

**CITY OF PASS CHRISTIAN, MISSISSIPPI**

**HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING**

**May 9, 2018**

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

**Present:** Chair. Margaret Jean Kalif, Commissioners Danny Taylor, Nonie DeBardeleben, Dorothy Roberts and Ann James.

Also present was the City Planner, Danit Simon.

**Excused Absence:** Commissioners Amy Wood, Jenny Nicaud, Melissa Wagner and Scott Naugle.

**Unexcused Absence:** n/a

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

**Minutes:** April 11, 2018

**Discussion:** n/a

**Motion to Approve:** Commissioner James

**Second:** Commissioner Roberts

**Vote:** Commissioners DeBardeleben and Taylor abstained as they did not attend the April Meeting, and the remaining Commissioners voted to Approve. The Motion carried.

**New Business:**

- A. Replace existing screen porch for proposed glass doors, repaint house and install fencing (T4L Limited Mixed-Use Zone), Mark Chrisman as agent for Mark & Lori Chrisman, 415 E Scenic Drive, Parcel #0413E-01-013.001**

**Discussion:** Chairperson Kalif introduced the project.

The owner, Mark Chrisman, presented the project. The house was recently purchased and after living in the residence, they noticed that moisture is collecting within the screened porch, which is leading to mold and mildew. Completely enclosing the porch with siding would be structurally difficult, the proposed glass walls and door will be structurally sound and will eliminate the moisture problem.

Commissioner Taylor stated that the proposed drawings do not incorporate the eaves and pergola of the existing porch. He recommended a 6' 8" door with a transom for the proposed central door and windows on each side of the door, to match the existing windows along the southern façade of the house.

Chairperson Kalif added that Taylor's statement is a recommendation only, not a requirement of the Guidelines or Ordinance.

Chrisman responded that they prefer the proposed windows and door as described in the application.

The owner added that they plan to repair the existing wrought iron fence at the front of the property and paint it black; install a steel picket fence along the west side property line from the street to the front of the house; and install a wooden privacy fence along the west side property line from the front of the house to the rear property line.

Chairperson Kalif asked if he would consider a vertical wooden fence instead of the horizontal wooden fence presented in the application. As, the vertical fence style is more in keeping with existing fences in the Historic District.

Chrisman responded that a vertical wooden privacy fence is reasonable, but he would like to cap the top to keep the wood from warping.

Chairperson Kalif responded that a cap is acceptable.

**Motion to Approve:** A *Motion* was made by Commissioner James to approve enclosing the screen porch with glass windows and a door as submitted in the application, to repaint the house, and for the fence plan with the condition to update the wooden privacy fence to a vertical style fence with a cap.

**Second:** Commissioner Roberts

**Vote:** Motion Carried

Aye: James, Roberts and Kalif

Nay: Taylor and DeBardeleben

Commissioner Taylor & DeBardeleben stated that they voted against the application because the proposed glass door and windows are too contemporary for the coastal architecture of the house, and the project will produce a house with three different styles of windows and doors. The proposed windows and door do not tie in with the rest of the house.

**B. Residential new construction, house and garage (T3E Estate Zone), Binaya R Mishra, 753 E Scenic Drive, Parcel #0413C-02-015.000.**

**Discussion:** Chairperson Kalif introduced the project.

The applicant's designer, Don Parker, presented the application and noted the items updated to improve the proportions and symmetry of the design, and the continuity of the elevations, per the Historic Commission's recommendation at the December 13, 2017 Courtesy Review. The entire house,

the siding and trim will all be painted one color, a shade of white, and they will submit the selected color prior to painting.

Commissioner Taylor noted that the railings must meet the 4" sphere rule, and asked about whether there will be detail work in the central top cornice piece. The Front Elevation on Sheet B4 has some detail, while the Elevation Detail on Sheet B6 has no detail work.

Parker responded that they are finalizing the top cornice piece, but would like to include some detail, similar to the Font Elevation, for visual interest.

Commissioner DeBardeleben pointed out the fourth window on the Right Elevation, Sheet B4, as it is missing lights and does not match the preceding three windows.

Parker answered that the fourth window will match the other windows; it was just an oversight on the drawings.

**Motion to Approve:** A *Motion* was made by Commissioner Taylor to approve the house, garage, fence, and to submit a "pure white" color to the Planning Department prior to painting.

**Second:** Commissioner Roberts

**Vote:** Unanimous

**Old Business:** n/a

**Other Business/Public Comment:**

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

**Second:** Commissioner Roberts

**Vote:** Unanimous

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**Chairperson**

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**Date:**