

Please
Post

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

REGULAR MEETING

September 8, 2010

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 6:30 p.m. same being the time and place of said Regular Meeting.

PRESENT: Chairperson Margaret Jean Kalif, Commissioners: Antoine, DeBardeleben, Hans, Jones, Laird, Taylor, and Recorder Jeff Bounds.

ABSENT: Commissioners: Carboni (unexcused), Jenkins (excused)

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

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New Business

On motion of Commissioner DeBardeleben, seconded by Commissioner Jones, carried unanimously, the Board approved the application to remove the ironwork at Harbor Town, 100 West Scenic Drive.

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On motion of Commissioner Antoine, seconded by Commissioner Taylor, carried unanimously, the Board approved ratification of gutters and roof of Scott Monsted, 943 East Scenic Drive.

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Discussion Surrounding Motion with J. O. Collins, contractor representing the Diocese for St. Paul's Catholic Church, 140 East Scenic Drive

Chairperson Kalif entertained the motion. Did the church need to be demolished?

Mr. Collins: No information.

Commissioner Laird: Commenting on the Ordinance he stated that he can't find where the Historic Preservation Commission has jurisdiction over the demolition. Why aren't we discussing preservation?

Chairperson Kalif stated that there would be an orderly hearing from the public conducted.

Chairperson Kalif asked if anyone had a favorable view of the application.

There was no response from the public.

Commissioner Laird quoted from the Historic Preservation Commission Ordinance concerning keeping the original use.

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Summary of Public Comments from September 8, 2010 Historic Commission Meeting:

Chairperson Kalif opened the hearing from the public.

- Henry "Tut" Kinney was first recognized from the audience to speak. A summary of Mr. Kinney's comments:

The issue is a purely secular one regarding the enforcement of the city's Historic Ordinance. Age and appearance of the building are not determinant of jurisdiction. The applicant should justify the request to demolish the structure, and this has not been done. Article 8 (of the ordinance?) talks about what is required for an application. Culture and context within the district are important. Regarding requirements for application: What is proposed as a replacement structure? The applicant has not indicated. Quoting from the Gazebo Gazette, Mr. Kinney indicates there are two engineering reports indicating that the structure is sound. Please do not approve the application.

- Next the chair recognized Dr. Frank Schmidt. Dr. Schmidt asked that a document detailing the history of St. Paul's be incorporated into the record of the proceedings - Exhibit 'E'. A summary of Dr. Schmidt's comments:

St. Paul's is the second oldest church on the Coast, with only Biloxi's Nativity being older by 10 months. The cultural significance of the church revolves around the carnival parade and ball, and around parties used for fundraisers.

- Chair recognized Eric Wooten. Mr. Wooten submitted a letter to the commissioners. In his brief comments Mr. Wooten mentioned an 85' right-of-way through the middle of the church property owned by the inheritors of one Buteux.

- Commissioner Laird then brought up a point of order, asking, in the interest of time, whether an indication could be made as to whether any member of the audience in the room favored the application. Chair Kalif asked the audience for a show of hands indicating who was in favor of the application. No hands were raised. She then asked whether everyone else in the room was opposed to the demolition to a resounding "yes" from the audience. No dissenting voices were heard.

- Chair recognized Gayle Parker. She asked the commissioners to deny the application, noting that the site is Holy ground.

- Chair recognized Joanne Kinney. Mrs. Kinney mentioned that the church had earlier made various comments in the local newspaper regarding converting the church building to a community center to memorialized St. Paul's Church.

- Chair recognized Nick Philips. Mr. Philips commented that the structural integrity of the structure should be considered, and that it would be a shame to demolish a serviceable structure if only for the sake of sustainability. Mr. Philips asked that the church be left standing if it is found to be structurally sound.

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Chairperson Kalif closed the meeting to public comments.

On motion of Commissioner Laird, seconded by Commissioner Antoine, carried unanimously, the Board denied demolition of St. Paul's Catholic Church, 140 East Scenic Drive since it has not shown the building is structurally unsound. The only proof before the Commission is that the building is structurally sound, in need of only minor repair. Further, the denial is based on Section 8 c 1 a and d in the Pass Christian Historic Guidelines, and that the demolition not be injurious to the surrounding area.

SECTION 8 C 1a and d state specifically:

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 determining 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 proposed replacement structure and the future utilization of the site

Chairperson Kalif advised that the applicant may, within 30 days of this date, seek review by the Mayor and the Board of Alderman. Written notice should be submitted to the office of the Mayor and the Historic Commission.

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On motion of Commissioner Antoine, seconded by Commissioner DeBardeleben, carried unanimously, the Board adjourned.

Chairperson

Recorder

Date

Date