



OFFICIAL AGENDA OF THE

**HISTORIC PRESERVATION COMMISSION OF THE CITY OF STARKVILLE,
MISSISSIPPI**

SPECIAL CALL MEETING OF TUESDAY, FEBRUARY 28, 2017

**AT STARKVILLE CITY HALL, SECOND FLOOR CONFERENCE ROOM,
LOCATED AT 110 WEST MAIN ST, STARKVILLE, MS 39759 CONVENING 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. CITIZEN COMMENTS
- VI. NEW BUSINESS
 - A. INTRODUCTION OF NEW MEMBER ROBERT MCMILLEN
 - B. CA 17-01: 111 N. NASH ST
 - C. UPDATE ON OKTIBBEHA GARDENS
 - D. DOWNTOWN FAÇADE GUIDELINES
- VII. PLANNER REPORT
- VIII. ADJOURNMENT

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City's ADA Coordinator at least 48 hours in advance of the meeting at (662) 323-8012, ext. 132.



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: Debbie Mahoney Nettles

SUBJECT: CA 17-01 Certificate of Appropriateness Request by Debbie Mahoney Nettles for Minor Exterior Changes to a fence, porches, and awnings at 1111 N. Nash Street on a parcel that is currently zoned R-3 with the property # 117M-00-222.00

DATE: February 14, 2017

The purpose of this report is to provide information regarding the Certificate of Appropriateness Request by Debbie Mahoney Nettles to for Minor Exterior Changes to a fence, porches, and awnings at 1111 N. Nash Street on a parcel that is currently zoned R-3 with the property # 117M-00-222.00

COA Request:

The applicant is requesting a Certificate of Appropriateness Request to:

1. Replace a damaged chain link fence (cyclone). The applicant is proposing to replace it with a 4-ft. wood picket fence
2. Construct a 4'x 6' deck with steps on the north and south side entrances to remedy safety hazards. The applicant is also considering adding rails to give balance and secure the entrance.
3. To construct an awning over the north and south side entrances. The applicant is proposing to construct a metal or canvas awning depending on cost and design. A wood gable roof is their first choice.

COA History:

CA 15-02 -carport improvement- approved 8/25/15

NOTIFICATION

23 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News February 04, 2017. As of this date, the Planning Office has received no phone calls against the request.

ANALYSIS

Chapter 67- Historic Preservation, Section 32-34 of the City's Code of Ordinances provides criteria for granting a Certificate of Appropriateness request:

Sec. 67-33. - Criteria for issuance of certificates of appropriateness.

The commission and the city shall use the following criteria in granting or denying certificates of appropriateness:

(a) *General factors:*

- (1) Architectural design of 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 to, 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.

(c) *Exterior alteration:*

- (1) All exterior alterations to a building, structure, object, site, or landscape feature shall be compatible with the resource itself and other resources with which it is related, as is provided in [section 67-33\(a\)](#) and (b), 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.

Starkville Historic Preservation Design Guidelines recommend:

FENCES AND WALLS

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.

Install new fences to screen parking areas, mechanical equipment, garbage cans, or other unsightly areas. Such fences may be composed of pickets, vertical board, or lattice. New fences should harmonize with the architectural style of the house. Install new board fences with framing members facing inward and the smooth surface facing outward.

ENTRY STEPS

Entry steps, like entrances themselves, can be character defining features of a historic building. Nineteenth-century houses generally have wood or stuccoed-brick entry steps. Because entry steps are normally exposed to the weather, few historic houses retain original wood entry steps. Most wood entry steps built for today's historic houses are crude imitations of the original entry steps. Historic architectural pattern books and historic photographs can provide design resources for building appropriate entry steps. The main components of entry steps are treads, risers and stringers. Treads are the flat boards of the stairs. Risers are the upright boards beneath the treads. Stringers are the diagonal boards along the sides that the treads and risers are connected to. The overhang of the tread above both the riser and stringer should be about equal. Correctly detailed wood steps for a nineteenth-century house will have bull-nosed treads, a beaded stringer, and a bed mould beneath the tread.

MAINTENANCE AND REPAIR

If possible original entry steps with their associated components and detailing should be maintained and repaired.

REPLACEMENT, ALTERATION, AND INSTALLATION

If original entry steps are too deteriorated to repair, replacement steps should match the original as closely as possible. If no evidence exists to document the original entry steps, new steps should be based on the architectural style of the building. Avoid installing entry steps that are incompatible with the age and style of the building. Simple entry steps with open risers are not appropriate for more sophisticated historic buildings, as they were generally found on historic dependency buildings, country stores, or other vernacular buildings. Concerns about maintenance have caused many owners of historic homes to replace wood steps with brick steps. The color, texture, and pattern of exposed brick can be visually disruptive and overwhelm the historic character of a building. In the nineteenth and early-twentieth century, brick steps on historic buildings were traditionally stuccoed.

AWNINGS AND CANOPIES

Awnings on commercial and residential buildings have been popular since the nineteenth century. Historic photographs of many Mississippi cities illustrate the commercial use of canvas awnings to help control temperature, prevent merchandise from fading in display windows, and protect customers from sun and rain. Some twentieth-century commercial buildings, particularly those dating to 1920 and later, originally featured metal or wood canopies suspended from buildings. Canvas awnings were not as widely used on residential buildings, but historic photographs document operable awnings on late-nineteenth- and early-twentieth-century houses, particularly in coastal areas.

MAINTENANCE AND REPAIR

Original awnings and canopies of wood or metal should be preserved and repaired where possible.

REPLACEMENT, ALTERATION, AND INSTALLATION

Original awnings and canopies of wood or metal that are missing or too deteriorated to repair should be replaced to match the original as existing or documented in historic photographs. Install new awnings without damaging window trim or other architectural components. Take care to ensure that the awning does not become a source of water infiltration.

Types of Awnings:

Metal and Wood Awnings

Metal and wood awnings are not appropriate for historic buildings unless they were an original design feature of the building as evidenced by historic photographs.

Vinyl Awnings

Vinyl awnings are not appropriate for historic buildings.

Pole-supported Awnings

Pole-supported awnings are appropriate for entrances on certain commercial buildings to provide protection from rain. A pole-supported, canvas awning is preferable to the addition of a non-historic porch, vinyl or metal awning, or porte-cochere. Pole supported awnings should not be used to shade individual windows.

Traditional Canvas Awnings - Residential

Although canvas awnings were not widely used on residential buildings, they are preferable to metal awnings. Install canvas awnings to emphasize rather than obscure the architectural detailing of a building.

- Install individual awnings over each window rather than spanning two windows with a single awning.
- Adding a canvas awning to shelter an entrance of a house is preferable to the addition of a structural porch canopy or porte cochere.
- Choose colors, patterns, and designs that are subdued to avoid disrupting the character of the neighborhood

Attachment 1
CA 17-01 Aerial



Legend	
Name	
	Nash Street Historic District
	Property



Attachment 2
Eastern entrance



Attachment 3
Southern entrance

