

**CITY OF PASS CHRISTIAN, MISSISSIPPI
HISTORIC PRESERVATION COMMISSION**

REGULAR MEETING

September 14, 2011

BE IT REMEMBERED that the Historic Preservation Commission of the City of Pass Christian, Mississippi, met on the above date at 113 Davis Avenue, Pass Christian, Mississippi at 6:30 p.m. same being the time and place of said Regular Meeting.

PRESENT: Chairperson Margaret Jean Kalif, Commissioners: Michael Antoine, Vay Carboni, Nonnie DeBardeleben, Pokey Hans, Debbie Jones, Henry Laird, Danny Taylor, Connie Jenkins.

There being a quorum present to transact the business of the Commission, the following proceedings were had and done.

New Business

A. Anita Giana presented a courtesy review on the proposed "Cluster Retail Shops" that are being considered for the property at 216 East Scenic Drive. The property is owned by the Historic Society. The proposal includes a 2 story, open air area facing south. The shops will be reconditioned metal containers north of the open air area.. "Live walls" of vines on trellis attached to kiosks walls will screen and soften the development. Commissioner Carboni expressed concern about the openness of the front and considered the metal containers a problem. Commissioner Taylor agreed with Commissioner Carboni. Commissioner Antoine liked the look and stated that he has been looking at the concept for 15 years. He would like to have more detail on construction. Commissioner Jones loved the concept. Commissioner DeBardeleben expressed a dislike for the location of the project and would prefer putting it on city property - possibly the old Mississippi Power location. She also suggested it would be a problem if others wanted to locate "containers" on Scenic Drive. She also does not like the flat roofs Commissioner Laird likes the idea - doesn't like the conception idea. Suggested going forward to see what can be done before final judging. Commissioner Carboni reminded Commission that location is a mixed residence and business. Commissioner Hans expressed the opinion that if business doesn't improve, residents will not be rebuilding. Also wanted to know what ever happened to new ideas and concepts. Commissioner Laird would like to try to make it fit, don't judge a preliminary drawing - refine plans. Commissioner Carboni suggested a redesign to keep in concept with the architecture of the Historic district. Commissioner Taylor suggested more articulation with the front of the building - compare price of stick built building to containers. Also, recommended that a pitch roof is necessary. Commissioner Laird asked that the Commissioners make it as easy as possible to make it work. Recommended that extra meetings be called if necessary.

B. A courtesy review was presented by Mr. and Mrs. John Curren for the property at 401 East Second Street. They requested permission to plan to put a swimming pool in the side yard of the home they plan to build.. The location they requested for the pool is against guide lines of the Historic Commission. Commissioner Jones expressed the opinion that it would be acceptable as long as it is landscaped properly so as not to be seen from the street. Commissioner Debardeleben wants a timetable on the landscaping.

C. Delete

D. A motion by Commissioner DeBardeleben, seconded by Commissioner Taylor to request that the Code Office send letters to Cynthia Easterling, 901 East Scenic Drive; Phillip LaGrange, 120 West Scenic Drive; Patricia Mowery, 413 East Scenic Drive; Patricia Michelli, 613 East Scenic Drive advising them that their Temporary Fence must be removed. Motion passed unanimously.

5. Old Business:

A A motion by Commissioner Antoine, seconded by Commissioner Jones to ratify the site plan for 116 West Scenic Drive to move the building back for velocity reasons carried unanimously.

B. Commissioners discussed the necessity to make changes in the Ordinance/Guidelines.

6 Approve minutes.

A motion by Commissioner Antoine, seconded by Commissioner Hans to accept the minutes of the June 2, 2011 meeting after Commissioner Antoine's request that his name be corrected to read Michael and not Kevin as written, carried unanimously.

7. A motion by Commissioner Jones, seconded by Commissioner Hans to adjourn carried unanimously.

Mickey
Chairperson

9.19.11
Date

Connie Jenkins
Recorder

9-19-11
Date