

BEFORE THE MISSISSIPPI STATE BOARD OF ARCHITECTURE

**IN THE MATTER OF:
GRETA HANSEN
HITE STUDIO ARCHITECTURE PC
123 BOWERY, 4TH FLOOR
NEW YORK, NEW YORK 10002**

CAUSE NO. 23-5

CONSENT AGREEMENT

You are hereby notified that:

1. This matter came before the Mississippi State Board of Architecture concerning the entry of a Consent Order with Greta Hansen. Having considered the matter, the parties, by consent, enter this Order and make the following Findings of Fact and Conclusions of Law, to-wit:
2. The parties to this action are the Mississippi State Board of Architecture (Board), which is a duly constituted Board existing within the executive branch of the government of the State of Mississippi located at 2 Professional Parkway, #2B, Ridgeland, Mississippi 39157, and Respondent is Greta Hansen.
3. The Board proceeds in its official capacity as the licensing entity as authorized by Title 73, Chapter 1 of the Mississippi Code of 1972, as amended.
4. Greta Hansen (Respondent) is an applicant of the Board, having applied for a reciprocal license on March 14, 2023.
5. As disclosed by the Respondent on her reciprocal license application, the Respondent provided "preliminary planning services for a medical cannabis facility" absent a current architectural license in Mississippi. The respondent subsequently disclosed that she provided a schematic site plan with a proposed parking layout and schematic interior layout for an existing building for her client to submit to the Planning

Committee of the City of Jackson in September 2022, though the Respondent did not apply for a reciprocal license in Mississippi until March 14, 2023.

6. As mitigating factors, the Board considered that the Respondent has not been previously disciplined by the Board and disclosed her practice prior to licensure on her application.

7. Respondent has had the opportunity at all times to seek advice from competent counsel of her choice. No coercion has been exerted upon Respondent, nor have any promises been made other than those reflected in this Consent Order. Respondent has freely and voluntarily entered into this agreement, motivated only by a desire to resolve the issues addressed herein.

8. Respondent is fully aware of her right to contest charges made against her in a formal hearing. These rights include the right to representation by an attorney at Respondent's expense, the right to a public hearing on the charges filed, the right to confront and cross examine witnesses called to testify against her, the right to present evidence in Respondent's own behalf, the right to receive written findings of fact and conclusions of law supporting the decision of the merits of the accusations, and the right to obtain judicial review of the Board's decision. These rights are voluntarily waived by Respondent in exchange for the Board's acceptance of this Consent Order.

9. Having considered all of the information and evidence presented to it, the Board has determined that there is clear and convincing evidence to make a finding that the acts of the Respondent as described above in Paragraph Five constitute a violation of:

- a. *Miss. Code Ann.* § 73-1-1, which provides that no person shall practice architecture in this state unless such person shall have secured from the Board a license as an architect; and

- b. *Miss. Code Ann. § 73-1-3(c)*, which defines a person engaging in the practice of architecture as “one who holds himself out as able to perform any professional service such as planning, design, including aesthetic and structural designs, and consultation in connection therewith, or responsible inspection of construction, in connection with (except as specifically exempted herein) any buildings, structures, or projects, or the equipment or utilities thereof, or the accessories thereto, wherein the safeguarding of life, health or property is concerned or involved, when such professional service requires the application of the art and science of construction based upon the principles of mathematics, aesthetics, functional planning, and the physical sciences;” and
- c. *Miss. Code Ann. § 73-1-13(d)*, which provides that an applicant shall be precluded from registration for violating any of the rules of conduct required of applicants or architects as adopted by the Board or for practicing architecture, or holding oneself out as capable of practicing architecture, in this state in violation of the chapter; and
- d. Rule 2.7, which provides, in part, that an individual offering or proposing architectural services prior to licensure shall be prohibited from rendering additional architectural services beyond the offer or proposal until the individual has an active license.

10. Respondent has consented to a finding of wrongdoing as to the violations cited herein.

11. The Board finds that the Respondent has acknowledged this conduct, expressed regret for any violations of law or regulation arising from it, made efforts to rectify the improper conduct, and has willingly cooperated with the Board in resolving this matter.

12. In consideration of the foregoing admissions, the Board issues a public reprimand to the Respondent and orders that the Respondent is assessed a fine in the amount of one thousand dollars (\$1,000.00), which must be remitted in full within thirty (30) calendar days from entry of this order. Upon fulfillment of these terms and conditions, which shall be accepted by the Board as clear and convincing evidence of rehabilitation and reform, an architectural license shall be granted to the Respondent.

13. The Respondent acknowledges that the Board has jurisdiction over her and the subject matter which precipitated this Consent Order.

WHEREFORE PREMISES CONSIDERED, the Consent Order is submitted, and is the order of the Board in this matter, with the following conditions:

- a. Should the Board decline the entry of this Order, the Respondent by her signature below stipulates and agrees that:
 - i. She is entitled to a fair hearing before the Board on this matter; and
 - ii. This Order is not binding upon the Board or the Respondent, nor is it of any effect or consequence whatsoever, until signed by both parties; and
 - iii. Both the Board and the Respondent are free to either accept or reject this Order prior to their acceptance and signatures.
- b. If accepted and entered by the Board, the Respondent and the Board by their signatures acknowledge and understand that:
 - i. This document is public record. This disciplinary action shall be reported to and posted with the National Council of Architectural

Registration Boards, shall be posted in the Board's disciplinary report, and shall be spread upon the Minutes of the Board as its official act and deed; and

ii. This Order is the final disposition of this matter and no hearing before the Board will be granted or held on this matter; and

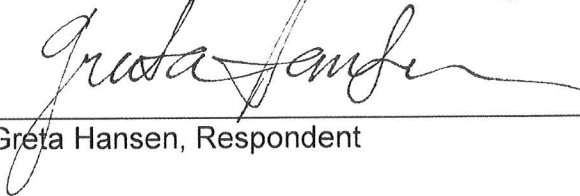
iii. There is no right of appeal.

c. The Respondent, by her signature, waives any and all objections or legal challenges she may have regarding or arising out of this matter, the entry of this Consent Order or any of its terms. She agrees to and waives any legal objections that may otherwise be available to her as to the Board taking this matter up preliminarily for purposes of considering this Consent Order.

SO ORDERED this the 18 day of July, 2023.



Bradford A. Jones, President
Mississippi State Board of Architecture



Greta Hansen, Respondent

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123 Bowery 4th Floor
New York, New York 10002
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HITE STUDIO ARCHITECTURE

April 24th 2023,

Dear Mississippi State Board of Architecture, NCARB, and whom it may concern:

I applied for a reciprocal architectural license in the state of Mississippi, and after submitting the full application received communication from the Mississippi State Board of Architecture that found evidence of my having violated the state's Code § 73-1-1 which states (I paraphrase) that no person not registered as an architect in Mississippi shall practice architecture or use the title "architect" on any project or in any way. This response was based off an email I sent directly to the board's executive director John Cothron describing work I had done for an out-of-state client who was interested in pursuing a project in Jackson, MS. I was honest and upfront with John about my involvement in this project and sincerely unaware that I had violated state regulations. I am writing this letter to explain the basis of my misunderstanding.

Last July/August 2022 I was working with a Mississippi-registered architect to draw a rough site plan for a client I have worked with in New Jersey and Vermont. This site plan included a parking layout and schematic interior layout to help them prepare for a site plan application to the Jackson Planning Committee. In my experience planning boards usually require a licensed architect in the state to submit and appear before them, so I assumed the MS architect we were working with would take over the project to draw and submit the final plans for the parking layout. But I called the Jackson Planning Board and to my surprise they told me that in fact they don't require an architect at all, just an engineer, and that as a registered architect in the state of New York I could submit a site plan application to them. I double checked this directly with members of the planning board before submitting plans labeled "not for construction". I did attach my company name, Hite Studio Architecture PC, to the drawings, and represented myself as an architect. Since the planning board was aware I was registered out-of-state and told me I could submit as such, I understood this to be proper.

I did not knowingly convey to anyone, including the Planning Board or the State Board of Architecture or any other agency or person in the State of Mississippi that I was capable of practicing architecture in Mississippi. However, if the State Board of Architecture sees a violation in my actions, I will do everything I can to work towards a resolution.

The board has offered me a consent agreement, monetary fine, and public reprimand as a possible course of action to proceed with licensing in the state in exchange for what was deemed a "minor infraction". However, I am sending this letter to explain more fully what motivated my mistaken understanding of the Mississippi planning process in which I was involved.

Best Regards,



Greta Hansen, RA
Licensed in NY, NJ, VT
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