

City of Hattiesburg, MS

*200 Forrest St.
P.O. Box 1898
Hattiesburg, MS 39401*



Meeting Agenda - Draft

Monday, April 18, 2016

4:00 PM

Council Chambers

City Council - Agenda Review

1. Agenda Review.

2. Citizens' Forum.

City of Hattiesburg, MS

*200 Forrest St.
P.O. Box 1898
Hattiesburg, MS 39401*



Meeting Agenda - Final

Monday, April 18, 2016

4:00 PM

for the April 19, 2016 Agenda

Council Chambers

City Council - Amendments to the Agenda

Remove Policy Agenda Item V.- 19 at the request of the Administration.

And,

Add Routine Agenda Item VI. - 7 at the request of the Administration as follows:

- VI.-7** [2016-2628](#) Acknowledge receipt of request filed by Mary Morris Sakalaios to appeal the Hattiesburg Historic Conservation Commission's recommendation for the petition filed by Mary Elizabeth Morris Sakalaios, Owner, to demolish the structures at 1413 Main Street (Parcel 042F-26-153.00, PPIN 12334, Ward 5); (Hattiesburg Historic Conservation Commission recommended to DENY on March 9, 2016); Reschedule a public hearing before City Council to May 16, 2016 at 4:00 p.m. to allow for proper notification; and authorize publication of Public Notice setting an Appeal Public Hearing.

Attachments: [Request to Appeal HHCC Decision_Sakalaios](#)
[Feb 2016 minutes HHCC](#)
[1413 Main St - Applicant Documentation and Application](#)
[Data sheet 1413 N Main St](#)
[Opposition letters](#)
[MDAH letter 1413 Main St Demo](#)
[1413 Main St - Interior photos](#)
[Sakalaios Appeal Public Notice - Second Posting](#)



City of Hattiesburg, MS

200 Forrest St.
P.O. Box 1898
Hattiesburg, MS 39401

Master

File Number: 2016-2628

File ID: 2016-2628

Type: Regular Agenda Item

Status: Agenda Ready

Version: 1

Reference:

In Control: City Council

File Created: 04/18/2016

Brief Title: Set Appeal Hearing - 1413 Main Street

Final Action:

Minute Book Number: MB2016-111

Title: Acknowledge receipt of request filed by Mary Morris Sakalairo to appeal the Hattiesburg Historic Conservation Commission's recommendation for the petition filed by Mary Elizabeth Morris Sakalairo, Owner, to demolish the structures at 1413 Main Street (Parcel 042F-26-153.00, PPIN 12334, Ward 5); (Hattiesburg Historic Conservation Commission recommended to DENY on March 9, 2016); Reschedule a public hearing before City Council to May 16, 2016 at 4:00 p.m. to allow for proper notification; and authorize publication of Public Notice setting an Appeal Public Hearing.

Notes: Rescheduled public hearing to allow for proper notification.

Sponsors:

Enactment Date:

Attachments: Request to Appeal HHCC Decision_Sakalairo, Feb 2016 minutes_HHCC, 1413 Main St - Applicant Documentation and Application, Data sheet_1413 N Main St, Opposition letters, MDAH letter_1413 Main St Demo, 1413 Main St - Interior photos, Sakalairo Appeal_Public Notice - Second Posting

Enactment Number:

Contact:

Meeting Date: 04/19/2016

Drafter: Ginger Maddox

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council - Amendments to the Agenda	04/18/2016					
1	City Council	04/19/2016					

Text of Legislative File 2016-2628

Title

Acknowledge receipt of request filed by Mary Morris Sakalairo to appeal the Hattiesburg Historic Conservation Commission's recommendation for the petition filed by Mary Elizabeth Morris

Sakalairos, Owner, to demolish the structures at 1413 Main Street (Parcel 042F-26-153.00, PPIN 12334, Ward 5); (Hattiesburg Historic Conservation Commission recommended to DENY on March 9, 2016); Reschedule a public hearing before City Council to May 16, 2016 at 4:00 p.m. to allow for proper notification; and authorize publication of Public Notice setting an Appeal Public Hearing.

Summary

Set Appeal Hearing - 1413 Main Street

Publication Information

Public Notice to set hearing to publish in Hattiesburg American on April 29, 2016 (17 days prior to May 16, 2016 hearing).



Send to:
Ginger Maddox, Planning Manager
Dept. of Urban Development
P.O. Box 1898
Hattiesburg, MS 39403
601.554.1031 or fax 601.545.1962

**REQUEST TO APPEAL HISTORIC CONSERVATION COMMISSION
DECISION**

Today's Date:	3-15-2016
Historic Conservation Commission Meeting Date:	3-9-16
(Appeals must be made within 10 consecutive days of the decision)	
Name of Property Owner/Petitioner:	MARY MORRIS SALGADO
Name of Person Requesting Appeal Hearing:	MARY MORRIS SALGADO
Mailing Address of Person Requesting Appeal Hearing:	49 TIDEWATER RD HATTIESBURG, MS 39402
Address of Petitioned Property:	1413 North Main Street
Petitioner's Request of the Historic Commission:	Demolition of Property
Historic Commission's Decision:	Approve ☐ or Deny ☒

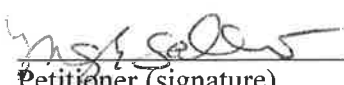
I/We hereby APPEAL the Historic Conservation Commission Decision for the above referenced petition and request to hold a Public Hearing before the Hattiesburg City Council.

FILED

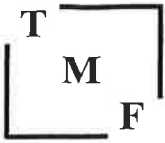
MAR 16 2016

CITY CLERK

DEPUTY CLERK


Petitioner (signature)

Petitioner (signature)



The Law Office of
Timothy M. Farris, P.L.L.C.

6645 Highway 98 West Suite 3
Hattiesburg, Mississippi 39402

601-296-1082
601-296-1085 (fax)

March 15, 2016

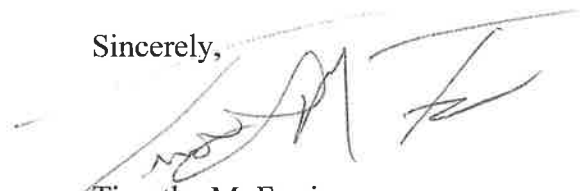
Office of the City Clerk
200 Forrest St
Hattiesburg, MS 39401

RE: Letter of Intent by Mary Morris Sakalairos to appeal the denial by Historic Conservation Commission of demolition of the home located at 1413 North Main St

Dear Clerk,

Please let this letter act as my client Mary Morris Sakalairos Letter of Intent to appeal the decision of the Hattiesburg Historic Conservation Commission denying her application for demolition of the home located at 1413 North Main St. I have enclosed her executed request for appeal. If you need any additional documents or information in order to perfect her appeal please contact me immediately.

Sincerely,



Timothy M. Farris



Mary Morris Sakalairos

FILED

MAR 16 2016

CITY CLERK

DEPUTY CLERK



**MINUTES OF THE MEETING OF THE
HATTIESBURG HISTORIC CONSERVATION COMMISSION**

Wednesday, March 9, 2016

The Hattiesburg Historic Conservation Commission met March 9, 2016, at 12:00 p.m. in the Dining Room of the Jackie Dole Sherrill Community Center, 220 W. Front St., Hattiesburg, Mississippi, Sarah Newton presided as Chairman.

Commissioners present: Sarah Newton, Chairman
Newton Fawcett, Vice-Chairman
Michelle Heidelberg
Glenn Nees
Margaret Dwight Shelton
Mary Halliwell

Commissioners absent: Michael Anderson

Staff present: Russell Archer, Historic Preservation Planner
Ginger Maddox, Planning Manager
Andy Parker, Arborist

AGENDA

There came the matter of the agenda for the meeting of March 9, 2016. A motion was made by Commissioner Fawcett and seconded by Commissioner Shelton that the agenda be approved. The motion carried.

MINUTES

There came the matter of the minutes for the February 2016, meeting. A motion was made by Commissioner Shelton and seconded by Commissioner Fawcett that the minutes be approved as submitted. The motioned carried.

Public Hearing

There came the matter of the application for a Certificate of Appropriateness filed by Mary Elizabeth Morris Sakalairos, Owner, for demolition of the structures at 1413 N. Main St.

	<u>Name</u>	<u>Title</u>
Presented by:	Marvin Morris	Owner’s Representative
Others to speak:	Anthony Sakalairos	Spouse of Owner
	Michael Rozier	Pinebelt, Inc.
	Johniece Dupree	N. Main St. resident
	James Bacchus	N. Main St. resident
	Otis Griffin, Jr.	N. Main St. resident
	Andrea Saffle	Hattiesburg Historic Downtown Association
	Steve Floyd	Real Estate Agent
	Lloyd Munn	Hattiesburg Historic Neighborhood
	Chip Lombardo	Parkhaven resident

Discussion and Vote Mr. Morris asked that the commissioners take note of the commercial properties that neighbor the subject property. He also asked that the Commissioners not take into consideration the threat of the North Main Street National Register District being delisted by the National Park Service. Mr. Morris indicated that the

maintenance of the house has posed a financial hardship on the family due to a depletion of funds. He also expressed concern that the source of the moisture infiltration in and around the basement area would continue (under current circumstances). He indicated that the applicant's position is that it is infeasible for someone to purchase and rehabilitate the existing structures and that demolition is the best way forward.

Commissioner Newton mentioned that the environmental report submitted by the applicant states that mold is in the circa 1960s addition only. She also stated that she had observed no evidence of vandalism, vagrants, or other suspicious activity around the home. Commissioner Newton stated that the importance or contribution of the resource in a historic district should be taken into consideration per the conservation ordinance.

Mr. Morris stated that the family can bear the expense of removing the addition and waterproofing the basement and put the property on the market in hopes of getting a reasonable offer. However, he did not believe that to be a realistic proposition.

Commissioner Newton asked Mr. Morris if he felt that the lot would be worth more if the house was demolished.

Mr. Morris replied in the affirmative.

Mr. Sakalaios stated that if one were to remove the addition, it may cause structural problems to the house. He went on to say that a source of the moisture infiltration was the south basement wall.

Mr. Sakalaios reiterated that the economic impact on the family should be considered as well as family medical needs. He stated that the sump pump had been in place for many years and the moisture problem is still not remedied.

Mr. Rozier stated that the mold was concentrated in the basement but there is an extra expense in cleaning the house due to the likelihood of mold spores in the HVAC ductwork.

Mrs. Dupree stated that her position regarding the request to demolish the house and build a Dollar General (previously stated at the December, 2015, meeting of the HHCC) had not changed. She stated that she was hopeful that the Commission would consider the residents of the neighborhood in making their ruling.

Mr. Bacchus stated that he had prior experience in commercial and residential construction and he was not against the demolition of the house; his concern was with the new development being an impediment to the surrounding community.

Mr. Griffin stated that he had read the mold report and agrees with Commissioner Newton's assessment thereof. He stated that his

concern was with keeping the integrity of the neighborhood. He stated that the (proposed) store would diminish efforts to improve property values. Mr. Griffin asked if this type of request would be allowed in the Oaks Historic District.

Mrs. Saffle stated that she was representing both the Hattiesburg Historic Neighborhood Association and the Hattiesburg Historic Downtown Association. She stated that the Commission is the voice and the protectors of the historic neighborhoods, as a whole and the value of preserving homes is bigger than the individual owners.

Mr. Floyd stated that he had extensive experience in real estate in the Hattiesburg area and that, in his assessment, preserving the home in question would not create value. He stated that he would not put in money or recommend that anyone else put money into the house. He stated that the existing Family Dollar (on North Main St.) had burglar bars and is an eyesore; however, the proposed Dollar General could be a good anchor for the North Main District.

Mr. Munn stated that the house in question seemed similar to many others in the historic district that have been successfully rehabilitated. He stated that a house (being) in poor maintenance is not a valid reason for demolition. He expressed concern about other properties not being maintained in the historic district and also about commercial encroachment into the historic neighborhoods.

Mr. Lombardo stated that he was representing the Parkhaven Historic Neighborhood Association (PHNA). He stated that three houses in Parkhaven had been requested for demolition in the recent past. He stated that the PHNA wants to protect the fabric of the neighborhood and, even with the Smith House (demolished in 2015), there was a concerted effort to bring in a buyer to purchase and rehabilitate the home.

Mr. Rozier stated that the sale of the subject property for the price of \$200,000 would increase values in the neighborhood. He stated that he would be the owner of the proposed Dollar General and that he is required by Dollar General to properly maintain the property.

Motion:

Deny the application on the basis of the unnecessary loss of a contributing property in the National Register Historic District.

Motion made by:

Newton Fawcett

Motion seconded by:

Mary Halliwell

Commissioners voting aye:

Newton Fawcett, Mary Halliwell, Margaret Dwight Shelton, Michelle Heidelberg

Commissioners voting nay:

Glenn Nees

Commissioners abstaining:

None



Public Hearing

There came the matter of the application for a Certificate of Appropriateness filed by Pinebelt, Inc., Applicant, and Mary Morris Sakalairo, Owner, requesting to construct a new commercial building at 1413 N. Main St.

	<u>Name</u>	<u>Title</u>
Presented by:	Michael Rozier	Applicant
Others to speak:	Andrea Saffle	Hattiesburg Historic Downtown Association
	Otis Griffin, Jr.	North Main St. resident

Discussion and Vote

Commissioner Nees stated that he was in favor of the architectural design of the proposed new construction but he recommends pulling the building closer to the curb and moving parking to the rear of the building. He also recommended to leave ample room for landscaping and trees.

Mrs. Saffle stated that there is a need for a general store in downtown and recommended that Mr. Rozier look at alternative downtown locations.

Commissioner Heidelberg asked if Mr. Rozier had considered purchasing the car wash property to the north of the subject property.

Mr. Rozier replied in the affirmative but stated that the asking price was exorbitant for that property. Mr. Rozier inquired about other design recommendations.

Commissioner Newton recommended setting up a design review meeting for the purpose of providing additional feedback regarding the proposed design.

<u>Motion:</u>	Deny the application on the basis of inappropriate commercial development in a historic residential district.
<u>Motion made by:</u>	Newton Fawcett
<u>Motion seconded by:</u>	Mary Halliwell
<u>Commissioners voting aye:</u>	All present and voting
<u>Commissioners voting nay:</u>	None
<u>Commissioners abstaining:</u>	None

Public Hearing

There came the matter of the application for a Certificate of Appropriateness filed by EraShonda Crosby, Owner, requesting approval to enlarge the front porch at 120 Montague St.

	<u>Name</u>	<u>Title</u>
Presented by:	EraShonda Crosby	Owner/Applicant
Others to speak:	Otis Griffin, Jr.	North Main St. resident

Discussion and Vote

Commissioners Newton and Nees recommended against concrete porch decking, in favor of wood. Commissioner Newton recommended that square wood posts be utilized as supports rather than the existing metal pipe columns.

Mr. Griffin stated that he was in favor of the application.

Motion: Approve the application as submitted.

Motion made by: Michelle Heidelberg

Motion seconded by: Glenn Nees

Commissioners voting aye: All present and voting

Commissioners voting nay: None

Commissioners abstaining: None

Public Hearing

There came the matter of the application for a Certificate of Appropriateness filed by Web & Michelle Heidelberg, Owners, requesting to rehabilitate a garage outbuilding by modifying door, window, and siding types and locations at 905 Adeline St.

(Michelle Heidelberg recuses herself and exits the meeting room)

	<u>Name</u>	<u>Title</u>
Presented by:	Scott Pipkins	Applicant’s Representative
Others to speak:		

Discussion and Vote

Motion: Approve the application as submitted.

Motion made by: Newton Fawcett

Motion seconded by: Glenn Nees

Commissioners voting aye: All present and voting

Commissioners voting nay: None

Commissioners abstaining: None

(Michelle Heidelberg rejoins the meeting)

Public Hearing

There came the matter of the application for a Certificate of Appropriateness filed by Scott Pipkins, Applicant, and Chris Wilkes, Owner, requesting to modify an existing driveway and walkway and add new walkway at 1110 Adeline St.

	<u>Name</u>	<u>Title</u>
Presented by:	Scott Pipkins	Applicant
Others to speak:		

Discussion and Vote

Commissioner Newton inquired if the proposed new connector walkway, between the driveway and existing front walkway, could be straight versus curved.

Mr. Pipkins replied in the affirmative.

- Motion:** Approve the application as submitted, with the stipulation that the proposed new connector walkway be straight rather than curved.
- Motion made by:** Newton Fawcett
- Motion seconded by:** Michelle Heidelberg
- Commissioners voting aye:** All present and voting
- Commissioners voting nay:** None
- Commissioners abstaining:** None

Public Hearing

There came the matter of the application for a Certificate of Appropriateness filed by Tom Eaves, Applicant, and William Waller & Charles Dawe, Owners, requesting the removal of five trees from the property at 404 6th Ave.

	<u>Name</u>	<u>Title</u>
Presented by:	Tom Eaves	Applicant
Others to speak:		

Discussion and Vote

- Motion:** Approve the application as submitted.
- Motion made by:** Glenn Nees
- Motion seconded by:** Newton Fawcett
- Commissioners voting aye:** All present and voting
- Commissioners voting nay:** None
- Commissioners abstaining:** None

Other Business

There came the matter of the City Arborist’s report. No report was submitted.

There came the matter of the Code Official’s report. A report was submitted. .

There came the matter of the Coordinator’s report. A report was submitted.

Commissioner Newton proposed that future HHCC work sessions be held at 11:00 A.M. on the days of the regularly scheduled monthly meetings for a period of six (6) months, with the possibility of continuing longer if necessary.

Commissioner Nees moved to adopt the practice of holding monthly work sessions as described above by Commissioner Newton.

Commissioner Fawcett seconded the motion.

The motion carried unanimously.



Commissioner Newton recommended that a checklist be developed by staff for the purpose of providing bases for approval or denial of applications. Pattie Brantley recommended using as a template a similar document utilized by the Planning Commission.

Commissioner Nees recommended that the Commission and staff consider placing the review of window-related applications under staff review (resulting in a Letter of Compliance) only in cases where the subject property is notated as a "Non-Contributing" resource within a conservation district.

Commissioner Shelton recommended that anyone applying for a COA be required to state on the Application for a Certificate of Appropriateness, the reason why the house contributes or does not contribute to the conservation district. She stated also that all Applications for COA should be thorough and complete before they are accepted by staff.

There being no further business, upon motion duly made by Commissioner Fawcett and seconded by Commissioner Halliwell and unanimously approved, the meeting was adjourned at 2:25 p.m.

Respectfully submitted,

Sarah Newton, Chairman

Russell Archer, Recording Secretary/ Historic Preservation Planner

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 NORTH MAIN HISTORIC DISTRICT

Property address: 1413 N. MAIN STREET, HATTIESBURG, MS

Present zoning: B-1

Applicant: Pinebelt, Inc.

Address: 10 Lamar Blvd.

HATTIESBURG, MS 39402

Phone: 601-296-0802

Signature and permission of Applicant / date:

[Signature] 1/26/16

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

Owner: Mary Morris Sakalinos

Address: 49 TIDEWATER ROAD

HATTIESBURG, MS 39402

Phone: 601-270-9310

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

Proposed starting date: 4-4-16

Briefly describe the proposed project / Proposed Alterations

(attach additional sheets as needed):

We propose to construct a new Dollar General Store at this location if the Seller and the Historical Committee agree to tear the house down. The colored rendering are based on the Historical Committee guidelines and we are open to committee recommendations.

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.

APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

Checklist for Required Support Materials

A complete application requires support materials: Please check the list below for which materials may be necessary for design review of a particular project.

New Buildings and New Additions

- ☒ Architectural elevation (to scale)
- ☒ Site plan (to scale)
- ☒ Floor plan (to scale)
- ☒ Description of materials and types and styles of architectural features such as windows and doors
- ☒ Photographs of proposed site and adjoining properties

Major Restoration, Rehabilitation or Remodeling

- ☐ Architectural elevations or sketches (to scale)
- ☐ Description of proposed changes
- ☐ Description of materials
- ☐ Photographs of existing building
- ☐ Documentation of earlier historic appearance (restorations only)
- ☐ Site plan showing placement (to scale)

Site Changes - trees, walks, drives, parking and signs

- ☐ Site plan or sketch of site
- ☐ Architectural elevations or sketches (to scale)
- ☐ Description of materials
- ☐ Photographs of site

Demolition and Relocation

- ☐ Condition reports
- ☐ Photographs of existing building
- ☐ Documentation of economic factors
- ☐ Site plans (for relocation)
- ☐ Documentation of justification

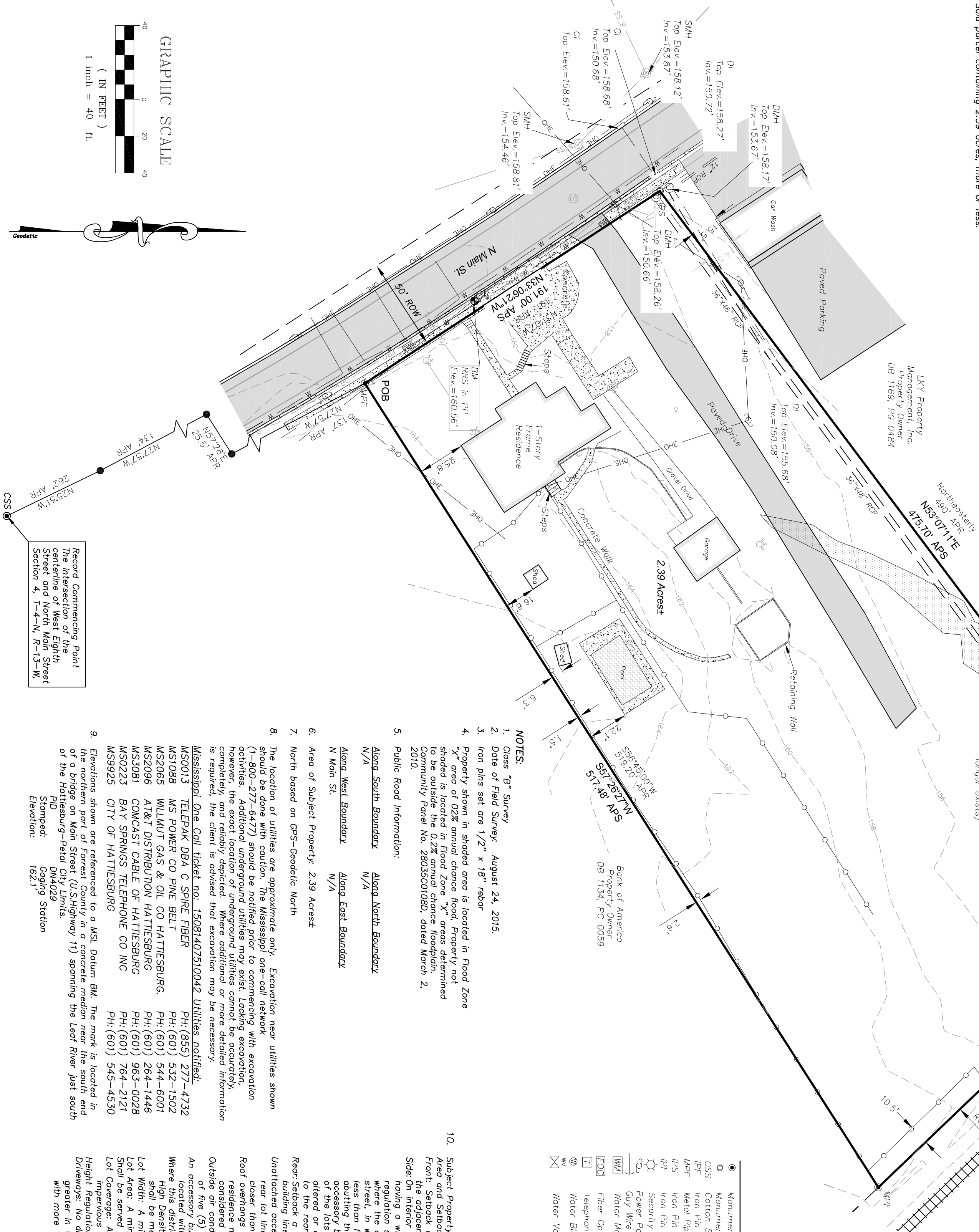
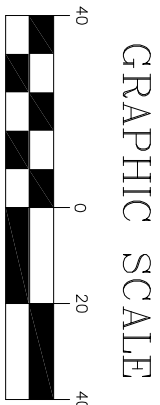
NOTE: Only complete applications will be placed on the agenda for review.

DESCRIPTION OF PARCEL:

A Parcel of Land being part of the NE 1/4 of the SE 1/4 of Section 4, Township 4 North, Range 13 West, and part of Lot 2, in Block 112, of the Crittenden Survey of Hattiesburg, having bearings based upon Geodetic North, and being more particularly described as follows:

Commencing at a set cotton spindle at the intersection of the centerline of W Eighth Street and N Main Street; thence North 25 degrees 51 minutes West, along the centerline N Main Street for 262 feet; thence North 27 degrees 57 minutes West, along the centerline of said N Main Street for 134 feet; thence North 57 degrees 28 minutes East, for 25.5 feet to the north right of way line of said N Main Street; thence North 27 degrees 57 minutes West, along said north right of way line for 137 feet, to a found metal pipe and the POINT OF BEGINNING; thence North 33 degrees 06 minutes 21 seconds West, along said north right of way line for 191.00 feet, to a set 1/2" rebar; thence North 53 degrees 07 minutes 11 seconds East, for 475.70 feet, to a set 1/2" rebar on the southerly right of way line of Illinois Central Railroad (formerly Gulf and Ship Island Railroad Company); thence South 43 degrees 46 minutes 07 seconds East, along said southerly right of way line for 231.24 feet, to a found metal pipe; thence South 57 degrees 26 minutes 27 seconds West, for 517.48 feet, back to the POINT OF BEGINNING. Said parcel containing 2.39 acres, more or less.

VICINITY MAP
NOT TO SCALE



- NOTES:**
1. Class "B" Survey
 2. Date of Field Survey, August 24, 2015.
 3. Iron pins set are 1/2" x 18" rebar
 4. Property shown in shaded area is located in Flood Zone "X", area of 0.2% annual chance flood. Property not to be outside the 0.2% annual chance floodplain. Community Panel No. 28035001080, dated March 2, 2010.
 5. Public Road Information:

6. Area of Subject Property, 2.39 Acres±
7. North based on GPS-Geodetic North
8. The location of utilities are approximate only. Excavation near utilities shown should be done with caution. The Mississippi one-call network (1-800-277-6477) should be notified prior to commencing with excavation activities. Additional underground utilities may exist. Locking excavation, however, the exact location of underground utilities cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

- Mississippi One Call ticket no. 15081407510042 Utilities notified:
- | | |
|--|--------------------|
| MS0013 TELEPAK DBA C SPIRE FIBER | PH: (855) 277-4732 |
| MS1088 MS POWER CO PINE BELT | PH: (601) 532-1502 |
| MS2065 WILLMUT GAS & OIL CO HATTIESBURG, | PH: (601) 544-6001 |
| MS2096 AT&T DISTRIBUTION HATTIESBURG | PH: (601) 264-1446 |
| MS3081 COMCAST CABLE OF HATTIESBURG | PH: (601) 963-0028 |
| MS0223 BAY SPRINGS TELEPHONE CO INC | PH: (601) 764-2121 |
| MS9925 CITY OF HATTIESBURG | PH: (601) 545-4530 |
9. Elevations shown are referenced to a MSL Datum BM. The mark is located in the northern part of Forrest County in a concrete median near the south end of a bridge on Main Street (U.S. Highway 11) spanning the Leaf River just south of the Hattiesburg-Petal City Limits.
- PID: DN4029
- Stamped: Gaging Station
- Elevation: 162.1'

LEGEND

●	Monument Found	PVC	Polyvinyl Chloride Pipe
○	Monument Set	RCP	Reinforced Concrete Pipe
○	Cotton Spindle Set	—OHE—	Overhead Powerline
IPF	Iron Pin Found	—FBO—	Buried Fiber Optic Cable
IPF	Metal Pipe Found	—O—	Chain Link Fence
IPF	Iron Pin Set	⊙	Benchmark
IPF	Iron Pin Found	—W—	Underground Waterline
⊙	Security Light	—100—	Existing Ground Contours
⊙	Power Pole	X	100.00 Spot Elevation
⊙	Guy Wire	⊙	Drain Manhole
⊙	Water Meter	⊙	Sewer Manhole
⊙	Fiber Optic Manhole	—W—	Water Line
⊙	Telephone Pedestal	—A—	Road Sign
⊙	Water Blowoff		
⊙	Water Valve		

10. Subject Property is located in Zoning B-1, Professional Business District. Area and Setback Regulations:
Front: Setback a minimum of twenty-five (25) feet or equal to an average of the adjacent lot setbacks.
Side: On interior lots there shall be a side yard on each side of a building having a width of not less than ten (10) feet. On corner lots the side yard regulation shall be ten (10) feet except in the case of reversed frontage where the corner lot rear on the side of a lot facing the other intersecting street, in which case there shall be a side yard on the corner lot of not less than fifty (50) percent of the front yard required on the lot abutting the rear of the corner lot or lot separated only by an alley. No accessory building on said corner lot shall project beyond the front yard line of the lots in the rear, nor shall any building be erected, reconstructed, altered or enlarged, closer than five (5) feet to the line of the abutting lot to the rear.
Rear: Setback a minimum of twenty-five (25) feet measured from the rear main building line.
Unattached accessory structures may not be located within five (5) feet of a rear lot line, to five (5) feet of a side lot line, and shall not be located closer than sixty (60) feet to the front lot line.
Roof overhangs or appurtenances not of grade may project from outside walls of residence no more than three (3) feet in the required setback, and are not considered as part of the setback.
Outside air conditioning units or similar installations shall be setback a minimum of five (5) feet from any property line.
An accessory building or structure that is not part of the main structure shall be located within the building area of the lot.
Where this district abuts an agricultural district, residential district, except R-4, High Density Residential District, or B-1 district, the landscape requirements shall be met.
Lot Width: A minimum of fifty (50) feet.
Lot Area: A minimum of four thousand (4,000) square feet.
Shall be served by public sanitary sewer.
Lot Coverage: A maximum of sixty (60) percent of the lot may be covered by impervious surfaces.
Height Regulations: No building shall exceed thirty-five (35) feet in height. Driveways: No driveway or automobile access laid out in the B-1 District shall be greater in width than twenty (20) feet, and no property shall be provided with more than two (2) street access.

To Pine Belt, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Uniform Standard Detail Requirements for ALTA/ACSM Land Title Surveys. Jointly established and adopted by ALTA and NSPS, and include Sections 13.5, 6a, 6b, 11a, and 11b of Table A the way the field work was completed on August 24, 2015.

Date of Plat or Map: September 04, 2015

John C. Anglin, PLS #02865

REFERENCE MATERIAL:

- 1) Deed Book 135, at Page 27
- 2) Deed Book 1134, at Page 0059
- 3) Deed Book 1169, at Page 0484
- 4) Crittenden Survey in the City of Hattiesburg (Forrest County Chancery Clerk's office could not provide this document).

ALTA / ACSM
LAND TITLE SURVEY

N Main Street
Hattiesburg, Mississippi

Prepared For:
Pine Belt Inc.

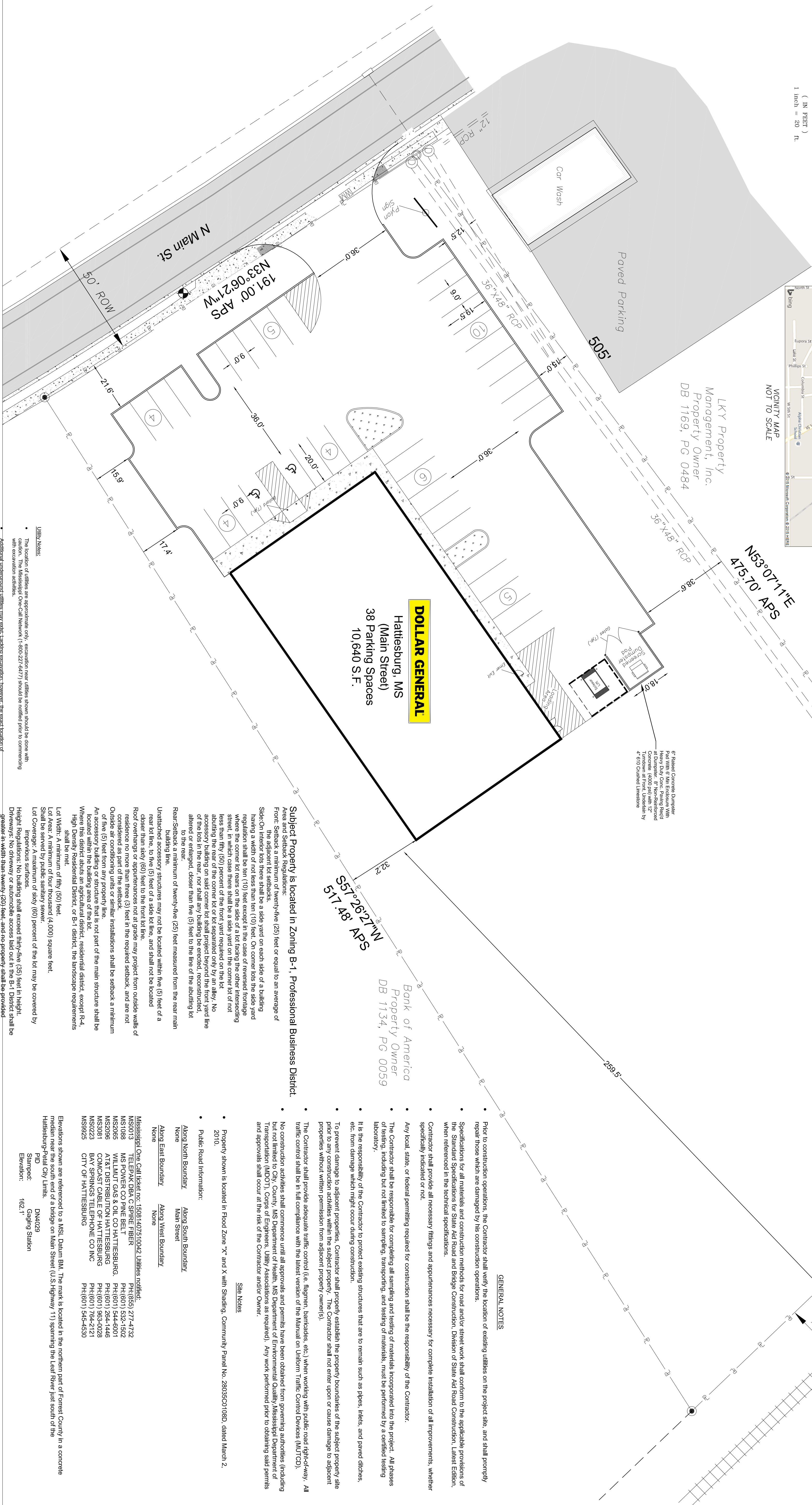
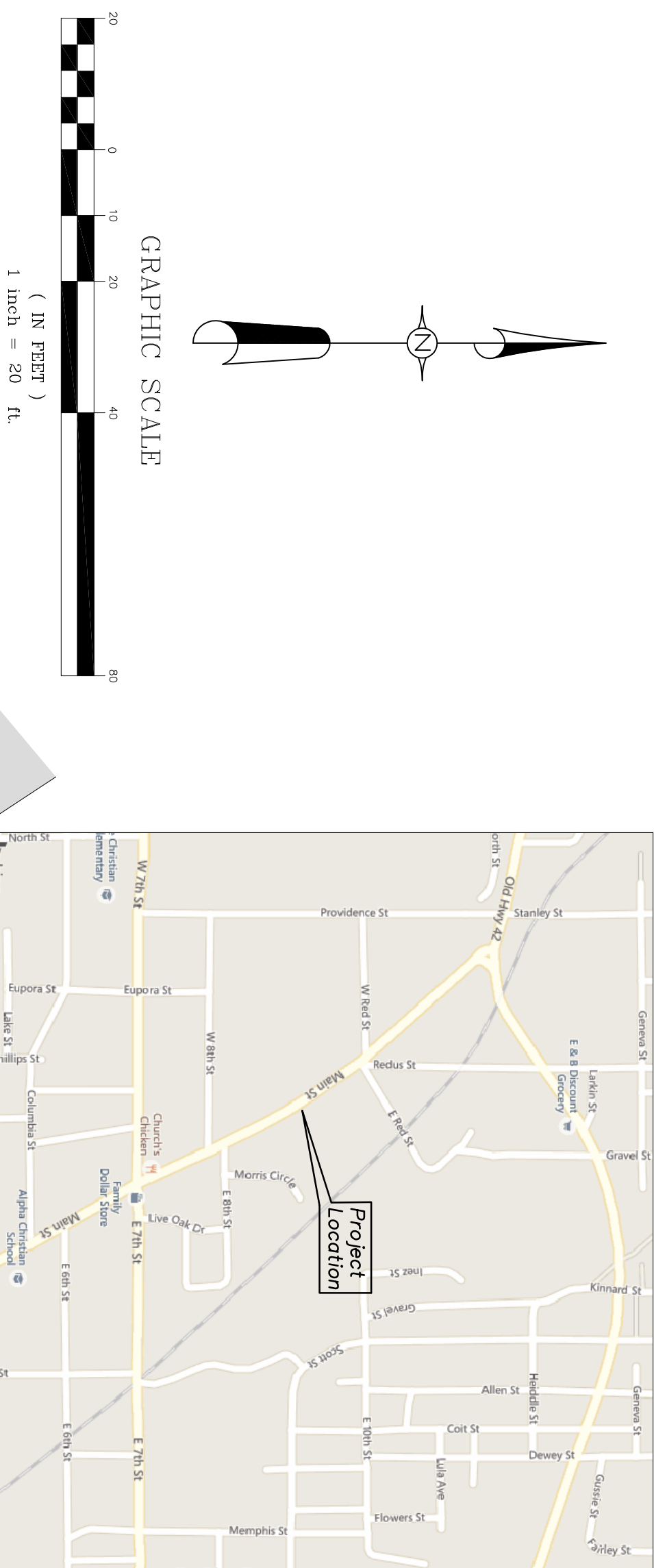
Clearpoint
CONSULTING ENGINEERS, P.A.

6652 US Highway 98 | Hattiesburg, MS 39402
t 601.261.2609 | f 601.261.5573 | clearpointengineers.com

DRAFT

CAD FILE: 90362165 boundary.dwg
CCE PROJ.: 90362165
SCALE: 1" = 40'
SURVEYED: 08/24/2015 RA
CHECKED: JCA
DRAWN BY: CH

SHEET NO.
S1



GENERAL NOTES

- Prior to construction operations, the Contractor shall verify the location of existing utilities on the project site, and shall promptly repair those which are damaged by its construction operations.
- Specifications for all materials and construction methods for road and/or street work shall conform to the applicable provisions of the Standard Specifications for State Aid Road and Bridge Construction, Division of State Aid Road Construction, Latest Edition, when referenced in the technical specifications.
- Contractor shall provide all necessary fittings and appearances necessary for complete installation of all improvements, whether specifically indicated or not.
- Any local, state, or federal permitting required for construction shall be the responsibility of the Contractor.
- The Contractor shall be responsible for completing all sampling and testing of materials incorporated into the project. All phases of testing, including but not limited to sampling, transporting, and testing of materials, must be performed by a certified testing laboratory.
- It is the responsibility of the Contractor to protect existing structures that are to remain such as pipes, inlets, and paved ditches, etc. from damage which might occur during construction.
- To prevent damage to adjacent properties, Contractor shall properly establish the property boundaries of the subject property site prior to any construction activities within the subject property. The Contractor shall not enter upon or cause damage to adjacent properties without written permission from adjacent property owner(s).
- The Contractor shall provide adequate traffic control (e.g. flagmen, barricades, etc.) when working with public road right-of-way. A traffic control shall be in full compliance with the latest version of the Manual on Uniform Traffic Control Devices (MUTCD).
- No construction activities shall commence until all permits and permits have been obtained from governing authorities (including but not limited to City, County, MS Department of Health, MS Department of Environmental Quality, Mississippi Department of Transportation (MDOT), Corps of Engineers, Utility Associations, etc.). Any work performed prior to obtaining said permits and approvals shall occur at the risk of the Contractor and/or Owner.

Site Notes

- Properly shown is located in Flood Zone "X" and X with Shading, Community Panel No. 28035C0108D, dated March 2010.
- Public Road Information:

Along North Boundary	Along South Boundary
None	Main Street
Along East Boundary	Along West Boundary
None	None
Mississippi One Call ticket no. 15061407510042 Utilities notified:	
MS0103	TELEFAC DBA C SPINE FIBER
MS0108	MS POWER CO PINE BELT
MS0206	WILLIAM KAY & OIL CO HATTIESBURG
MS0281	WILLIAM KAY & OIL CO HATTIESBURG
MS0387	COMCAST CABLE OF HATTIESBURG
MS0423	BAY SPRINGS TELEPHONE CO INC
MS0425	OFF OF HATTIESBURG
PH(855) 537-4732	
PH(601) 522-1602	
PH(601) 544-0081	
PH(601) 985-0028	
PH(601) 764-2121	
PH(601) 545-4530	

Elevations shown are referenced to a MSL Datum BM. The mark is located in the northern part of Forrest County in a concrete median near the south end of a bridge on Main Street (U.S. Highway 11) spanning the Leaf River just south of the Hattiesburg-Petal City Limits.

Stamped: Gaging Station
Elevation: 162.1'

Site Plan

Dollar General
Main Street
Hattiesburg, Mississippi

PREPARED FOR:
Pine Belt Inc.

Clearpoint
Consulting Engineers, P.A.

6652 U.S. Highway 98 • Hattiesburg, Mississippi 39402
Ph. (601) 261-2609 • Fax (601) 261-5573

CAD FILE: 90362139 Plans.dwg
CCE PROJ.: 90362139
SCALE: 1" = 20'
DATE: Nov., 2014
CHECKED: JCA
DRAWN BY: TL

SHEET NO

Ω

November 25, 2015

Hattiesburg Historic Conservation Commission

RE: Future Dollar General Store
1413 North Main Street
Hattiesburg, MS 39402

Mike Rozier Construction Co., Inc. proposes to build a new 10,640sf Dollar General Store on this site. I have listed below a list of exterior building materials as requested by the application.

Description of Materials

- Exterior walls to be brick or cmu masonry on all four (4) walls
- The front and left side of the building will have hardiplank siding starting at ten (10') feet above finish floor to the eaves of the building as per the elevations and rendering
- The front door will be an automatic sliding door
- The canopy at the front door will be metal with decorative angle braces attached to the hardiplank as per the elevations and rendering
- The paving will be all concrete
- The site will have extensive landscaping

Greenwood

Physical Address: 10464 Highway 82 East, Greenwood, MS 38930
Mailing Address: Post Office Box 230, Carrollton, MS 38917
Phone: (662) 453-8161 • Fax: (662) 455-9795

Hattiesburg

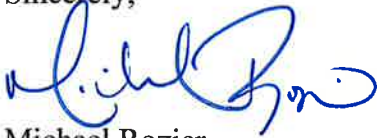
Physical Address: 10 Lamar Boulevard, Hattiesburg, MS 39402
Phone: (601) 296-0802 • Fax: (601) 296-0882

DOCUMENTATION OF ECONOMIC FACTOR

As discussed above the house creates a serious hardship on the owner in upkeep and repairs. The house has been vacant for 7 years and will continue to be vacant.

By allowing the commercial development of this piece of property into a Dollar General it will serve the community and the City of Hattiesburg as a whole. Dollar Generals produce substantial gross revenue and the City of Hattiesburg will receive a substantial income from the sales tax revenue as well as property taxes. In addition the area will be enhanced by the improvements proposed for the development.

Sincerely,



Michael Rozier
Vice President

Greenwood

Physical Address: 10464 Highway 82 East, Greenwood, MS 38930
Mailing Address: Post Office Box 230, Carrollton, MS 38917
Phone: (662) 453-8161 • Fax: (662) 455-9795

Hattiesburg

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Sincerely,



Mary Morris Sakalairos

DOCUMENTATION OF JUSTIFICATION

The house has been vacant since 2008 and is continuing to deteriorate. The present location of the home is not conducive to spending tens of thousands of dollars to repair the home. The present owner is in an assisted living facility and her children do not anticipate her returning to the home. The property will continue to deteriorate with no one living in it.

The house is not a candidate to be moved off of the property. It would have to be cut into several sections and moved. Due to the age and the condition of the house moving it is not a viable option.

Sincerely,



Michael Rozier
Vice President

Greenwood

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Mailing Address: Post Office Box 230, Carrollton, MS 38917
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Sincerely,



Mary Morris Sakalaios

December 21, 2015

Mrs. Mary Sakalaios
49 Tidewater Road
Hattiesburg, MS 39402

RE: 1413 North Main Street

Mrs. Sakalaios,

I went and inspected the residence at 1413 North Main Street here in Hattiesburg per your request. I have found that his home is in terrible disrepair based on my findings. My understanding is that this home has not been lived in since 2008 yet you have maintained the yard maintenance.

While inspecting this home I have found that the power has been turned off to the home due to interior electrical wires overheating. Upon my entering the home I found it to have a very damp and musty smell to it. I started my inspection in the basement portion of the home and have found that there is a terrible moisture issue in this area. Upon further investigation I found mold in this area which you mentioned you were having it tested. I did inspect the electrical and found that it is very dated and appears that all wiring should be replaced. To replace the wiring and electrical panels we will need to remove all interior wall finishes and then replace and repaint all the walls. While doing this I would also recommend replacing all flooring as these will likely be damaged due to the wall demolition. I would also recommend replacing or cleaning the HVAC system since mold does exist in the home.

As far as stopping the moisture issue in the basement I would have to recommend excavating along the exterior portion of the basement wall, cleaning and sealing it with a waterproof sealer. Please note that this does not guarantee to stop the moisture issue. I would also recommend installing a French drain around the perimeter of the house to divert the water around it and keep it out of the basement.

Lastly, we do not recommend performing any of this work without first knowing what type of mold this is and having it removed professionally. I believe you mentioned that this was being performed and we would need a copy of it prior to pricing any work. Sadly, in my professional opinion the amount of work this home needs versus what the resale value would be is not a viable option in this case.

Sincerely,



Patrick Ward
President

ENVIROSAV, L.L.C.

Phase I & Phase II Environmental Audits

November 23, 2015

Mr. Chris Logan
Rozier Construction Company
P. O. Box 230
Carrollton, MS 38917

RE: Historical Findings at the proposed Dollar General Site to be located at 1413 North Main St. in Hattiesburg, Forrest County, Mississippi

Dear Sir:

ENVIROSAV, LLC was recently engaged to perform an Environmental Phase 1 Assessment at the proposed Dollar General Site to be located on Main St. in Hattiesburg, Forrest County, Mississippi.

While there, we performed an asbestos assessment on the structures within the property bounds. The only asbestos found on the main house was window glazing which contained 2% chrysotile asbestos.

The small house/garage located behind the main house contained large amounts of asbestos ranging from 2% to 25% chrysotile asbestos. The asbestos was found in the flooring covering containing floor tile and linoleum along with glue and mastic.

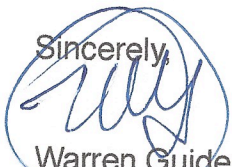
The interior of the house itself was quite degraded from an extended period when no one lived in the house. We did not find any nice antique furniture in the house. The house was cluttered with papers, old books, magazines, and other assorted debris. The exterior of the house was also run down from years of neglect.

During our site investigation no environmental problems were found at this site. We will file necessary paperwork with the Mississippi Department of Environmental Quality's Asbestos Division when our client is ready for demolition.

A Federal and State of Mississippi records check of surrounding properties indicated no additional problems.

If you have any questions, please contact us.

Sincerely,



Warren Guider
ENVIROSAV, LLC
cc: File

Warren Guider
105 Montaign Drive
Vicksburg, MS 39180

envirosav@bellsouth.net

(601) 638-7575
Mobile (601) 529-2464
Fax (601) 638-6763

ENVIROSAV, L.L.C.

Phase I & Phase II Environmental Audits

January 21, 2016

Ms. Mary M. Sakalarios
49 Tidewater Road
Hattiesburg, MS 39402

RE: Mold Sample report and analyses at the proposed Dollar General property located on N. Main St. in Hattiesburg, Forrest County, Mississippi

Dear Ms. Sakalarios:

Please find attached the report and sample results for the samples collected for mold analyses at the house located on N. Main St. in Hattiesburg, Forrest County, Mississippi.

A total of three samples were collected. Three different types of mold spores were identified from the collected samples. The worst of the three was identified as *Stachybotrys* and it had a high concentration. *Aspergillus/Penicillium* was also identified as being high. The *Myxomycetes* is a rare type not readily seen.

We hope this is the information that you have requested.

Any questions, please contact us.

Sincerely,



Warren Guider
ENVIROSAV, LLC

cc: File

Warren Guider
105 Montaign Drive
Vicksburg, MS 39180

envirosav@bellsouth.net

(601) 638-7575
Mobile (601) 529-2464
Fax (601) 638-6763

SUMMARY REPORT OF FINDINGS

**Mold Testing
December 17, 2015**

**FOR
ENVIROSAV
105 Montaigne Drive
Vicksburg, MS 39180**

**Inspected Building Address
Main Street Hattiesburg MS 39401**

PREPARED BY

**JOE VENUS, JR
ENVIRONMENTAL SERVICES, LLC
253 DELK ROAD
HATTIESBURG, MS 39401
OFFICE 601.582.2277 FAX 601.582.2276**

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APPENDICES

APPENDIX A:	Detailed Laboratory Mold Sample Results
--------------------	---

ENVIRONMENTAL SERVICES, LLC

253 Delk Road Hattiesburg, MS 39401

Phone (601) 582-2277 Fax (601) 582-2276

1.0 INTRODUCTION

On July 20, 2015, Warren Guilder, of EnviroSav, 105 Montaigne Drive Vicksburg, MS 39180, retained Environmental Services, LLC to conduct a limited Mold Inspection, in the bottom floor office, of the house on Main Street, located in Hattiesburg MS 39401. The following investigation focuses on swab samples, non-invasive inspection for evidence of molds, mold contamination, and microbial growth as well as suspected instances of water intrusion. This report is supported by analytical data, which in the judgment of the inspector may warrant further evaluation and/or referral to an appropriate specialist. Three swab samples were taken and delivered to an independent laboratory for analysis. The independent lab results are located in **Appendix A** of this report. The survey was completed on December 17, 2015. Environmental Services, LLC conducted the following tasks:

1.1 Onsite Diagnostic Testing

The following investigation was performed on the building.

Visual Inspection; Environmental services LLC conducted a visual inspection of the area for signs of mold, staining, or water intrusion.

Microbial Sampling;

Swab samples are used to collect exposed microbial amplification areas.

Moisture, Temperature, and Relative Humidity reading

Samples for moisture, temperature and relative humidity were taken from the building.

1.2 Offsite Evaluation and Analysis

Microbial analysis: Performed an analysis of the microbial sampling and an evaluation of possible remediation items that are incorporated in the reported documents.

2.0 SAMPLING CONCLUSIONS

These conclusions are based upon the results of Environmental Services, LLC onsite testing.

2.1 Swab Sampling: Sample reading are considered high when the spore counts are greater than 1,000 cfu/m³.

Main Street House Bottom Floor office, Hattiesburg MS

Two of the three swab samples were found to have High levels of the mold spore *Stachybotrys*. The *Stachybotrys* (Black Mold) spore was found in the first room ceiling material. The third sample was from the back area and had a low reading of mold spores. The detailed laboratory report is found in **Appendix A**, in the back of this report.

2.3 Moisture, Temperature, and Humidity Reading

Outside readings

The temperature reading outside was 87 degrees Fahrenheit with Relative Humidity reading averaging 60%.

Interior readings

The temperature reading averaged 78 degrees Fahrenheit, with a Relative Humidity reading averaging 45%.

Moisture reading

The mid section of the ceilings where mold amplification was observed, had moisture content reading of 18-22 percent moisture.

The non affected areas of wall materials had moisture reading of 12-18 percent.

2.4 Visual Observations

General Observations

The bottom office area had suspect water intrusion from the flat roof. It was a clear day during the inspection.

3.0 LIMITATIONS

This report is based upon information available to Environmental Services, LLC at the time of its writing. The limited mold inspection date was December 17, 2015. Any changes occurring after this date can alter the data in this inspection report. Should additional information be presented or discovered, Environmental Services, LLC reserves the right to review and, if necessary revise this report and our conclusions. The person or persons in charge of the facility should exercise care not to disturb the material in question, because of the potential of airborne mold exposure. If a problem is found, a professional with experience in the related field should be called to take care of the situation.

The liability of Environmental Services, LLC is limited to the amount paid by the client for this report. The client assumes all responsibility for the further distribution of this report and its contents. By making such distribution the client agrees to hold Environmental Services, LLC harmless against all claims of persons so informed of the contents hereof.

No medical opinions are provided or should be construed from the finding presented in this report.

4.0 CONCERNS and OBSERVATIONS

Based upon Environmental Services, LLC onsite testing and analysis the following findings are made.

4.1 Findings and Collusions

Main Street House, Hattiesburg, MS:

The area of concern is the ceiling of the bottom floor office area. The ceiling had suspect signs of water stains and visible signs of mold accumulation. The possible leak was coming from the flat roof covering the office area.

Treatment and cleaning of the lower office rooms, would include, but not limited to, Containing the area, removing the sheetrock ceilings, removing of any porous materials, (cloth, carpet, paper products, etc.) and treating all materials that are not removed, cleaning of all areas in the room and wipe down of all surfaces with a product that kills and has a mold deterrent (one of these products is Fosters 40-80) is recommended for cleaning and removal of mold spores. All this work will be done with a decontamination unit and air scrubbers running during removal. The final cleaning will consist of misting/fogging the area after the removal is complete. The final cleaning would include the cleaning of the HVAC unit and ducts. A final air clearance would be run after the cleaning.

To keep down on Allergens and dusts some control can be accomplished by having all rooms regularly cleaned with a wiped down of all surfaces in the rooms including books, shelves, fans or other items. Removal of any stained or wet materials at the time of water intrusion, in rooms including any other porous materials, carpets, curtains, etc. helps in the fight to control the dust and allergen problems. These control solutions and any additional cleaning solutions are the first step to help with the dust and allergy problems encountered in school building. These control solutions or any other cleaning solutions are not intended to be the only way to prevent or remove dust and dirt, but they will help in the control of allergens. A specialized company in Mold Remediation should be contacted if mold growth is encountered and needs to be removed.

4.2 Control of Moisture

Identify any water intrusions and address it. This must include collecting of the water, and drying out all affected areas within a 24-hour period.

None of the information contained herein should be constructed as a medical advice or a call to action for an evacuation or remediation. A qualified physician should make any decision, relative to medical significance.

5.0 DISCUSSION

5.1 Microbial Sample Testing

Swab Samples:

Swab samples were taken on suspect areas of mold growth. Refer to their report for detailed explanation of testing results.

5.2 Offsite Analysis

Microbial Sampling Analysis

There are currently no *enforceable* regulatory standards pertaining to air, surface, or bulk concentrations of fungi and/or bacteria. In the absence of a regulatory standard, health, and safety practitioners find guidance from the American Conference of Governmental Industrial Hygienists (ACGIH) publication of the Bioaerosols Committee entitled "Guidelines for the Assessment of Bioaerosols in the indoor Environment". The ACGIH guidelines recommend medical assessment of symptoms, evaluation of building performance and use of professional judgment as primary means for investigating indoor air quality issues. According to the ACGIH, there are no scientific supportable numerical limits to which microbial air samples may be compared.

Air samples are best used as a means to determine if there is an amplification of microorganisms within the building as compared to the naturally occurring microorganisms outdoors. Air sampling may also be used to document the contribution of identified microorganisms and their sources to a particular air quality problem of complaint. The Environmental Protection Agency (EPA) has established guidelines for the remediation of mold in schools. The EPA recommends that remediation be based upon the size of the "mold growth area". The EPA designates three size areas.

Small Areas	Less than 10 square feet of affected area.
Medium Areas	For areas of 10 to 100 square feet affected
Large Areas	For areas of greater than 100 square feet of affected area

6.0 COMMON MOLD CHARACTERISTICS

Molds (at times interchangeable with "mildew") are found virtually everywhere in our environment and are a subgroup of the fungi family. Molds are simple microscopic organisms containing enzymes (responsible for digesting and decomposing) and spores (in charge of reproduction). Their mission is to digest the organic world around them.

Molds have been a part of our environment for thousands of years and normally do not have adverse effects unless they are growing in a concentrated form in a confined space that is being occupied by humans or are of a toxic species type. A 1994 Harvard University School of Public Health study of 10,000 homes in the United States and Canada found half had conditions of water damage and mold associated with a 50 to 100% increase in respiratory symptoms. Concentrated and toxic molds are showing up in homes as a result of changes in construction practices over the past thirty years. The practice of eliminating infiltration/exfiltration, of air leads to higher humidity levels in the home.

For mold to grow it needs:

Moisture or any type of water intrusion (*standing water, dampness, condensation, high humidity*)

Home materials containing cellulose (*wood, insulation, carpets, etc.*)

Limited ventilation or sunlight

Suitable temperatures (*mold grows at temperatures above 0 degrees Fahrenheit [-18 degrees C]*)

Given optimal conditions, mold spores will germinate within 24 hours. Optimal conditions for spore germination includes saturated home materials, humidity above 40%, temperatures between 68 degrees to 90 degrees Fahrenheit (20 degrees to 32 degrees C) and little or lack of light or air circulation. One square foot of moldy drywall can harbor more than 300 million mold spores. Mold growths can be detected by a musty smell and be seen in a form of discoloration ranging from white to orange and from green to black.

6.1 Types of Mold

Allergenic Molds

Are common molds that we normally find in the air that we breathe? They become a problem when the concentration of mold spores in an area becomes significantly greater than the mold spores we would normally find outdoors. When individuals affected by allergies are exposed to indoor air that has high levels of allergenic mold spores, they can become ill and start exhibiting symptoms such as fatigue, nasal and sinus congestion, eye irritation, and headaches.

Toxic Molds

Black mold *Stachybotrys* produce toxins called mycotoxins used to inhibit or prevent the growth of other organisms. Toxic gas from these molds can cause many of the same health issues as allergenic molds but, in addition, the exposure to toxic molds cause neurological damage and affects the central nervous system causing constant headaches, memory loss problems and mood changes.

A trained professional can only positively identify Stachybotrys through a laboratory analysis. None of the information contained herein should be construed as a medical advice or a call to action for the evacuation or remediation. A qualified physician should make any decision, relative to medical significance.

7.0 MOLD CHARACTERISTICS FROM SURVEY RESULTS

The following are some fungal descriptions that are pertinent to the samples collected. General characterization of mold is made with respect to their most common impact to human health. Many genus of mold have species with varying characteristics.

Spore Name-Description

Aspergillus/Penicillium-This species is considered common to indoor environments; it is widespread in the soil and on plants and is also considered a common contaminant of food. It has a musty odor and is reported to be an allergenic. It is commonly being implicated in pulmonary disease and reported to cause skin infections biological weapon.

Myxomycete- Natural habitat is decaying logs, decaying leavers, dung, etc.

Stachybotrys - Natural habitat decaying plant materials and dirt. Can be found in water damaged home materials such as ceiling tiles, gypsum board, etc. *Allergenic potential*- Type I (hay fever, asthma). *Stachybotrys* may play a role in the development of sick home syndrome. The presence of this fungus can be significant due to its ability to produce mycotoxins. The exposure to toxic molds cause neurological damage and affects the central nervous system causing constant headaches, memory loss problems and mood changes. Exposure to the toxins can occur through inhalation, ingestion, or skin exposure.

Appendix A
Detailed Laboratory Report

From: Joe Venus [mailto:jvenus@envirosav.com]
Subject: mold insp
Date: January 21, 2016 at 9:18 AM
To: Warren Guider [mailto:wguider@envirosav.com]

Joe Venus
Environmental Services LLC.
253 Delk Road
Hattiesburg MS, 39401
Inspector@ncidoor.com
601-408-1005 CellPhone



Envirosav Main st House
Hburg.pdf

Order ID: 25180411



Microbiology Chain of Custody EMSL Order Number (Lab Use Only)

8484

Company: Environmental Services		EMSL-Bill to: ☐ Same ☐ Different If the bill is Different note instructions in Comments			
Street: 253 Delk Road		Third Party Billing requires written authorization from third party			
City: Hattiesburg	State/Province: MS	Zip/Postal Code: 39401	Country: USA		
Report To (Name): Joe Venus		Telephone #: 601 408 1005			
Email Address: Inspector@ncidoor.com		Fax #:			
Project Name/Number: Warren Guider		Purchase Order:			
U.S. State Samples Taken: MS		Please Provide Results: ☐ Fax ☒ Email ☐ Fax			
Connecticut Samples: ☐ Commercial ☐ Residential					
Turnaround Time (TAT) Options* - Please Check					
☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☒ 48 Hour ☐ 72 Hour ☐ 98 Hour ☐ 1 Week ☐ 2 Week					
*Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide. TATs are subject to methodology requirements					
Non Culturable Air Samples (Spore Traps) - Test Codes					
- M001 Air-O-Cell - M049 BioSIS - M030 Micro S	- M173 Allegro M2 - M003 Burkard - M174 MoldSnap	- M004 Allergenco - M043 Cyclax - M176 Rolle Smart	- M032 Allergenco-ID - M002 Cyclax-d - M130 Via-Cell		
Other Microbiology Test Codes					
- M041 Fungal Direct Examination - M005 Viable Fungi ID and Count - M006 Viable Fungi ID and Count (Speciation) - M007 Culturable Fungi - M008 Culturable Fungi (Speciation) - M009 Gram Stain Culturable Bacteria - M010 Bacterial Count and ID - 3 Most Prominent - M011 Bacterial Count and ID - 5 Most Prominent - M013 Sewage Contamination in Buildings	- M014 Endotoxin Analysis - M015 Heterotrophic Plate Count - M180 Real Time Q-PCR ERMI 36 Panel - M018 Total Coliform (Membrane Filtration) - M020 Fecal Streptococcus (Membrane Filtration) - M210-215 Legionella Detection - M026 Recreational Water Screen - M027 Mycotoxin Analysis	- M029 Enterobacter - M019 Fecal Coliform - M133 MRSA Analysis - M028 Cryptosporidium parvum Detection - M120 Histoplasma capsulatum Detection - M033-39 Allergen Testing - M044 Group Allergen (Cat, Dog, Cockroach, Dustmites) - Other See Analytical Price Guide			
Preservation Method (Water):					
Name of Sampler: Joe Venus		Signature of Sampler:			
Sample #	Sample Location	Sample Type	Test Code	Volume/Area	Date/Time Collected
Example: A1	Kitchen	Air	M001	75L	1/1/12 4:00 PM
	Bathroom	Air	M001	75L	1/1/12 4:00 PM
	Bedroom	Air	M001	75L	1/1/12 4:00 PM
	Living Room	Air	M001	75L	1/1/12 4:00 PM

Client Sample # (s):		Total # of Samples: 3	
Relinquished (Client): Joe Venus	Date: 12/17/15	Time: 4PM	
Received (Client): <i>L. Berba</i>	Date: 12/21/15	Time: 3:00pm	
Comments:			

(R) 8097 2631 0506
1 of 1

Page 1 of 1 pages
Page: 1 of 1



EMSL Analytical, Inc.

11931 Industriplex, Suite 100 Baton Rouge, LA 70809
Phone/Fax: (225) 755-1920 / (225) 755-1939
Web: www.EMSL.com / info@emsl.com

Order ID: 251503484
Customer ID: ENV563
Customer PO: AC 041620
Project ID:

Attn: Joe Venus Environmental Services 253 Oak Road Hattiesburg, MS 39401	Phone: 601-582-2277 Fax: 601-582-2278 Collected: 12/17/2015 Received: 12/21/2015 Analyzed: 12/22/2015
Proj: Warren Guider	

Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Tape Samples (EMSL Method: M041)

Lab Sample Number	Client Sample ID	Sample Location	Category	Category	Category		
251503484-0001	1	Room 1000000000	High	High			
251503484-0002	2	Room 1000000000	High	High			
251503484-0003	3	Room 1000000000					
Spore Types	Category	Category	Category				
Aspergillus/Trichothium							
Alternaria							
Ascospores							
Aspergillus/Penicillium	High	High					
Basidiomycetes							
Bipolaris							
Chaetomium							
Cladobotryum							
Coccidioides							
Eurotium							
Fusarium							
Gaeumannomyces							
Mycosphaerella							
Puccinia							
Rhizoglyphus							
Sclerotinia							
Stachybotrys	High	High					
Torula							
Uromyces							
Unidentified Spores							
Zygomycetes							
Fungal Particulate							
Hyphae Fragment							
Insect Fragment							
Pollen							

Category: Sample was analyzed
Date: 10/12/2016 Time: 11:00 AM Method: GC/MS Sample: 1016
GC/MS: 1016 Sample: 1016 Method: GC/MS Sample: 1016
GC/MS: 1016 Sample: 1016 Method: GC/MS Sample: 1016

No discernible band blank was recorded with this group of samples

[Handwritten Signature]

Bret H. Ziemann, Laboratory Manager
or Other Approved Signatory

December 21, 2015

Mrs. Mary Sakalaios
49 Tidewater Road
Hattiesburg, MS 39402

RE: 1413 North Main Street

Mrs. Sakalaios,

I went and inspected the residence at 1413 North Main Street here in Hattiesburg per your request. I have found that his home is in terrible disrepair based on my findings. My understanding is that this home has not been lived in since 2008 yet you have maintained the yard maintenance.

While inspecting this home I have found that the power has been turned off to the home due to interior electrical wires overheating. Upon my entering the home I found it to have a very damp and musty smell to it. I started my inspection in the basement portion of the home and have found that there is a terrible moisture issue in this area. Upon further investigation I found mold in this area which you mentioned you were having it tested. I did inspect the electrical and found that it is very dated and appears that all wiring should be replaced. To replace the wiring and electrical panels we will need to remove all interior wall finishes and then replace and repaint all the walls. While doing this I would also recommend replacing all flooring as these will likely be damaged due to the wall demolition. I would also recommend replacing or cleaning the HVAC system since mold does exist in the home.

As far as stopping the moisture issue in the basement I would have to recommend excavating along the exterior portion of the basement wall, cleaning and sealing it with a waterproof sealer. Please note that this does not guarantee to stop the moisture issue. I would also recommend installing a French drain around the perimeter of the house to divert the water around it and keep it out of the basement.

Lastly, we do not recommend performing any of this work without first knowing what type of mold this is and having it removed professionally. I believe you mentioned that this was being performed and we would need a copy of it prior to pricing any work. Sadly, in my professional opinion the amount of work this home needs versus what the resale value would be is not a viable option in this case.

Sincerely,



Patrick Ward
President

ENVIROSAV, L.L.C.
Phase I & Phase II Environmental Audits

January 21, 2016

Ms. Mary M. Sakalarios
49 Tidewater Road
Hattiesburg, MS 39402

RE: Mold Sample report and analyses at the proposed Dollar General property located on N. Main St. in Hattiesburg, Forrest County, Mississippi

Dear Ms. Sakalarios:

Please find attached the report and sample results for the samples collected for mold analyses at the house located on N. Main St. in Hattiesburg, Forrest County, Mississippi.

A total of three samples were collected. Three different types of mold spores were identified from the collected samples. The worst of the three was identified as *Stachybotrys* and it had a high concentration. *Aspergillus/Penicillium* was also identified as being high. The *Myxomycetes* is a rare type not readily seen.

We hope this is the information that you have requested.

Any questions, please contact us.

Sincerely,



Warren Guider
ENVIROSAV, LLC

cc: File

Warren Guider
105 Montaign Drive
Vicksburg, MS 39180

envirosav@bellsouth.net

(601) 638-7575
Mobile (601) 529-2464
Fax (601) 638-6763

SUMMARY REPORT OF FINDINGS

**Mold Testing
December 17, 2015**

FOR

**ENVIROSAV
105 Montaigne Drive
Vicksburg, MS 39180**

**Inspected Building Address
Main Street Hattiesburg MS 39401**

PREPARED BY

**JOE VENUS, JR
ENVIRONMENTAL SERVICES, LLC
253 DELK ROAD
HATTIESBURG, MS 39401
OFFICE 601.582.2277 FAX 601.582.2276**

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APPENDICES

APPENDIX A:	Detailed Laboratory Mold Sample Results
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ENVIRONMENTAL SERVICES, LLC

253 Delk Road Hattiesburg, MS 39401

Phone (601) 582-2277 Fax (601) 582-2276

1.0 INTRODUCTION

On July 20, 2015, Warren Guilder, of EnviroSav, 105 Montaigne Drive Vicksburg, MS 39180, retained Environmental Services, LLC to conduct a limited Mold Inspection, in the bottom floor office, of the house on Main Street, located in Hattiesburg MS 39401. The following investigation focuses on swab samples, non-invasive inspection for evidence of molds, mold contamination, and microbial growth as well as suspected instances of water intrusion. This report is supported by analytical data, which in the judgment of the inspector may warrant further evaluation and/or referral to an appropriate specialist. Three swab samples were taken and delivered to an independent laboratory for analysis. The independent lab results are located in **Appendix A** of this report. The survey was completed on December 17, 2015. Environmental Services, LLC conducted the following tasks:

1.1 Onsite Diagnostic Testing

The following investigation was preformed on the building.

Visual Inspection; Environmental services LLC conducted a visual inspection of the area for signs of mold, staining, or water intrusion.

Microbial Sampling;

Swab samples are used to collect exposed microbial amplification areas.

Moisture, Temperature, and Relative Humidity reading

Samples for moisture, temperature and relative humidity were taken from the building.

1.2 Offsite Evaluation and Analysis

Microbial analysis: Performed an analysis of the microbial sampling and an evaluation of possible remediation items that are incorporated in the reported documents.

2.0 SAMPLING CONCLUSIONS

These conclusions are based upon the results of Environmental Services, LLC onsite testing.

2.1 Swab Sampling: Sample reading are considered high when the spore counts are greater than 1,000 cfu/m³.

Main Street House Bottom Floor office, Hattiesburg MS

Two of the three swab samples were found to have High levels of the mold spore *Stachybotrys*. The *Stachybotrys* (Black Mold) spore was found in the first room ceiling material. The third sample was from the back area and had a low reading of mold spores. The detailed laboratory report is found in **Appendix A**, in the back of this report.

2.3 Moisture, Temperature, and Humidity Reading

Outside readings

The temperature reading outside was 87 degrees Fahrenheit with Relative Humidity reading averaging 60%.

Interior readings

The temperature reading averaged 78 degrees Fahrenheit, with a Relative Humidity reading averaging 45%.

Moisture reading

The mid section of the ceilings where mold amplification was observed, had moisture content reading of 18-22 percent moisture.

The non affected areas of wall materials had moisture reading of 12-18 percent.

2.4 Visual Observations

General Observations

The bottom office area had suspect water intrusion form the flat roof. It was a clear day during the inspection.

3.0 LIMITATIONS

This report is based upon information available to Environmental Services, LLC at the time of its writing. The limited mold inspection date was December 17, 2015. Any changes occurring after this date can alter the data in this inspection report. Should additional information be presented or discovered, Environmental Services, LLC reserves the right to review and, if necessary revise this report and our conclusions. The person or persons in charge of the facility should exercise care not to disturb the material in question, because of the potential of airborne mold exposure. If a problem is found, a professional with experience in the related field should be called to take care of the situation.

The liability of Environmental Services, LLC is limited to the amount paid by the client for this report. The client assumes all responsibility for the further distribution of this report and its contents. By making such distribution the client agrees to hold Environmental Services, LLC harmless against all claims of persons so informed of the contents hereof.

No medical opinions are provided or should be construed from the finding presented in this report.

4.0 CONCERNS and OBSERVATIONS

Based upon Environmental Services, LLC onsite testing and analysis the following findings are made.

4.1 Findings and Collusions

Main Street House, Hattiesburg, MS:

The area of concern is the ceiling of the bottom floor office area. The ceiling had suspect signs of water stains and visible signs of mold accumulation. The possible leak was coming from the flat roof covering the office area.

Treatment and cleaning of the lower office rooms, would include, but not limited to, containing the area, removing the sheetrock ceilings, removing of any porous materials, (cloth, carpet, paper products, etc.) and treating all materials that are not removed, cleaning of all areas in the room and wipe down of all surfaces with a product that kills and has a mold deterrent (one of these products is Fosters 40-80) is recommended for cleaning and removal of mold spores. All this work will be done with a decontamination unit and air scrubbers running during removal. The final cleaning will consist of misting/fogging the area after the removal is complete. The final cleaning would include the cleaning of the HVAC unit and ducts. A final air clearance would be run after the cleaning.

To keep down on Allergens and dusts some control can be accomplished by having all rooms regularly cleaned with a wiped down of all surfaces in the rooms including books, shelves, fans or other items. Removal of any stained or wet materials at the time of water intrusion, in rooms including any other porous materials, carpets, curtains, etc. helps in the fight to control the dust and allergen problems. These control solutions and any additional cleaning solutions are the first step to help with the dust and allergy problems encountered in school building. These control solutions or any other cleaning solutions are not intended to be the only way to prevent or remove dust and dirt, but they will help in the control of allergens. A specialized company in Mold Remediation should be contacted if mold growth is encountered and needs to be removed.

4.2 Control of Moisture

Identify any water intrusions and address it. This must include collecting of the water, and drying out all affected areas within a 24-hour period.

None of the information contained herein should be constructed as a medical advice or a call to action for an evacuation or remediation. A qualified physician should make any decision, relative to medical significance.

5.0 DISCUSSION

5.1 Microbial Sample Testing

Swab Samples:

Swab samples were taken on suspect areas of mold growth. Refer to their report for detailed explanation of testing results.

5.2 Offsite Analysis

Microbial Sampling Analysis

There are currently no *enforceable* regulatory standards pertaining to air, surface, or bulk concentrations of fungi and/or bacteria. In the absence of a regulatory standard, health, and safety practitioners find guidance from the American Conference of Governmental Industrial Hygienists (ACGIH) publication of the Bioaerosols Committee entitled "Guidelines for the Assessment of Bioaerosols in the indoor Environment". The ACGIH guidelines recommend medical assessment of symptoms, evaluation of building performance and use of professional judgment as primary means for investigating indoor air quality issues. According to the ACGIH, there are no scientific supportable numerical limits to which microbial air samples may be compared.

Air samples are best used as a means to determine if there is an amplification of microorganisms within the building as compared to the naturally occurring microorganisms outdoors. Air sampling may also be used to document the contribution of identified microorganisms and their sources to a particular air quality problem of complaint. The Environmental Protection Agency (EPA) has established guidelines for the remediation of mold in schools. The EPA recommends that remediation be based upon the size of the "mold growth area". The EPA designates three size areas.

Small Areas	Less than 10 square feet of affected area.
Medium Areas	For areas of 10 to 100 square feet affected
Large Areas	For areas of greater than 100 square feet of affected area

6.0 COMMON MOLD CHARACTERISTICS

Molds (at times interchangeable with “mildew”) are found virtually everywhere in our environment and are a subgroup of the fungi family. Molds are simple microscopic organisms containing enzymes (responsible for digesting and decomposing) and spores (in charge of reproduction). Their mission is to digest the organic world around them.

Molds have been a part of our environment for thousands of years and normally do not have adverse effects unless they are growing in a concentrated form in a confined space that is being occupied by humans or are of a toxic species type. A 1994 Harvard University School of Public Health study of 10,000 homes in the United States and Canada found half had conditions of water damage and mold associated with a 50 to 100% increase in respiratory symptoms. Concentrated and toxic molds are showing up in homes as a result of changes in construction practices over the past thirty years. The practice of eliminating infiltration/exfiltration, of air leads to higher humidity levels in the home.

For mold to grow it needs:

Moisture or any type of water intrusion (*standing water, dampness, condensation, high humidity*)

Home materials containing cellulose (*wood, insulation, carpets, etc.*)

Limited ventilation or sunlight

Suitable temperatures (*mold grows at temperatures above 0 degrees Fahrenheit [-18 degrees C]*)

Given optimal conditions, mold spores will germinate within 24 hours. Optimal conditions for spore germination includes saturated home materials, humidity above 40%, temperatures between 68 degrees to 90 degrees Fahrenheit (20 degrees to 32 degrees C) and little or lack of light or air circulation. One square foot of moldy drywall can harbor more than 300 million mold spores. Mold growths can be detected by a musty smell and be seen in a form of discoloration ranging from white to orange and from green to black.

6.1 Types of Mold

Allergenic Molds

Are common molds that we normally find in the air that we breathe? They become a problem when the concentration of mold spores in an area becomes significantly greater than the mold spores we would normally find outdoors. When individuals affected by allergies are exposed to indoor air that has high levels of allergenic mold spores, they can become ill and start exhibiting symptoms such as fatigue, nasal and sinus congestion, eye irritation, and headaches.

Toxic Molds

Black mold *Stachybotrys* produce toxins called mycotoxins used to inhibit or prevent the growth of other organisms. Toxic gas from these molds can cause many of the same health issues as allergenic molds but, in addition, the exposure to toxic molds cause neurological damage and affects the central nervous system causing constant headaches, memory loss problems and mood changes.

A trained professional can only positively identify Stachybotrys through a laboratory analysis. None of the information contained herein should be constructed as a medical advice or a call to action for the evacuation or remediation. A qualified physician should make any decision, relative to medical significance.

7.0 MOLD CHARACTERISTICS FROM SURVEY RESULTS

The following are some fungal descriptions that are pertinent to the samples collected. General characterization of mold is made with respect to their most common impact to human health. Many genus of mold have species with varying characteristics.

Spore Name-Description

Aspergillus/Penicillium-This species is considered common to indoor environments; it is widespread in the soil and on plants and is also considered a common contaminant of food. It has a musty odor and is reported to be an allergenic. It is commonly being implicated in pulmonary disease and reported to cause skin infections biological weapon.

Myxomycete- Natural habitat is decaying logs, decaying leavers, dung, etc.

Stachybotrys - Natural habitat decaying plant materials and dirt. Can be found in water damaged home materials such as ceiling tiles, gypsum board, etc. *Allergenic potential*- Type I (hay fever, asthma). *Stachybotrys* may play a role in the development of sick home syndrome. The presence of this fungus can be significant due to its ability to produce mycotoxins. The exposure to toxic molds cause neurological damage and affects the central nervous system causing constant headaches, memory loss problems and mood changes. Exposure to the toxins can occur through inhalation, ingestion, or skin exposure.

Appendix A

Detailed Laboratory Report

From: Joe Venus nspector@netdoor.com
 Subject: mold insp
 Date: January 21, 2016 at 9:18 AM
 To: Warren Guider envirosav@bellsouth.net

Joe Venus
 Environmental Services LLC.
 253 Delk Road
 Hattiesburg MS, 39401
 nspector@netdoor.com
 601-408-1005 CellPhone



Envirosav Main st House
 Hburg.pdf

OrderID: 251500484



Microbiology Chain of Custody
EMSL Order Number (Lab Use Only):

8484

EMSL ANALYTICAL, INC.
 200 ROUTE 130 NORTH
 CANNAMINSON, NJ 08017
 Phone: (800) 220-3575
 Fax: (855) 795-0262

Company: Environmental Services		EMSL-Bill to: ☐ Same ☐ Different If Bill to is Different note instructions in Comments**			
Street: 253 Delk Road		Third Party Billing requires written authorization from third party			
City: Hattiesburg	State/Province: MS	Zip/Postal Code: 39401	Country: USA		
Report To (Name): Joe Venus		Telephone #: 601 408 1005			
Email Address: nspector@netdoor.com		Fax #:	Purchase Order:		
Project Name/Number: Warren Guider		Please Provide Results: ☐ Fax ☒ Email ☐ Fax			
U.S. State Samples Taken: MS		Connecticut Samples: ☐ Commercial ☐ Residential			
Turnaround Time (TAT) Options* - Please Check					
☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☒ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week					
*Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide. TATs are subject to methodology requirements					
Non Culturable Air Samples (Spore Traps) - Test Codes					
- M001 Air-O-Cell - M049 BioSIS - M030 Micro 5	- M173 Allegro M2 - M003 Burkard - M174 MoldSnap	- M004 Allergenco - M043 Cycllex - M176 Relle Smart	- M032 Allergenco-D - M002 Cycllex-d - M130 Via-Cell - M172 Versa Trap		
Other Microbiology Test Codes					
- M041 Fungal Direct Examination - M005 Viable Fungi ID and Count - M006 Viable Fungi ID and Count (Speciation) - M007 Culturable Fungi - M008 Culturable Fungi (Speciation) - M009 Gram Stain Culturable Bacteria - M010 Bacterial Count and ID - 3 Most Prominent - M011 Bacterial Count and ID - 5 Most Prominent - M013 Sewage Contamination in Buildings	- M014 Endotoxin Analysis - M015 Heterotrophic Plate Count - M180 Real Time Q-PCR-ERMI 36 Panel - M018 Total Coliform (Membrane Filtration) - M020 Fecal Streptococcus (Membrane Filtration) - M210-216 Legionella Detection - M026 Recreational Water Screen - M027 Mycotoxin Analysis	- M029 Enterococci - M019 Fecal Coliform - M133 MRSA Analysis - M028 Cryptococcus neoformans Detection - M120 Histoplasma capsulatum Detection - M033-39 Allergen Testing - M044 Group Allergen (Cat, Dog, Cockroach, Dustmites) - Other See Analytical Price Guide			
Preservation Method (Water):					
Name of Sampler: Joe Venus		Signature of Sampler:			
Sample #	Sample Location	Sample Type	Test Code	Volume/Area	Date/Time Collected
Example: A1	Kitchen	Air	M001	75L	1/1/12 4:00 PM
A1	Basement ceiling	Air	M001	75L	12/17/15
#2	Basement ceiling	Air	M041	1sq	
#3	Back room wall	Air	M041	1sq	

Client Sample # (s):		Total # of Samples: 3	
Relinquished (Client): Joe Venus		Date: 12/17/15	Time: 4PM
Received (Client): <i>L. Broda</i>		Date: 12/21/15	Time: 3:00pm
Comments:			

Page 1 of 1 pages
Page 1 Of 1

(R) 8097 2631 0306
1 of 1



EMSL Analytical, Inc.

11931 Industriplex, Suite 100 Baton Rouge, LA 70809
Phone/Fax: (225) 755-1920 / (225) 755-1989
<http://www.EMSL.com> / batonrouge@emsl.com

Order ID: 251508484
Customer ID: ENV563
Customer PO: AC: 04162C
Project ID:

Attn: Joe Venus
Environmental Services
253 Oak Road
Hattiesburg, MS 39401

Phone: (601) 582-2277
Fax: (601) 582-2276
Collected: 12/17/2015
Received: 12/21/2015
Analyzed: 12/22/2015

Proj: Warren Guider

Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Tape Samples (EMSL Method: M041)

Lab Sample Number:	251508484-0001	251508484-0002	251508484-0003		
Client Sample ID:	1	2	3		
Sample Location:	Basement Ceiling	Basement Ceiling	Back Room Wall		
Spore Types	Category	Category	Category		
Agaricoid/Capitatus					
Alternaria					
Ascospores					
Aspergillus/Penicillium	"High"	"High"			
Basidiomycetes					
Bipolaris++					
Chaetomium					
Cladobotryum					
Curvularia					
Epicoccum					
Fusarium					
Ganoderma					
Myxomycetes++			Rate		
Paeclomyces					
Rust					
Scopulariopsis					
Stachybotrys	"High"	"High"			
Toninia					
Ulocladium					
Unidentifiable Spores					
Zygomycetes					
Fibrous Particulate			Rate		
Hyphal Fragment					
Insect Fragment					
Pollen					

Category: Countable area analyzed
Range: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000
Bipolaris + = Bipolaris Oosporium Equisetum Mycelophora + = Mycelophora Peronospora
+ = Sample contains living structures and/or hyphae associated with the spores

No discernible field blank was submitted with this group of samples



Brett Hertzmann, Laboratory Manager
or Other Approved Signatory

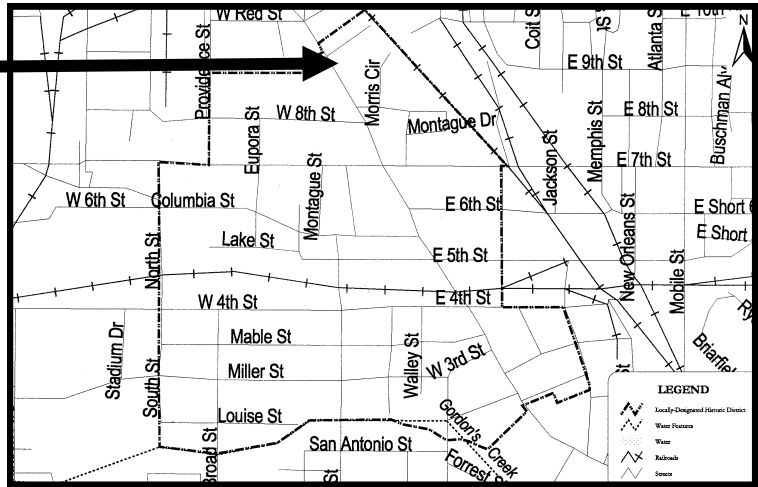
Hattiesburg Historic Conservation Commission

Application Data Sheet—Item 9

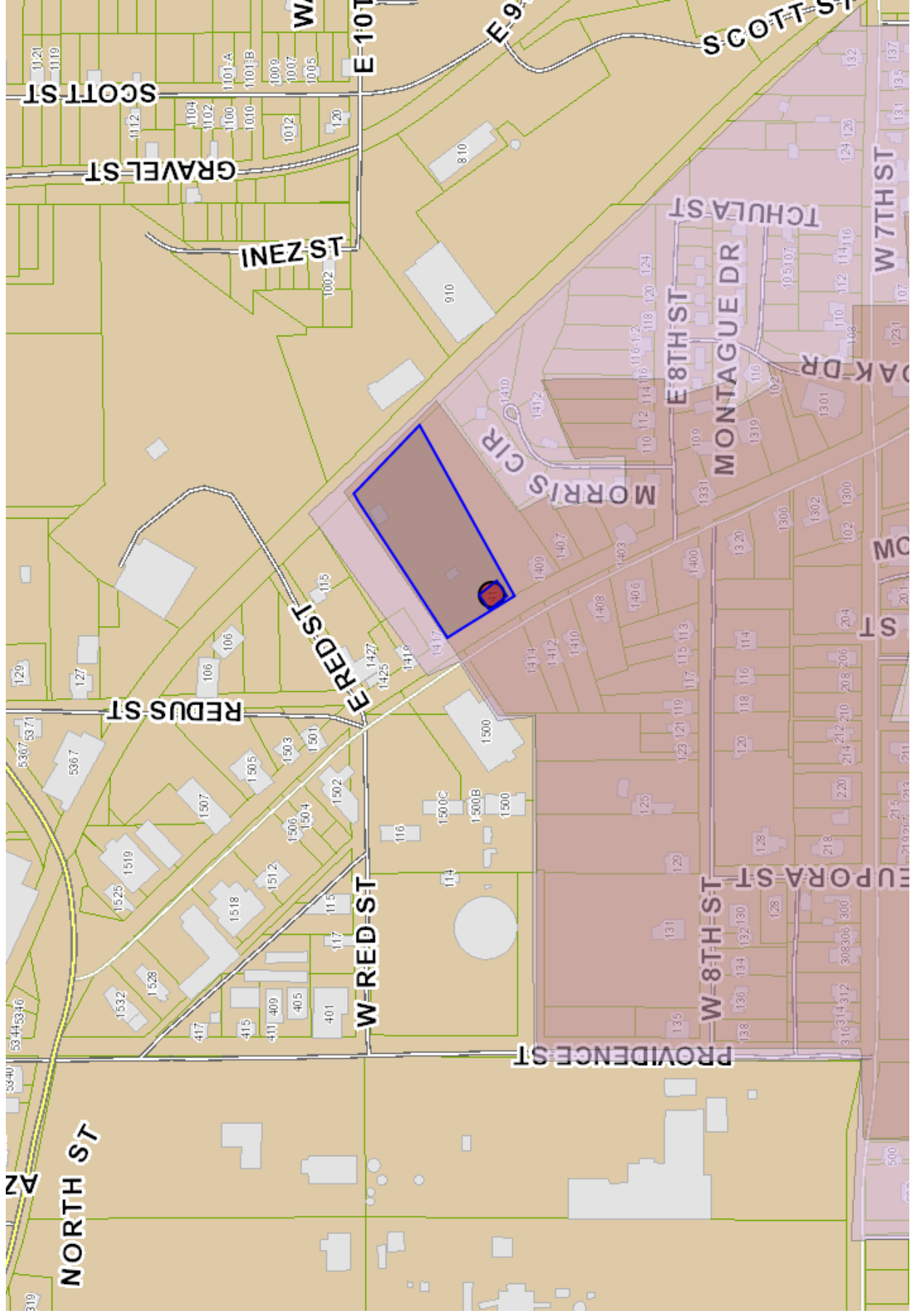
Historic District: North Main

Address: 1413 N. Main St.

Significance: Contributing



1413 N. Main St.



Adjacent Properties





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

HISTORIC RESOURCES INVENTORY

NORTH MAIN DISTRICT

1. a. Property name, historic

b. Property name, common
House

2. Property address / descriptive location

1413 Main
Hattiesburg, MS 39401

3. Legal description (and acreage, if required) (see instructions) Com. SW/Cor SE $\frac{1}{4}$ NE
 $\frac{1}{4}$ SE Alg NE Margin N Main St. 309.3' for POB E 490'
Mol to Row GS & RR SEly 265.53' SWly 519.2' Nly 206'
Mol to POB Blk. 172 Crittenden

4. Former / historic use(s)
Residence

5. Present use
Residence

6. Significant persons, events or themes
associated with property

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

8. Date of construction
☒ estimated 1936
☐ documented

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

10. Architect

☐ documented ☐ attributed

11. Builder / contractor

☐ documented ☐ attributed

12. Brief description

One-story wood frame residence with gable roof, boxed eaves, one chimney. The undercut entrance porch has pairs of boxed columns. The typical window is 6/6 double-hung and the entrance has a fanlight transom, 4-lites over 1-panel sidelites, and a wood door.

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

1 Carport, 2 Residences, 2 Outbuildings



14. MDAH Inventory Code

15. County FORREST

16. City or town HATTIESBURG
☐ vicinity of

17. Was interior surveyed?
No

18. Survey seq. no.
127

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

20. USGS quadrangle map

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

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

23. Post-historic changes and dates

24. Principal materials
Walls: Wood/Siding
Roof: Shingle/Asb.

25. Architectural character or style

Colonial Revival

THIS SECTION FOR MDAH USE ONLY

26. Category

27. Functional type

28. Registration status and dates

☐ NHL
☐ listed NR
☐ in NR district
☐ federal DOE
☐ state landmark
☐ local landmark
☐ in local district
☐ HABS / HAER

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

b. Rating
☐ pivotal ☐ marginal
☐ contributing ☐ noncontributing
☐ intrusion

c. District element number

30. Architectural or historical importance, if any

Built about 1936 for Frank S. Glenn, this Colonial Revival bungalow contributes to the architectural legacy of the neighborhood.

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

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

Mary Frances Morris
1413 N. Main St.
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)

2286-7

38. Photo date

25 May 1990

33. Sources of information

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

39. Inventory form completed by
(name and organization)

Robert J. Cangelosi, Jr.
Koch and Wilson Architects

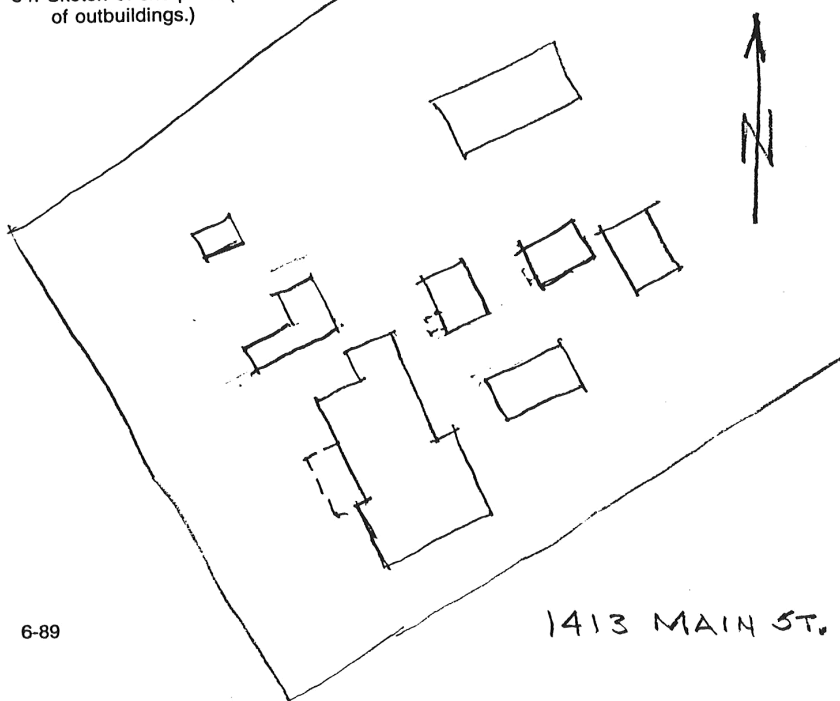
40. Survey project name

1990 Hattiesburg Survey

41. Date form completed

June 29, 1990

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



THIS SECTION FOR MDAH USE ONLY

42. Other information in HPD files

43. Evaluation

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

b. Area(s) of significance

c. Evaluated by

d. Date of evaluation

Additional views



North elevation



Rear (east) elevation

Outbuilding—garage/apartment



Rendering of proposed building



John Reynolds
927 North Main Street
Hattiesburg, MS 39401
601-818-8617



December 9, 2015

Hattiesburg Historic Conservation Commission
City of Hattiesburg

RE: Proposed demolition of the contributing structure at 1413 North Main Street

Dear Commissioners:

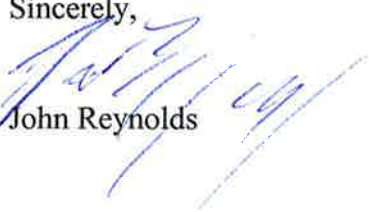
Due to a conflict with my work schedule, it is unlikely that I will be able to attend today's meeting of the Conservation Commission, but I would like to express my objection to this application for certificate of appropriateness. I am not opposed to the location of a Dollar General in our neighborhood, but there are many vacant properties, as well as vacant commercial structures that would be better suited to this type of endeavor.

Our neighborhood has already lost many of the contributing structures that collectively made it worthy of a listing on the National Register of Historic Places, and this was made worse by the destructive tornado that ripped through the neighborhood on February 10, 2013, destroying many more structures and causing severe damage to many others, such as my own home. I have worked very hard to restore my home and to maintain its historic integrity, and am hopeful that our neighborhood's designation as a conservation district will ensure that other buildings in the neighborhood also maintain their historic appeal and continue to contribute to the overall historic feel and legacy of the North Main.

I urge the commission to deny this request and I hope that the applicants will find another more suitable location within the neighborhood in which to build and become a contributing part of the North Main Historic Neighborhood.

Thanks for your attention to this matter. Please feel free to contact me if further information is required.

Sincerely,


John Reynolds

Archer, Russell

From: Tom Boldo <tomithey@gmail.com>
Sent: Wednesday, February 03, 2016 11:21 AM
To: Archer, Russell
Cc: john.reynolds@usm.edu
Subject: Dollar General

Hi Russell,

I would love to be in town for the meeting next Wednesday regarding the house getting demolished for a Dollar General, however I will be out of town for a meeting. I've tried to rearrange my schedule to be here but it is just not possible, since I didn't know about this far enough in advance.

I was hoping if I pass my objections on to you they might be taken into consideration.

I am completely opposed to the demolition of the house at 1413 Main St. The property appears to be in good condition and should be preserved for its historic nature. The chances that someone will purchase the lot and put a new home on it are unlikely considering how many other vacant lots there are in the area. Demolishing the home will only lead to it being replaced by a commercial building.

It seems to me that the plan is to get approval to demolish the home, only so that later when a plan is presented to build a Dollar General on the lot it will not be as resisted by the public because the house will already be gone. We do not need any more businesses on Main street and should be working to preserve the neighborhood as just that, as neighborhood, not a business district.

We do not need a Dollar General on our street. We already have a Family Dollar one block from that location. Aside from the redundancy of putting another dollar store within a block from an existing one, there are plenty of more appropriate lots on the street where they could put a Dollar General that would not require demolition of a historic home. There is a vacant lot right next door to the Family Dollar, at 1315 Main St. There are also vacant lots at 1027, 1020, and 1024 Main St. The ones at 1020 and 1024 are currently advertised for sale. The lot at 1015 Main St has a shell of a building that could be demolished and the lot could be combined with the vacant lot at 1019 to make plenty of room for a Dollar General.

I am also opposed to putting another business on the 8th and 9th block of Main Street due to traffic. Currently Main street at the intersections of 7th and 4th are very busy with foot and vehicle traffic due to the number of businesses. Putting another business on my block would cause a great disturbance to everyone on those blocks due to increased foot and vehicle traffic in a residential area.

Right now, the majority of business at the Family Dollar is via foot traffic from the neighboring homes. Being that there are not nearly as many homes near the proposed location of the Dollar General I cannot see that people would walk the extra block or two to get to it instead of going to the Family Dollar. This could lead to a historic home being demolished just to put in a business that might fail shortly after.

I love my neighborhood and I would like to see it continue as a peaceful neighborhood with less businesses, especially redundant ones.

Thank you!
Tom Ramirez-Boldo

1406 N Main St
512-619-4520

To: Historic Preservation Committee,

This is Shirley H. Throssen,
I live at 1410 N. Main St.
I live across from the
~~proposed~~ site for a
Dallas General Store.
I have spent over \$100,000
dollars redoing my
house, redone from top
to bottom. None taken
an eye out in the city
and have made a beautiful
home and yard for myself
on a beautiful site for
the city. This would take
away all I have done.
It would greatly depreciate
the value of my home.
Also it would not be a safe
home any longer w/ all the
foot traffic and theft
that will go on there.
I do not want this

Police will constantly
There for problems. This
is not what I want my
Grand & great grand
to see or be a part of.

This will be a trouble
site for all this neighbor,
we have enough bad
things happening from
the other one. I am
totally against this

I want you
Shirley Johnson
1410 N. Main St.
City
601-402-4332

SS



HISTORIC PRESERVATION

Jim Woodrick, director

PO Box 571, Jackson, MS 39205-0571

601-576-6940 • Fax 601-576-6955

mdah.state.ms.us

2/8/16

Mr. Russell Archer
Historic Preservation Planner
City of Hattiesburg
P.O. Box 1898
Hattiesburg, MS 39403

Dear Mr. Archer:

I hope this letter finds you well. I am writing in response to your notification to MDAH regarding a demolition request submitted to the Hattiesburg Historic Conservation Commission for 1413 North Main Street. As you know, the property under review for demolition is a contributing resource to the North Main Street Local and National Register Historic Districts and its loss would certainly diminish the architectural and historical integrity of the neighborhood.

Through the Certified Local Government partnership with the National Park Service and MDAH, the City of Hattiesburg made a commitment to promoting best historic preservation policies. With this considered, I support the Conservation Commission and the City's continued effort to work with the applicants to find an alternative solution to the demolition of the 1413 North Main Street property and preserve the historic continuity of the neighborhood.

As the Conservation Commission and City work with the applicants to move forward with this case, please feel free to contact MDAH if you require any assistance.

Sincerely,

Barry White
Local Government Assistance Coordinator
bwhite@mdah.state.ms.us
601-576-6953







V1008-W
V1008-G

FLUORESCENTS

FILE STORAGE







PUBLIC HEARING

NOTICE is hereby given that a petition has been filed by Mary Elizabeth Morris Sakalairos, Owner, with the Mayor and Council of the City of Hattiesburg, Mississippi, for property located at 1413 N. Main Street.

After hearing the Hattiesburg Historic Conservation Commission vote that the petition be DENIED, Tim Farris, Attorney, on behalf of Mary Elizabeth Morris Sakalairos, Owner, being aggrieved with the vote, filed a request for hearing before the Mayor and City Council of the City of Hattiesburg, as provided by law.

NOW, THEREFORE, NOTICE IS GIVEN that a public hearing in relation to the petition as hereinabove set forth will be held Monday, May 16, 2016, at 4 P.M. in the City Hall Building, 2nd Floor, City Council Room, 200 Forrest Street, Hattiesburg, Mississippi, at which time and at which said hearing all parties of interest and citizens shall have an opportunity to be heard.

WITNESS my signature and the official seal of said City on this, the 19th day of April, A.D., 2016.

CITY OF HATTIESBURG, MISSISSIPPI

BY: Kermas Eaton/s/
CITY CLERK

(SEAL)

Publish (1) Friday, April 29, 2016
City of Hattiesburg
Return PROOF to City Clerk's Office
P.O. Box 1898
Hattiesburg, MS. 39403-1898