

**HATTIESBURG HISTORIC CONSERVATION
COMMISSION**

**REGULAR MEETING
June 13, 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: June 3, 2026
Re: Public Hearing and Meeting

The Historic Conservation Commission will meet for a regular session at **12 p.m. NOON Wednesday, June 13, 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 **June 2026** monthly meeting
- Minutes from **May 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

Wednesday, May 13, 2026

The Hattiesburg Historic Conservation Commission met in regularly scheduled hearing on May 13, 2026, at 12:04 p.m. in the Dining Room of Jackie Dole Sherrill Community Center, 220 W Front St., Hattiesburg, Mississippi. Tom Boldo presided as Chair.

Commissioners present: Michael Anderson
 Markus Simmons (virtual)
 Tom Boldo
 Amy Sproles Smith
 Rion Snowden
 Angela Duncan (virtual)

Commissioners absent: Sarah Halliwell Carver
 Elizabeth Schwartz
 Lillie Dwight

Staff present: Russell Archer, Historic Preservation Planner
 Cory Long, Planning Manager
 Daija Arrington, Office Manager, Planning Div.
 Whit Sanguinetti, Code Enforcement Manager
 Blaine Inmon, Historic Code Enforcement Officer

Staff absent: Darren Brinkley, City Arborist
 Wiley Quim, Director of Urban Development
 Meridian McDaniel, Planner
 David Miller, Commission Attorney

AGENDA

There came the matter of the agenda for the meeting of May 13, 2026. A motion was made by Commissioner Smith and seconded by Commissioner Snowden to approve the agenda as presented. All present voted aye. The motion carried.

MINUTES

There came the matter of the minutes for the meeting of April 8, 2026. A motion was made by Commissioner Snowden and seconded by Commissioner Smith that the minutes be approved as submitted. All present voted aye. The motion carried.

Public Hearing

There came the matter of the TABLED Application for a Certificate of Appropriateness filed by FastSigns of Hattiesburg, applicant, and Hunnies, LLC, proprietor, requesting approval for new signage at 827 Hardy Street in the Hub City Downtown Historic District.

Staff notified the commissioners that the proposal met the criteria to be reviewed at the staff level and that a Letter of Compliance had been issued. Therefore, the applicant had requested the removal of the item from the agenda.

A motion was made by Commissioner Snowden and seconded by Commissioner Anderson, to remove the item from the agenda. The motion carried with a unanimous vote.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by John Holloway, owner, requesting approval for a new accessory structure at 1216 Adeline Street in the Oaks Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	John Holloway	Owner
Others to speak:		

Discussion and Vote:

Motion: Approve the application as presented.

Motion made by: Amy 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 Application for a Certificate of Appropriateness filed by Erick Garcia, Owner, requesting approval for selected window replacement and change of siding at 102 Pinehurst Street in the Hub City Downtown Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Staff	
Others to speak:	Pat Rothwell	Oaks Resident

Discussion and Vote: Mr. Pat Rothwell, who owns property in close proximity to the subject property, voiced his support of the improvements.

Motion: Approve the application provided that the front window opening is modified to match the window directly to the right (north) of the front entrance.

Motion made by: Michael Anderson

Motion seconded by: Amy Smith

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 Pine Oaks Apartment, LLC/ Dennis Miller, owner, requesting approval to paint exterior brick and replace windows at 714 W. Pine Street in the Oaks Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Dennis Miller	Owner
Others to speak:		

Discussion and Vote:

Motion: Approve the application as submitted.
Motion made by: Rion Snowden
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 Application for a Certificate of Appropriateness filed by Pine Oaks Apartment, LLC/ Dennis Miller, owner, requesting approval to paint exterior brick and replace windows at 707 Railroad Street in the Oaks Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Dennis Miller	Owner
Others to speak:		

Discussion and Vote:

Motion: Approve the application as submitted.
Motion made by: Rion Snowden
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 Application for a Certificate of Appropriateness filed by Pine Oaks Apartment, LLC/ Dennis Miller, owner, requesting approval to paint exterior brick and replace windows at 102 4th Avenue in the Oaks Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Dennis Miller	Owner
Others to speak:		

Discussion and Vote:

Motion: Approve the application as submitted.
Motion made by: Rion Snowden
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 Application for a Certificate of Appropriateness filed by Wright Development, owner, requesting approval to paint exterior brick, relace front door, and install shutters at 2010 Brooklane Drive in the Parkhaven Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Garrett Wright	Co-owner
Others to speak:	Devyn Wright	Co-owner

Discussion and Vote: Staff provided information from the design guidelines regarding the painting of historic brick and noted that the guidelines are based on nationally accepted principles established by the National Park Service and endorsed by the State Historic Preservation office. Mr. Wright, owner, stated that the subject house is in a flood zone and there is evidence of biological growth on the brick and other exterior walls. Commissioner Snowden stated that he was not in favor of painting historic brick. Commissioner Smith stated that she was not in favor of installing shutters unless that are sized correctly for the window and have a traditional design, such as louvers.

Motion: Approve the replacement of the front door only; denying the requests for shutters and for painting of the historic brick.

Motion made by: Rion Snowden

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 Application for a Certificate of Appropriateness filed by Rion Snowden, applicant, and Quinby Chunn, owner, requesting approval for site changes and installation of an accessory structure at 304 Mobile Street in the Hub City Downtown Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Rion Snowden	Applicant
Others to speak:		

Discussion and Vote: Mr. Snowden provided three conceptual plans, each with minor variations regarding the overall design.

**Commissioner Snowden recused himself from the final discussions and vote, momentarily exiting the room.*

Motion: Approve the application with any of the three design concepts being acceptable.

Motion made by: Amy Smith

Motion seconded by: Michael Anderson
Commissioners voting aye: All present and voting
Commissioners voting nay: None
Commissioners abstaining: None

The motion carried.

**Commissioner Snowden rejoined the hearing.*

Other Business

There came the matter of the City Arborist's report. No report was available.

There came the matter of the Code Official's report. Mr. Sanguinetti and Officer Inmon gave brief updates.

Mr. Archer gave a brief staff report.

Commissioner Anderson inquired about procedures related to proposed public projects that may have an affect on historic districts, such as alley closures and text amendments to the land development code. Cory Long provided information in response to the inquiry.

There being no further business, upon motion duly made by Commissioner Snowden and seconded by Commissioner Duncan, and unanimously approved, the meeting was adjourned at 1:09 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 incompliant 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:

Aparicio Family

Address:

2010 Brooklane Dr.

Historic District:

Parkhaven Historic

Significance:

Outside NRD

Construction Date:

(Vacant Lot)

Ward:

4

PPIN Number(s):

16588

Hattiesburg Historic Conservation Commission

Planning Division

Item 1 - Staff Report

June 13, 2026



Property Image

Applicant's Requests:

Teo & Christine Aparicio, Applicants, and Caroline Aparicio, Owner, request approval to construct a new house and accessory structure, with associated hardscaping, at 219 S 23rd Avenue in the Parkhaven Historic District.

Applicant's Scope of Work:

Construct house & accessory structure, add hardscaping

Codes and Regulations

Hattiesburg Historic Design Guidelines

SECTION III: Residential Guidelines

Construction

New Buildings

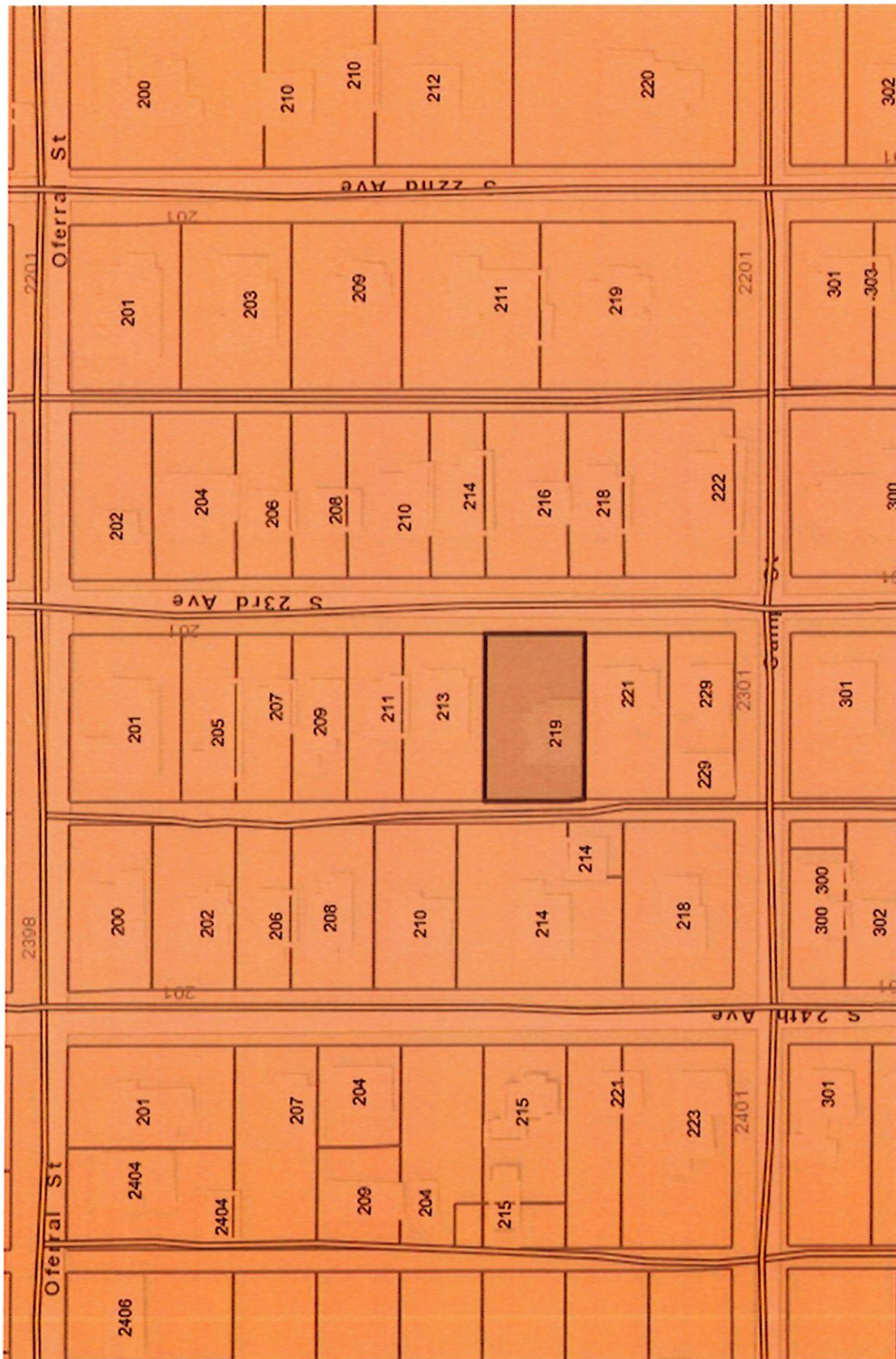
Construction in the residential historic districts has gone on continually, starting when the City was founded in the late 19th century. The primary period of development for most historic neighborhoods, however, was from the 1880s to 1940. The variety of types and styles of architecture reflects the trends and interests of the periods of development.

Construction of new buildings is encouraged in the historic districts. New buildings can introduce new styles of architecture while complementing the character of the historic districts. The main criteria for new construction should be good design: no particular style is encouraged over another. New construction should not mimic historic styles but should be sympathetic to surrounding architecture. New buildings should not be obtrusive. Other factors that must be considered include:

- ★ • Height and width
- Proportion and scale
- Massing
- Setback, rhythm and spacing
- Relationship of materials, textures and details
- Roof shapes
- Orientation
- Openings.

Recommended

- Using high quality contemporary design for new buildings.
- Taking design features from architecture of surrounding buildings.
- Keeping the height and width of a new building within the ranges of nearby buildings.
- Using a raised foundation that relates to the height of adjacent properties.
- Using traditional building materials that reflect the predominant materials in the district.
- Emphasizing front entrances and orienting them to the street.
- Using vertically oriented, double-hung windows.
- Maintaining major landscape features, particularly mature trees.



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 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: 3/23/26
 Name of Project: Aparicio Home Historic District: Hattiesburg Heights
 Municipal Address of Site: 219 S. 23rd Ave Hattiesburg, MS PPIN #: 16588

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: 4/20/26 Estimated Project Cost \$: 150,000

Brief Description of the proposed project/alterations: 4bed 2 bath new construction single family home and carport with approximately 2,000 square ft.

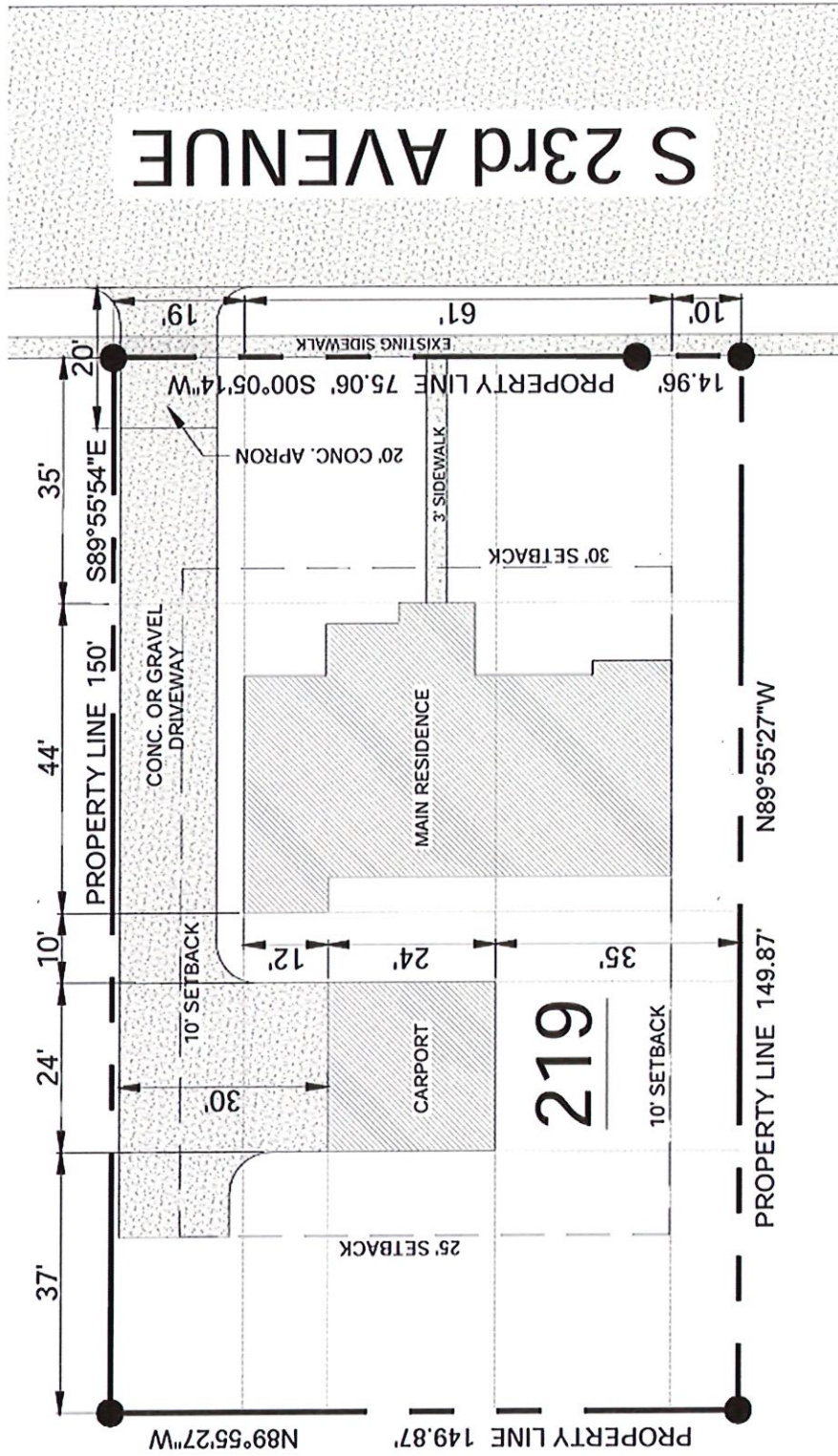
Contact Information

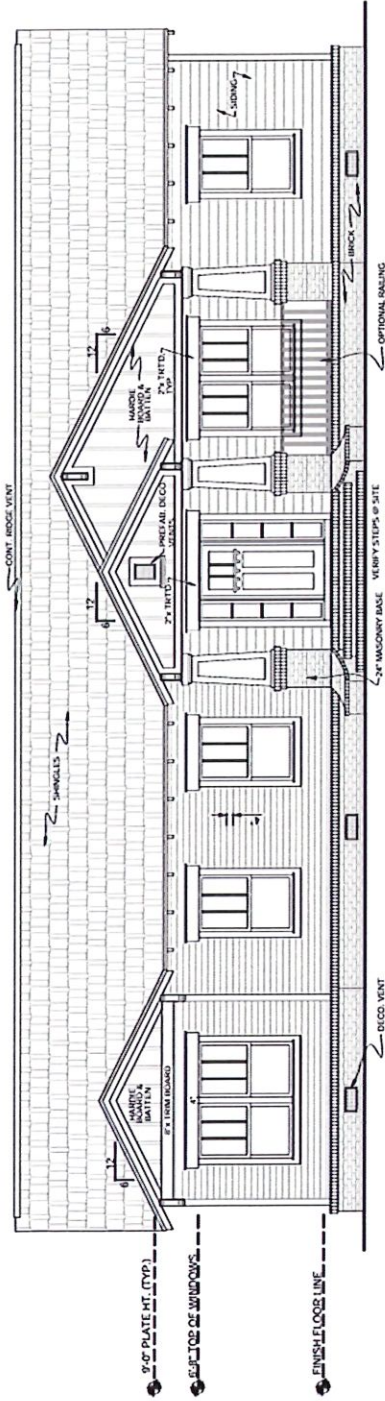
Applicant Name & Title: Caroline Aparicio, Teo and Christine Aparicio Company Name: self build
 Applicant Email Address: _____
 Applicant Full Address: 118 College Drive #0317 Hattiesburg, MS 39406 Applicant Phone Number: _____

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

Property Owner Name & Title: Caroline Aparicio and Teo Aparicio and Christine Aparicio Company Name: self build
 Property Owner Email Address: _____
 Property Owner Full Address: 118 College Drive #0317 Hattiesburg, MS 39406 Property Owner Phone Number: _____

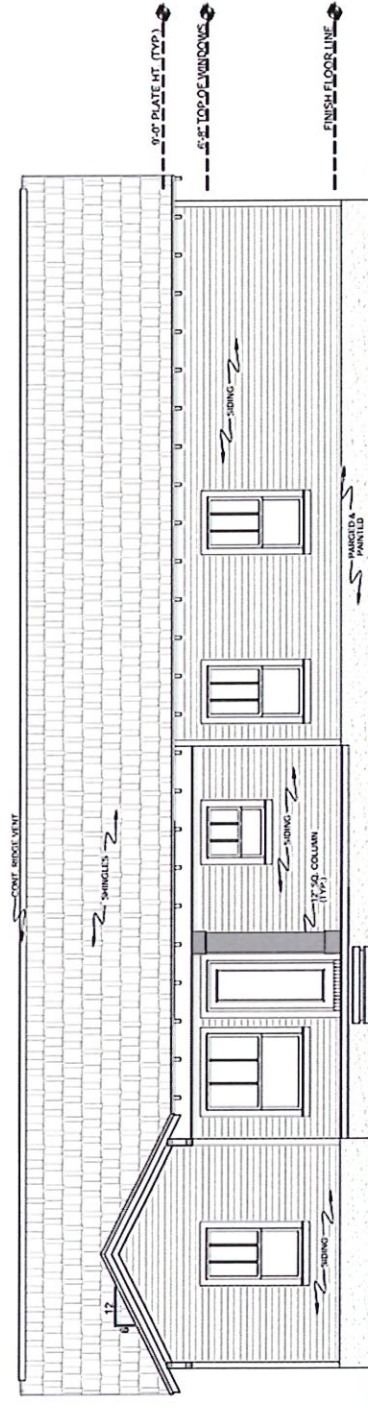
For Staff Only:			
Zoning:	Historic District:	Flood Zone:	Ward: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Project Number:		Received:	
Time & Date Scheduled:			





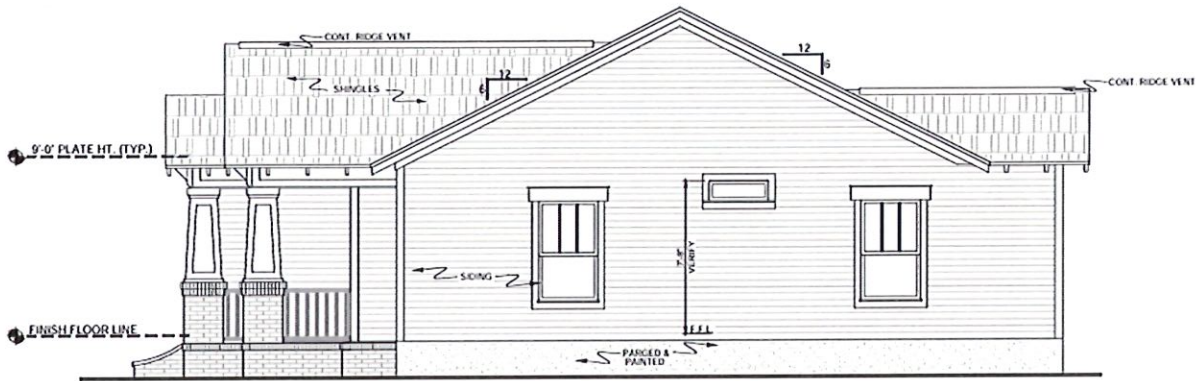
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

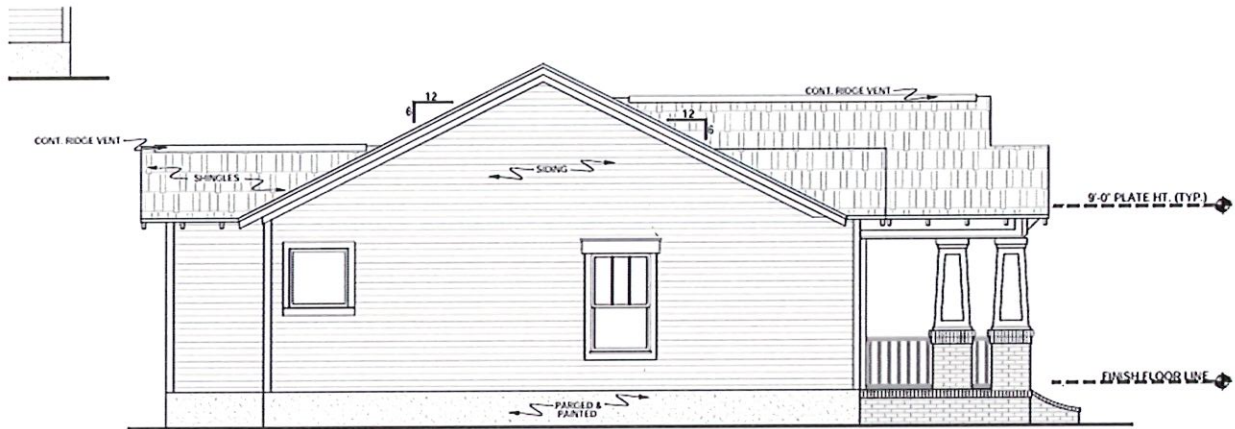


REAR ELEVATION

SCALE: 1/4" = 1'-0"



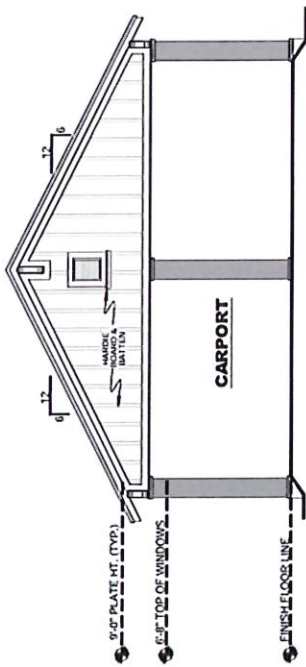
RIGHT ELEVATION



LEFT ELEVATION

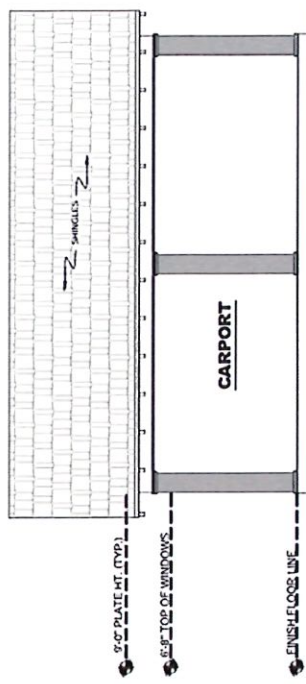
SCALE: ===== 1/4" = 1'-0"

SCALE: ===== 1/4" = 1'-0"



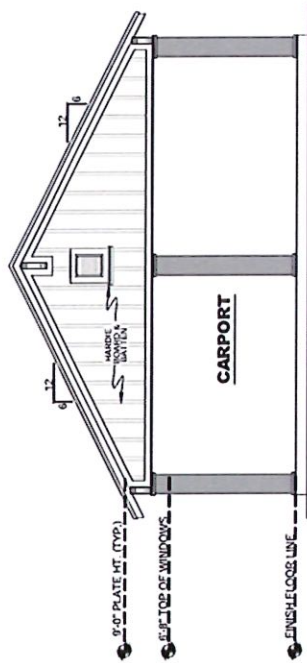
RIGHT ELEVATION

SCALE: ===== 1/4" = 1'-0"



FRONT & REAR ELEVATIONS

SCALE: ===== 1/4" = 1'-0"



LEFT ELEVATION

SCALE: ===== 1/4" = 1'-0"



Quick Facts:

Applicant:

Signs First/ Brian Saffle

Address:

316 Hardy St.

Historic District:

Oaks Historic

Significance:

Outside NRD

Construction Date:

c1949

Ward:

4

PPIN Number(s):

19367

Hattiesburg Historic Conservation Commission

Planning Division

Item 2 - Staff Report

June 13, 2026



Property Image

Applicant's Requests:

Brian Saffle, Applicant, and Kaleb Gomez, proprietor, request approval to install new signage at 316 Hardy Street in the Oaks Historic District.

Applicant's Scope of Work:

Install wall signs at front canopy and SW corner wall

Codes and Regulations

Hattiesburg Historic Design Guidelines

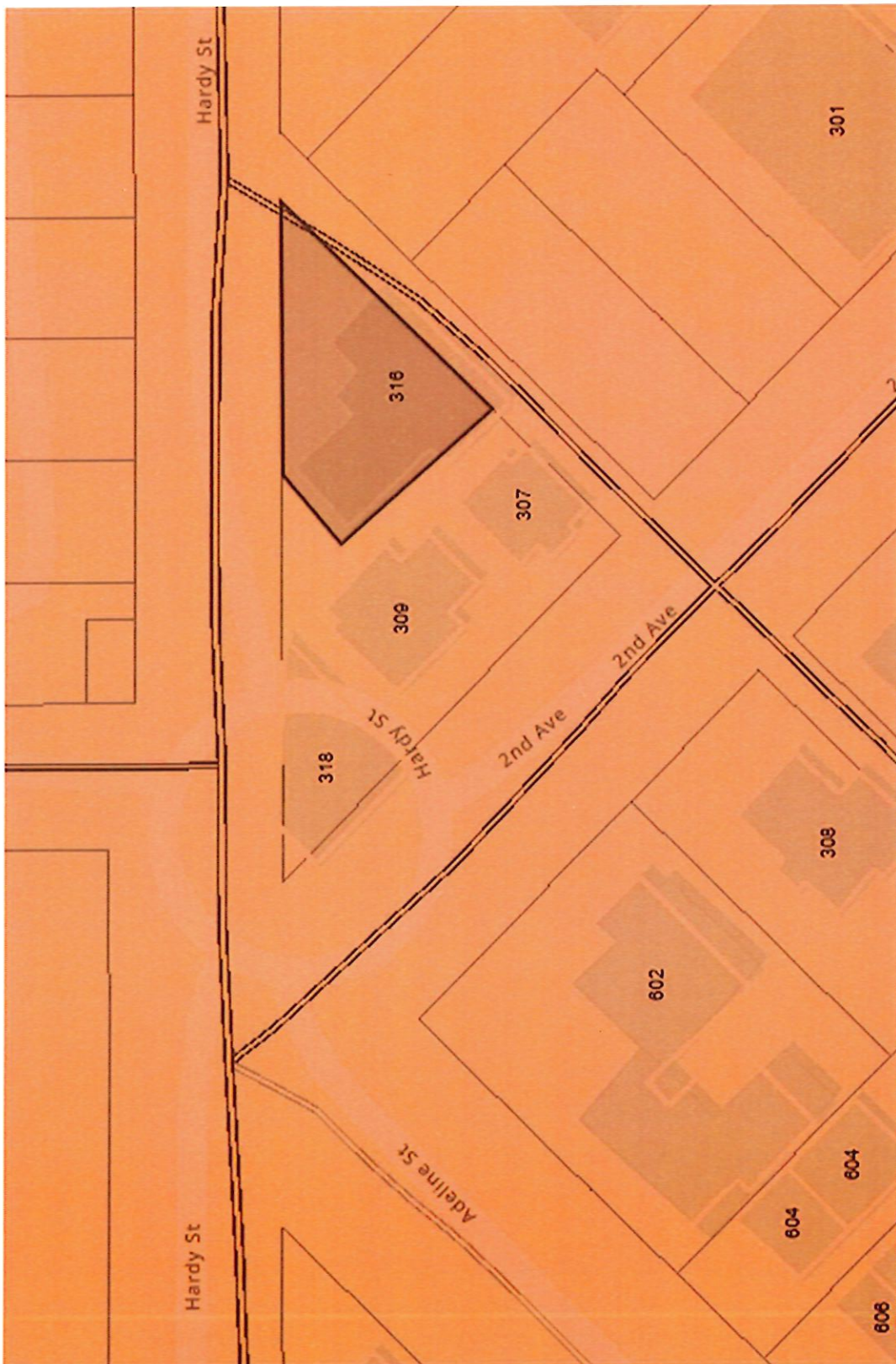
SECTION VI: Non-Residential Guidelines

Not Recommended

- Wall signs that exceed the height of the building cornice.
- Signs and display ads that exceed 10 percent of each main floor façade area.
- Sign materials that are not compatible with the building materials. Individual letters affixed directly to a sign frieze.
- Sign designs that suggest an era earlier than the date of the building.
- Internally lit signs.
- Signs with strobe or electronic, moving lights.
- Pedestal signs and pole-mounted signs.
- Mass-produced, blow-molded plastic signs.
- Portable trailer signs.
- LED Reader Boards/Message Reader signs for wall signage.
- Changeable message signs (performance venue signage may be an exception)
- Internally illuminated box/cabinet signs
- Pre-fabricated neon or LED "Open" signs or similar signs should be limited to no more than one on the interior. If placed on the interior of a building, it is highly recommended that these signs are located in an area that is not viewable from the public right-of-way.
- Exposed raceways
- Exposed conduit or junction boxes
- Removing, altering, damaging, or encasing of architectural features to accommodate the installation of signage

Recommended

- Wall signs that are flush-mounted or painted directly upon the flat surface of the building.
- Wall signs placed in traditional locations to fit within architectural features, for example above transoms, on cornice fascia boards or below cornices.
- Placing brackets for projecting signs underneath the second floor window sills or a maximum of 15 feet from the street level.
- Projecting signs that are scaled to the proportions of the building.
- Using sign symbols, logos and cutouts, particularly in projecting signs.
- Ground-mounted signs to a height of 6 feet.
- Ground-mounted signs that are scaled to pedestrians.
- Signs painted permanently on glass where the sign is less than 5 percent of the window glass area.
- Grouping signs where two or more businesses occupy the same building. Using a business directory is encouraged.
- Painted wood and metal signs.
- Signs that are directly or indirectly illuminated or with separately back-lit letters.
- Using neon signs in building interiors. In the Hub City Downtown Historic District, neon and other creative sign materials may be appropriate on exteriors.
- Signs on awning valances.



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

Office Use Only

Received _____

Complete _____

HHCC review _____

Action _____

Historic District The Oaks District

Property address: 316 Hardy St.

Present zoning: B3

Applicant: Brian Saffle, Signs First

Address: 4400 Hardy St., Suite B1
Hattiesburg, MS 39401

Phone: 601-268-7275

Signature and permission of Applicant / date:

Brian Saffle / 5.21.2024

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

Owner: Kaleb Gomez

Address: 316 Hardy St.
Hattiesburg, MS 39401

Phone: _____

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

Proposed starting date: Upon Approval

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

Front Elevation:

Fabricate and install (2) panel signs from 1/8" Aluminum Composite
each 28" x 120" to make (1) 28" x 240" sign

Rear Elevation:

Fabricate and install (1) panel signs from 1/8" Aluminum Composite,
48" x 96"

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

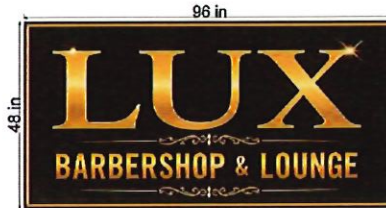
Incomplete applications will not be reviewed by the commission.

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.

FRONT SIGN



REAR SIGN

FRONT ELEVATION



REAR ELEVATION





Quick Facts:

Applicant:

Landarc Consulting
Group, applicant & Larry
Albert, owner

Address:

701 Adeline St.

Historic District:

Oaks Historic

Significance:

Contributing

Construction Date:

c1914

Ward:

4

PPIN Number(s):

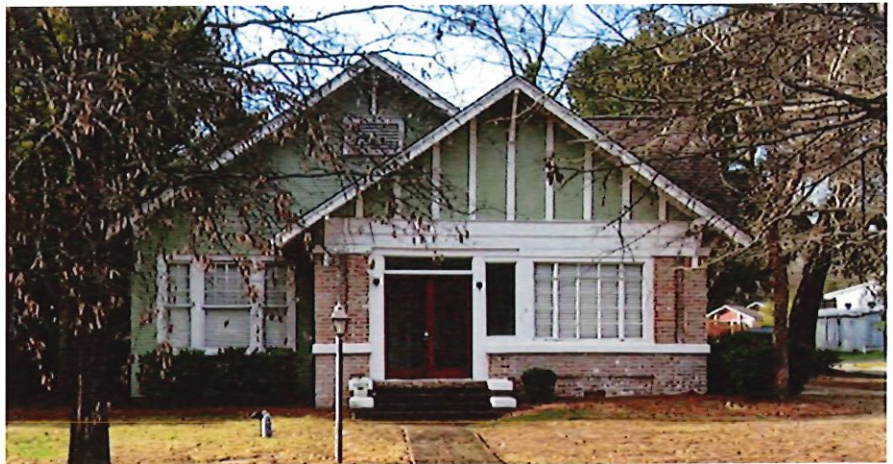
16379

Hattiesburg Historic Conservation Commission

Planning Division

Item 3 - Staff Report

June 13, 2026



Property Image

Applicant's Requests:

LandArc Consulting Group, Applicant, and Larry Albert, owner, request approval for a rear addition at 701 Adeline Street in the Oaks Historic District.

Applicant's Scope of Work:

Construct rear addition

Codes and Regulations

Hattiesburg Historic Design Guidelines

SECTION III: Residential Guidelines

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

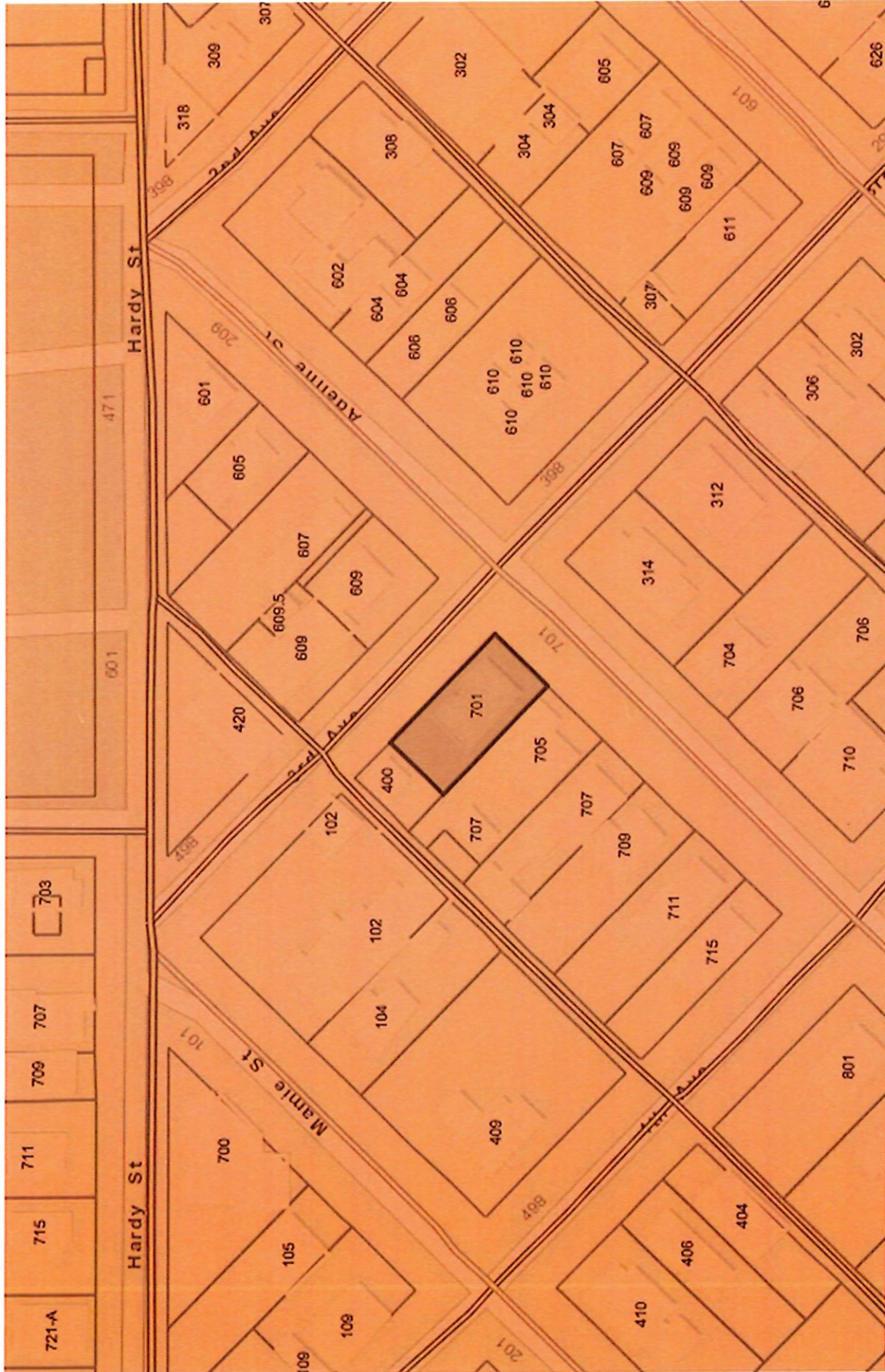
- Constructing a 2-story addition to a 1-story existing building.
- Constructing additions on the primary (highly visible) façades of a building or otherwise attaching the addition so that character-defining features are obscured, damaged or destroyed.
- Duplicating the historic features of the existing 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.*



Adjacent Properties





HISTORIC RESOURCES INVENTORY

1. a. Property name, historic		14. MDAH Inventory Code	
b. Property name, common House		15. County FORREST	
2. Property address / descriptive location 701 Adeline Hattiesburg, MS 39401		16. City or town HATTIESBURG <input type="checkbox"/> vicinity of	
3. Legal description (and acreage, if required) (see instructions) SE150' of Lot 1 & SW 150' of NE½ Lot 2 Blk. 155 Kamper & Whinnery Ext. 2		17. Was interior surveyed? No	18. Survey seq. no. 346
4. Former / historic use(s) Residence		19. Ownership <input type="checkbox"/> city <input type="checkbox"/> federal <input type="checkbox"/> quasi-public agency <input type="checkbox"/> state <input type="checkbox"/> non-profit organization <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 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	
8. Date of construction <input checked="" type="checkbox"/> estimated 1914 <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-story bungalow, oriented perpendicular to the street. The steep gable roof has asbestos shingles & kneebraces and extends forward on the east end to form an entrance porch. The porch has mock half-timbering in gable ends, brick columns and a brick railing. The east end along both streets has been enclosed with glass windows. Windows are typically d/h and vary 6/1, 12/1, 9/1. The front door has 9 lights over 3 panels. The rear of the house has been enlarged since 1961.		26. Category	
13. Outbuildings or secondary elements (if significant use separate form) 1 Gazebo		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 This house is an intact example of a bungalow built in the Oaks District during the second decade of this century and as such contributes to the character of this district. It first appears on the 1915 Sanborn Map and the 1918 City Directory lists Samuel F. & Nonie Osteen residing here. Samuel was manager of the Trexter Lumber Co. The 1927 directory indicates that Wm. Q. Kamper was the new owner, he is listed here through the 1941 directory.

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

35. Owner's name and address (see instructions)
Larry & Gail R. Albert
860 Berkshire Rd., NE
Atlanta, GA

32. Additional remarks or continuation of other sections

36. Photographer or photo source
Robert J. Cangelosi, Jr.

37. Photo roll and frame number(s)
2291-32

38. Photo date
25 May 1990

33. Sources of information

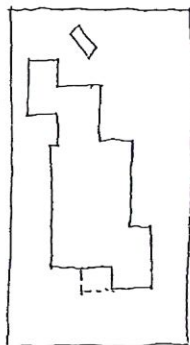
Forrest County Assessors Records
Sanborn Insurance Maps 1910,15,25,31,61
City Directories 1905,10,18,21,27,29,35,37,39,41

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.)



701 ADELWE

THIS SECTION FOR MDAH USE ONLY

42. Other information in HPD files

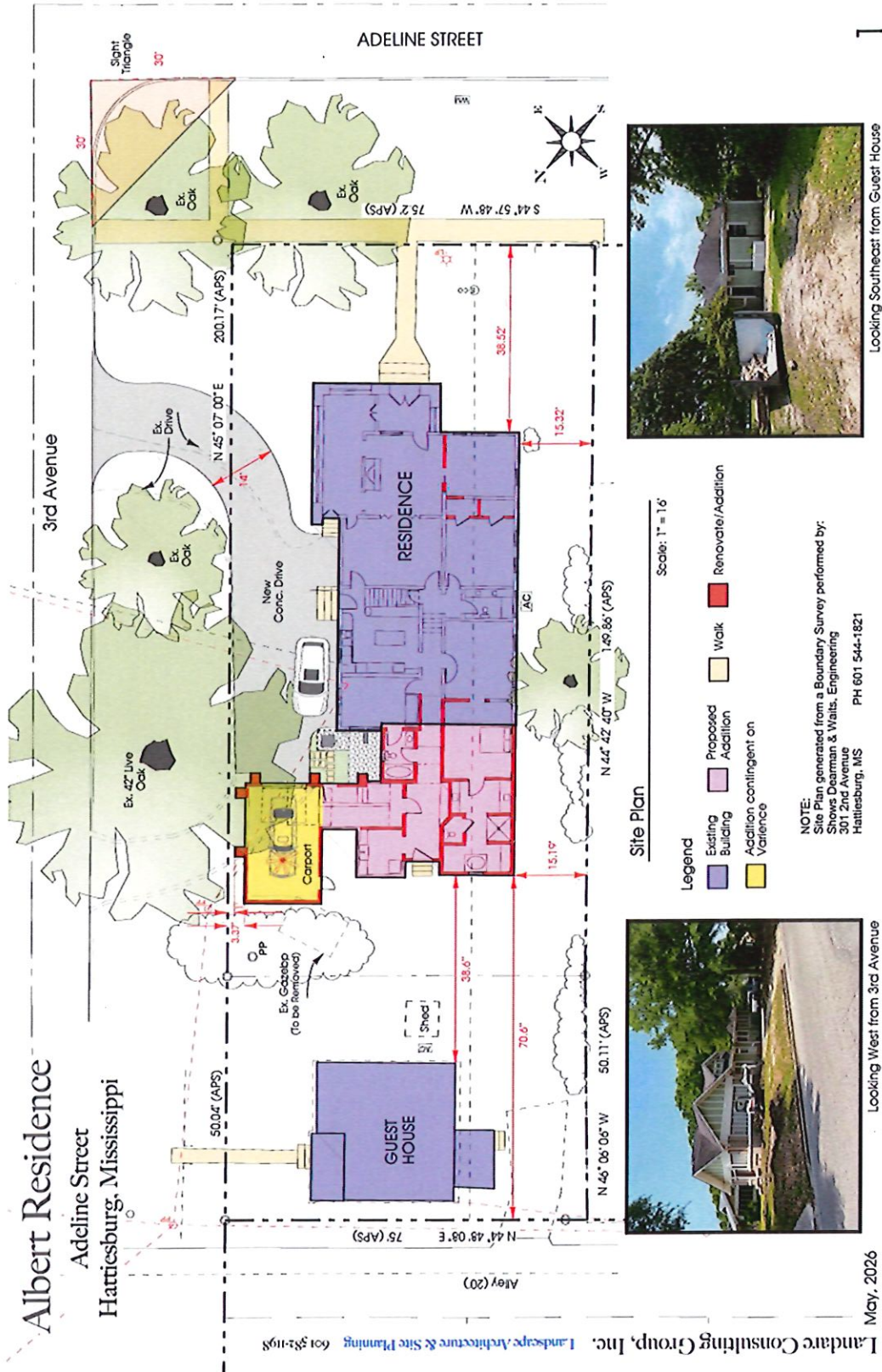
43. Evaluation

- 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





Quick Facts:

Applicant:

Rion Snowden & City of Hattiesburg

Address:

300 Hardy St

Historic District:

Oaks Historic

Significance:

Outside NRD

Construction Date:

c1931

Ward:

4

PPIN Number(s):

19359

Hattiesburg Historic Conservation Commission

Planning Division

Item 4 - Staff Report

June 13, 2026



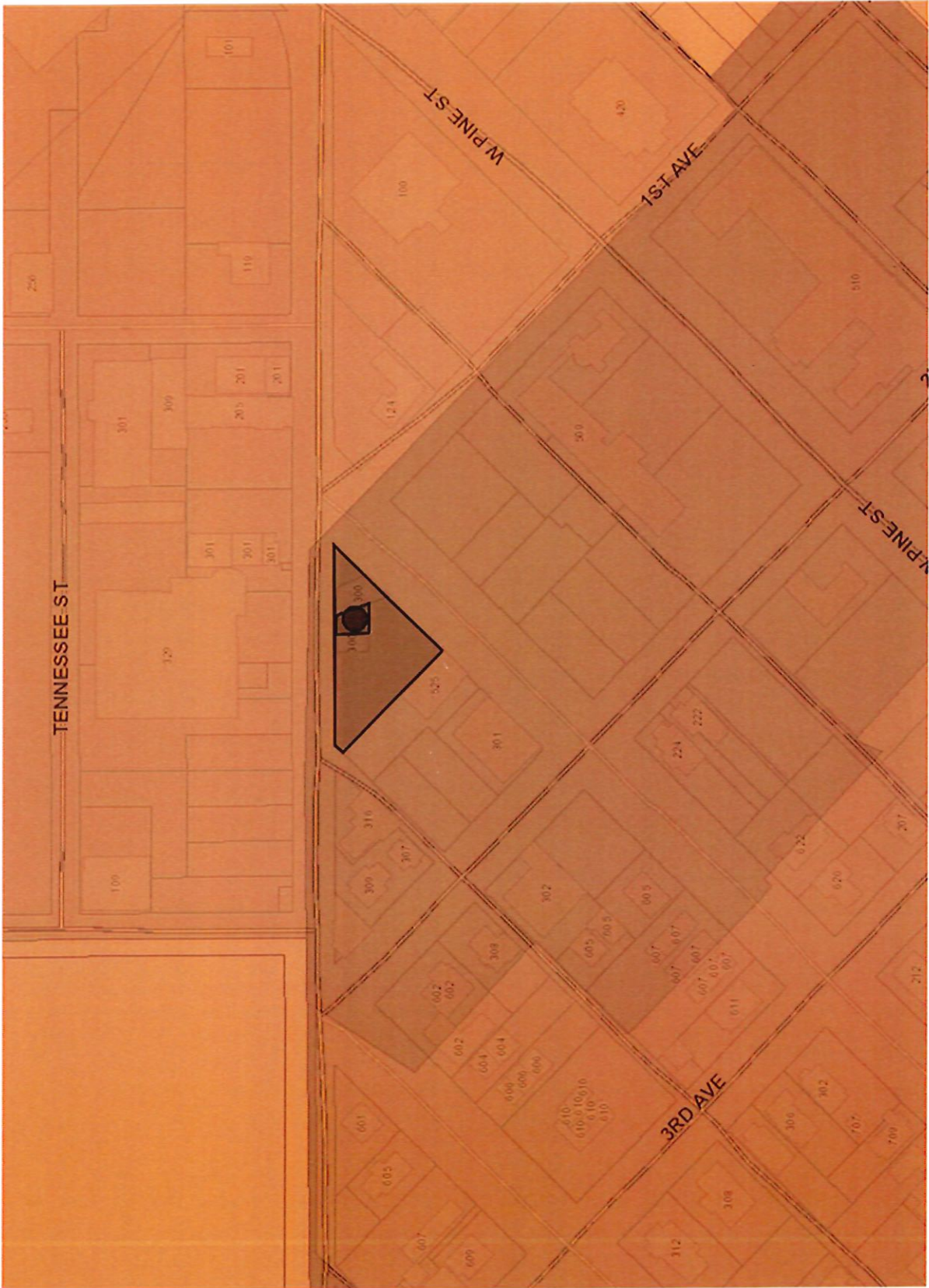
Property Image

Applicant's Requests:

Rion Snowden, Applicant, and City of Hattiesburg, Owner, request approval for exterior renovations and minor site changes at 300 Hardy Street in the Oaks Historic District.

Applicant's Scope of Work:

Exterior Renovations & minor site changes



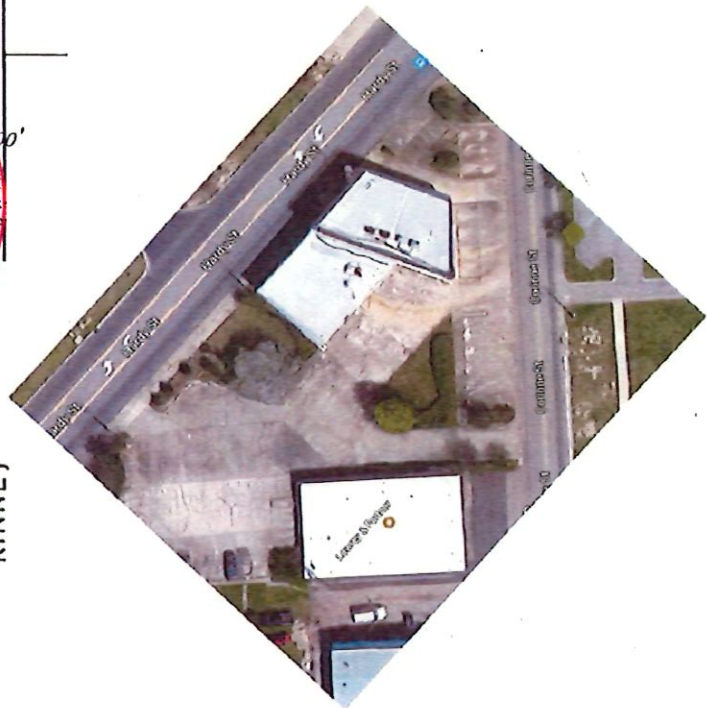
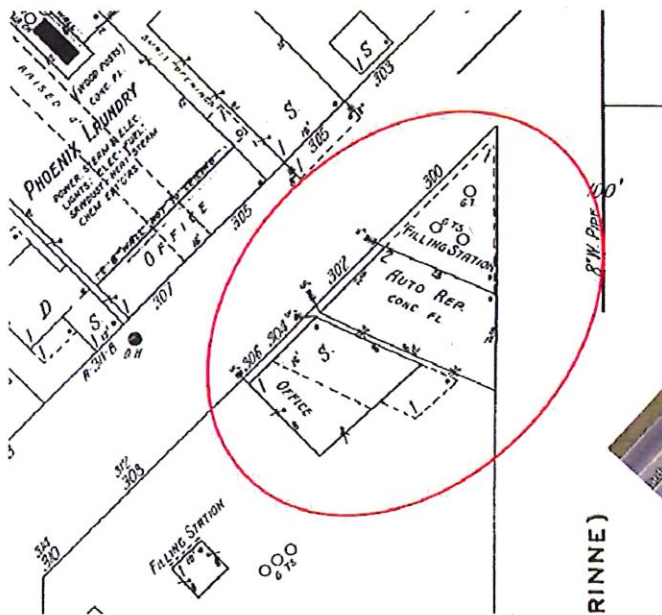
Adjacent Properties



PLEASE NOTE:
A Historic Resource Inventory form is not available for this property. According to Sanborn Fire Insurance maps, this building first appears in 1931 as a combination two-story and one-story commercial building . The building footprint has remained unchanged.

300-306 Hardy St.

1931 Sanborn Fire Insurance map



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

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

Historic District Oaks Historic District
 Property address: 300 Hardy Street, Hattiesburg, MS
 Present zoning: B3

Applicant: Rion Snowden
 Address: 127 Buschman Street Suite 30
Hattiesburg, MS 39401
 Phone: 601.329.9867
 Signature and permission of Applicant / date:
 _____ / _____

Owner: City of Hattiesburg
 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: ASAP

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

Renovation of the existing building at 300 Hardy Street to
house a new Visitor Center. Scope includes restoration of the
buildings historic character by reintroducing original-style
windows, restoring/reestablishing brick facade elements, and
providing complete upgrade of building systems, including
mechanical, electrical, plumbing, life safety, accessibility, and
interior finish improvements as required for new use and function.
We are also upgrading the sidewalks and site.

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.

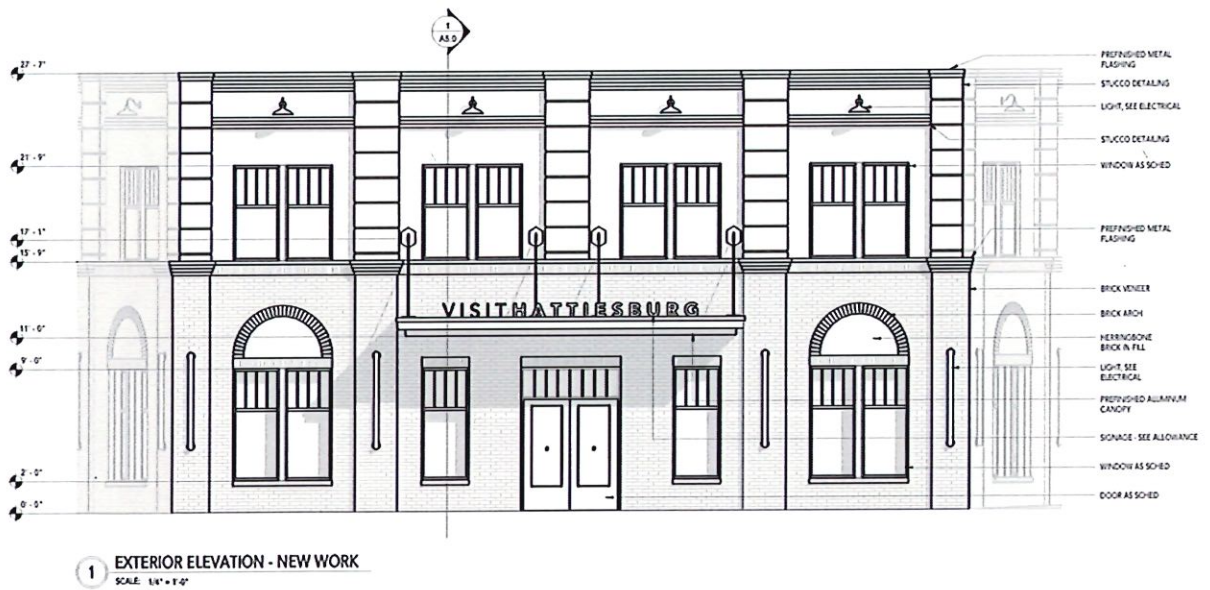
DEADLINE: Applications and support materials must be submitted by 5 p.m. Wednesday, 14 days prior to the regular HHCC meeting, normally the second Wednesday of each month.

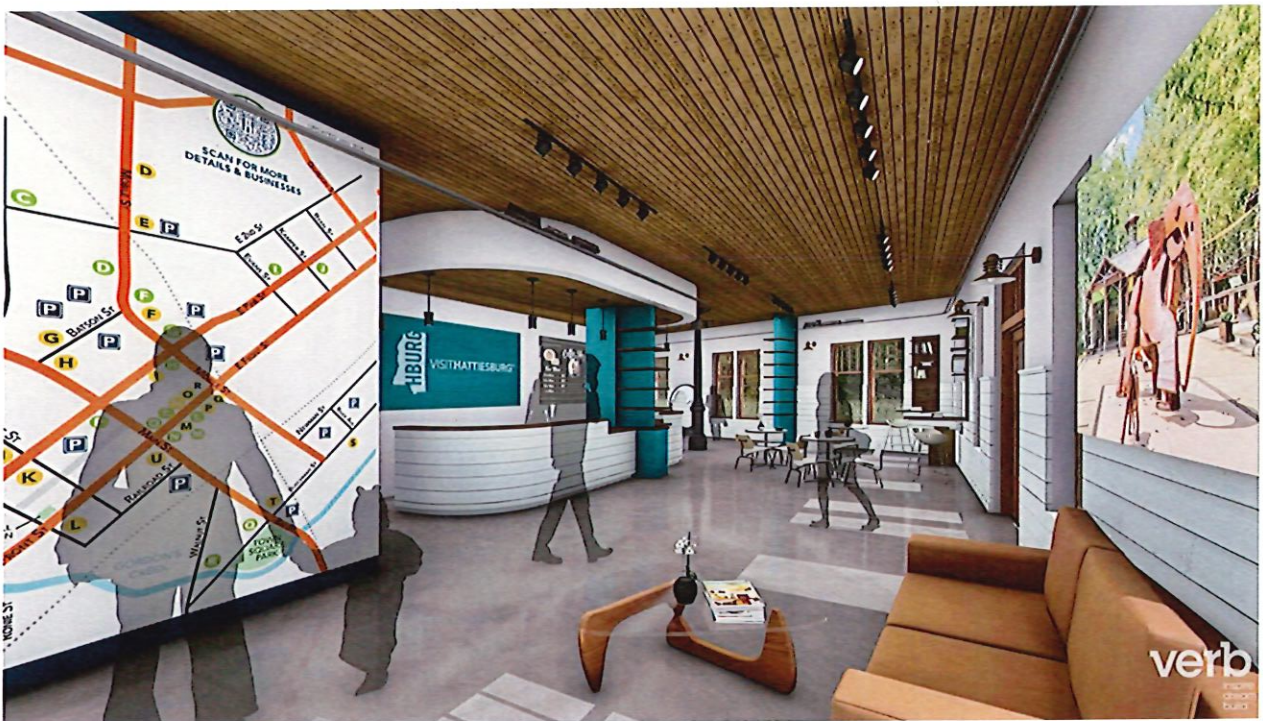
- New Buildings and New Additions
- Major Restoration, Rehabilitation or Remodeling
- Site Changes – tree removal, fences, walks, driveways, parking and signs
- Demolition and Relocation

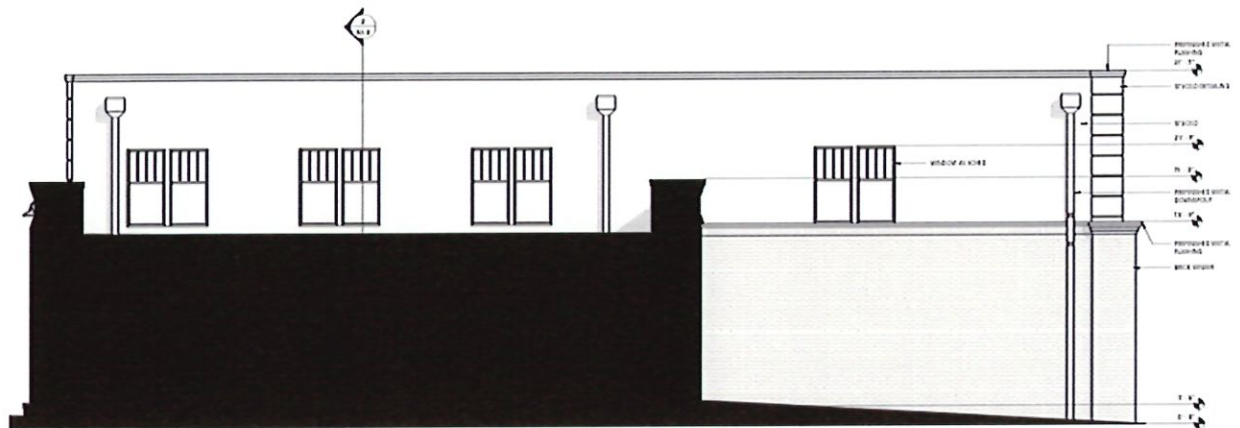
Required support materials must be attached. Please see Checklist for Required Support Materials on the next page.



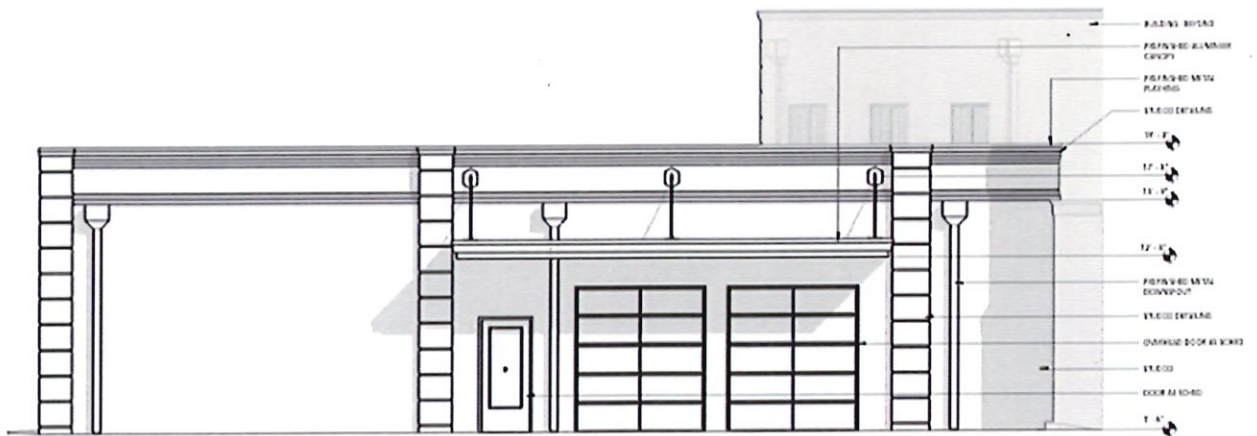
2 EXTERIOR ELEVATION - NEW WORK
SCALE: 1/4" = 1'-0"







1 EXTERIOR ELEVATION - NEW WORK
SCALE 1/4" = 1'-0"



2 EXTERIOR ELEVATION - NEW WORK
SCALE 3/16" = 1'-0"

May 2026 Historic Report – Code Enf.

North Main Historic District

139 W 5TH St

- I am currently looking into the problems with this property and have spoken with the owner. Owner is currently looking for contractors to help with roofing, exterior work, and foundation projects.

114 Mable St

- Notice of violation was sent out for accumulation of garbage and rubbish and dumpster not screened in. Site Plan Meeting was had 3/26/2026 about dumpsters.

403 W 4th St

- Notice of Violation was sent to on 2/11/26 to get property registered as vacant
- Permit was issued and current rehab work is going on.

202 Walley St

- Notice of Violation was sent out on 2/12/26 to get property registered as vacant

103 Miller St

- Notice of Violation was sent out on 2/12/26 to get property registered as vacant

511 North St

- Notice of Violation was sent out on 2/17/26 to get property registered as vacant

1301 Main St

- Two Notices of Violation were sent out on this property one for the Vacancy Registration and one for a mobile vendor parked in the parking lot without a permit. The vendor left and complied.
- Notice of Violation was issued for the abandoned sign. Sign has been removed.

511 Miller St

- Notice of Violation was sent out on 2/18/26 to get property registered as vacant

413 Miller St

- Notice of Violation was sent out on 2/11/26 to get property registered as vacant

409 Mable St

- Notice of Violation was sent out on 2/11/26 to get property registered as vacant

1300 Main

- Notice of Violation was sent out for the abandoned sign

128 E 5th St

- Notice of Violation was issued on 3/20/26 to get property registered as vacant

605 Louise St

- Notice of Violation was issued on 4/07/2026 for Overgrown Lot and Abandoned Vehicles

309 Mable St

- Notice of Violation was issued for changing out windows with No Coa

111 Montague

- Notice of Violation was issued for a Hazardous Tree. Tree has been cut and the case is now closed.

127 E 5TH St

- Notice of Violation was issued 4/27/2026 to get property registered as vacant

510 Columbia St

- Notice of Violation was issued 4/27/2026 to get property registered as vacant

520 Louise St

- Notice of Violation was issued for Overgrown Lot

504 Broad St

- Notice of Violation and expedited for overgrown lot on 5/14/2026

506 Broad St

- Notice of Violation was sent out on 5/14/2026 to get property registered as vacant.

1413 Main St

- Notice of Violation was sent out on 5/14/2026 to get property registered as vacant.

122 Montague St

- Notice of Violation was sent out on 5/14/2026 for Hazardous Tree.

120 Montague St

- Notice of Violation was sent out on 5/14/2026 for Hazardous Tree.

1000 Main St

- Notice of Violation was sent out on 5/6/2026 for Dumpster Screening

115 Mable St

- Notice of Violation was Issued on 5/18/2026 for Overgrown Lot and Vehicle parked in the yard and Open Storage.

600 W 4th St

- Notice of Violation was issued on 5/7/2026 for Hazardous Tree.

313 W 4th St

- Notice of Violation was issued on 5/11/2026 for Overgrown Lot. Property was expedited on

117 E 8th St

- Notice of Violation was issued on 5/20/2026 to get property registered as vacant.

Hub City Downtown Historic District

841 Main ST

- Notice of Violation sent out on 5/1/2026 to get property registered as vacant.

425 Mobile St

- Notice of Violation was sent out on 5/8/2026 to get property registered as vacant.

505 Mobile St

- Notice of Violation was sent out on 5/8/2026 to get property registered as vacant.

616 Mobile St

- Notice of Violation was sent out on 5/8/2026 to get property registered as vacant.

624 Mobile St

- Notice of Violation was sent out on 5/8/2026 to get property registered as vacant Property has been registered as of 5/18/2026.

634 Mobile St

- Notice of Violation was sent out on 5/8/2026 to get property registered as vacant.

211 Main St

- Notice of Violation was sent out on 5/28/2026 to get property registered as vacant

211 A Main St

- Notice of Violation was sent out on 5/28/2026 to get property registered as vacant.

223-225 E 2nd St

- Notice of violation was sent out on 5/28/2026 to get property registered as vacant.

Hattiesburg Historic Neighborhood

911 Southern Ave

- Notice of Violation was sent out due to open storage, exterior structure, and vehicle parked in yard

307 Elizabeth Ave

- Notice of Violation was sent out due to accumulation of garbage and rubbish, and dangerous structure. The Division Manger and myself collaborated on this one and found the owner. They are currently working on cleaning up the property. The property had a permit pulled and is currently being brought into compliance.

103 Williams St

- Notice of Violation was issued for a Stop Work Order for removing siding.

406 Williams St

- Notice of Violations were sent out 2/10/2026 on accumulation of garbage and rubbish

913 E Laurel Ave

- Notice of Violation was issued for Exterior Structure, Dangerous Structure, Accumulation of Garbage and Rubbish, and Plumbing

909 E Laurel Ave

- Notice of Violation was issued on 5/12/2026 to get property registered as vacant and overgrown lot.

916 E Laurel Ave

- Notice of Violation was issued on 5/12/2026 to get property registered as vacant.

915,917,201 and 923 E Laurel Ave all of these addresses had vehicles that was parked in the yard. As of 5/21/2026 all vehicles have been moved and parked properly.

714 Walnut St

- Notice of violation was sent out on 5/20/2026 to get property registered as vacant.

716 Walnut St

- Notice of Violation was sent out 5/20/2026 to get property registered as vacant.

812 Southern Ave

- Notice of Violation was sent out on 5/20/2026 to get property registered as vacant.

700 Hall Ave

- Notice of Violation was sent out on 5/28/2026 to get property registered as vacant.

The Oaks Historic District

222 2nd Ave

- Property still remains in violation for burned structure, accumulation of garbage and rubbish, open storage, and non-conforming use of property. I went out and completed a reinspection. I have submitted a Request for Council Resolution on the property and public hearing will be held in April.

608 Mamie St

- Notice of Violation was issued on 3/23/26 for overgrown lot, abandoned vehicle, and exterior structure. Expedited work was preformed and the property is currently in compliance.

304 Mamie St

- Notice of Violation was issued on 4/02/2026 to get the property registered as vacant and a second Notice of Violation was sent out on 4/20/2026 for Overgrown Lot. Expedited work has been done and the overgrown lot is now in compliance still waiting to receive registration.

307 4th Ave

- Notice of Violation was issued 4/02/2026 to get he property registered as vacant

308 3rd Ave

- Notice of Violation was issued 4/02/2026 to get the property registered as vacant.

410 6th Ave

- Notice of Violation was issued for Hazardous Tree

0 3rd Ave

- Notice of Violation was issued for Overgrown Lot. Expedited work has been requested and currently waiting to be done.

506 6th Ave

- A stop work order was given on 5/4/2026 for roofing with no permit.

217 S 10th Ave

- Notice of Violation was issued on 5/20/2026 to get property registered as vacant.

500 8th Ave

- Stop Work Order was issued for working without a permit before it was issued to contractor.

Parkhaven Historic District

201 S 23rd Ave

- Notice of Violation was issued for Overgrown Lot on 5/5/2026. The property has been mowed and case is closed.

1915 Brooklane Dr

- Notice of violation was issued for Overgrown Lot on 5/5/2026. Case is closed

2009 Brooklane Dr

- A new Notice of Violation was issued for Overgrown Lot, Open Storage, Accumulation of Garbage, and Exterior Structure on 5/15/2026.

421 S 22nd Ave

- Final Notice of violation was sent out about the metal roof on the property without historic approval. Awaiting public hearing from City Council. The Historic Commission Decision was appealed and the metal roof was approved by City Council.

301 S 25th Ave

- Notice of Violation was issued on 4/06/2026 to have property registered as Vacant

116 S 21st Ave

- Notice of Violation was issued for Protective Treatment

500 8th Ave

- Stop work order was issued for working before permit was issued

Newman-Buschman Historic District

523 Buschman St

- A Notice of Violation was sent out on 2/27/26 for exterior structure, overgrown lot, dangerous structure.
- Building Permits have been issued.

525 Buschman St

- A Notice of Violation was sent out on 2/27/26 for exterior structure, overgrown lot, dangerous structure
- Building Permits have been issued.

530 Buschman St

- A Notice violation was issued on 3/31/26 to get property registered as vacant.

401 Buschman St

- Notice of Violation was issued on 5/5/2026 to get property registered as vacant.

600 Buschman St

- Car was stickered for parking on sidewalk and vehicle was moved was later on in the day.

Coordinator's Report: June 2026 (for May 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. 704 Walnut St., Daisy McCullar, owner, City of Hattiesburg, Community Development Division, co-applicant, for roof repair/replacement in-kind.
2. 913 E Laurel Ave., Corina Chicas, owner, and Christopher Plumbing, contractor, for interior renovations, in-kind repairs at front porch.

NEWMAN-BUSCHMAN RAILROAD HISTORIC DISTRICT:

1. (none)

NORTH MAIN STREET HISTORIC DISTRICT:

1. 1028 Main St., Johnny L. and Johniece Dupree, owners, for temporary placement of outbuilding that meets adopted guidelines.
2. 310 Miller St., David Sandifer, owner, for roof repair/replacement in-kind.

OAKS HISTORIC DISTRICT:

1. 105 West St., Rony Salvador Lopez, owner, for interior renovations, exterior repairs in-kind, roof repairs in-kind.
2. 506 6th Ave., Dianne O'Neal, owner, and B&A Roofing, contractor, for roof repair/replacement in-kind.
3. 603 Mamie St., Wesley Griffin, owner, and Gable Roofing, contractor, for roof repair/replacement in-kind.

PARKHAVEN HISTORIC DISTRICT:

1. 315 S 24th Ave., Stanley Graham, owner, and Watkins Construction, contractor, for roof repair/replacement in-kind.
2. 200 S 22nd Ave., Sarah Thomsen, owner, and Hub City Construction, contractor, for exterior siding repairs, foundation repairs, roof repairs.
3. 300 S 24th Ave., Lisa Moring, owner, and Matlock Construction, contractor, for roof repair/replacement in-kind.

HUB CITY DOWNTOWN HISTORIC DISTRICT

1. 211-213 Mobile St., Brandon & Abby Thaxton, owners, for installation of new roof structure and covering.
2. 301 McLeod St., Adrienne Hicks, owner, and Prince Sign Co, contractor, for in-kind replacement of pole-mounted hanging sign.