



**OFFICIAL AGENDA  
HISTORIC PRESERVATION COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY, FEBRUARY 26, 2019  
2<sup>ND</sup> FLOOR CITY HALL – CONFERENCE ROOM  
110 WEST MAIN STREET 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. CONSIDERATION OF MINUTES
  - A. CONSIDERATION OF THE MINUTES OF OCTOBER 23, 2018
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
  - A. DISCUSSION AND CONSIDERATION OF ADOPTION OF THE 2019 HISTORIC PRESERVATION COMMISSION PUBLIC MEETING SCHEDULE.
  - B. DISCUSSION OF THE LOCATION FOR THE NEW OKTIBBEHA GARDENS HISTORIC DISTRICT SIGN
  - C. DISCUSSION ON THE 2019 STARKVILLE CLG GRANT APPLICATION
- VIII. PLANNERS REPORT
- IX. ADJOURN



**UNAPPROVED MINUTES OF THE HISTORIC PRESERVATION  
COMMISSION MEETING OF TUESDAY, OCTOBER 23, 2018  
THE CITY OF STARKVILLE, MISSISSIPPI**

The Historic Preservation Commission of the City of Starkville, Mississippi held their regularly scheduled meeting on October 23, 2018, in the Large Conference Room on the 2<sup>nd</sup> floor of City Hall, located at 110 West Main Street. Present were Commissioners Hamp Beatty, Debbie Nettles, Ryan Ashford, and Robert McMillen. Absent from the meeting were Commissioners Dr. Michael Fazio, Cyndi Sullivan, and Jason Barrett. Attending the Commissioners was City Planner Daniel Havelin. Due to the absence of the Chairman Dr. Fazio, Commissioner Beatty served as Acting Chairman for the meeting. After Commissioner Beatty called the meeting to order, the Commissioners recited the Pledge of Allegiance, followed by a moment of silence.

**1. AN ORDER APPROVING THE WRITTEN AGENDA**

There came for consideration the matter of the approval of the official agenda of October 23, 2018 as presented. After a discussion, the presentation by Michelle Jones was moved the first item of New Business.

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2<sup>ND</sup> FLOOR CITY HALL – CONFERENCE ROOM  
110 WEST MAIN STREET 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. MICHELLE JONES TO PRESENT INFORMATION ABOUT THE MDAH ARCHITECTURAL DATA BASE TO ALLOW THE CITY TO RECEIVE GRANT UPGRADES
  - B. DISCUSSION AND CONSIDERATION OF THE RECOMMENDED TEXT CHANGES FOR THE NEW OKTIBBEHA GARDENS HISTORIC DISTRICT SIGN
  - C. DISCUSSION OF THE LOCATION FOR THE NEW OKTIBBEHA GARDENS HISTORIC DISTRICT SIGN
- VII. PLANNERS REPORT
- VIII. ADJOURN

After discussion amongst the Commissioners the official agenda was unanimously approved.

**A. MICHELLE JONES TO PRESENT INFORMATION ABOUT THE MDAH ARCHITECTURAL DATA BASE TO ALLOW THE CITY TO RECEIVE GRANT UPGRADES**

Commissioner Beatty called on Michelle Jones to present the information about a grant through MDAH from the National Park Service. The grant application would require the City to act as the applicant. There is a no match requirement from the City for the grant. After discussion amongst the Commissioners, the Commission agreed to produce a Memorandum of Agreement with the City for the City to act as the applicant for the grant. Commissioner McMillen motioned that the Commission proceed with the grant application with the City to act as the applicant, the motion was seconded by Commissioner Nettles and unanimously approved 4-0.

**B. DISCUSSION AND CONSIDERATION OF THE RECOMMENDED TEXT CHANGES FOR THE NEW OKTIBBEHA GARDENS HISTORIC DISTRICT SIGN**

Commissioner Beatty spoke about his recent conversations and correspondence with Jim Woodward of MDAH about the text for the Oktibbeha Gardens Historic District sign. The original text submitted to MDAH was returned with several suggested revisions. The Commission discussed the suggested changes and further modified the text. After a discussion on the new text change, Commissioner McMillen motioned that the item be tabled until the next meeting to get input from other Commissioners who were not present. The motioned was seconded by Commissioner Nettles and unanimously approved 4-0.

**C. DISCUSSION OF THE LOCATION FOR THE NEW OKTIBBEHA GARDENS HISTORIC DISTRICT SIGN**

Commissioner Beatty began the discussion about the proposed location of the Oktibbeha Gardens Historic District sign. The Commissioners discussed several possible locations for the sign taking into consideration vehicular traffic, pedestrian traffic, and available right-of-way. After the discussion, Commissioner McMillen motioned that the sign be placed at the northeast corner of the intersection of Broad Street and Oktibbeha Drive. The motioned was seconded by Commissioner Ashford and unanimously approved 4-0.

## **ADJOURNMENT**

Upon conclusion of the discussion of the official business of the Historic Preservation Commission, the Commission adjourn until November 27, 2018 at 5:30 p.m. in the Large Conference Room on the 2nd floor of City Hall, located at 110 West Main Street, Starkville, MS 39759.

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Hamp Beatty, Acting Chairman

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Daniel Havelin, City Planner





## Historic Preservation Commission 2019 Public Meeting Schedule

Advertised Submittal Deadline	Non-Advertised Submittal Deadline	Public Meeting Date
December 24, 2018	January 7, 2019	January 22, 2019
January 28, 2019	February 11, 2019	February 26, 2019
February 27, 2019	March 13, 2019	March 28, 2019
March 25, 2019	April 8, 2019	April 23, 2019
April 29, 2019	May 13, 2019	May 28, 2019
May 27, 2019	June 11, 2019	June 25, 2019
June 24, 2019	July 9, 2019	July 23, 2019
July 29, 2019	August 12, 2019	August 27, 2019
August 26, 2019	September 9, 2019	September 24, 2019
September 23, 2019	October 7, 2019	October 22, 2019
October 29, 2019	November 11, 2019	November 26, 2019
November 25, 2019	December 9, 2019	December 24, 2019
December 30, 2019	January 13, 2020	January 28, 2020

**Advertised** items, such as Certificate of Appropriateness, require advertisement and notification

**Non-Advertised** items, such as appeals, do NOT require advertisements

Meetings begin at 5:30 pm in the Courtroom at City Hall

## **Oktibbeha Gardens**

Platted in 1937, Oktibbeha Gardens is a neighborhood composed primarily of colonial revival, minimal traditional, craftsman, and ranch-styled houses built from the 1930s to the 1960s. Listed in the National Register of Historic Places in 2017, it is Starkville's first major planned subdivision. John K. Bettersworth, a prominent Mississippi historian, author, and long-time professor at Mississippi State University, was among the first residents of Oktibbeha Gardens.



**CERTIFIED LOCAL GOVERNMENT GRANT APPLICATION**  
**Federal Fiscal Year 2019**  
**Application and attachments must be RECEIVED by 5 pm February 27, 2019.**

CLG Community Name

**I. PROJECT SUMMARY**

*Project Title:* A Comprehensive Historic-Property Survey-Plan for Starkville, Mississippi

*Brief Project Description:*

This is a proposal for a comprehensive survey plan for the City of Starkville. The SHPC has set as a goal the surveying and eventual listing of all eligible historic properties within the city limits. The first step in achieving this goal is to identify all eligible but unlisted individual properties and the approximate boundaries of all eligible but unlisted districts in the form of a Comprehensive Historic-Building Survey-Plan. This proposal requests funding for such a survey plan.

*Type of project:* (Check appropriate category. See the instructions for category descriptions)

- Joint Survey / National Register Nomination
- Survey Only
- National Register Nomination Only
- Rehabilitation
- Professional assessment
- Publications / Marketing
- Education & Training
- Other

*Budget Summary:*

Total Project Cost: \$15,000

Grant Amount Requested: \$7,500

% of Project Cost 50%

Total Local Match: \$7,500

% of Project Cost 50%

## II. LOCAL GOVERNMENT INFORMATION

County Oktibbeha

U.S. Congressional District Third

### Chief Elected Official:

Name: Lynn Spruill

Title: Mayor, City of Starkville

Address: 110 W. Main St

Telephone (office): 662-323-2525

Email Address: l.spruill@cityofstarkville.org

### CLG Coordinator:

Same as Chief Elected Official X

Name:

Title: Mayor, City of Starkville

Address: 110 W. Main St

Telephone: 662-323-2525

Alt. Phone:

Email Address: l.spruill@cityofstarkville.org

Same as CLG Coordinator

Name:

Project Coordinator: Dr. Michael Fazio

Title / Organization: President of SHPC

Address: 521 Greensboro St.

Alt. Phone:

Telephone: 662-312-3039

Email Address: mfazio@caad.msstate.edu

**III. PROJECT SCOPE OF WORK**

Clearly describe the proposed project. Refer to the grant manual for a sense of the questions you should address in this section. Be sure to also address any specific concerns, comments, or questions raised during the ItA phase of the application process.

See Attachments on the following pages.

## A Comprehensive Historic-Property Survey-Plan for Starkville, Mississippi

### The Request

The city of Starkville is experiencing unprecedented growth, which has led to the recent loss of a number of prominent historic buildings, particularly near to the downtown and approaching the campus, and this growth shows no sign of abating. In order to limit future losses, the city needs a plan for the assessment of ALL of its historic properties. This proposal requests matching funding for such an assessment. This will be a novel project for MDAH funding, but the presence in town of Michelle Jones (MDAH's Local Preservation Assistance Coordinator) and Dr. Michael Fazio (architectural historian and chair of the Starkville Historic Preservation Commission, hereafter SHPC), with their historic preservation experience and expertise, makes the location ideal for what can be a prototypical study.

### Background of the Request

In the fall of 2018, Starkville submitted three potential projects for 2019 Certified Local Government funding: a National Register district nomination for the Mississippi State University campus, a comprehensive historic-property survey-plan for Starkville, and a National Register district nomination for Pleasant Acres Subdivision. Among these, MDAH's the CLG Review Committee suggested that the project for a National Register district on the MSU campus be pursued. Michael Fazio submitted a letter to MSU president Mark Keenum explaining the project and its potential benefits and, as a result, Ms. Amy Tuck, Vice-President for Campus Services, requested a meeting with him in December 2018 to discuss such a possibility. While this meeting was Thisheld and was very positive, the University has chosen not to pursue a district nomination at this time. Consequently, this proposal for a comprehensive-survey plan is being submitted.

### Historic Preservation and Starkville City Government

Historic Preservation has become an accepted part of city government in Starkville. The city's 2016 Comprehensive Plan adopted by the Board of Aldermen provides ample evidence of this acceptance, as it discusses the importance of the SHPC and of the National Register process and encourages the designation of local districts, the creation of commercial-district design-guidelines (now being prepared, as cited below and in the attachment titled "National Register Listings in Starkville"), and the adoption of local preservation incentives.

The comprehensive plan cites the 2011 "Historic Resource Survey Report" prepared by David Preziosi as part of his contract to prepare the downtown-district National Register nomination (cited below and in the attachment) and points out that this report identifies the general locations of some potential National Register residential districts in areas developed during the mid twentieth-century. This first attempt at such identification provides the starting point for the "comprehensive-survey" plan being proposed here.

#### Historic Preservation Projects to Date

Starkville has five listed National Register districts and eighteen individually listed National Register properties, as shown in the attachment.

In 2010, Starkville's Board of Aldermen adopted a historic preservation ordinance and formed the SHPC. Using matching funding from MDAH's Certified Local Government program , the SHPC has carried out a series of architectural-preservation projects:

Downtown Starkville Historic District survey and nomination (2011)

Greensboro Street, Nash Street, and Overstreet School historic district resurveys (2012)

"Standards for Starkville's Historic Districts" (residential design-guidelines, 2012)

Oktibbeha Gardens Historic District survey and nomination (2017)

Downtown Starkville Design Guidelines (in progress at the Carl Small Town Center)

The SHPC has also recommended and the Board of Aldermen has approved local historic districts on Greensboro Street and Nash Street and, following the “Standards for Starkville’s Historic Districts” (cited above and in the attachment), the SHPC has managed these districts through the certificate of appropriateness process. And for Nash Street and Greensboro Street the Commission has seen to the erection of both MDAH historic markers and city markers, the latter including expanded text and street-and-property maps of the districts. The SHPC is in the process of erecting similar signage for Oktibbeha Gardens. All of these projects have been necessary and have produced successful results, but the SHPC has discussed at length the question of what should be done next.

#### Proposal for a Comprehensive Historic-Property Survey-Plan

As a result of these discussions, the SHPC has set as a goal the surveying and eventual listing of all eligible historic properties within the city limits. The first step in achieving this goal is to identify all eligible but unlisted individual properties and the approximate boundaries of all eligible but unlisted districts in the form of a Comprehensive Historic-Building Survey-Plan. This proposal requests funding for such a survey plan.

To produce this survey plan, a paid surveyor will be assisted by Michael Fazio, contributing his time as an unpaid consultant. Using maps provided by the city, Michael Fazio will conduct an initial ‘windshield’ survey, one informed by David Preziosi’s 2011 “Historic Resources Survey Report,” and provide more refined and expanded observations and recommendations about individual properties and future districts, both mid-twentieth-century and earlier, and potential increases to existing district boundaries.

Once hired, the surveyor will begin with the list of historic properties in shown in the attachment and with the Michael Fazio windshield-survey results. Using maps provided by the city, the surveyor will then drive Starkville street by street, locating any individual properties deemed eligible for listing and refining the boundaries of the potential districts or district boundary increases, including the district on the

Mississippi State University campus for which MDAH staff members have identified preliminary boundaries. Once the results have been recorded on an initial survey map, the surveyor will meet with Michael Fazio to discuss the results. Based upon the conclusions reached in this meeting, the surveyor will then make a second survey visit in order to prepare final maps and commentary.

The deliverables will be:

1. maps showing the locations of all the currently listed individual properties and districts and the eligible but unlisted individual properties and eligible but unlisted districts and district boundary increases, with the district boundaries sufficiently refined to require only a single visit by an MDAH staff member before the submission of a request for proposals for the preparation of a district nomination
2. rankings of the individual properties according to their condition, significance, and level of threat to their preservation, with a rationale paragraph for each
3. Rankings of the eligible districts and district boundary increases according to the same criteria, with a rationale paragraph for each
4. summary comments as required for clarity

## National Register Listings in Starkville

### Individually Listed Properties

Bardwell House (1992)  
Robert Bell House (Bell-Carpenter House) (1992)  
Thomas B. Carroll House (1991)  
The Cedars (Montgomery House) (1985)  
Hotel Chester (1985)  
C. E. Gay House (1991)  
Gillespie-Jackson House (1986)  
Lampkin-Owens-Kraker House (1980)  
McGruder-Newsom House (1984)  
Meadow Woods (2001)  
Montgomery Hall [at Mississippi State University] (1975)  
Dossey A. Outlaw Plantation House (The Cedars or Outlaw-Page House) (2002)  
Emma and Ed Rogers House (Rogers Estate) (2017)  
J. M. Stone Cotton Mill (E. E. Cooley Building) (1975)  
Textile Building (Industrial Education Building) [at Mississippi State University] (1975)  
Walker-Critz House (1989)

Colored Cemetery (2014)  
Oddfellows Cemetery Grand Order (1990)

### Districts

Downtown Starkville (2012)  
Greensboro Street (1982)  
Nash Street (1993)  
Oktibbeha Gardens (2017)  
Overstreet School (1992)



**IV. CONSULTANT/PROFESSIONAL**

Project does not require a consultant/professional

Project requires a consultant/professional and:

X  Consultant/professional not yet selected

   Consultant/professional already selected:

Name:

Company / Organization:

Address:

Telephone:

Email Address:

If consultant/professional is already selected, include contract with the application.

**V. MATCHING SHARE**

Donor: Who or what is providing the matching funds - City, Foundation, Civic Group, etc

Source: (Cash Match only) General operating funds, HPC budget, Grant, contributions, etc

Kind: For non-cash contributions: labor (city staff or volunteer), donated materials/services, etc.

Amount: Dollar value of the contribution

Status: (Cash Match only) Indicate whether the match is firm/known or pending a decision

Cash Contributions

Amount:

Donor: City of Starkville

Status:

Source: City General Funds

Amount: \$7,500

Status:

In-Kind Contributions

Donor:

Donor:

Source:

Kind:

Amount:

Donor:

Kind:

Amount:

Donor:

Kind:

Amount:

VI. **PROJECT BUDGET**

<i>Cost Items (staff, consultant, supplies/materials, printing, etc)</i>	<i>CLG Grant Share</i>	<i>Local Match</i>		<i>Row Totals</i>
		<i>Cash</i>	<i>In-Kind</i>	
<b><i>Subtotals</i></b>		Cash	In-Kind	
<b><i>Totals</i></b>	<b><i>Grant*</i></b>	<b><i>Local Match**</i></b>		<b><i>Project Cost</i></b>

**\* Must not exceed 50% of Project Cost**

**\*\*Cash + In-Kind must equal a minimum of 50% of Project Cost**

**Please check your math**

**VII. SIGNATURES**

The applicant indicates by their signature that they have read, understand, and agree that:

1. This is a request for consideration for a grant and does not constitute a commitment for funding from the Certified Local Government Grant Program, administered by the Department of Archives and History.
2. The applicant recognizes that this grant is administered as a ***reimbursement*** grant which shall not exceed 50% of the expended total cost of the project. If a grant is received, all cost obligations for work are to be paid by the applicant, who will then receive reimbursement based on prior agreement and approval by MDAH.
3. The applicant further understands that reimbursement will not be issued until all close-out material has been received by MDAH.
4. No work covered in this application is to begin until the applicant has been notified in writing that funds have been awarded and has accepted in writing the terms and conditions of the grant. The terms and conditions will be outlined in the Memorandum of Agreement sent to each grantee. Projects that require additional paperwork, such as Contracts and Cultural Resources Assessments must have these executed / approved by MDAH prior to work beginning on the project.
5. Adequate resources will be available for the completion of the proposed project.
6. The project, if funded, will be carried out in accordance with the guidelines set forth by the National Park Service Historic Preservation Fund as administered by Historic Preservation Division, Department of Archives and History.
7. Project Coordinator will be responsible for submitting required progress reports and final project documentation to MDAH and ensuring that the project will be completed within the allotted time.
8. The applicant will cooperate with the staff of the Department of Archives and History in meeting all the above requirements.

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Chief Elected Official

Date

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Project Coordinator

Date

**VIII. ATTACHMENTS**

***Required Attachments (for certain types of projects)***

Survey and/or National Register Projects: You are **REQUIRED** to attach a map marking the boundary of the Survey and/or proposed National Register District.

Rehabilitation of Historic Structures: You are **REQUIRED** to attach photos of the property in its current condition. At least one of the photos should be of front façade of the building. You should also include close up shots of problem areas to be addressed by the proposed project.

***Recommended Attachments:***

Written bids, proposals or quotes for professional services related to the project (consultants, contractors, printing services, graphic designers, etc).

If local government requires a Request for Proposals (RFP) to be done before selecting a consultant, attach the RFP to the application.

Any Historic Structures Report or Preservation Plan done on the structure to be rehabilitated— at least the portion of the report or plan outlining the recommended work to be done.

Any preliminary design already being considered for marketing projects (brochures, etc.) are helpful, but not required.

If updating, redesigning or rewriting materials (such as Design Guidelines or Local Ordinance), include a copy of the previous version.

**Application and attachments must be RECEIVED by 5 p.m., February 25, 2019.**

**Only original completed and signed applications will be considered.**

**Do NOT email or fax.**

**Mail to: Michelle Weaver Jones  
CLG Grant Administrator  
P.O. Box 571  
Jackson, MS 39205-0571**

**Deliver to: Michelle Weaver Jones  
CLG Grant Administrator  
100 S. State Street  
Jackson, MS 39201**

**Contact Michelle Weaver Jones by phone, 662.325.2520, or email, [mijones@mdah.ms.gov](mailto:mijones@mdah.ms.gov) with any questions you have about CLG Grants.**

## **Appendix A: List of Mississippi CLG Communities (as of August 2018)**

Mississippi currently has fifty-four CLG Communities. These are communities that have received CLG Status through the National Park Service. Inclusion on this list does not automatically mean that the community is in good standing.

Aberdeen	Greenville	Newton
Baldwyn	Greenwood	Ocean Springs
Biloxi	Hattiesburg	Oxford
Brandon	Hazlehurst	Pascagoula
Canton	Hernando	Philadelphia
Carrollton	Holly Springs	Port Gibson
Carthage	Indianola	Quitman
Claiborne County	Jackson	Raymond
Clarksdale	Kosciusko	Ripley
Cleveland	Laurel	Senatobia
Clinton	Leland	Sharkey County
Columbia	Lexington	Starkville
Columbus	Louisville	Tunica
Como	Mc Comb	Tupelo
Corinth	Meridian	Vicksburg
Durant	Mound Bayou	West
Friars Point	Mount Olive	Winona
Gautier	Natchez	Woodville

## **Appendix B: Most recent CLG Grant Projects (award for FFY 2018)**

Baldwyn: Historic District Brochure

*Project Cost: \$2560*

*Grant Award: \$1280*

Biloxi: *Old Biloxi Cemetery Survey and GPS Mapping*

*Project Cost: \$20,000*

*Grant Award: \$10,000*

Booneville: Historic Preservation Commission Website Development

*Project Cost: \$2,500*

*Grant Award: \$1250*

Claiborne County: *Port Gibson Battlefield Interactive Map*

*Project Cost: \$7,200*

*Grant Award: \$2,000*

Greenville: *Weinberg House Rehabilitation, Phase II*

*Project Cost: \$25,000*

*Grant Award: \$12,500*

Greenwood: *Gritney Neighborhood Survey*

*Project Cost: \$24,000*

*Grant Award: \$12,000*

Greenwood: *Downtown National Register Districts Consolidation*

*Project Cost: \$10,000*

*Grant Award: \$5,000*

Jackson: *Midtown Survey Phase II & National Register Nomination*

*Project Cost: \$25,000*

*Grant Award: \$12,500*

Oxford: *Avent Acres Survey and National Register Nomination*

*Project Cost: \$4,902*

*Grant Award: \$2,451*

Starkville: *Downtown Historic District Design Guidelines*

*Project Cost: \$13,000*

*Grant Award: \$6,500*

Tupelo: *Spain House Rehabilitation Phase IV*

*Project Cost: \$20,000*

*Grant Award: \$10,000*