



**Monday, March 6, 2023
4:00 PM**

**City Council
Monday Meeting Agenda**

**Council Chambers
200 Forrest Street**

Call to Order

Public Hearing

1. **2023-170** Hold public hearing for appeal filed by Cadence Bank, Owner, to appeal the Hattiesburg Historic Conservation Commission's TIE vote of the petition filed by Cadence Bank, Owner, to demolish the structure at 124 Hardy Street. The HHCC voted in a TIE on January 11, 2023.

Agenda Review

Citizens' Forum

Meeting Recess

FILED

COPY

JAN 20 2023


 BY *[Signature]*
 CITY CLERK
 DEPUTY CLERK

Please send completed form to:
 Russell Archer, Historic Planner
 Dept. of Urban Development
 P.O. Box 1898
 Hattiesburg, MS 39403
 601.545.4599 or fax 601.545.1962

REQUEST TO APPEAL HISTORIC CONSERVATION COMMISSION DECISION

Today's Date:	January 18, 2023
Historic Conservation Commission Meeting Date:	January 11, 2023
<i>(Appeals must be made within 10 consecutive days of the decision)</i>	
Name of Property Owner/Petitioner:	Cadence Bank (Carol Drake)
Name of Person Requesting Appeal Hearing:	Stephens Daniel
Mailing Address of Person Requesting Appeal Hearing:	398 E Main St., Suite 209 Tupelo MS 38804
Address of Petitioned Property:	124 Hardy St., Hattiesburg, MS 39401
Petitioner's Request of the Historic Commission:	Removal of Existing Building (Demolition)
Historic Commission's Decision:	Tie Vote
Approve ☐ or Deny ☐	

I/We hereby APPEAL the Historic Conservation Commission Decision for the above referenced petition and request to hold a Public Hearing before the Hattiesburg City Council.

[Signature]
 Petitioner (signature)

 Petitioner (signature)

Hattiesburg Historic Conservation Commission

Application Data Sheet—Item 1

Historic District: HUB CITY DOWNTOWN

Address: 124 Hardy St.

Significance: Non-Contributing

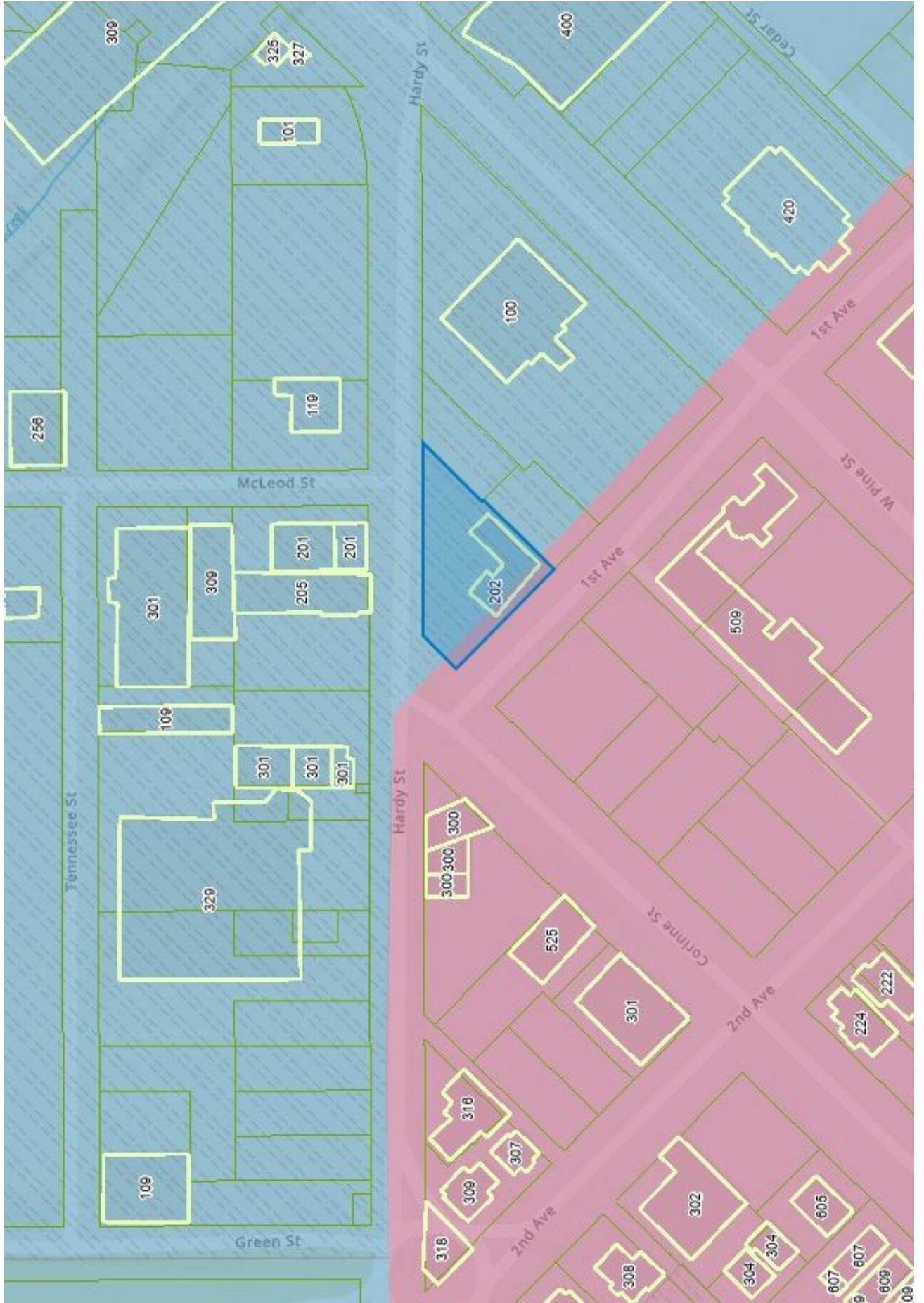
Construction Date: c1950s/c1970s

BRIEF SCOPE OF WORK:

- Demolish building



124 Hardy St.



Adjacent Properties





State of Mississippi
Department of Archives and History
P.O. Box 571
Jackson, MS 39205

HISTORIC RESOURCES INVENTORY

1. a. Property name, historic		10. County Forrest	
b. Property name, other Bancorp South - Office Building		11. City or Town Hattiesburg ☐ vicinity of	
2. Property address/descriptive location 124 Hardy Street		12. Owner's name and address Bancorp South	
3. Legal description (and acreage, if required—see instructions) TBD		13. Was interior surveyed? No	14. Survey seq. no. 55
		15. USGS quadrangle map	
4. Former/historic use	5. Present use Banking/Office	16. UTM reference (if required—see instructions)	
6. Architect ☐ documented ☐ attributed	7. Builder/contractor ☐ documented ☐ attributed	17. Date of construction c.1980 ☒ estimated ☐ documented	
8. Brief description One-story modern stuccoed office building with flat roof and flat parapet. L-plan with primary facade facing northeast and containing three bays (D, W, W). Offset entrance contains paired aluminum plate-glass doors; windows are tall narrow single-light plate glass. Series of tall narrow plate glass windows continuing around ell.		18. Integrity ☐ very intact ☐ deteriorated ☐ some changes ☐ ruins ☐ extensive changes ☐ no visible remains	
		19. Dates of changes, if any ☐ moved _____ ☐ enlarged/alterd _____ ☐ artificial siding _____ ☐ replaced windows/doors _____ ☐ enclosed/alterd porch _____ ☐ storefront alterations _____	
9. Outbuildings or secondary elements (if significant, use separate form)		20. Architectural character or style	

THIS SECTION FOR MDAH USE ONLY

21. Registration status
- ☐ NHL
 - ☐ listed NR
 - ☐ in NR district
 - ☐ Mississippi landmark
 - ☐ local landmark/local district

22. If located in historic district
- a. Name of district _____

- b. Rating
- ☐ contributing
 - ☐ previously listed
 - ☐ noncontributing

c. District element number _____

MDAH Inventory Code _____



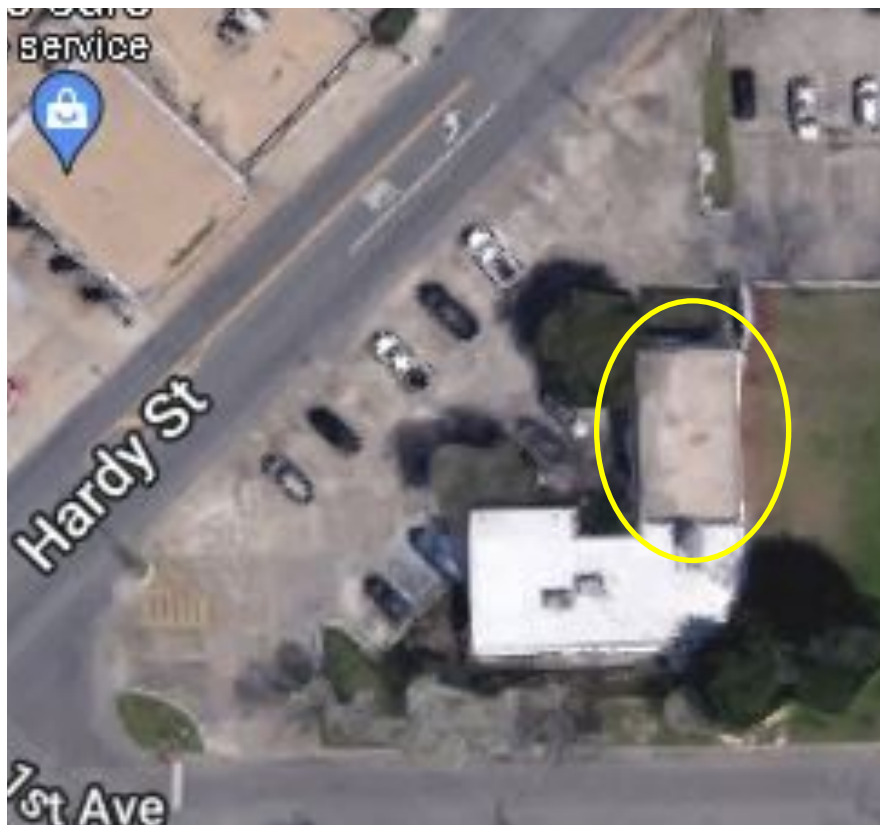
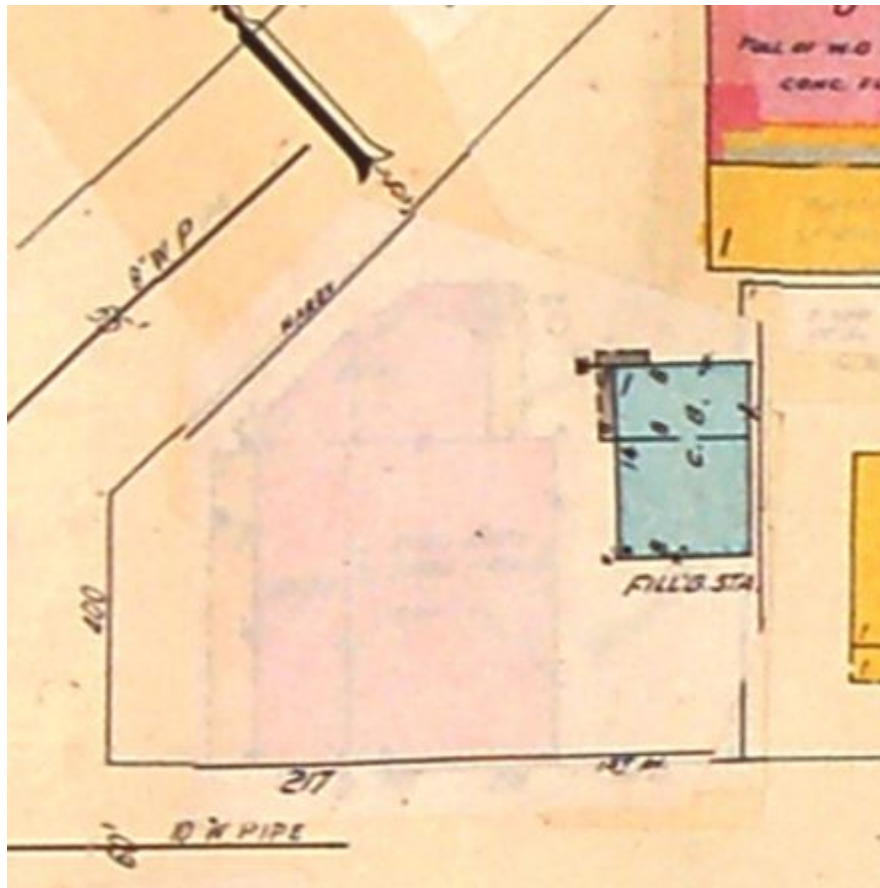
MISSISSIPPI HISTORIC RESOURCES INVENTORY
Page 2

23. Historical information	27. Photographer or photo source Russell Archer
	28. Photo roll and frame number(s) 5310-24
	29. Photo date October 3, 2011
	30. Inventory form completed by (name and organization) Russell Archer Archer Preservation Consulting, LLC
24. Additional remarks or continuation of other sections	31. Survey project name Hub City Historic District
	32. Date form completed October 10, 2011
	25. Sources of information
THIS SECTION FOR MDAH USE ONLY	
33. Evaluation of National Register eligibility	
a. ☐ already listed (see front of form)	
☐ appears individually eligible	
☐ potentially eligible if restored	
☐ would contribute to district	
☐ does not appear eligible	
☐ insufficient information	
b. Evaluated by/date	

26. Sketch of building plan or site plan. (Show outline of building)



Sanborn map 1961 (top) vs. satellite view of site (c2012)



RECEIVED
NOV 14 2022

BY:

Application for a Certificate of Appropriateness

to Hattiesburg Historic Conservation Commission

for a proposed exterior change to a property within designated historic districts

Historic District Downtown Historic District

Property address: 124 Hardy Street

Present zoning: B-3

Office Use Only

Received _____

Complete _____

HHCC review _____

Action _____

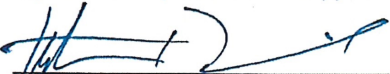
Applicant: Stephens Daniel

Address: 398 E. Main St., Suite 209

Tupelo, MS 38804

Phone: 662-260-4543

Signature and permission of Applicant / date:

 , 11/14/22

Owner: Cadence Bank (Carol Drake)

Address: 201 South Spring St.

Tupelo, MS 38804

Phone: 662-680-2331

If the applicant is not the owner, include a letter from the owner authorizing the change.

I hereby authorize City of Hattiesburg staff access to the property for taking pictures and documentation.

Proposed starting date: January 2023

Briefly describe the proposed project / Proposed Alterations
(attach additional sheets as needed):

Demolition of the existing building. The existing building

continues to have water infiltration causing mold issues.

NOTE: Appropriate support materials for each proposed change as required must be submitted to complete this application.

Incomplete applications will not be reviewed by the commission.

DEADLINE: Applications and support materials must be submitted by 5 p.m. Wednesday, 14 days prior to the regular HHCC meeting, normally the second Wednesday of each month.

- ☐ New Buildings and New Additions
- ☐ Major Restoration, Rehabilitation or Remodeling
- ☐ Site Changes – tree removal, fences, walks, driveways, parking and signs

☒ Demolition and Relocation

Required support materials must be attached. Please see *Checklist for Required Support Materials* on the next page.



November 7, 2022

Mr. Russell Archer
Historic Preservation Planner
Department of Urban Development
City of Hattiesburg
200 Forrest Street
Hattiesburg, Mississippi 39401

Mr. Archer:

Re: Cadence Bank Annex Building
124 Hardy Street

Mr. Archer - attached is a survey completed by F and F Construction along with photographs of the interior of the above referenced building. We had to move our teammates out of this building in March of 2019 because of mold, mildew and the smells associated with this. Our employees were continually complaining of allergy issues and we have tried without success for the past several years to stop this water infiltration in this space however, the building is built into the hillside and groundwater continues to come into the lower rooms of the building. All the file cabinets that have had the bottoms of them rusted out because of this moisture.

As you can tell by the report and the photographs this building is a hazard and we respectfully ask permission to be allowed to demolish this building and replace it with more parking spaces for our teammates and additional landscaping that will increase the curb appeal of the entrance into the Downtown Area.

If you have any questions please feel free to give me a call,

Sincerely,

A handwritten signature in blue ink that reads "Carol Drake".

Carol M. Drake
Vice President - Design and Construction Manager
Cadence Bank

cd/attachments



November 7, 2022

Carol Drake
Vice President / Facilities Manager
Bancorp South / Cadence
201 S. Spring Street
Tupelo, MS 38804

RE: 124 Hardy St., Hattiesburg, MS 39401 - Building Conditions Survey

Dear Ms. Drake,

Please see below the findings from our survey of the Hattiesburg Annex Building survey:

Exterior observations:

- The building sits in a depression with a nearby retaining wall that causes the area to hold water
- There are visible cracks in the slab and CMU walls which indicate there are foundation issues
- The EIFS is pulling away from the building at several locations, almost certainly due to water/moisture getting behind it
- All of the windows have failed caulking that is also causing moisture to enter the building
- The entry to the building has been completely destroyed by water. All of the drywall has fallen down or is about to fall due to moisture
- The existing roof is in very poor condition and would need to be removed and replaced

Interior observations:

- Nearly every wall, all ceilings, and all floor covering is saturated in black mold
- The wood framing is starting to deteriorate due to moisture
- The existing metal framing supports are deteriorating and rusting.
- Nearly all acoustic ceiling tile as well as some grid and lights have fallen because of water/moisture issues throughout

We recommend this building to be considered a total loss. We feel this building is far beyond repair due to its elevation and the existing conditions that surround the building.

F&F Construction Company is providing a budget of \$85,000.00 to raze the building which would include disconnecting all utilities, installing perimeter fencing, and providing all necessary dump trucks and dumpsters required for excavation.

If rehabilitating the building is required, our rough initial estimate is \$800,000 for interior renovations as well as another \$500,000 for new roof, exterior repairs, and water proofing. This budget does not include any mold testing or removal which would have to be performed by a certified environmental abatement company.

We appreciate your consideration of F&F for this project and look forward to working with you!

Best regards,

A handwritten signature in black ink, appearing to read 'Clay Forman', is positioned above a horizontal line that spans the width of the page.

Clay Forman
Project Manager

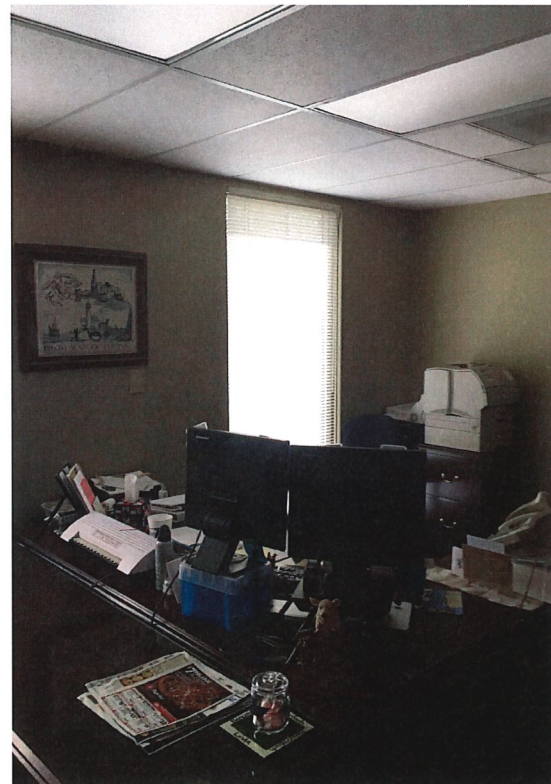
Exterior images of subject building



Exterior images of subject building



Interior images of subject building (before)



Interior images of subject building (after)



Interior images of subject building (after)



HATTIESBURG HISTORIC CONSERVATION COMMISSION

Wednesday, January 11, 2023

The Hattiesburg Historic Conservation Commission met in a regularly scheduled hearing on January 11, 2023, at 12:02 p.m. in the Dining Room of the Jackie Dole Sherrill Community Center, 220 W. Front St., Hattiesburg, Mississippi. Tom Boldo presided as Chair.

Commissioners present: Sarah Halliwell Carver
Rion Snowden
Terri Bell
Tom Boldo
Angela Duncan
Markus Simmons

Commissioners absent: Margaret Dwight Shelton
Michael Anderson
Elizabeth Schwartz

Staff present: Russell Archer, Historic Preservation Planner
Nathan Satcher, Senior Planner
Wiley Quinn, Director of Urban Development
Andy Parker, City Arborist

Staff absent: (none)

AGENDA

There came the matter of the agenda for the meeting of January 11, 2023. A motion was made by Commissioner Bell and seconded by Commissioner Snowden that the agenda be approved. The motion carried.

MINUTES

There came the matter of the minutes for the meeting of November 9, 2022. A motion was made by Commissioner Snowden and seconded by Commissioner Carver that the minutes be approved as submitted. The motion carried.

ELECTIONS

There came the matter of election of Chair and Vice-Chair of the Hattiesburg Historic Conservation Commission for calendar year 2023. A motion was made by Commissioner Snowden and seconded by Commissioner Carver to move this item to the end of the agenda. The motion carried by a unanimous vote.

Public Hearing

There came the matter of the previously tabled Application for a Certificate of Appropriateness filed by Stephens Daniel, Applicant, and Cadence Bank, Owner, requesting approval for the demolition of the building at 124 Hardy St. in the Hub City Downtown Historic District. A motion was made by Commissioner Boldo and seconded by Commissioner Bell to remove the item from the table. The motion carried by unanimous vote.

Staff reminded the Commissioners and audience that the item was tabled at the December 14, 2022 pursuant to a request by the HHCC that the property owner explores alternatives to demolition such as selling the property or rehabilitating the building for another use. Chair Boldo

asked if there were any audience members that wished to speak regarding the request at hand. Shawn Lowrey, whose office is adjacent to the subject property, stated that he was not in favor of the demolition and took exception to the statement by the property owner that additional parking was needed. Mr. Lowrey stated that he had never observed a full parking lot at the building, even prior to the renovations. Mr. Lowrey suggested that a parking arrangement could be explored with an adjacent church rather than to remove a building that is in an area that is actively being revitalized.

Mr. John Griffith, a representative for Cadence Bank, the building owner, stated that the bank is committed to Hattiesburg and has invested heavily in buildings and renovations that provide benefit to the City, including the downtown area. Mr. Griffith also stated that the bank had no interest in renovating the building in question nor selling it to another party. He stated that the estimates to repair and renovate the building were "north of one million dollars" so it wouldn't make sense for the bank to pursue that option.

Stephens Daniel, Applicant, stated that the main Cadence Bank branch building at 100 Hardy St. had been recently renovated at the suggestion of the HHCC and more employees are planned for the building in the near future, adding to the need for parking. Mr. Griffith additionally stated that the bank is not in favor of off-site parking.

Commissioner Carver asked for more information regarding the current number of parking spaces versus the estimated number that will be needed in the future. Mr. Daniel stated that the main branch building at 100 Hardy St. currently had sixty-nine spaces, not including the parking spaces at 124 Hardy St., and the required minimum is eighty-six.

A motion was made by Commissioner Bell to approve the application as submitted, on the basis of health and safety concerns. The motion was seconded by Commissioner Boldo. Those voting in favor of approving the application were Commissioner Boldo, Commissioner Bell, and Commissioner Simmons. Those voting "nay" were Commissioner Snowden, Commissioner Carver, and Commissioner Duncan. Due to a tie vote, the motion failed.

Staff stated that the City Attorney for Hattiesburg would be consulted with regard to the next steps for the pending request.

Public Hearing

There came the matter of the previously tabled Application for a Certificate of Appropriateness filed by Lauren Rogers, Owner, requesting to remove selected trees at 412 Ronie St. in the Hattiesburg Historic Neighborhood District. A motion was made by Commissioner Boldo and seconded by Commissioner Bell to remove the item from the table. Mr. Parker, City Arborist, gave a report on the trees in question. A motion was made by Commissioner Snowden and seconded by Commissioner Simmons to approve the application as submitted. The motion carried by a unanimous vote.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by Martin Baker/Cypress Properties, Owner, requesting approval for roof modifications at 100 S 20th Ave. in the Parkhaven Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Martin Baker	Owner/Applicant
Others to speak:	(none)	

Discussion and Vote:

Motion: Approve the application as submitted.

Motion made by: Rion Snowden

Motion seconded by: Terri Bell

Commissioners voting aye: All participating and voting.

Commissioners voting nay: None

Commissioners abstaining: None

The motion carried by unanimous vote.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by Nathan Rice/Brittany Arms Apartments, Owner, requesting approval for modifications to the existing railings at 901 W. Pine St. in the Oaks Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Nathan Rice	Owner/Applicant
Others to speak:	(none)	

Discussion and Vote: Mr. Rice stated that the original iron railings could be retained by adding expanded metal to the lower portion of the railing and adding horizontal bars at the top. Several Commissioners questioned why the applicant had decided not to proceed with the previously approved wood railings. Mr. Rice stated that costs and labor were a factor in the request. Additionally, he stated that the wood railings could still be feasible.

Motion: Deny the application due to the negative affect that the proposed modifications would have on the architectural integrity of the buildings.

Motion made by: Rion Snowden

Motion seconded by: Sarah Halliwell Carver

Commissioners voting aye: All participating and voting.

Commissioners voting nay: None

Commissioners abstaining: None

The motion carried by unanimous vote.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by Jay Van Orsdol, Owner, requesting approval to remove a tree at 519 Southern Ave. in the Hattiesburg Historic Neighborhood District.

	<u>Name</u>	<u>Title</u>
Presented by:	Jay Van Orsdol	Owner/Applicant
Others to speak:	Andy Parker	City Arborist

Discussion and Vote: Mr. Parker stated that the tree could potentially remain healthy for a few more years; however, there was clear evidence that it was dropping large limbs. Mr. Van Orsdol stated that, in addition to the limbs dropping, the tree was leaning toward his house and vehicles and an area where his children regularly play.

Motion: Approve the application as submitted.

Motion made by: Terri Bell

Motion seconded by: Sarah Halliwell Carver

Commissioners voting aye: All participating and voting.

Commissioners voting nay: None

Commissioners abstaining: None

The motion carried by unanimous vote.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by the City of Hattiesburg, Urban Forestry Division, requesting approval to remove a tree from the right-of-way at 212 3rd Ave. in the OaksHistoric District.

	<u>Name</u>	<u>Title</u>
Presented by:	Andy Parker	City Arborist
Others to speak:	(none)	

Discussion and Vote:

Motion: Approve the application as submitted.

Motion made by: Rion Snowden

Motion seconded by: Sarah Halliwell Carver

Commissioners voting aye: All participating and voting.

Commissioners voting nay: None

Commissioners abstaining: None

The motion carried by unanimous vote.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by the City of Hattiesburg, Urban Forestry Division, requesting approval to remove a tree from the right-of-way at 408 Court St. in the Hattiesburg Historic Neighborhood District.

	<u>Name</u>	<u>Title</u>
Presented by:	Andy Parker	City Arborist
Others to speak:	(none)	

Discussion and Vote:

Motion: Approve the application as submitted.

Motion made by: Terri Bell

Motion seconded by: Tom Boldo

Commissioners voting aye: All participating and voting.

Commissioners voting nay: None

Commissioners abstaining: None

The motion carried by unanimous vote.

ELECTIONS

There came the matter of nominating members of the Commission to serve as Chair and Vice-Chair for calendar year 2023. Nominations were presented for Tom Boldo to serve as Chair and for Terri Bell to serve as Vice-Chair. A motion was made by Commissioner Snowden and seconded by Commissioner Carver that these nominations be accepted and that these individuals be installed as Chair and Vice-Chair. The motion carried by a unanimous vote.

Other Business

There came the matter of the City Arborist's report. Mr. Parker provided a summary report.

There came the matter of the Code Official's report. Mr. Quinn provided a report and asked that any code-related concerns be reported to him or to Charles Copeland, the Code Enforcement Division Manager.

There came the matter of the Coordinator's report. Mr. Archer provided a report.

There being no further business, upon motion duly made by Commissioner Boldo and seconded by Commissioner Bell, and unanimously approved, the meeting was adjourned at 12:45 p.m.

Respectfully submitted,

Tom Boldo, Chair

Russell Archer, Recording Secretary/ Historic Planner