

HATTIESBURG HISTORIC CONSERVATION COMMISSION

**REGULAR MEETING
September 9, 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: September 2, 2026

Re: Public Hearing and Meeting

The Historic Conservation Commission will meet for a regular session at **12 p.m. NOON Wednesday, September 9, 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 **September 2026** monthly meeting
- Minutes from **August 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, September 9, 2026**

I. Business Meeting Opens

- A. Approve the September 2026 meeting agenda
- B. Approve the August 2026 meeting minutes

II. Public Hearing Opens

- A. Chair reads procedures for public hearing, discussion, and voting
- B. TABLED Items
 - a. Munn Signs, applicant, and Hattiesburg Public School District, owner, request approval for new signage at G.L. Hawkins School, a designated "Mississippi Landmark", at **526 Forrest Street** in the Hub City Downtown Historic District.
- C. New Applications for Certificates of Appropriateness
 - 1. Annie Bass, owner, requests approval to replace original windows at **707 Arledge Street** in the Hattiesburg Historic Neighborhood District.
 - 2. Alexander Robles, owner, requests approval for a storage building at **451 W. 4th Street** in the North Main Historic District.
 - 3. Will & Lindsey Harris, owners, request approval to replace a carport and install an awning at **305 6th Avenue** in the Oaks Historic District.
 - 4. Lane Doiron, owner, and Rusty Carr, applicant, request approval to enclose an exterior door and remove a rear deck and landing at **1816 Adeline Street** in the Parkhaven 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

Wednesday, August 12, 2026

The Hattiesburg Historic Conservation Commission met in regularly scheduled hearing on August 12, 2026, at 12:03 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
Elizabeth Schwartz (virtual)
Tom Boldo
Rion Snowden
Sarah Halliwell Carver
Lillie Dwight

Commissioners absent: Angela Duncan
Markus Simmons
Amy Sproles Smith

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

Staff absent: Darren Brinkley, City Arborist
Whit Sanguinetti, Code Enforcement Manager
Blaine Inmon, Historic Code Enforcement Officer

AGENDA

There came the matter of the agenda for the meeting of August 12, 2026. A motion was made by Commissioner Snowden and seconded by Commissioner Dwight 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 July 8, 2026. A motion was made by Commissioner Carver and seconded by Commissioner Snowden that the minutes be approved as submitted. All present voted aye. The motion carried.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by Jay Dean, owner, requesting approval for a new front porch addition, new deck, and replacement windows at 2202 ½ Adeline Street in the Parkhaven Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Jay Dean	Owner/Applicant

Others to speak:

Discussion and Vote: Staff informed the commissioners that, per the applicant's request, the scope of work was reduced to the new deck request only.

Motion: Approve the application as presented.

Motion made by: Michael Anderson

Motion seconded by: Rion Snowden

Commissioners voting aye: All present and voting

Commissioners voting nay: None

Commissioners abstaining: None

The motion carried.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by Michael McCullum, owner, requesting approval for new construction at 610 Dabbs Street in the Hattiesburg Historic Neighborhood District.

	<u>Name</u>	<u>Title</u>
Presented by:	Michael McCullum	Owner/Applicant
Others to speak:		

Discussion and Vote: Chair Boldo and Commissioner Dwight inquired about the window size variations on the primary facade. The applicant stated that all three windows on the front facade would be a consistent size. Commissioner Anderson inquired about the number of trees that were being proposed for removal for the current project. The applicant replied that approximately four mature trees would require complete removal to accommodate the footprint of the house and related hardscaping.

Motion: Approve the application provided that the dimensions and head heights of the three windows on the primary facade are uniform.

Motion made by: Rion Snowden

Motion seconded by: Sarah Halliwell Carver

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 Munn Signs, applicant, and Hattiesburg Public School District, owner, requesting approval for new signage at G.L. Hawkins School, a designated "Mississippi Landmark," at 526 Forrest Street in the Hub City Downtown Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Kerri Little	Applicant Representative
Others to speak:		

Discussion and Vote: Commissioner Snowden and Commissioner Carver inquired about the need for an electronic messenger board. Commissioner Carver recommended a design revision that incorporates masonry elements that would be more complementary to the school building materials.

Motion: Table the application pending design revisions.

Motion made by: Rion Snowden

Motion seconded by: Lillie Dwight

Commissioners voting aye: All present and voting

Commissioners voting nay: None

Commissioners abstaining: None

The motion carried.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by Charles Ulbrich, owner, requesting approval to replace two exterior doors at 413 Mamie Street in the Oaks Historic District.

	<u>Name</u>	<u>Title</u>
Presented by:	Charles Ulbrich	Owner/Applicant
Others to speak:		

Discussion and Vote:

Motion: Approve the application as presented.

Motion made by: Michael Anderson

Motion seconded by: Rion Snowden

Commissioners voting aye: All present and voting

Commissioners voting nay: None

Commissioners abstaining: None

The motion carried.

Public Hearing

There came the matter of the Application for a Certificate of Appropriateness filed by Lloyd Munn, owner, requesting approval to remove selected trees from the property at 401 Bay Street in the Hattiesburg Historic Neighborhood District.

	<u>Name</u>	<u>Title</u>
Presented by:	Staff	(w/ notes from Darren Brinkley)
Others to speak:	Lloyd Munn	Owner/Applicant

Discussion and Vote: Staff shared evaluation notes from Arborist Brinkley regarding health and proximity challenges for each of the three trees in question.

Motion: Approve the application as presented.

Motion made by: Michael Anderson

Motion seconded by: Sarah Halliwell Carver

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 Claire Womack, owner, requesting approval to install a new accessory structure and new driveway material at 416 Dabbs Street in the Hattiesburg Historic Neighborhood District.

Name**Title**

Presented by: Claire Womack Owner/Applicant

Others to speak:

Discussion and Vote: Commissioners shared concerns regarding the width of the driveway and the use of gravel versus crushed limestone, as provided for the Land Development Code. The applicant stated that she would be agreeable to taking any needed measures to bring the driveway into compliance, including narrowing the width and laying crushed limestone as a top layer. Additionally, commissioners shared concerns about the proposed accessory structure due to its design and finish materials.

Motion: Approve the driveway provided that that the above measures are taken to bring it into compliance with the LDC; deny the accessory structure due to the design being inconsistent with historic design guidelines.

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 Meridian McDaniel, owner, requesting approval to install partial porch screening at 309 S 21st Avenue in the Parkhaven Historic District.

Name**Title**

Presented by: Meridian McDaniel Owner/Applicant

Others to speak:

Discussion and Vote: The applicant provided a photograph that showed the upper front porch with full screening in the recent past. Additionally, the applicant shared product information for the screening that illustrated the transparency of the material.

(Ms. McDaniel exited the room.)

Motion: Approve the application as presented.

Motion made by: Sarah Halliwell Carver

Motion seconded by: Michael Anderson

Commissioners voting aye: All present and voting

Commissioners voting nay: None

Commissioners abstaining: None

The motion carried.

(Ms. McDaniel 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. Staff provided a written report with brief updates.

Mr. Archer gave a brief staff report and shared information from MDAH regarding regional CLG training sessions.

Commissioner Carver provided information regarding a property on Court Street that needs maintenance.

There being no further business, upon motion duly made by Commissioner Anderson and seconded by Commissioner Dwight, and unanimously approved, the meeting was adjourned at 1:16 p.m.

Respectfully submitted,

Tom Boldo, Chair

Russell Archer, Recording Secretary/ Historic Planner

HATTIESBURG HISTORIC CONSERVATION COMMISSION

Procedures for Public Hearing

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



Quick Facts:

Applicant:

Annie Bass

Address:

707 Arledge St.

Historic District:

Hattiesburg Historic
Neighborhood

Significance:

Contributing

Construction Date:

c1920

Ward:

2

Hattiesburg Historic Conservation Commission

Planning Division

Item 1 - Staff Report

Sept. 9, 2026



Property Image

Applicant's Requests:

Annie Bass, owner, requests approval to replace original windows at 707 Arledge Street in the Hattiesburg Historic Neighborhood District.

Applicant's Scope of Work:

Replace all windows.

This is a detailed street map of a residential neighborhood in Chicago. The map shows a grid of streets with various house numbers. A specific lot, located at the intersection of James St and Morton St, is highlighted with a black border. The lot number on this highlighted lot is 707. Other visible street names include Wintham St, James St, Morton St, Court St, and Taylor Ave. House numbers range from 600 to 810 on the left side of the map and 700 to 810 on the right side. The map is oriented with North at the top.

Adjacent Properties





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

RECEIVED
 AUG 28 2026

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: 8-28-26
 Name of Project: New Day Historic District: _____
 Municipal Address of Site: 701 Arledge Street PPIN #: 012845

This application is for: (Check O

- ☐ 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: 9-5-26 Estimated Project Cost \$: 2,000

Brief Description of the proposed project/alterations: Replace existing windows with Aluminum windows. Exact size & design 6 panes on top and 1 single pane on bottom. The original windows are rotten needs to be replace.

Contact Information

Applicant Name & Title: Annie Bass owner Company Name: _____
 Applicant Email Address: 817 Atlanta St Annie Bass @
 Applicant Full Address: 817 Atlanta St Applicant Phone Number: 601

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

Property Owner Name & Title: _____ Company Name: _____
 Property Owner Email Address: Annie.bass@
 Property Owner Full Address: 817 Atlanta St Property Owner Phone Number: _____

For Staff Only:				
Zoning:	Historic District:	Flood Zone:	Ward: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5	
Project Number:		Received:		
Time & Date Scheduled:				



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

HISTORIC RESOURCES INVENTORY

1a. Property name, historic		14. MDAH Inventory Code	
b. Property name, common		15. County FORREST	16. Survey sequence no. 315
2. Property address/descriptive location 707 Arledge		17. Was interior surveyed? ☐ Yes ☒ no ☐ not applicable	18. Visibility from public road or street ☒ good ☐ poor ☐ not visible
3. Legal description beg. SE Cor. of 2 W 100 ft. N 39-12-3-5 50 ft E 100 ft S 50 ft to Beg. 11.5 ft. off N side of 3 Bldg 3 SE Arledge Sub		19. Condition ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruins ☐ no visible remains ☐ incorporated into later structure	
4. Original use Residence	5. Present use Residence	20. USGS quadrangle map (if required) (see instructions) HATTIESBURG	
6. Other uses	7. Original or historically notable owner(s) or occupant(s)	21. UTM reference (if required) (see instructions) N3115-W8915/7.5	
8. Date of construction ☒ estimated 1930 ☐ documented	9. Changes ☐ moved (date) _____ ☐ major alterations (date) _____ ☒ no major changes	22. Current owner's name and address (see instructions) Napoleon & Bertha Hall 707 Arledge St.	
10. Architect ☐ documented ☐ attributed	11. Builder/contractor ☐ documented ☐ attributed	23. Tenant's name (if required), and address if different from property address (see instructions) (enter in pencil)	
12. Is the property architectural/historically important? If so, why? (continue on reverse if necessary) Yes		24. Principal material(s) Wood & Shingles	
13. Identify any outbuildings and/or other structures or landscape features associated with this building or structure. (Attach an additional inventory form for each one that has particular architectural or historical interest)		25. Architectural character or style VERNAICULAR	
THIS SECTION FOR MDAH USE ONLY			
26. Category			
27. Functional type			
28. Registration status and dates ☐ NHL ☐ listed NR ☐ approved for NR ☐ federal DOE ☐ state landmark ☐ local landmark ☐ HABS/HAER			
29. Is this property included in a historic district? ☒ yes ☐ NR district ☐ no ☐ proposed ☒ local district Name of district HAN ☐ pivotal ☐ marginal ☒ contributing ☐ noncontributing ☐ intrusion			

(Attach one 3 x 5 black and white photograph here.)



MISSISSIPPI HISTORIC RESOURCES INVENTORY
Page 2

30. Brief statement of the property's history

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

707 Arledge St. Vernacular. Ca. 1920. 1-story 3-bay frame residence, gable roof, exposed rafter tails. Porch recessed under left bay, supported on square wood columns on stucco balustrade. Corbelled small gable roof with Romanesque arch over stoop. Contributing.

32. Additional remarks or continuation of other sections

35. Photographer or photo source

HATTIESBURG HISTORIC
NEIGHBORHOOD ASSOCIATION

36. Photo roll and frame number(s)

R15 22 N 33

37. Photo date FEBRUARY 15, 1986

33. Sources of information

38. Inventory form completed by
(name and organization)

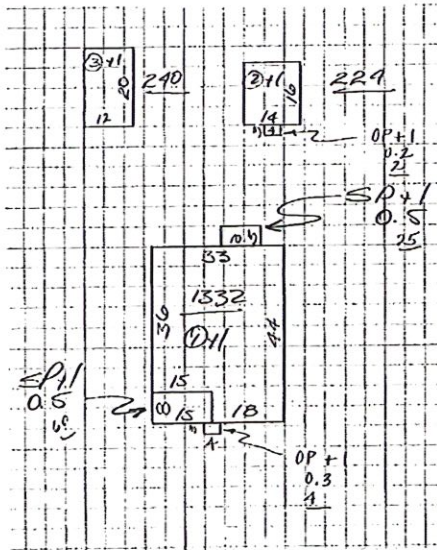
HATTIESBURG HISTORIC
NEIGHBORHOOD ASSOCIATION

39. Survey project name

40. Date form completed

MARCH 15, 1986

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



THIS SECTION FOR MDAH USE ONLY

41. Attached supplementary materials

42. Other materials in MDAH files

- ☐ plans, drawings
- ☐ correspondence
- ☐ research notes
- ☐ clippings
- ☐ project report
- ☐ early photos
- ☐ slides
- ☐ negatives
- ☐ other

43. Date logged, MDAH

44. Logged by







Proposed replacement windows (vinyl 6/1)





Quick Facts:

Applicant:

Alexander Robles

Address:

451 W. 4th St.

Historic District:

North Main Historic

Significance:

Contributing

Construction Date:

c1908

Ward:

4

Hattiesburg Historic Conservation Commission

Planning Division

Item 2 - Staff Report

September 9, 2026



Property Image

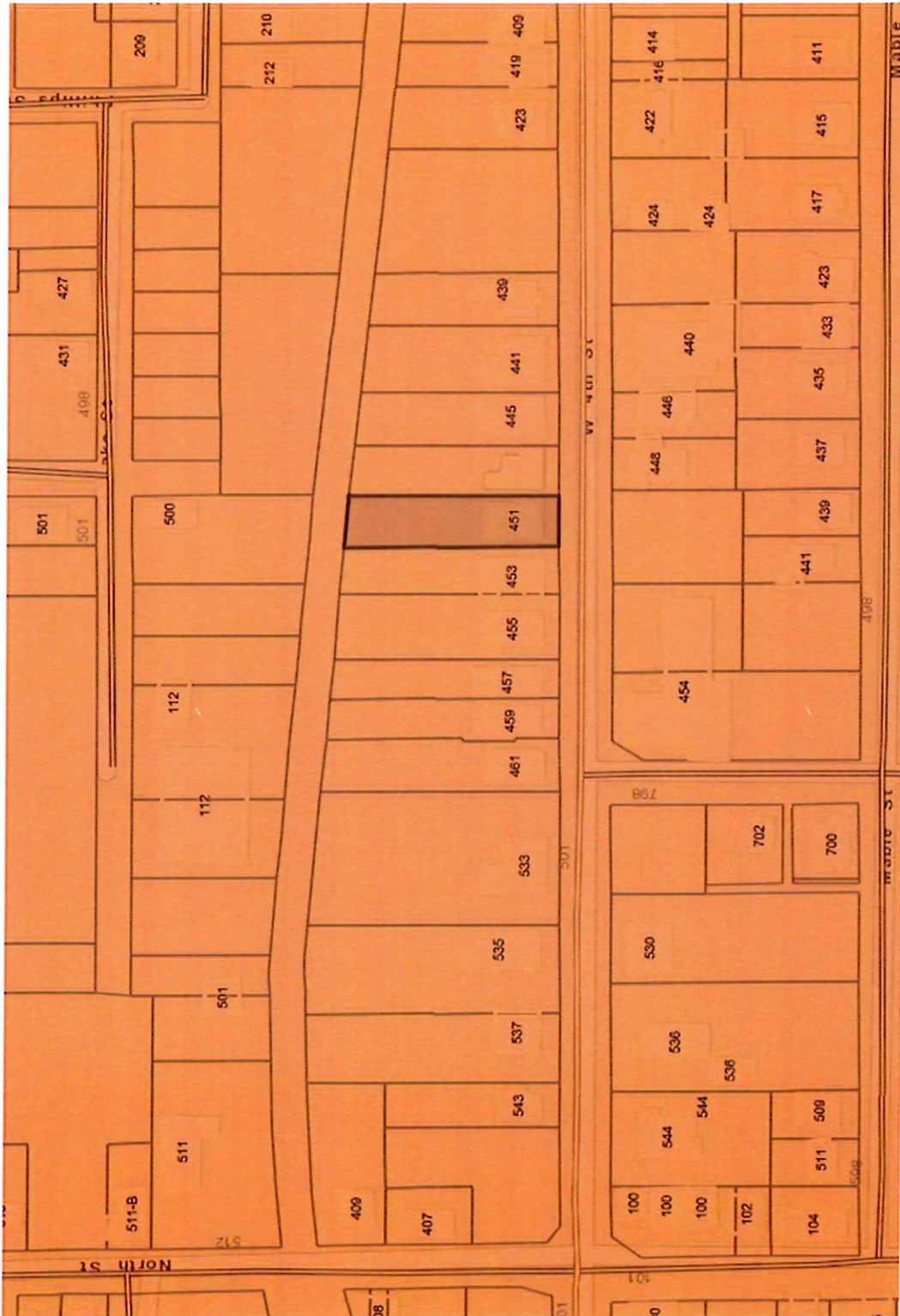
Applicant's Requests:

Alexander Robles, owner, requests approval for an accessory structure at 451 W 4th Street in the North Main Historic District

Applicant's Scope of Work:

New accessory structure (storage building).

Location map



Adjacent Properties





Application for Historic Certificate of Appropriateness

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

AUG 28 2026

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: 8/28/26
Name of Project: Robles Storage Bldg. Historic District: North Main
Municipal Address of Site: 451 W 4th

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: N/A Estimated Project Cost \$: _____

Brief Description of the proposed project/alterations: Storage Building in back yard,
(30' x 12')

Contact Information

Applicant Name & Title: Alexander Robles Company Name: N/A.

Applicant Email Address: _____

Applicant Full Address: 505 Broad St. Applicant Phone Number: 6

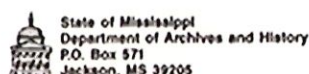
If the applicant is not the owner, include a letter from the owner authorizing the change.

Property Owner Name & Title: _____ Company Name: _____

Property Owner Email Address: _____

Property Owner Full Address: _____ Property Owner Phone Number: _____

For Staff Only:				
Zoning:	Historic District:	Flood Zone:	Ward:	
			☐ 1	☐ 2 ☐ 3 ☐ 4 ☐ 5
Project Number:		Received:		
Time & Date Scheduled:				



HISTORIC RESOURCES INVENTORY

NORTH MAIN DISTRICT

1. a. Property name, historic		14. MDAH Inventory Code <u>035-HAT-1082-NRD</u>	
b. Property name, common house		15. County FORREST	
2. Property address / descriptive location 451 W. FOURTH		16. City or town HATTIESBURG ☐ vicinity of	
3. Legal description (and acreage, if required) (see instructions) Pt 2 beg 253 ft W of SE cr N 236 ft W 58.25 ft S 239 ft to 4th St E 58 ft to beg Blk 171 Crittenden		17. Was interior surveyed? no	18. Survey seq. no. 116NM
4. Former / historic use(s) residence	5. Present use residence	19. Ownership ☐ city ☐ federal ☐ quasi-public agency ☐ state ☐ non-profit organization ☒ county ☒ 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 Hattiesburg 1964	
8. Date of construction ☒ estimated 1908 ☐ documented	9. Date(s) of historic changes, if any ☐ moved ☐ enlarged / altered	21. UTM reference (if required) (see instructions)	
10. Architect ☐ documented ☐ attributed	11. Builder / contractor ☐ documented ☐ attributed	22. Condition ☐ excellent ☐ ruins ☐ good ☐ no visible remains ☒ fair ☐ incorporated into later structure ☐ deteriorated	
12. Brief description One-story, wood frame cottage with hip roof, deep boxed eaves, two chimneys, single half-hip dormer with two boarded-up windows, wraparound porch, independently roofed and supported on boxed columns, 6/1 double-hung windows, and an entrance with transom and six-lights over two-panels door.		23. Post-historic changes and dates	
13. Outbuildings or secondary elements (if significant use separate form) shed		24. Principal materials Walls: wood siding Roof: asphalt shingles	
Attach photograph here		25. Architectural character or style Mediterranean	
THIS SECTION FOR MDAH USE ONLY 26. Category 27. Functional type 28. Registration status and dates ☐ NHL ☐ listed NR ☒ in NR district ☐ federal DOE ☐ state landmark ☐ local landmark ☒ in local district ☐ HABS / HAER 29. If located in historic district a. Name of district <u>NORTH MAIN RD</u> b. Rating ☐ marginal ☐ pivotal ☒ contributing ☐ noncontributing ☐ intrusion c. District element number <u>275</u>			



MISSISSIPPI HISTORIC RESOURCES INVENTORY Page 2

30. Architectural or historical importance, if any

This circa 1908 Mediterranean-style cottage contributes to the architectural fabric of the district.

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

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

Edgar F. Foreman
451 W. 4th

32. Additional remarks or continuation of other sections

36. Photographer or photo source

Robert J. Cangelosi, Jr.
2521-17

37. Photo roll and frame number(s)

38. Photo date
March 1990

33. Sources of information

Hattiesburg Assessors Records
Sanborn Insurance Maps
1898, 1903, 1906, 1910, 1915, 1931, 1961
City Directories
1905, 1910, 1915, 1918, 1921, 1927, 1929,
1935, 1937, 1939, 1941

39. Inventory form completed by
(name and organization)

Robert J. Cangelosi, Jr.
KOCH AND WILSON ARCHITECTS
A Professional Corporation

40. Survey project name
1991 HATTIESBURG SURVEY

41. Date form completed
29 June 1991

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



451 W. 4th St.

THIS SECTION FOR MDAH USE ONLY

42. Other information in HDP 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



30'x12' storage building
(meets setback requirements)





Quick Facts:

Applicant:

Will & Lindsey Harris

Address:

305 6th Ave.

Historic District:

Oaks Historic

Significance:

Non-Contributing

Construction Date:

c1924

Ward:

4

Hattiesburg Historic Conservation Commission

Planning Division

Item 3 - Staff Report

September 9, 2026



Property Image

Applicant's Requests:

Will & Lindsey Harris, owners, request approval to replace a carport and install an awning at 305 6th Avenue in the Oaks Historic District

Applicant's Scope of Work:

Replace detached carport; install awning over side (alley-facing) door.

Adjacent Properties



RECEIVED
AUG 31 2026

BY:

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

Historic District Oaks Historic District
Property address: 305 6th Avenue
Present zoning: R-1C

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

Applicant: Will & Lindsey Harris
Address: 305 6th Avenue
Hattiesburg, MS 39401
Phone: Lindsey
Signature and permission of Applicant / date:
Lindsey W. Harris / 8.30.26

Owner: _____
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: October 2026

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

SEE NEXT PAGE

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

Incomplete applications will not be
reviewed by the commission.

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

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

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

HISTORIC RESOURCES INVENTORY

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 305 6th Avenue Hattiesburg, MS 39401		16. City or town ☒ vicinity of HATTIESBURG	
3. Legal description (and acreage, if required) (see instructions) NW 60' of Lt. 6,7,&8 Blk. 151 Kamper & Whinnery Ext. 2		17. Was interior surveyed? No	18. Survey seq. no. 533
4. Former / historic use(s) Residence	5. Present use Residence	19. Ownership ☐ federal ☐ city ☐ state ☐ quasi-public agency ☐ county ☒ non-profit organization ☒ 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 ☒ estimated 1924 ☐ documented	9. Date(s) of historic changes, if any ☐ moved ☐ enlarged / altered	21. UTM reference (if required) (see instructions)	
10. Architect ☐ documented ☐ attributed	11. Builder / contractor ☐ documented ☐ attributed	22. Condition ☐ excellent ☐ ruins ☒ good ☐ no visible remains ☐ fair ☐ incorporated into later structure ☐ deteriorated	
12. Brief description One-story brick veneer residence with hip roof, centrally located 8-panel front door, slightly recessed, and flanked by 12-lite windows.		23. Post-historic changes and dates	
13. Outbuildings or secondary elements (if significant use separate form) 1 Carport/Utility		24. Principal materials Walls: Brick Veneer Roof: Shingle/Asp.	
		25. Architectural character or style No Style	
THIS SECTION FOR MDAH USE ONLY			
26. Category			
27. Functional type			
28. Registration status and dates ☐ NHL _____ ☐ listed NR _____ ☐ in NR district _____ ☐ federal DOE _____ ☐ state landmark _____ ☐ local landmark _____ ☐ in local district _____ ☐ HABS / HAER _____			
29. If located in historic district a. Name of district _____ b. Rating ☐ marginal ☐ pivotal ☐ noncontributing ☐ contributing ☐ intrusion c. District element number _____			



PHI HISTORIC RESOURCES INVENTORY

30. Architectural or historical importance, if any

This house was likely built in 1924 and has been substantially remodeled. In its present condition, it does not contribute to the historic architecture of the neighborhood.

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

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

J. Ed. & Rhonda Morgan
305 6th 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)

2296-13

38. Photo date

25 May 1990

33. Sources of information

Forrest Country Assessors Records
Sanborn Insurance Maps 1910,15,25,31,61
City Directoris 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

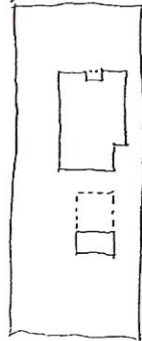
1990 Hattiesburg Survey

41. Date form completed

June 29, 1990

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

305 6th AVE



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

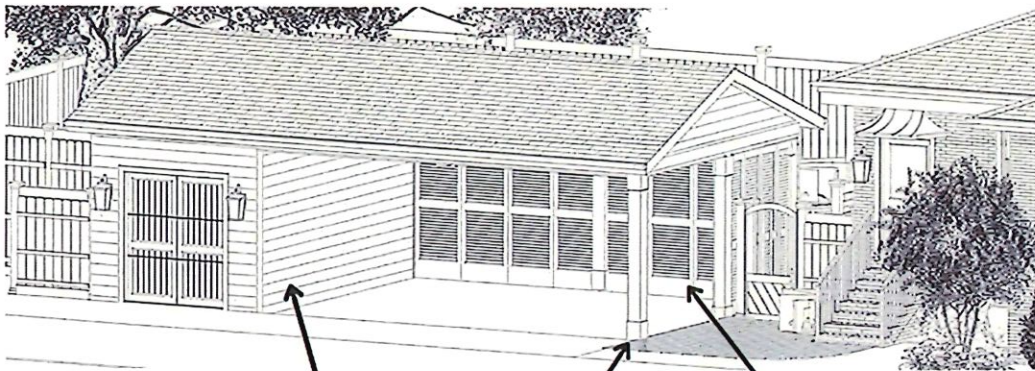
d. Date of evaluation

EXISTING CARPORT



NEW CARPORT & FINISHES

PAINT & SHINGLES TO MATCH HOUSE



LAP SIDING AROUND STORAGE ROOM



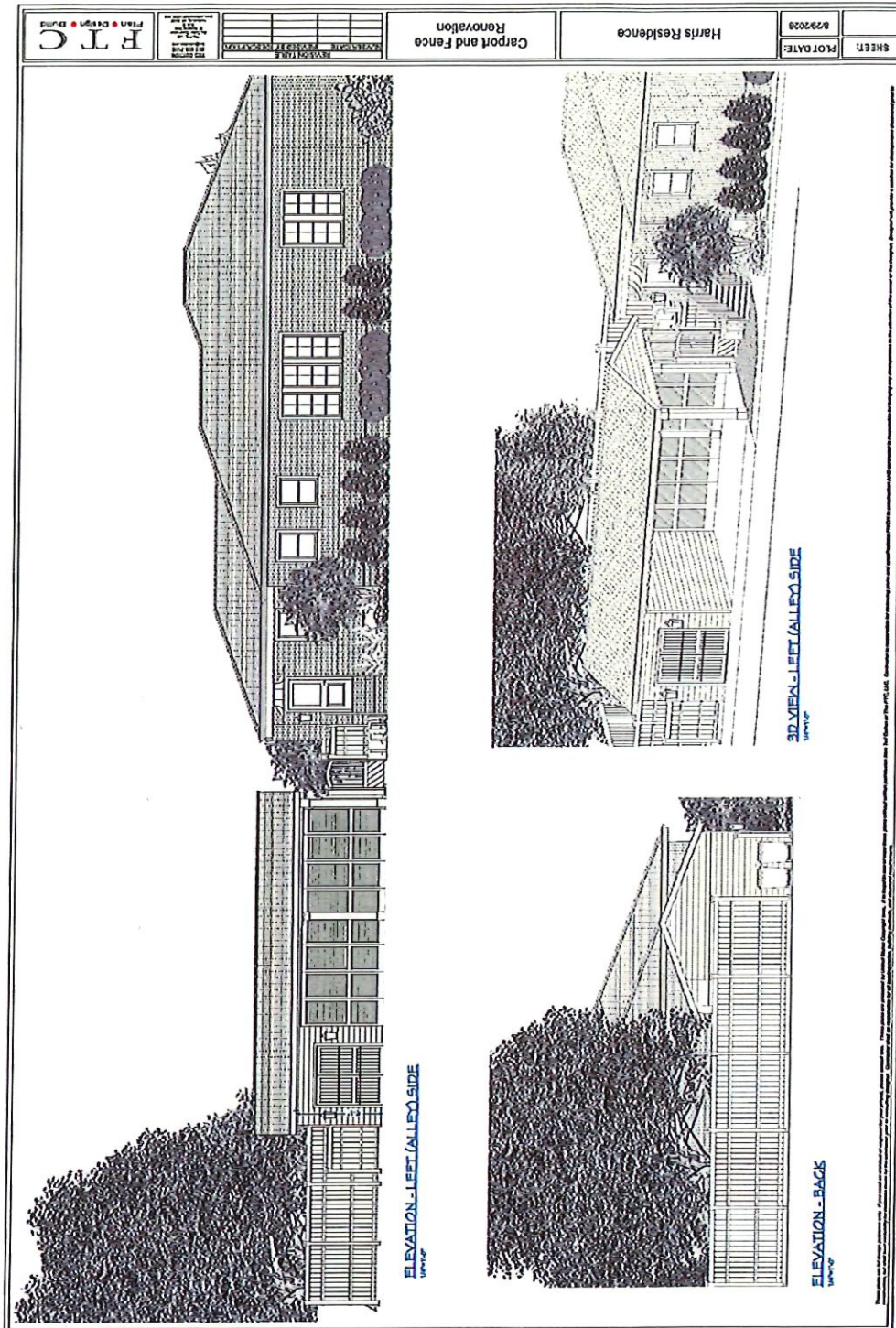
POST STYLE



PRIVACY WALL BETWEEN CARPORT & BACKYARD

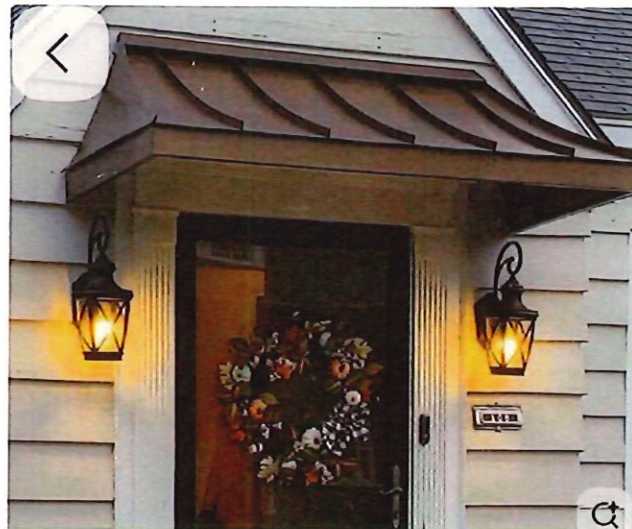
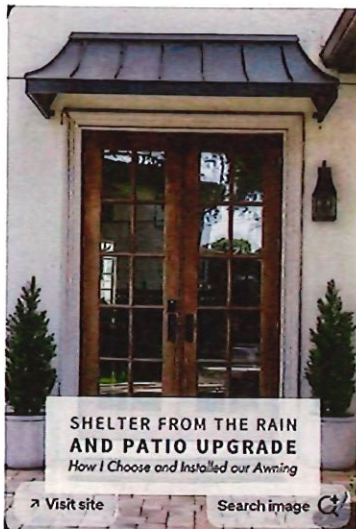
Diagram illustrating the layout of a property with various structures and fence heights. The plan shows a large building on the left, a "RAISED DECK" in the center, and a "GARAGE" on the right. A red circle highlights a specific area near the garage. Dimensions for fence heights are indicated: "6' HEIGHT" on the left, "8' HEIGHT" at the bottom, "6' HEIGHT" on the right, and "5' HEIGHT" and "6' HEIGHT" near the garage. A legend box indicates "NEW FENCE 6' & 8' HEIGHTS" and "EXISTING FENCE 4' HEIGHT". An "ALLEY" is shown at the top.

[illegible]





NEW METAL AWNING STYLE
OVER SIDE ENTRY/ALLEY DOOR
NOT VISIBLE FROM 6TH AVENUE





Quick Facts:

Applicant:

Lane Doiron, Owner

Wil-car H.I., Applicant

Address:

1816 Adeline St.

Historic District:

Parkhaven Historic

Significance:

Contributing

Construction Date:

c1945

Ward:

4

Hattiesburg Historic Conservation Commission

Planning Division

Item 4 - Staff Report

September 9, 2026



Property Image

Applicant's Requests:

Lane Doiron, owner, and Wil-car Home Improvement, applicant, request approval to enclose an exterior door and remove a rear deck and landing at 1816 Adeline Street in the Parkhaven Historic District

Applicant's Scope of Work:

Enclose rear exterior door; remove deck, landing and steps.

Adjacent Properties





COA
Pre-Application Form ✓

City of Hattiesburg – Planning Division
PO BOX 1898 – Hattiesburg, MS 39403-1898 | Phone (601)- 545-4599 |
planning@hattiesburgms.com

RECEIVED
SEP 01 2026

BY: *[Signature]*



NOTE:

- This document must be completed **LEGIBLY** and **IN FULL** before any review by the Pre-Application Review Committee. The committee meets every Thursday in the 1st Floor Conference Room at City Hall.
- Meetings are scheduled in the order applications are received. A member of the planning staff will contact applicants to confirm the meeting date and time. Applications received by 5:00 pm on Fridays are eligible for a meeting on Thursday of the following week, as scheduling allows.
- A representative of the project must be present at the meeting.

Project Information

Application Date: 9/1/26

Name of Project: LANE DOIRON Parcel Number(s): _____

Municipal Address of Site: 1816 ADELINE ST.

☐ Existing or ☐ Proposed Use: PARKHAVEN

This application is for: (Check One)

☐ New Construction ☒ Remodel ☐ Addition ☐ Concept Only ☐ Other: _____

Estimated Project Cost \$: 4,350.00

Contact Information

Representative Name & Title: RUSTY CARR / OWNER Company Name: WIL-CAR HOME IMPROVEMENT

Representative Email Address: _____

Representative Full Address: 4160 W. 4TH ST HATTIESBURG, MS 39402

Representative Phone Number: 601-810-2006

Property Owner Name & Title: LANE DOIRON / OWNER Company Name: N/A

Property Owner Email Address: _____

Property Owner Full Address: 1816 ADELINE ST. HATTIESBURG, MS 39401

Property Owner Phone Number: _____

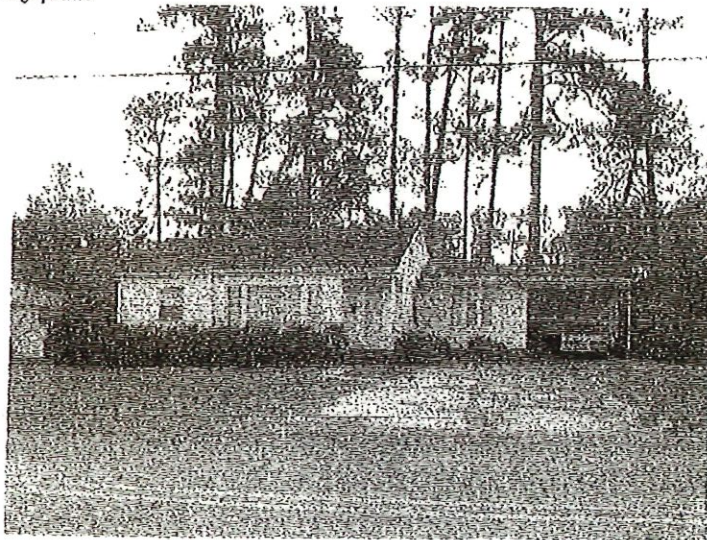
For Staff Or				
Zoning:	Historic District:	Flood Zone:	Ward: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5	
PPIN Number(s):		Time & Date Scheduled:	Received:	
Project Number:				



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 1816 Adeline St.		11. City or Town ☐ Vicinity of HATTIESBURG	
3. Legal description (and acreage, if required – see instructions) PPIN 015263		12. Owner's name and address Johnnye S. Ferrell 1816 Adeline St.	
4. Former/historic use Residence		13. Was interior surveyed? No	
5. Present Use Residence		14. Survey seq. no.	
6. Architect ☐ documented ☐ attributed		15. USGS quadrangle map	
7. Builder/contractor ☐ documented ☐ attributed		16. UTM reference (if required-see instructions)	
8. Brief description One story. Minimal traditional. Parallel to street. Raised foundation. Masonite lap siding and board & batten. Combination gable and hip roof with architectural shingles. One, 2/2 horizontal pane wood window. One picture window, 15 fixed center panes with 2/3 sidelights. Three single unit windows. Center window has four fixed panes, two side windows have four pane casements windows. Wood, louver screen door over front door. Small brick stoop with round wood columns. Triangle louvers vents in gable ends.		17. Date of construction ☒ estimated ☐ documented	
9. Outbuildings or secondary elements (if significant, use separate form) Single attached carport. Double concrete drive from street to carport. Curved concrete sidewalk from drive to front stoop. Numerous old growth pines in rear yard.		18. Integrity ☐ very intact ☐ deteriorated ☒ some changes ☐ ruins ☐ extensive changes ☐ no visible remains	
Attach photograph here		19. Dates of changes, if any ☐ moved ☒ enlarged/ altered <u>Carport addition/unknown date</u> ☐ artificial siding ☐ replaced windows/doors ☐ enclosed/alterd porch ☐ storefront alterations	
20. Architectural character or style Minimal traditional		THIS SECTION FOR MDAH USE ONLY	



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:

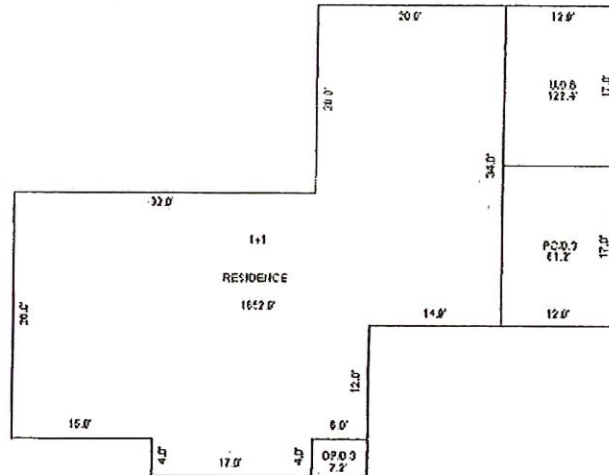
MDAH Inventory Code

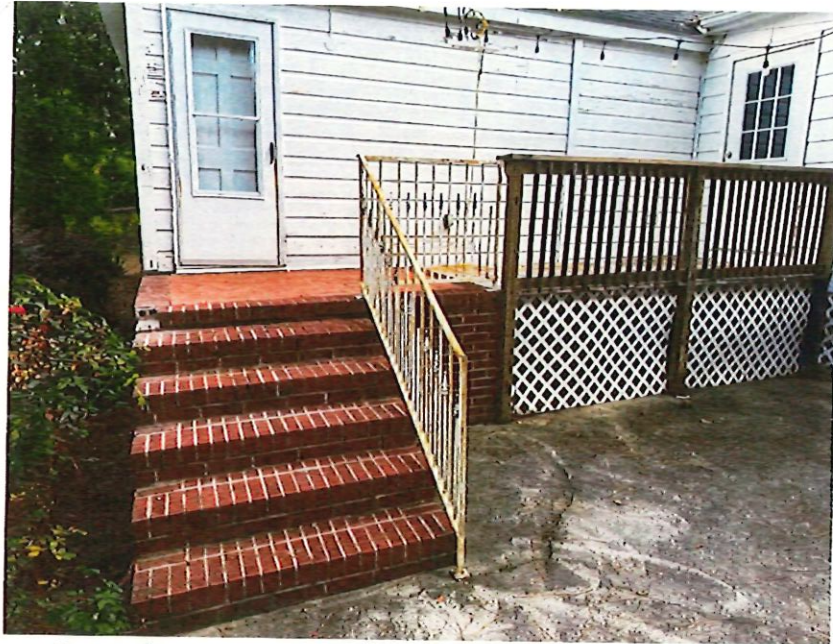
MISSISSIPPI HISTORIC RESOURCES INVENTORY
PAGE 2

23. Historical information	27. Photographer or photo source Russell Bearden 28. Photo roll and frame number (s) Adeline, 1816 IMG_0070.jpg 29. Photo date July 25 2008 30. Inventory form completed by (name and organization) Patti Mowrey Parkhaven Neighborhood Association
24. Additional remarks or continuation of other sections	31. Survey project name 2008 Parkhaven Survey 32. Date form completed 11 November 2008
25. Sources of information Forrest County Tax Assessor's Records	THIS SECTION FOR MDAH USE ONLY 33. Evaluation of National Register eligibility a. ☐ already listed (see front of form) ☐ appears individually eligible ☐ potentially eligible if restored ☐ would contribute to district ☐ does not appear eligible ☐ insufficient information b. Evaluated by/Date

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

(7) x 1
Patio
1 x 6 ft

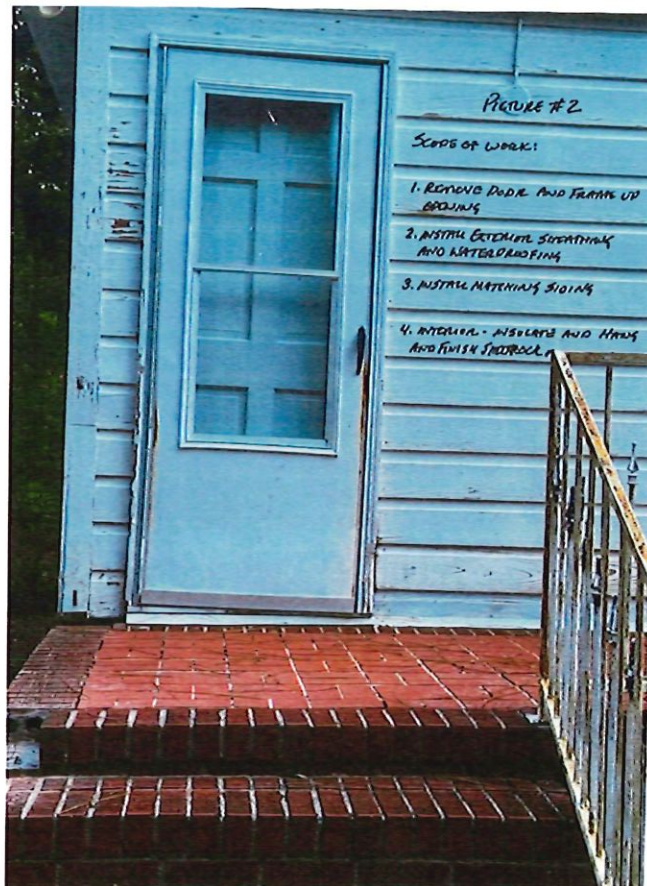




Picture #1

SCOPE OF WORK:

1. REMOVE BRICK STEPS, BRICK LANDINGS, AND HANDRAILS.
2. REMOVE DECK LANDING, LATTICE, AND HANDRAILS



Picture #2

SCOPE OF WORK:

1. REMOVE DOOR AND FRAME UP BRICKING
2. INSTALL EXTERNAL SWEATHING AND WATERDROPPING
3. INSTALL MATERIALS JOINING
4. INTERIOR - INSULATE AND FINISH AND FINISH INTERIOR

August Historic Report 2026

North Main Historic District

1301 Main St

- Two Notices of Violation were sent out on this property for the Vacancy Registration.
- Citation was sent out for appearance at court for failure to register property as vacant

511 Miller St

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

413 Miller St

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

409 Mable St

- New Notice was issued on 7/20/2026 to the new owner of the property to get property registered as vacant

1300 Main

- Notice of Violation was issued on 7/22/26 for VAD registration

132 E 5th St

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

309 Mable St

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

127 E 5TH St

- Notice of Violation was issued 4/27/2026 to get property registered as vacant
- Citation issued for not registering property on the VAD Registry

510 Columbia St

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

506 Broad St

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

1413 Main St

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

120 Montague St

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

105 Montague Dr

- Notice of Violation was issued 7/21/26 for the property to get registered as vacant.

1300 Main St

- Notice of Violation was issued 7/22/26 for property to get registered as vacant

1001 Main St

- Notice of Violation was issued on 7/21/26 for property to get registered as vacant

403 W 4th St

- Notice of Violation was issued on 7/22/26 for property to be registered as vacant.

507 Broad St

- Notice of Violation was issued on 5/7/26 to register the property as vacant
- Citation was issued 7/21/26 for failure to register the property

113 Mable St

- Stop work order was issued and closed same day due to permit getting pulled for roof

116 Eupora

- Notice of Violation was issued for Property Maintenance

460 Columbia St

- Notice of Violation was issued for Overgrown Lot

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.

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.

413 E Pine St

- Notice of violation was sent out for VAD Registration

33 Batson St

- Notice of Violation was issued on 7/08/26 for the property to be registered as vacant

702 E 2nd St

- Notice of Violation was issued for Property Maintenance

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 Manager 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.

700 Hall Ave

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

114 Short Bay St

- Notice of Violation was issued for Overgrown Lot

501 Ronie St

- Notice of Violation was issued on 7/28/26 for property to be registered as vacant

309 Elizabeth AV

- Stop Work Order was issued for replacing sewer line without permit

514 Court St

- Vehicled stickered for being broke down

516 Court St

- Notice of Violation was issued for the property to be 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.

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 the 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

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.

116 S 10th Ave

- Notice of Violation was issued for overgrown lot

1209 Corinne St

- Notice of Violation was issued for overgrown lot

223 S 10th Ave

- Notice of Violation was Issued for property maintenance

Parkhaven Historic District

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.

301 S 25th Ave

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

2004 Adeline St

- Notice of Violation was issued on 7/7/26 for overgrown lot and car parked in the yard and is now closed

1904 Adeline St

- Notice of Violation was issued on 7/11/26 for Stop Work Order for no COA for building fence

2410 O'Ferral St

- Notice of Violation was issued for Vehicle in the yard, Exterior Structure, and Accumulation of Garbage and Rubbish

420 S 22nd Ave

- Two vehicles stucked and have since been removed

221 S 20th Ave

- Notice of Violation was issued for Overgrown lot

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 of 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.

Coordinator's Report: September 2026 (for August 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. 609 Walnut St., Gary Woods, owner, and Walley Roofing, contractor, for roof repair/replacement in-kind.
2. 707 Arledge St., Annie Bass, owner, for exterior wood repairs including siding, porches and eaves.; roof repair/replacement.
3. 612 Ronie St., Jackie Godbolt, owner, for minor demo related to downsizing of existing carport roof.
4. 501 Southern Ave., Deborah Watson, owner, and Pruitt's Roofing, contractor, for roof repair/replacement in-kind.
5. 403 Southern Ave., Lynn Bates, owner, and Beau Bob's Construction, contractor, for repairs to floor structure only.

NEWMAN-BUSCHMAN RAILROAD HISTORIC DISTRICT:

1. (none)

NORTH MAIN STREET HISTORIC DISTRICT:

1. 110 Columbia St., Youssif Salfh, owner, for roof repair/replacement in-kind.
2. 113 Mable St., Kira Reed, owner, and One Day Roofing, contractor, for roof repair/replacement in-kind
3. 867 Main St., James Bacchus, owner, and Billy Parker Roofing, contractor, for roof repair/replacement in-kind.
4. 310 J.D. Randolph St., Estralita Knight, owner, and Gable Roofing, contractor, for roof repair/replacement in-kind.

OAKS HISTORIC DISTRICT:

1. 506 6th Ave., Melinda Forsythe, owner, and Mitch Moore Construction, contractor, for interior work, painting, and gutter repair.
2. 507 Mamie St., Dorothy Whitaker, owner, for interior renovations only.
3. 112 2nd Ave., Unit 7, Cathy Hopkins, owner, and Southworks Roofing & Construction, contractor, for roof repair/replacement in-kind.
4. 807 Railroad St., Reginald Wilson, owner, for reconstruction of front porch with same design; roof repair/replacement in-kind.
5. 310 4th Ave., John & Cynthia Bivins, owners, for foundation repairs only.
6. 598 Concart St., Michael Roberts, owner, and B&A Roofing, contractor, for roof repair/replacement in-kind.
7. 404 6th Ave., William Waller, owner, and Scott Pipkins, contractor, for roof repair/replacement in-kind (accessory structure)
8. 209 S 10th Ave., Larry & Gail Albert, owners, and Specialty Roofing Services, Inc., contractor, for roof repair/replacement in-kind.

9. 1216 Adeline St., John & Patty Holloway, owners, for reinstallation of gutters and downspouts.
10. 310 4th Ave., Cindy Bivins, owner, and Watkins Construction, contractors, for exterior repairs, exterior painting, gutters & downspouts at rear, roof repair/replacement in-kind.

PARKHAVEN HISTORIC DISTRICT:

1. 1809 Brooklane Dr., Vincent McCaskill, owner, for roof repair/replacement in-kind.
2. 1900 Mamie St., Dennis Miller, owner, for roof repairs due to tree damage.
3. 401 S 21st Ave., Chris Bedenbaugh, owner, and Cesar Potenza, contractor, for roof repair/replacement in-kind.
4. 2003 Adeline St., Joann Wingate, owner, and Walley Roofing, contractor, for roof repair/replacement in-kind.
5. 321 S 24th Ave., Jared Gray, owner, and Scott Pipkins, contractor, for roof repair/replacement in-kind.

HUB CITY DOWNTOWN HISTORIC DISTRICT

1. 210 E Pine St., G&S Development, owner, and Scott Pipkins, contractor, for roof repair/replacement in-kind.
2. 400 W Pine St., The Church at Four Points, owner, for in-kind roof repairs at rear of building.

August Total: 26