways and parking areas on historic properties. Also inappropriate is concrete stamped to resemble brick or cobblestone paving. Recommended paving materials are red brick, concrete, and exposed-aggregate concrete.

Concrete driveway strips were very popular in the early twentieth century and should be maintained if existing as they are historic in nature and provide less of a visual impact than a full driveway of concrete.

New brick sidewalks, walkways, and driveways for historic properties, should have butt-jointed bricks, or bricks laid without mortar joints. Brick paving is easier to maintain and repair without mortar joints. Bricks can be laid in sand atop a concrete base to provide a level surface. Historically, herringbone was the most popular brick paving pattern. Normally bricks in this pattern were held in place by a border of bricks laid on end.

Attachment 1

COA 22-03 Aerial



Legend

- Subject Property
- Parcels

NORTH

0 50 100 200 300 Feet

Attachment 2

COA 22-03 Zoning

Attachment 3- Applicant Statement

We purchased the Cooper House at 502 Greensboro Street in 2017. Since then we have undertaken a variety of renovation and restoration projects in an effort to preserve the historic residence.

Since 2017 the condition of the front porch decking has deteriorated rapidly. Faded paint and rotten wood are prevalent throughout the entire porch area. Additionally, the southeastern brick column base is collapsing and needs masonry repair.

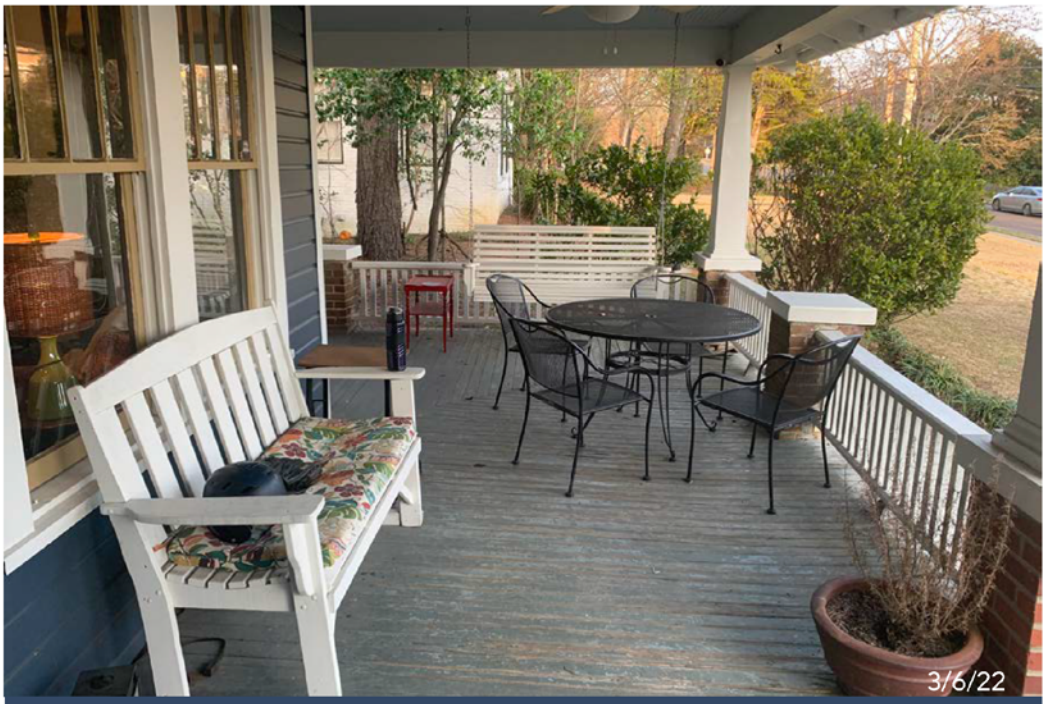
This Certificate of Appropriateness request is related to the repair of the brick column base and the replacement of the wooden porch decking. We plan to use the same tongue and groove boards and matching masonry products. Once complete, the porch will be exactly as the same as originally built. No design, material, or style changes are planned. This project is simply replacing damaged material with new, matching material.

Thank you for your consideration.

Sincerely,

Jeremy Murdock

Attachment 4- Existing Conditions



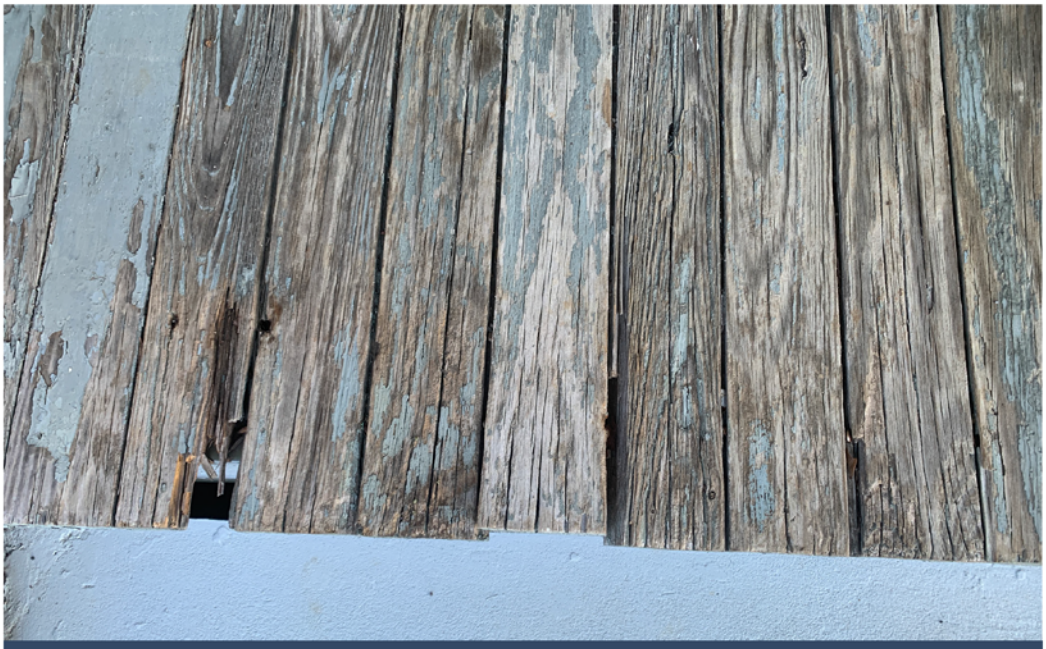
Front Porch (facing East)

Front Porch (facing North)

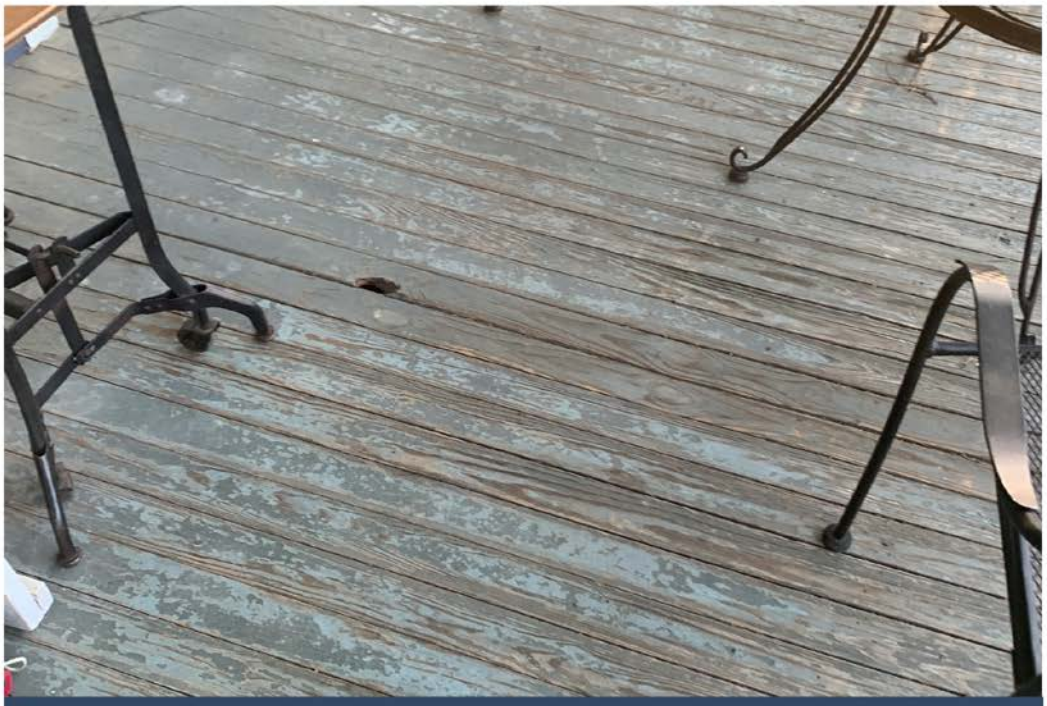
FRANK COOPER HOUSE c. 1925

Greensboro Street Historic District

1 Existing Conditions (3/24/22)



2 Existing Conditions (3/24/22)



3 Existing Conditions (3/24/22)

4 Existing Conditions (3/24/22)

5 Existing Conditions (3/24/22)
-Deteriorated brick column base

6 Existing Conditions (3/24/22)
-Deteriorated brick column base