

**HATTIESBURG HISTORIC CONSERVATION
COMMISSION**

**REGULAR MEETING
November 12, 2025**



DEPARTMENT OF URBAN DEVELOPMENT

PLANNING DIVISION



MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Eric Boney

COUNCIL - WARD THREE
LeAnn Vance

COUNCIL - WARD FOUR
Dave Ware

COUNCIL - WARD FIVE
Nicholas Brown

MEMORANDUM

To: Hattiesburg Historic Conservation Commission
From: Russell Archer, Historic Preservation Planner
Date: November 5, 2025
Re: Public Hearing and Meeting

The Historic Conservation Commission will meet for a regular session at **12 p.m. NOON Wednesday, November 12, 2025**, in a Jackie Dole Sherrill Community Center Conference Room. Please NOTE: the City is continuing to offer virtual meeting options. NOTE: We are now utilizing **Microsoft Teams** for this purpose; the link is included below:

Please join my meeting from your computer, tablet or smartphone.

<https://tinyurl.com/HburgHistoric>

OR Dial in by phone

+1 929-346-7084

Phone conference ID: 807 287 923

Included with your packet for this month:

- Agenda for the **November 2025** monthly meeting
- Minutes from **October 2025** public hearing
- Rules and Procedures
- Applications for Certificates of Appropriateness

In reviewing these proposed projects, refer to the **Historic Ordinance and Design Guidelines Manual**. It is important to reference these documents when making motions and during discussions of matters before the Commission.

If you will not be able to attend the meeting or have any questions, please contact the Historic Preservation Planner at 601-554-1031 or via email at rarcher@hattiesburgms.com.

C: Hattiesburg Historic Conservation Commission Distribution List

**HATTIESBURG HISTORIC CONSERVATION COMMISSION
PUBLIC HEARING AGENDA
WEDNESDAY, November 12, 2025**

I. Business Meeting Opens

- A. Approve the November 2025 meeting agenda
- B. Approve the October 2025 meeting minutes

II. Public Hearing Opens

- A. Chair reads procedures for public hearing, discussion, and voting
- B. TABLED Items
 - a. Jarvis, Joseph, and Joshua Walker, Owners, request approval for new construction at **710 & 712 W. Pine Street** in the Oaks Historic District.
 - b. Jesse Sweigert, Applicant, and Hattiesburg Housing Authority, Owner, request approval to modify the site layout, remove selected trees and construct new buildings at **208 Gordon Street** in the Hub City Downtown Historic District.
- C. New Applications for Certificates of Appropriateness
 - 1. Chad Edmonson, Owner, requests approval to relocate the house at **106 E 4th St.** in the North Main Historic District.
 - 2. Tyner Sullivan, Owner, requests approval for exterior renovations at **410 Ronie St.** in the Hattiesburg Historic Neighborhood District.
 - 3. Brian Saffle, Applicant, and Diamond Jackson, Owner, request approval for new signage at **114 S 10th Avenue** in the Oaks Historic District.
 - 4. Scott Pipkins, Applicant, and David Ott, Owner, request approval for exterior renovations at **214 W Front St.** in the Hub City Downtown Historic District.
 - 5. Cory Cooley, Applicant, and ASC, Owner, request approval for replacing balconies and painting exterior brick at **117 College St.** in the North Main Historic District.

III. Other Business

- i. Arborists' Report
- ii. Code Enforcement Official's Report
- iii. Coordinator's Report
 - HHCC Quarterly Work Sessions
 -
- i. Public Comments and Questions

IV. Adjourn

HATTIESBURG HISTORIC CONSERVATION COMMISSION

Wednesday, October 8, 2025

The Hattiesburg Historic Conservation Commission met in regularly scheduled hearing on October 8, 2025, at 12:01 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: Markus Simmons (virtual)
 Rion Snowden
 Michael Anderson
 Tom Boldo
 Sarah Halliwell Carver
 Elizabeth Schwartz
 Lillie Dwight

Commissioners absent: Amy Sproles Smith
 Angela Duncan (virtual)

Staff present: Russell Archer, Historic Preservation Planner
 Cory Long, Planning Manager
 Wiley Quinn, Director of Urban Development
 Whit Sanguinetti, Code Enforcement Interim Manager

Staff absent: Meridian McDaniel, Planner
 Darren Brinkley, City Arborist
 David Miller, Commission Attorney

AGENDA

There came the matter of the agenda for the meeting of October 8, 2025. A motion was made by Commissioner Schwartz and seconded by Commissioner Snowden to approve the agenda as submitted. All present voted aye. The motion carried.

MINUTES

There came the matter of the minutes for the meeting of September 10, 2025. A motion was made by Commissioner Snowden and seconded by Commissioner Dwight that the minutes be approved as submitted. All present voted aye. The motion carried.

Public Hearing

There came the matter of the TABLED Application for a Certificate of Appropriateness filed by Douglas Lipka, Owner, requesting approval to construct a new deck and sunroom at 320 S 22nd Avenue in the Parkhaven Historic District. Staff informed the commission that the applicant had decided to postpone the project indefinitely. A motion was made by Commissioner Snowden and seconded by Commissioner Schwartz, to remove the item from the agenda. The motion carried.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by Jarvis, Joseph, and Joshua Walker, Owners, requesting approval for new construction at 710 and 712 W. Pine Street in the Oaks Historic District.

Staff informed the Commission that no updates had been provided by the applicants since the previous meeting; however the applicants indicated that they were planning to produce updated drawings in the near future.

Chair Boldo declared that this item would remain on the table until the November hearing.

*Staff note: *The above action represents tabled items "b" and "c" on the agenda.*

Public Hearing

There came the matter of the TABLED Application for a Certificate of Appropriateness filed by Kelly White, Owner, requesting approval for façade renovations at 101 Walnut Street in the Hub City Downtown Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Kelly White	Owner/Applicant
Others to speak:	Randy Cook	Contractor

Discussion and Vote: Staff presented information regarding updated plans for the primary façade.

Motion: Approve the application as presented with updates.

Motion made by: Elizabeth Schwartz

Motion seconded by: Rion Snowden

Commissioners voting aye: All present and voting

Commissioners voting nay: None

Commissioners abstaining: None

The motion carried.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by Don McIlwain, Owner, requesting approval to construct a carport at 116 S 23rd Avenue in the Parkhaven Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Don McIlwain	Owner/Applicant
Others to speak:	Robert Ford	Contractor

Discussion and Vote: Commissioner Snowden inquired about the finish of the carport posts. The applicant responded that they would be stained and that the carport shingles would be similar to the existing house shingles.

Motion: Approve the application as presented.

Motion made by: Michael Anderson

Motion seconded by: Rion Snowden

Commissioners voting aye: All present and voting

Commissioners voting nay: None

Commissioners abstaining: None

The motion carried.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by Rachel Payton, Applicant, and Jackie Bailey, Owner, requesting approval for a rear deck and removal of a tree at 537 W 4th Street in the North Main Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Rachel Payton	Applicant
Others to speak:	None	

Discussion and Vote: Commissioner Dwight expressed concern about the rear deck being constructed outside of the scope of the previous COA. Commissioner Snowden inquired about plans to replace the tree that was proposed for removal. The applicant stated that their intention was to plant an additional tree in a more appropriate area of the yard.

Motion: Approve the application as presented.

Motion made by: Michael Anderson

Motion seconded by: Rion Snowden

Commissioners voting aye: All present and voting

Commissioners voting nay: None

Commissioners abstaining: None

The motion carried.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by Louis Gagnet, Applicant, Owner, requesting approval for an A.D.A. pathway at 309 Mobile Street in the Hub City Downtown Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Louis Gagnet	Owner/Applicant
Others to speak:	None	

Discussion and Vote:

Motion: Approve the application as presented.

Motion made by: Elizabeth Schwartz

Motion seconded by: Rion Snowden

Commissioners voting aye: All present and voting

Commissioners voting nay: None

Commissioners abstaining: None

The motion carried.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by Ryan Turner, Owner, requesting approval to replace selected windows at 416 Dabbs Street in the Hattiesburg Historic Neighborhood District.

	<u>Name</u>	<u>Title</u>
Presented by:	Ryan Turner	Owner/Applicant
Others to speak:	None	

Discussion and Vote: The applicant stated that the existing windows are not original to the house and are of poor quality construction. Commissioner Anderson stated that he was familiar with the house and agreed that the windows are non-historic. The applicant stated that the windows facing the front porch would remain in place.

Motion: Approve the application as presented.

Motion made by: Michael Anderson

Motion seconded by: Lillie Dwight

Commissioners voting aye: All present and voting

Commissioners voting nay: None

Commissioners abstaining: None

The motion carried.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by Diamond Jackson, Owner, requesting approval to change and relocate the front door at 114 S 10th Avenue in the Oaks Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Diamond Jackson	Owner/Applicant
Others to speak:	None	

Discussion and Vote:

Motion: Approve the application as presented.

Motion made by: Michael Anderson

Motion seconded by: Lillie Dwight

Commissioners voting aye: All present and voting

Commissioners voting nay: None

Commissioners abstaining: None

The motion carried.

Other Business

There came the matter of the City Arborist's report. Mr. Brinkley was not present.

There came the matter of the Code Official's report. Mr. Sanguinetti gave a brief report and stated that his division would soon be interviewing for a new code officer that would be assigned to the historic districts only.

Mr. Archer gave a brief staff report.

There being no further business, upon motion duly made by Commissioner Boldo and seconded by Commissioner Snowden, and unanimously approved, the meeting was adjourned at 1:12 p.m.

Respectfully submitted,

Tom Boldo, Chair

Russell Archer, Recording Secretary/ Historic Planner

HATTIESBURG HISTORIC CONSERVATION COMMISSION

Procedures for Public Hearing

- A. Speakers are asked to come forward and state their names and addresses and whom they represent prior to addressing the Commission. Only one speaker may address the Commission at one time. Speakers may ask questions of the Chair with the consent of the Chair. All presentations and arguments must bear directly, and without resort to personalities, on proposals immediately before the Commission. Those deemed by the Chair to be in compliance with these procedures shall be directed to stop speaking. No applause or other outbursts will be permitted. When procedural questions are raised, the Chair shall follow *Roberts Rules of Order*.
- B. The Chair will follow the agenda as approved, with applications for Certificates of Appropriateness presented in the order just approved. Following presentation of each application, others who wish to speak about the application under consideration may be recognized to speak.
- C. In order to make this public hearing a friendly process, we invite the applicants to come sit at the table with us to make your presentations. If you feel more comfortable standing, please do so. Other speakers who are recognized by the Chair may stand in place as long as they state their names and addresses for the public record.
- D. Following presentation of each application, the public hearing for that matter will close, and Commission members will discuss the application and presentations and then vote. Applicants may stay or leave following their presentations. Applicants or others do not participate in discussions of the Commission except in response to questions from the Chair.
- E. Applicants will receive written and/or email notification about the action taken by the Commission within a few days after the hearing. If the application is approved, the *Certificate of Appropriateness* issued by the commission may be obtained from the Historic Preservation Planner. This certificate must be signed prior to beginning work, or prior to the issuance of any permits, in order to be compliant with the Hattiesburg Historic Conservation Ordinance. It is the responsibility of the applicant to be sure their project complies with all applicable codes and ordinances.

Hattiesburg Historic Conservation Commission

Application Data Sheet—Item 1

Historic District: North Main

Address: 106 E 4th St.

Significance: Contributing

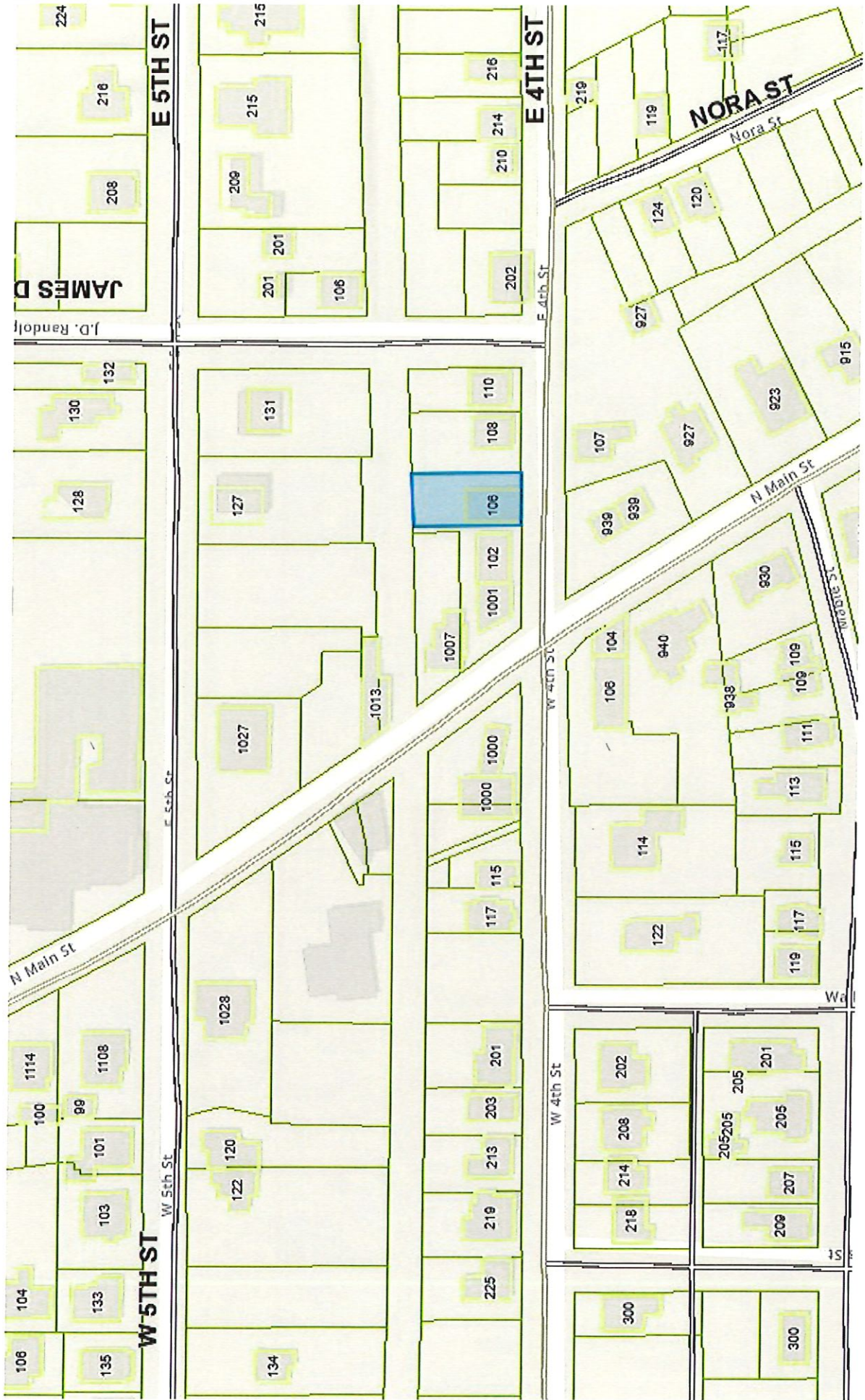
Construction Date: c.1923

BRIEF SCOPE OF WORK:

- Relocate house (within the N Main District)



106 E 4th St.



Adjacent Properties

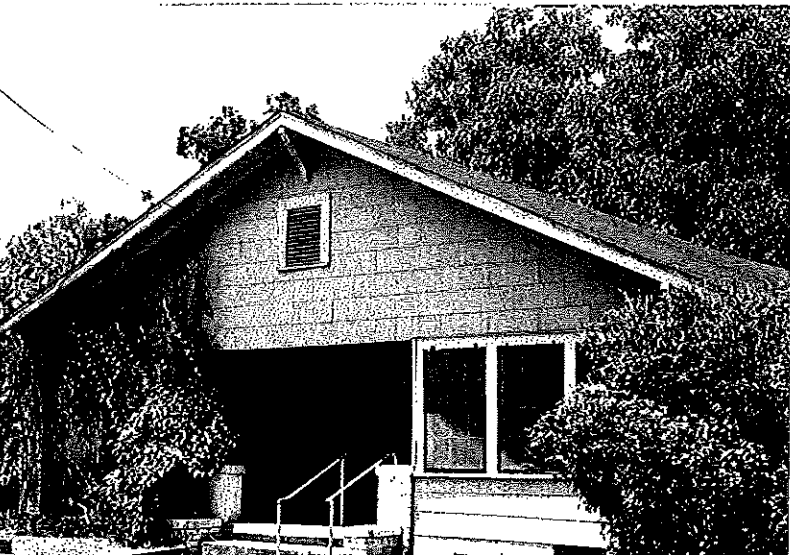




State of Mississippi
Department of Archives and History
P.O. Box 571
Jackson, MS 39205

HISTORIC RESOURCES INVENTORY

NORTH MAIN DISTRICT

1. a. Property name, historic		14. MDAH Inventory Code	
b. Property name, common House		15. County FORREST	
2. Property address / descriptive location 106 E. 4th Street Hattiesburg, MS 39401		16. City or town <input type="checkbox"/> vicinity of HATTIESBURG	
3. Legal description (and acreage, if required) (see instructions) Pt. Lot 4 Com. Intersec N/Ln 4th St. & E Line Main St. 107' for Pt. Beg E Alg 4th St. 60' N 126' to R/W W Alg R/W 60' to POB Blk. 100 KAmper & Whinnery Sub. 1		17. Was interior surveyed? No	18. Survey seq. no. 204
4. Former / historic use(s) Residence	5. Present use Residence	19. Ownership <input type="checkbox"/> city <input type="checkbox"/> federal <input type="checkbox"/> state <input type="checkbox"/> county <input type="checkbox"/> quasi-public agency <input type="checkbox"/> non-profit organization <input checked="" type="checkbox"/> private	
6. Significant persons, events or themes associated with property	7. Date(s) of association with significant persons, events or themes	20. USGS quadrangle map	
8. Date of construction <input checked="" type="checkbox"/> estimated 1923 <input type="checkbox"/> documented	9. Date(s) of historic changes, if any <input type="checkbox"/> moved <input type="checkbox"/> enlarged / altered	21. UTM reference (if required) (see instructions)	
10. Architect <input type="checkbox"/> documented <input type="checkbox"/> attributed	11. Builder / contractor <input type="checkbox"/> documented <input type="checkbox"/> attributed	22. Condition <input type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input checked="" type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> no visible remains <input type="checkbox"/> incorporated into later structure	
12. Brief description One-story Craftsman bungalow, clad in asbestos siding, oriented perpendicular to the street, with partially enclosed full-width front porch, undercut from the main gable.		23. Post-historic changes and dates	
13. Outbuildings or secondary elements (if significant use separate form)		24. Principal materials Walls: Wood/Asbestos Roof: Shingle/Asp.	
		25. Architectural character or style Craftsman	
THIS SECTION FOR MDAH USE ONLY			
		26. Category	
		27. Functional type	
		28. Registration status and dates <input type="checkbox"/> NHL _____ <input type="checkbox"/> listed NR _____ <input type="checkbox"/> in NR district _____ <input type="checkbox"/> federal DOE _____ <input type="checkbox"/> state landmark _____ <input type="checkbox"/> local landmark _____ <input type="checkbox"/> in local district _____ <input type="checkbox"/> HABS / HAER _____	
		29. If located in historic district a. Name of district _____ b. Rating <input type="checkbox"/> pivotal <input type="checkbox"/> marginal <input type="checkbox"/> contributing <input type="checkbox"/> noncontributing <input type="checkbox"/> intrusion c. District element number _____	

30. Architectural or historical importance, if any

Built about 1923, this Craftsman bungalow marginally contributes to the historic character of the neighborhood..

31. Historical or thematic context(s), if applicable

35. Owner's name and address (see instructions)

Ester M.G. Kelley & Annie Gamme Est
106 E. 4th Street
Hattiesburg, MS 39401

32. Additional remarks or continuation of other sections

36. Photographer or photo source

Robert J. Cangelosi, Jr.

37. Photo roll and frame number(s)

2282-3

38. Photo date

24 May 1990

33. Sources of information

Forrest County Assessors Records
Sanborn Insurance Maps 1910,15,25,31,61
City Directories 1905,10,18,21,27,29,35,37,39,41

39. Inventory form completed by
(name and organization)

Robert J. Cangelosi, Jr.
Koch and Wilson Architects

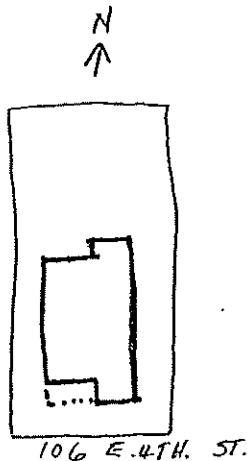
40. Survey project name

1990 Hattiesburg Survey

41. Date form completed

June 29, 1990

34. Sketch of site plan. (Include north arrow. Show outline of building shape and locations of outbuildings.)



THIS SECTION FOR MDAH USE ONLY

42. Other information in HPD files

43. Evaluation

- a. already listed in NR
- appears individually eligible
- potentially eligible if restored
- would contribute to district
- does not appear eligible
- insufficient information
- not applicable / not extant

b. Area(s) of significance

c. Evaluated by

d. Date of evaluation

REC
SEP 17 2025

Application for a Certificate of Appropriateness
to Hattiesburg Historic Conservation Commission
for a proposed exterior change to a property within designated historic districts

BY: RA

Office Use Only	
Received	_____
Complete	_____
HHCC review	_____
Action	_____

Historic District: North Main
Property address: 106 E 4th Street
Present zoning: _____

Applicant: Trace 4th Street, LLC
Address: _____
Phone: _____

Owner: Trace 4th Street, LLC
Address: _____
Phone: _____

Signature and permission of Applicant / date:
[Signature], 9/17/25

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: ASAP

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

Move the house located at
106 E 4th Street across the
street to the site of a former
house that burned.

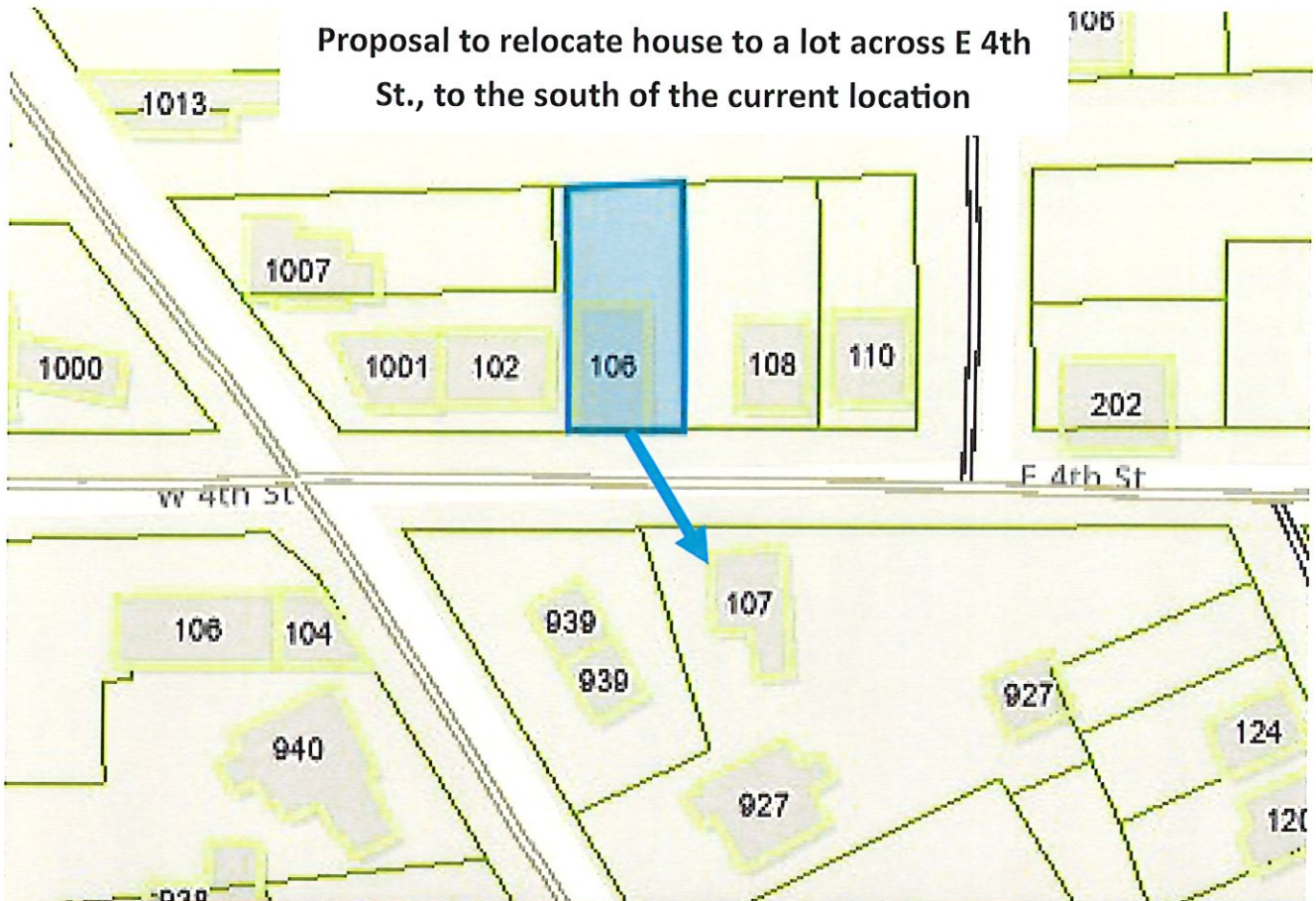
NOTE: Appropriate support materials for each proposed change as required must be submitted to complete this application.

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.

Proposal to relocate house to a lot across E 4th St., to the south of the current location



**Street view of proposed new location,
on south side of E 4th St.**



Hattiesburg Historic Conservation Commission

Application Data Sheet—Item 2

Historic District: Hattiesburg Historic

Address: 410 Ronie St.

Significance: Contributing

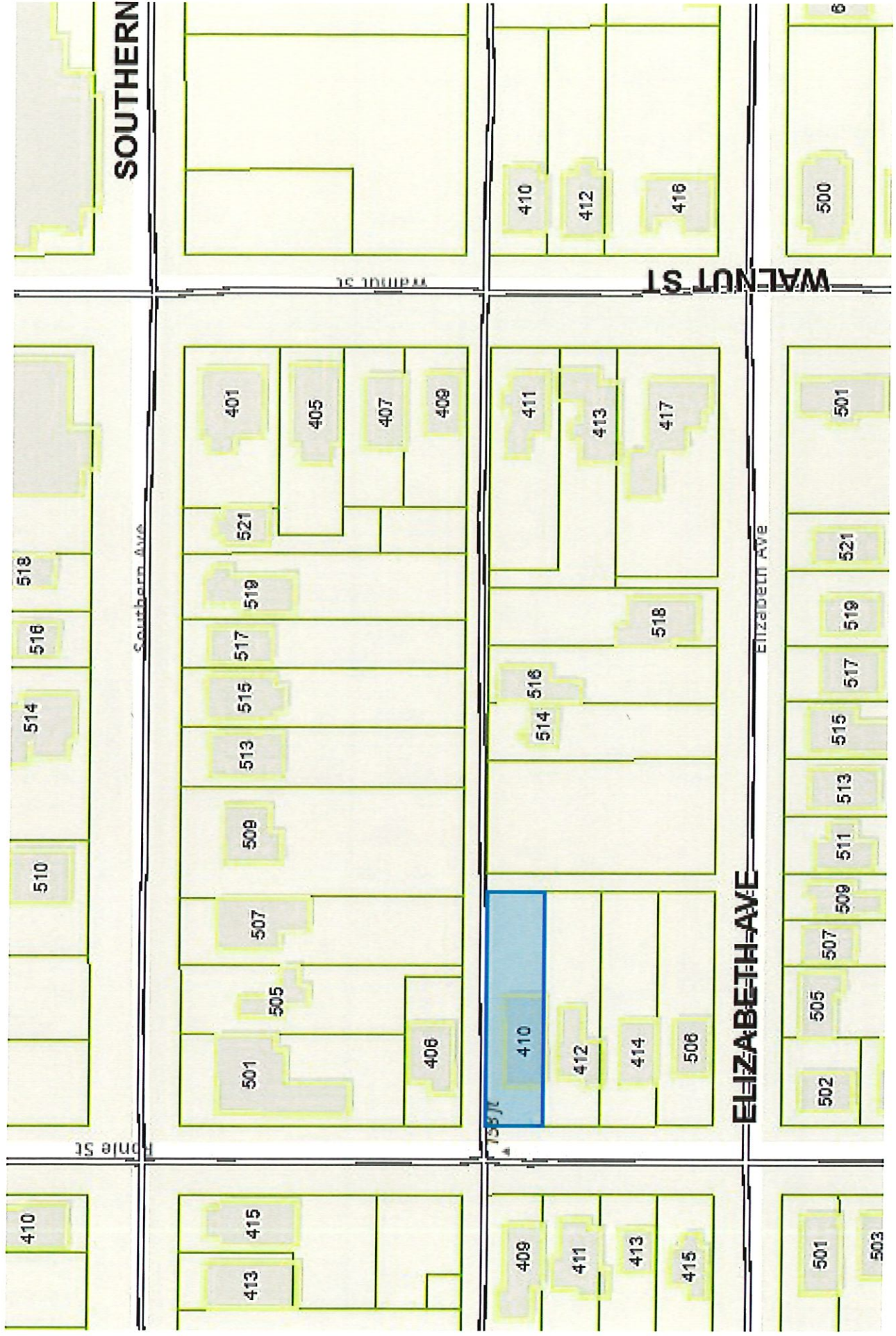
Construction Date: c1912

BRIEF SCOPE OF WORK:

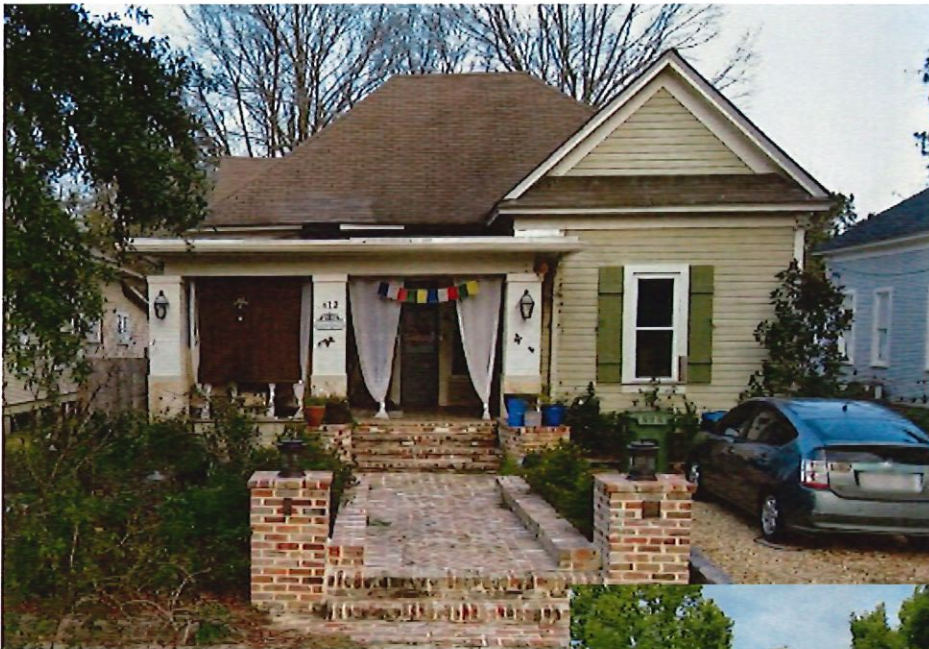
- Exterior rehab
- Selected relocation of windows
- Front door realignment
- Rear door installation



410 Ronie St.



Adjacent Properties





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

HISTORIC RESOURCES INVENTORY

1a. Property name, historic		14. MDAH Inventory Code	
b. Property name, common		15. County FORREST	16. Survey sequence no. 261
2. Property address/descriptive location 410 Ronie St.		17. Was interior surveyed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> no <input type="checkbox"/> not applicable	18. Visibility from public road or street <input checked="" type="checkbox"/> good <input type="checkbox"/> poor <input type="checkbox"/> not visible
3. Legal description 38-464-1-8		19. Condition <input type="checkbox"/> excellent <input type="checkbox"/> good <input checked="" type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> no visible remains <input type="checkbox"/> incorporated into later structure	
4. Original use None	5. Present use same	20. USGS quadrangle map (if required) (see instructions) HATTIESBURG	
6. Other uses	7. Original or historically notable owner(s) or occupant(s)	21. UTM reference (if required) (see instructions) N3115-W8915/7.5	
8. Date of construction <input checked="" type="checkbox"/> estimated 1915 <input type="checkbox"/> documented	9. Changes <input type="checkbox"/> moved (date) _____ <input type="checkbox"/> major alterations (date) _____ <input type="checkbox"/> no major changes	22. Current owner's name and address (see instructions) Watson, R.W. 2 Links L 410 Ronie St	
10. Architect <input type="checkbox"/> documented <input type="checkbox"/> attributed	11. Builder/contractor <input type="checkbox"/> documented <input type="checkbox"/> attributed	23. Tenant's name (if required), and address if different from property address (see instructions) (enter in pencil)	
12. Is the property architecturally or historically important? If so, why? (continue on reverse if necessary) Yes		24. Principal material(s) wood	
13. Identify any outbuildings and/or other structures or landscape features associated with this building or structure. (Attach an additional inventory form for each one that has particular architectural or historical interest.)		25. Architectural character or style Colonial Revival	

THIS SECTION FOR MDAH USE ONLY

26. Category
27. Functional type
28. Registration status and dates <input type="checkbox"/> NHL _____ <input type="checkbox"/> listed NR _____ <input type="checkbox"/> approved for NR _____ <input type="checkbox"/> federal DOE _____ <input type="checkbox"/> state landmark _____ <input type="checkbox"/> local landmark _____ <input type="checkbox"/> HABS/HAER _____
29. Is this property included in a historic district? <input checked="" type="checkbox"/> yes <input checked="" type="checkbox"/> NR district <input type="checkbox"/> no <input type="checkbox"/> local district Name of district HEN <input type="checkbox"/> pivotal <input type="checkbox"/> marginal <input checked="" type="checkbox"/> contributing <input type="checkbox"/> noncontributing <input type="checkbox"/> intrusion



MISSISSIPPI HISTORIC RESOURCES INVENTORY

Page 2

30. Brief statement of the property's history

31. Brief description. If a thorough description has been prepared separately, disregard this section and check here

410 Ronie St. Colonial Revival. Ca. 1915. 1-story 3-bay frame dwelling, hip roof with flared eaves and brackets, hip-roofed porch (screened) with bracketed flared eaves, hip-roofed dormer with bracketed eaves.

32. Additional remarks or continuation of other sections

35. Photographer or photo source *O.C.*
HATTIESBURG HISTORIC NEIGHBORHOOD ASSOCIATION

36. Photo roll and frame number(s)
 9 23

37. Photo date
FEBRUARY 15, 1986

33. Sources of information

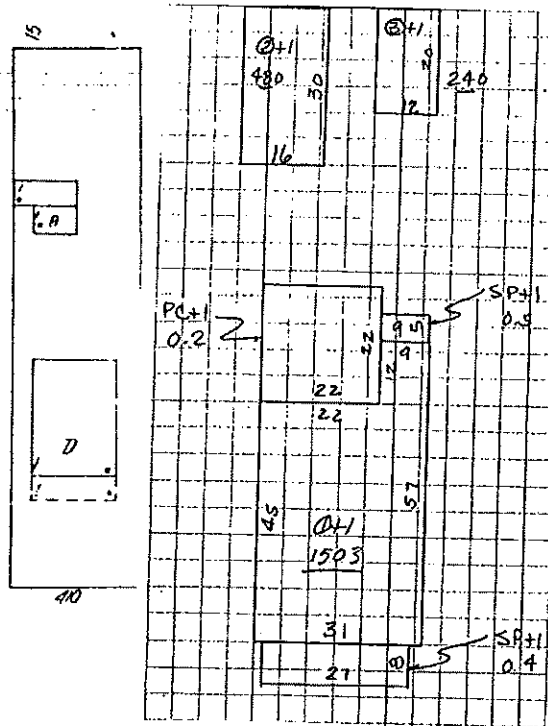
38. Inventory form completed by
 (name and organization)

HATTIESBURG HISTORIC NEIGHBORHOOD ASSOCIATION

39. Survey project name

40. Date form completed
MARCH 15, 1986

34. Sketch of site plan. (Include north arrow. Show outline of building shape and locations of outbuildings.)



THIS SECTION FOR MDAH USE ONLY

41. Attached supplementary materials

42. Other materials in MDAH files
- plans, drawings
 - correspondence
 - research notes
 - clippings
 - project report
 - early photos
 - slides
 - negatives
 - other

43. Date logged, MDAH

44. Logged by

RECEIVED
OCT 14 2025

**Application for a Certificate of Appropriateness
to Hattiesburg Historic Conservation Commission**
for a proposed exterior change to a property within designated historic districts

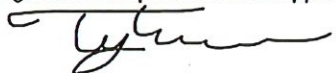
BY:

Office Use Only
Received _____
Complete _____
HHCC review _____
Action _____

Historic District Hattiesburg Historic Neighborhood District
Property address: 410 Ronie Street, Hattiesburg, MS
Present zoning: R-1A

Applicant: Robert Sullivan
Address: _____
Phone: _____

Owner: _____
Address: _____
Phone: _____

Signature and permission of Applicant / date:
 , 10/13/2025

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: Upon Approval

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

- Rear Door Installation - Install a rear entry door from the front of the house to the rear.
- Window Relocation - Relocate two existing historically correct window units to achieve a more balanced and functional elevation layout. The existing windows currently on the property will be reused 1 over 1.
- Brick Pier & Steps Reconstruction - Rebuild selected foundation piers using historically accurate brick and lime-based mortar to match the original color, texture, and joint profile. Pier spacing and dimensions will remain consistent with the original foundation pattern.
- Front Door Realignment and Addition of Sidelight Window - Center the main front entry door use wood door with divided lites. Add a matching window to the left of the newly centered entry door, designed to match existing historic window units in style, proportion, and trim detail.
- Additional Front Window Installation - Add one additional window to the front elevation to improve visual balance. The new window will match existing units in dimensions, 1 over 1

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.

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

Rear Door Installation - Install a rear entry door from the front of the house to the rear.

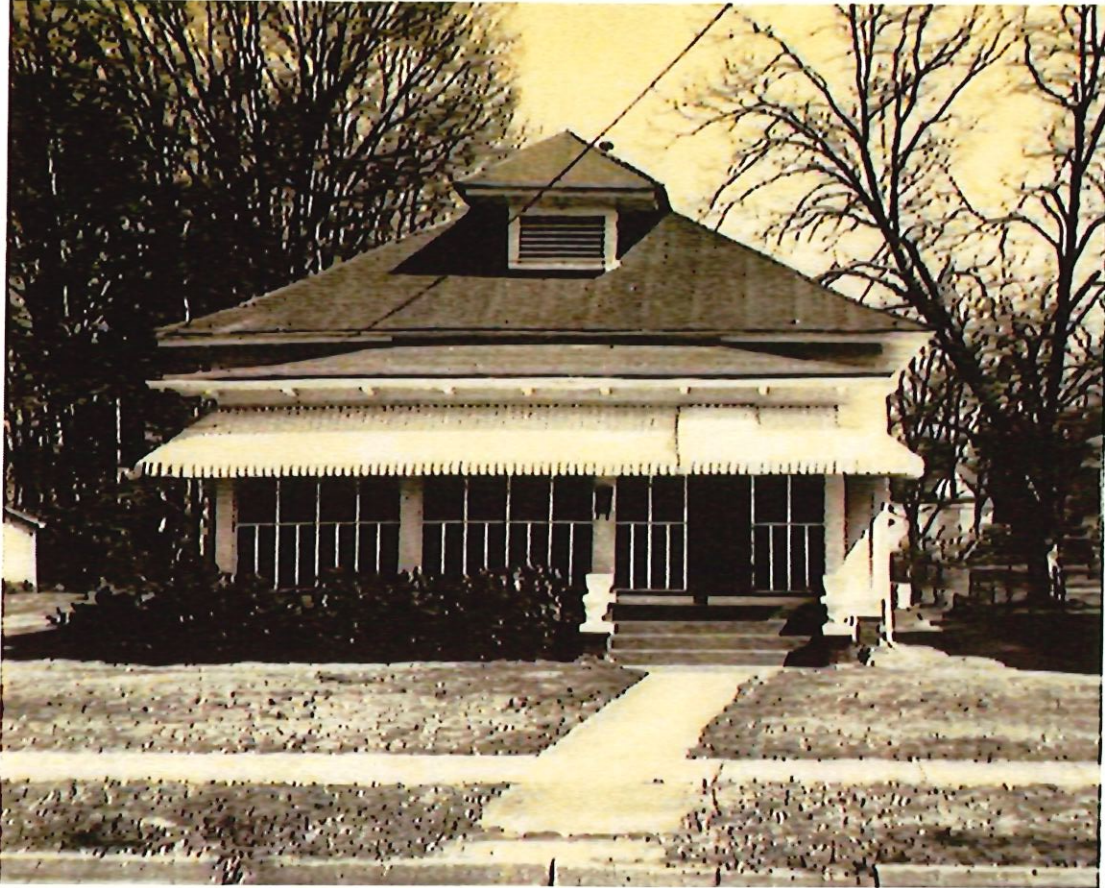
Window Relocation - Relocate two existing historically correct window units to achieve a more balanced and functional elevation layout. The existing windows currently on the property will be reused 1 over 1.

Brick Pier & Steps Reconstruction - Rebuild selected foundation piers using historically accurate brick and lime-based mortar to match the original color, texture, and joint profile. Pier spacing and dimensions will remain consistent with the original foundation pattern.

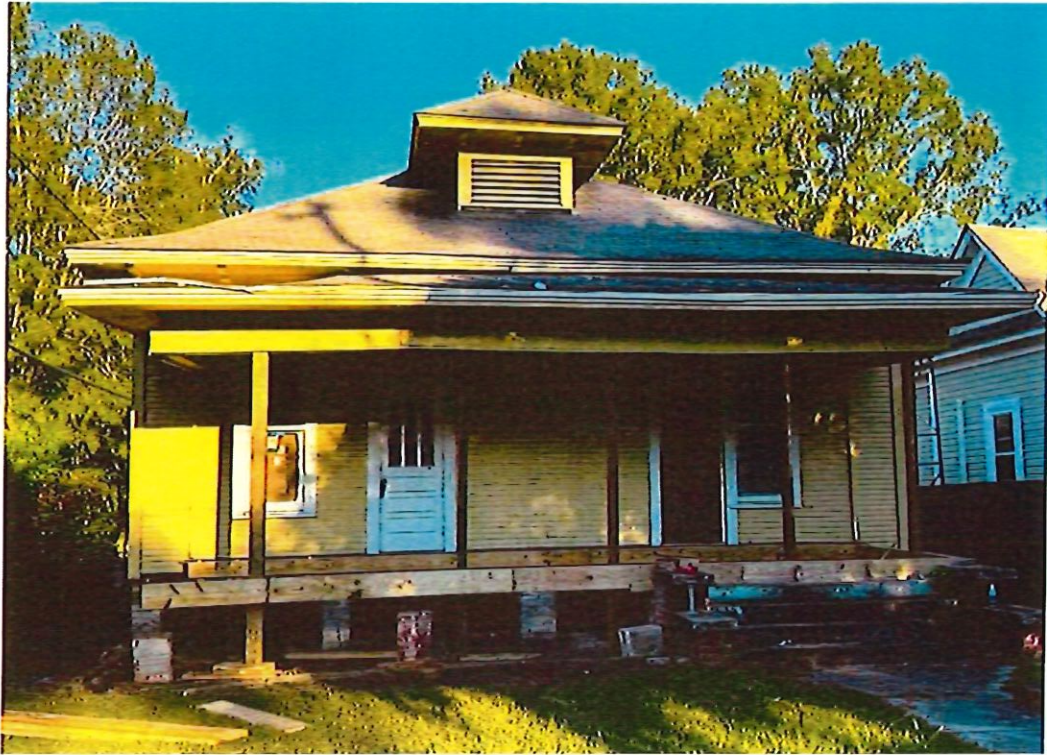
Front Door Realignment and Addition of Sidelight Window - Center the main front entry door use wood door with divided lites. Add a matching window to the left of the newly centered entry door, designed to match existing historic window units in style, proportion, and trim detail.

Additional Front Window Installation - Add one additional window to the front elevation to improve visual balance. The new window will match existing units in dimensions, 1 over 1

Survey photo (top) and existing conditions (below)



Additional views of project areas



Hattiesburg Historic Conservation Commission

Application Data Sheet—Item 3

Historic District: THE OAKS

Address: 114 S 10th Ave

Significance: Outside of NRD

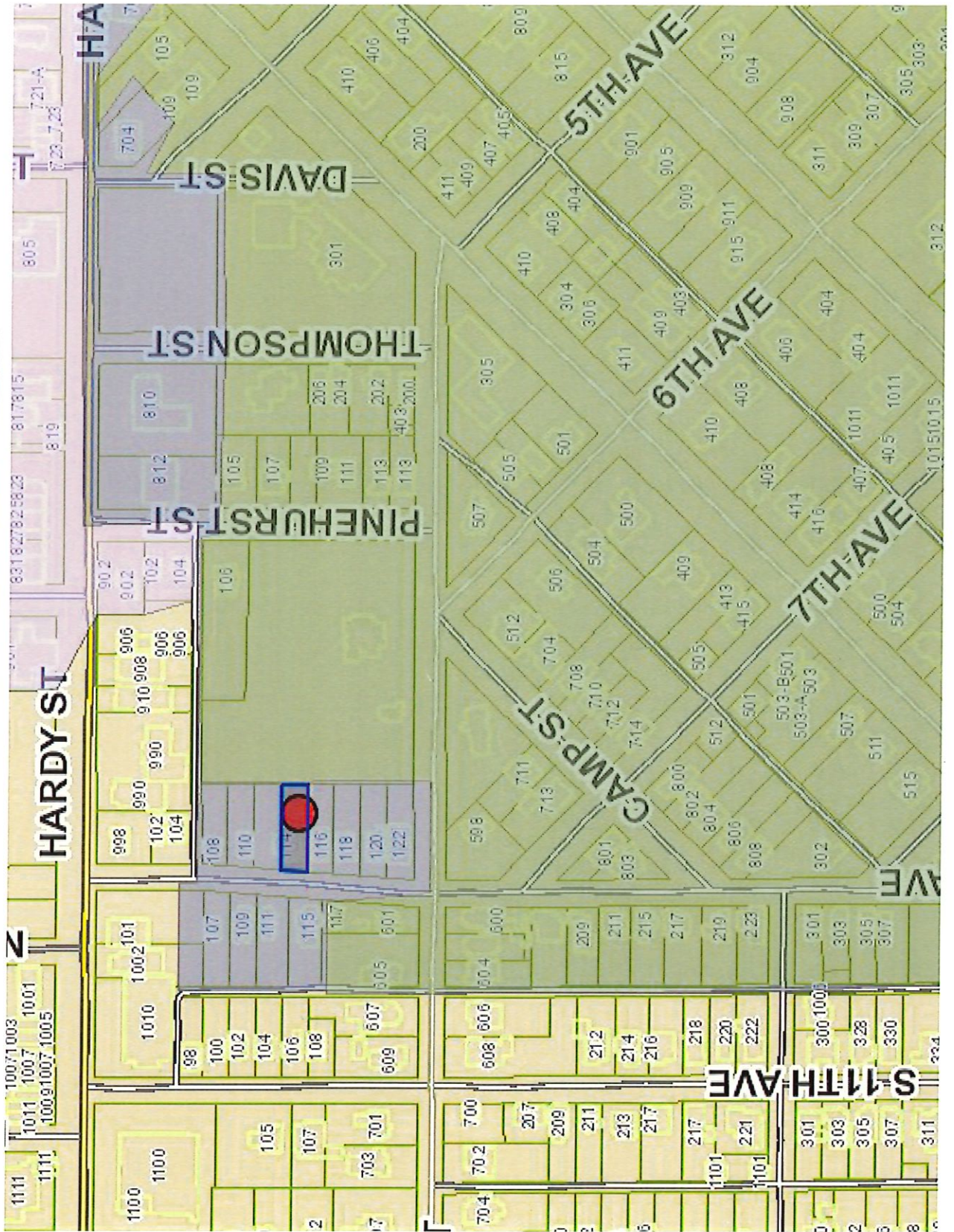
Construction date: c1959

BRIEF SCOPE OF WORK:

- Install new signage

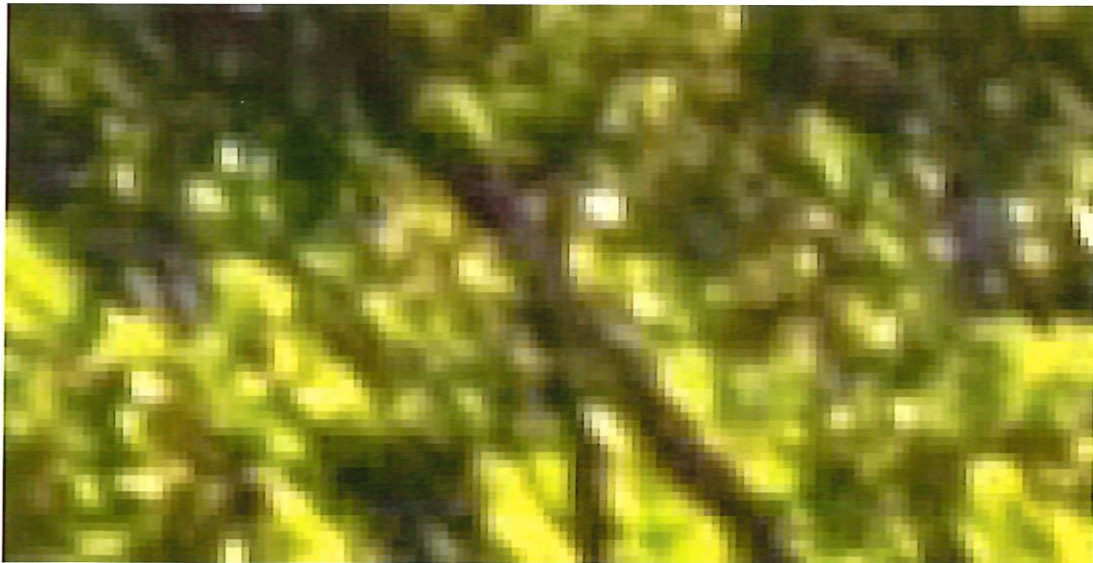


114 S 10th Ave





Adjacent Properties



Application for a Certificate of Appropriateness
to Hattiesburg Historic Conservation Commission
 for a proposed exterior change to a property within designated historic districts

<i>Office Use Only</i>
Received _____
Complete _____
HHCC review _____
Action _____

Historic District Oaks District
 Property address: 114 S. 10th Ave.
 Present zoning: B1

Applicant: Brian Saffle, Signs First
 Address: 4400 Hardy St., Suite B1
Hattiesburg, MS 39401
 Phone: 601-268-7275

Owner: Diamond Jackson
 Address: 114 S. 10th Ave.
Hattiesburg, MS 39401
 Phone: 615-974-9569

Signature and permission of Applicant / date:
Brian Saffle / 10.22.2025

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: Upon Approval

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

Fabricate and install (1) panel sign from 1/4" Aluminum Composite
to building facade

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.



EXISTING



PROPOSED

Detailed view of proposed wall sign (8' x 35")



Hattiesburg Historic Conservation Commission

Application Data Sheet—Item 4

Historic District: Hub City Downtown

Address: 204 W Front St.

Significance: Contributing

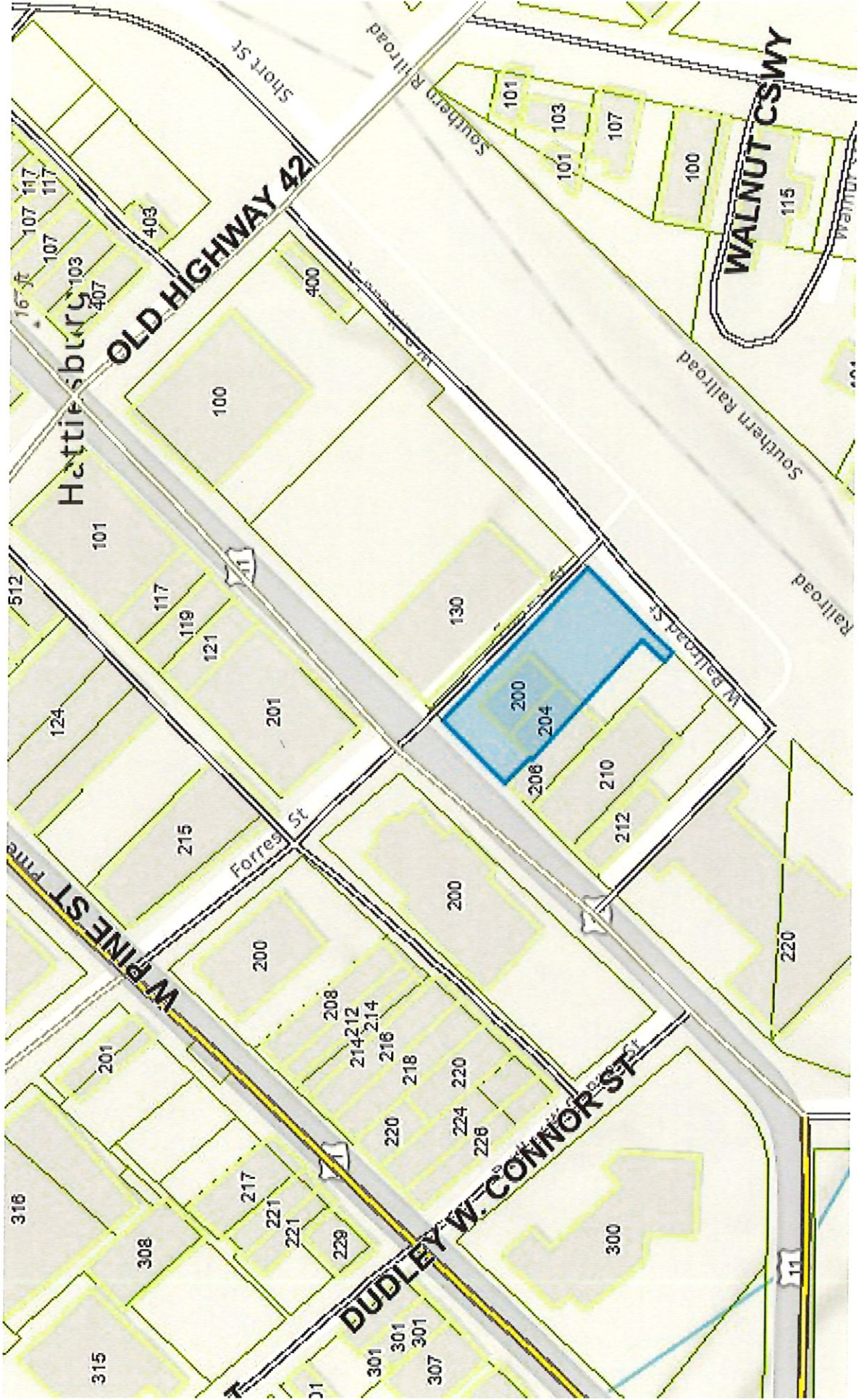
Construction c1940

BRIEF SCOPE OF WORK:

- Exterior renovations, including:
- Install awnings
- Add brick to stairs



204 W. Front St.



Adjacent Properties



RECEIVED
OCT 27 2025

**Application for a Certificate of Appropriateness
to Hattiesburg Historic Conservation Commission**
for a proposed exterior change to a property within designated historic districts

BY: Office Use Only

Historic District Downtown
Property address: 204 Front St.
Present zoning: _____

Received _____
Complete _____
HHCC review _____
Action _____

Applicant: Scott Pipkins/Hub City Const.

Owner: David Ott

Address: 607 Corinne St.

Address: S. 22nd

Phone: 601-297-7736

Phone: _____

Signature and permission of Applicant / date:

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

Scott Pipkins 1/10/24/25

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

Proposed starting date: ASAP

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

- Remove colonial pediment from
2 front entrances.
- Install 2 Flat awnings. 1 over
Main entrance 20x8. 2nd
over small front entrance 5x4.
Black metal with historic wall
ties.
- Remove Fluted corner trim
at front of building.
- Overlay existing side steps
with brick in order to correct
rise & run to meet code.

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.



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

HISTORIC RESOURCES INVENTORY

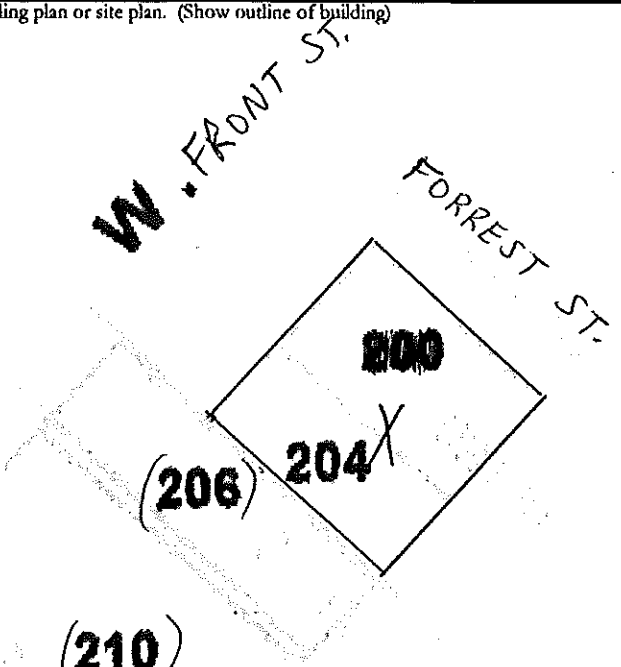
1. a. Property name, historic J.H. Turner Building		10. County Forrest	
b. Property name, other David Sheley, Architect		11. City or Town Hattiesburg <input type="checkbox"/> vicinity of	
2. Property address/descriptive location 204 W. Front Street		12. Owner's name and address J.H. Turner 200 W. Front St. Hattiesburg	
3. Legal description (and acreage, if required—see instructions) Forrest County Parcel #2-029J-10-232.00		13. Was interior surveyed? No	14. Survey seq. no. 45.
4. Former/historic use Commercial		15. USGS quadrangle map	
5. Present use Commercial/Offices		16. UTM reference (if required—see instructions)	
6. Architect <input type="checkbox"/> documented <input type="checkbox"/> attributed		17. Date of construction c.1940 <input checked="" type="checkbox"/> estimated <input type="checkbox"/> documented	
7. Builder/contractor <input type="checkbox"/> documented <input type="checkbox"/> attributed		18. Integrity <input type="checkbox"/> very intact <input type="checkbox"/> deteriorated <input checked="" type="checkbox"/> some changes <input type="checkbox"/> ruins <input type="checkbox"/> extensive changes <input type="checkbox"/> no visible remains	
8. Brief description One-story brick Colonial Revival commercial building on a full basement, with flat roof and slightly raised parapet. Six bays on the primary facade (D, W, W, D, W, W). Main entrance bay consists of paired wood doors with full-height plate-glass lights topped by a twelve-light wood transom. On either side of the main entrance is a wood single-light plate glass window with a ten-light transom followed by a fluted wood pilaster and a single-light plate glass window with fourteen-light transom followed by another fluted wood pilaster. Outside edges of the primary facade also feature fluted wood pilasters. The last bay to the left contains a single-leaf six-panel wood door. Both door bays feature classical pediments supported by Ionic columns. Windows are over brick sills and have stone lintels with a keystone in the center. Above the middle three bays is a series of decorative vertical brick courses. Below the last bay on the right is a set of concrete stairs that (continued on reverse)		19. Dates of changes, if any <input type="checkbox"/> moved _____ <input type="checkbox"/> enlarged/altered _____ <input type="checkbox"/> artificial siding _____ <input type="checkbox"/> replaced windows/doors _____ <input type="checkbox"/> enclosed/altered porch _____ <input type="checkbox"/> storefront alterations _____	
9. Outbuildings or secondary elements (if significant, use separate form)		20. Architectural character or style Colonial Revival	



THIS SECTION FOR MDAH USE ONLY

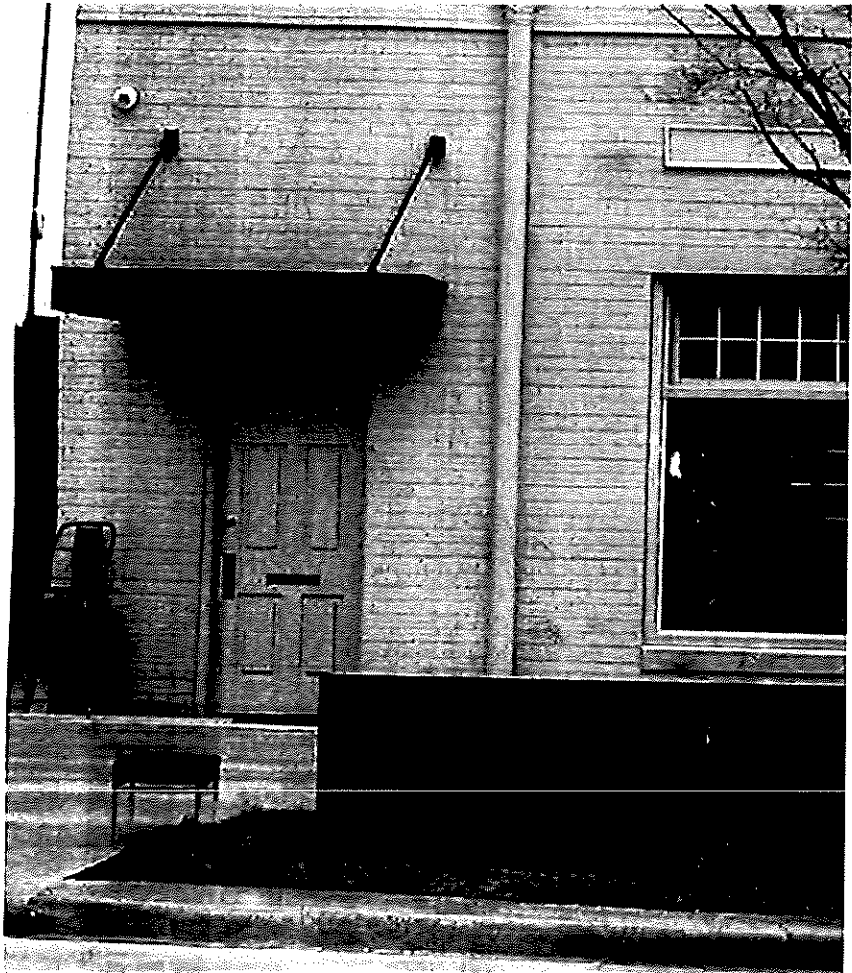
1. Registration status <input type="checkbox"/> NHL <input type="checkbox"/> listed NR <input type="checkbox"/> in NR district <input type="checkbox"/> Mississippi landmark <input type="checkbox"/> local landmark/local district
2. If located in historic district a. Name of district _____ _____
b. Rating <input type="checkbox"/> contributing <input type="checkbox"/> previously listed <input type="checkbox"/> noncontributing
c. District element number _____
MDAH Inventory Code _____

MISSISSIPPI HISTORIC RESOURCES INVENTORY
Page 2

<p>23. Historical information This building first appears on the 1931-49 Sanborn map as a restaurant on the northeast portion of the building and a bus station on the northwest portion.</p>	<p>27. Photographer or photo source Russell Archer</p>
<p>24. Additional remarks or continuation of other sections access the basement level. Two bay facade at the basement level consisting of clapboard siding, a single-leaf wood door with louvered shutters on the left and a nine-light fixed wood window on the right. Above the first, second, and sixth bays, from the left, are rectangular friezes with a vase and festoon motif. Galvanized metal coping at the parapet.</p>	<p>28. Photo roll and frame number(s) 5310-2</p>
<p>25. Sources of information Sanborn Fire Insurance maps: 1931-49, 1961</p>	<p>29. Photo date October 3, 2011</p>
<p>26. Sketch of building plan or site plan. (Show outline of building)</p> 	<p>30. Inventory form completed by (name and organization) Russell Archer Archer Preservation Consulting, LLC</p>
<p>25. Sources of information Sanborn Fire Insurance maps: 1931-49, 1961</p>	<p>31. Survey project name Hub City Historic District</p>
<p>25. Sources of information Sanborn Fire Insurance maps: 1931-49, 1961</p>	<p>32. Date form completed October 10, 2011</p>
<p>25. Sources of information Sanborn Fire Insurance maps: 1931-49, 1961</p>	<p>THIS SECTION FOR MDAH USE ONLY</p> <p>33. Evaluation of National Register eligibility</p> <p>a. <input type="checkbox"/> already listed (see front of form) <input type="checkbox"/> appears individually eligible <input type="checkbox"/> potentially eligible if restored <input type="checkbox"/> would contribute to district <input type="checkbox"/> does not appear eligible <input type="checkbox"/> insufficient information</p> <p>b. Evaluated by/date</p>



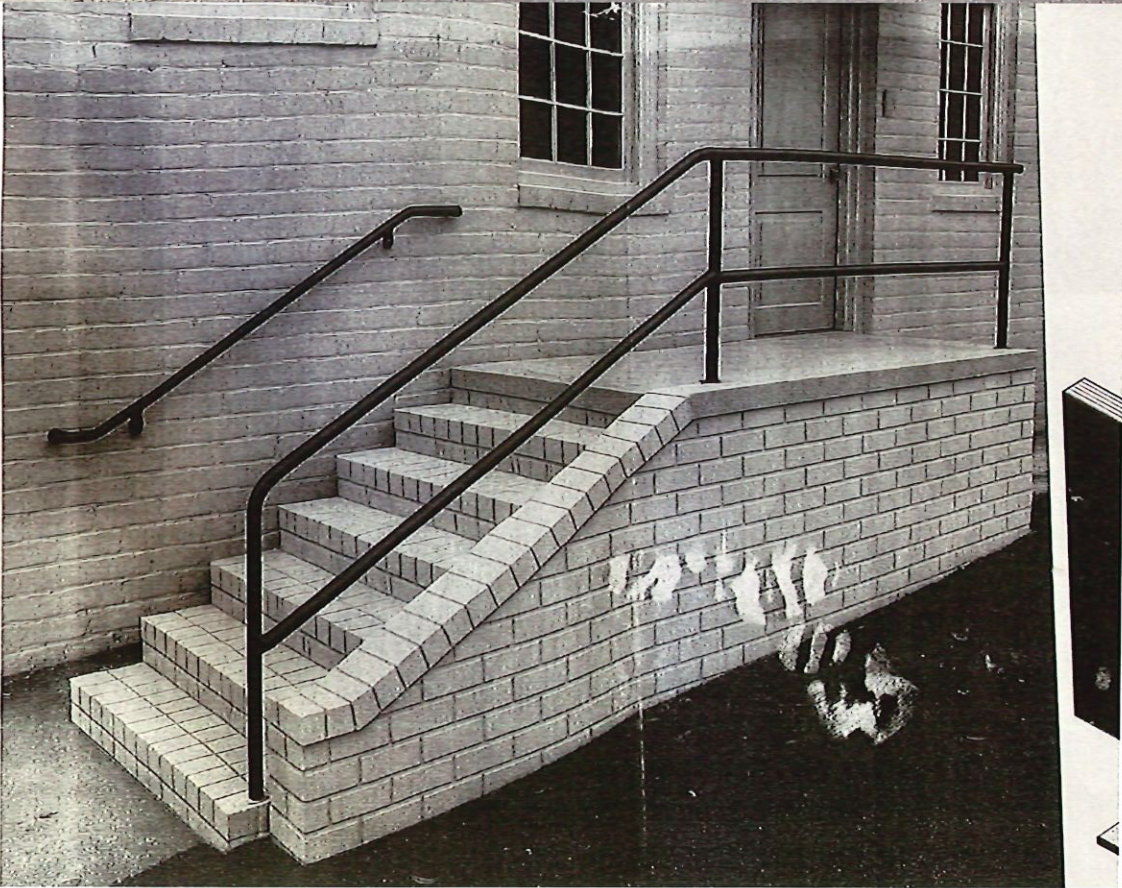
Existing (top) and proposed (below)



Existing (top) and proposed (below)



Existing (top) and proposed (below)



Hattiesburg Historic Conservation Commission

Application Data Sheet—Item 5

Historic District: North Main

Address: 117 College St., Bldg. D

Significance: Non-Contributing

Construction date: c1980

BRIEF SCOPE OF WORK:

- Replace balconies
- Paint exterior brick



117 College St., Bldg. D





Adjacent Properties





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

HISTORIC RESOURCES INVENTORY

NORTH MAIN DISTRICT

1. a. Property name, historic

b. Property name, common
College Street Apartments

2. Property address / descriptive location

117 College
Hattiesburg, MS 39401

3. Legal description (and acreage, if required) (see instructions)
Pt. Lot beg NE/Cor SWly alg Nly mgn College St. 52.5'
interior angle 102° to the left MWly 104.4 interior angle
89° to the left NEly 51.35° interior angle 90° to the left
SEly 115.3 POB Pt. 11 Blk. 167 Crittenden

4. Former / historic use(s)
Apartments

5. Present use
Apartments

6. Significant persons, events or themes associated with property

7. Date(s) of association with significant persons, events or themes

8. Date of construction
 estimated 1980
 documented

9. Date(s) of historic changes, if any
 moved
 enlarged / altered

10. Architect
 documented attributed

11. Builder / contractor
 documented attributed

12. Brief description

Two brick veneer apartment buildings with shallow gable roofs and full-width, two-story entrance porches. Windows are aluminum, and doors flush wood.

13. Outbuildings or secondary elements (If significant use separate form)



14. MDAH Inventory Code

15. County FORREST

16. City or town HATTIESBURG
 vicinity of

17. Was interior surveyed?
No

18. Survey seq. no.
1

19. Ownership
 city
 federal quasi-public agency
 state non-profit organization
 county private

20. USGS quadrangle map

21. UTM reference (if required) (see instructions)

22. Condition
 excellent ruins
 good no visible remains
 fair incorporated into later structure
 deteriorated

23. Post-historic changes and dates

24. Principal materials
Walls: Brick on Wood
Roof: Shingle/Asp.

25. Architectural character or style
Traditional

THIS SECTION FOR MDAH USE ONLY

26. Category

27. Functional type

28. Registration status and dates
 NHL _____
 listed NR _____
 in NR district _____
 federal DOE _____
 state landmark _____
 local landmark _____
 in local district _____
 HABS / HAER _____

29. If located in historic district
a. Name of district

b. Rating
 pivotal marginal
 contributing noncontributing
 intrusion

c. District element number _____

30. Architectural or historical importance, if any

Built about 1980, these apartments intrude on the architectural integrity of this historic neighborhood.

31. Historical or thematic context(s), if applicable

35. Owner's name and address (see instructions)

Colonial Mortgage Co.
800 Westover
Hattiesburg, MS 39401

32. Additional remarks or continuation of other sections

36. Photographer or photo source

Robert J. Cangelosi, Jr.

37. Photo roll and frame number(s)

2290-13

38. Photo date

25 May 1990

33. Sources of information

Forrest County Assessors Records
Sanborn Insurance Maps 1910,15,25,31,61
City Directories 1905,10,18,21,27,29,35,37,39,41

39. Inventory form completed by
(name and organization)

Robert J. Cangelosi, Jr.
Koch and Wilson Architects

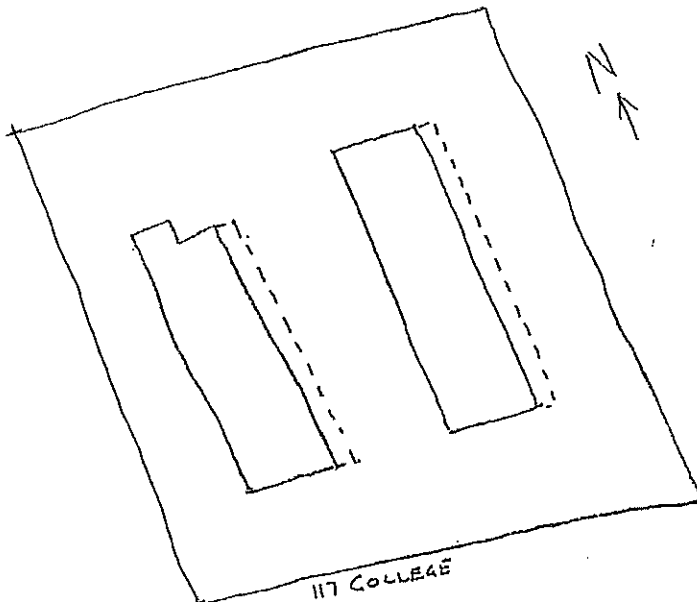
40. Survey project name

1990 Hattiesburg Survey

41. Date form completed

June 29, 1990

34. Sketch of site plan. (Include north arrow. Show outline of building shape and locations of outbuildings.)



THIS SECTION FOR MDAH USE ONLY

42. Other information in HPD files

43. Evaluation

- a. already listed in NR
- appears individually eligible
- potentially eligible if restored
- would contribute to district
- does not appear eligible
- insufficient information
- not applicable / not extant

b. Area(s) of significance

c. Evaluated by

d. Date of evaluation



RECEIVED
OCT 31 2025

Application for Historic Certificate of Appropriateness
City of Hattiesburg – Planning Division
PO BOX 1898 – Hattiesburg, MS 39403-1898 | Phone (601)- 545-4599

NOTE:

- This document must be completed **IN FULL** prior to any review by the Historic Planner or Historic Conservation Commission.
- The Historic Conservation Commission meets every Second Wednesday of the month at 12:00pm in the Jackie Dole Community Center.
- The deadline for Application Submission is by 5:00 pm on Wednesday, 2 weeks prior to the regular Historic Conservation Commission.

Project Information

Application Date: 10-31-25
 Name of Project: Shelley place Apts. Historic District: _____
 Municipal Address of Site: 117 college St. PPIN #: _____

This application is for: (Check One)

- New Buildings and Additions Major Restoration, Rehabilitation, or Remodeling
 Site Changes (tree removal, fences, walks, driveways, parking, and signs) Demolition and Relocation

Proposed Start Date: 11-3-25 Estimated Project Cost \$: NA

Brief Description of the proposed project/alterations: Paint brick on Apt. buildings / Proposed balcony design

Contact Information

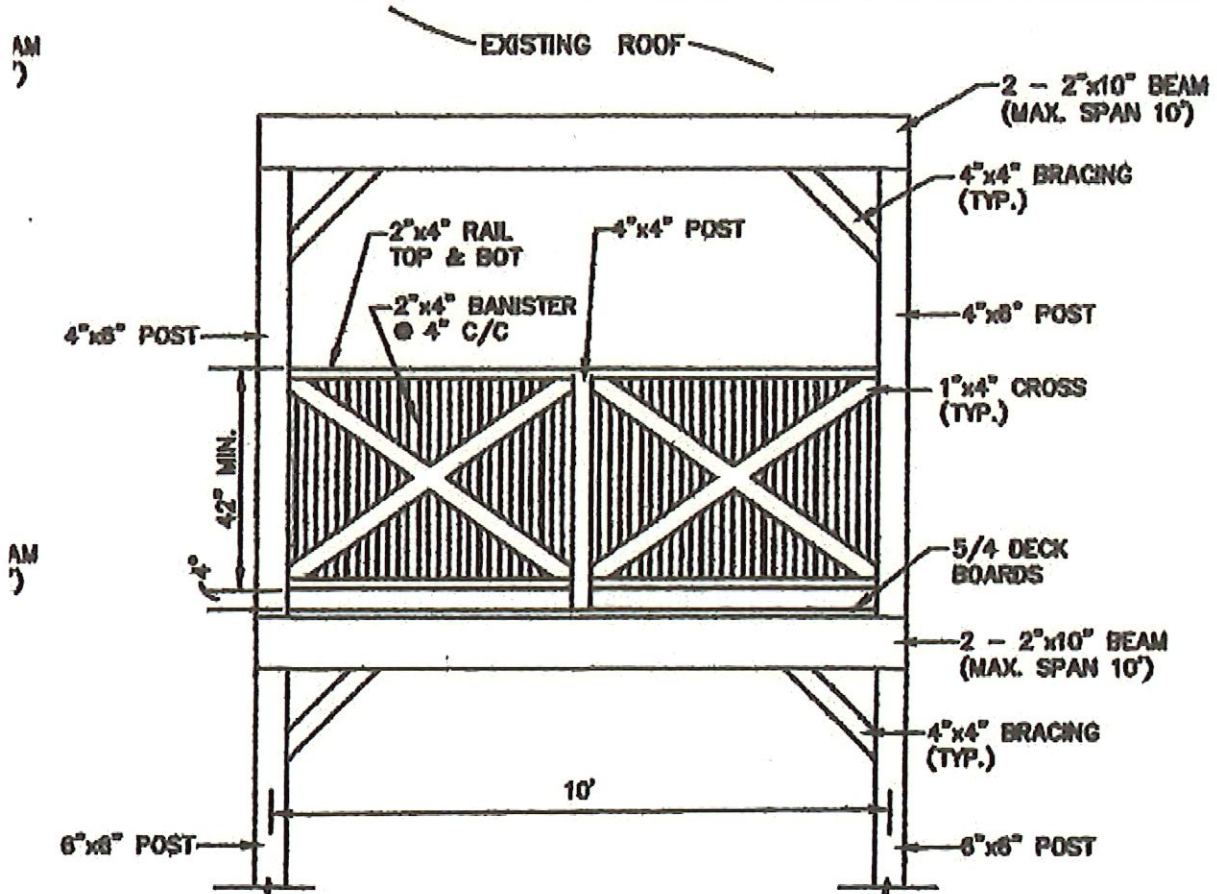
Applicant Name & Title: Cory Cooley, owner Company Name: OHS
 Applicant Email Address: cory@cooleybuilds.com
 Applicant Full Address: PO Box 564 Applicant Phone Number: 601-394-9868

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

Property Owner Name & Title: ASC (Kathy Gano) Company Name: ASC
 Property Owner Email Address: ASC@ASCMS.org
 Property Owner Full Address: 119 college St. Property Owner Phone Number: 601-450-4286

For Staff Only:				
Zoning:	Historic District:	Flood Zone:	Ward: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	
Project Number:		Received:		
Time & Date Scheduled:				

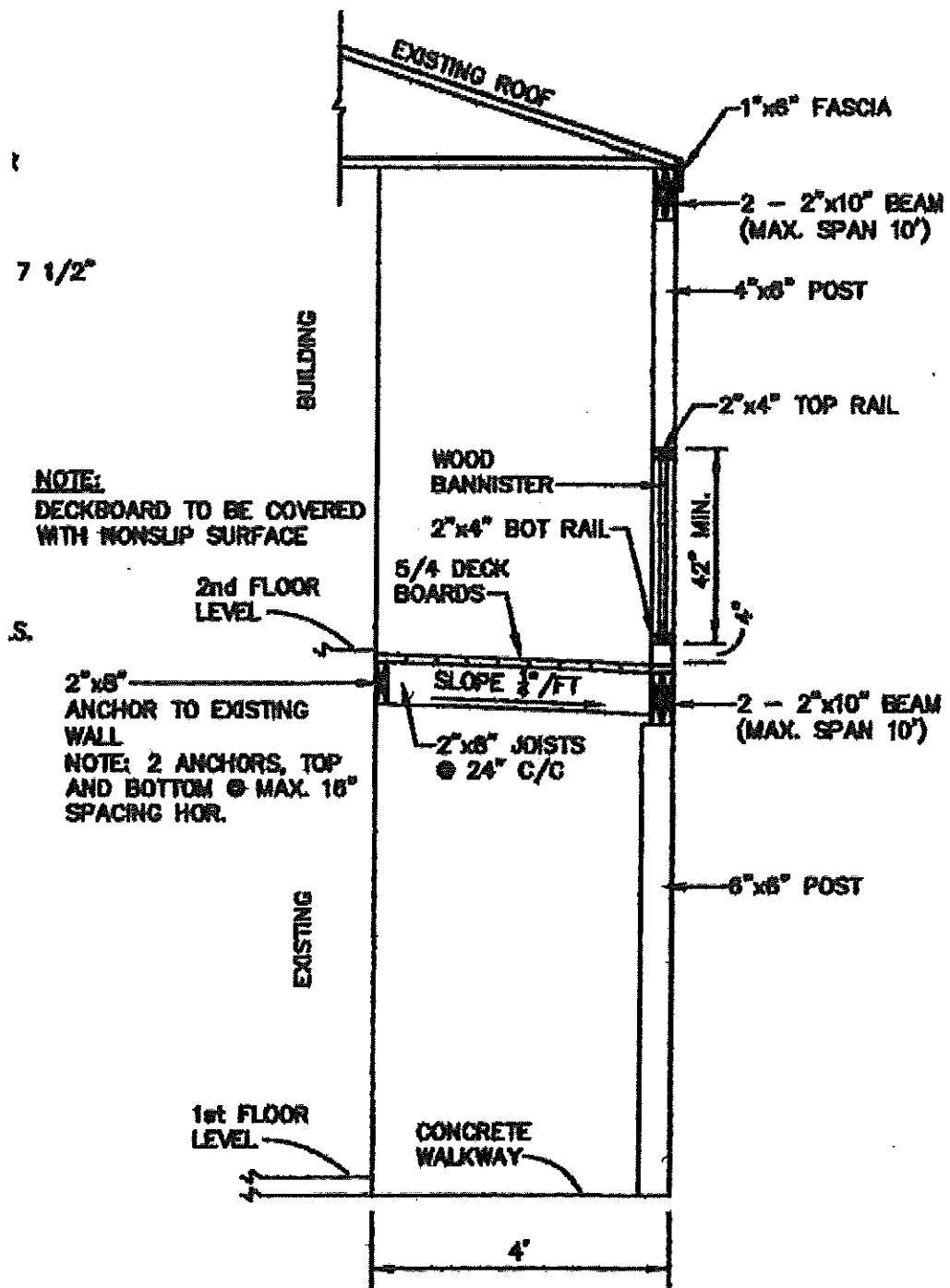
Existing balcony (top) and proposed (below)



TYPICAL FRONT VIEW

N.T.S.

Section view of proposed balconies



NOTE:
 DECKBOARD TO BE COVERED
 WITH NONSLIP SURFACE

2nd FLOOR LEVEL

2"x8" ANCHOR TO EXISTING WALL
 NOTE: 2 ANCHORS, TOP AND BOTTOM @ MAX. 18" SPACING HOR.

TYPICAL SECTION VIEW
 N.T.S.

- NOTES:**
1. EXISTING
 2. CONTRA
 3. POST A
 4. BEAM 1

Coordinator's Report: November 2025 (for Oct. 1-31, 2025)

A Letter of Compliance (work that does not involve a change in design or material) has been issued for the following addresses:

HATTIESBURG HISTORIC NEIGHBORHOOD DISTRICT:

1. 509 Ronie St., Chad Edmonson, Owner, for new fencing.
2. 507 Southern Ave., Hub City Development, owner, and Hub City Construction, contractor, for interior demolition, exterior wood repairs, foundation work.

NEWMAN-BUSCHMAN RAILROAD HISTORIC DISTRICT:

1. (none)

NORTH MAIN STREET HISTORIC DISTRICT:

1. 117 College St., A.S.C., Owner, and Cory Cooley, contractor, for exterior repairs, including in-kind replacement of windows & doors; interior renovations.

OAKS HISTORIC DISTRICT:

1. 1104 Adeline St., Jennie Noonkester, Owner, and Matlock Construction, contractor, for roof repair/replacement in-kind.
2. 801 Camp St., Jacob Shemper, owner, for in-kind wood repairs at porch, interior repairs/renovation, painting.
3. 112 2nd Ave., Unit 7, Cathy Hopkins, owner, and Bowline Home Improvement, contractor, for interior repairs/renovations, window restoration.

PARKHAVEN HISTORIC DISTRICT:

1. 206 S 23rd Ave., South Hattiesburg Property/ Russell Hewitt, Owner, and Matlock Construction, contractor, for roof repair/replacement in-kind.
2. 218 S 24th Ave., Kris Williams, owner, and B&A Roofing, contractor, for in-kind reroof.

HUB CITY DOWNTOWN HISTORIC DISTRICT

1. 524 Main St., Kent Oliver, owner, and Southern Home Improvements, contractor, for interior renovations only.
2. 623 Main St., Showstar, LLC, owner, and Pete's Repair Service, contractor, for interior renovations only.