

**City of Natchez**  
**Preservation Commission Regular Meeting**  
**Wednesday, February 10, 2021 5:15 p.m.**  
**Natchez Convention Center**  
**211 Main Street**  
**Natchez, MS 39120**

**CALL TO ORDER**

The meeting of Wednesday, February 10, 2021 was called to order by Chairperson Andy Sartin.

**ROLL CALL**

**Commissioners Present:** Andy Sartin, Chairperson  
Marty Seibert, Vice-Chairperson  
Leonardo Lang  
Smokey Joe Frank  
Shirley Petkovsek  
Liz Dantone  
Frances Morris  
Charles Hill  
Mac Hazlip

**Commissioners Absent:**

**Staff:** Riccardo Giani, City Planner

**MINUTES**

**Motion:** I move to approve the minutes from the November and December 2020 meeting. Defer the January 2021 meeting minutes.

**MOTION BY:** Commissioner Seibert

**SECOND BY:** Commissioner Dantone

**In favor:** ALL

**Opposed:** NONE

**CHAIRPERSON'S REPORT:** None

**PUBLIC HEARING APPLICATIONS:**

*(Commissioner Mac Hazlip recused himself from the vote to represent himself)*

**1. Application #NPC 21-19. Mac Hazlip, 403 Main Street., Map #41-111C-41: Request for an exterior alteration: Restoration of front façade.**

Mr. Giani gave staff findings.

**Background:** This property is located on the “On-Top-of-The-Hill” Historic District. The Preservation Commission approved an application for a different owner (NPC 19-55), however the work was not started. The new owner is proposing the same façade restoration, with historical evidence.

**Staff Findings:** The applicant is proposing to alter the front façade of the building to return it back to its original design, as evidenced by historic photos. When proposing altering the exterior of a building, the Natchez Design Guidelines recommend using historic evidence for the alteration. The applicant has been working with the Historic Natchez Foundation to ensure that what is proposed reflects the original design.

The applicant has submitted architectural drawings and a historical evidence to the Commission.

Mr. Giani stated at the end of his report that the application has been slightly modified. The first floor windows have been altered to more accurately portray the original design.

**APPLICANT COMMENT:** Mac Hazlip, applicant, was present to answer any questions.

**PUBLIC COMMENT:** No objections.

**STUDY SESSION:** Commissioner Dantone agreed with the window modification, as it more accurately fits the original design of the storefront. She noticed that there were shutters on the second story windows and asked if the applicant would be installing shutters. Mr. Hazlip stated he would add operable shutters to the second floor.

Chairperson Seibert confirmed with the applicant that the mullions on the first floor windows will be even and proportionate. The applicant agreed.

**Motion:** I move to approve application #NPC 21-19, request for an exterior alteration to restore the front façade, as submitted.

**MOTION BY:** Commissioner Hill  
**SECOND BY:** Commissioner Frank  
**In favor: ALL**

**Opposed: NONE**

**2. Application #NPC 21-20. Cindy Booker, 219 Clifton Ave., Map #41-106A-192: Request for roof line alterations and a rear addition.**

Mr. Giani gave staff findings.

**Background:** This property is located in the Upriver Residential Historic District. This property is listed in the Adams County Landmark Inventory with the following description:

“This small and unpretentious L-shaped cottage has a well-detailed Victorian porch that follows the L-shape across the front and part way down the left side. It has slender turned columns, interestingly patterned jigsaw brackets and valances containing similar jigsaw panels and spindles. The double entrance doors and transom are framed with pilasters and entablature with key blocks in the Eastlake manner.

The porch is under the main roof, which is hipped, with the ridge extended to the front to cover a gable decorated with a sunburst motif. The gable is in the plane of the front wall behind the porch.”

**Staff Findings:** The applicant is not proposing any alterations to the front portion of the house. The request is for a rear addition and alteration of roof lines. The applicant has submitted architectural drawings detailing the submittal.

The rear of the house has two gable ends with a valley in the middle. This valley has presented the owner with water infiltration problems as the center of the valley is only slightly pitched, leaving room for water to stagnate. The proposed addition and roof alteration will see this valley eliminated and replaced with smaller hipped roof, emulating the front roof shape (Sheet A4.2). There is a projected gable cover for the rear door that will also be slightly enlarged to steepen the pitch, and be framed with trim boards (A5.2). With the enlarged projected gable, the applicant is requesting installation of two new wooden columns to support it. The columns will be mounted on an expanded brick porch with steps. The size of the enlarged cover and brick porch will be 8' x 14'. The new brick steps will be flared outward, replicating many brick steps in the Historic District.

**APPLICANT COMMENT:** Johnny Waycaster, representing the applicant, stated that the two rear additions are not original to the house and were built at different times. This has created two disproportionate gable ends that meet in the middle to form a flat valley. This valley has caused massive water intrusion and needs to be mitigated. The new hipped roof's height will be no higher than the existing rear gables.

**PUBLIC COMMENT:** None

**STUDY SESSION:** Commissioner Dantone complimented Mr. Waycaster for designing an elegant solution.

Commissioner Seibert asked if the rear door will be retained. Mr. Waycaster said the door will be retained as much as possible with in-kind repairs. The door/sidelight design will be kept.

**Motion:** I move to approve application #NPC 21-20, request for the exterior alteration to the roof and rear, as submitted.

**MOTION BY:** Commissioner Frank

**SECOND BY:** Commissioner Morris

**In favor:** ALL

**Opposed:** NONE

**3. Application #NPC 21-22. Historic Natchez Foundation, 0 Silver Street (Bailey Park), Map #41-112A-69: Request to install a historic marker commemorating Marquis de Lafayette's visit to Natchez.**

Mr. Giani gave staff findings.

**Background:** The Historic Natchez Foundation has been working with the Lafayette Trail since June 2020 to find a location for a marker commemorating a visit to Natchez by Revolutionary War hero Marquis de Lafayette in 1825.

**Staff Findings:** The proposed marker will resemble other historic markers. The sign will be 11' tall, however 3' will be planted in the ground, making the actual height 8'.

The proposed location of the marker will be in a privately owned park, known as Bailey's Park on Silver Street. Photos of the location and proposed marker are attached to the application.

**APPLICANT COMMENT:** Carter Burns, Director for HNF, has been working with the Lafayette Trail Committee was present.

**PUBLIC COMMENT:** None

**STUDY SESSION:** Chairperson Sartin asked if the marker was going to be one or two sided. Carter Burns stated if the sign was parallel to the street it would be one sided, if it was perpendicular to the street it would be two-sided.

Commissioner Seibert stated that she is not supportive of new marker installations, as they are cluttering spaces.

Commissioner Petkovsek commented that this marker is an exception because it commemorates a significant event that has national significance.

Chairperson Sartin shares the concerns of Commissioner Seibert and feels that marker requests are proliferating downtown and on the bluff.

Commissioner Dantone suggested moving it further down Silver Street as to not have a stand-alone marker obscuring river views.

Open to moving it down the street, potentially on private property.

*(The Commission reverted to this application later in the meeting and it was agreed that the marker was to be installed further down on the East side of Silver Street on private property.)*

**Motion:** I move to approve application #NPC 21-22, request to install the marker in the revised location.

**MOTION BY:** Commissioner Frank

**SECOND BY:** Commissioner Lang

**In favor:** ALL

**Opposed:** NONE

**4. Application #NPC 21-23. Rita Tibbetts, 703 N. Union Street Map #41-111A-113, Replace shingle with weathered wood architectural shingles.**

Mr. Giani gave staff findings.

**Background:** This property is located in the Upriver Residential Historic District. This property is listed in the Adams County Landmark Inventory with the following description:

“This one-story stucco bungalow, in the popular Spanish style of the 1920’s, is a departure from the neo-classicism of most of the houses along this section of North Union Street. Build in the early 1920’s, the house has a roof of red barrel tiles and features such as the pair of arches casement doors with a turned spindle column on the mullion between them. The transom above the recessed entrance door has a wood grille of turned wood spindles.

There were very few such houses building in Natchez, although the influence of the Florida boom, with its emphasis on Mediterranean architecture, was being felt throughout the nation.”

**Staff Findings:** The applicant is requesting to replace the existing tile roof with a terra cotta architectural shingle. The Natchez Design Guidelines, if total replacement is needed, require that the existing roof material be replaced with the same material. Additionally, the Guidelines do not recommend, “replacing a roof with a completely different material than currently on the roof which is not appropriate for the architectural style of the building, or out of scale/proportion with the structure.” (pg. 78)

The applicant has cited cost as the main reason that replacing the tile is not feasible. The applicant has submitted a cost estimate for the roof replacement.

Additionally, the applicant would like to install a new garage door. The applicant has provided several options, deferring the choice and color to the Commission on which is most appropriate.

**APPLICANT COMMENT:** Pete Cantu, contractor, was present at the meeting to represent the applicant.

**PUBLIC COMMENT:** No objections were received.

**STUDY SESSION:** Carter Burns stated that they have worked with the applicant to retain the salvageable barrel tiles for the roof ridges. The Commission agreed.

Chairperson Sartin asked how the applicant was going to install the overhead garage door to the existing opening. Mr. Cantu explained that he would square the opening to the door's dimensions, slightly narrowing it.

Commissioner Seibert remarked on the garage door submitted and asked if the Historic Natchez Foundation recommended a darker color. Carter Burns, HNF, stated that the darker color would blend better with the house, as it would visually disappear.

Chairperson Sartin asked if the applicant was proposing any windows on the garage door. The owner, Rita Hebbetts, stated she would prefer a solid garage door with no windows. Additionally, the applicant stated that she prefers an almond color for the door.

Commissioner Seibert asked if any exterior hardware, such as brackets, were to be installed on the exterior of the door. Mrs. Hebbetts stated that she would install them if the Commission wanted them, however she prefers a solid door. Commissioner Seibert was agreeable to the solid door in an almond color.

**Motion:** I move to approve application #NPC 21-23, request to replace the existing roof with terra cotta architectural shingles, and install the garage door with the following conditions:

- Terra cotta architectural shingles for roofing material.
- Salvage barrel tiles for the roof ridges
- Garage door will be simple panels, no windows. Door color will match the existing color of the garage.

**MOTION BY:** Commissioner Seibert

**SECOND BY:** Commissioner Dantone

**In favor:** ALL

**Opposed:** NONE

**UNFINISHED BUSINESS:**

**1. Application #NPC 21-17, 207 Jefferson Street, installation of additional ground lighting at the Proud to Take a Stand Monument.**

After reviewing the submitted light specifications, the Commission went into a study session.

Chairperson Sartin confirmed with the applicant that she is proposing two 70 watt lights, each capable of 9800 lumens. He stated that lights at this intensity against curved, shiny surfaces would potential create glare or refraction if not spaced properly. He asked if she could get with the electrician she was working with to run an extension cable from the existing meter.

Commissioner Seibert agreed, and stated that the lights should be positioned at different distances to see what is best. She continued by stating if the lights were positioned too low, shadows from the concrete foundation could be cast onto the monument.

Chairperson Sartin suggested bringing two smaller wattage lights out there to test.

Commissioner Dantone suggested bringing this proposal to the Proud to Take a Stand Committee first and let them render a decision on the lights, prior to approval from the Commission. The rest of the Commission agreed that approval would have to come from the Proud to Take a Stand Committee before approval by the Commission.

**Motion:** I move to defer application #NPC 21-17, until more information about the results of the light test are received.

**MOTION BY:** Commissioner Dantone

**SECOND BY:** Commissioner Seibert

**In favor:** ALL

**Opposed:** NONE

**NEW BUSINESS:** John Weaver, architect for the Natchez Opportunity Fund, LLC, introduced a conceptual design for the “amphitheater” proposed between the Depot and the Mississippi River Bluff. He stated that the idea for this type of structure came from the Downtown Master Plan’s vision of bring

complementary features to the Bluff. He explained that the materials selected for the pavers and the concrete will be closely matched to existing paving materials on site.

Commissioner Seibert asked if the improvements will disturb the existing oak trees. Mr. Weaver stated that the proposed improvement is outside of the drip edge of any nearby trees, however they are consulting with an arborist.

Commissioner Seibert asked about the design of the lamp posts. Mr. Weaver explained that they are proposing light posts, but the ones shown on the plans are placeholders until lamp posts are designed to match the existing on the Bluff. Additionally, these lights will be dimmable to not overpower the immediate area.

Commissioner Dantone expressed her concern that this public area would be privatized after development. In her opinion this area should stay open to the public, as it is directly connected to the public Bluff trail. Mr. Weaver stated that although the lease has not been signed, it always was his understanding that this area would be a public area, but just used by a “private” entity. They have no plans on restricting public access to the site.

**Motion:** I move to conceptually approve the design of the amphitheater in the proposed location, with finalized details coming back to the Commission for final approval.

**MOTION BY:** Commissioner Dantone

**SECOND BY:** Commissioner Seibert

**In favor:** ALL

**Opposed:** NONE

**ADJOURNMENT:**

**Motion:** I move to adjourn the Preservation Commission meeting of February 10, 2021.

**MOTION BY:** Commissioner Dantone

**SECOND BY:** Commissioner Seibert

**All in favor:** ALL

**None opposed:** NONE

**MEETING ADJOURNED**

**APPROVED:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

**Date:** \_\_\_\_\_