

CITY OF PASS CHRISTIAN, MISSISSIPPI
HISTORIC PRESERVATION COMMISSION

REGULAR MEETING

June 8, 2016

BE IT REMEMBERED that the Historic Preservation Commission of the City of Pass Christian, Mississippi, met on the above date at 113 Davis Avenue, 105 Hiern Avenue, Pass Christian, Mississippi at 6:00 p.m.

PRESENT: Chair. Margaret Jean Kalif; Vice Chair. Nonie DeBardleben; Commissioners Scott Naugle, Danny Taylor, Henry Laird, Amy Wood, Ann James and Debby Jones.

EXCUSED: Commissioner: Penny Rodrique

Unexcused Absence: Commissioner: n/a

Note: The City Planner was present.

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

Approval of Minutes: 5-23-2016

Discussion: n/a

Motion to approve: Commissioner Naugle

Second: Commissioner Jones **Vote:** Unanimous

New Business:

- A. New Construction, renovation, addition & demolition (T3E & T3R Zone, Residential), Daniel Taylor as agent for Marc P Levy, 753 E Scenic Drive, Parcel #0313H-02-034.000.**
- New Peristyle (south)
 - Demolition of remaining brick walls, pavilion & paving around pool (southwest)
 - Restore Existing Cottage (mid-property, east side)
 - Renovate Existing Barn into Principal House (mid-property, west side)
 - Repair Existing Tennis Court (northeast)
 - New Pool & Pool House (northeast)
 - Repair Existing Greenhouse (northeast)
 - Expand Existing Cottage (northwest)
 - New Fence (north)
 - Extend driveway (north)

Discussion: Commissioner Taylor recused himself from the application as a Commissioner, and presented the project as the architect and agent for the owner.

Chair. Kalif noted that the barn would be converted into the Principal Building on the property, but it would not meet the T3E Zone's 3,000 square foot minimum requirement.

Taylor responded that if they were building a new structure it would meet the 3,000 square foot requirement. But when rehabilitating an existing historic structure; it is more appropriate to maintain the existing structures footprint and square footage.

Commissioner Naugle agreed with Taylor. Turning the barn into the principal house is an attempt to preserve history. If approved, it would not create a precedence to allow new houses not to meet the 3,000 square foot T3E Zone requirement.

Commissioner Laird asked about the size of the proposed peristyle to be located at the front of the property.

Taylor answered that the proposed peristyle is 720 square feet.

Motion to Approve: A motion was made by Commissioner Naugle to approve all the elements of the application, which will preserve the historical structures on the property and within the community, without a precedence being set regarding the T3E Zone's 3,000 square foot minimum requirement due to the uniqueness of the parcel with its enduring historical structures.

Second: Commissioner James

Vote: Unanimous

B. Addition (T3E Zone), David Rush as agent for Patrick O'Connor & Margaret McMullan, 541 E Scenic Drive, Parcel #0413D-03-016.000.

Discussion: Chairwoman Kalif introduced the application.

The Commissioners reviewed the plans and discussed the roof options with the contractor. Since there are several roof materials used on both the applicant and neighbor's parcels, no particular roof material will be more cohesive to the area.

Motion to Approve: A motion was made by Commissioner Naugle to approve the application for an office addition with the option to use either a dull, mill-finished metal or a shingle roof on the entire structure (existing and proposed).

Second: Commissioner DeBardeleben

Vote: Unanimous

C. New Construction (T5C Zone, Hotel), Pass Christian Hotel Group as agent for Jeanes-Kemp LLC, 100 West Scenic Drive, Parcel #0313H-02-078.000

Discussion: Chairwoman Kalif introduced the application.

Eli Bell, Project Manager, Pass Christian Hotel Group, presented the project, describing the updates made to the roofline based on the previous meeting, and the two color and brick options as shown on each of the presentation boards.

Commissioner DeBardeleben stated that selecting the right color scheme for such a large building is important. Option #2 is monochromatic, where as the Pearl Gray color in Option #1 will bring more dimension to the building.

The Commissioners continued to review and discuss the colors as presented on the presentation boards, leaning towards Option #1.

Commissioner Jones asked about the landscaping.

Bell reviewed the landscaping plan, emphasizing the extensive plantings along Scenic Drive.

Commissioner Laird commended the applicant for working with Commissioner Taylor to update the roofline and create a building that is more appropriate for Pass Christian and Scenic Drive.

Commissioner Taylor added that the updated roofline will better fit with the neighborhood, as the new hip roof has a more residential aesthetic. The improved roofline allows for an institutional building to be part of the City's Historic District.

Motion to Approve: A motion was made by Commissioner James to approve the application for a new Hampton Inn Hotel with the following color selection: EFIS- Pearl Gray SW 0052, Siding- Pearl Gray SW 0052, Columns & Cornice- Classic Light Buff SW 0050, Trim & Above Brick- Twilight Gray SW 0054, Windows- White, Brick- Windsor White Tudor.

Second: Commissioner DeBardeleben

Vote: Motion passed 7 – 1 with Commissioner Jones voting no.

Chair. Kalif thanked that applicants for the work they did to improve the roofline and for their contribution to the City- the final hotel design looks amazing and is a welcomed addition to the Historic District.

Old Business: n/a

Other Business: n/a

Adjournment: The Commission made a motion to adjourn the meeting at 7:00pm.

Motion to Adjourn: Commissioner James

Second: Commissioner Laird

Chairperson

Recorder

Date:

Date: