

IDENTIFICATION/RECOGNITION OF HISTORIC DISTRICTS-STRUCTURES

Biloxi Heritage Neighborhoods, and qualifying individual structures within such, may be identified through placement of distinguishing city historical markers. Such markers may be awarded to those homes which substantially meet the criteria for listing on the National Register.

ADVISORY GROUP

The Neighborhood Heritage Advisory Board will be appointed by the Mayor and approved by City Council and will serve a term of three years. The staff member of the Neighborhood Heritage Advisory Board will be the City of Biloxi Historical Administrator. The Board will be advisory to the Architectural Review Commission and will be active advocates of historic preservation through community awareness and fund raising for preservation projects. The Neighborhood Heritage Advisory Board may review, approve and comment on proposed Neighborhood Heritage Districts to the Mayor and City Council. Members of the Neighborhood Heritage Advisory Board should be knowledgeable in one or more of the following agencies: historical architecture, Gulf Coast history, local ethnic histories and culture historical landscaping, archeology, and preservation tax laws and economic incentives.

SAFEGUARDING HISTORICAL STRUCTURES AND SITES

With regard to site and structure preservation within Biloxi Heritage Neighborhoods, the Neighborhood Heritage Advisory Board may review all applications for alteration, construction, removal, or demolition in designated neighborhoods and, utilizing the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historical Buildings as the basis for determinations, advise the Architectural Review Commission on the appropriateness of the proposed action.

INCENTIVES

Since 1976 the Federal Internal Revenue Code has contained a variety of incentives to encourage capital investment in historic and older structures and to spur the revitalization of historic neighborhoods. As part of the Biloxi Heritage Neighborhood program, updated information regarding federal tax incentives, and any other applicable local incentives, will be both publicized and provided interested citizens through the Neighborhood Heritage Advisory Board upon request.

The potential exists for a low interest revolving loan fund for acquisition and restoration of historic homes and properties from funds acquired through grants and donations administered by the Greater Biloxi Economic Development Foundation or other appropriate entity.

Inclusion in designated heritage neighborhoods often raises the property values of the homes/buildings.

An intrinsic psychological benefit from owning a home designated as "historical" is a factor for many people as is evident in the pride of maintenance of many older homes/buildings.

SOURCES: Gulf Publishing (The Sun-The Daily Herald), and the Biloxi-North Biloxi Press

APPENDIX D

Public Comment

The preceding montage provides a sample of news articles which track the year-long planning process. What follows is an overview of program highlights from the five public forums and selected forum comments and questions. Also included is a brief summary of responses to a public opinion survey conducted at the December 5, 1984 forum.

PUBLIC FORUM HIGHLIGHTS:

- March 28, 1984:** Perception Surveys (See Chapter 1, "groundwork") Proposed Planning Process
- July 11, 1984:** Preliminary Concepts --Point Cadet --Deer Island
- September 5, 1984:** Preliminary Concepts --Rhodes Point --Popp's Ferry
- September 26, 1984:** Preliminary Concepts --Sand Beaches --Central Beach --West Beach --Clay Point
- December 5, 1984:** Revised Rhodes Point Concept Point Cadet Market Feasibility Public Opinion Surveys

Selected Forum Questions and Comments:

Comment: Keep Biloxi as Biloxi. Keep visual access to the waterfront and Deer Island open. Limit condos and development to the north side of Highway 90, so that our access is not taken away, whether visual or physical. The public should be provided access to the waterfront, whether through piers or boat owners. Make better use of the International Plaza and its waterfront. Landscaping should reflect local flora, such as oaks, magnolias and cypress trees. Keep factories, boatyards, and shrimp boats where they are unless they choose to move. Buildings on the south side of Highway 90 should be low

profile and unimposing. The density of these structures should be controlled so that the area does not appear cluttered. Consider the flood and storm situation. If our waterfront does represent our economy, culture, and history then don't turn Biloxi into 'Anywhere, U.S.A.'.

Comment: Deer Island should be included in the plan. I commend the city, the port commission and the development foundation for the citizen participation in the planning process. I hope that the planning committee will not copy any other waterfront but will preserve Biloxi's own history and culture.

Comment: The study committee should move with caution to enhance and preserve Biloxi. Remember, for every Pensacola there are ten Destin's.

Comment: I endorse the city, port commission and economic development foundation on the approach taken with the planning process for the waterfront development.

Comment: If large developers are going to be involved in the project, then let them be involved in the planning process.

Comment: I'm opposed to condos or other commercial structures on Deer Island and feel that the west end should be preserved for people and the east end for the 'birds and bees'.

Question: When does the federal government come into this project?
Answer: The basic funding comes from a federal grant channelled through the Bureau of Marine Resources which is an agency of the State Department of Wildlife Conservation. A number of federal agencies are represented on the technical council; others will be asked to assist as needed.

Question: What is the anticipated time frame for the plan?
Answer: It's anticipated that the master plan will be complete by early 1985. We expect about another two years for financing, construction and getting in place the major elements that you see here as proposed public facilities at Point Cadet--the water-park site, the public marinas, the festival marketplace site and so forth. The office buildings and other commercial developments may take a little longer because we are looking for private financing for all of it.

Question: What are the buildings going to be constructed of?
Answer: All of the proposed buildings will be built according to the hurricane-resistant code. There will be bolting, cross tying and so forth. Most of the buildings will be constructed of concrete and wood.

Question: What do you do with the sidewalk cafe when a storm comes?
Answer: On the bottom layer (ground floor) you try to have everything portable where it could be moved if need be. The more valuable or permanent fixtures will be on the second story and above.