

CITY OF PASS CHRISTIAN, MISSISSIPPI
HISTORIC PRESERVATION COMMISSION

SPECIAL MEETING

May 23, 2016

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

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

EXCUSED: Commissioner: Ann James

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: 4-13-2016

Discussion: n/a

Motion to approve: Commissioner Naugle

Second: Commissioner Taylor **Vote:** Unanimous

Approval of Minutes: 5-2-2016

Discussion: n/a

Motion to approve: Commissioner Wood

Second: Commissioner Rodrique **Vote:** Unanimous

New Business:

**A. New Construction (T4+ & T4L Zones, Residential), Lolette W Welch, 225 E Scenic Drive,
Parcel #0313H-02-034.000**

The contractor gave a brief description of the project. Project materials include hardie board siding, metal roof, the selected colors are Hawthorne Yellow HC-4 for the siding, and Hale Navy HC-154 for the shutters. The stain-glass, pre-Camille, windows will be incorporated into the west side of the house.

Commissioner DeBardleben asked about the shutters, stating that they should be uniform in appearance. And she asked about the faux window.

The applicant explained that all of the shutters will be louvered and operable, and that the faux window was designed to prevent the blank wall, but she is amenable to removing it.

Commissioner Taylor stated that the soffit on the front porch should be lowered to line up with the head of the columns.

The contractor agreed with Commissioner Taylor's suggestion.

Commissioner DeBardleben asked about the materials for the elevated portion of the house, as there are no details on the submitted plans.

The contractor explained that the columns will have a masonry finish, and there will be lattice in between the columns.

Motion to Approve: A motion was made by Commissioner Wood to approve the application with the conditions that the soffit on the front porch is lowered to line up with the head of the columns, the faux window is removed, and that the columns will have masonry finish with lattice in between.

Second: Commissioner Jones

Vote: Unanimous

B. 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.

Commissioner DeBardleben asked for information/clarification on the building materials.

Eli Bell, Project Manager for the developer, responded that the lower level will be brick, and the upper levels will be a combination of siding and stucco.

Commissioner Wood asked about the size of the bricks. The building is so large that a larger brick would be more proportionate.

Bell responded that the standard, modular size brick will be used.

Commissioner Jones stated that it very difficult to select an appropriate brick without the samples. The PDF's are simply not accurate representations of the material.

Commissioner Liard stated that he will not vote to approve the project; the current design does not belong in the Historic District, it belongs on Highway 49.

Commissioner Rodrique stated that she is extremely pro-business, but even she has a problem with the presentation. The applicant has not made any effort to meet the Commission's requests and to submit the information needed for the Commission to vote on.

Commission Taylor stated that the mechanical equipment will be on the roof, but dimensions are not included in the plans, and they should not be visible from the fronting streets. The suggested pediments will conceal the mechanical equipment; can you include them in the design?

Chairperson Kalif stated that the applicant has handicapped the Commission by not presenting a thorough and complete application for the Commission to base its vote on.

Commissioner Naugle added that the applicant submitted incomplete plans, the Commission does not have the information needed to vote on this project.

Commissioner Laird stated that the Commission is happy to do what is needed to assist the applicant and approve the plans, but the current application is insufficient and inadequate.

Chairperson Kalif requested that the applicant submit updated renderings, samples of the brick, stucco, siding, colors, etc. The application cannot be approved in its current state. All the information is needed for the Commission to vote on the project.

Motion to Approve: A motion was made by Commissioner DeBardeleben to table the application to the next regularly scheduled meeting.

Second: Commissioner Naugle

Vote: Unanimous

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 DeBardeleben

Second: Commissioner Naugle

Chairperson

Recorder

Date:

Date: