

**HATTIESBURG HISTORIC CONSERVATION
COMMISSION**

**REGULAR MEETING
December 10, 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: December 4, 2025
Re: Public Hearing and Meeting

The Historic Conservation Commission will meet for a regular session at **12 p.m. NOON Wednesday, December 10, 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 **December 2025** monthly meeting
- Minutes from **November 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, December 10, 2025**

I. Business Meeting Opens

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

II. Public Hearing Opens

- A. Chair reads procedures for public hearing, discussion, and voting
- B. TABLED Items
 - a. 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.
 - b. Brian Saffle, Applicant, and Diamond Jackson, Owner, request approval for new signage at **114 S 10th Avenue** in the Oaks Historic District.
- C. New Applications for Certificates of Appropriateness
 - 1. Elliot “Beau” Roberts, Applicant, and Kevin Lott, Owner, request approval to construct a new addition and open courtyard at **223 S 10th Avenue** in the Oaks Historic District.
 - 2. Murph Little, Owner, requests approval for new signage at **709 Hardy Street** in the Hub City Downtown Historic District.
 - 3. City of Hattiesburg, Applicant, requests approval to remove the primary structure at **256 McLeod St.**, a contributing structure in the Hub City Downtown Historic District.

III. Other Business

- i. Arborists’ Report
- ii. Code Enforcement Official’s Report
- iii. Coordinator’s Report
- iv. Public Comments and Questions

IV. Adjourn

HATTIESBURG HISTORIC CONSERVATION COMMISSION

Wednesday, November 12, 2025

The Hattiesburg Historic Conservation Commission met in regularly scheduled hearing on November 12, 2025, 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: Michael Anderson
 Rion Snowden
 Tom Boldo
 Sarah Halliwell Carver
 Amy Sproles Smith
 Elizabeth Schwartz (virtual)
 Lillie Dwight
 Angela Duncan (virtual)

Commissioners absent: Markus Simmons

Staff present: Russell Archer, Historic Preservation Planner
 Cory Long, Planning Manager
 Meridian McDaniel, Planner
 Wiley Quim, Director of Urban Development
 Whit Sanguinetti, Code Enforcement Manager
 David Miller, Commission Attorney

Staff absent: Darren Brinkley, City Arborist

AGENDA

There came the matter of the agenda for the meeting of November 12, 2025. A motion was made by Commissioner Dwight and seconded by Commissioner Carver 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 October 8, 2025. A motion was made by Commissioner Snowden and seconded by Commissioner Anderson that the minutes be approved as submitted. All present voted aye. The motion carried.

Public Hearing

Public Hearing

There came the matter of the TABLED 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. A motion was made by Commissioner Boldo and seconded by Commissioner Anderson to remove the item from the table.

	<u>Name</u>	<u>Title</u>
Presented by:	Joshua Walker	Owner/Applicant
Others to speak:		

Discussion and Vote: Staff presented information regarding updated plans for the two proposed new residential structures.

Motion: Approve the application as presented with updates.
Motion made by: Amy Sproles Smith
Motion seconded by: Michael Anderson
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 TABLED Application for a Certificate of Appropriateness filed by Jesse Sweigert, Applicant, and Hattiesburg Housing Authority, Owner, requesting approval to demolish seventeen (17) structures, modify the site layout, and construct twelve (12) new buildings at 208 Gordon Street in the Hub City Downtown Historic District.

Staff informed the Commission that a follow-up meeting had taken place between the Site Plan review committee and the applicants, to further discuss the site plan and tree plan. Staff recommended forming a sub-committee from the HHCC to review the architectural plans and give feedback to the applicants. Commissioners Anderson, Dwight, Carver, and Snowden all indicated their willingness to serve on the subcommittee.

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

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by Chad Edmonson, owner, requesting approval to relocate the house at 106 E 4th St. in the North Main Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Chad Edmonson	Owner/Applicant
Others to speak:		

Discussion and Vote: The applicant shared information regarding challenges with drainage on the property and described the intended new location of the house as just across E. 4th St., on a portion of a lot that previously contained a house. Commissioner Smith inquired about the existing concrete retaining wall at the front of the property. The applicant stated that it would likely have to be removed as a part of the house relocation efforts.

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 Tyner Sullivan, owner, requesting approval for exterior renovations at 410 Ronie Street in the Hattiesburg Historic Neighborhood District.

	<u>Name</u>	<u>Title</u>
Presented by:	Tyner Sullivan	Owner/Applicant
Others to speak:		

Discussion and Vote: The applicant indicated that part of the proposed renovation included converting the northernmost front entrance to a window, with the door being relocated to the rear of the house. The southernmost front entrance would be shifted over a few inches and a sidelight would be added to match existing.

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 Brian Saffle, Applicant, and Diamond Jackson, owner, requesting new signage at 114 S 10th Avenue in the Oaks Historic District. Staff indicated that no representative was present for the application. A motion was made by Commissioner Anderson and seconded by Commissioner Carver to table the item until a representative for the project is available to participate. All participating Commissioners voted in favor of the motion and it passed unanimously.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by Scott Pipkins, Applicant, and David Ott, owner, requesting approval for exterior renovations at 204 W Front Street in the Hub City Downtown Historic District.

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

Discussion and Vote: Mr. Pipkins shared information regarding several existing architectural details that were not original to the building and were added by a previous owner within the last 30 years. He also described the proposed front awning, over the central entrance, as extending outward to the edge of the flanking windows.

Motion: Approve the application as presented.

Motion made by: Amy Sproles Smith

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 Cory Cooley, Applicant, and ASC, Owner, requesting approval for replacing balconies and painting exterior brick at 117 College Street in the North Main Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Kathy Garner	Owner Representative (ASC)
Others to speak:		

Discussion and Vote: Commissioner Smith inquired about the intended material for the balconies and asked why the applicant chose wood rather than metal. The applicant replied that cost was a major factor in choosing the material. Commissioner Snowden recommended using 2x4 wood balusters at the balconies, rather than 2x2, as indicated on the plans.

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.

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 expect a new code officer to begin within the next 30-60 days.

Mr. Archer gave a brief staff report.

Commissioner Anderson inquired about the status of the resurvey project for the Hattiesburg Historic Neighborhood. Staff indicated that they would discuss this with Administration and provide an update.

There being no further business, upon motion duly made by Commissioner Snowden and seconded by Commissioner Carver, and unanimously approved, the meeting was adjourned at 1:00 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: The Oaks

Address: 223 S 10th Ave

Significance: Contributing

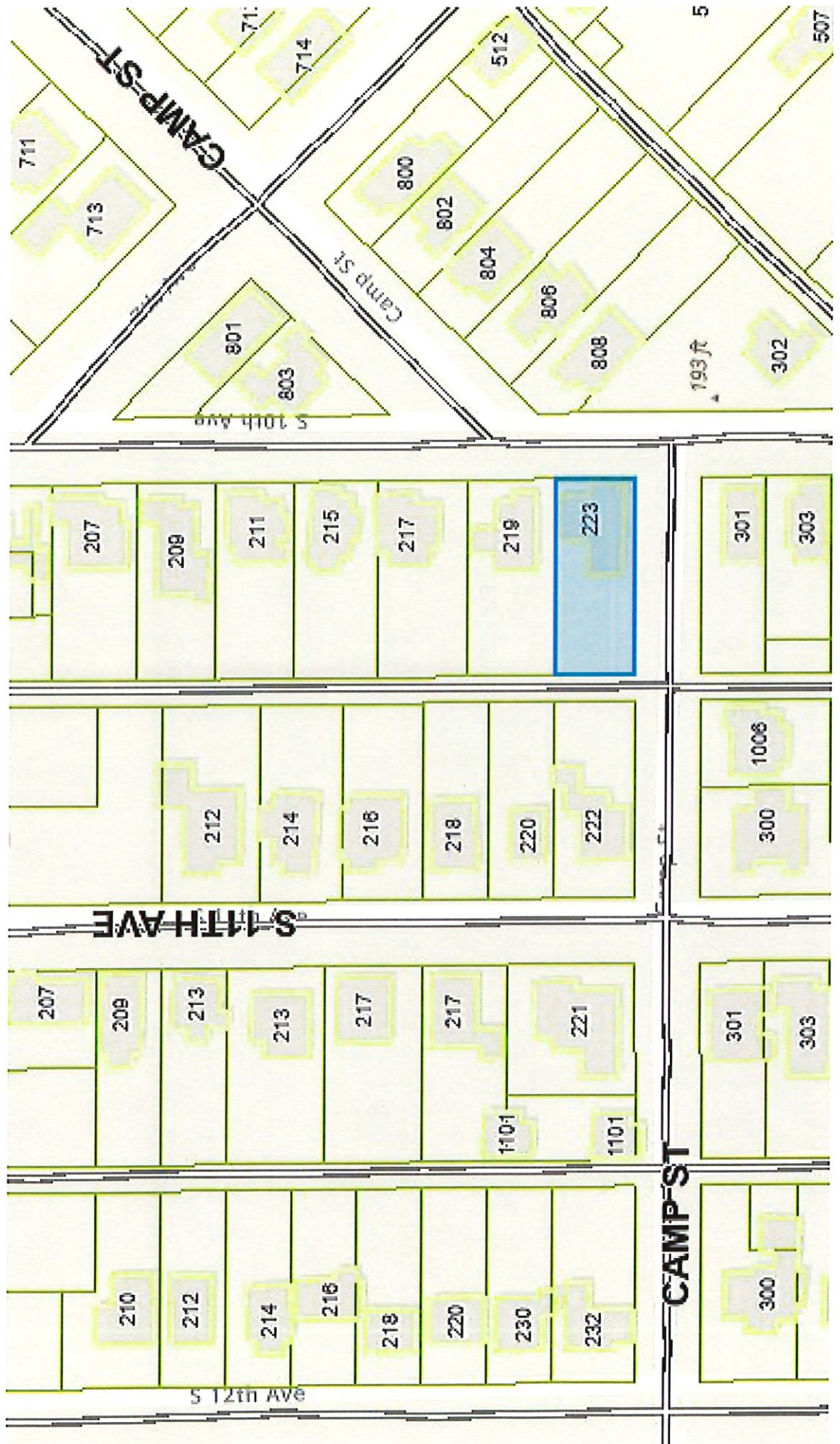
Construction Date: c1925

BRIEF SCOPE OF WORK:

- Side addition
- Convert carport to courtyard



223 S 10th Ave.





Adjacent Properties





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

HISTORIC RESOURCES INVENTORY

THE OAKS DISTRICT

1. a. Property name, historic		14. MDAH Inventory Code	
b. Property name, common House		15. County FORREST	
2. Property address / descriptive location 223 10th Avenue Hattiesburg; MS 39401		16. City or town vicinity of HATTIESBURG	
3. Legal description (and acreage, if required) (see instructions) Lt. 12 Blk. 12		17. Was interior surveyed? No	18. Survey seq. no. 624
4. Former / historic use(s) Residence		19. Ownership <input type="checkbox"/> federal <input type="checkbox"/> city <input type="checkbox"/> state <input type="checkbox"/> quasi-public agency <input type="checkbox"/> county <input checked="" type="checkbox"/> private	
5. Present use Residence		20. USGS quadrangle map	
6. Significant persons, events or themes associated with property		21. UTM reference (if required) (see instructions)	
7. Date(s) of association with significant persons, events or themes		22. Condition <input type="checkbox"/> excellent <input type="checkbox"/> ruins <input type="checkbox"/> good <input type="checkbox"/> no visible remains <input checked="" type="checkbox"/> fair <input type="checkbox"/> incorporated into later structure <input type="checkbox"/> deteriorated	
8. Date of construction 1928 <input checked="" type="checkbox"/> estimated <input type="checkbox"/> documented		23. Post-historic changes and dates	
9. Date(s) of historic changes, if any <input type="checkbox"/> moved <input type="checkbox"/> enlarged / altered		24. Principal materials Walls: Stucco Roof: Shingle, As	
10. Architect <input type="checkbox"/> documented <input type="checkbox"/> attributed		25. Architectural character or style Craftsman	
11. Builder / contractor <input type="checkbox"/> documented <input type="checkbox"/> attributed		THIS SECTION FOR MDAH USE ONLY	
12. Brief description One-story, wood framed, stucco bungalow, oriented perpendicular to the street, with gable roof, boxed eaves and one chimney. The partial-width front porch has been enclosed, and an unsympathetic carport has been added to the east. The typical window is 4/1 double-hung.		26. Category	

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



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"/> marginal <input type="checkbox"/> pivotal <input type="checkbox"/> noncontributing <input type="checkbox"/> contributing <input type="checkbox"/> intrusion	
c. District element number _____	

30. Architectural or historical importance, if any

Built about 1928, this bungalow was home to A.M. Jones during the 1920s, and to Dr. Brondee Blackwelder, Samuel S. Barefield, and Arthur H. Walker during the 1930s, and to Clarence B. Smith during the 1940s.

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

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

P.G. & Eunice B. Bowman
 223 S 10th Avenue
 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)

2294-18

38. Photo date

25 May 1990

33. Sources of information

Forrest County Assessors Records
 Sanborn Insurance Maps 1898, 1903, 06, 10, 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

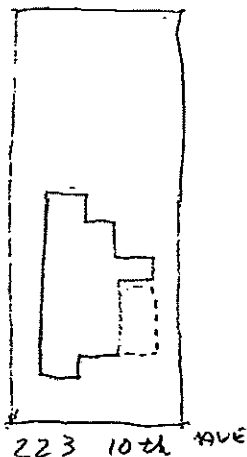
40. Survey project name

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



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: 11/26/25

Name of Project: 223 S 10th Historic District: _____

Municipal Address of Site: 223 S 10th Ave Hattiesburg, MS 39401 PPIN #: 16915

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: Jan 2, 2026 Estimated Project Cost \$: \$240,000

Brief Description of the proposed project/alterations: REPAIR STUCCO, REMOVE CARPORT (WHERE ADDITION IS GOING), REMOVE BACK ADDITION (RE-USE WINDOWS WHERE POSSIBLE), INSTALL AREA FOR HVAC, ELECTRICAL METER (MOVE), + TANKLESS WATER HEATER. ALLOW BETTER MAINTENANCE SPACE BETWEEN MAIN HOUSE + SECONDARY STRUCTURE. WINDOWS ON ADDITION TO BE 1/1 UNLESS 3/1 ARE APPROVED BY COMMITTEE, REPLACE GABLES ON EACH END OF ORIGINAL HOUSE. REMODEL CARPORT. ADD COURTYARD ADDITION, ADD KITCHEN ADDITION W/ ART HALL MAIN HOUSE + ADDITION WILL HAVE EXPOSED RAFTERS AND DECKING, CORBELS TO BE ADDED TO GABLES, POST TO BE ALTERED TO MATCH PHOTO, REROOF MAIN HOUSE TO MATCH ADDITION. REARRANGE LAYOUT IN MAIN HOUSE TO MATCH ADDITION, MAKE CURRENT PARKING AREA 3 CARS WIDE.

Applicant Name & Title: Elliot Roberts (Beau) Company Name: Beau Bob's Construction

Applicant Email Address: beau@beaubobs.com

Applicant Full Address: 208 Broadway Dr Spk Applicant Phone Number: 601-522-6568

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

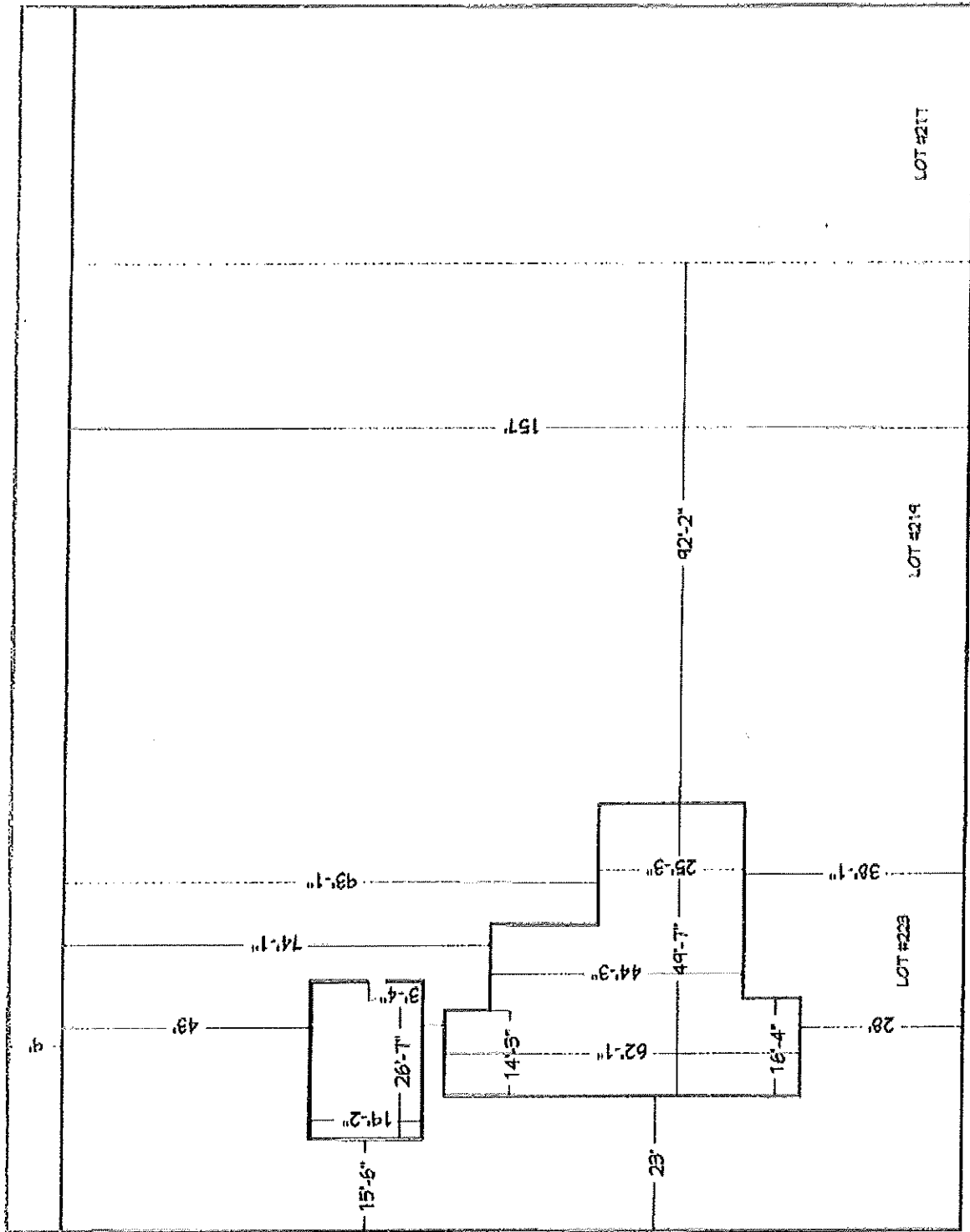
Property Owner Name & Title: Kevin Lott Company Name: _____

Property Owner Email Address: _____

Property Owner Full Address: 223 S 10th Ave Property Owner Phone Number: _____

117 LAP SIDING. BRICK SPECS ATTACHED.

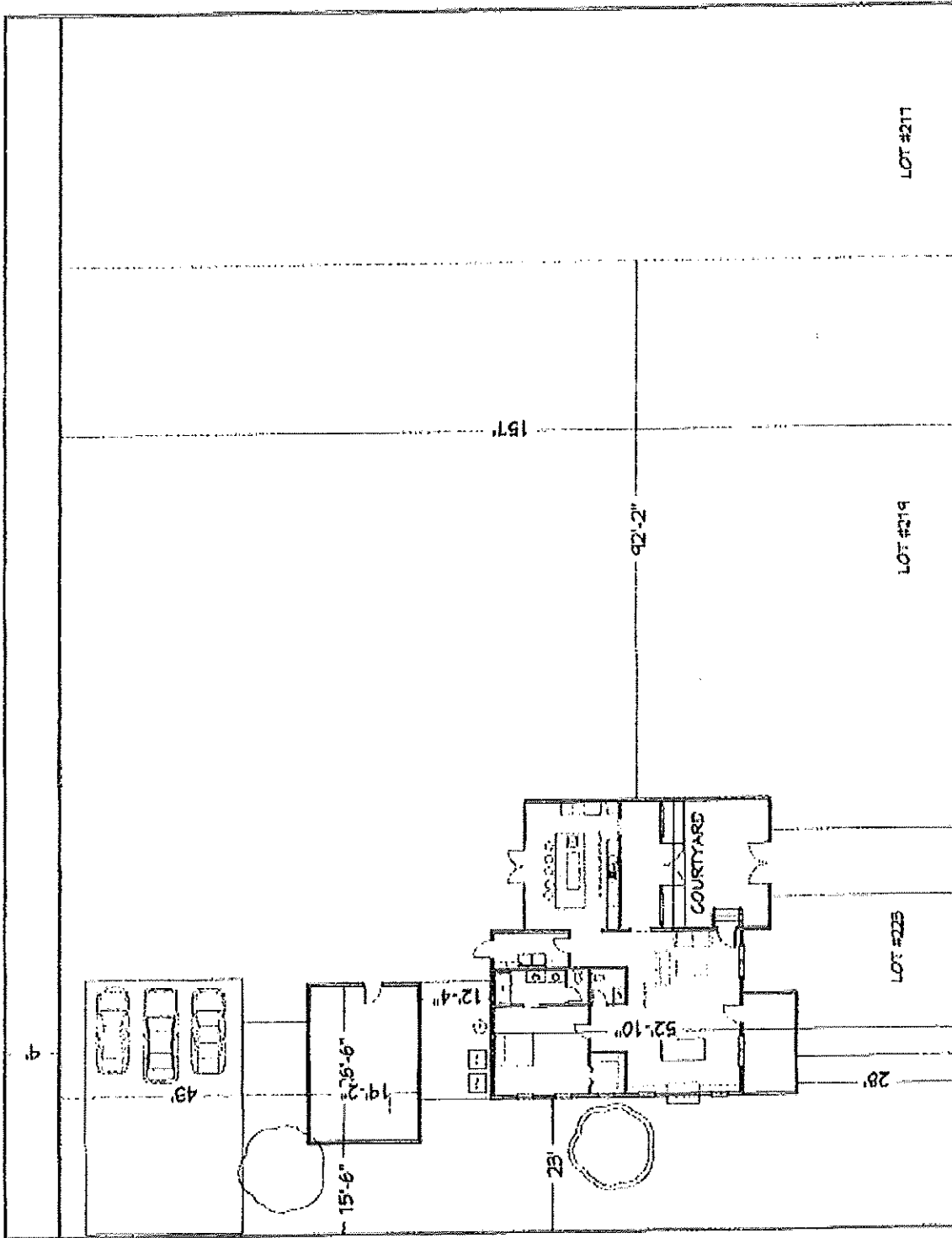
For Staff Only:				
Zoning:	Historic District:	Flood Zone:	Ward:	
			<input type="checkbox"/> 1	<input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Project Number:		Received:		
Time & Date Scheduled:				



S 10TH AVE

223 S 10TH AVE
 SITE PLAN EXISTING
 NOVEMBER 20, 2025

ALLEY



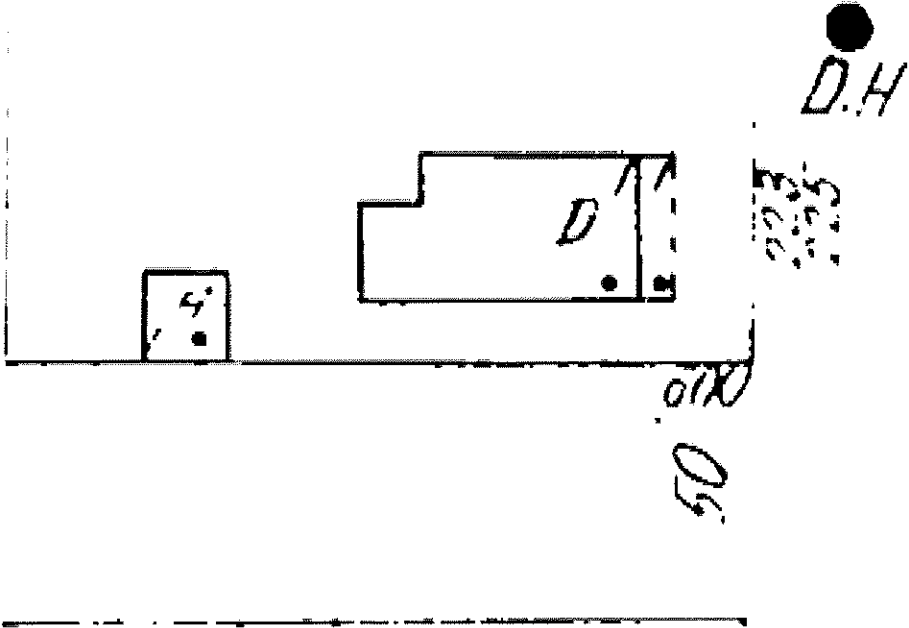
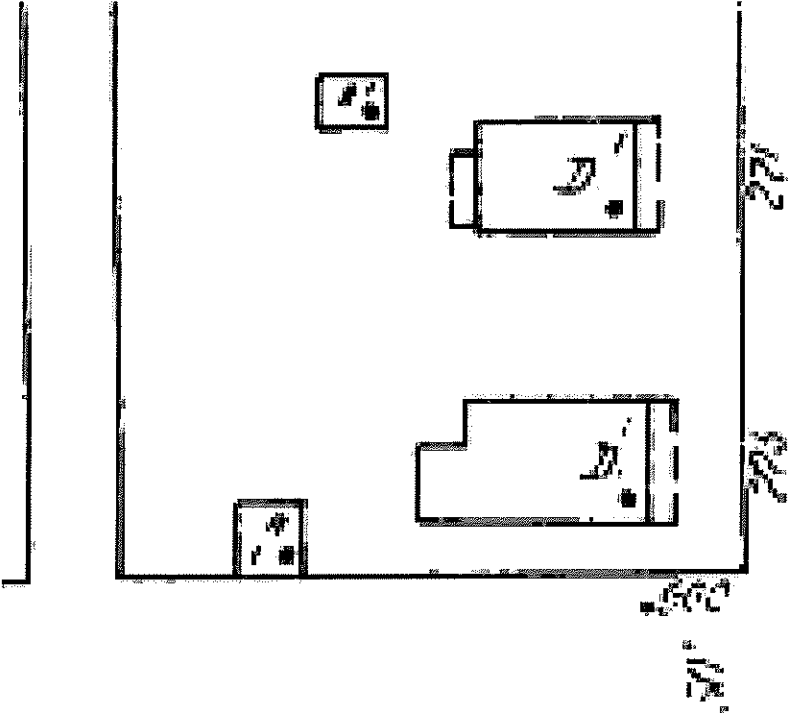
CAMP STREET

BEAU BOB'S CONSTRUCTION LLC
DRAFTED BY HOLLEY RUMBERGER

S 10TH AVE

225 S 10TH AVE
PHASE 1
NOVEMBER 20, 2025

1925 and 1931 Sanborn images



Hattiesburg Historic Conservation Commission

Application Data Sheet—Item 2

Historic District: Hub City Downtown

Address: 709 Hardy St

Significance: local conservation district

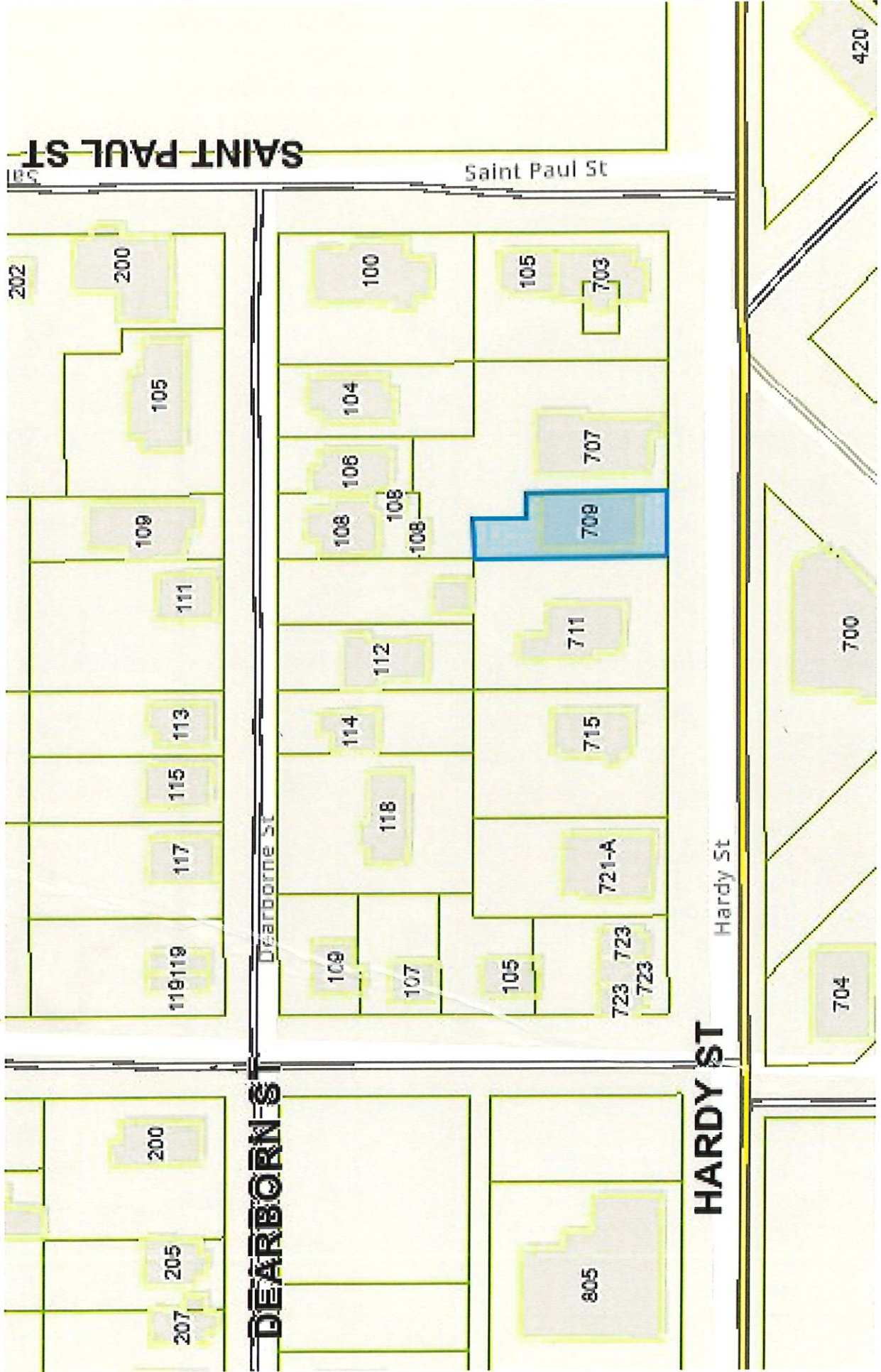
Construction Date: c1920

BRIEF SCOPE OF WORK:

- Install new signage



709 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		11. City or Town Hattiesburg <input type="checkbox"/> vicinity of	
2. Property address/descriptive location 709 Hardy St.		12. Owner's name and address James Clayton Gardner, Sr. 709 Hardy St. Hattiesburg 39401	
3. Legal description (and acreage, if required—see instructions) Forrest Co. PPIN 20930		13. Was interior surveyed? No	14. Survey seq. no.
4. Former/historic use Residential		15. USGS quadrangle map	
5. Present use Office		16. UTM reference (if required—see instructions)	
6. Architect <input type="checkbox"/> documented <input type="checkbox"/> attributed	7. Builder/contractor <input type="checkbox"/> documented <input type="checkbox"/> attributed	17. Date of construction <input checked="" type="checkbox"/> estimated c1920 <input type="checkbox"/> documented	
8. Brief description One-story wood frame residence with hipped roof covered with standing seam sheet metal; walls covered with asbestos siding, boxed eaves and integral brick chimney. Three-bay projecting wraparound porch supported by wood boxed columns. Three bays on primary facade, consisting of paired wood DH windows, 9/1, an offset single leaf wood door, two lights over two panels, with fixed single-light transom, and a large plate-glass window with a narrow transom. Raised front porch accessed by poured concrete steps. Brick pier foundation.		18. Integrity <input checked="" type="checkbox"/> very intact <input type="checkbox"/> deteriorated <input type="checkbox"/> some changes <input type="checkbox"/> ruins <input type="checkbox"/> extensive changes <input type="checkbox"/> no visible remains	
9. Outbuildings or secondary elements (if significant, use separate form) None visible		19. Dates of changes, if any <input type="checkbox"/> moved _____ <input type="checkbox"/> enlarged/alterd _____ <input type="checkbox"/> artificial siding _____ <input type="checkbox"/> replaced windows/doors _____ <input type="checkbox"/> enclosed/alterd porch _____ <input type="checkbox"/> storefront alterations _____	
		20. Architectural character or style Craftsman bungalow	

Attach photograph here



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 _____

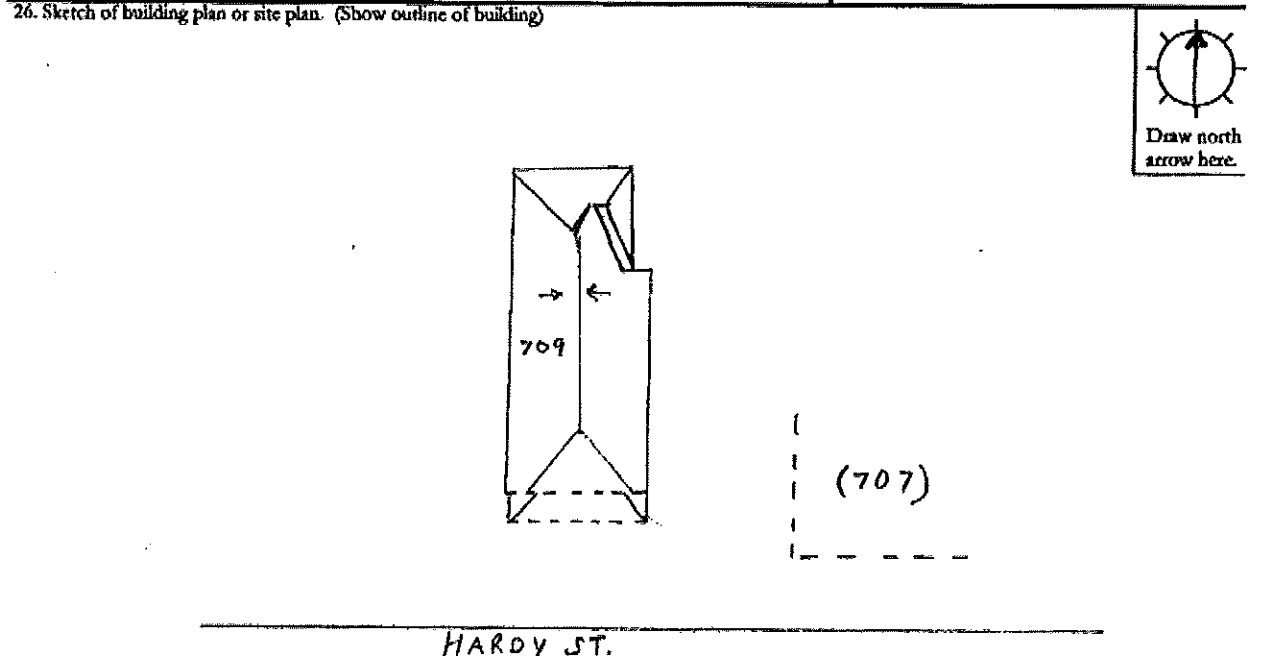
b. Rating
 contributing
 previously listed
 noncontributing

c. District element number _____

MDAH Inventory Code _____

MISSISSIPPI HISTORIC RESOURCES INVENTORY
Page 2

<p>23. Historical information City directories list C.G. Carter and J.V. Gresham here in 1921, M.J. Fairly in 1927 and 1929, Mrs. Pearl Logue in 1935 and 1939, and Wesley M. Wright in 1941.</p>	<p>27. Photographer or photo source Russell Archer City of Hattiesburg</p>
<p>24. Additional remarks or continuation of other sections</p>	<p>28. Photo roll and frame number(s) N/A</p>
	<p>29. Photo date Sept. 25, 2016</p>
	<p>30. Inventory form completed by (name and organization) Russell Archer City of Hattiesburg and Andrew Fullilove, USM student (2016)</p>
<p>25. Sources of information www.deltacomputersystems.com (Forrest Co. tax assessor's database) Sanborn Fire Insurance maps, accessed at: sanborn.uml.com</p>	<p>31. Survey project name Downtown district study area</p>
	<p>32. Date form completed September 30, 2016</p>
<p style="text-align: center;">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>	





Pre-Application Form

City of Hattiesburg – Planning Division

PO BOX 1898 – Hattiesburg, MS 39403-1898 | Phone (601)- 545-4599 |

planning@hattiesburgms.com

NOTE:

- This document must be completed **IN FULL** before any review by the Pre-Application Review Committee. The committee meets every Thursday in the 1st Floor Conference Room at City Hall.
- The deadline for Plan Submission is by 5:00 pm on Monday for review that same Thursday. Meetings are scheduled in the order applications are received. A member of the planning staff will contact applicants to confirm the meeting date and time.
- A representative of the project must be present at the meeting.

Project Information

Application Date: 12/1/2025

Name of Project: Author Shoppe Sign Parcel Number(s): 431

Municipal Address of Site: 709 Hardy Street PPIN #: 20930

Proposed Use: Sign

This application is for: (Check One)

New Construction Remodel Addition Concept Only Other: Sign

Estimated Project Cost \$: 1000

Contact Information

Representative Name & Title: Murph Little Company Name: The Author Shoppe

Representative Email Address: _____

Representative Full Address: 709 Hardy Street, Hattiesburg Representative Phone Number: 601-307-2313

Property Owner Name & Title: Murph Little Company Name: Hemingbear Holdings

Property Owner Email Address: _____

Property Owner Full Address: 709 Hardy Street, Hattiesburg Property Owner Phone Number: 601-307-2313

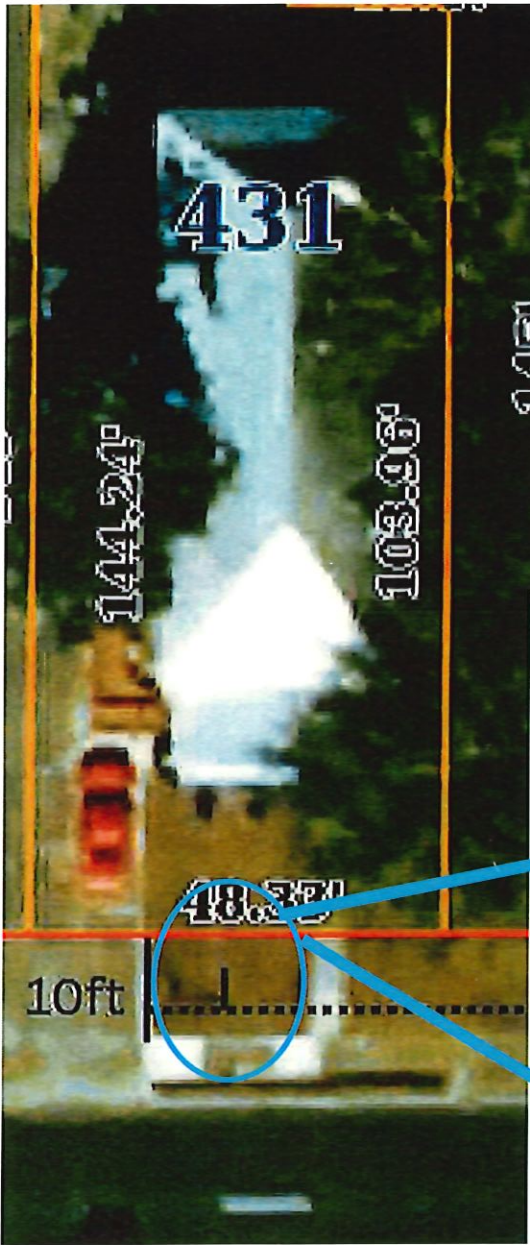
For Staff Only:

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:			

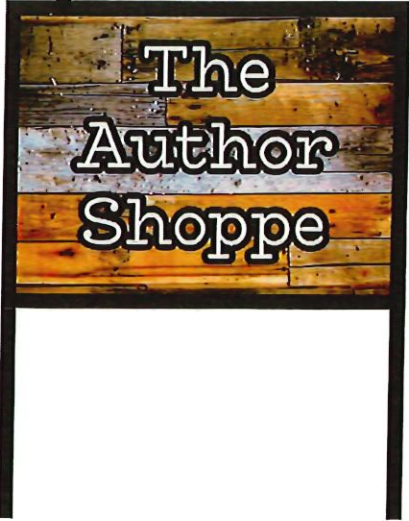
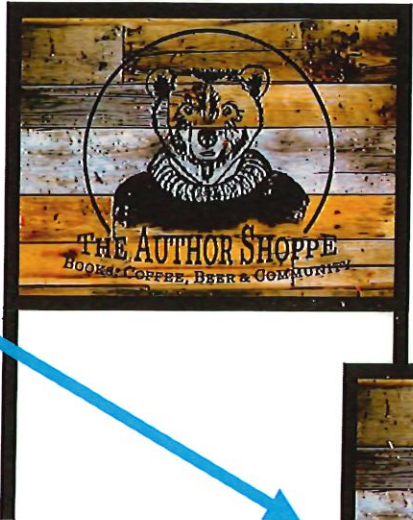
Provide a project narrative fully explaining the proposed project:

We plan to construct a sign in line with the signs on either side of our property. Materials will be wood or metal or a combination thereof depending on cost and what is permitted. Dimensions of ground-mounted sign would be 3ft tall and 4ft wide and will be mounted no higher than 6ft as indicated by the Historic Commission. An easement will be necessary, in line with neighboring property signs (approx. 3ft from sidewalk).

Proposed placement and artwork for sign (3'x4')



Sign Concepts



Hattiesburg Historic Conservation Commission

Application Data Sheet—Item 3

Historic District: Hub City Downtown

Address: 256 McLeod St.

Significance: Contributing

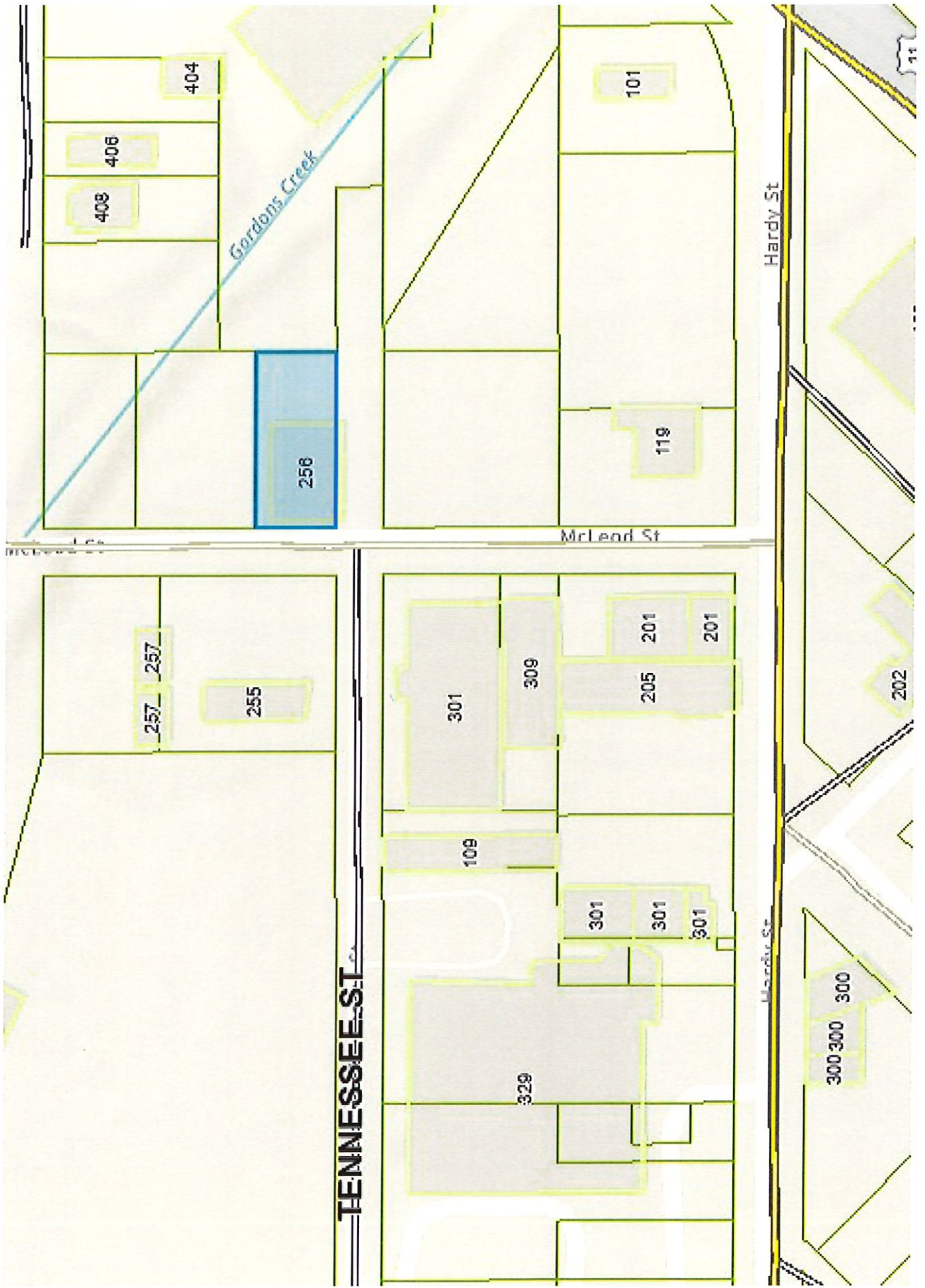
Construction Date: c1935

BRIEF SCOPE OF WORK:

- Demolition of primary structure



256 McLeod 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		11. City or Town Hattiesburg <input type="checkbox"/> vicinity of
2. Property address/descriptive location 256 McLeod Street		12. Owner's name and address Nathan J. Smutzer 348 South Lake Dr. Hattiesburg, MS 39401
3. Legal description (and acreage, if required—see instructions) Forrest County Parcel #2-029J-10-169.00		13. Was interior surveyed? No
		14. Survey seq. no. 116.
		15. USGS quadrangle map
4. Former/historic use Commercial	5. Present use Vacant	16. UTM reference (if required—see instructions)
6. Architect <input type="checkbox"/> documented <input type="checkbox"/> attributed	7. Builder/contractor <input type="checkbox"/> documented <input type="checkbox"/> attributed	17. Date of construction c.1940 <input checked="" type="checkbox"/> estimated <input type="checkbox"/> documented
8. Brief description One-story brick free-standing traditional commercial building with flat roof and slightly raised parapet. Two storefronts divided by a brick pilaster in center. Left storefront contains single-leaf aluminum plate glass door with transom on left and boarded over windows over brick bulkhead to the right. Right storefront is identical but reversed. Each storefront has a divided light transom panel and is covered by a metal pent awning. Parapet slightly raised in the center with clay tile coping.		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
9. Outbuildings or secondary elements (if significant, use separate form)		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 checked="" type="checkbox"/> storefront alterations _____
		20. Architectural character or style Traditional Commercial



THIS SECTION FOR MDAH USE ONLY

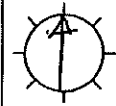
21. Registration status
 NHL
 listed NR
 in NR district
 Mississippi landmark
 local landmark/local district

22. If located in historic district
 a. Name of district _____
 b. Rating
 contributing
 previously listed
 noncontributing
 c. District element number _____

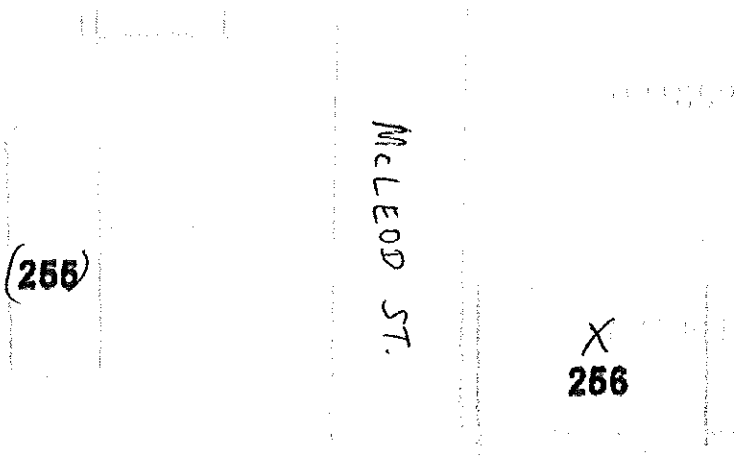
MDAH Inventory Code _____

23. Historical information	27. Photographer or photo source Russell Archer
	28. Photo roll and frame number(s) 5307-11
	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
	THIS SECTION FOR MDAH USE ONLY
25. Sources of information Sanborn Fire Insurance maps: 1931-49, 1961	33. Evaluation of National Register eligibility
	<p>a. <input type="checkbox"/> already listed (see front of form)</p> <p><input type="checkbox"/> appears individually eligible</p> <p><input type="checkbox"/> potentially eligible if restored</p> <p><input type="checkbox"/> would contribute to district</p> <p><input type="checkbox"/> does not appear eligible</p> <p><input type="checkbox"/> insufficient information</p> <p>b. Evaluated by/date</p>

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



Draw north
arrow here.



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

Office Use Only

Received _____

Complete _____

HHCC review _____

Action _____

Historic District Hub City Downtown

Property address: 256 McLeod St.

Present zoning: B-3

Applicant: City of Hattiesburg

Address: 200 Forrest St.

Hattiesburg, MS 39401

Phone: 601-545-4591

Signature and permission of Applicant / date:

12/1/25

Owner: Same as Applicant

Address: _____

Phone: _____

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: Early 2026

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

The City of Hattiesburg is requesting approval to remove a commercial structure from the site at 256 McLeod Street. This is a brick masonry building, built circa 1935, that has been largely vacant for 10+ years. Once the city procured the building and cleared away vegetation, major structural cracks and separation of the masonry walls was identified, as was evidence of foundation settling and roof failure. The City wishes to remove the building and foundation and integrate this parcel into the landscape plan for the Gordons Creek Commons public park.

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.



NOTICE OF INTENT FORM
OF
PUBLIC CONSTRUCTION, PUBLIC IMPROVEMENT, OR
TRANSFER OF PUBLIC PROPERTY TO PRIVATE OWNERSHIP

Buildings and Structures

Forwarding of this completed form to the Historic Preservation Division of MDAH constitutes a request for an assessment of impacts to designated or potential Mississippi Landmarks in accordance with the Antiquities Law of Mississippi (Miss. Code. Ann. § 39-7- 1 et seq.).

Property Owner City of Hattiesburg County of project Forrest
Address 200 Forrest St. City Hattiesburg Zip 39401
Contact Person Russell Archer (or Ann Jones, CAO) Phone(s) (601) 554-1031 / (601) 545-4667
Title/Position Historic Preservation Planner
Email Address rarcher@hattiesburgms.com
Contact Person's Address (if different from owner)
Street/P.O. Box _____ City _____ Zip _____
Signature of applicant/contact person requesting this assessment 
Date 12/4/25

Name and address of structure: 256 McLeod St. - Vacant Commercial Bldg

ORIGINAL LOCATION MOVED

Is the affected structure a designated Mississippi Landmark? YES NO

Who owns the building? PUBLIC PRIVATE

What year was the building built, if known? 1935

Describe the present use and condition of the property:

The property is currently vacant and unused. The condition of the building is fair-to-poor with significant masonry failure evident on three exterior walls. The primary facade/storefront is in relatively good condition but the windows are boarded over. The condition of the roof is unclear.

Attach a **street map**, indicating the precise location of the subject property. If project also involves a tract of land, indicate the number of acres.

Approximate number of acres: .25

Briefly describe the project scope of work:

The City of Hattiesburg recently procured the subject building, a "Contributing" structure in the Hub City Downtown National Register District (035-HAT-2844-NRD). The building has not actively been used in decades; therefore regular maintenance has been deferred. Through clearing away of vegetation, we identified major structural cracks in the masonry walls and evidence of further settling around the foundation. The adjacent parcels are being redeveloped into a public park with concrete pathways that run in close proximity to the building. The hazardous conditions posed by the building are of utmost concern to the City. Therefore, our proposal is to remove the structure and foundation and integrate this parcel into the landscape plan for the public park.

Has this project been previously submitted for review?
If YES, enclose a copy of this office's prior comments.

YES NO

Has any work related to this project been completed or is in progress prior to submittal of the *Notice of Intent*?

YES NO

Other Attachments:

- **Photographs of the building and specific areas of work**
- **Plans, specifications and/or a detailed scope of work for the project**
- **Legal description of the property if it is not a designated Mississippi Landmark**

MAIL COMPLETED FORM AND ATTACHMENTS TO:
Mississippi Landmark Administrator
Historic Preservation Division
Mississippi Department of Archives and History
P.O. Box 571
Jackson, Mississippi 39205-0571

FOR FURTHER INFORMATION:
Phone: (601) 576-6940
Fax: (601) 576-6955

Search Results	Fact Sheet	Architectural	Photos	Map
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Location Information

(for the commercial building)

Name: commercial building
 Address: 256 McLeod Street
 City/County: Hattiesburg, Forrest County

Architectural Information

Construction Date: c.1940
 No. of Stories: 1

Registration Information

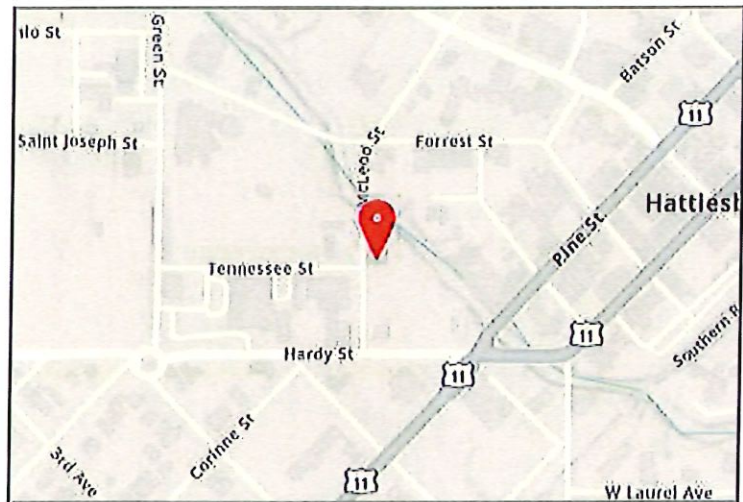
NR District Name: **Hub City (Boundary Increase II) (2012)**
 NR Status: Contributing
 Element No.: 144

10-10-2011

Russell Archer



← 1 of 5 →



Loading



**Boarded windows at storefront and
current window conditions**





North Wall—structural separation



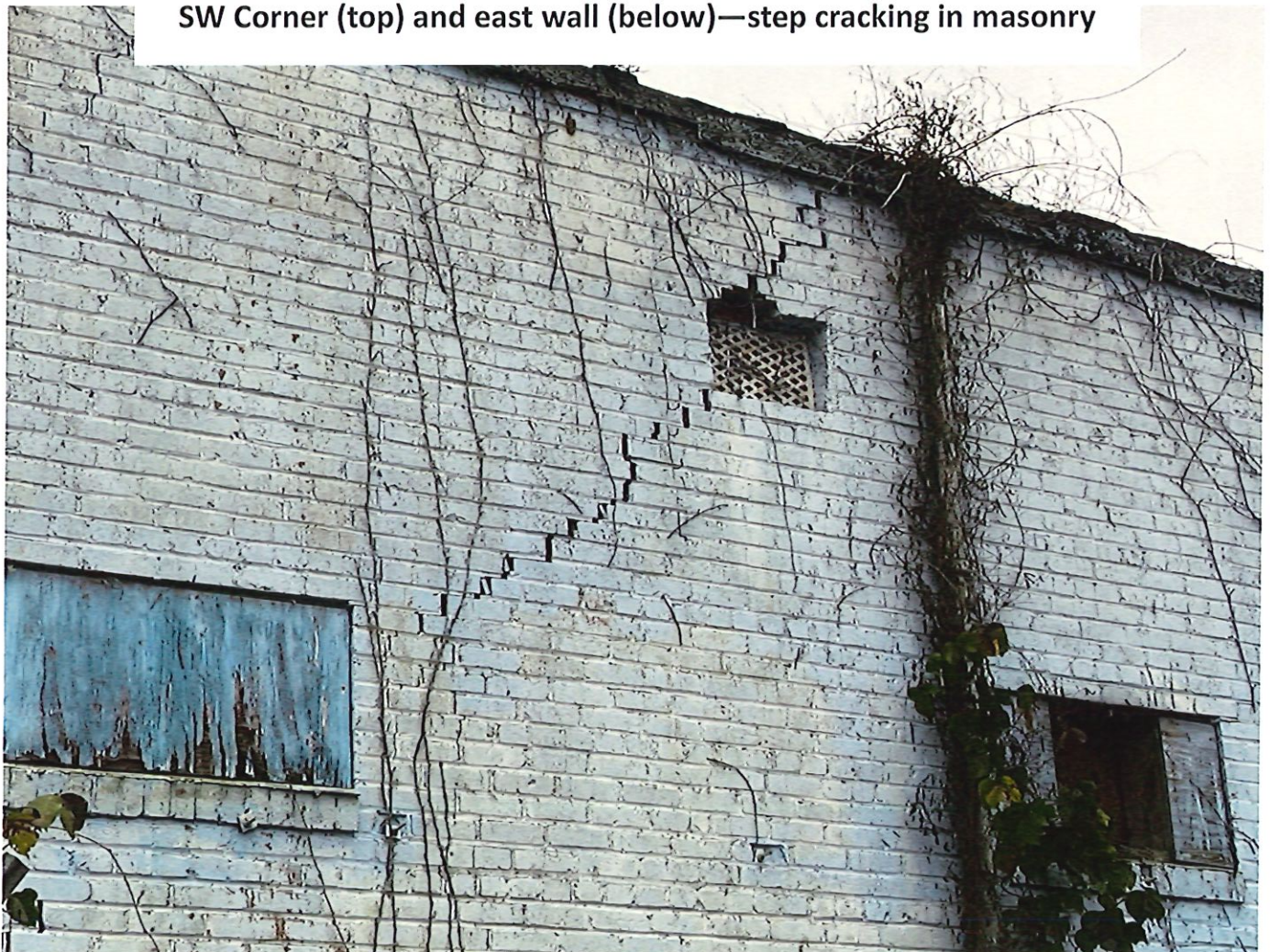


South Wall—masonry cracking and wall deflection near parapet





SW Corner (top) and east wall (below)—step cracking in masonry



Coordinator's Report: December 2025 (for November 1-30, 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. 601 Court St., Units 100 and 108, Walthall Homeowners Association, applicant, for foundation repairs only.
2. 415 Ronie St., Michael Anderson, owner, and Hub City Construction, contractor, for interior renovations, including plumbing and electrical.

NEWMAN-BUSCHMAN RAILROAD HISTORIC DISTRICT:

1. (none)

NORTH MAIN STREET HISTORIC DISTRICT:

1. 519 Mille St., Juan C. Molina, owner, and Tony Construction, contractor, for installation of foundation screening and reconstruction of small rear deck.
2. 517 Miller St., Darryl Brownlow, owner, for exterior wood repairs (siding, trim, etc.).
3. 455 W 4th St., Alvin Watson/ J Alvin Investments, LLC, owner, for interior repairs, including electrical and HVAC.
4. 1300 Main St., Alfredo Sandoval, owner, for interior repairs only.
5. 1302 Main St., Carolyn Williams, owner, and City of Hattiesburg, Community Development Division, Applicant, for roof repair/replacement.
6. 137 W 5th St., Chad Edmonson, owner, and Scott Pipkins, contractor, for added scope: roof repair/replacement.
7. 519 Miller St., Scott Pipkins, owner, for added scope: wood fencing, exterior wood repairs, window repair, interior renovations, roof repair/replacement.

OAKS HISTORIC DISTRICT:

1. 413 Mamie St., Christine Dyer, Owner, and Matlock Construction, contractor, for roof repair/replacement.
2. 706 W Pine St., Jeffrey Hill, Owner, and B&A Roofing, LLC, contractor, for roof repair/replacement.
3. 109 S 10th Ave., Ward Conville, owner, and Troy Lee, contractor, for interior repairs and painting.

PARKHAVEN HISTORIC DISTRICT:

1. 107 S 21st Ave., Bob & Betty Press, owners, and MSP Enterprises, contractor, for roof repair/replacement (flat roof section only).

HUB CITY DOWNTOWN HISTORIC DISTRICT

1. (none)