

**CITY OF PASS CHRISTIAN, MISSISSIPPI
HISTORIC PERSERVATION COMMISSION**

REGULAR MEETING

July 10, 2019

BE IT REMEMBERED that the Historic 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 Ann James, Scott Naugle, Nonnie DeBardeleben, Melissa Wagner, Dorothy Roberts and Amy Wood. The Chair. called Jenny Nicaud to attend remotely, but she did not pick up.

Excused Absence: Commissioners Danny Taylor and Jenny Nicaud

Unexcused Absence: n/a

The City Planner, Danit Simon, is in attendance.

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

Table Adoption of Minutes: June 12, 2019 & June 26, 2019

Discussion: n/a

Motion to Approve: Commissioner James

Second: Commissioner Naugle

Vote: Unanimous

New Business:

- a. **Residential Guesthouse (T3E Estate & T3R Single-Family Residential Zones), Crane Builders as agent of John S Adams, 543 E Scenic Drive, Parcel #0413D-03-015.000.**

Discussion: Chairperson Kalif introduced the project.

Chris Hanson of Crane Builders summarized the project. He explained that a Courtesy Review was approved at the March 2019 meeting, but since then the owners have added a storage unit to the rear of the guesthouse.

Motion to Approve: A *Motion* was made by Commissioner Roberts to approve the guesthouse.

Second: Commissioner Naugle

Vote: Unanimous

- b. **Update to Previously Approved Addition, Rear Porch & Enlarge Carport on Residential House (T3E Estate Zone), Crane Builders LLC as agent of Scenic View Trust (Glenn Mueller), 709 E Scenic Drive, Parcel #0413C-02-031.000.**

Discussion: Chairperson Kalif introduced the project.

Chris Hanson of Crane Builders summarized the changes from the first submission. The open deck at the rear will decrease in size to keep the existing pool. Lattice has been added to screen the carport at the front elevation. The existing screened porch on the left/west side elevation will be enclosed. The windows and doors have been updated along the west and east elevations. Along the north/rear elevation the existing windows and doors will now be reused instead of replaced. And, another COA will be submitted once the owner has finalized the final rear elevation.

Motion to Table: A *Motion* was made by Commissioner Wagner to approve the updates to the addition, rear porch and carport.

Second: Commissioner Naugle

Vote: Unanimous

c. Residential Addition (T4+ Mixed-Use Zone), Robert Bourdin as agent of Adolph Bourdin Inc, 207 E Scenic Drive, Parcel #0313H-02-040.000.

Discussion: Chairperson Kalif introduced the project and clarified the location of the door on the left/west side of the building.

Motion to Approve: A *Motion* was made by Commissioner James to approve the addition.

Second: Commissioner Wood

Vote: Unanimous

d. Ratify Paint Color (T4+ Mixed-Use Zone), Denise B Wise as agent of Adolph Bourdin Inc, 207 E Scenic Drive, Parcel #0313H-02-040.000.

Discussion: Chairperson Kalif introduced the project and requested to move it from the end of the agenda.

Motion to Approve: A *Motion* was made by Commissioner Roberts to ratify the paint color.

Second: Commissioner James

Vote: Unanimous

e. Pool House, Residential Outbuilding (T3R Single-Family Residential Zone), Ken Ederly as agent of Binaya R Mishra, 753 E Scenic Drive, Parcel #0413C-02-015.000.

Commissioner Wood recused herself and left the room.

Discussion: Chairperson Kalif introduced the project.

Motion to Approve: A *Motion* was made by Commissioner DeBardeleben to approve the Pool House.

Second: Commissioner Roberts

Vote: Unanimous

Commissioner Wood returned.

f. Residential New Construction (T4L Limited Mixed-Use Zone), Elliott Homes, LLC, 0 W 2nd Street, Parcel #0313G-03-031.002.

Discussion: Chairperson Kalif introduced the project and explained that duplicate houses, in cookie cutter styles, are not appropriate in the Historic District as they take away from the uniqueness of the community and neighborhood.

Dan McGinn for Elliott Homes responded that they have three elevations for the Piper Building Plan and are working on a fourth set of elevations for increased variety. As well, there are different accents that can be used to augment each option.

Commissioner Wood stated that Elliott Homes' Showroom should include the historic paint color options. And, new houses should avoid using white as there are already two houses painted all white.

Commissioner DeBardeleben stated that the Piper Craftsman and the Piper Seaside options look far too similar.

The Commissioners continued to discuss the concern, and requested that Elliott Homes stop using the Piper option and design new more varied styles for the rest of the subdivision.

Motion to Approve: A *Motion* was made by Commissioner Wagner to approve the House.

Second: Commissioner Naugle

Vote: Motion Carried

Aye: Wagner, Naugle, James, Roberts and Wood

Nay: DeBardeleben

Old Business: n/a

Other Business/Public Comment: n/a

Adjournment: Commissioner Wagner made a motion to adjourn the meeting at 6:45pm

Second: Commission Wood

Vote: Unanimous