

**CITY OF BILOXI
AGENDA ITEM
FACT SHEET**

Item No.: 4A

Council Meeting Date: December 17, 2019

ITEM TITLE: ORDINANCE (1st Reading)

INTRODUCED BY: Mayor Andrew "FoFo" Gilich

CONTACT PERSON: E. Michael Leonard, CAO *me*

je
Jerry Creech, Director of Community Development

SUMMARY EXPLANATION:

An Ordinance to amend Section 23-3-5(B)(6) of the Land Development Ordinance to designate the structures located upon 141 Suter Place and 622 Water Street as City of Biloxi Landmarks.

Resolution _____ Ordinance Public Hearing _____ Routine Agenda _____

Exhibits for Review

Contract _____ Minutes Plans/Maps Deed _____ Lease _____

Other (Specify): Applications and Case Fact Sheets

Submittal Authorization: Council President _____ Mayor

STAFF RECOMMENDATION: Staff recommends approval

COUNCIL ACTION: Motion By: _____ Second By: _____

Vote:	<u>Councilmember</u>	<u>Yes</u>	<u>No</u>	<u>Other</u>	<u>Councilmember</u>	<u>Yes</u>	<u>No</u>	<u>Other</u>
	Lawrence	___	___	___	Tisdale	___	___	___
	Gines	___	___	___	Glavan	___	___	___
	Newman	___	___	___	Barrett	___	___	___
	Deming	___	___	___				

ACTION TAKEN:

aah/121719acd

ORDINANCE NO. _____

ORDINANCE TO AMEND SECTION 23-3-5(B)(6) OF THE LAND DEVELOPMENT
ORDINANCE TO DESIGNATE THE STRUCTURES LOCATED UPON 141 SUTER PLACE
AND 622 WATER STREET AS CITY OF BILOXI LANDMARKS

WHEREAS, under Section 23-3-5(B) of the City's Code of Ordinances, the Architectural and Historical Review Commission (AHRC) may recommend and the City Council may approve the designation of a landmark if the AHRC finds that the proposed landmark is an improved site or tract including a building or structure that fulfills one or more of the following:

1. It exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or city; or
2. It is identified with historic personages or with important events in national, state or local history; or
3. It embodies distinguished 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
4. It is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age; and

WHEREAS, the AHRC has received applications from William & Susan Baugh, the owners of 141 Suter Place, and Ed Gemmill, owner of 622 Water Street, requesting that both homes be designated as City of Biloxi Landmarks; and

WHEREAS, the Architectural and Historical Review Commission met on October 10, 2019, to review the application of 141 Suter Place and on October 24, 2019, to review the application of 622 Water Street, they determined that both proposed City of Biloxi Landmarks comply with the above stated criteria.

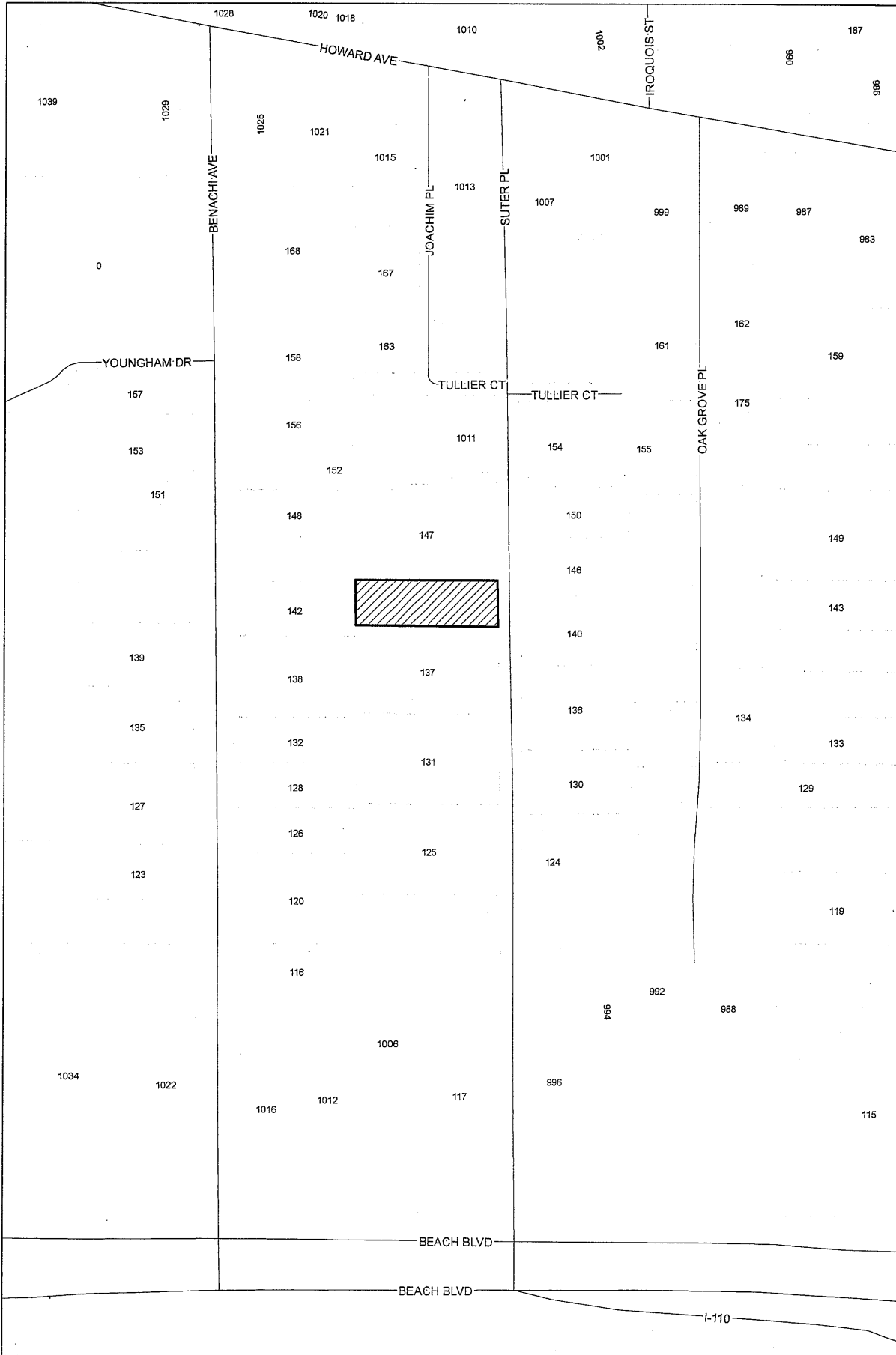
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, THAT:

SECTION 1. Section 23-3-5(B)(6)(b) of the Code of Ordinances for the City of Biloxi is hereby amended to add the following building as a Biloxi Landmark:

141 Suter Place

622 Water Street

AHRC CASE NO. 19-056
141 SUTER PLACE
REQUEST FOR HISTORIC LANDMARK STATUS



**ARCHITECTURAL AND HISTORICAL REVIEW COMMISSION
CASE FACT SHEET**

Case No.: AHRC 19-056
Name of Applicant: William & Susan Baugh
Address of Property: 141 Suter Place
Tax Parcel/Ward: 1410L-05-049.000/ Ward 1
Most Nearly Bounded By (streets): North by Tullier Court
South by Beach Blvd
East by Suter Place
West by Benachi Avenue

Request: Request for historic landmark status
Size of Property: 158 X 50 (approximate)
Present Zoning: RS-5
Present Use: Single Family Residence
Historic District: West Central Historic District

FAILS TO MEET PLANNING CODE REQUIREMENTS

Comments/Recommendations:

MEETS PLANNING CODE REQUIREMENTS, OKAY TO PROCESS

Comments/Recommendations:



Planner

Date: 10/10/19

19-056

Application for
Biloxi Landmark
Designation

1. Name of person nominating the property: WILLIAM & SUSAN BAUGH
2. Address of person nominating the property: 141 SUTER PL BILOXI MS 39530
3. Phone number of person nominating the property: 228-216-8185
4. Address of property being nominated as a Biloxi Landmark or Biloxi Landmark site: 141 SUTER PL BILOXI MS 39530
5. Are you the owner of this property? Yes No
6. If no, please describe your relationship with this property: _____

7. Please include any historical information you can provide on the property, such as date of building construction, architect, former owners, former uses of property, or any other pertinent information: _____
HOUSE WAS BUILT IN 1840. FORMERLY OWNED BY
ESTELLE WILKES, ~~OWNER~~ ONE OF THE OWNERS OF
THE DAILY HERALD NEWSPAPER. SHE SOLD IT TO
GEORGE KREBS. WE PURCHASED HOUSE FROM GEORGE KREBS FAMILY.

8. Please attach current photographs of the property showing all elevations, architectural features such as windows, doors, porches and other details.
9. Please attach copies of any other information related to the history of the property you would like to provide, such as newspaper articles, deeds or historic photographs.

Please return this completed application to the City of Biloxi, P.O. Box 508, Biloxi, MS 39533.

If you have any questions regarding the Biloxi Landmark or Biloxi Landmark Site designation process, please contact Bill Raymond, Historical Administrator, at 228-435-6244.

Certificate of Appropriateness

City of Biloxi Department of Community Development
676 Martin Luther King Jr., Boulevard, Biloxi, MS 39530
Ph. (228) 435-6266 Fax (228) 435-6188

TO BE COMPLETED BY APPLICANT

Ward: 1

DATE:

AHRC Case No.: 19-054

Date Submitted: _____

Tax Parcel Number:

Hearing Date: 10/10/2019

14104-05-049000

Zoning Classification: R5-5

141 SUTER Place

Property Size: 158 X 50

Address of Property to be reviewed

William + Susan Baugh

Name of Rightful Owner (Please Print)

Name of Applicant, if different from owner

Same

Address, if different from above

Address

(228) 216-8185 ()

()

()

Home Phone

Office Phone

Home Phone

Office Phone

HISTORIC DISTRICT/PROPERTY:

- West Central Historical District
 Point Cadet Historical District
 East Central Historical District
 Other (please specify):

- Downtown Historical District
 West Beach Historical District
 Edgewater Park Historical District

N-TULLER CT
S-Beach Blvd
E-SUTER Place
W-Benach Ave

MATERIALS REQUIRED FOR CASE REVIEW*:

- Photographs Renderings Color Samples Sample Materials Sign Depictions
 Site Plans (Including elevations**) Landscaping Plans Property size _____

* All materials must be submitted before an application will be considered.

** Exterior elevations, drawn to scale, which depict the proposed construction. Perspective renderings or isometric drawings are encouraged to communicate complicated projects.

WORK PROPOSED:

- Erect Replace Alter Repair Addition to Demolish Other _____

Describe nature of the work to be reviewed (please describe in as much detail as possible the project you are proposing. Request for historic landmark status

Application is hereby made for a Certificate of Appropriateness for a building, structure, or premises as identified and described within this application. I agree to comply with all the laws, ordinances, and regulations enforced by the City of Biloxi Community Development Department in pursuit of this Certificate.

Signature of Rightful Owner

Signature of Applicant

Revised August 2018





Kevin Felsher asked was all the work in the rear. Mrs. Ward stated yes, they're not changing any footprints.

Mary Boles asked was it surrounded by fencing. Mrs. Ward stated yes.

Karen Staehling asked will the wood that's tearing off in the storage room be replaced with hardy plank. Mrs. Ward stated the wood will come off and the original siding in the storage room will be replaced. Mr. Ward stated that it is currently vinyl and they will replace with hardy board. Mrs. Staehling asked are they taking the windows out of the sunroom. Mr. Ward stated yes the screened porch will be there & everything to the south will be open and they will recycle the windows.

Bill Raymond stated the roof line doesn't change, it just opens up and then they screen in the rest of it. Mr. Raymond asked was the bump-out remaining. Mr. Ward stated they are removing it.

Kevin Felsher asked how old was the house. Mrs. Ward stated it was built in 1961.

The staff reviewed the project and stated the following:

The applicant is requesting a certificate of appropriateness for changes to the rear of a structure. No changes will be readily visible from the public right-of-way and will not adversely affect any historical resources. Based on these findings the staff supports approval of the application.

Le'Roy Carney introduced a motion to approve case no. 19-055 as submitted. The motion was seconded Mary Boles and carried as follows:

AYES:	Felsher, Staehling, Barnes, Boles Carney
NAYS:	None
ABSTENTIONS:	None
NOTES:	None

Case No. 19-056
141 Suter Place
Request for historic landmark status
West Central Historic District

William & Susan Baugh

Susan Baugh presented a request to the commission for a Certificate of Appropriateness to request historic landmark status of the property identified as 141 Suter Place.

Kevin Felsher asked Mrs. Baugh how much has been added to the house since they have purchased it. Mrs. Baugh stated that the house still has the original footprint of the old house and the entire front part of the house is from 1840. She stated the additions weren't added on until the 1940's.

She also stated the back roof was sitting on top of the walls & wasn't stable so they had the back part of the house rebuilt but kept the footprint. She stated everything on the front part is exactly like the original, it's just the back part that they had to repair.

Kevin Felsher asked was the house three tiers. Bill Raymond stated yes the house was originally three tiers it just had a flat roof with lean-two's that were not done well. Mr. Raymond stated that they kept the original footprint of the house, the house just needed a new roof.

Mr. Felsher stated that basically the roof line and the chimney can be period back to the late 1800's. Mr. Raymond stated that the front part is the original house from 1847. The additions were added on later. Mr. Raymond stated the windows were replaced, but they put the appropriate windows back in place.

Mrs. Baugh stated the wood is original and they kept the original wood on the front of the house and they found the appropriate siding that would go around the remainder of the house.

Kevin Felsher thanked Mrs. Baugh for putting so much time and effort into restoring the house and thanked her on behalf of the committee and the city.

Le'Roy Carney also thanked Mrs. Baugh for her restorations.

The staff reviewed the project and stated the following:

The proposed landmark was constructed in 1840 and was painstaking renovated/restored by the applicant. The applicant renovated the structure to comply with the needs of a modern homeowner while retaining the original design of the structure and using like for like replacement materials when every possible.

The staff commends the applicant for their efforts in saving this early Biloxi structure and recommends approval of the application.

Karen Staehling introduced a motion to approve case no. 19-056 as submitted. The motion was seconded Le'Roy Carney and carried as follows:

AYES: Felsher, Staehling, Barnes, Boles Carney
NAYS: None
ABSTENTIONS: None
NOTES: None

PENDING APPLICATIONS: None

**ARCHITECTURAL AND HISTORICAL REVIEW COMMISSION
CASE FACT SHEET**

Case No.: AHRC 19-057
Name of Applicant: Ed Gemmill
Address of Property: 622 Water Street
Tax Parcel/Ward: 1410J-07-043.000/ Ward 2
Most Nearly Bounded By (streets): North by Howard Avenue
South by Water Street
East by Bellman Street
West by Dukate Street

Request: Request for landmark status
Size of Property: 40.5 x 133 x 200 (approximate)
Present Zoning: RM-30
Present Use: Single Family Residence
Historic District: East Central Historic District

FAILS TO MEET PLANNING CODE REQUIREMENTS

Comments/Recommendations:

MEETS PLANNING CODE REQUIREMENTS, OKAY TO PROCESS

Comments/Recommendations:

Planner

Date:

Application for
Biloxi Landmark
Designation

1. Name of person nominating the property: Ed Gemmill
2. Address of person nominating the property: 622 Water St.
3. Phone number of person nominating the property: 228-547-5813
4. Address of property being nominated as a Biloxi Landmark or Biloxi Landmark site: 622 Water St

5. Are you the owner of this property? Yes No

6. If no, please describe your relationship with this property: The Dean-

Gemmill property is owned by the five Gemmill children, third generation grandchildren of JN Dear. The fourth generation also live on this

7. Please include any historical information you can provide on the property, such as date of building construction, architect, former owners, former uses of property, or any other pertinent information: Build in 1904+ property 1905, my grand father bought this house after he came home from France in WWI. This house is the only home that survived on Water St for 5 blocks, all the storms that have hit Biloxi since 1904!

8. Please attach current photographs of the property showing all elevations, architectural features such as windows, doors, porches and other details.
9. Please attach copies of any other information related to the history of the property you would like to provide, such as newspaper articles, deeds or historic photographs.

Please return this completed application to the City of Biloxi, P.O. Box 508, Biloxi, MS 39533.

If you have any questions regarding the Biloxi Landmark or Biloxi Landmark Site designation process, please contact Bill Raymond, Historical Administrator, at 228-435-6244.

Certificate of Appropriateness

City of Biloxi Department of Community Development
676 Martin Luther King Jr., Boulevard, Biloxi, MS 39530
Ph. (228) 435-6266 Fax (228) 435-6188

TO BE COMPLETED BY APPLICANT	Ward: <u>2</u>	DATE: <u>10/27/19</u>
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AHRC Case No.: 19-057 Date Submitted: 10/2/19

Tax Parcel Number: 14105-07-043 000 Hearing Date: 10/24/19

Zoning Classification: RM-30

622 Water Street Property Size: 40.5 x 133 x 200
Address of Property to be reviewed

Ed Gemmill Name of Rightful Owner (Please Print)
Name of Applicant, if different from owner

Address, if different from above: (228) 547-5813 Home Phone
Office Phone: ()
Address: () Home Phone: () Office Phone: ()

HISTORIC DISTRICT/PROPERTY:

- | | |
|--|---|
| <input type="checkbox"/> West Central Historical District | <input type="checkbox"/> Downtown Historical District |
| <input type="checkbox"/> Point Cadet Historical District | <input type="checkbox"/> West Beach Historical District |
| <input checked="" type="checkbox"/> East Central Historical District | <input type="checkbox"/> Edgewater Park Historical District |
| <input type="checkbox"/> Other (please specify): | |
- N-Howard Ave
S-Water Street
E-Bellman St
W-Dufate St

MATERIALS REQUIRED FOR CASE REVIEW*:

- Photographs Renderings Color Samples Sample Materials Sign Depictions
 Site Plans (Including elevations**) Landscaping Plans Property size:

* All materials must be submitted before an application will be considered.
** Exterior elevations, drawn to scale, which depict the proposed construction. Perspective renderings or isometric drawings are encouraged to communicate complicated projects.

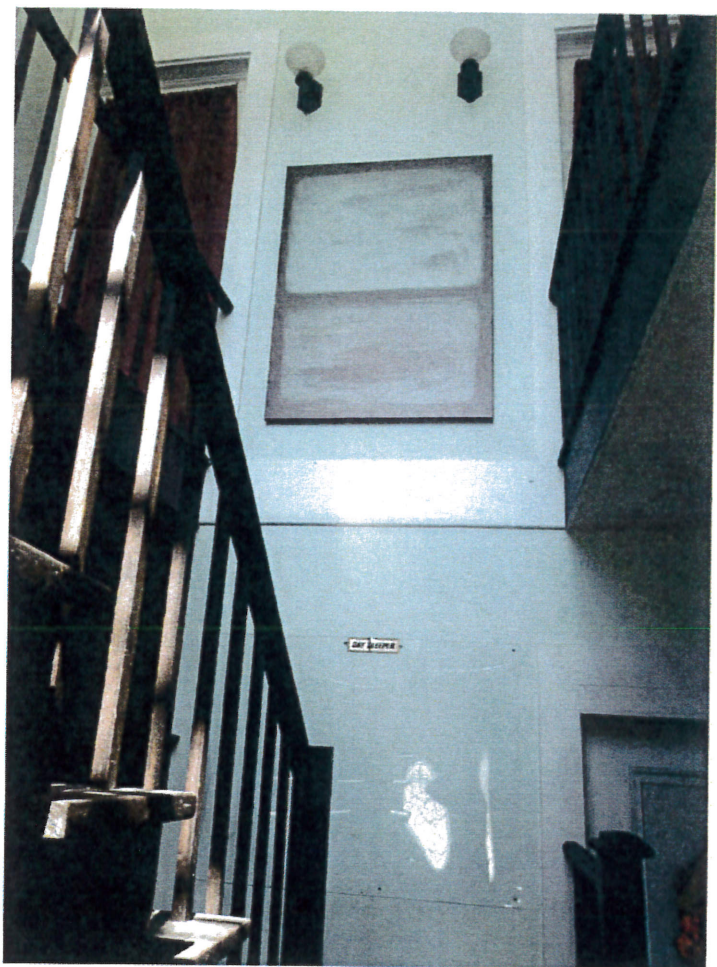
WORK PROPOSED:

Erect Replace Alter Repair Addition to Demolish Other
Describe nature of the work to be reviewed (please describe in as much detail as possible the project you are proposing. Request for landmark status

Application is hereby made for a Certificate of Appropriateness for a building, structure, or premises as identified and described within this application. I agree to comply with all the laws, ordinances, and regulations enforced by the City of Biloxi Community Development Department in pursuit of this Certificate.

Signature of Rightful Owner _____ Signature of Applicant _____
Revised August 2018







APPLICANT'S REQUEST:

Case No. 19-057

Ed Gemmill

622 Water Street

Request for landmark status

East Central Historic District

Ed Gemmill presented a request to the commission to approve historic landmark status for the home at the property identified as 622 Water Street.

Ed Gemmill stated that the house was built in 1904-1905 as an original one-story building. He stated that original builder jacked it up in 1905 and built an additional story to make it two-stories. He stated his grandfather purchased the house sometime after and the house has been in the family for now five generations.

Kevin Felsher stated that the Mississippi Department of Archives and History found that the structure is not eligible for listing on the National Register and that a substantial amount of work has been done to the home that is not authentic to how it was built in the beginning. Mr. Felsher asked Mr. Gemmill could he elaborate on that statement.

Mr. Gemmill stated that the house was built in two years and nothing was originally authentic about it. He stated it was built 1904-1905 and if the committee goes by those stats, then nothing is authentic about it.

Mr. Felsher stated that when the committee is looking at landmark status, they are looking for the preservation of how it was originally as opposed to how it is now.

Mr. Gemmill stated after speaking with director Creel there hasn't been a significant change to not make it eligible.

Mr. Felsher stated they were told there has been significant change were it would not be eligible.

Arlene Canaan asked Mr. Gemmill has there been any changes that he knows of including remodeling? Mr. Gemmill stated there has been maintenance after the storm and throughout the years. Mrs. Canaan asked what about any changes to the doors and windows, ect. Mr. Gemmill stated that the windows are replicas of the originals windows. Mrs. Canaan asked has any of the material on the house been changed such as the wood. Mr. Gemmill stated you see the original wood.

Wallace Barnes asked is there any plastic/vinyl on the windows. Mr. Gemmill stated no.

Bill Raymond asked what are the windows made of? Mr. Gemmill stated glass & metal-aluminum windows.

Kevin Felsher asked it there a metal roof on top. Mr. Gemmill stated yes.

Elmer Williams asked when was the addition done. Mr. Gemmill stated in 1905 the original floor was raised and 1904 the original floor went up and in 1905 the first floor was built.

Mr. Felsher asked Mr. Gemmill does he know why the house was made into two-story, did the family expand? Mr. Gemmill stated they probably needed more area for their family to expand.

Arlene Canaan asked is the house a family residence. Mr. Gemmill stated yes and through the years it has been a rental and that it is about 7500-8000 square feet.

Kevin Felsher asked Mr. Gemmill why is he seeking the landmark status. Mr Gemmil stated because the home has been in his family for over 100 years and has withstood numerous storms throughout the decade.

Bill Raymond stated that the committee should determine whether the house meets the standards and that the house is already in a historic district.

The staff reviewed the project and stated the following:

The house located was built in 1904 and purchased by the current family following World War 1. The house was damaged during Hurricane Katrina and subsequently remodeled. The structure does maintain its original form but has seen changes. The most notable changes are the removal of the original doors and windows and replacement with a different configuration and constructed of modern materials.

During the post Katrina county wide survey of historic resources, the Mississippi Department of Archives and History found the structure as not eligible for listing on the National Register.

The commission must determine if enough of the original architecture and material are present to comply with the Biloxi landmark requirements. Those requirements are as following:

1. It exemplifies or reflects the broad cultural, political, economic ,or social history of the nation, state, county, or city; or
2. It is identified with historic personages or with important events in national, state or local history; or
3. It embodies distinguished 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
4. It is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

Karen Staehling introduced a motion to approve case no. 19-057 as submitted. The motion was seconded Le'Roy Carney and carried as follows:

AYES:	Felsher, Canaan, Staehling, Williams, Barnes, Boles, Carney
NAYS:	None
ABSTENTIONS:	None
NOTES:	None