

**CITY OF PASS CHRISTIAN, MISSISSIPPI**

**HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING**

**September 14, 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 p.m.

**Present:** Chair. Margaret Jean Kalif (arrived at 6:10pm); Vice Chair. Nonie DeBardeleben; Commissioners Scott Naugle, Danny Taylor, Henry Laird, Amy Wood, Ann James, Penny Rodrigue (arrived at 6:10pm) and Debby Jones.

**Excused Absence:** n/a

**Unexcused Absence:** n/a

**Note:** The City Planner and City Attorney were present.

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

**Approval of Minutes:** July 6, 2016

**Motion to Approve:** Commissioner James

**Second:** Commissioner Naugle

**Vote:** Commissioners Laird and Jones abstained as they did not attend the previous meeting, the remaining Commissioners voted to approve.

**Discussion:** Before start of New Business, Commissioner James read a previous motion that may apply to New Business. At the July 6, 2016 meeting a motion was approved for applications to only be reviewed by the Historic Commission after all City approvals have been given and that the Commission is willing and able to hold special meeting.

**New Business:**

**A. Renovation & Addition (T3E & T3R Residential Zones), Daniel Taylor as agent for Marc P Levy, 753 E. Scenic Drive, Parcel #0313H-02-034.000.**

- Renovate existing barn into principal house with an addition to bring the total square footage to 3,000 square feet (mid-property, west side)
- Construct a pool house as an addition to the existing greenhouse (northeast)

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

Commissioner Taylor discussed enlarging the barn to meet the 3,000 square foot Principle Building requirement. The addition is proposed the east bay of the barn.

Commissioner Wood asked what color that the barn will be painted.

Commissioner Taylor answered that the barn will maintain the existing Barn Red color with white trim.

Commissioner DeBardelben asked if the red is a historic color.

Commissioner Taylor responded that they will use a red from a historic paint collection. He then added that the pool house will be a historic white color, and it is an addition to the greenhouse.

Commissioner DeBardelben asked for clarification on the pool house addition.

Commissioner Taylor explained that the pool house is connected to the greenhouse, and the square footage for the entire new structure is 754 square feet, which the code allows for by right.

**Motion to Approve:** A motion was made by Commissioner James to approve renovating the existing barn into the principal house with an addition to bring the total square footage to 3,000 square feet and to construct a pool house as an addition to the existing greenhouse.

**Second:** Commissioner Jones

**Vote:** Unanimous

**B. Ratify Fence (T4L, Limited Mixed-Use Zone), Robert Rubin, 220 W. Scenic Drive, Parcel #0313G-03-030.000.**

**Discussion:** Chair. Kalif introduced the application and explained that the applicant requested to move the existing vehicular gate south. It is not a significant change.

**Motion to Approve:** A motion was made by Commissioner James to ratify the relocation of the gate.

**Second:** Commissioner DeBardelben

**Vote:** Unanimous

**C. Ratify Update to Front Cottage Restoration (T3E Estate Zone), Daniel Taylor as agent for Marc P Levy, 753 E Scenic Drive, Parcel #0313H-02-034.000.**

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

Simon explained that the restoration of the front cottage was approved at a previous meeting. The updated COA was submitted because after further research Taylor learned that the ornamental column capitals that were drawn on the previously approved elevations did not exist and therefore will not be added to the structure. And, the updated COA includes the brick color for the stairs and pedestrian path.

**Motion to Approve:** A motion was made by Commissioner James to ratify the Front Cottage Restoration.

**Second:** Commissioner Rodrigue

**Vote:** Unanimous

**D. Ratify Update to New Residential Construction (T3E Estate Zone), Charles G Merritt Jr, 427 E Scenic Drive, Parcel #0413E-01-008.000.**

**Discussion:** Chair. Kalif introduced the application; the original plans had a set of stairs facing Seal Avenue, but the applicant decided to move those stairs to the south side of the house facing Scenic Drive.

Simon explained that to meet the setback requirements, the applicant removed the roof overhang on the east and west sides of house, not anywhere else. The applicant also moved the stairs to the front of the house facing Scenic Drive. When the plans were approved at a previous meeting, the Commission requested an updated front elevation with the porch screening, but the applicant struggled to produce that elevation.

Chair. Kalif stated that the screening is not an issue, as long as the screening fits within Historic guidelines. But the updated south elevation with the new stairs needs to be submitted.

**Motion to Approve:** A motion was made by Commissioner James to ratify the roof overhang update only, with a request for the updated south elevation to be submitted.

**Second:** Commissioner Jones

**Vote:** Unanimous

**E. Ratify Fence (T3E Estate Zone), Leah Watters as agent for Scott Brady, 645 E Scenic Drive, Parcel #0413C-02-042.000.**

**Discussion:** Commissioner James stated that the wrought iron fence in the back is a different style from the wrought iron fence in the front.

Simon responds that the height and selected material of the fence meet the Code and the Historic Guidelines. While the front and back portions of the fence do not match, you must keep in mind that you will not see the rear fence from Scenic Drive. You will only see the front fence from Scenic Drive, so the fact that they have selected two different materials will not have an impact.

**Motion to Approve:** A motion was made by Commissioner James to ratify the fences.

**Second:** Commissioner Naugle

**Vote:** Unanimous

**Old Business:** n/a

**Other Business/Public Comment**

- a. **Guest Speaker: Jennifer Baughn, Mississippi Department of Archives & History**  
**Topic: Historic District Footprint**

Commissioner Laird introduced Ms. Baughn who brought out the national map that will be adjusted.

Baughn gave an update on changes that will be taking place on the federal level for Historic Designations. She explained that certain parcels will be removed from the national map, but the City's Historic Ordinance can be adjusted in order to maintain the City's "Historic District."

The Commissioners discussed the information further, and decided to review the changes at a future workshop before making any decisions.

**Adjournment:** Commissioner Naugle made a motion to adjourn the meeting at 7:30pm.

**Second:** Commissioner Jones                      **Vote:** Unanimous

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**Chairperson**

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**Recorder**

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**Date:**

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**Date:**