

HISTORICAL ORDINANCE

ORDINANCE NO. 575

AN ORDINANCE REPEALING IN PART, BUT REAFFIRMING AS TO THE HISTORIC DISTRICT BOUNDARIES, CITY ORDINANCES NO'S. 491 AND 496; DECLARING NULL AND VOID AB INITIO SUPPOSED ORDINANCE NO. 519 WHICH WAS INCORRECTLY SPREAD UPON THE ORDINANCE BOOK WITHOUT THE AUTHORITY OF THE GOVERNING AUTHORITIES; CONFIRMING THE PRIOR ESTABLISHMENT OF THE HISTORIC PRESERVATION COMMISSION PROVIDING A PROCEDURE FOR ADOPTION OF ORDINANCES TO ESTABLISH HISTORIC PRESERVATION DISTRICTS AND TO DESIGNATE ARCHAEOLOGICAL, HISTORICAL, CULTURAL, AND ARCHITECTURAL LANDMARKS AND LANDMARK SITES; PROVIDING THAT THE COMMISSION SHALL SERVE AS A REVIEW BODY TO REVIEW PROPOSED WORK IN HISTORIC PRESERVATION DISTRICTS AND ON HISTORIC LANDMARKS; PROVIDING THE CRITERIA FOR EVALUATING A PROPOSED ACTIVITY; PROVIDING STANDARDS AND PROCEDURES TO PREVENT DEMOLITION OF BUILDINGS OR STRUCTURES BY NEGLIGENCE; PROVIDING A PROCEDURE FOR SUBMITTING APPLICATIONS TO THE COMMISSION, APPROVAL OR NON-APPROVAL THEREOF, AND FOR RELATED PURPOSES.

WHEREAS, the governing authorities of the City of Pass Christian, Mississippi have empowered, in their discretion to enact Ordinances providing for the establishment and location of the Historic Commission to preserve, promote and develop the City's historical resources and for the establishment and location of Historic Preservation Districts and the designation of Historic Landmark and Landmark Sites with the City limits of Pass Christian pursuant to the Mississippi Local Government Historic Preservation Law of 1978 as provided in Miss. Code Ann. Section 39-13-1, et. seq., as amended; and

WHEREAS, the said governing authorities have previously enacted Ordinances No. 491 and 496 creating such a Commission, establishing such a District, and designating such Landmarks or Landmark Sites; and

WHEREAS, the said governing authorities now find that it is in the public interest to reform and revise such prior Ordinances without altering the boundaries of the Historic Preservation District or the designation of Landmarks or Landmark Sites as established in Ordinance No. 491 and affirmed in Ordinance No. 496; and

WHEREAS, the said governing authorities further find that supposed Ordinance No. 519 actually constitutes a mere proposal, which was considered by the Mayor and Board of Aldermen at a previous hearing, but which was never enacted into law, and which was inadvertently spread upon the City Ordinance Book; and

WHEREAS, the said governing authorities have the statutory authority and jurisdiction under home rule and the general police power to enact penalties for those found to be in violation of the instant Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND
BOARD OF ALDERMEN OF THE CITY OF PASS CHRISTIAN, MISSISSIPPI,
AS FOLLOWS:

ARTICLE I.

NAME OF ORDINANCE

This Ordinance shall be known as the Historic Preservation Ordinance.

ARTICLE II.

PURPOSE AND GOALS

It is hereby declared as a matter of public policy that the protection, enhancement and perpetuation of properties of cultural, architectural, archaeological or historic merit are a public necessity and are required in the interest of the health, property and welfare of the people and citizens of Pass Christian, Mississippi. Therefore, pursuant to the Mississippi Local Government Historic Preservation Act of 1978, as provided in MCA Section 39-13-1, et seq., as amended, as well as under general police power, home rule, and all other relevant sources of municipal authority, without limitation, this Ordinance is being adopted to insure the following purposes, goals and objectives:

- A. To affect and accomplish the protection, enhancement, and perpetuation of Landmarks, Landmark Sites and Historic Districts which represent distinctive elements of the City's cultural, social, economic, political, and architectural history;
- B. To safeguard the City's historic, aesthetic and cultural heritage, as embodied and reflected in such Landmarks, Landmark Sites and Historic Districts;
- C. To foster civic pride in the accomplishments of the past;
- D. To insure the harmonious, orderly, and efficient growth and development of the City;
- E. To stabilize the economy of the City through the use and revitalization of its Landmarks, Landmark Sites and Historic districts;
- F. To Protect and enhance the City's attractions to tourist and visitors and the support and stimulus to business and industry thereby provided;
- G. To promote the use of Landmarks, Landmark Sites, and Historic Districts for the education, pleasure and welfare of the people of the City of Pass Christian, Mississippi

ARTICLE III.

DEFINITIONS

For the purposes of this Ordinance, the following words shall have the meanings ascribed herein unless the context shall otherwise require:

1. **ALTERATION**-Any change of construction, repair, maintenance or other means to a building, any additions to a building, any change in use, or movement of a building from one location to another.
2. **APPLICANT**-The owner, architect, or contractor of record of a Landmark, Landmark Site or building or structure within an Historic District, or the lessee thereof with the notarized approval of the owner of record, or a person holding a "bona fide" contract to purchase same who makes application for approval under this Ordinance.
3. **APPURTENANCE**-A man-made feature related to a parcel of land or to a building, structure, object, site, or a related group thereof. The term includes, but is not limited to a building, structure, object, wall, fence, light fixtures, steps, paving, sidewalks, shutters, awnings, solar panels, and satellite dishes.
4. **BUILDING**-Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind. The term "building" shall be constructed as if followed by the words "or parts thereof". ~~Included in this~~ definition are significant site features such as driveways, walkways, lighting, fencing, benches and fountains.
5. **CERTIFICATE OF APPROPRIATENESS**-A signed and dated document evidencing the approval of the Commission for work proposed by an applicant. The Commission may, in appropriate situations, limit the period for which a certificate of appropriateness is valid.
6. **COMMISSION**- The Historic Preservation Commission of the City of Pass Christian, Mississippi
7. **CONSTRUCTION**- The erection of any on-site improvement to a Landmark or to a building or any parcel or ground located within a Historic District or on a Landmark Site, whether the site is presently improved or unimproved, or hereafter becomes unimproved by "Demolition", "Demolition by Neglect" or a result of destruction of an improvement located thereon by fire, windstorm, or other casualty, or otherwise.
8. **DEMOLITION**- The complete or substantial removal of any building or buildings, structure or structures, on any site, including appurtenances or dependencies.
9. **DEMOLITION BY NEGLECT**- ~~The~~ maintenance of any building resulting in any one or more of the following:

- A. The deterioration of a building to the extent that it creates or permits a hazardous or unsafe condition as determined by the Historic Preservation Code Enforcement Officer or other appropriate Public Official, or
- B. Improper maintenance or lack of maintenance of any resource which results in substantial deterioration
 - (a) Those buildings, which have parts thereof, which are so attached that they may fall and injure members of the public or property.
 - (b) Deteriorated or inadequate foundation
 - (c) Defective or deteriorated floor supports or floor supports insufficient to carry imposed loads with safety.
 - (d) Members of walls, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
 - (e) Members of walls or other vertical supports that are insufficient to carry loads with safety.
 - (f) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.
 - (g) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are insufficient to carry imposed loads with safety.
 - (h) Fireplaces or chimneys which list, bugle or settle due to defective material or deterioration.
 - (i) Any fault, defect, or condition in the building which renders the same structurally unsafe or unreasonably subject to water intrusion.

- 10. GOVERNING AUTHORITY OR GOVERNING AUTHORITIES- The Mayor and Board of Aldermen of the City of Pass Christian, Mississippi.
- 11. HISTORIC DISTRICT- An area found by the Commission to meet at least one of the criteria set out in the definition of "Landmark", infra, and designated by the Commission, and approved by the City of adoption of an Ordinance designating a geographically defined area, urban or rural, possessing a significant concentration, linkage, or continuity or sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development.
- 12. HISTORIC RESOURCE- A Landmark, Landmark Site, and all land or water within a preservation district, together with the appurtenances and improvements, if any. The term resource includes, but is not limited to, separate

districts, buildings, districts, structures, sites, objects, and related groups thereof.

13. IMPORVEMENT- A structure developed by human design, including, but not limited to, buildings, appurtenances, objects, features, and manufactures units, like mobile homes, boats, docks, carports, and storage buildings.
14. LANDMARK- A building, structure, improvement, sculpture, monument, and/or object located outside any Historic District and designated by the Department of Interior of the United States Government, the Mississippi Department of Archives and History, or the Commission and approved by the City by adoption of an Ordinance designating a Landmark, which possesses particular historical, architectural, cultural or scenic significance by meeting at least one of the following criteria:
 - a. Exemplifies or reflects the Board cultural, political, economic or social history of the nation, state, county, or city; or
 - b. Is identified with historic personages or with important events in national, state or local history; or
 - c. Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship; or
 - d. Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who has influenced his age; or
 - e. Has yielded, or may be likely to yield, information important to history or prehistory.
15. LANDMARK SITES- An improved pt unimproved parcel of land located outside any Historic District and designated by the Department of Interior of the United States Government, the Mississippi Department of Archives and History, or the Commission and approved by the City by the adoption of an Ordinance designating a Landmark Site, which possesses particular historic, architectural, or archeological significance by meeting at least one of the following criteria set out in the definition above for "Landmark".
16. OBJECT- A material thing of functional, cultural, historical, or scientific value that may be, by nature or design, movable, yet related to a specific setting or environment.
17. PASS CHRISTIAN HISTORIC PRESERVATION COMMISSION GUIDELINES- A document, separate form and not a part of this Ordinance, available to the public and the Commission as a reference and aid when planning restoration, rehabilitation, or new construction. Such document, which is advisory only, can be altered or substituted by the Commission under

the rule-making provisions hereunder, so long as such alteration or substitution is compatible with the general Purpose and Goals of this Ordinance as found at Article II.

18. **PRESERVATION DISTRICT-** A district designated by the Commission and approved by the City through an Ordinance, which contains a geographically definable area, urban or rural, possessing a significant concentration of sites, buildings, structures, or objects associated by past events or by plan or physical development, and which meets at least one of the following criteria:
 - a. Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, State, County, or City; or
 - b. Is identified with historic personages or with important events in National, State, or local history; or
 - c. Embodies distinguishing characteristics of architectural types or contains examples inherently valuable for the study of periods, styles, methods of construction, or uses of indigenous materials or craftsmanship; or
 - d. Is representative of the notable work of master builders, designers, or architects whose individual abilities have been recognized or who influenced their eras.
19. **REHABILITATION-** The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
20. **RELOCATION-** Any changes in the location of building, object, or structure in its present setting or to another setting.
21. **SITE-** The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historical or archaeological value regardless of the value of any existing buildings, structures, or objects.
22. **UNREASONABLE ECONOMIC HARDSHIP-** The inability of an owner to obtain a reasonable return or a reasonable beneficial use from a resource as required by the United States Supreme Court in Penn Central Transportation Company vs. New York City, 438 U.S 104, and subsequent decisions.

ARTICLE IV.

PASS CHRISTIAN HISTORIC PRESERVATION COMMISSION

shall be made a part of the Minutes or the permanent official records of the Commission. Special meetings may be called as needed, by the Chairman, or in his absence, by the Vice-Chairman, or by a majority of the appointed Commissioners, without the necessity of posting the fourteen (14) days notice provided above. However, written notice of special meetings and all business to be transacted at such meetings shall be issued to all appointed members of the Commission and posted at City Hall and in a prominent place in the building where the Commission normally meets at least twenty-four (24) hours in advance of such meetings and within one (1) hour after such meeting is called, if practical. A copy of the Notice shall be made a part of the Minutes or other permanent official records of the Commission. Special meetings may be called as needed, by the Chairman, or in his absence, by the Vice-Chairman, or by a majority of the appointed Commissioners, without the necessity of posting the fourteen (14) day notice provided above. However, written notice of special meetings and all business to be transacted at such meetings shall be issued to all appointed members of the Commission and posted at City Hall and in a prominent place in the building where the Commission normally meets at least twenty-four (24) hours in advance of such meetings and within one (1) hour after such meeting is called, if practical. A copy of the Notice shall be made a part of the Minutes or other permanent official records of the Commission. Notwithstanding, the members may waive Written Notice at any special meeting by acknowledging same upon the record and duly spread upon the minutes. Only the business provided in such special meeting notices may be transacted at such special meetings. All meetings shall be subject to the provisions of the open meeting laws of the State of Mississippi.

The Secretary shall keep and maintain records of all Historic Preservation Commission meetings, actions and findings, and all such records shall be available for inspection and copying by the members of the general public as provided in the Open Records Law of the State of Mississippi.

- F. It shall be the duty and responsibility of the Historic Preservation Commission to:
1. Make reports and recommendations to the Mayor and Board of Aldermen from time to time with respect to planning, development, building, construction, architectural standards and related matters within Historic Districts and designated Landmarks and Landmarks Sites.
 2. Consult with the Mayor and the Board of Aldermen relative to the appointment and designation of an Historic Preservation Code Enforcement Officer, with power and duties to carry out and enforce the provisions of this Ordinance.
 3. Recommend any amendment to this Ordinance including any addition, deletion or revision of districts as may be called for.
 4. Consult with all interested persons, boards, commissions, civic and governmental bodies on matters concerning the Commission in the City of Pass Christian.

- A. By virtue of MCA Section 39-13-5, as amended, the Historic Preservation Commission of the City of Pass Christian, Mississippi, is hereby re-established or confirmed under the terms of the instant Ordinance. The Historic Preservation Commission is authorized to preserve, promote and develop the Historical Resources of the City of Pass Christian, and to advise the Mayor and Board of Aldermen as to the designation of Historic Districts, Landmarks, and Landmark Sites, to administer the instant Ordinance as provided herein, and to perform such other functions as may be provided by law or requested by the Mayor and Board of Aldermen.
- B. As provided by MCA Section 39-13-5, as amended, the Commission shall continue to consist of nine (9) Commissioners who shall be appointed by the Mayor and Board of Aldermen with due regard to proper representation in such fields as history, architecture, urban planning, archaeology and law. Each Commissioner may be resident of the City of Pass Christian. These Commissioners will serve for a three-year term and at the will and pleasure of the Mayor and Board of Aldermen. Any member of the Commission may serve consecutive terms, if reappointed by the governing authority. In addition to the nine (9) Commissioners, the governing authority may appoint other non-voting persons to advise or assist the Commission, who may reside within or without the municipal limits of Pass Christian. All Commissioners previously appointed by the Governing Authority shall continue to serve their unexpired terms without further action of the Governing Authority.
- C. When a vacancy occurs in the membership of the Commission due to death, resignation, or otherwise, the Mayor shall appoint a new Commissioner for the remainder of the unexpired term. All such appointments shall be subject to approval and confirmation by the Board of Aldermen in the same manner as are full term appointments.
- D. The Commission shall annually elect a Chairman, Vice-Chairman, and a Secretary, from its membership.
- E. The Historic Preservation Commission shall adopt such Rules, Regulations, Guidelines, or Procedures as may be necessary for the conduct of its business. A majority of the appointed membership of the Commission, but no less than five (5), shall constitute a quorum for the purpose of conducting business. Official action may be only taken by the Commission upon a concurring vote of the majority of the Commissioners present at a meeting at which a quorum is present. The Historic Preservation Commission shall meet at least quarterly, unless the Chairman notifies all members in writing that there is no business to come before the Commission.

Meeting place, date and time shall be determined by the Commission and all meetings will take place within the City limits of Pass Christian. Official notice of such meeting shall be posted at the City Hall and in a prominent place available to examination and inspection by the general public in the building where the Commission normally meets within one (1) hour after such meeting is called, if practical, and not less than fourteen (14) days prior to the meeting, unless such meeting is held at a time and place regularly established for Commission meetings upon its Minutes as provided by law. A copy of the Notice

5. Carry out all terms and provisions of this Ordinance including without limitation, reviewing plans for the erection, construction, alteration, renovation, relocation and demolition of all buildings or structures set out within designated Historic Districts, Landmarks and Landmark Sites, as well as any other Historic Resources visible from the public right-of-way and within the Historic Zone, including the front, side and rear facades, which may include the rear boundary line of the property. Notwithstanding anything contained in this Ordinance or the Commission's Guidelines to the contrary, the Commission shall have no jurisdiction over the interior of buildings nor shall it have jurisdiction over signage which is covered by a separate Ordinance.
 6. Consult with architects and historic preservationists about the business of the Commission, both within the public and private field, including the Mississippi Department of Archives and History.
- G. Prior to the adoption of the new Pass Christian Historic Preservation Commission Guidelines and Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures, U.S. Dept. of Interior, Revised 1990, amendments and revisions thereto, the Commission shall publish notice at least twice of its intention to adopt the Proposed Guidelines and Standards, or subsequent amendments thereto, in a newspaper of general circulation for the City of Pass Christian at least thirty (30) days prior to the adoption of same to allow all interested persons to offer comment or to contest same at such hearing. After the adopting of any such Guideline or Standards by the Commission, any interested party may appeal such decision to the Governing Authority as provided for other such appeals stated hereafter in this Ordinance.
- H. Notwithstanding anything contained herein, it is not the purpose of the Commission to perform any function or purposes previously assigned exclusively to the Planning Commission, Zoning Board or Code Enforcement Officer of the City of Pass Christian, Mississippi.

ARTICLE V.

HISTORIC DISTRICTS, LANDMARKS AND LANDMARKS SITES

By separate Ordinance, the City may establish, designate and locate Historic Districts, Landmarks, and Landmark Sites within the City of Pass Christian in addition to those already established or established in the instant Ordinance. The establishment and designation of same shall follow the criteria provided in Article Three of this Ordinance. No such additional Historic District, Landmark, or Landmark Site shall be designated pre-established until the following requirements have been met:

- A. Either an Owner of a proposed site or the Governing Authority shall request the Commission to conduct an investigation and make a recommendation concerning a proposed Historic District, Landmark, or Landmark Site.

- B. The Commission shall initiate a thorough investigation, of the historic, architectural, archaeological and cultural significance of the buildings, structures, features, and sights and surroundings of such proposed Historic Districts, Landmarks or Landmark Sites. Findings of the Commission shall be collected in a cohesive printed format, made a matter of public record, and made available for public inspection.
- C. After investigation, if the Commission shall decide to recommend the designation of a Historic District, Landmarks or Landmark Site, it shall prepare or cause to be prepared a proposed Ordinance to make such a designation.
- D. The Commission's recommendation to the Mayor and Board of Aldermen for the designation and establishment of Historic District shall be accompanied by complete documentation, including but not limited to the following:
1. A concise description of the extent Historic Resources within the district, offering a description of the building types and architectural styles represented;
 2. A concise statement of the district's historical significance;
 3. A boundary description and justification;
 4. An inventory of all buildings with each building evaluated for its significance to the district;
 5. A map showing all Historic Resources within the district; and
 6. Photographs of typical streetscapes within the district as well as major types contributing and non-contribution buildings.
- E. No such Historic District shall be designated until the Mississippi Department of Archives and History, acting through such agent or employee as may be designated by its Director, shall have made an analysis of an recommendation concerning the proposed district boundaries as provided in MCA Section 39-13-7, as amended; provided that the failure of the Mississippi Department of Archives and History to submit its analysis and recommendations to the City within sixty (60) days after written request for such analysis has been mailed to it shall relieve the City of any time thereafter take any necessary action to adopt or amend it Ordinance.
- F. A proposed Ordinance to designate a Landmark or Landmark Site may be presented to the City with a recommendation that it be adopted without prior submission to the Mississippi Department of Archives and History.
- G. A public hearing as required by MCA Section 39-13-3, as amended, will be held prior to the adoption of any Ordinance designating Historic Districts, Landmarks, or Landmark Sites or amending existing districts. Notice of such public hearing, specifying the boundaries of any proposed Historic District and the location of proposed Historic Landmarks Sites shall be published once a

week at least three (3) consecutive weeks in at least one newspaper published within the City at such time, and/or a newspaper published in Harrison County having general circulation within the City.

- H. Within sixty (60) calendar days after the public hearing held in connection herewith, the Mayor and Board of Aldermen shall adopt the Ordinance as proposed, reject it entirely, or adopt the Ordinance with such modifications as they shall determine to be in the best interest of the citizens of Pass Christian, provided such modification shall only reduce the scope of the location of the boundaries as provided in the Ordinance as proposed.
- I. An updated list and map of officially designated Landmarks, Landmark Sites, and Historic Districts shall be maintained by the Commission and place on file in the Office of the City Clerk for inspection and copying by members of the general public.

ARTICLE VI.

SCENIC DRIVE HISTORIC DISTRICT

A. CONFIRMATION OF THE SCENIC DRIVE HISTORIC DISTRICT:

The Mayor and Board of Aldermen find that the Scenic Drive Historic District within Pass Christian, Mississippi, was created by the Mississippi Department of Archives and History before the adoption of MCA Section 39-13-5, as amended, after thorough investigation, analysis and study of the area. Through the efforts of the Mississippi Department of Archives and History, the Scenic Drive historic District in Pass Christian, Mississippi was entered in the National Register of Historic Places on May 9, 1979. The Mayor and Board of Aldermen further find that the establishment or confirmation of the Scenic Drive Historic District as done in Municipal Ordinances Nos. 491 and 796 was done properly and in full compliance with Mississippi Code Ann. Section 39-3-1 et. seq, as to proper notice, hearing, and all other requirements of law. The Mayor and Board of Aldermen therefore reaffirm the boundaries of the said District as established in the said Ordinance. Such boundaries of the Scenic Drive Historic District shall be provided in Paragraph B of this Article, which consists of the nominations submitted to an accepted by the National Register of Historic Places. Paragraph B also serves as an inventory and description of the structures which are situated within the Scenic Drive Historic District, and which were in existence at the time the Scenic Drive Historic District was entered into the National Register of Historic Places.

B. BOUNDARIES OF SCENIC DRIVE HISTORIC DISTRICT:

1. Contiguous area: All properties within the area bounded on the east by the east boundary of 961 East Scenic Drive, as extended to the North edge of Highway 90; on the South by the Northern edge of U.S. Highway 90 and thence along the Northern edge of U.S. Highway 90; on the West by the West boundary of 230 West Scenic Drive, as extended to highway 90's

Northern edge; and on the North by the Northern boundaries of the property lines obtaining as April 18, 1989, the date of the adoption of Ordinance No. 491; provided, however, that no property North of Second Street shall be included.

2. Non-contiguous properties as of the date of the adoption of Ordinance No. 491 and affirmed in the instant Ordinance:
 - a. West Beach blvd. numbers: 520, 706, 710, 722, 800, 1010, 1012, 1020, 1024 and 1040.
 - b. Seal Avenue numbers: 113, 117, 121, 123, and 127, 131.
 - c. Lang Avenue number 105.
 - d. East Second Street numbers: 554 and 722

ARTICLE VII.

PROPERTY UNDER CONSIDERATION FOR HISTORIC DISTRICT

LANDMARK OR LANDMARK SITE

- A. Whenever property is under consideration by the Commission for designation as a Historic District, Landmark or Landmark Site, or part thereof, and the Commission has adopted a resolution providing for a study to be conducted to determine the suitability for designation of a particular Historic District, Landmark or Landmark Site, no demolition or building permits shall be issued affecting such property, except as otherwise provided in this Ordinance. Provided however, the prohibition against the issuance of a demolition or building permit shall not remain in effect beyond the length of time required by the Commission to complete the study or forty-five (45) days from the date of adoption of the Commission's original resolution, whichever comes first. By favorable vote of two-thirds of the members attending an official meeting of the Commission the prohibition against issuance of a demolition or building permit may be extended for an additional forty-five (45) day period.
- B. In the event that the Commission, after proper study, recommends the proposed area for designated as a Historic District, Landmark, or Landmark Site, then such area shall thereafter be subject to all the terms of the instant Ordinance, unless the governing authorities fail to enact an Ordinance adopting the Commission's recommendation within ninety (90) days of the making of such recommendation. If the governing authorities either reject the Commission's recommendation or fail to adopt it with the said ninety (90) day period, then the affected area shall thenceforth be treated as not covered by this Ordinance.

ARTICLE VIII

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR NEW
CONSTRUCTION, REHABILITATION, OR REMOVAL/DEMOLITION

A. GUIDELINES FOR NEW CONSTRUCTION:

1. Contiguous area for the Scenic Drive Historic District:

- a. New construction shall be visually compatible with the buildings and environment with which the new construction is visually related, including but not limited to: the height, the gross volume, the proportions and relationship between doors and windows, the rhythm of solids to voids created by openings in the façade, the materials, the textures, the colors, the patterns, the trims, and the design of the roof.
- b. Existing rhythm created by existing building masses and spaces between them shall be preserved. Appurtenances and improvements shall not proved detrimental to the fabric of a Historic District.
- c. No specific architectural style shall be required.
- d. In advance of new construction, steps shall be taken to ensure evaluations of possible archaeological resources, as set forth in the Antiquities Law of Mississippi, Miss. Code Ann. Section 39-7-1 et. Seq.

2. Non contiguous properties:

- a. New construction on a non-contiguous property shall not impair or be detrimental to any Historic Resources.
- b. No specific architectural style shall be required.

3. The above guidelines are to be used in conjunction with guidelines adopted by the Commission as provided hereinbefore and as found in the Document styled "Pass Christian Historic Preservation Commission Guidelines". In the event of any conflict between or among guidelines, the Commission shall follow the guidelines (or combination thereof) which are most compatible with the general purpose and goals of this Ordinance, as found at Article II.

B. GUIDELINES FOR REHABILITATION, RENOVATION AND REPAIR.

1. Every person desiring to rehabilitate, renovate, or repair (if such repair results in substantial alteration of the building, grounds, or lot in question) a Landmark, Landmark Site or an exterior of a building, grounds, or lot, located in the existing Historic District, and existing Landmark, or an existing Landmark Site, or in an area being considered as a potential

Historic District, Landmark or Landmark site, as provided in a Resolution duly adopted by the Commission, shall carry out such rehabilitation, renovation, or repair in a manner which conforms to and is in keeping with the appropriate design and criteria standards as set out in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, United States Department of Interior as revised in 1990, amendments and revisions thereto excluding all references to interior or other matters, as shall be adopted by the Commission pursuant to its rule-making provisions provided hereinbefore. A copy of such Standard for Rehabilitation shall be made available for public use on the premises of the Office of the City Clerk at Pass Christian City Hall, and the Pass Christian Municipal Library.

2. The above guidelines are to be used in conjunction with guidelines adopted by the Commission as provided hereinbefore and as found in the Document styled "Pass Christian Historic Preservation Commission Guidelines". In the event of any conflict between or among guidelines, the Commission shall follow the guidelines (or combinations thereof) which are most compatible with the general purpose and goals of this Ordinance, as found at Article II.

C. GUIDELINES FOR THE MOVING, RELOCATION, EXCAVATION, OR DEMOLITION OF BUILDINGS OR STRUCTURES COVERED BY THIS ORDINANCE:

1. Any person desiring to move, relocate, excavate, or demolish any building, structure or site covered by the terms of this Ordinance must do so in a way that will not disrupt or diminish the concentration, linkage, or continuity of sites, buildings, structures, or objects located within a Historic District. In determine whether an application for the moving, relocation, excavation, or demolition of any structure covered by this Ordinance is in conformity with these guidelines, the following criteria shall be considered:

- a. The individual historical or architectural significance of the Historical Resource;
- b. The importance or contribution of the Historic Resource to the aesthetics of the district;
- c. The difficulty or impossibility of reproducing such a Historic Resource because of its texture, design material, or detail as well as the site;
- d. The proposed replacement structure and the future utilization of the site;
- e. The age of the Landmark or Historic Resource, particularly, as to whether such landmark or resource is fifty (50), or more years old—this circumstance also being criteria used by the Mississippi Department of Archives and History and the U.S. Department of the Interior to determine antiquity.

2. The above guidelines are to be used in conjunction with the guidelines adopted by the Commission as provided hereinbefore and as found in the document styled "Pass Christian Historic Preservation Commission Guidelines". In the event of any conflict between or among guidelines, the Commission shall follow the guidelines (or combinations thereof) which are the most compatible with the general purpose and goals of this Ordinance, as found at Article II.

D. PRE-DESIGN CONFERENCE.

Owners (or their representatives) contemplating new construction, rehabilitation, renovation, substantial repair or the moving, relocating, excavating, or demolition for any building, structure, or site covered by terms of this Ordinance, are urged to meet informally with the Commission prior to beginning design work on anything beyond a minimal project in order to be provided guidance by the Commission on conforming to the guidelines of the instant Ordinance.

E. THE DOCUMENT STYLED PASS CHRISTIAN HISTORIC PRESERVATION COMMISSION GUIDELINES.

1. The document styled Pass Christian Historic Preservation Commission Guidelines shall be available for public inspection at the Office of the Historic Preservation Code Enforcement Officer, hereinafter "HPCE", and of the Municipal Clerk of the City of Pass Christian.
2. In the event of a conflict between the guidelines found in the document styled Pass Christian Historic Preservation Commission Guidelines and the guidelines recited in the Instant Ordinance, the Commission shall follow the guidelines (or combinations thereof) which are the most compatible with the general purpose and goals of this Ordinance, as found at Article II.

F. APPLICATION

Every person desiring to erect new construction; or to rehabilitate, renovate, or substantially alter or to move, relocate, excavate, or demolish a Landmark, Landmark Site, building or other structure located in an existing Historic District, or to carry out any such activities in an area being considered as a potential Historic District, Landmark, or Landmark Site, as provided in a Resolution duly adopted to the Commission, shall, in addition to any other legal requirements, submit an application for the proposed work to the HPCE Officer. An application for new construction, rehabilitation, renovation, substantial alteration, for moving, relocating, excavating or demolishing a Landmark, Landmark Site, or structure located in an Historic District, shall include a drawing or sketches with sufficient detail to show, as far as they relate to the exterior appearance, the architectural design of the building including proposed materials, textures and colors, and the plot plan or sight layout, including all site improvement of significant features such as walls, walks, fences, terraces, sculptures, pools, filling, excavating, accessory, buildings, plaques, lights, and other appurtenances, and such other information or data as

may be reasonable requested by the Commission. Such drawings, sketches, or plans shall be forwarded by the HPCE Officer, upon receipt, to the Commission for review. An application for moving, relocation, excavation, or demolition of buildings or structures covered by this Ordinance shall contains sufficient data for the Commission to make a finding that such moving, relocating, excavating, or demolition will not be inconsistent with the guidelines set forth at Section C, supra. The Commission or its designees shall provide advice and counsel concerning the nature of any such data at the predesign conference referenced at Section D, if such conference is requested by the owner or the owner's representative.

G. CONSIDERATION OF APPLICATION:

After submittal of the plans to the Commission, if same are found to be in proper form and with the jurisdiction of the Commission, the applicant shall be notified of the time, date and place of the Commission meeting at which the application will be considered. Such notice shall be mailed by HPCE Officer or the secretary of the Commission to the address provided with the application. Applications will be considered at the Commission meeting next following receipt of the applications; provided, however, that all applications must be filed in proper form at least seven (7) days prior to a Commission Meeting to be considered. The applicant, or his agent, shall be required to appear before a Commission in order for the application to be considered, unless this requirement is otherwise waived by the Chairman of the Commission and approved by a majority of members present at such meeting, without just reason, will constitute a withdrawal for the application.

H. APPROVAL OR DISAPPROVAL:

The Historic Preservation Commission shall approve or conditionally approve an application, if the Commission determines that said Application conforms, complies, and is in keeping with certain conditions and standards as set by he Commission in writing. However, all conditions and standards must be reasonable in nature and supportive of the purposes of this Ordinance. Such a conditionally approved application may be finally approved by the HPCE Officer when all conditions and standards, as originally set forth by the Commission, have been fully me and complied with. The historic Preservation Commission shall disapprove any application not conforming to the said guidelines, if the Commission determines that the application cannot reasonable be brought into such conformity by the applicant compliance with such reasonable conditions and standards, or if the applicant unequivocally states his or her unwillingness to comply with such conditions.

Upon approval of the application by the Commission, or final approval by the Officer, the applicant shall be immediately granted a Certificate of Appropriateness executed by either the Chairman of the Commission or by the HPCE Officer. A copy of such Certificate shall be retained in the official Commission records by the Commission Secretary.

Failure of the Commission to take any action upon any matter submitted to it within forty-five (45) days after the same has been reviewed on its merits at a Commission meeting shall constitute approval of said plan, unless the applicant waives this provision.

For the purposes of this Article, "approval" shall mean approval of the application by a majority vote of a quorum at a duly constituted meeting of the Historic Preservation Commission. However, such definition shall not limit the authority of the HPCE to confer final approval upon an application conditionally approved by the Commission, as set forth above.

I. DEMOLITION BY NEGLECT

Any building or structure which is a Landmark, or any building or structure within any Historic District shall be preserved by the owner or such other person or persons who may have the legal custody or control thereof, who shall immediately repair such building or structure in accordance with applicable City Codes and Ordinances, including the Instant Ordinance, if it is found that Demolition by Neglect is occurring as defined in this Ordinance at Article III. Such repair shall be sufficient to eliminate the condition of Demolition by Neglect, regardless of any compliance with any such Codes or Ordinances.

If the Commission makes a determination that such a building or structure as described immediately above is being demolished by neglect, and said finding is confirmed by the HPCE Officer, it shall be the responsibility of that Officer to notify the owner or owners of such building or structure of this determination, stating the reasons therefore, and giving the record owner or owners ten (10) days from the date of the service of such notice to secure necessary permits and commence work to correct the specific defects as determined by the Commission and the HPCE Officer. Service of such notice may be done by either personal service by any proper city official, including the HPCE Officer or any police officer, or by certified mail, return receipt requested. In the event the owner cannot reasonably be served by either of the above methods, then service may be done by posting the notice on the property in question and by publishing same in a newspaper having a general circulation the City once each week for three successive weeks. Personal service shall be complete upon delivery of the Notice to a record owner of the premises, or upon leaving a copy of the Notice with the owner's spouse or some other person of the owner's family above the age of sixteen years, who is willing to receive service, and thereafter mailing a copy of the notice by first class mail, postage prepaid, to the person to be served at the place where a copy of the notice was left.

ARTICLE IX.

HISTORIC PRESERVATION COMMISSION DECISIONS

After any decision of the Commission, the Chairman shall cause written notice of its decision to be mailed or otherwise delivered to the applicant in writing. If the Commission shall have approved the application, the Building Official, subject to compliance with all other appropriate Codes and Ordinances, shall cause a building permit to be issued, but in no case shall the Building Official issue a building or demolition permit within a designated Historic District without written notice of the decision from the Commission. Before any certificate of use or occupancy may be issued for any improvements or changes which have been reviewed and approved by the Commission, a final inspection and determination of compliance with the conditions of the Commission's decision must be obtained from the Building Official/Code Enforcement Officer.

If it should become impossible or impracticable by reason of weather, strike, or other circumstances or cause beyond the control of the person, firm or corporation to who the application approval has been granted by the Commission to complete all work required by such decision before use or occupancy, a temporary occupancy permit may be approved upon depositing with the City of Pass Christian, a sufficient cash escrow, performance bond, or such other documents as the governing authorities of the City shall require and accept to assure the City and Commission the applicant will faithfully comply with all terms and conditions of the decision of the Commission. The temporary occupancy permit shall continue and shall expire thereafter after reasonable notice to the applicant.

Refund of such cash escrow or performance body, or cancellation of such other documents as the City shall require from the applicant, shall not be made or take effect until final certification by the Chairman of the Commission and Building Official that all terms and conditions of the Commission's decision have been met. In no case, however, shall a temporary occupancy permit be valid after twelve (12) months from the date of issuance. At such time all cash deposits and performance bonds, and such other documents the City shall require, shall be forfeited and/or take effect to complete any and all work called for under the terms of the temporary occupancy permit and such temporary occupancy permit shall expire. The City of Pass Christian through its Building Official and/or Code Enforcement Officer shall take any additional actions as are necessary to insure compliance with the Commission's decision. Thereafter, the City shall use its best efforts to complete the project as approved under the application with the cash deposit or the performance bond and refund to the applicant that portion, if any, of the cash deposit, performance bond proceeds, or other guarantee that remains after completion of the work. Only the Mayor and Board of Aldermen shall be empowered to grant an extension beyond the original twelve (12) month period allowed for the temporary occupancy permit.

The Chairman of the Commission or his Designee with the advice of the Building Official, shall be authorized to approved requested changes, and/or alterations of any plan approved by the Commission, which shall be minor in nature and which shall be in conformity with the spirit and intent of the Commission's original decision. If a change is determined not to be minor in nature the Commission shall consider said change or proposed alteration at its next regular or special meeting.

ARTICLE X.

APPEALS TO THE HISTORIC PRESERVATION COMMISSION AND TO THE GOVERNING AUTHORITIES

In the event the HPCE Officer renders a decision adverse to the property owner, said aggrieved person may, within ten (10) days, request in writing a hearing before the full Commission. The Commission shall, within ten (10) days of the completion of the hearing, render its decision. Any person or persons, jointly or severally aggrieved by any decision of the Commission may, with in thirty (30) days after such decision has been rendered, but not thereafter, seek review of such decision by the Mayor and Board of Aldermen by written notice to both the Commission and the Office of the Mayor. The Commission shall advise such person or persons of such right to appeal upon rendering its decision. In case of such appeal the Commission shall promptly furnish the Mayor and Board of Aldermen a copy of the Commission's applicable minutes, copy of the application, copy of original plans and specifications and any other documents pertaining to the decision of the Commission. A verbatim transcript is not required, as the hearing before the Mayor and Board of Aldermen shall be de novo. The Mayor and Board of Aldermen at such hearing may require and receive such other evidence as they deem necessary under the circumstances.

ARTICLE XI.

ADMINISTRATION, ENFORCEMENT, AND PENALTIES

A. THE HISTORIC PRESERVATION CODE ENFORCEMENT OFFICER:

The HPCE Officer, in the administration and enforcement of the Instant Ordinance, shall have the same powers as those vested in the Zoning Enforcement Officer for the administration and enforcement of the City Zoning Ordinance, including issuing stop work orders, revoking for good cause certificates or permits previously granted by the Commission, or instituting any appropriate legal remedy, such as injunction, mandamus, or other appropriate legal proceedings to stop or prevent any action or condition which is contrary to the provisions of this Ordinance. The Office of HPCE Officer may be held jointly with any other City Office, such as that of the Zoning Enforcement Officer or the Code Enforcement Officer, at the sole discretion of the Governing Authorities.

B. ADMINISTRATION AND ENFORCEMENT

The Building Code Enforcement Officer shall not issue any building permit or certificate of occupancy for any use or work on any property covered by the instant Ordinance except upon proper notification that the party desiring or proposing the said use or work has been granted a Certificate of Appropriateness by the Commission. The Building Code Enforcement Officer shall revoke any permit or certificate which he or she has previously issued, upon a finding that the permittee is in violation of this Historic Preservation Ordinance. Enforcement in a case in which such permit or certificate is not issued or is revoked shall be according to the terms of the Pass Christian City Zoning Ordinance.

In the event that the Building Code Enforcement Officer issues a permit or certificate contrary to the terms of this Ordinance, or fails to revoke a permit or certificate as required by this Ordinance, or if an individual is found to be acting contrary to the provisions of this Ordinance, even if such actions are in conformity with the Zoning Ordinance, then the HPCE Officer shall have the authority to enforce the provisions of this Ordinance.

In such event, the HPCE Officer, upon finding that the provisions of this Ordinance are being violated as described at Paragraph C, infra, shall give written notice to the person responsible, indicating the nature of the violation and ordering action necessary to correct it. Such notice shall follow the requirements set forth at Article VIII. In the event of an emergency, the HPCE Officer or Commission may proceed as provided in Article XI, and notice, if any is required, shall be according to the Rules of Court. In the event that the individual responsible for the violation is given the required notice and fails to take substantial steps within ten (10) days to carry out the mandated action, then the HPCE Officer, in addition to other remedies may institute injunction, mandamus, or take any other appropriate legal action in proceeding to work done in violation of this Ordinance.

C. VIOLATIONS OF THE ORDINANCE ENUMERATED:

1. A violation(s) of this Historic Preservation Ordinance shall consist of any one or more of the following acts:
 - (a) Carrying out new construction, rehabilitation, substantial repair, or moving, relocating, excavating or demolishing any property covered by the instant Ordinance after having been denied a Certificate of Appropriateness for such action by the Commission.
 - (b) Carrying out new construction, rehabilitation, substantial repair, or moving, relocating, excavating or demolishing any property covered by the instant Ordinance without first procuring a Certificate of Appropriateness from the Commission, after having been given reasonable notice by the

HPCE Officer that such a Certificate was required for the work.

- (c) Carrying out new construction, rehabilitation, substantial repair, or moving, relocation, excavating or demolishing any property covered by the instant Ordinance with a willful and knowing disregard of the instant Ordinance, regardless of the giving of any notice by the HPCE Officer that a Certificate was required for the work.
- (d) Occupying any covered structure prior to receiving either the HPCE Officer's Determination of Compliance or a temporary occupancy permit as described at Article IX.
- (e) In the case of finding of Demolition by Neglect in the procedure specified in Article VIII (H), failure to either commence reasonable good faith efforts to eliminate such condition as directed by the HPCE Officer within ten (10) days of the giving of due notice thereof under the procedure specified at Article VIII (H), or to request a hearing before the Commission on such finding within such ten (10) day period.
- (f) Failure to commence reasonable good faith efforts to eliminate a condition of demolition by neglect within ten (10) days of a requested hearing on such condition, at which hearing the decision was adverse to the owner; or, failure to secure necessary permits and commence work to eliminate such condition within sixty (60) days of such adverse decision.

D. DEMOLITION BY NEGLIGENCE, PROCEDURE FOR HEARING:

In the event that an owner requests a hearing concerning a determination of demolition by neglect, then such hearing shall be promptly provided to him, either in a special meeting or at the next regular meeting of the Commission. At such hearing, the said owner shall be provided a full opportunity to present all evidence, whether verbal, documentary, or other, to support his contention that demolition by neglect is not taking place. In the event the Commission concurs with the position of the owner, it shall make a finding that demolition by neglect is not taking place and shall order that no further proceedings or enforcement be had against the owner concerning the alleged demolition by neglect. However, on a subsequent finding by the HPCE Officer or Commission of changed conditions or circumstances constituting probable cause or reasonable grounds to believe the owner of the premises in question. In the event that the Commission determines at the hearing that demolition by neglect has taken place or is taking place, then the Commission shall immediately notify the owner, either in person at the hearing, or by certified mail, return receipt requested, at the address provided by the owner. Failure of the owner to make a good faith effort to take initial appropriate corrective steps, as directed by the Commission, within ten (10) days of notification, or of such owner to procure the

appropriate permits within sixty (60) days of notification of the Commission's finding of demolition by neglect shall constitute grounds for the HPCE Officer to take any authorized enforcement action against the owner, including injunction and mandamus for the violation of this Ordinance.

E. EMERGENCIES:

In the event that the Commission or the HPCE Officer finds that the action of an owner creates an emergency situation, then the HPCE Officer may seek any appropriate legal emergency relief, including filing for an injunction or a temporary restraining order with any Court having jurisdiction of the cause.

F. COMMISSIONS AUTHORITY TO REVIEW:

Any decision of the HPCE Officer is a subject to review by the Commission at a duly constituted meeting, wherein such decision may be affirmed, reversed, or modified, at the discretion of the Commission.

ARTICLE XIII.

CONFLICT OF INTEREST

A. COMMISSION MEMBERS:

No members of the Commission shall participate in a hearing or a decision involving a matter in which the Commissioner has a financial interest. In the event this situation should arise, such Commissioner shall, by written notice to the Chairman of the Commission or the person conducting the decision-making process, excuse himself or herself from participating in such hearing or decision. This written notice shall be held on file with the Commission. The Commission may also determine that one of its members should be excused from participating in a given matter to avoid the appearance of financial impropriety, regardless of any actual impropriety, on any substantial evidence, regardless of whether the member requests to be excused or not. Such determination shall be by a majority vote of a duly constituted meeting, with the member in question not voting.

B. THE HPCE OFFICER:

In the event the HPCE Officer declares that he or she has such a financial interest, then the Commission shall determine by majority vote whether the interest is sufficiently direct or substantial to require excusing the HPCE Officer from participating in a given matter. Such a determination may also be made on the basis of any substantial evidence brought forward by any person,

regardless of whether the HPCE Officer declares such an interest. Such determination will be made on the basis of whether the participation of the HPCE Officer could reasonable present the appearance of financial impropriety, regardless of any actual impropriety. In the event the Commission makes a determination that the HPCE Officer should be excused from a particular hearing or matter, then the Commission shall appoint another city employee, Commission member, or any reasonably qualified person to act in the HPCE Officer's stead.

ARTICLE XIV.

SEPARABILITY

The requirements and provisions of this Ordinance are separable and if any article, section, paragraph, sentence, or portion thereof, be declared by any Court of competent jurisdiction to be void, invalid or inoperative, the decision of the Court shall not affect the validity or application of the Ordinance as a whole or any part thereof other than the part held to be void, invalid, or otherwise inoperative.

ARTICLE XV.

PARCELS OF LAND DETERMINED

For the purposes of this Ordinance, the boundaries of any parcel of land affected thereby shall be determined and defined as they existed on the date of the enactment of Ordinance No. 491 on April 18, 1989, regardless of any subsequent subdivision, enlargement, diminution, combination, or any other alteration of such parcels.

ARTICLE XVI.

REPEAL AND NULLIFICATION

Ordinance Nos. 491 and 496, except for the designation of the Historic District and Landmark Sites, are repealed by this Ordinance to the extent necessary to give this Ordinance full force and effect.

All other Ordinances or parts of Ordinances *in conflict with this* Historic Preservation Commission Ordinance, or inconsistent with provisions of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

Supposed Ordinance No. 519 is hereby found to have been entered on the Ordinance Book through inadvertence and without the authority of the governing authorities. Therefore, supposed Ordinance No. 519 is hereby declared ~~to be null and~~ void

from its beginning. Alternatively, is such supposed Ordinance is ever found to have had any validity at any time, it is hereby repealed in its entirety.

The above and foregoing Ordinance having been reduced to writing and not member of the governing authority having requested that it be read by the Clerk, the question was put to vote by the Mayor, and the result was as follows:

Aldermen Emerson	voted_____
Aldermen Kalif	voted_____
Alderman McDermott	voted_____
Aldermen Antoine	voted_____
Aldermen Moore	voted_____

The questioned having received a majority of the affirmative votes of all the members of the Board present and voting, the Mayor declared the Motion carried and this Ordinance adopted and approved on this the _____ day of _____, 2001.

CITY OF PASS CHRISTIAN, MISSISSIPPI

BY: _____
BILLY MCDONALD, Mayor

ATTEST:

VIKKI A. GOOF, City Clerk

GoIF

**PASS CHRISTIAN HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION**

OFFICE USE ONLY

Is this a Final Approval? (please circle one)	Yes	No
_____	_____	_____
Commission Chair Signature	Date	
Permit Number _____		
Historic Significance _____	Date Received _____	
Approved for:		

Applicant's Name _____

Applicant's Address _____

Property Owner _____

Property Location _____

Historical Significance

____ Addition

____ Intrusive

____ Vacant Lot

____ Contributory

____ Significant

Zoning District _____

Parcel _____

Type of Work Project

New Construction _____

Addition _____

Repairs _____

Renovations _____

Roofing _____

Fence _____

Other _____

**PASS CHRISTIAN
HISTORIC PRESERVATION COMMISSION**
Process required to apply for Certificate of Appropriateness
Checklist

Two (2) copies from Applicant:

- One (1) to be returned to Applicant, with comments
- One (1) to be retained by Code Office, with comments

Drawings:

- Elevation views for front, side, and rear of all structures (drawn to scale)
- Floor plan, roof plan, and site plan (drawn to scale)
- One (1) full size set of plans in addition to building permit set
- One (1) **reduced** set on legal size paper (not to scale)

Please indicate on plans the detailed specifications for:

- Roof materials and Color
- Siding - material, exposure (front, side, rear)
- Doors and Windows - materials, types, finishes (front, side, rear)
- Porches - including columns, ceilings, and decking details
- Facia, Soffit, Casings, Dormers
- Shutters
- All Exterior finishes, and Historical Colors (Available at paint and hardware stores.)
- Fences
- Ancillary Buildings

INVENTORY LISTING

SCENIC DRIVE HISTORIC DISTRICT

Listed From EAST End of District to WEST End

NUMBER	LOCATION	KROHN AS	CIRCA	RATING	STATUS	ZONING	PRESENT USE
001	961 East Scenic Drive	Villa Karma	1890	Significant	Inside Contiguous District	R-0	Residential
001A	957 East Scenic Drive		1948	Intrusive	Inside Contiguous District	R-0	Residential
001B	951 East Scenic Drive	Gospel Singers of America	1971	Intrusive	Inside Contiguous District	R-0	Non-Residential
002	947 East Scenic Drive		1900	Significant	Inside Contiguous District	R-0	Residential
003	943 East Scenic Drive		1850	Significant	Inside Contiguous District	R-0	Residential
004	939 East Scenic Drive		1905	Significant	Inside Contiguous District	R-0	Residential
005	927 East Scenic Drive		1984	Contributory	Inside Contiguous District	R-0	Residential
005A	935 East Scenic Drive		1983	Intrusive	Inside Contiguous District	R-0	Residential
006	923 East Scenic Drive		1920	Significant	Inside Contiguous District	R-0	Residential
006A	919 East Scenic Drive		1986	Contributory	Inside Contiguous District	R-0	Residential
006B	915 East Scenic Drive		1980	Contributory	Inside Contiguous District	R-0	Residential
007	905 East Scenic Drive		Enlarged 1900	Significant	Inside Contiguous District	R-0	Residential
008	901 East Scenic Drive		ca. 1915	Significant	Inside Contiguous District	R-0	Residential
009	861 East Scenic Drive	McCutcheon-Butler House	ca. 1850	Significant	Inside Contiguous District	R-0	Residential
010	855 East Scenic Drive		ca. 1920	Significant	Inside Contiguous District	R-0	Residential
011	849 East Scenic Drive	Alva Villa	ca. 1849	Significant	Inside Contiguous District	R-0	Residential
011A	845 East Scenic Drive	Monroe House	1964	Contributory	Inside Contiguous District	R-0	Residential
011B	837 East Scenic Drive			Vacant Lot	Inside Contiguous District	R-0	Residential
012	829 East Scenic Drive		ca. 1850 & 1930	Significant	Inside Contiguous District	R-0	Residential
013	811 East Scenic Drive	Carlisle Place	ca. 1885	Significant	Inside Contiguous District	R-0	Residential
014	805 East Scenic Drive		ca. 1900	Significant	Inside Contiguous District	R-0	Residential
015	801 East Scenic Drive		ca. 1920	Significant	Inside Contiguous District	R-0	Residential
016	105 Lang Avenue		Late 19th cent.	Significant	Inside Contiguous District	R-0	Residential
016A	765 East Scenic Drive		1972	Contributory	Inside Contiguous District	R-0	Residential
017	757 East Scenic Drive	Davis Cottage	ca. 1890	Significant	Inside Contiguous District	R-0	Residential
018	753 East Scenic Drive	Seaton-Davis House	1847	Significant	Inside Contiguous District	R-0	Residential
019	743 East Scenic Drive		1920s	Significant	Inside Contiguous District	R-0	Residential
020	741 East Scenic Drive		1926	Significant	Inside Contiguous District	R-0	Residential
021	737 East Scenic Drive		1870s	Significant	Inside Contiguous District	R-0	Residential
021A	733 East Scenic Drive		ca. 1920 & 1984	Significant	Inside Contiguous District	R-0	Residential
022	729 East Scenic Drive	Yardel-Hackett House	1849	Significant	Inside Contiguous District	R-0	Residential
022A	723 East Scenic Drive		1964	Intrusive	Inside Contiguous District	R-0	Residential
023	722 East Second Street		1922	Significant	Inside Contiguous District	R-0	Residential
024	715 East Scenic Drive		Antebellum & 1905	Significant	Inside Contiguous District	R-1	Residential
025	709 East Scenic Drive	Legenwire House	Antebellum & 1905	Significant	Inside Contiguous District	R-0	Residential
026	701 East Scenic Drive		Antebellum	Significant	Inside Contiguous District	R-0	Residential
027	657 East Scenic Drive		1875	Significant	Inside Contiguous District	R-0	Residential

INVENTORY LISTING

SCENIC DRIVE HISTORIC DISTRICT

Listed From East End of District to West End

P. 2

NUMBER	LOCATION	KNOWN AS	CIRCA	RATING	STATUS	ZONING	PRESENT USE
028	647 East Scenic Drive	Courtenay House	1874	Significant	Inside Contiguous District	R-0	Residential
028A	645 East Scenic Drive	Lamantia House	1940s	Intrusive	Inside Contiguous District	R-0	Residential
029	644 East Scenic Drive		1910	Significant	Inside Contiguous District	R-0	Residential
030	635 East Scenic Drive		1900 & 1905	Significant	Inside Contiguous District	R-0	Residential
031	629 East Scenic Drive	Weigland House	Late 19th cent.	Significant	Inside Contiguous District	R-0	Residential
032	625 East Scenic Drive	Leovy-Hill House	1890 & 1913	Significant	Inside Contiguous District	R-0	Residential
032A	623 East Scenic Drive		1938	Contributory	Inside Contiguous District	R-0	Residential
033	613 East Scenic Drive	Legler-Frye House	1910	Significant	Inside Contiguous District	R-0	Residential
034	607 East Scenic Drive	Martin-Macdiarmid House	1897 & 1910	Significant	Inside Contiguous District	R-0	Residential
035	603 East Scenic Drive		1905	Significant	Inside Contiguous District	R-0	Residential
036	601 East Scenic Drive		1895	Significant	Inside Contiguous District	R-0	Residential
037	551 East Scenic Drive	Ballymore	1840's & 1928-1930	Significant	Inside Contiguous District	R-0	Residential
038	549 East Scenic Drive	Judge Baker Cottage	Antebellum & 1947	Significant	Inside Contiguous District	R-0	Residential
039	554 East Second Street		Late 19th Cent. & 1908	Significant	Inside Contiguous District	R-1	Residential
040	543 East Scenic Drive		1910	Significant	Inside Contiguous District	R-0	Residential
041	541 East Scenic Drive		1850s	Significant	Inside Contiguous District	R-0	Residential
042	533 East Scenic Drive	Markle House	1935-1936	Significant	Inside Contiguous District	R-0	Residential
043	525 East Scenic Drive	Crosby House	1967-68	Significant	Inside Contiguous District	R-0	Residential
044	519 East Scenic Drive	Breaux-Clay House	1895 & 1940	Significant	Inside Contiguous District	R-0	Residential
045	513 East Scenic Drive	Breaux-Pritchard	1910	Significant	Inside Contiguous District	R-0	Residential
045A	511 East Scenic Drive		1915	Contributory	Inside Contiguous District	R-0	Residential
046	509 East Scenic Drive	Chapoinne House	1905 & 1926-1927	Significant	Inside Contiguous District	R-0	Residential
047	507 East Scenic Drive	Courtenay-Arnold House	1887	Significant	Inside Contiguous District	R-0	Residential
048	503 East Scenic Drive		1895 & 1915	Significant	Inside Contiguous District	R-0	Residential
049	501 East Scenic Drive	Melodia	1910	Significant	Inside Contiguous District	R-0	Residential
050	427 East Scenic Drive		1890	Significant	Inside Contiguous District	R-0	Residential
050A	113 Seal Avenue		1920	Contributory	Inside Contiguous District	R-0	Residential
051	117 Seal Avenue		1895	Significant	Inside Contiguous District	R-0	Residential
052	121 Seal Avenue		1910	Significant	Inside Contiguous District	R-0	Residential
052A	123 Seal Avenue		1905	Contributory	Inside Contiguous District	R-0	Residential
053	127 Seal Avenue		1900	Significant	Inside Contiguous District	R-0	Residential
054	131 Seal Avenue		1900	Significant	Inside Contiguous District	R-0	Residential
055	425 East Scenic Drive		1910	Significant	Inside Contiguous District	R-0	Residential
055A	423 East Scenic Drive		1965	Intrusive	Inside Contiguous District	R-0	Residential
056	419 East Scenic Drive	Darkdale House	1910	Significant	Inside Contiguous District	R-0	Residential
057	415 East Scenic Drive		1890s	Significant	Inside Contiguous District	R-0	Residential
058	411 East Scenic Drive	Win Rush	1900	Significant	Inside Contiguous District	R-0	Residential

INVENTORY LISTING

SCENIC DRIVE HISTORIC DISTRICT

Listed From East End of District to West End

NUMBER	LOCATION	KNOWN AS	CIRCA	RATING	STATUS	ZONING	PRESENT USE
058A	409 East Scenic Drive		1960	Intrusive	Inside Contiguous District	R-0	Residential
059	403 East Scenic Drive		1890	Significant	Inside Contiguous District	R-0	Residential
060	401 East Scenic Drive		1876 & 20th cent.	Significant	Inside Contiguous District	R-0	Residential
060A	323 East Scenic Drive	Rhodes Store-VFW Hall	1950	Contributory	Inside Contiguous District	R-0	Residential
061	319 East Scenic Drive		1876	Significant	Inside Contiguous District	R-0	Residential
062	317 East Scenic Drive		1895	Significant	Inside Contiguous District	R-0	Residential
063	313 East Scenic Drive		1890	Significant	Inside Contiguous District	R-0	Residential
064	309 East Scenic Drive		1890	Significant	Inside Contiguous District	R-0	Residential
064A	305 East Scenic Drive	Bielenberg house	1925	Contributory	Inside Contiguous District	R-0	Residential
064B	301 East Scenic Drive	Russell's Service Station	1970	Intrusive	Inside Contiguous District	R-0	Residential
065	265 East Scenic Drive	Hancock Bank Building	1928 & 1965-67	Significant	Inside Contiguous District	R-0	Non-Residential
066	113 Davis Avenue		1910 & 1908-09	Significant	Inside Contiguous District	C-1	Non-Residential
066A	263 East Scenic Drive	Nelson Hotel	1925 & 1981	Contributory	Inside Contiguous District	C-1	Residential
067	255 East Scenic Drive	Compass Rose Townhouses	1903	Intrusive	Inside Contiguous District	C-1	Residential
067A	290 East Scenic Drive		1984	Contributory	Inside Contiguous District	C-3	Non-Residential
067B	270 East Scenic Drive	Factory Outlet Store	1970	Intrusive	Inside Contiguous District	C-3	Non-Residential
067C	260(?) East Scenic Drive	Parcel #0313H02101		Vacant lot	Inside Contiguous District	C-3	Vacant lot
067D	250(?) East Scenic Drive	Parcel #0313H02100		Vacant lot	Inside Contiguous District	C-3	Vacant lot
067E	240(?) East Scenic Drive	Parcel #0313H02099		Vacant lot	Inside Contiguous District	C-3	Vacant lot
067F	230(?) East Scenic Drive	Parcel #0313H02098		Vacant lot	Inside Contiguous District	C-3	Vacant lot
067G	220 East Scenic Drive		1970	Intrusive	Inside Contiguous District	C-3	Residential
067H	210(?) East Scenic Drive	Parcel #0313H02095		Vacant lot	Inside Contiguous District	C-3	Vacant lot
067I	150(?) East Scenic Drive	Parcel #0313H02094		Vacant lot	Inside Contiguous District	C-3	Vacant lot
067J	140(?) East Scenic Drive	Parcel #0313H02093		Vacant lot	Inside Contiguous District	C-3	Vacant lot
067K	130(?) East Scenic Drive	Parcel #0313H02092		Vacant lot	Inside Contiguous District	C-3	Vacant lot
067L	124(?) East Scenic Drive	Parcel #0313H02091		Vacant lot	Inside Contiguous District	C-3	Vacant lot
067M	120(?) East Scenic Drive	Parcel #0313H02091		Vacant lot	Inside Contiguous District	C-3	Vacant lot
067N	114(?) East Scenic Drive	Parcel #0313H02090		Vacant lot	Inside Contiguous District	C-3	Vacant lot
067O	110 East Scenic Drive	Harbor Hideaway Bar	1975	Intrusive	Inside Contiguous District	C-3	Non-Residential
067P	106 East Scenic Drive		1905	Contributory	Inside Contiguous District	C-3	Non-Residential
067Q	102(?) East Scenic Drive	Parcel #0313H02087		Vacant lot	Inside Contiguous District	C-3	Vacant lot
068	243 East Scenic Drive	Pratt-Saucier House	1855 & 1910	Significant	Inside Contiguous District	C-1	Residential
069	233 East Scenic Drive	Saucier Cottage	1875	Significant	Inside Contiguous District	C-2	Residential
070	225 East Scenic Drive	Knost House.	1840	Significant	Inside Contiguous District	C-2	Residential
071	221 East Scenic Drive	Knost House.	1840	Significant	Inside Contiguous District	C-2	Residential
071A	219 East Scenic Drive	Town Library	1880	Contributory	Inside Contiguous District	C-2	Non-Residential
071B	213 East Scenic Drive	Allen Building	1920s, 1970.	Contributory	Inside Contiguous District	C-2	Non-Residential

INVENTORY LISTING
SCENIC DRIVE HISTORIC DISTRICT
Listed from EAST End of District to WEST End

NUMBER	LOCATION	KITCHEN AS	CIRCA	RATING	STATUS	ZONING	PRESENT USE
071C	207(7) East Scenic Drive						
071D	205 East Scenic Drive	Bohn Building	1950.	Vacant Lot	Inside Contiguous District	C-2	Vacant lot
072	203 East Scenic Drive	Historical Society Building	1910.	Contributory	Inside Contiguous District	C-2	Non-Residential
072A	201(7) East Scenic Drive	Historical Society Parking Lot		Significant	Inside Contiguous District	C-2	Non-Residential
072B	151 East Scenic Drive	St. Paul's Catholic Church & School	1956-1970	Vacant Lot	Inside Contiguous District	C-2	Non-Residential
072C	135 East Scenic Drive	St. Paul's Rectory.	1987	Intrusive	Inside Contiguous District	C-2	Residential
073	125 East Scenic Drive	Adam House	1885	Contributory	Inside Contiguous District	C-2	Residential
074	121 East Scenic Drive		1905.	Significant	Inside Contiguous District	C-2	Residential
074A	115 East Scenic Drive	Rafferty Building.	1930.	Contributory	Inside Contiguous District	C-2	Non-Residential
074B	111 East Scenic Drive	Avalon Theater Building.	1940.	Contributory	Inside Contiguous District	C-2	Non-Residential
074C	107 East Scenic Drive	Lazar-Griffon Pharmacy.	1920	Contributory	Inside Contiguous District	C-2	Non-Residential
075	101 East Scenic Drive		1920s.	Significant	Inside Contiguous District	C-2	Non-Residential
075A	100 West Scenic Drive	Pass Christian Industries, Inc.	1920s.	Intrusive	Inside Contiguous District	C-2	Non-Residential
075B	102 West Scenic Drive		1971	Intrusive	Inside Contiguous District	C-3	Non-Residential
075C	108 West Scenic Drive		1970	Intrusive	Inside Contiguous District	C-3	Non-Residential
075D	110 West Beach Blvd.		1971	Intrusive	Inside Contiguous District	C-3	Residential
075E	114(7) West Scenic Drive	Parcel #0313H02082		Vacant Lot	Inside Contiguous District	C-3	Vacant Lot
075F	116(7) West Scenic Drive	Parcel #0313H02082		Vacant Lot	Inside Contiguous District	C-3	Vacant Lot
076	110 West Scenic Drive	Courtnay House.	1920.	Significant	Inside Contiguous District	C-2	Residential
076A	114(7) West Scenic Drive		1950	Vacant lot	Inside Contiguous District	C-2	Vacant Lot
076B	118 West Scenic Drive		1870s.	Intrusive	Inside Contiguous District	C-2	Residential
077	118 1/2 West Scenic Drive		1850.	Significant	Inside Contiguous District	C-2	Residential
078	120 West Scenic Drive		1860.	Significant	Inside Contiguous District	C-2	Non-Residential
079	122 West Scenic Drive	Crescent Hotel Annex.	1887	Significant	Inside Contiguous District	C-2	Residential
080	126 West Scenic Drive	Crescent Hotel/Bed Sheet Surrender	1885.	Significant	Inside Contiguous District	C-2	Residential
081	128 West Scenic Drive		1890.	Significant	Inside Contiguous District	C-2	Non-Residential
082	130 West Scenic Drive		1890.	Significant	Inside Contiguous District	C-2	Residential
083	134 West Scenic Drive		1925.	Significant	Inside Contiguous District	C-2	Residential
084	136 West Scenic Drive	Lang House.	1970-71.	Intrusive	Inside Contiguous District	S	Residential
084A	200 West Scenic Drive	Pass Christian City Hall.	1850-55. Ca 1910.	Significant	Inside Contiguous District	S	Residential
085	204 West Scenic Drive		1880.	Significant	Inside Contiguous District	S	Residential
086	208 West Scenic Drive		1971.	Intrusive	Inside Contiguous District	S	Residential
086A	216 West Scenic Drive	Hiramar Nursing Home.	1910.	Contributory	Inside Contiguous District	R-2	Residential
086B	226 West Scenic Drive		Antebellum.	Significant	Inside Contiguous District	R-2	Residential
087	230 West Scenic Drive		1911.	Significant	Inside Contiguous District	R-0	Residential
088	520 West Beach Blvd.	Watkins-Recht House, "Middlegate".	1911.	Significant	Inside Contiguous District	R-0	Residential
089A	514 West Beach Blvd.			Adjacent to landmark	Out of Contiguous District	R-1	Vacant Lot

INVENTORY LISTING
SCENIC DRIVE HISTORIC DISTRICT
Listed From East End of District to West End

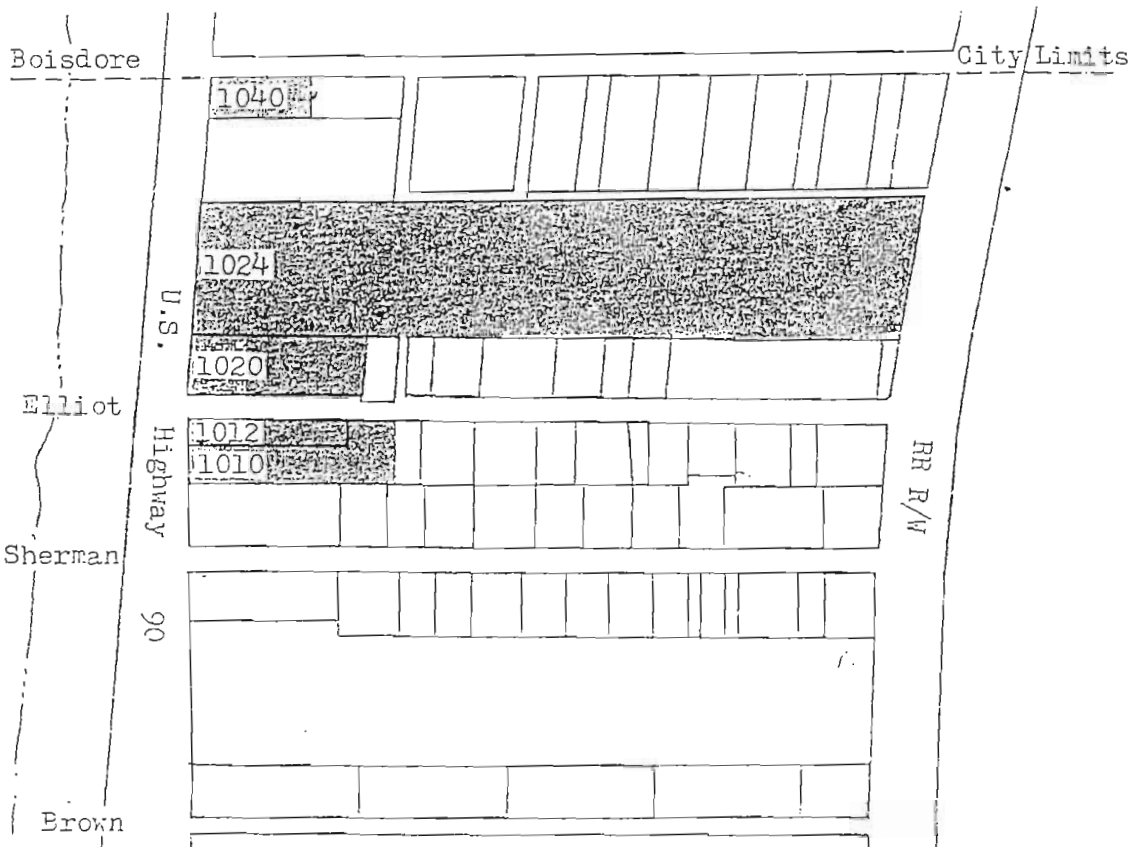
NUMBER	LOCATION	KNOWN AS	CIRCA	RATING	STATUS	ZONING	PRESENT USE
088B	516 West Beach Blvd.		Late 1970's	Adjacent to Landmark	Out of Contiguous District	R-1	Residential
088C	524 West Beach Blvd.		Mid 1970's	Adjacent to Landmark	Out of Contiguous District	R-0	Residential
088D	600 West Beach Blvd.		1987	Adjacent to Landmark	Out of Contiguous District	R-0	Residential
089	706 West Beach Blvd.		1905	Adjacent to Landmark	Out of Contiguous District	R-0	Residential
089A	702 West Beach Blvd.		1940's	Adjacent to Landmark	Out of Contiguous District	R-0	Residential
090	710 West Beach Blvd.		1871.	Significant	Out of Contiguous District	R-0	Residential
091	716 West Beach Blvd.		Antebellum. Ca. 1925.	Significant	Out of Contiguous District	R-0	Residential
092	722 West Beach Blvd.		Antebellum. Ca. 1930.	Significant	Out of Contiguous District	R-0	Residential
092A	726 West Beach Blvd.		Early 1900's	Adjacent to Landmark	Out of Contiguous District	R-0	Residential
092B	734 West Beach Blvd.	Jackson Colony	Early 1960's	Adjacent to Landmark	Out of Contiguous District	R-0	Residential
093	800 West Beach Blvd.	Parham-Katz House.	Ca. 1909. Ca. 1925.	Significant	Out of Contiguous District	R-1A	Residential
093A	794(?) West Beach Blvd.			Adjacent to Landmark	Out of Contiguous District	R-1A	Vacant Lot
093B	798 West Beach Blvd.		1980	Adjacent to Landmark	Out of Contiguous District	R-1A	Residential
093C	808 West Beach Blvd.		Mid 1970's	Adjacent to Landmark	Out of Contiguous District	R-1A	Residential
093D	812 West Beach Blvd.		1970	Adjacent to Landmark	Out of Contiguous District	R-1A	Residential
093E	922 West Beach Blvd.		Mid 1970's	Adjacent to Landmark	Out of Contiguous District	R-1A	Residential
093F	1004 West Beach Blvd.		1970's	Adjacent to Landmark	Out of Contiguous District	R-1A	Residential
093G	1010 West Beach Blvd.		1915.	Contributory	Out of Contiguous District	R-1A	Residential
094	1012 West Beach Blvd.	The Castle.	1922.	Significant	Out of Contiguous District	R-1A	Residential
094A	1020 West Beach Blvd.		1918.	Contributory	Out of Contiguous District	R-1A	Residential
095	1024 West Beach Blvd.	Stith-Horse House.	1090.	Significant	Out of Contiguous District	R-1A	Residential
095A	1034 West Beach Blvd.		1925	Adjacent to Landmark	Out of Contiguous District	R-1A	Residential
096	1040 West Beach Blvd.		1923.	Significant	Out of Contiguous District	R-1A	Residential

BY WIC DATE 2/28/89
CHKD. BY _____ DATE _____
For Planning Use Only

SUBJECT Tax Map No. 0213 - I
(Extending eastward from western corpo-
rate limits of Pass Christian, Miss.)

SHEET NO. 1 OF 1
JOB NO. _____
Scale 1" = 400'

NOTE: In the City of Pass Christian
a portion of U.S. Highway 90
is considered an extension of
Scenic Drive and is known as
West Scenic Drive



BY VJC DATE 7/1/89

SUBJECT Tax Maps Nos. 0313 - E

SHEET NO. 2 OF 3

CHKD. BY DATE

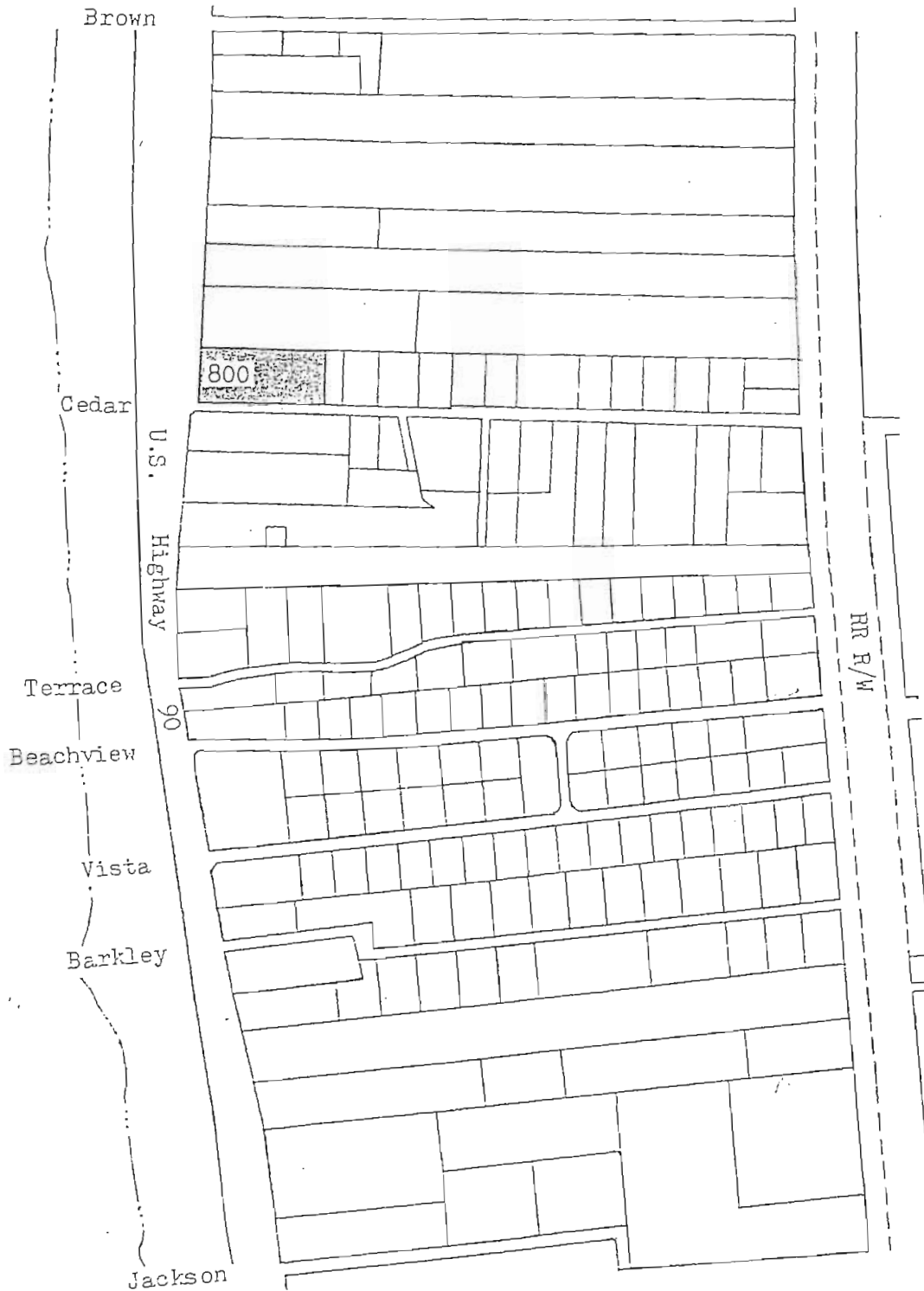
0313 - L and small western segment

JOB NO.

For Planning Use Only

0313 - K

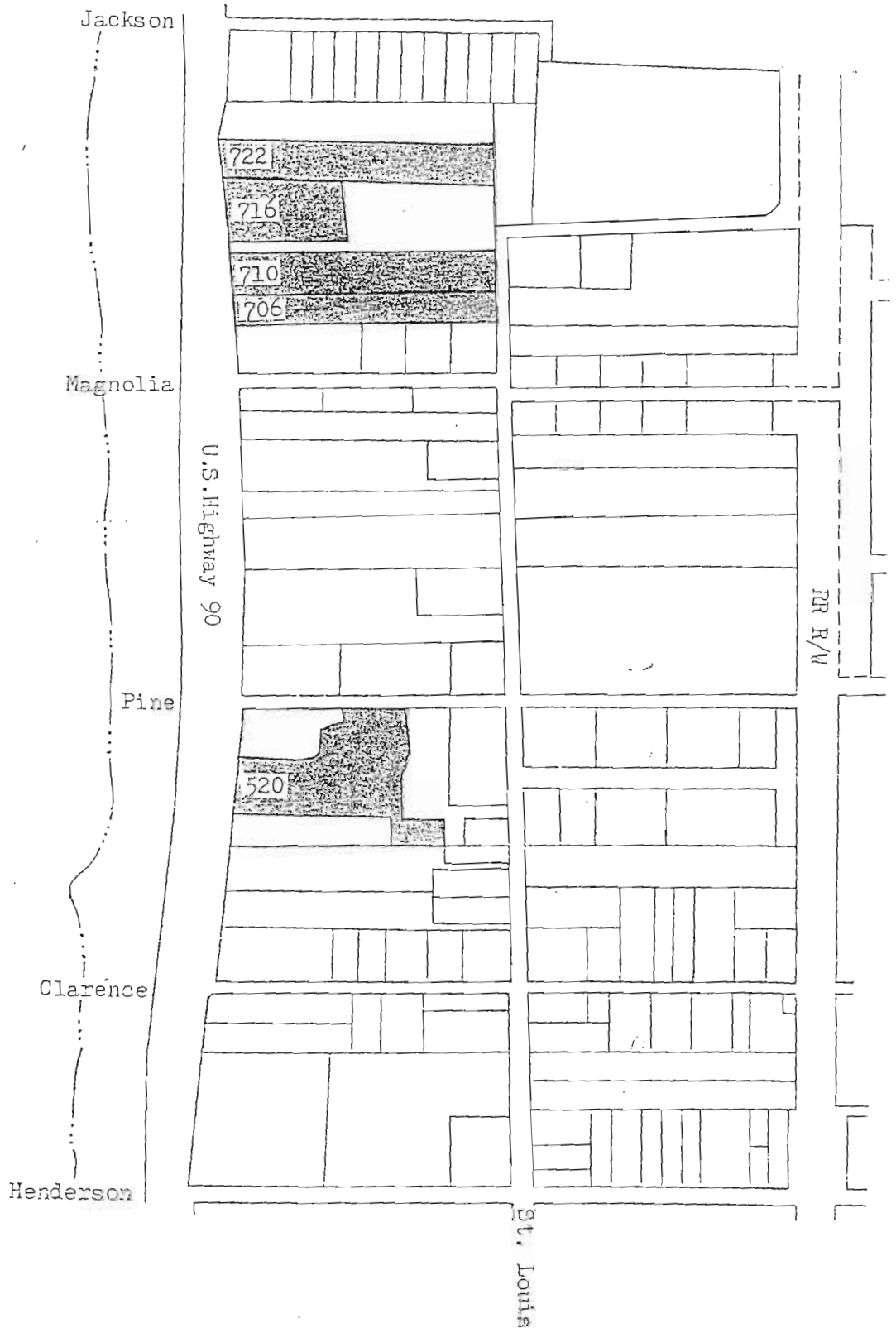
Scale 1" = 400'



BY VJC DATE 7/4/89
CHKD. BY DATE
For Planning Use Only

SUBJECT Tax Maps Nos. 0313 - F
0313 - K and small western segment
0313 - G

SHEET NO. 3 OF
JOB NO.
Scale 1" = 400'



BY VJC DATE 7/9/89

SUBJECT Tax Map 0313 - G with small

SHEET NO. 4 OF 9

CHKD. BY DATE

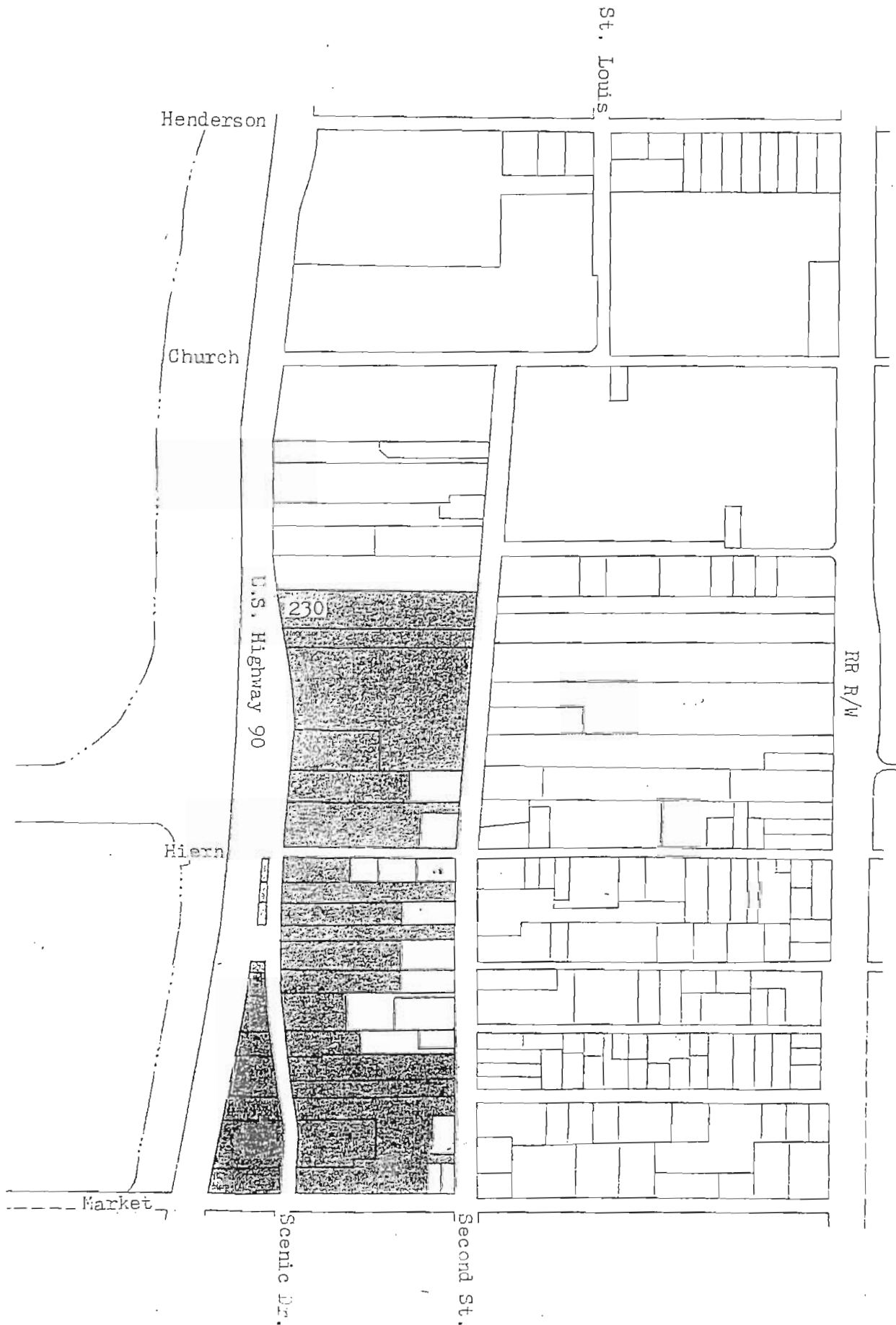
eastern segment of 0313 - F and a

JOB NO.

For Planning Use Only

small western segment of 0313 - H

Scale 1" = 450'



BY VJC DATE 7/14/89
CHKD. BY DATE
For Planning Use Only

SUBJECT Tax Maps 0313 - A, 0313 - H
and western segments of 0413 - D and
0413 - E.

SHEET NO. 5
JOB NO.
Scale 1" = 400'



BY VIC DATE 7/18/89

SUBJECT Tax Maps 0413 - E, 0413 - D

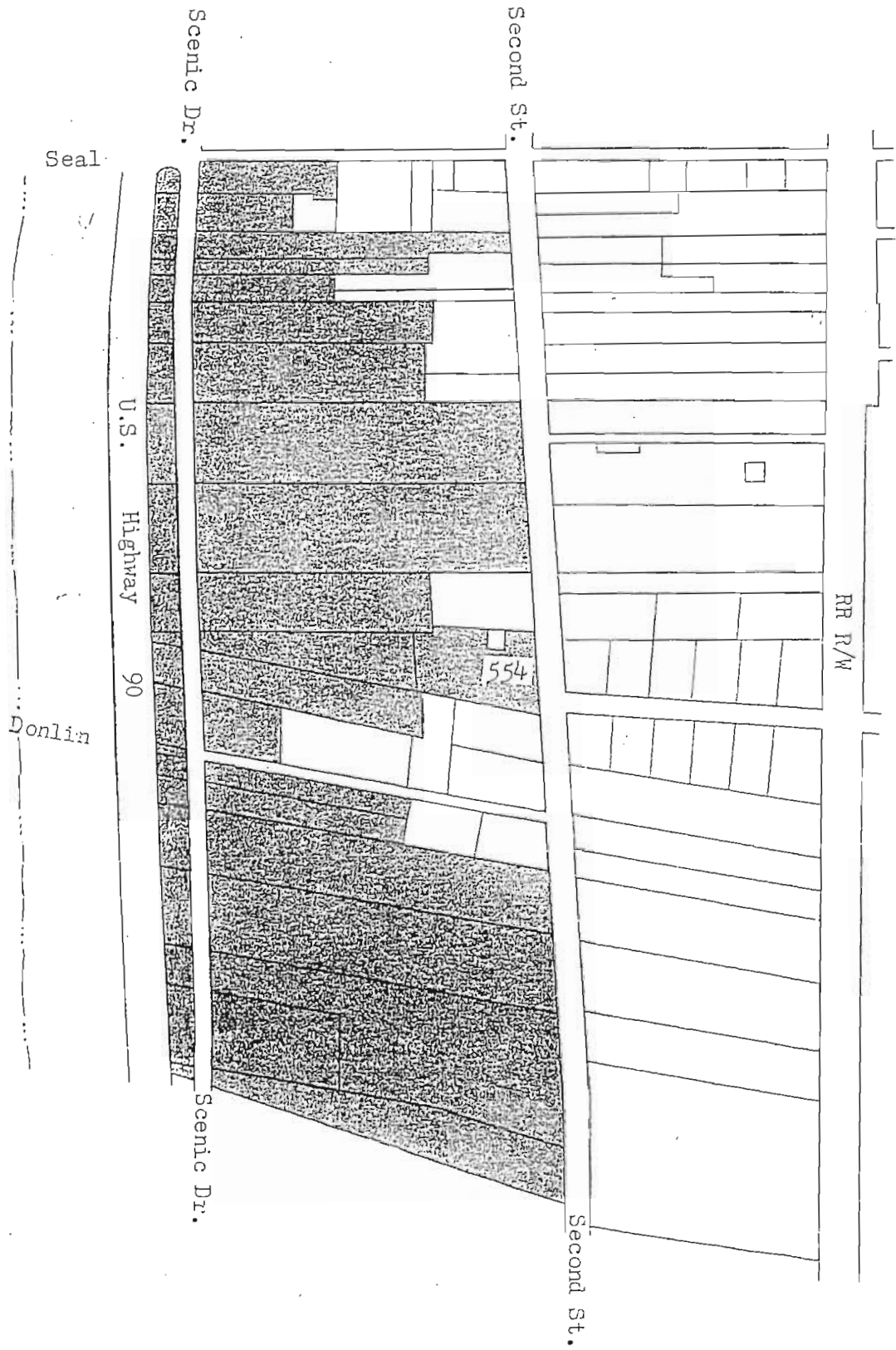
SHEET NO. 6 OF 9

CHKD. BY DATE

JOB NO.

For Planning Use Only

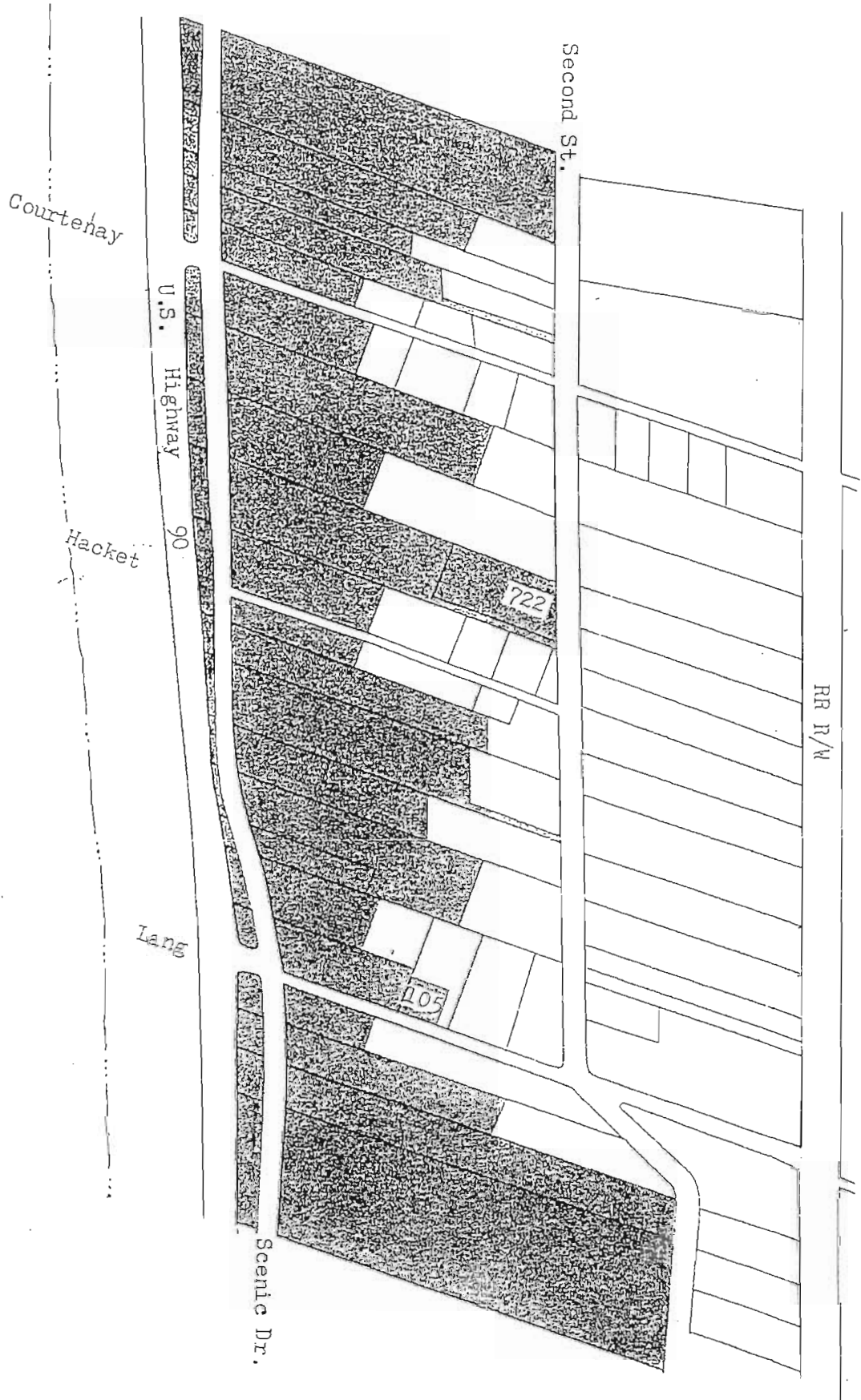
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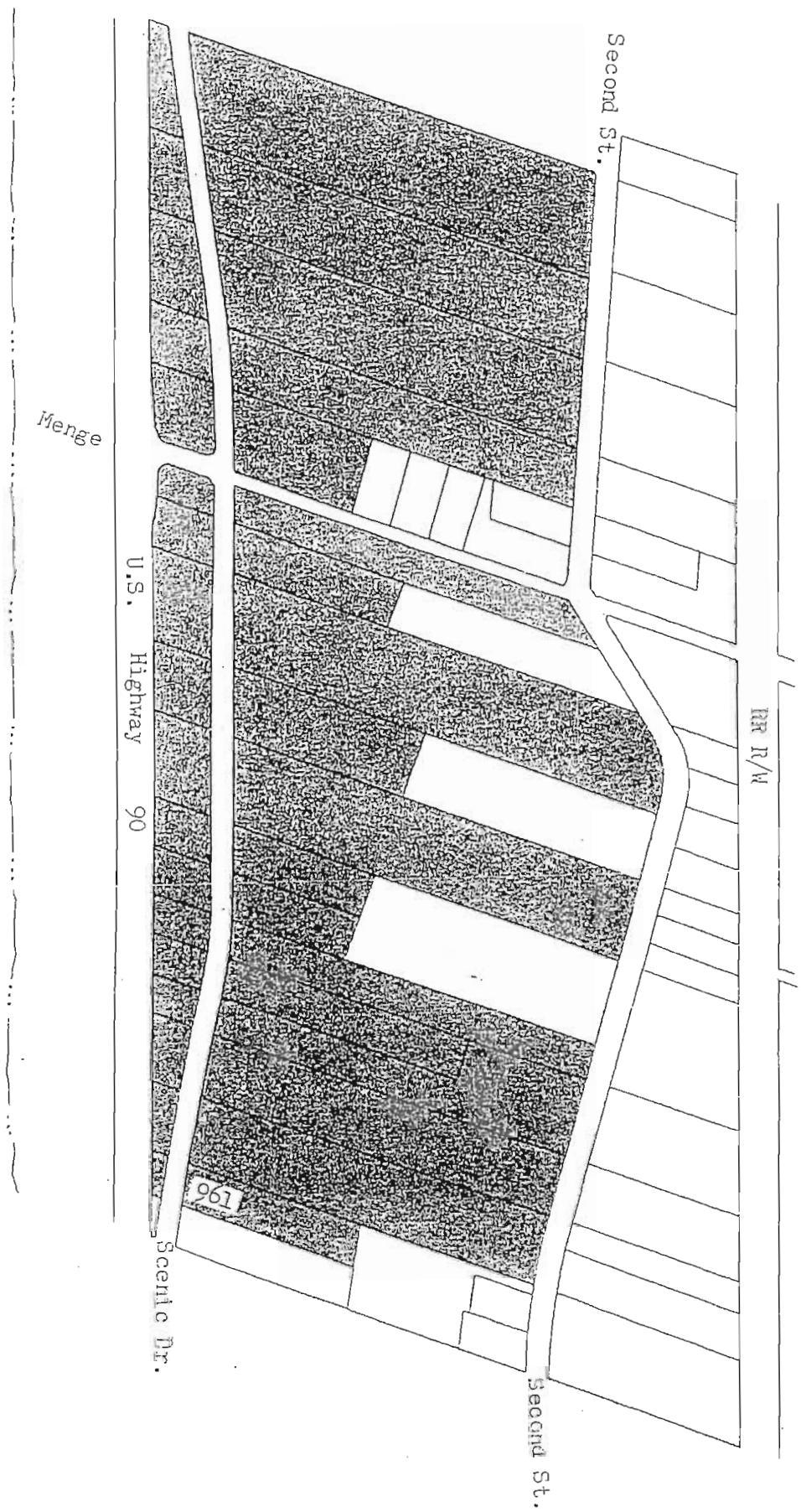


BY VIC DATE 7/22/89
CHKD. BY _____ DATE _____
For Planning Use Only

SUBJECT Tax Maps 0412 - N, 0413 - C

SHEET NO. 7 OF 9
JOB NO. _____
Scale 1" = 400'

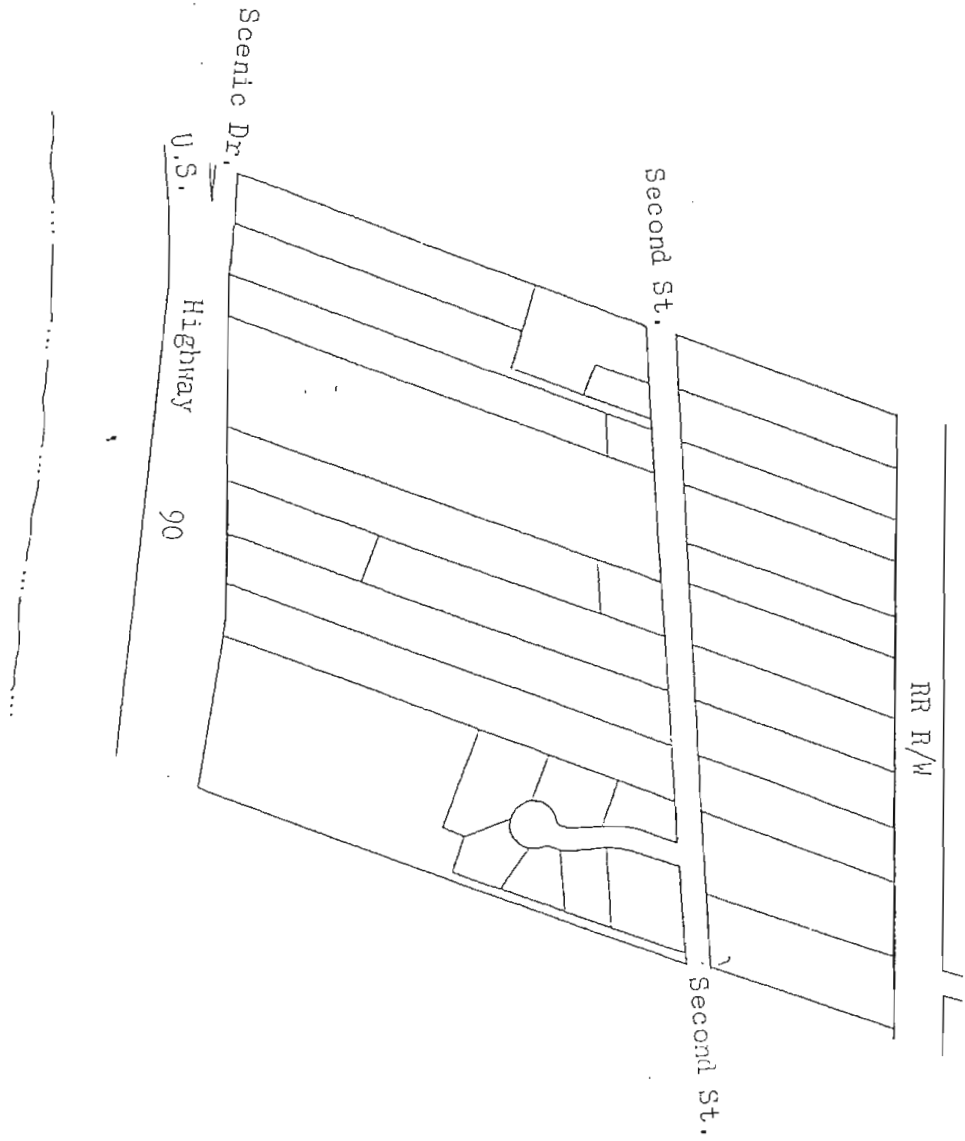


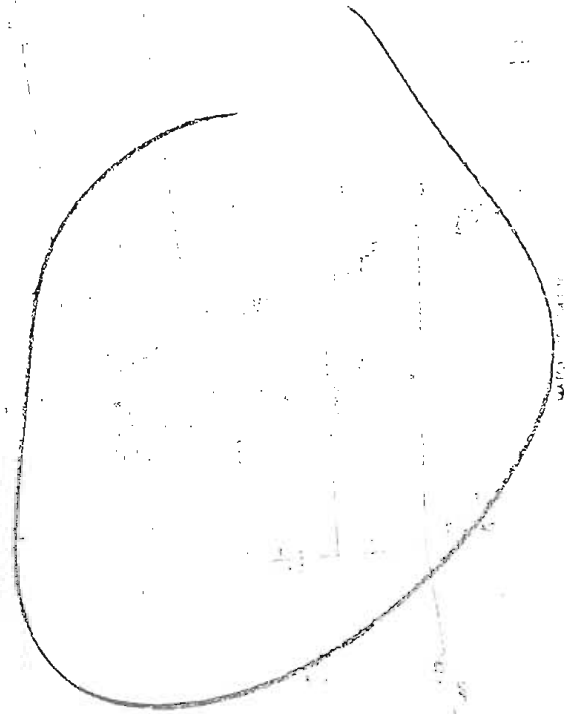


CHKD. BY _____ DATE _____
For Planning Use Only

Western portion of sheet.

JOB NO. _____
Scale 1" = 400'





Add to
Historic

Malcolm
Dunwoody
8/9.