

**HATTIESBURG HISTORIC CONSERVATION
COMMISSION**

**REGULAR MEETING
APRIL 8, 2026**



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, April 8, 2026**, 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 **April 2026** monthly meeting
- Minutes from **March 2026** 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, April 8, 2026**

I. Business Meeting Opens

- A. Approve the April 2026 meeting agenda
- B. Approve the March 2026 meeting minutes

II. Public Hearing Opens

- A. Chair reads procedures for public hearing, discussion, and voting
- B. New Applications for Certificates of Appropriateness
 - 1. Kevin Bicking, owner, requests approval for a new accessory structure at **204 4th Avenue** in the Oaks Historic District.
 - 2. Premier Pools & Spas, applicant, and Jared Brewer, owner, request approval to install a swimming pool at **315 S 21st Avenue** in the Parkhaven Historic District.
 - 3. Cesar Potenza, applicant, and Jennifer Courts, owner, request approval to construct a rear addition at **712 Camp Street** in the Oaks Historic District.
 - 4. Scott Pipkins, applicant, and Chad Edmonson, owner, request approval to install two prefabricated structures at **221 Mobile Street** in the Hub City Downtown Historic District.
 - 5. Chad Edmonson, owner, requests approval to demolish the primary structure at **106 E 4th Street** in the North Main Historic District.
 - 6. FastSigns of Hattiesburg, Applicant, and Hunnies, LLC, proprietor, request approval for new signage at **827 Hardy Street** 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

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.



Quick Facts:

Applicant:

Kevin Bicking

Address:

204 4th Ave.

Historic District:

Oaks Historic

Significance:

Contributing

Construction Date:

c1904

Ward:

4

PPIN Number(s):

19322

Hattiesburg Historic Conservation Commission

Planning Division

Item 1 - Staff Report

April 8, 2026



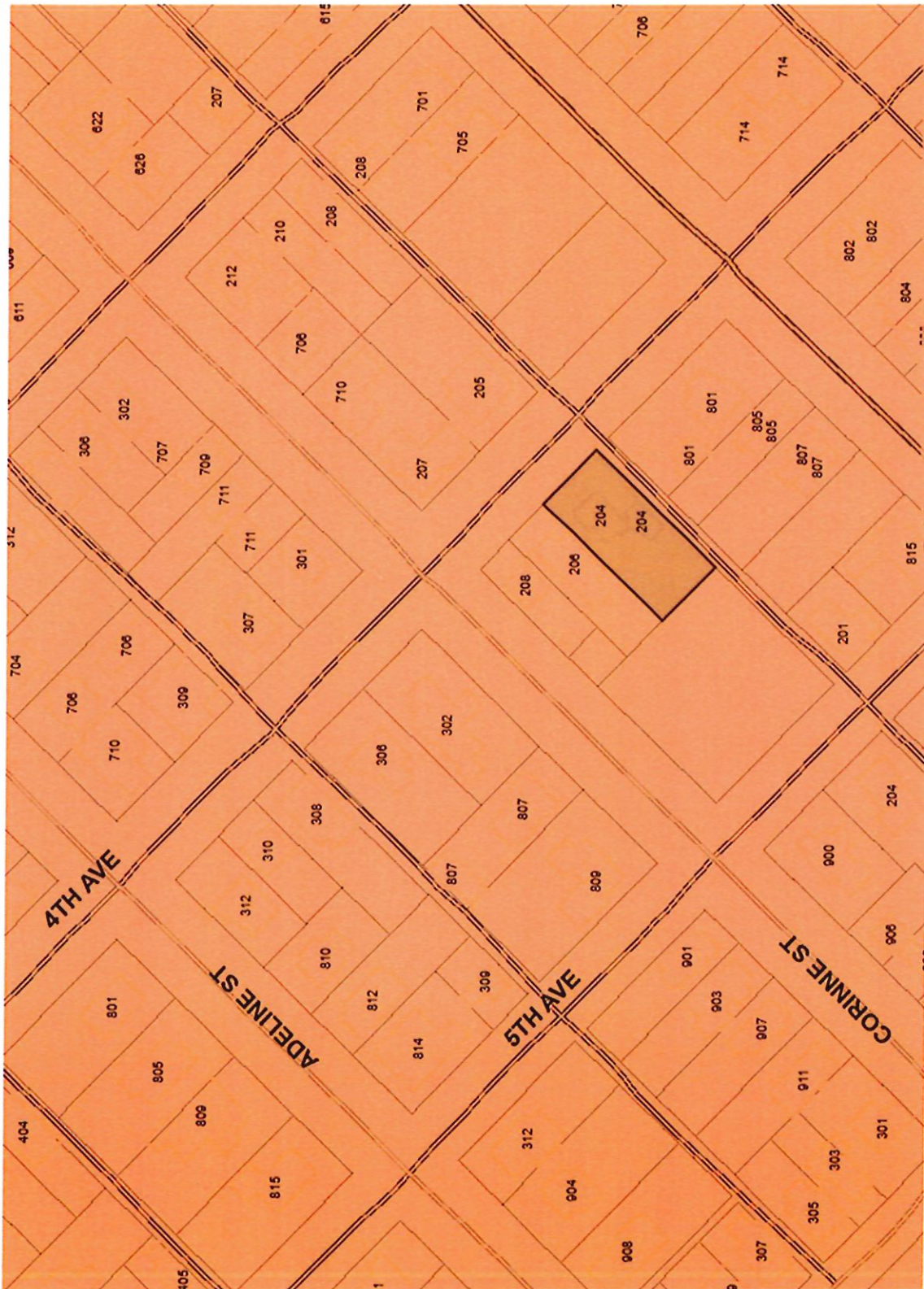
Property Image

Applicant's Requests:

Kevin Bicking, Property Owner, requests approval for a new accessory structure at 204 4th Avenue in the Oaks Historic District.

Applicant's Scope of Work:

Install accessory structure in backyard



Adjacent Properties



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

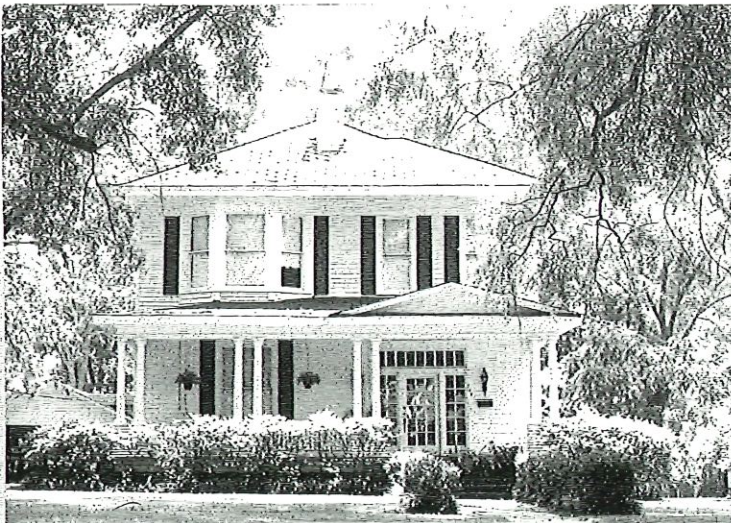
HISTORIC RESOURCES INVENTORY

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 204 4th Avenue Hattiesburg, MS 39401		16. City or town HATTIESBURG <input type="checkbox"/> vicinity of	
3. Legal description (and acreage, if required) (see instructions) SE 90' of 13, 14, 15, & 16 Blk. 142 Kamper & Whinnery Ext. 2		17. Was interior surveyed? No	18. Survey seq. no. 541
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 1904 <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 checked="" type="checkbox"/> excellent <input type="checkbox"/> ruins <input type="checkbox"/> good <input type="checkbox"/> no visible remains <input type="checkbox"/> fair <input type="checkbox"/> incorporated into later structure <input type="checkbox"/> deteriorated	
12. Brief description Two-story wood frame residence with picturesque roof line, boxed eaves, asbestos shingles, and one chimney. Windows vary, but tend to be 1/1 double-hung. The entrance does not appear to be original; it has a 9-lite transom, 10-lite sidelights and a 15-lite door. The full-width front porch is independently roofed, with a gable over the entrance bay. The porch has Tuscan columns set on a wood base. The house has been enlarged to the rear and attached to a garage.		23. Post-historic changes and dates	
13. Outbuildings or secondary elements (if significant use separate form)		24. Principal materials Walls: Wood/Siding Roof: Shingles/Asb.	
		25. Architectural character or style Queen Anne	

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 _____	

MISSISSIPPI HISTORIC RESOURCES INVENTORY
 Page 2

30. Architectural or historical importance, if any

This house helps to define the architectural heritage of this neighborhood. Built about 1904, the house has been home to F.H. Cline, Florence Rooker, J.B. Huddleston, George A. Baker, William R. Anderson, and Ashby M. Foote.

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

35. Owner's name and address (see instructions)
 Bennett E. & Regina K. Smith, Jr.
 204 4th 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)
 2297-15

38. Photo date
 25 May 1990

33. Sources of information

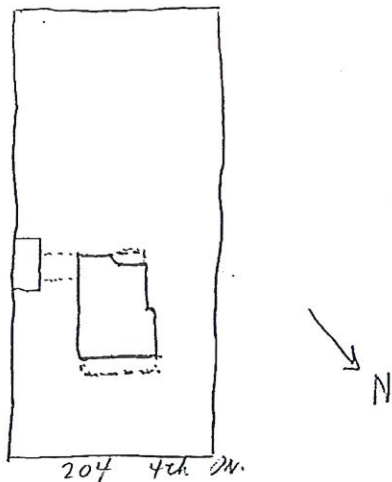
Forrest County Assessors Records
 Sanborn Insurance Maps 1910,15,25,31,61
 City Directories 1905,10,18,21,27,29,35,37,39,41

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.)



6-89

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

Adjacent Properties



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 Jaeldo 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: 3/6/2026
 Name of Project: GARDEN SHED Historic District: OAKS
 Municipal Address of Site: 204 4TH AVENUE 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: 3/6/2026 Estimated Project Cost \$: 1400.00

Brief Description of the proposed project/alterations: SEE ATTACHED DESCRIPTION

Contact Information

Applicant Name & Title: MR. KEVIN BICKING Company Name: _____

Applicant Email Address: _____@_____.com

Applicant Full Address: 204 4th Ave
Hattiesburg, MS 39401 Applicant Phone Number: _____

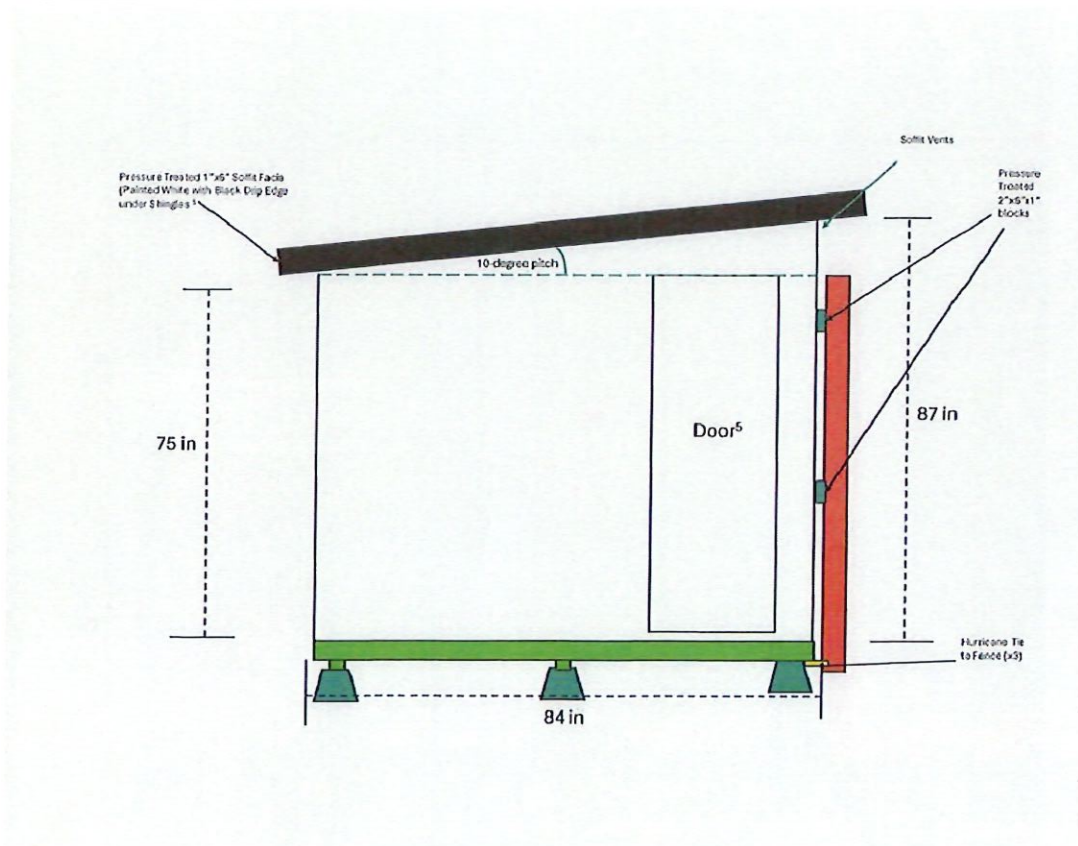
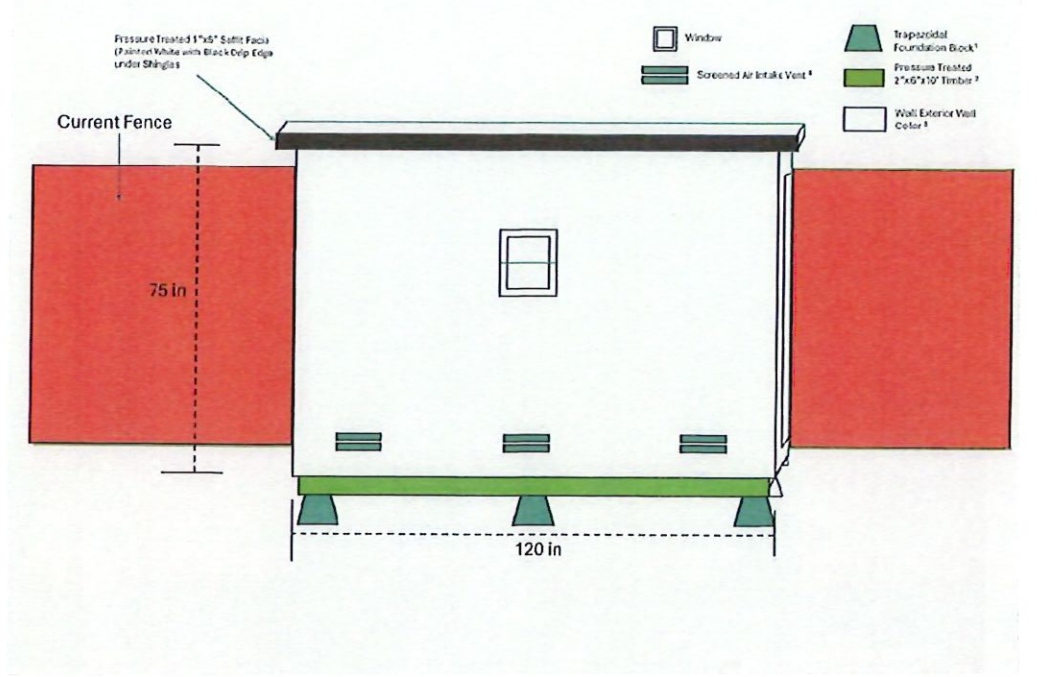
If the applicant is not the owner, include a letter from the owner authorizing the change.

Property Owner Name & Title: MR. KEVIN BICKING Company Name: _____

Property Owner Email Address: _____

Property Owner Full Address: 204 4th Ave
Hattiesburg, MS 39401 Property Owner Phone Number: 601-111-0599

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:				



Relation of Proposed Structure to Current Carport Structure (21.6 ft separation)



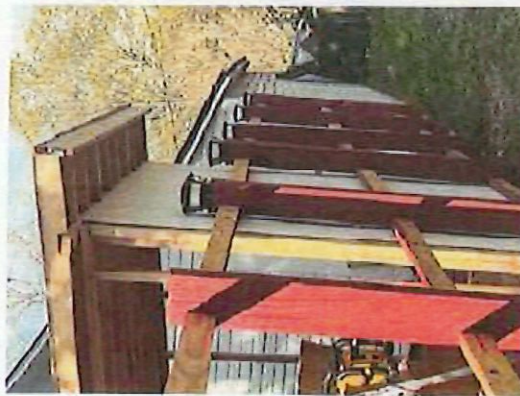
View displaying current fenceline (being repaired) from Carport Wall to proposed shed. Rooflines extend same amount past fenceline.



Proposed Shed Location as per Site Diagram on Previous Slide



View displaying current fenceline (being repaired) and placement of proposed shed and existing Carport. Rooflines extend same amount past fenceline.



Codes and Regulations

Hattiesburg Historic Design Guidelines

SECTION III: Residential Guidelines

Garages and Carports

Turn-of-the-century and earlier homes may have had carriage houses and other outbuildings for a variety of uses but not garages and carports. These structures have become desirable to accommodate the way we live now. In building new structures, compatibility with the existing house and other structures is the critical factor to consider. Compatibility applies to style and materials.

Garages and carports are best located at the rear of the property, so as to be as inconspicuous, as possible. Land Development Code requirements governing setback and construction must be met.

For additional guidelines for new structures, see the section on Construction. Guidelines for preserving and rehabilitating existing auxiliary structures are covered under Guidelines for Residential Property.

Not Recommended

- Locating a garage, carport or other outbuilding in a highly visible location.
- Failure to observe applicable codes and ordinances.
- Constructing a garage or carport that is not compatible with the existing house in style, scale and exterior materials.
- Installing metal storage buildings.

Recommended

- Locating garages, carports and other outbuildings at the rear of the property or in other inconspicuous locations.
- Complying with applicable codes and ordinances governing setback from property lines and building code requirements.
- Using the same roof shape and building materials as on the primary structure.



Quick Facts:

Applicant:

Premier Pools & Spas

Owner:

Jared Brewer

Address:

315 s 21ST Ave.

Historic District:

Oaks Historic

Significance:

Local District

Construction Date:

c1948

Ward:

4

PPIN Number(s):

16630

Hattiesburg Historic Conservation Commission

Planning Division

Item 2 - Staff Report

April 8, 2026



Property Image

Applicant's Requests:

Premier Pools and Spas, applicant, and Jared Brewer, owner, request approval to install a swimming pool at 515 S 21st Avenue in the Parkhaven Historic District.

Applicant's Scope of Work:

Install swimming pool with apron and walkway in backyard.

ADJACENT PROPERTIES





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

HISTORIC RESOURCES INVENTORY

a. Property name, historic b. Property name, other		10. County FORREST
2. Property address/descriptive location 315 South 21 st Ave		11. City or Town HATTIESBURG
3. Legal description (and acreage, if required -- see instructions) PPIN 016630		12. Owner's name and address 13. Was interior surveyed? No 14. Survey seq. no. 15. USGS quadrangle map
4. Former/historic use Residence	5. Present Use Residence	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 1948 <input checked="" type="checkbox"/> estimated <input type="checkbox"/> documented
8. Brief description 315 South 21 st Ave. circa 1948. Single story wood frame <i>Ranch Style</i> , clad in weatherboard siding on raised brick foundation, hipped roof of asphalt shingles, 8/8 wood double hung windows, exposed brick chimney, off center wood panel door, partial width brick porch partially covered with engaged roof, wrap around screened in porch with wood framing. Residential - Excellent condition.		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)		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
		20. Architectural character or style <i>Ranch</i>

Attach photograph here



THIS SECTION FOR MDAH USE ONLY

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

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

- b. Rating
 contributing
 previously listed
 noncontributing

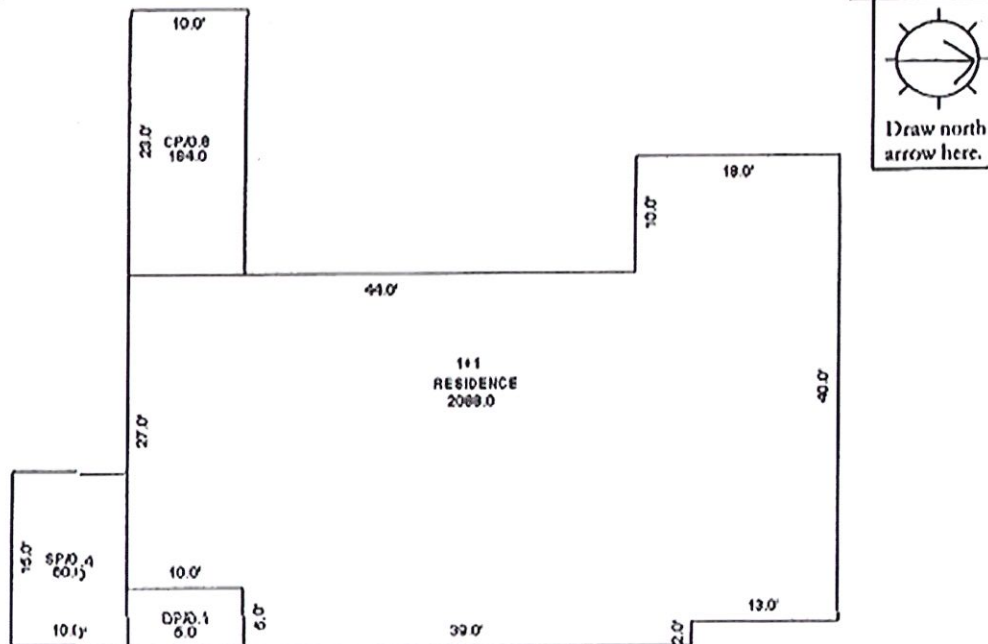
c. District element number: _____

MDAH Inventory Code

MISSISSIPPI HISTORIC RESOURCES INVENTORY
PAGE 2

23. Historical information	27. Photographer or photo source Mark Ely
	28. Photo roll and frame number (s) 21, 315.jpg
	29. Photo date October 16 2007
	30. Inventory form completed by (name and organization) Hyla Steinhorn Parkhaven Neighborhood Association
24. Additional remarks or continuation of other sections	31. Survey project name 2008 Parkhaven Survey
	32. Date form completed December 2 2008
25. Sources of information Forrest County Tax Assessor's Records	THIS SECTION FOR MDAH USE ONLY
	33. Evaluation of National Register eligibility 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 b. Evaluated by/Date

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



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: far-Khaven
 Property address: 315 South 21st Ave
 Present zoning: R-1B

Applicant: Premier Pools + Spas
 Address: 14038 Hwy 49
Gulfport, MS 39503
 Phone: 228-539-3509

Owner: Jared Brewer
 Address: 315 South 21st Ave
Hattiesburg, MS 39401
 Phone: 1403

Signature and permission of Applicant / date:
M. Holston, 3/9/26

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: 3/30/26

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

17x24 granite inground pool
3.5 to 5 deep, 7ft spa
raised 14 inches above level
of pool. 864 sq ft concrete
around pool.

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.*





Hattiesburg Historic Conservation Commission

Planning Division

Item 3 - Staff Report

April 8, 2026

Quick Facts:

Applicant:

Cesar Potenza

Owner:

Jennifer Courts

Address:

712 Camp St.

Historic District:

Oaks Historic

Significance:

Contributing

Construction Date:

C1924

Ward:

4

PPIN Number(s):

19503



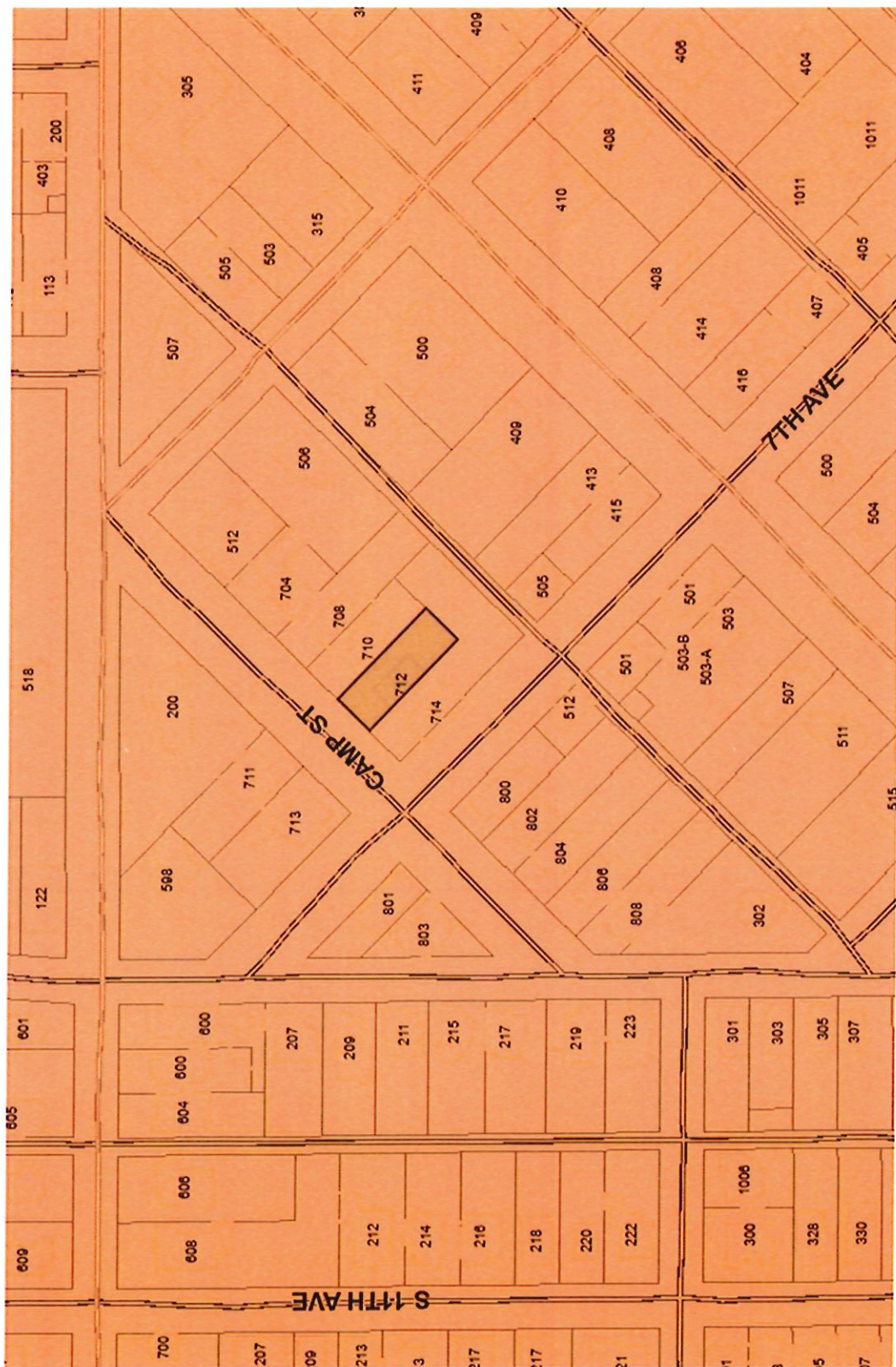
Property Image

Applicant's Requests:

Cesar Potenza, applicant, and Jennifer Courts, owner, request approval to construct a rear addition at 712 Camp Street in the Oaks Historic District.

Applicant's Scope of Work:

Construct rear addition, wood framed, with siding to match or complement existing siding.







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 712 Camp Street Hattiesburg, MS 39401		16. City or town <input type="checkbox"/> vicinity of HATTIESBURG	
3. Legal description (and acreage, if required) (see instructions) Lot 10, less SE 57' Blk. Q Block 00Q Kamper & Whinnery Ext. 2		17. Was interior surveyed? No	18. Survey seq. no. 400
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"/> non-profit organization <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 checked="" type="checkbox"/> good <input type="checkbox"/> no visible remains <input type="checkbox"/> fair <input type="checkbox"/> incorporated into later structure <input type="checkbox"/> deteriorated	
8. Date of construction <input checked="" type="checkbox"/> estimated 1924 <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: Wood/Siding Roof: Shingle/Asb.	
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 of three, once-identical, one-story wood frame Craftsman bungalows, oriented perpendicular to the street. The gable roof has exposed rafter ends, knee braces, one chimney and an attic louvered vent in the gable end. The three-bay, full-width front porch is undercut from the main roof and is supported on four boxed columns set on masonry piers. The front door is 6-paneled and the typical window is 4/1 double-hung. There is an original rear north end wing adjacent to a screen-enclosed porch engulfing a smaller original porch.		26. Category	
13. Outbuildings or secondary elements (if significant use separate form) 1 Utility Building		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 _____	

MISSISSIPPI HISTORIC RESOURCES INVENTORY
Page 2

30. Architectural or historical importance, if any

The most typical kind of bungalow in the district, this circa 1924 house contributes to the architectural character of the district. Among the early residents of the house were William C. Fokes and Douglas Lewis.

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

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

Jerry D. Sims
712 Camp 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)
2295-22

38. Photo date
25 May 1990

33. Sources of information

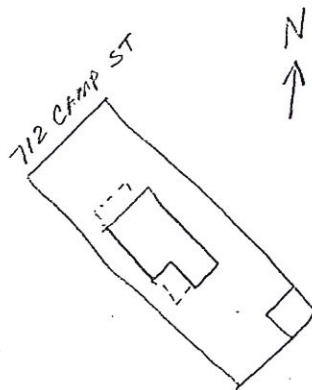
Forrest County Assessors Records
Sanborn Insurance Maps 1910,15,25,31,61
City Directories 1905,10,18,21,27,29,35,37,39,41

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

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 The Oak Historic District
 Property address: 712 Camp St. Hattiesburg
 Present zoning: Residential

Applicant: Endeavor Construction Services LLC
 Address: 4010 O'Ferral St. Suite 209-1049
Hattiesburg, MS 39402
 Phone: 601-255-4430
 Signature and permission of Applicant / date:


Owner: Jennifer Courts
 Address: 712 Camp Street
Hattiesburg, MS 39401
 Phone: 601-227-1111
If the applicant is not the owner, include a letter from the owner authorizing the change.

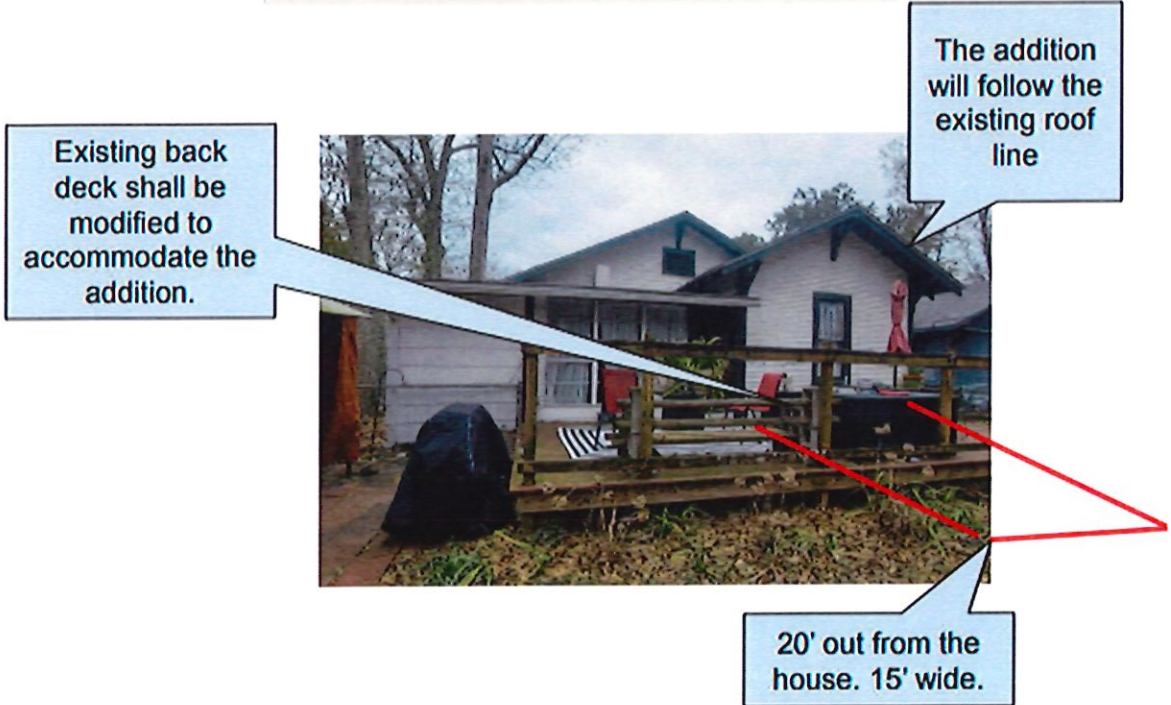
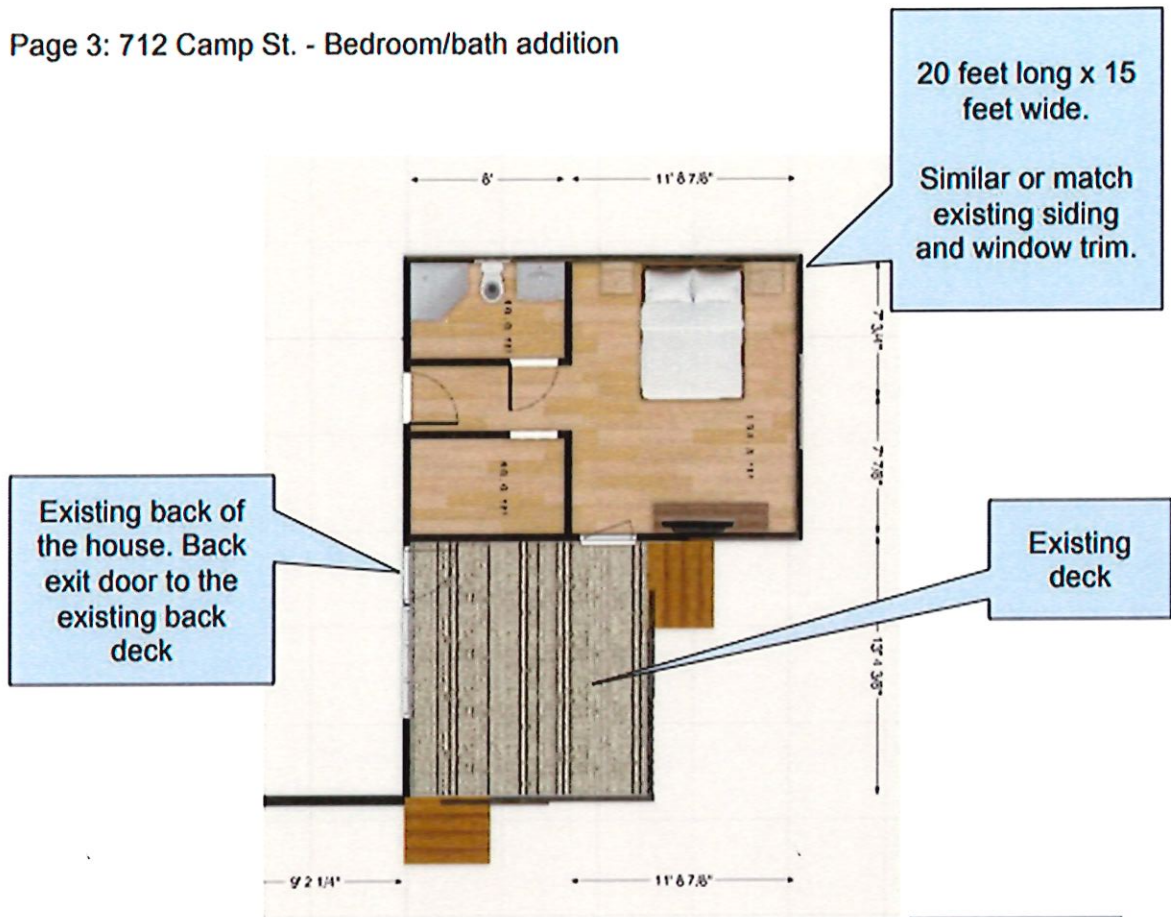
I hereby authorize City of Hattiesburg staff access to the property for taking pictures and documentation.

Proposed starting date: April 2, 2026
 Briefly describe the proposed project / Proposed Alterations (attach additional sheets as needed):
 - Add a master bathroom to the southeast (back) corner of the house.
 - The addition will have the same or similar siding as the existing siding of the house.

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.

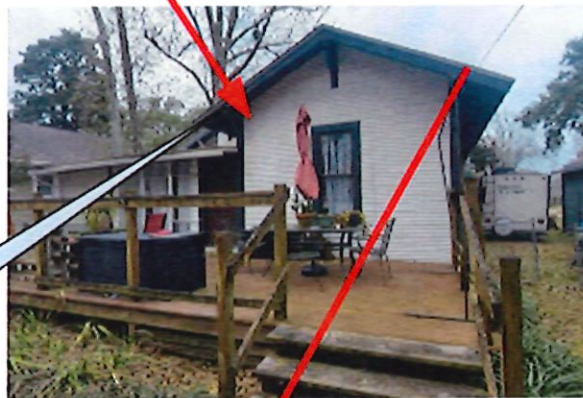
- New Buildings and New Additions**
 - Major Restoration, Rehabilitation or Remodeling**
 - Site Changes – tree removal, fences, walks, driveways, parking and signs**
 - Demolition and Relocation**
- Required support materials must be attached. Please see *Checklist for Required Support Materials* on the next page.

Page 3: 712 Camp St. - Bedroom/bath addition

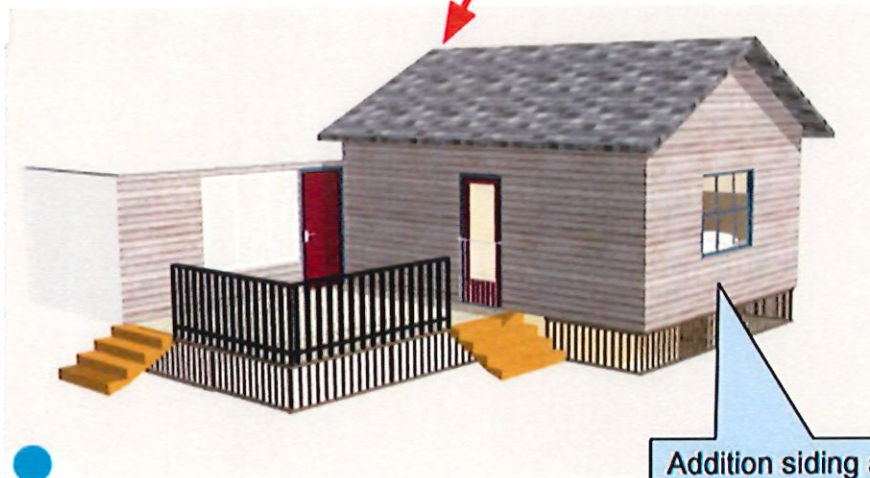


Page 2: 712 Camp St. - Bedroom/bath addition

Addition to the southeast back of the house. 20' long x 15' wide.



Addition will follow the roof line



Addition siding and window trim to match the existing siding and window trim

Codes and Regulations

Hattiesburg Historic Design Guidelines

SECTION III: Residential Guidelines - Construction

Additions

The Secretary's Standards recommend placing new functions and services in interior spaces rather than constructing an addition. This goal cannot always be accomplished, however, so an addition may be the solution for current uses. Additions should be located at the rear or inconspicuous side of the building. An addition should not radically alter the character-defining features of an existing building.

Additions should be compatible in style, materials, texture and scale with the existing building. The addition should be secondary to the main building.

Not Recommended

- Constructing a 2-story addition to a 1-story existing building.
- Constructing additions on the primary (highly visible) façades of a building or otherwise attaching the addition so that character-defining features are obscured, damaged or destroyed.
- Duplicating the historic features of the existing building so that the addition appears to be part of the original historic building.
- Using incompatible materials or features such as windows and doors.

Recommended

- Locating the addition at the rear or side façades not visible from the public street.
- Constructing an addition that is secondary in size and massing to the existing building.
- Using materials that are compatible with the existing building.
- Using features that are compatible in scale with those of the existing building.
- Maintaining corner boards and other features that serve to visually separate an addition from the existing building.

The project must meet Land Development Code requirements for setback and construction.

For more information, see:

Preservation Brief 14: *New Exterior Additions to Historic Buildings: Preservation Concerns.*



Hattiesburg Historic Conservation Commission

Planning Division

Item 4 - Staff Report

April 8, 2026

Quick Facts:

Applicant:

Scott Pipkins

Owner:

Trace Rising/Chad
Edmonson

Address:

221 Mobile St.

Historic District:

Hub City Downtown
Historic

Significance:

N/A (vacant lot)

Construction Date:

N/A (vacant lot)

Ward:

2

PPIN Number(s):

15650



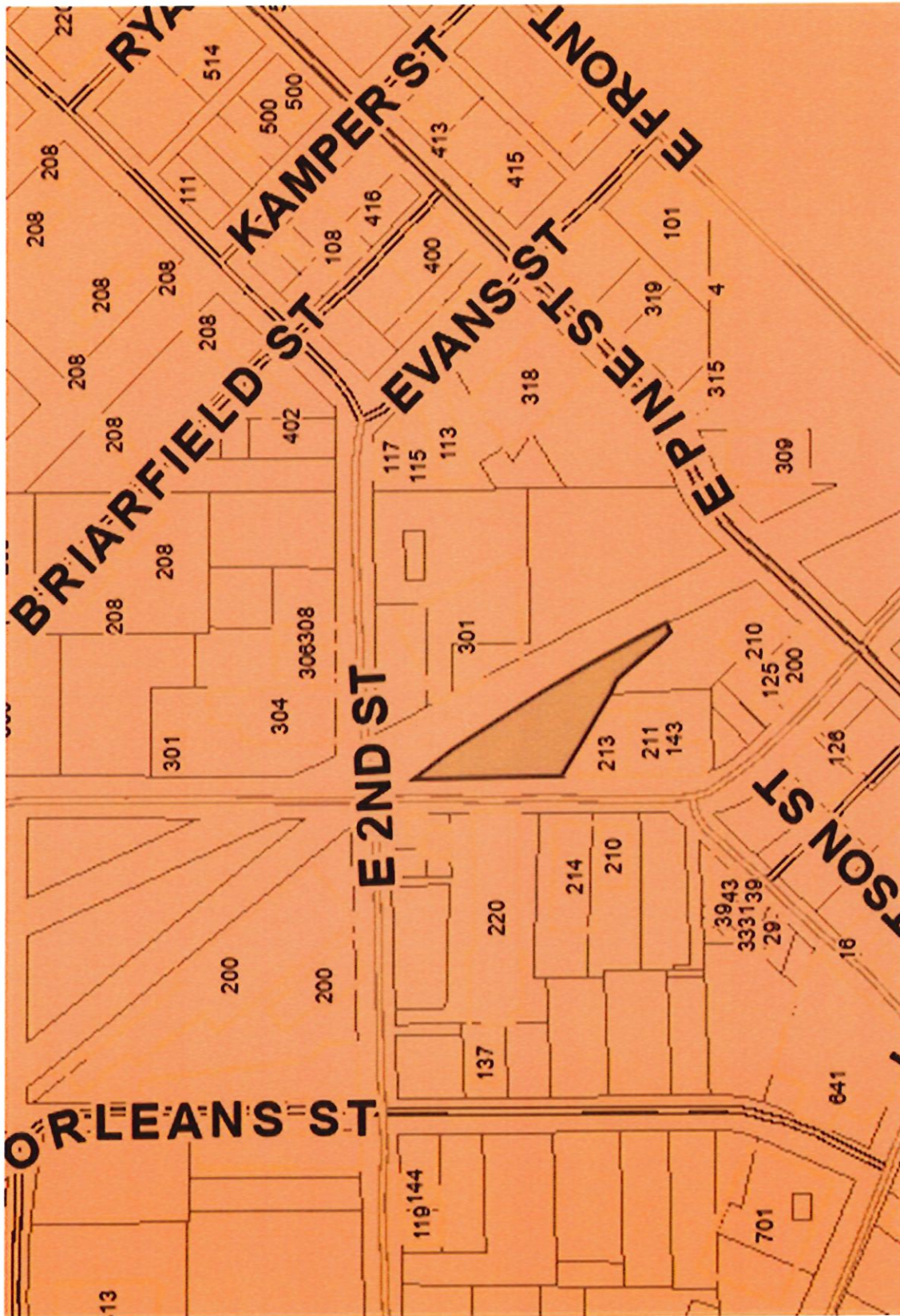
Property Image

Applicant's Requests:

Scott Pipkins, applicant, and Trace Rising/ Chad Edmons, owner, request approval to install two adjoined prefabricated structures at 221 Mobile St., a vacant lot in the Hub City Downtown Historic District.

Applicant's Scope of Work:

Install two adjoined prefabricated structures, provide screening around rear structure.



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 HAD
 Property address: 221 Market st.
 Present zoning: _____

Applicant: Scott Pipkins
 Address: 607 Corinne St. Ste. C-6
Hattiesburg, MS 39401
 Phone: 601-297-9290

Owner: Chad Edunson
 Address: 509 Ronnie St.
Hattiesburg, MS 39401
 Phone: 917-952-4262

Signature and permission of Applicant / date:

Scott Pipkins 13-26-26

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):

Build out shipping container
for coffee shop concession
stand with restroom.
Wrap container in
horizontal wood siding.
Severing window to face
street. Set tables in
front of caboose.
String lights over
table area.

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 install caboose with shipping container attached at rear





Proposed screening for attached shipping container

Codes and Regulations

Hattiesburg Historic Design Guidelines

SECTION VI:

Non-Residential Guidelines

*Refer to “New Construction” guidelines in the above referenced section.



Quick Facts:

Applicant:

Trace 4th St., LLC/ Chad Edmonson

Address:

106 E 4th St.

Historic District:

North Main Historic

Significance:

Contributing

Construction Date:

c1923

Ward:

2

PPIN Number(s):

18819

Hattiesburg Historic Conservation Commission

Planning Division

Item 5 - Staff Report

April 8, 2026



Property Image

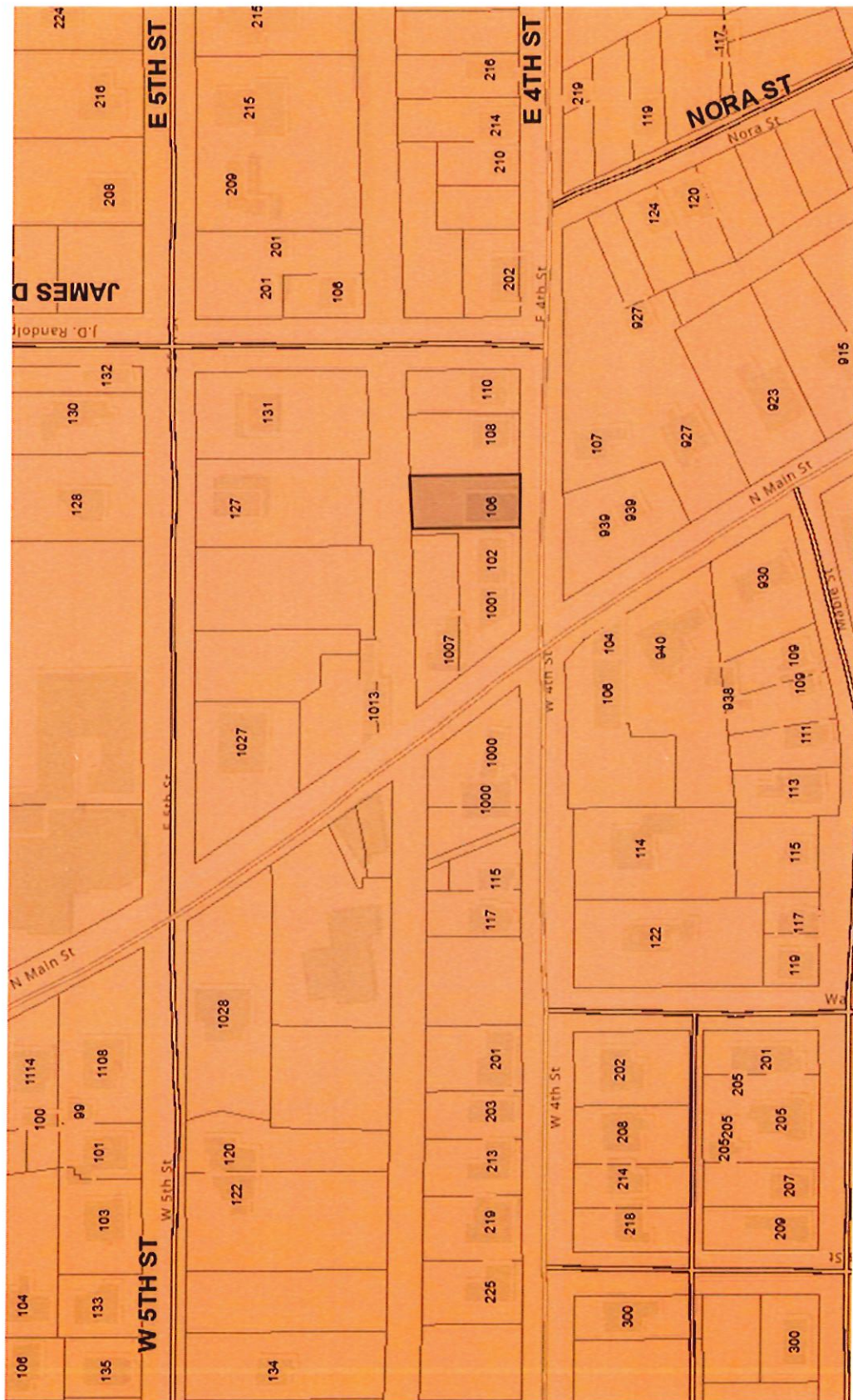
Applicant's Requests:

Trace 4th St., LLC/ Chad Edmonson, Owner, requests approval to demolish the primary structure at 106 E 4th Street in the North Main Historic District.

Applicant's Scope of Work:

Remove the primary structure and all appurtenances from the site.

This house is a "Contributing" structure in the North Main National Register District.







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	
4. Former / historic use(s) Residence		18. Survey seq. no. 204	
5. Present use Residence		19. Ownership <input type="checkbox"/> federal <input type="checkbox"/> state <input type="checkbox"/> county <input type="checkbox"/> city <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		20. USGS quadrangle map	
7. Date(s) of association with significant persons, events or themes		21. UTM reference (if required) (see instructions)	
8. Date of construction <input checked="" type="checkbox"/> estimated 1923 <input type="checkbox"/> documented		22. Condition <input type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input checked="" type="checkbox"/> deteriorated	
9. Date(s) of historic changes, if any <input type="checkbox"/> moved <input type="checkbox"/> enlarged / altered		<input type="checkbox"/> ruins <input type="checkbox"/> no visible remains <input type="checkbox"/> incorporated into later structure	
10. Architect <input type="checkbox"/> documented <input type="checkbox"/> attributed		23. Post-historic changes and dates	
11. Builder / contractor <input type="checkbox"/> documented <input type="checkbox"/> attributed		24. Principal materials Walls: Wood/Asbestos Roof: Shingle/Asp.	
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.		25. Architectural character or style Craftsman	
13. Outbuildings or secondary elements (if significant use separate form)		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 _____	

MISSISSIPPI HISTORIC RESOURCES INVENTORY
Page 2

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

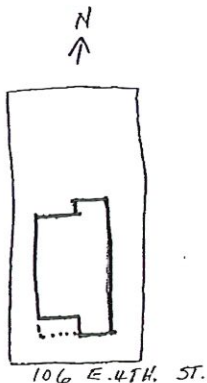
40. Survey project name

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

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

Applicant: Trace 4th Street LLC
 Address: 509 Ronnie Street
 Phone: _____

Owner: _____
 Address: _____
 Phone: _____

Signature and permission of Applicant / date:
[Signature], 3/24/26

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):
Penol. sh Structure

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.





Codes and Regulations

Hattiesburg Historic Design Guidelines

SECTION III: Residential Guidelines - Demolition

Demolition

Demolition of historic buildings in locally OR nationally designated historic districts is not appropriate and constitutes an irreplaceable loss to the quality and character of the City of Hattiesburg. These guidelines seek to prevent unnecessary damage to the quality and character of the City's historic districts and character while balancing these interests against the property rights of landowners.

Demolition may be considered under very specific circumstances, such as the following:

- The building has undergone significant and irreversible changes which have caused it to lose its historic and architectural significance.
- Denial of demolition would result in unreasonable economic hardship for the applicant as determined by the Historic Conservation Commission under the provisions of the Historic Conservation Ordinance.
- The building or structure presents a hazard to public safety and welfare that cannot be remedied by alternative means.
- The structural condition of the property is such that rehabilitation is not feasible or is unsafe, as proven to the Historic Commission through condition reports and City inspections.

Criteria for consideration of demolition of a historic resource shall include:

- The individual historical or architectural significance of the resource.
- The importance or contribution of the resource to the aesthetics of the district.
- The difficulty or impossibility of reproducing such a resource because of its texture, design, material or detail.
- The proposed replacement structure and the future use of the site.

Reconstruction of a building destroyed by fire, storm or other act of God shall be governed by applicable codes and ordinances except that plans for reconstructing the exterior of the building shall be reviewed by the Historic Conservation Commission.



Quick Facts:

Applicant:

FastSigns of Hattiesburg

Address:

827 Hardy St.

Historic District:

Hub City Downtown
Historic

Significance:

Local District

Construction Date:

c1947

Ward:

4

PPIN Number(s):

20597

Hattiesburg Historic Conservation Commission

Planning Division

Item 6 - Staff Report

April 8, 2026



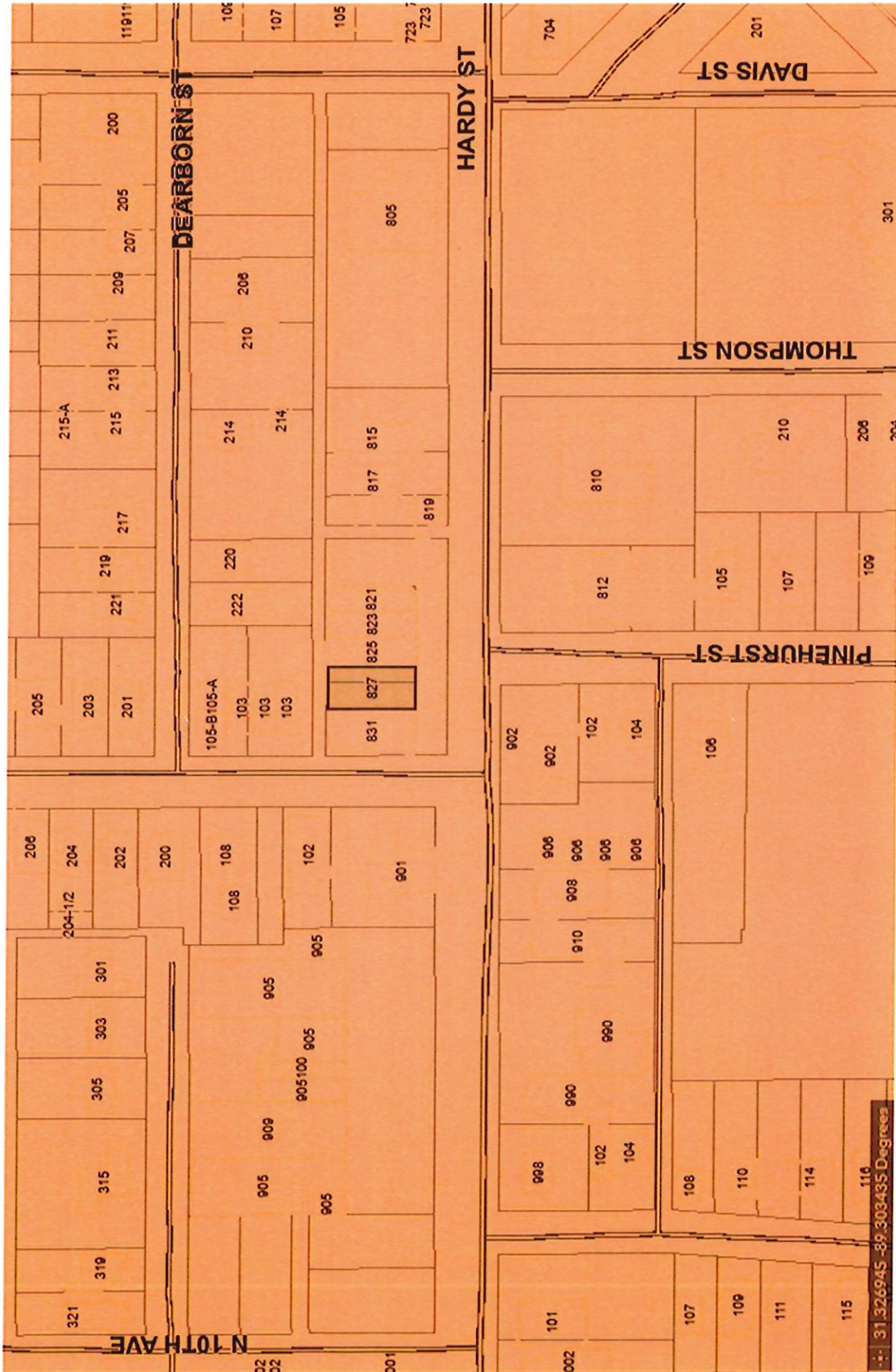
Property Image

Applicant's Requests:

FastSigns of Hattiesburg, Applicant, and Hunnies, LLC, proprietor, request approval for new signage at 827 Hardy Street in the Hub City Downtown Historic District.

Applicant's Scope of Work:

Install new wall sign above storefront.



ADJACENT PROPERTIES





Permit Number 26-03467

Application for Sign Permit
 City of Hattiesburg – Building Division
 PO BOX 1898 – Hattiesburg, MS 39403-1898 | Phone (601)- 554-1004

NOTE:
 This document must be completed **IN FULL** prior to any review by the Planning Division.
 Applicant must have an active Privilege Tax License (PTL) application in process or list the PTL Number prior to submitting this application. For more information contact the Tax Division (601)- 601-545-4523

Business Information

Application Date: 03/19/2026 Business Name: Hunnies LLC
 Name of Project: Hunnies Building Sign Phone #: 6016025413
 Property Address: 827 Hardy St PPIN: N/A (GIS map broken) 2026
 Privilege Tax License (PTL) Number: _____ PTL Application in process
(Federal and State projects are exempt)
 If mailing address is different from above, please complete the following information:
 Owner/Company: _____ Phone #: _____
 Mailing Address: _____
 City: _____ State: _____ Zip Code: _____

Sign Contractor Information:

Applicant Name: Bishop Byrd Phone #: 601-602-5413
 Sign Company: FASTSIGNS Insurance: State Farm 3/10/26
 Email Address: bishop.byrd@fastsigns.com State License: 22264-SC 10/15/24

Description of the scope of work:

installation of a flat non illuminated ACM sign on the fascia of business as shown in mockup

Total Job Cost \$: 700

For Staff Only:				
Zoning: <u>B3</u>	Historic District: <u>DOWNTOWN</u>	Flood Zone: <u>X</u>	Ward: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> 5	
Planning Approved by:	Date Approved:	Historic Approval by:	Date Approved:	
Building Approved by:	Date Issued:	Notes:	Received by: <u>Pattie McSee</u>	
Permit Fee: \$	PTL # or PTL Application: <input type="checkbox"/> Yes <input type="checkbox"/> No			



PROPOSED WALL SIGN ABOVE STOREFRONT



Codes and Regulations

Hattiesburg Historic Design Guidelines

SECTION VI: Non-Residential Guidelines

***Please refer to Section VI: Non-Residential Guidelines – Signs and Awnings**

Coordinator's Report: April 2026 (for Mar 1-31, 2026)

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. 717 Walnut St., Daniel Posadas, owner, for exterior wood repairs, exterior painting.
2. 307 Elizabeth Ave., Cora Chapman, owner, for exterior wood repairs, exterior painting.
3. 113 Short Bay St., Fran Dufour, owner, and Gable Roofing, contractor, for in-kind roof replacement.
4. 306 Bay St., Robert Lowery, owner, for exterior siding repair/replacement, roof repairs at porch.
5. 500 Bay St., Robert Farris, executor, and B&A Roofing, contractor, for in-kind reroof of detached garage.

NEWMAN-BUSCHMAN RAILROAD HISTORIC DISTRICT:

1. (none)

NORTH MAIN STREET HISTORIC DISTRICT:

1. 312 Mable St., Joshua Moore, owner, for roof repair/replacement at carport area.
2. 99 W 3rd St., David Moores, owner, and Rough Cut Builders, contractors, for in-kind exterior repairs; interior repairs.
3. 403 W 4th St., Eva D. Alvarado, owner, for porch repairs, siding repairs, roof repairs at porch.

OAKS HISTORIC DISTRICT:

1. 409 Mamie St., Jason Brown, owner, and Matlock Construction, contractor, for roof repairs/replacement in-kind.
2. 316 Hardy St., Andy Stetelman, owner, and Mike Barham & Pete Kelly, contractors, for repair/replacement and removal of unused mechanicals on rooftop.
3. 525 Corinne St., Lowrey, Fortner, & Miri Law Firm, owner, and Fastsigns of Hattiesburg, contractor, for refacing of existing sign.
4. 701 Adeline St., Larry Albert, owner, and John W. Chain, contractor, for selective investigative demolition, in preparation for foundation/structural repairs.
5. 112 2nd Ave., John David Williams, owner, for roof repair/replacement.

PARKHAVEN HISTORIC DISTRICT:

1. 111 Patton Ave., Kate McKenzie, owner, and Bowline Home Improvement, contractor, for interior repairs, selected replacement in-kind of non-historic windows, roof repair/replacement.

HUB CITY DOWNTOWN HISTORIC DISTRICT

1. Vacant Lot (PPIN 14623) and adjacent wall at 115 E Pine St, Doug Montague and W.A. Payne, owners, for removing non-historic overhead door and restoring plaster/stucco wall finish.
2. 121 Jackson St., Jackson St., LLC, owner, for window repairs and installation of wood privacy fencing that meets the adopted guidelines.
3. 703 Hardy St., Perry McCain, owner, and Homehub Construction, contractor, for foundation repairs only.

4. 309 Mobile St., Louis Gagnet, owner, for interior renovations only (kitchen area).
5. 715 Hardy St., David Sartin, owner, for new wood privacy fencing that meets the adopted guidelines.