

**PASS CHRISTIAN HISTORIC PRESERVATION COMMISSION
Hancock Bank Community Building
113 Davis Avenue
February 8, 2012
6:00 PM**

- 1. Call to Order**
- 2. Roll Call**
- 3. Quorum Determination**
- 4. New Business:**
 - A. Ratify**
Alice Russell
301 East Scenic Drive
Fence
 - B. Holy Family Catholic Church**
140 East Scenic Drive
New Construction
 - C. Authorize Chairman to request opinion from City Attorney defining side/front yard**
- 5. Old Business:**
 - A. Discuss changes to Ordinance/Guidelines**
- 6. Approve minutes**
January 11, 2012
- 7. Adjourn**

**Pass Christian Historic Preservation Commission
Certificate of Appropriateness application**

******Application is NOT valid unless signed by the Commission Chair Person.******

OFFICE USE ONLY

Final Approval (please circle one)	YES	NO
Commission Chair Signature	Date	
Planning Office Signature	Date	
Applicant Signature	Date	
Description of Approval		

Applicant's Name J. CARL FRANCO
 Applicant's Address 3160 I-55 NORTH • JACKSON, MS. 39211
 Applicant's Number (h) 601-940-4601 (c) 601-259-5880
 Property Owner CATHOLIC DIOCESE OF BILBO / HOLY FAMILY PARISH
 Property Address 140 E. BEACH BLVD • PASS CHRISTIAN, MS. 39571
 Property Parcel # TAX PARCEL 0313H-02-057.000
 Owner's Number (h) 228-452-4686 (c) 228-332-4686

Historic Significance (please check)

Contributory Intrusive Vacant Lot
 Addition Significant Parcel
 Zoning District

Type of Work Project (please check)

New Construction Addition Repairs
 Renovations Roofing Fence
 Other

Pass Christian Historic Preservation Commission
Certificate of Appropriateness Application
Application Detail Description

Property Address 140 E. BEACH BLVD. PASS CHRISTIAN, MS 39571

Please describe renovations/ repairs project.

★Please include Historic paint colors, materials, and types.

SEE ATTACHED DESIGN NARRATIVE

Please PRINT

J. CARL FRANCO FOR HOLY FAMILY PARISH
NAME

J. CARL FRANCO
SIGNATURE

1/30/2012
DATE

**NEW ST. PAUL CHAPEL
PASS CHRISTIAN, MISSISSIPPI**

DESIGN NARRATIVE

The design for the proposed new St. Paul Chapel is based on the turn of the century St. Paul Catholic Church. The new design is intended to be a reflection of the original church, complimenting the Historic District.

SITE

The new Chapel is located on the existing site of the former Church which was severely damaged by Hurricane Katrina and subsequently demolished. The proposed location is on the eastern most part of the site, adjacent to St. Paul Avenue and fronting on Scenic Drive. The Building has been set back at the same approximate location as the early Church and similar to other building set backs on Scenic Avenue. The main parking lot has been located on the north and rear side of the Church accessed from St. Paul Avenue. This location conceals the parking area from the main view along Scenic Drive. Visitor and Handicapped parking has been located immediately east of the new building directly off St. Paul Avenue. No vehicular access is provided from Scenic Drive. This has been done to reinforce and encourage this as a Pedestrian path of circulation. Native Landscaping is proposed to buffer parking areas and to compliment the Church grounds.

PLAN

The plan for the new Chapel is simple, straight-forward, and in keeping with the early Church plan. The Chapel will seat approximately 100-110 people. Restrooms and support rooms are provided. Handicapped access is provided on the east side of the building adjacent to the handicapped parking.

ELEVATION

The new Chapel exterior elevations are in keeping with the early Church design and with the appropriate proportions and scale for Historic Structures and the Historic Commission Guidelines. The main floor is raised approximately two feet above the finished grade, matching the design of the early Church. The height to the highest major roof form is approximately 33 feet, well within the 40 foot maximum allowed. The main building entry is via a covered porch tucked under the tower element. Handicapped access is provided as noted above. Along the two main sides of the building, seven windows with the stain glass from the former Church building have been incorporated into the design.

The major exterior materials proposed for the new Chapel include fiber cement lap board siding, brick base, white clad fixed windows trimmed in the same siding material and architectural composition shingles. The fiber cement lap board siding resembles wood in all its characteristics but will not rot and is not subject to termites. These characteristics ensure a long life expectancy subject to minimal maintenance. The brick base provides a solid foundation and protects the base from water and other damage. All windows will be trimmed in the same siding material. Window frames will be prefinished white in a color

similar to the off-white siding color. Glazing will either be stain glass or clear glass. The Architectural composition shingles provide depth and character. All exterior doors will be a wood panel door. In general, final colors will match as closely as possible those indicated in the attached color renderings.

The exterior design concept, materials and colors, is intended to compliment this Southern Historic District.

Pass Christian Historic Preservation Commission
Process required to apply for Certificate of Appropriateness

Checklist

Two (2) copies of Application:

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

Drawings:

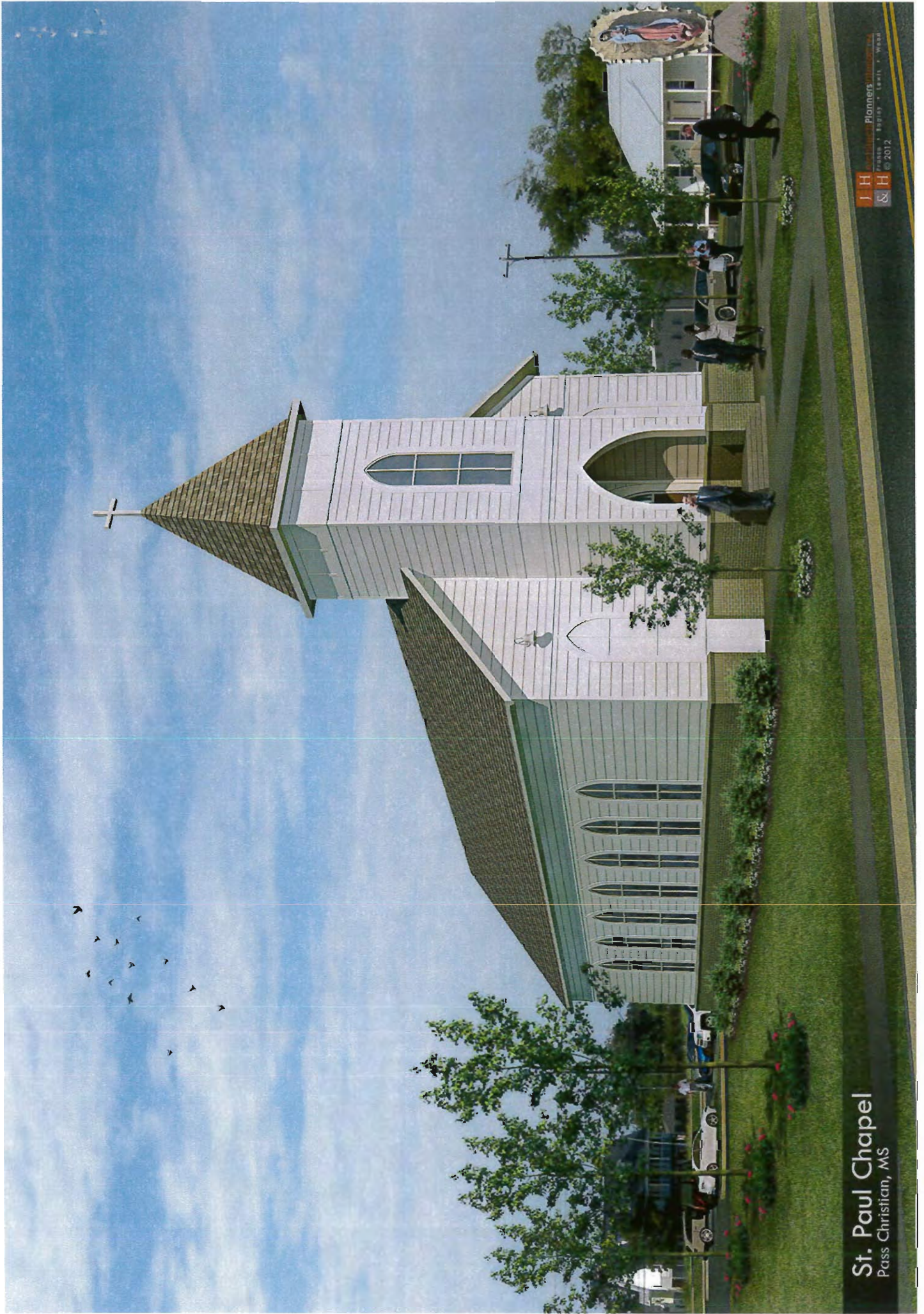
- Elevation views for front, side, and rear of all structures (**drawn to scale, no less than ¼" per foot**)
- Floor plan, roof plan, and site plan (**drawn to scale, no less than ¼" per foot**)
- One (1) **reduced** set on legal size paper (**not to scale**)

Please indicate on plans the detailed specifications for:

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

ST. PAUL CATHOLIC CHURCH
PASS CHRISTIAN, MISSISSIPPI





St. Paul Chapel
Pass Christian, MS

J H Architects Planners
Pass Christian • Biloxi • Ocean Springs • Gulfport • Ocean Springs • Ocean Springs
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Pass Christian Historic Preservation Commission
Certificate of Appropriateness application

Application is NOT valid unless signed by the Commission Chair Person.

OFFICE USE ONLY

Final Approval (please circle one)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
<u>M. K. Saly</u>	<u>1.13.12</u>	
Commission Chair Signature	Date	
<u>[Signature]</u>	<u>1/13/2012</u>	
Planning Office Signature	Date	
Applicant Signature	Date	
Description of Approval		

Applicant's Name EDBENE RUSSELL

Applicant's Address 408 ST. LOUIS STREET

Applicant's Number (h) 452-9322 (c) 222 0023

Property Owner ERNEST & ALICE RUSSELL

Property Address 372 CHURCH AVENUE

Property Parcel # 0313H-02-012.000

Owner's Number (h) _____ (c) 222-0025

Historic Significance (please check)

Contributory _____ Intrusive _____ Vacant Lot

Addition _____ Significant _____ Parcel _____

Zoning District FS

Type of Work Project (please check)

New Construction _____ Addition _____ Repairs _____

Renovations _____ Roofing _____ Fence

Other _____

Pass Christian Historic Preservation Commission
Certificate of Appropriateness Application
Application Detail Description

Property Address 301 E. SCENIC DRIVE

Please describe renovations/ repairs project.

*Please include Historic paint colors, materials, and types.

80' 48" STOCKADE FENCE ON DAVIS AVENUE FRONTAGE
110' 48" STOCKADE FENCE ON SCENIC DRIVE FRONTAGE
① GATE ON SCENIC DRIVE FRONTAGE @ EAST END
FENCE POSTS - 4X4 TREATED MATERIAL ON 8' CENTERS
FENCING - 2X6 TREATED MATERIAL
ALL FENCING WILL BE CAPPED

Please PRINT

EUBENE RUSSELL

NAME

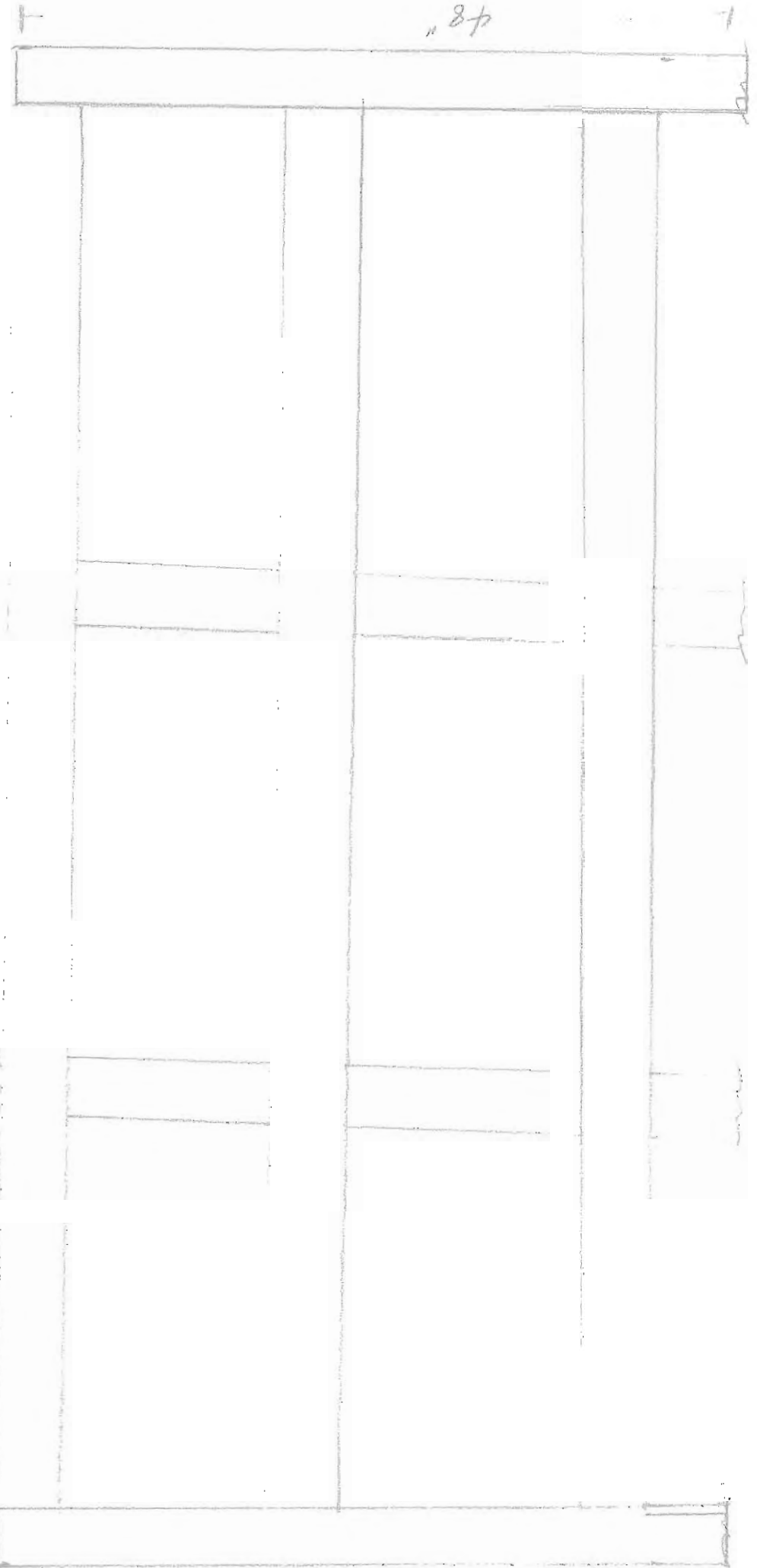


SIGNATURE

1/13/2012

DATE

48"



18"

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

REGULAR MEETING

January 11, 2012

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: Vay Carboni, Nonnie DeBardeleben, Pokey Hans, Henry Laird, Danny Taylor, Connie Jenkins.

EXCUSED: Commissioners Debbie Jones and Michael Antoine.

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

New Business:

- A. Election of Officers
A motion by Commissioner Taylor, seconded by Commissioner Laird to re-elect all officers carried unanimously. Officers are: Chairman - Margaret Jean Kalif, Vice-Chairman - Nonnie DeBardeleben, Recorder - Connie Jenkins.
- B. Cindy Easterling - Approve Barrier
A motion by Commissioner DeBardeleben, seconded by Commissioner Taylor to approve the Barrier (swag fence) carried unanimously.
- C. Thomas Genin - Ratify color change
A motion by Commissioner Taylor, seconded by Commissioner Hans to approve color change, carried unanimously.
- D. Gospel Singers of America - Approve fence.
A motion by Commissioner DeBardeleben, seconded by Commissioner Taylor to approve their fence, carried unanimously.

A motion by Commissioner DeBarteleben, seconded by Commissioner Taylor, to change the order of the agenda, carried unanimously.

A motion by Commissioner Hans, seconded by Commissioner Carboni, to approve the minutes of the November 8, 2011, meeting carried unanimously. Commissioners DeBardeleben and Taylor did not vote as they were not in attendance.

ORDINANCE DISCUSSION:

SHUTTERS

- Page 19 - paragraph 1 - line 5: Change the word "board" to "batten"
- Page 20 - paragraph 1 - line 1: Change the word "boards" to "batten design"
- Page 20 - paragraph 2 - line 1: Change the word "exterior" to "closed"
- line 2: Change the word "other" to "open"

minutes of the January 11, 2012 meeting:continued:

AWNINGS

Page 23 - b) - Sentence to read:

“Single awnings covering multiple bays are discouraged.”

FENCING

Page 26 - Guidelines - Residential and Commercial

Paragraph should read: White wood picket fences with a minimum transparency of 25% are encouraged along the street edge of all parcels of land. New fences that have been approved may be constructed of wood, brick and wood, brick and iron, cast iron or wrought iron, or have the appearance thereof. Where wood or iron fences are used, they shall be painted. Secondary fences separating parcels along side lot lines are encouraged and should be of the same character. The maximum height of fences in the area forward of the front yard setback requirement shall be three to four feet. Chain link fences, concrete block, stockade, plywood, hardwood or asbestos board, and electrified fences are discouraged. Gates of appropriate and compatible design to fence types, and other elements such as gazebos, etc., are encouraged.

REMOVE SENTENCE: “Overhead portals are allowed upon approval of the Commission.”

Commissioners Carboni and Taylor will address the description of a “swag fence”.

A motion by Commissioner Hans, seconded by Commissioner DeBardeleben to change the meeting time from 6:30 p.m. to 6:00 p.m., carried unanimously.

A motion by Commissioner Hans, seconded by Commissioner DeBardeleben to adjourn carried unanimously.

Chairperson



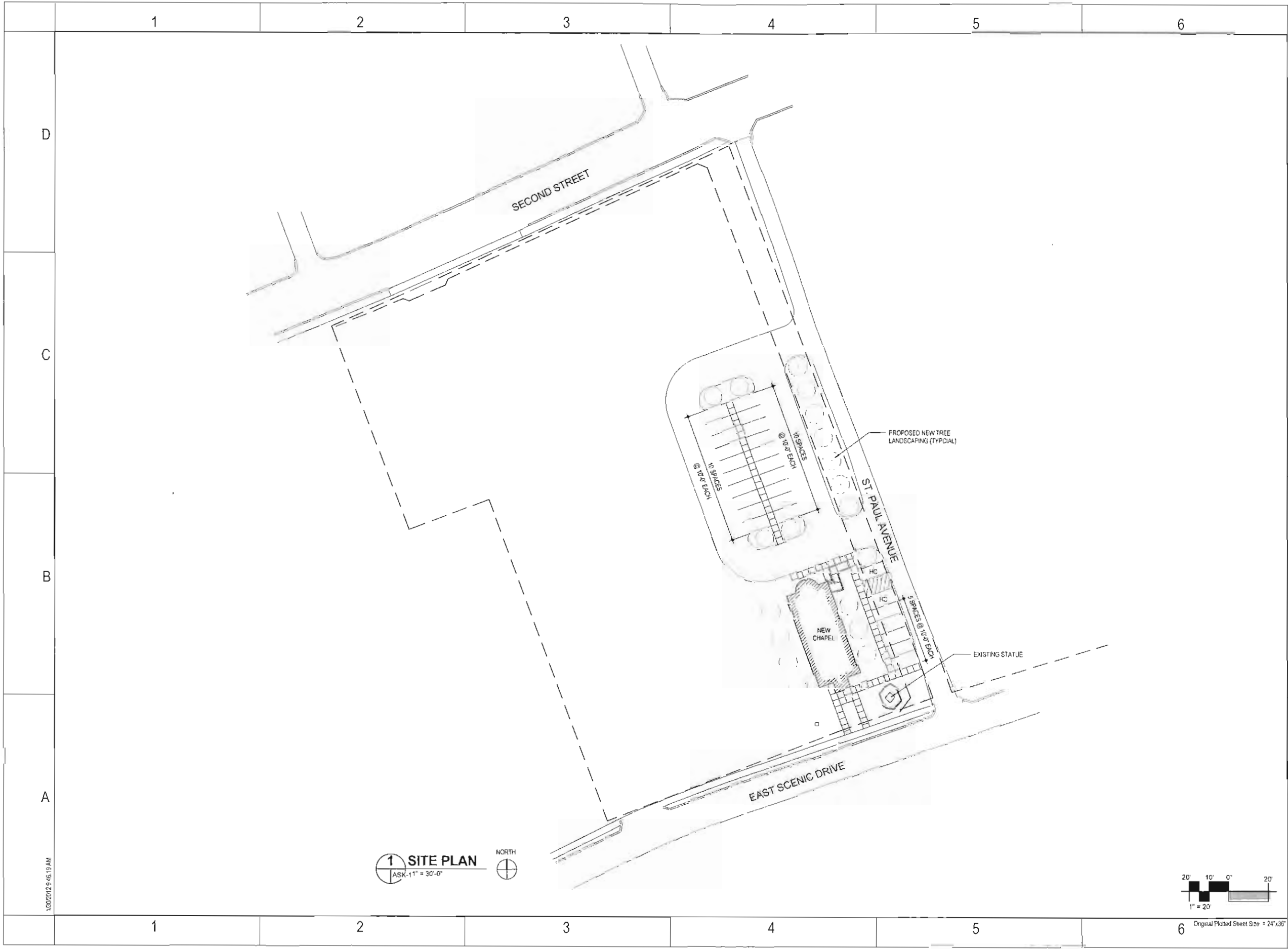
Recorder

Date

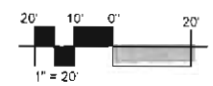
Date



St. Paul Chapel
Pass Christian, MS



1 SITE PLAN
ASK-11" = 30'-0"
NORTH



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Revisions	1	2	3	4
1				
2				
3				
4				

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Project: FRANCO
Architect: FRANCO
Project Number: 11-104A
Date: 01.18.2012
Drawn by: ARH
Checked by: JCF

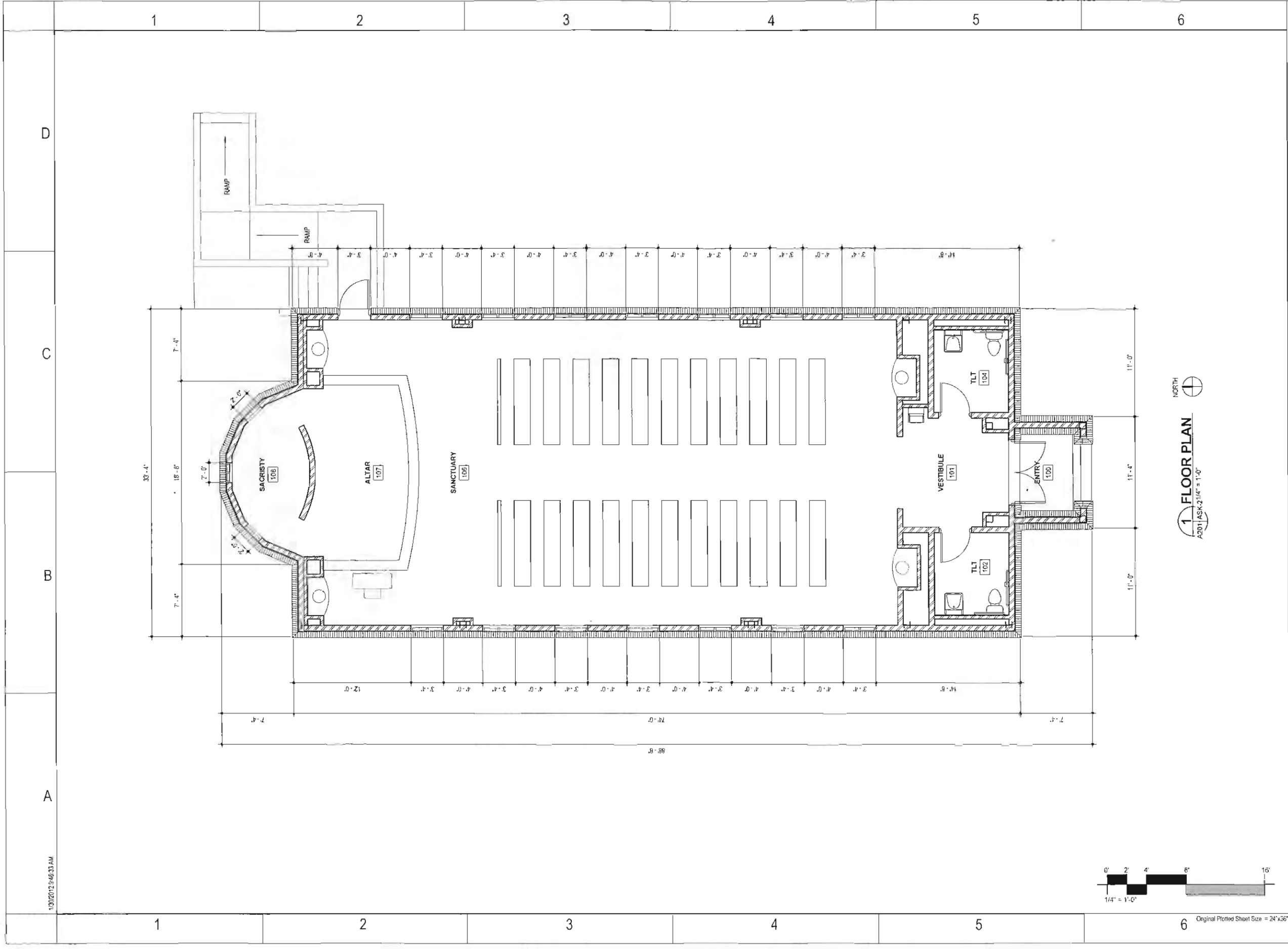
Project: ST. PAUL CHAPEL
Seal: PASS CHRISTIAN, MISSISSIPPI

NOT FOR CONSTRUCTION

Sheet Title: A SITE PLAN

Sheet Number/Designer: X

ASK-1



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Revisions	1	2	3	4

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Project: FRANCO
Architect: 11.104A
Project Number: 01.18.2012
Date: ARH
Drawn by: JCF
Checked by:

NORTH
1 FLOOR PLAN
A201/ASK-2 (1/4" = 1'-0")

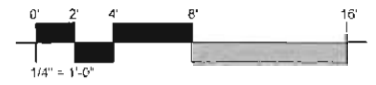
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Seal: PASS CHRISTIAN, MISSISSIPPI

NOT FOR CONSTRUCTION

Sheet Title: FLOOR PLAN

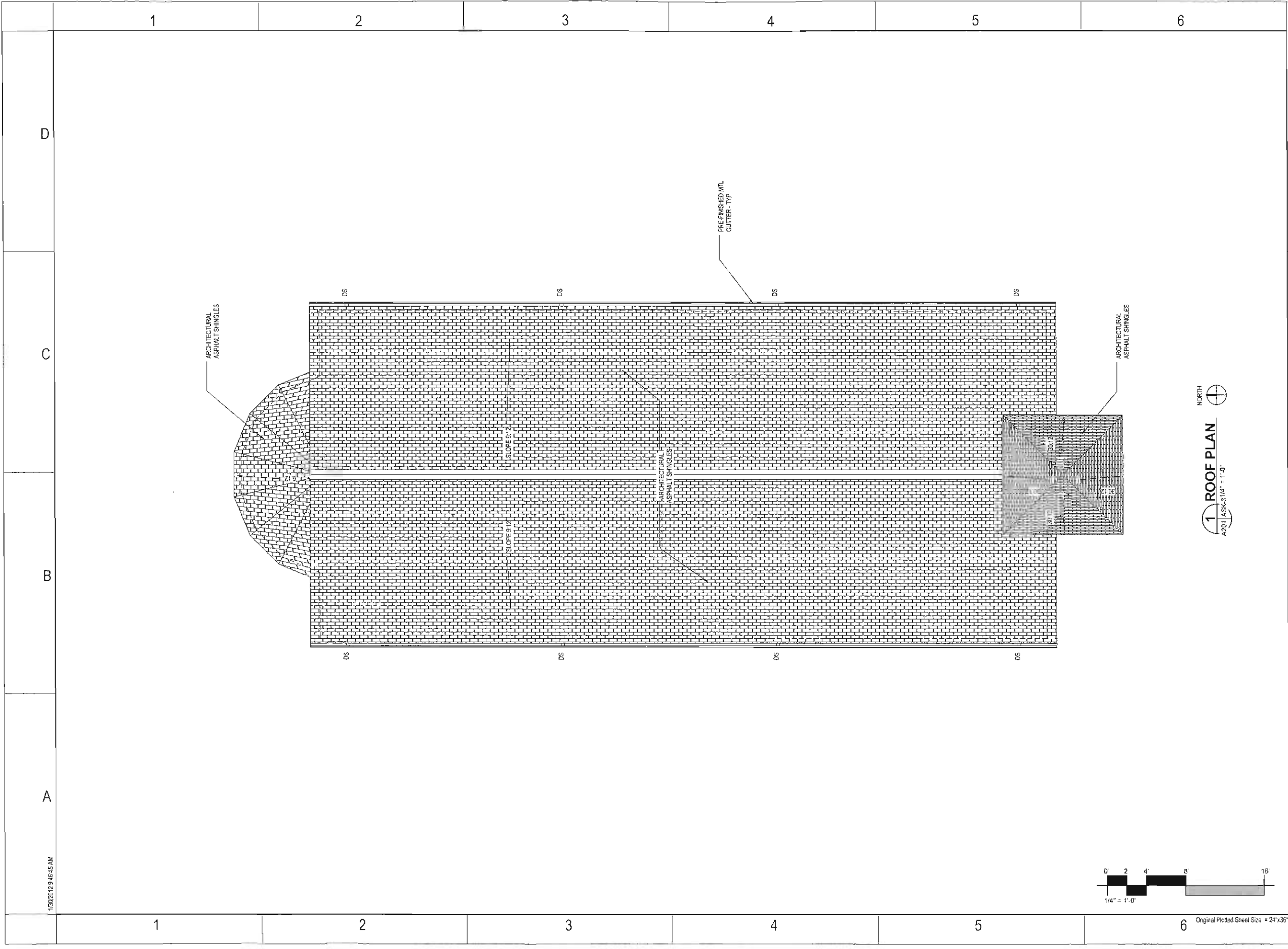
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ASK-2



Original Plotted Sheet Size = 24"x36"

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Revisions
 1
 2
 3
 4

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Project: FRANCO
 Architect: 11.10.14
 Project Number: 01.18.2012
 Date: Author
 Drawn by: Checker
 Checked by:

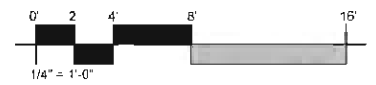
Project: ST. PAUL CHAPEL
 Cell: PASS CHRISTIAN, MISSISSIPPI

NOT FOR CONSTRUCTION

Sheet Title: ROOF PLAN
 Sheet Number: Designer: X

ASK-3

1 ROOF PLAN
 A201 ASK-3/14" = 1'-0"



Original Plotted Sheet Size = 24"x36"

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Revisions	1	2	3	4

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Project: FRANCO
Architect: 11.104A
Project Number: 01.18.2012
Date: ARH
Drawn by: JCF
Checked by:

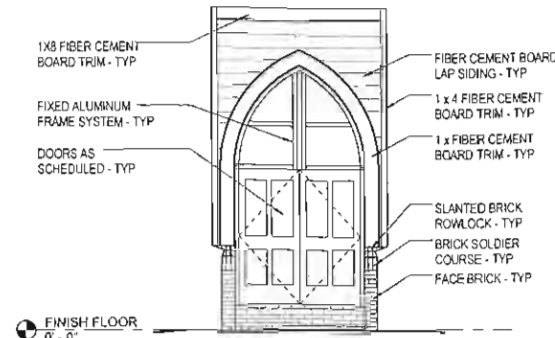
Project: ST. PAUL CHAPEL
PASS CHRISTIAN, MISSISSIPPI

NOT FOR CONSTRUCTION

Sheet Title: ELEVATIONS

Sheet Number/Designer: X

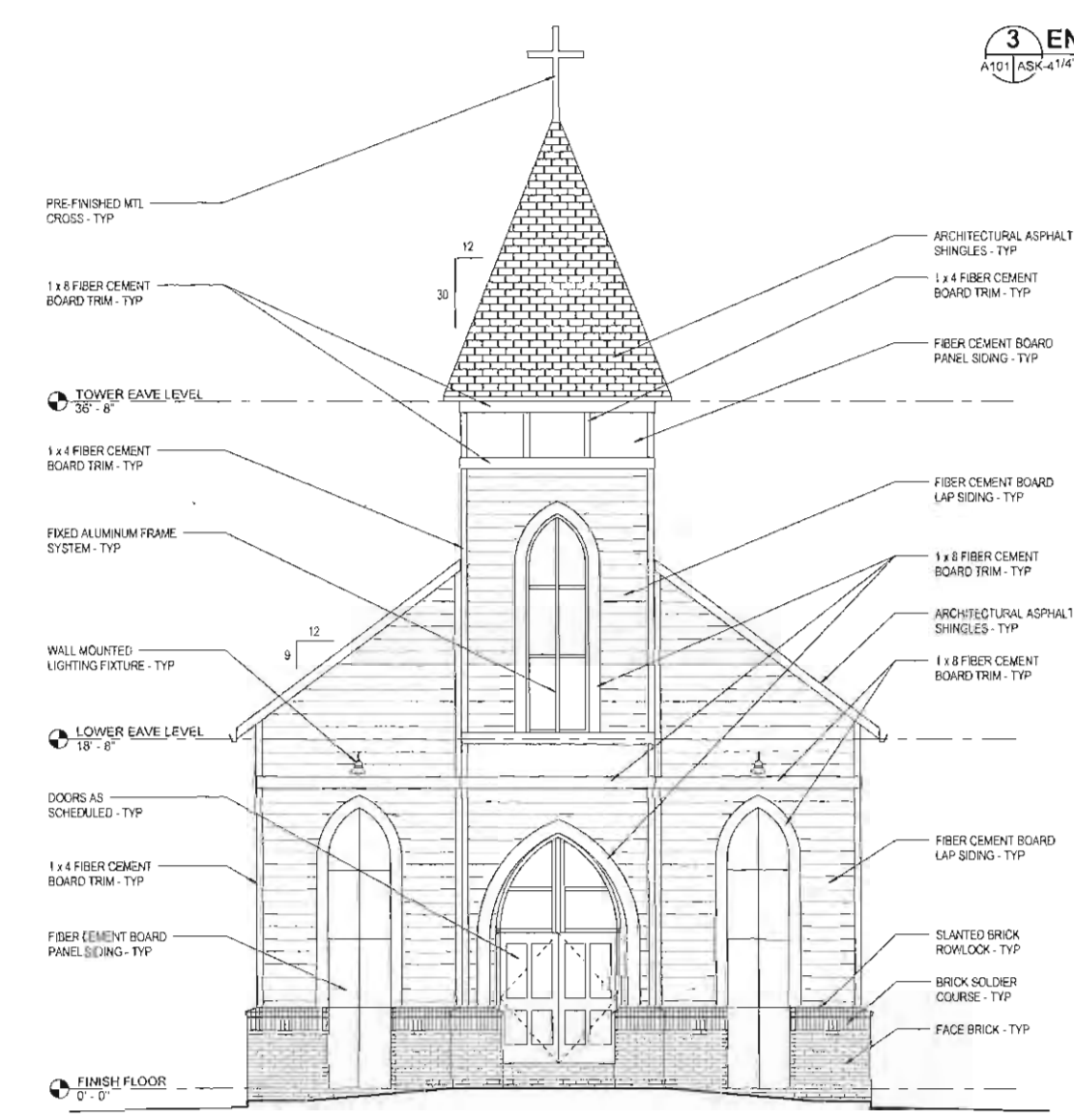
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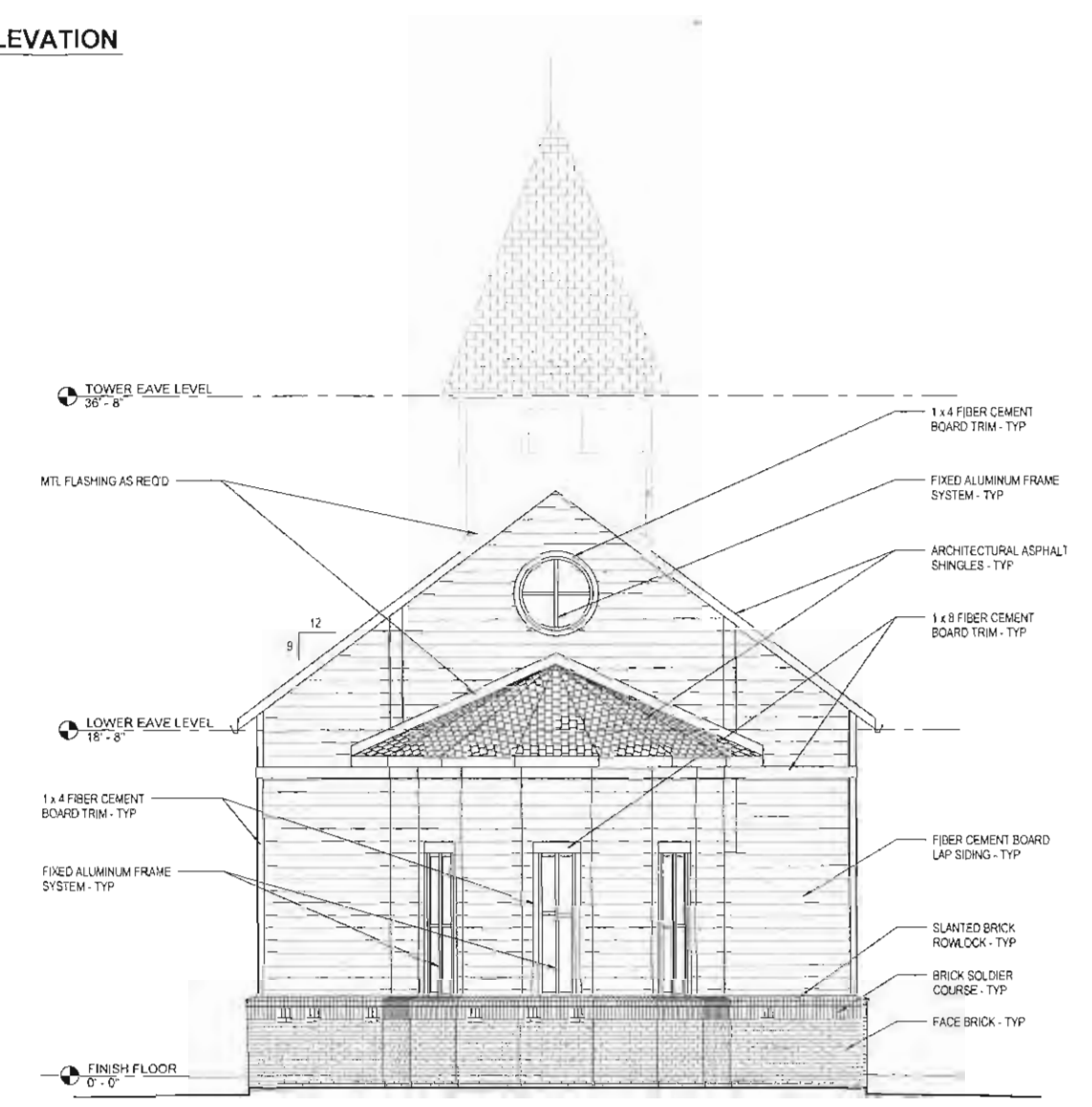
EXTERIOR COLORS:

ARCHITECTURAL ASPHALT SHINGLES	COLOR RANGE SHOWN ON COLORED RENDERING
FIBER CEMENT BOARD SIDING	WHITE
FIBER CEMENT BOARD TRIM	WHITE
ALL METAL TRIM	MATCH SIDING COLOR
FACE BRICK	COLOR RANGE SHOWN ON COLORED RENDERING

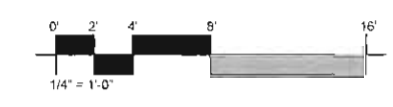
3 ENTRY ELEVATION
A101 ASK-4 1/4" = 1'-0"



1 SOUTH ELEVATION
A101 ASK-4 1/4" = 1'-0"

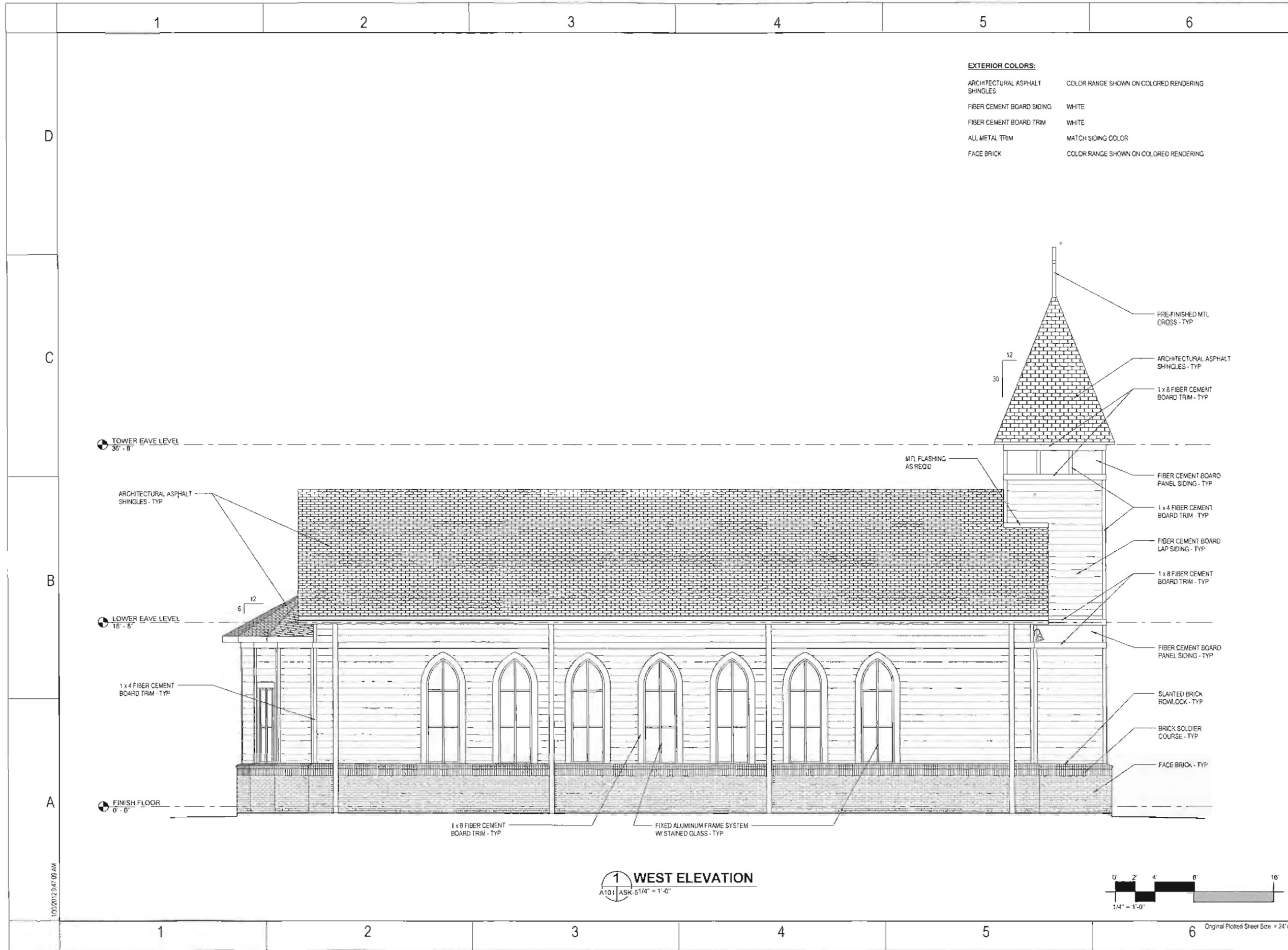


2 NORTH ELEVATION
A401 ASK-4 1/4" = 1'-0"



Original Plotted Sheet Size = 24"x36"

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EXTERIOR COLORS:

ARCHITECTURAL ASPHALT SHINGLES	COLOR RANGE SHOWN ON COLORED RENDERING
FIBER CEMENT BOARD SIDING	WHITE
FIBER CEMENT BOARD TRIM	WHITE
ALL METAL TRIM	MATCH SIDING COLOR
FACE BRICK	COLOR RANGE SHOWN ON COLORED RENDERING



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Revisions
 1
 2
 3
 4

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Project: FRANCO
 Architect: 11.10.14
 Project Number: 01.18.2012
 Date: ARH
 Drawn by: JCF
 Checked by:

Project: ST. PAUL CHAPEL
 Location: PASS CHRISTIAN, MISSISSIPPI

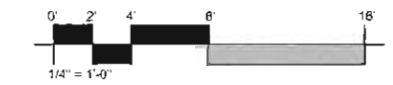
NOT FOR CONSTRUCTION

A ELEVATION

Sheet Number/Designer/ X

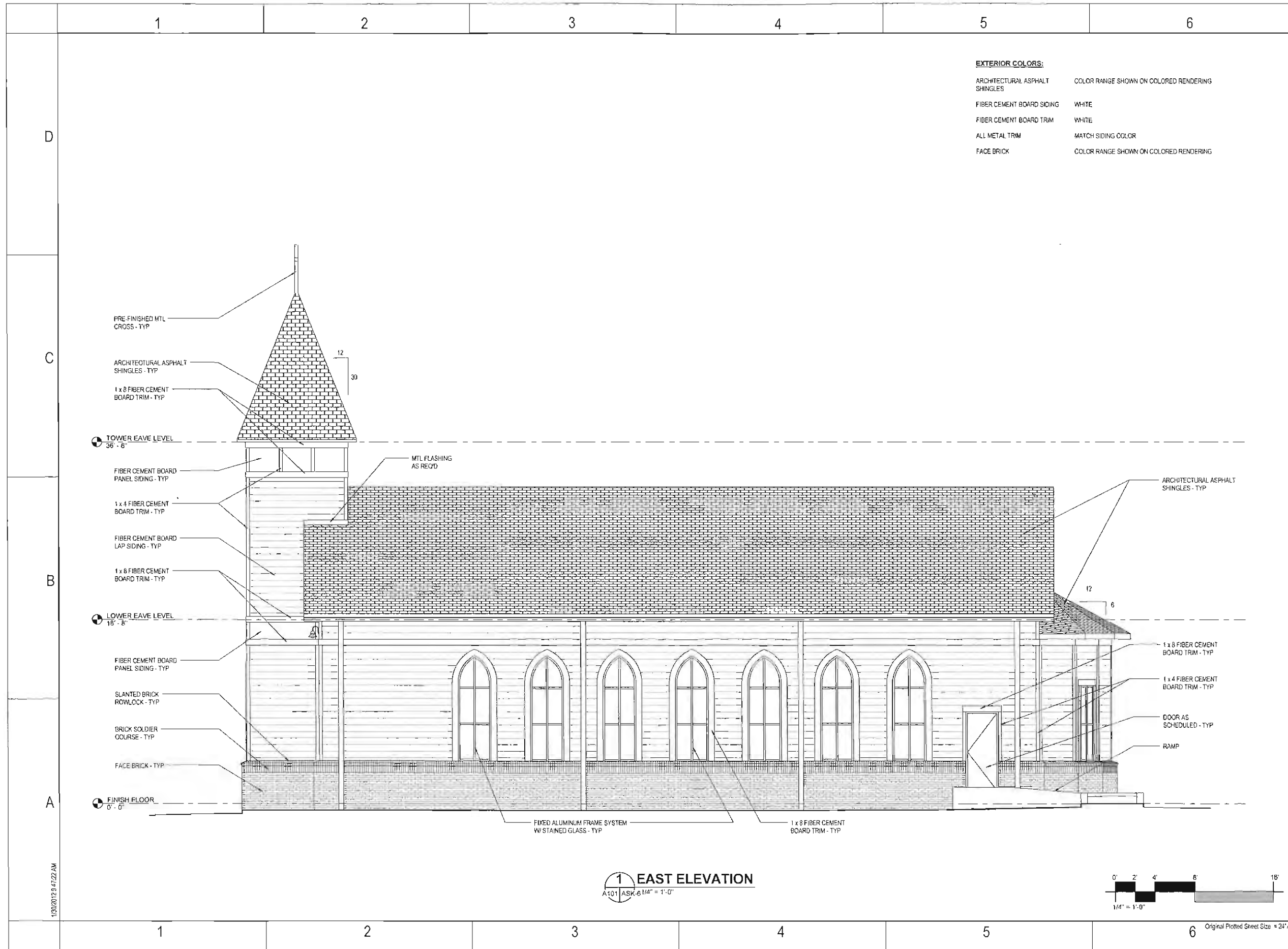
ASK-5

1 WEST ELEVATION
 A101 ASK-51/4" = 1'-0"



Original Plotted Sheet Size = 24"x36"

1/30/2012 9:47:09 AM



EXTERIOR COLORS:

ARCHITECTURAL ASPHALT SHINGLES	COLOR RANGE SHOWN ON COLORED RENDERING
FIBER CEMENT BOARD SIDING	WHITE
FIBER CEMENT BOARD TRIM	WHITE
ALL METAL TRIM	MATCH SIDING COLOR
FACE BRICK	COLOR RANGE SHOWN ON COLORED RENDERING



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Revisions
 1
 2
 3
 4

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Project: FRANCO
 Architect: 11.104A
 Project Number: 01.18.2012
 Date: ARH
 Drawn by: JCF
 Checked by:

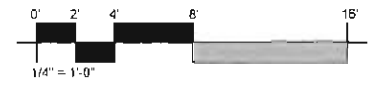
Project: ST. PAUL CHAPEL
 Pass Christian, Mississippi

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Sheet Title
 A ELEVATION

Sheet Number/Designer/ X

ASK-6



Original Plotted Sheet Size = 24" x 36"

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