

Ordinance No. 2572

ORDINANCE TO AMEND SECTION 23-3-5(B)(6) OF THE
LAND DEVELOPMENT ORDINANCE TO DESIGNATE THE STRUCTURE
LOCATED UPON 856 DIVISION STREET CITY OF BILOXI LANDMARKS

WHEREAS, under Section 23-3-5(B)(6) 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 Seashore Mission and Elijah Mitchell, of 856 Division Street requesting that the structure be designated as City of Biloxi Landmark; and

WHEREAS, the Architectural and Historical Review Commission met on October 10, 2024, to review the application of 856 Division Street, they determined that the proposed City of Biloxi Landmark complies with the above stated criteria.

Ord. No. 2572

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, AS FOLLOWS:

SECTION ONE: 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:

856 Division Street

SECTION TWO: Upon unanimous vote of the members of the City Council, this ordinance shall be in full force and effect from and after passage, because it serves the public peace, health and safety of the citizens of Biloxi, and good cause exists for same. If not a unanimous vote this Ordinance shall become effective as soon thereafter as is signed, certified, and as is otherwise provided by law.

The foregoing Ordinance having first been reduced to writing, was read by the Clerk and moved by Councilmember Gines, seconded by Councilmember Lawrence, and was adopted by the following vote:

YEAS:	Lawrence	Tisdale	NAYS:	None
	Gines	Glavan		
	Newman	Shoemaker		
	McGilvary			

The President then declared the Ordinance adopted this the 19th day of November, 2024.

ATTEST:

APPROVED:



Keir Campbell
CLERK OF THE COUNCIL

Paul L. Tisdale
PRESIDENT OF THE COUNCIL

Ord. No. 2572

Submitted to and approved by the Mayor, this the 21st day of November, 2024.

APPROVED:



MAYOR

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

Case No.: AHRC 24-062

Name of Applicant: Seashore Mission/Elijah Mitchell

Address of Property: 856 Division Street

Tax Parcel/Ward: 1410F-05-084.000/ Ward 2

Most Nearly Bounded By (streets): North of Division Street
South of Strawberry Street
East of Fayard Street
West of Reynoir Street

Request: Seeking landmark status

Size of Property: 146 x 164 sq feet

Present Zoning: RB-Regional Business

Present Use: Methodist Mission

Historic District: N/A

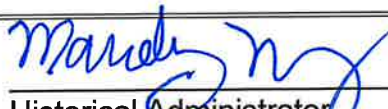
FAILS TO MEET AHRC DESIGN REVIEW GUIDELINES

Comments/Recommendations:



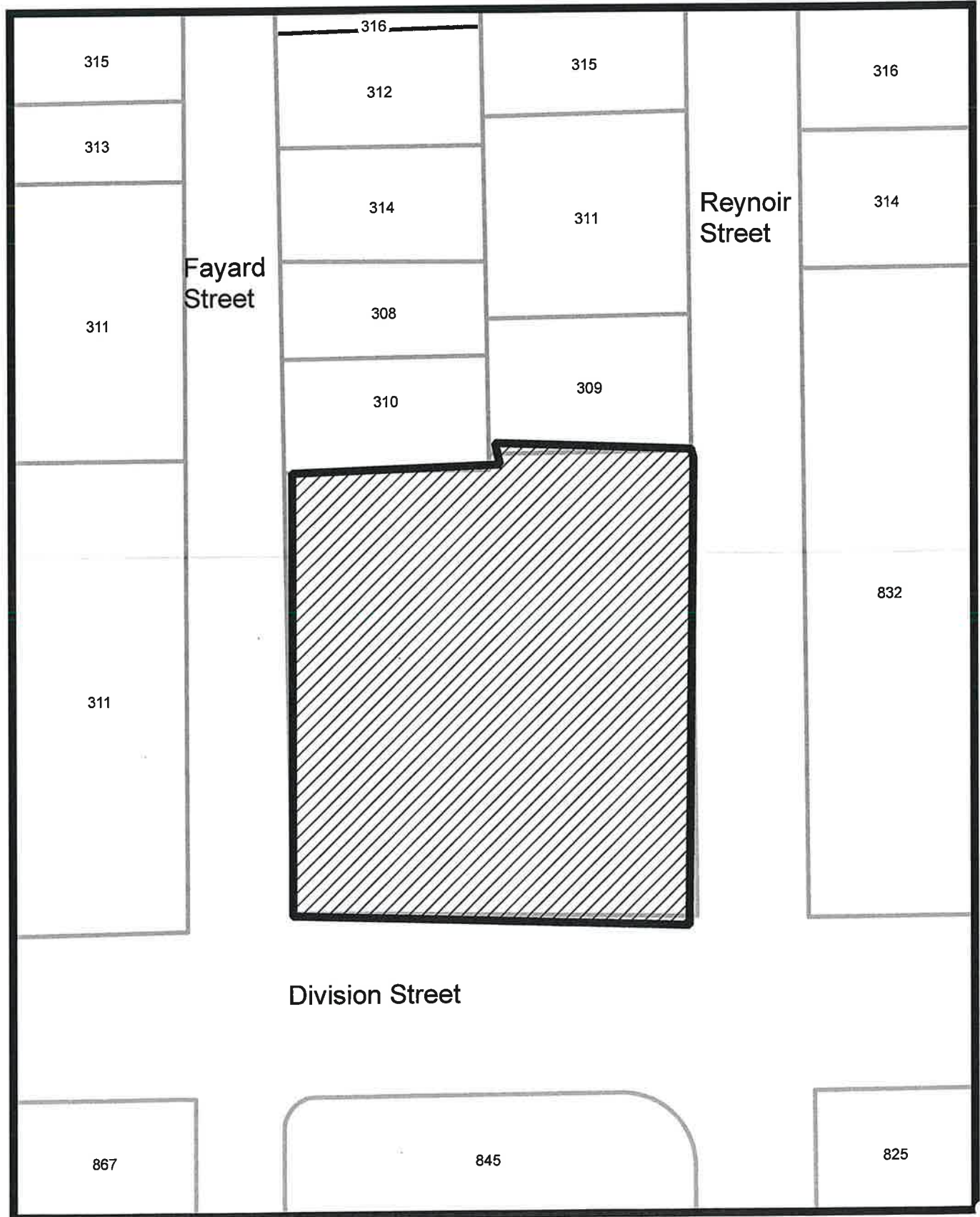
MEETS AHRC DESIGN REVIEW GUIDELINES, OKAY TO PROCESS

Comments/Recommendations:



Historical Administrator
Date: 10/10/24

AHRC Case No. 24-062
856 Division Street
Seeking Landmark Status





Certificate of Appropriateness

City of Biloxi Department of Community Development
Mailing Address: P.O. Box 508, Blvd., Biloxi, MS 39530
Office Location: 676 Dr. MLK Blvd.,
Building (228) 435-6270 Planning (228) 435-6266 Fax (228) 435-6188

TO BE COMPLETED BY APPLICANT Ward: 2 DATE: 9/18/24

AHRC Case No.: 24-062 Date Submitted: 9/18/24

Tax Parcel Number: Hearing Date: 10/10/24

14107-05-084.000 Zoning Classification: RB-Regional Business

856 Division Street Property Size: 146 x 164 sq ft

Address of Property to be reviewed
Seashore Mission Name of Applicant, if different from owner: Elijah Mitchell

Address, if different from above Address
() () () ()
Home Phone Office Phone Home Phone Office Phone

HISTORIC DISTRICT/PROPERTY:
 West Central Historical District Downtown Historical District N- Division St
 Point Cadet Historical District West Beach Historical District S- Strawberry St
 East Central Historical District Edgewater Park Historical District E- Bay St
 Other (please specify): W- Keppel 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). Requesting local 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]
Signature of Rightful Owner

[Signature]
Signature of Applicant

Mailing Address (if different)

Mailing Address (if different)

If someone other than the applicant needs to be notified concerning this case, please note name(s) and address (es) below:

Name: _____

Address: _____

Application Received by: _____

Mandy Horosky

By receiving this application, staff verifies the completeness of the application.

Approved as submitted

Approved with conditions (see notes below)

Disapproved

REMARKS: _____

ARCHITECTURAL AND HISTORICAL REVIEW COMMISSION

The purpose of the Architectural and Historical Review Commission (AHRC) is to ensure the provision of functional, safe, innovative and attractive site development compatible with the City's manmade and unique natural environment, and to protect against developments within certain more sensitive areas of the City which may degrade and or depreciate the image, beauty and character of the City. The AHRC recognizes that such adverse impacts affect the livelihood of the community in general and the surrounding neighborhoods in particular.

Regularly scheduled AHRC meetings are held at 8:30 a.m. on the second and fourth Thursday of each month, when applications have been presented for review. The applicant or interested parties may contact the Planning Division office at (228) 435-6266 subsequent to the meeting at which any final decision is made, as indicated herein, and will be advised of any action taken by the AHRC regarding a specific case.

All projects or developments involving moving or removal of a structure, demolition, exterior improvements to existing structures or any new construction located within an Architectural Review District, Historic District or Neighborhood Heritage District, as identified within the City of Biloxi's Architectural Review Ordinance, must be submitted to the Architectural and Historical Review Commission for approval. Copies of the Architectural and Historical Review Ordinance may be obtained through the Planning Division Office.

Please note that AHRC approval does not waive any permits or licenses required by the city, county or state. It is the applicant's responsibility to obtain any and all necessary permits for work performed.

APPEALS

Applicants or interested parties which are aggrieved with the decision of the ARHC have ten (10) calendar days after the AHRC takes action in which to advise the Clerk of the City Council, in writing, that they are aggrieved with the decision of the AHRC and have elected to appeal a decision of that body to the City Council. This notification will place the matter on the agenda of the City Council, as per Section 2-8-16 of the Code of Ordinances of the City of Biloxi.

TREE PERMIT

Tree permits are required before the removal or trimming of any protected tree, in accordance with the City of Biloxi's Land Development Ordinance. The Land Development Ordinance is available here <http://www.biloxi.ms.us/resources/code-of-ordinances/>.

Application for
Biloxi Landmark
Designation

1. Name of person nominating the property: Elijah Mitchell
2. Address of person nominating the property: _____
3. Phone number of person nominating the property: _____
4. Address of property being nominated as a Biloxi Landmark or Biloxi Landmark site: 856 Division St. Biloxi MS 39530
5. Are you the owner of this property? Yes No
6. If no, please describe your relationship with this property: Executive Director

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: History: Sie's Place, Bankston's Paint Store, Seashore Mission

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.

Take All
Pics ⁴
sides

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 Mandy Hornsby, Historical Administrator, at 228-435-6280.

Criteria for
Biloxi Landmark
Designation

The City of Biloxi adopted an ordinance establishing the Architectural and Historical Review Commission (AHRC) in 1985. The purpose of the commission is to protect the historical and architectural character of Biloxi. Six historic districts, 160 Biloxi Landmarks and 3 Biloxi Landmark Sites have been designated under this ordinance. Any changes within a district or to a Biloxi Landmark or Biloxi Landmark site are subject to review by the AHRC.

The Architectural and Historical Review Commission 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.

The Architectural and Historical Review Commission may recommend and the City Council may approve the designation of a landmark site if the AHRC finds that the proposed landmark site is a parcel or tract 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 has yielded or may be likely to yield information important in history or prehistory.

Building built date :



Eastern Elevation



Northern Elevation



Western Elevation



Southern Elevation

<https://www.newspapers.com/image/743509385/>

however, seemed only a part of the reason he "worked" the Coast.

"You see," Simon said, "I'd take him fishing and take him out clowning around. We'd have a lot of fun. It was just me and him, and if somebody else wanted to come along, then we

"He got up on the stage and said, 'I got a lot of friends from Nashville, a lot of friends from Tennessee, I got a lot of friends from Alabama, and I got a lot of friends from Louisiana, but I want you to meet the two best friends I got' and he introduced me and Yankie."

all on the front row."

Simon said he knew Williams was working and drinking too hard. "We figured that at the pace he was going, he wasn't going to live too long."

Besides performances by Williams and the young Elvis Presley, Jerry Lee Lewis banged

England," Simon said. "He came twice to my place. In fact, the first time he played for the door, by himself. The second time, he had the bus and the band. He charged the second time."

Lewis had a "little ol' hand" on his second appearance. Si-

SIE SIMON, D-3



ABOVE: Sie Simon with friend, entertainer Hank Williams Sr., circa 1951. LEFT: Sie's Place in downtown Biloxi following heavy flood in 1951. Sie Simon is shown fishing at far right.

Popular club owner Sie Simon dead at 79

Stars often graced stage at Sie's

By **VINCENT CREEL**
STAFF WRITER

■ Former Biloxi nightclub owner Sie Simon, whose Biloxi lounge hosted many of country music's greatest stars in the '50s and '60s, died Sunday. He was 79.

Simon, who operated the nightclub from 1950 through 1977, put Biloxi on the map as a regular stop for dozens of country entertainers, and in most cases he became friends after treating them to fishing trips, boiled shrimp or seafood dinners.

Performers such as Elvis Presley and Jerry Lee Lewis played on Sie's stage before their prime, but his closest friend of the time was the legendary singer Hank Williams Sr., who performed frequently at Sie's.

"I guess it was just the way I treated him," Simon once

*Please see **SIMON**, C-2*



HERB WELCH/SUN HERALD PHOTOGRAPHER

Sie Simon in 1983 shows off stars that played his club.

SIMON

Continued from Page C-1

told The Sun Herald. "It wasn't like an artist coming down here and doing a show and then taking off. He'd call up and say, 'I'm coming over for a week.'"

Williams performed at Sie's Place just 24 days before his death. Some say it was the entertainer's last show. Simon, along with the late F. "Yankie" Barhanovich, who booked Williams for several benefit shows on the Coast, sat in the front row at his funeral.

Entertainers at Sie's Place usually came from the old Louisiana Hayride or the Hadacol Caravan, two popular touring shows of yesteryear.

Among the others who played at Sie's: Ernest Tubb, Johnny Horton, "Lefty" Frizzell, Billy Walker, The Carlises, Darla Woods, Jimmy Perkins and Ray Price.

Simon required Presley to audition before he could go on stage, and the nightclub owner went out and bought a couple of second-hand pianos for a Lewis show because he had seen the fiery singer demolish one once in Mobile.

"One of the great things about Sie's Place was that it was known throughout the South," said Biloxi Mayor Pete Halat, who remembers seeing Lewis at Sie's and learning to do the Biloxi two-step there. "People big in music at that time made it a point to contact him. It wasn't like he had to go out and get them. . . . His was a name that people knew. Everybody kind of gravitated toward Sie sooner or later."

Halat said one of the jokes around town at the time was that the tourists could go see Jerry Lee Lewis at Gus Stevens' nightclub on the Biloxi strip for \$3 or \$4 and the locals would see him later that night at Sie's for 50 cents.

Many Coastians met their future spouse at Sie's before it closed in the '70s. Simon said rising prices, along with cavernous arenas like the Mississippi Coast Coliseum, led to the club's demise.

"You know, I miss that place," Simon once said. "I really miss the people more than I miss the place. You talk to people every night and now you feel isolated because you don't meet these same people on the streets and you don't get to talk to them."

Simon spent his later years walking and watching people fish on Coast piers. He and his wife, Edna, lived on Popp's Ferry Road, at a house with a small replica of the Biloxi lighthouse in the front.

"The highlight of my dad's life was that nightclub," Simon's daughter, Kay Bankston of Biloxi, said Sunday. "And the highlight of that was meeting people. . . . We feel that our dad's life was a celebration. Like he lived his life in the entertainment business

as a celebration, his life was a celebration. He'd like his remembrance to be, 'He loved people.'"

Bankston's husband Alton operates a paint and interior decorating shop at the site on Division Street that once housed Sie's Place. The original dance floor is still in the shop. Many performed the "Sie Simon Shuffle," an offshoot of another locally popular dance, the "Biloxi Shuffle."

"He was a great person to work for, one of the few people on that end of the business. He was a refreshing departure for your usual club owners," said Biloxi singer Ray Fournier, who played at Sie's two or three times. "He could never be accused of overpaying you, but he never acted like the big boss. He was a good man, a compassionate and kind, loving person."

Another Coast entertainer, Pewee Maddux of Bay St. Louis, was so inspired by Sie's that he wrote a song about the nightclub, "where it's a treat to the feet of the human race to do the Sie Simon Shuffle at Sie's Place."

Nell Hebert, who worked for Simon from 1950 until he leased her the club in the '70s, said he was like her father. "He raised me. I started working there when I was almost 18."

Her biggest memory from the years? "Everybody on the dance floor. I wished I had a place that I could give a dance for everyone that met there and later married."

Hebert herself met her husband there. "I had five children through there and lost a husband through there, too," she said.

Simon was a lifetime member of Biloxi Elks Lodge 606 and the Knights of Columbus and worked with the Biloxi Boys Club. He got his start in booking entertainment in the 1950s, when he represented WVMI at disc jockey conventions and got a chance to meet the top country recording artists. He met Williams during one of those trips.

Simon had been in failing health since December, his daughter said. He had had circulation problems and "his heart just gave out" Sunday.

Besides Bankston and his wife, Simon's survivors include a second daughter, Mrs. Gerrie Ann Weldon of Biloxi; four sisters, Mrs. Adele Todor and Mrs. Alice Neal of Biloxi, Mrs. Evelyn Plakey of New Jersey and Mrs. Betty Benton of Starkville; two brothers, Charlie Simon and George Simon of Biloxi; and five grandchildren.

Visitation will be held from 6 until 9 tonight at the Howard Avenue chapel of Bradford-O'Keefe Funeral Home in Biloxi, with recitation of the rosary at 8:30. A procession will leave the funeral home at 9:30 a.m. Tuesday and go to Our Lady of Fatima Catholic Church, where Simon was a member. A Mass will be celebrated at 10. Burial will be in Southern Memorial Park, Biloxi.

■ Vincent Creel is editor of Marquee, The Sun Herald's entertainment guide.

www.sunherald.com/living

YOUR LIFE

Sunday, May 4, 2008 F 3

Sie's Place was famous for country music

Younger generations know the building on the northwest corner of Division and Reynoir streets in Biloxi as Hankston's Paint Store, but those of a certain age will always remember it as Sie's Place, the nightclub that hosted some of the greatest names in country music during the mid-20th century.

It was there at Sie's where club owner Sie Simon (1910-1990) and Hank Williams Sr. (1923-1953) posed for this photo, not knowing that the famous young country singer, who made his debut at the Grand Ole Opry in 1949,



by Murella Powell

Flashback

would be dead just 24 days later, some say it was his last performance.

Sie's Place may have put Biloxi on the map as a stop for great performers. Jerry Lee Lewis, Ernest Tubbs, Ray Price, even Elvis Presley performed there, but it was a place for the locals to dance the Sie Simon Shuffle, a place where singles found true love, a place for plain good fun.

For many years following his death, an annual Sie Simon Memorial Dance, spearheaded by a former employee, the late Nell Hebert, was held at the DTBerville Community

Center, where the Sie's Place atmosphere was recreated with the old songs, the old performers, and where the Sie Simon Shuffle danced on.

Murella H. Powell is a local historian who writes the weekly Flashback column. Do you have a local photograph to submit to Flashback? It can be of any subject or event in the Coast's distant or recent past. Please send a description with your name, address and daytime phone to Flashback, The

Sun Herald, P.O. Box 4567, Biloxi, MS 39535; or call 896-2424; or e-mail living@sunherald.com. Photographs will be returned.

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PHOTO COURTESY OF KAY SIMON (HANKSTON)

Sie Simon, left, was known for his love of people, a quality that kept the great country music performers like Hank Williams, right, coming time and again, not for just one night, but sometimes staying a whole week.

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coast business charters

Bankston's Paint Store, Inc., 500 West Division St., Biloxi, Miss.; Purpose: To engage in the sale of paint; Incorporators: Alton G. Bankston and Kay R. Bankston, both of Biloxi, Miss.; Stock: \$5,000.

Ceramic Tile, Inc., 616 Klondyke Center, Long Beach, Miss.; Purpose: To engage in the sale of ceramic tile; Incorporators: Richard L. Yarbrough and Deanna McBride Birdsong, both of Long Beach, Miss.; Stock: \$5,000.

Universal Roofing, Inc., 2903 Hickman Ave., Picayune, Miss.; Purpose: To engage in the contracting business, especially the repair of roofs; Incorporators: Clinton T. Tapper Jr. and Sam P. Cooper, both of Picayune, Miss.; Stock: \$10,000.

Stephens Enterprises, Inc., 13140 Hanover Drive, Ocean Springs, Miss.; Purpose: To engage in the heating and cooling business; Incorporators: Dona Stephens and Bernard Gautier, of Ocean Springs and Pascagoula, Miss. respectively; Stock: \$5,000.

Weems Fisheries, Incorporated, 14116 Big Ridge Road, Biloxi, Miss.; Purpose: To engage in building, renting, etc. fishing boats; Incorporators: Douglas E. Weems and Eugene Weems, both of Biloxi, Miss.; Stock: \$5,000.

David W. Bonderer D.D.S., P.A., 424 Washington Avenue, Ocean Springs, Miss.; Purpose: Practice of dentistry; Incorporators: David W. Bonderer, Ocean Springs, Miss.; Stock: \$10,000.

Bosarge Boats, Inc., 1103 Jackson Avenue, Pascagoula, Miss.; Purpose: Construction, purchase, etc. of vessels; Incorporators: Ernest R. Schroeder and James W. Backstrom, both of Pascagoula, Miss.; Stock: \$5,000.

Bar Cly Bo, Inc., 1103 Jackson Avenue, Pascagoula, Miss.; Purpose: Construction, purchase, etc. of vessels; Incorporators: Ernest R. Schroeder and James W. Backstrom, both of Pascagoula, Miss.; Stock: \$5,000.

Town and Country Motors, Inc., 1103 Jackson Avenue, Pascagoula, Miss.; Purpose: Automobile, truck, etc. business; Incorporators: Ernest R. Schroeder and James W. Backstrom, both of Pascagoula, Miss.; Stock: \$5,000.

Fairley-Jermyn Surveying, Inc., 295 Beauvoir Road, Biloxi, Miss.; Purpose: Land surveying; Incorporators: Brenda Johnston and Marian Mamori, both of Biloxi, Miss.; Stock: \$5,000.

Environmental Laboratories, Inc., Creosote Road, Gulfport, Miss.; Purpose: Owning and operating a laboratory; Incorporators: Lillian Smith of Ocean Springs, MS., and Dorothy E. Quigley of Gulfport, Miss.; Stock: \$5,000.

Dajon Corporation of Miss., 111 East Canal Street, Picayune, Miss.; Purpose: Deal in real estate; Incorporators: Ray M. Stewart and J. Edmand Pace both of Picayune, Miss.; Stock: \$5,000.

H & W Recreation, Inc., 1010 Pass Road, Gulfport, Miss.; Purpose: Operate golf courses and recreational activities; Incorporators: R. Christopher Wood and Templeton Wood, both of Gulfport, Miss.; Stock: \$1,000.

REES, Inc., 1206 31st Ave., P.O. Box 396, Gulfport, Miss.; Purpose: Preparation and publication of artistic publications; Incorporators: Norman Breland and Teresa D'Angelo, both of Gulfport, Miss.; Stock: \$5,000.

B & G Land Co., 700 Cecile Street, Picayune, Miss.; Purpose: Erection of homes, apartments, flats, etc.; Incorporators: Bob Ulmer and George C. Graever, both of Picayune, Miss.; Stock: \$5,000.

Donations pour in to help Seashore finish shelter

By ANITA LEE

calee@sunherald.com

BILOXI — Seashore Mission's day shelter for the homeless on Division Street has raised donations needed to finish a kitchen, laundry room, pantry and clothing store.

Seashore's pastoral director, Judy Longo, had vowed to sleep outdoors until she raised \$10,000 for the construction work. She slept in the mission's parking lot only one night before hitting the fundraising goal.

"It was just wonderful," she said, "and the money is still coming in."

Seashore moved into the old Bankston Paint Store building in June. Construction is 70 percent complete. A makeshift kitchen has been set up at one end of the dining room, where Seashore volunteers serve three meals a day, three days a week to 200 people. Volunteers cook in a microwave, toaster and roasting oven.

Longo, who helps prepare and serve meals, is determined to have a kitchen and finish work on the other rooms so clients can get their laundry done and find clothes, espe-



AMANDA MCCOY/SUN HERALD

Judy Longo, pastoral director for Seashore Mission, has been doing everything she can to raise money to complete renovations to the mission's new building on Division Street. A kitchen, laundry room, pantry and clothing store still needs to be finished. Seashore moved into the old Bankston Paint Store building in June.

cially for job interviews.

To raise the money, Longo slept in a cardboard box. She announced the campaign in traditional and on social media. She said 10 homeless and two other friends stayed with her on a lot behind the Seashore building.

"We had several people come by and offer us hot chocolate, hot dogs, all kinds of food and desserts," she said. "We just sat outside and had a great block party."

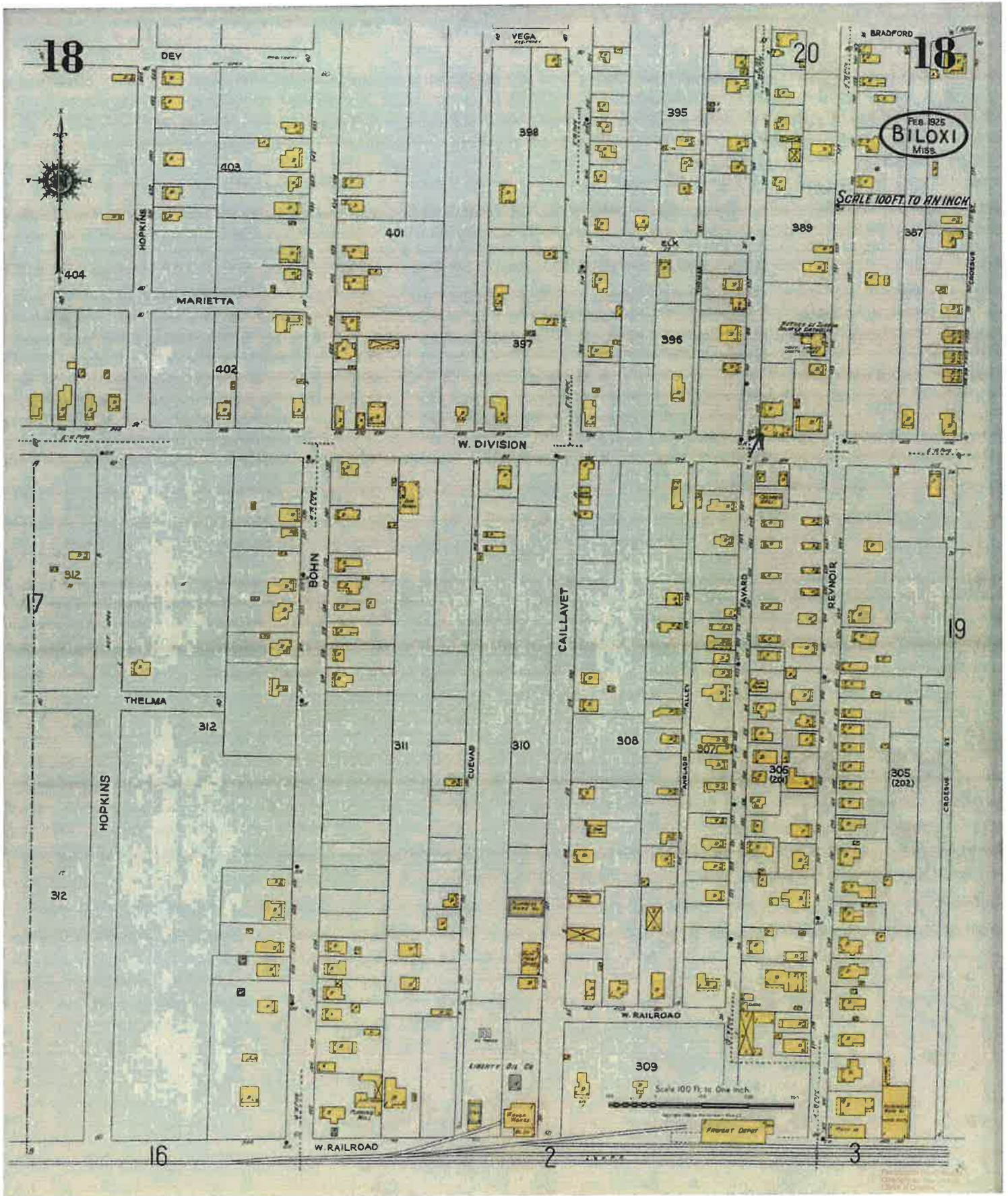
She said donations are ap-

proaching \$20,000. She has good uses for the extra money and hopes more will come in.

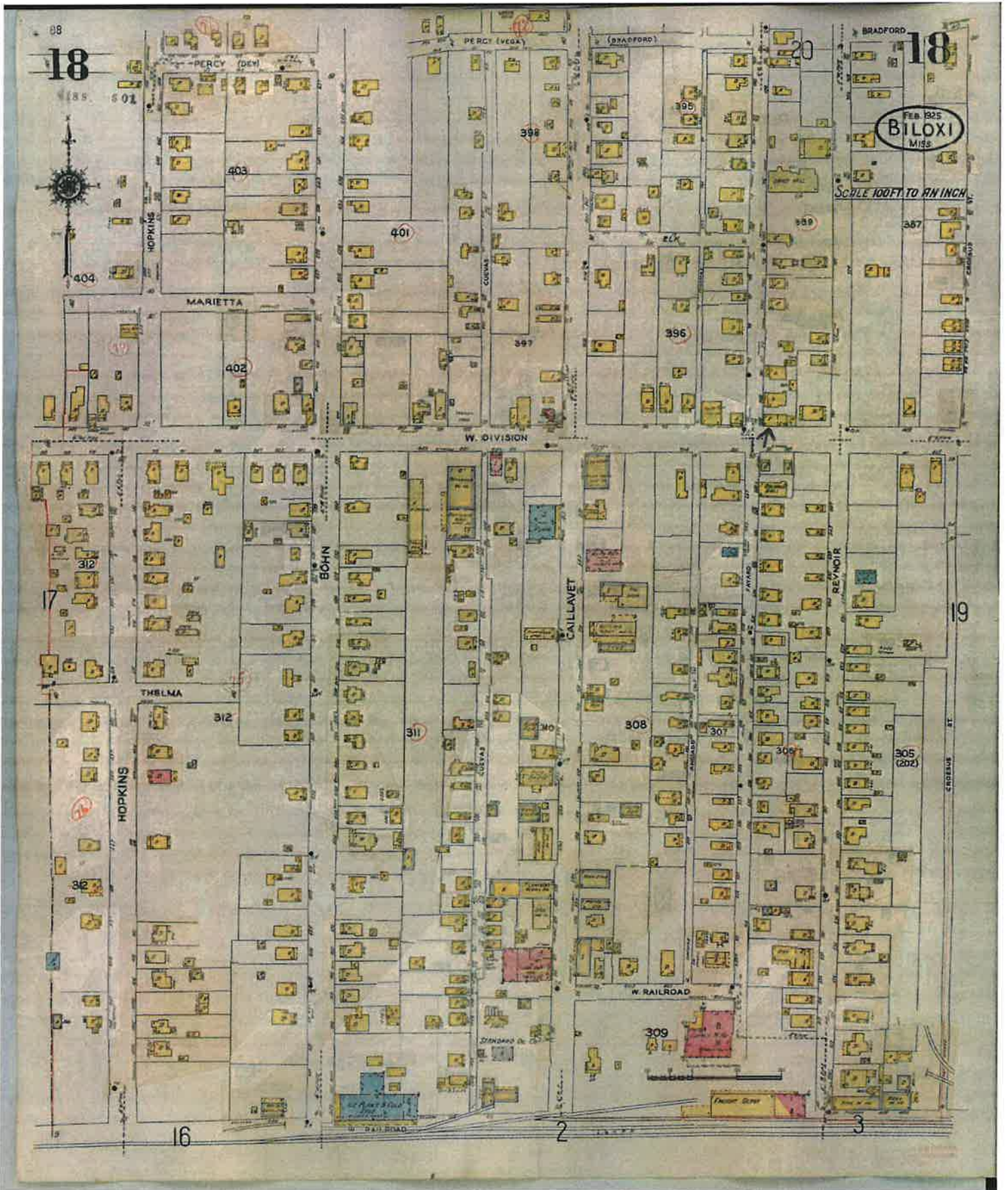
"The building needs a lot of loving care," Longo said, including roof work. Seashore also needs a sign on the building so people will know the shelter is there.

Women In Construction, a program that trains low-income women in construction trades, has started on the remaining interior work, Longo said. She hopes it will be finished by year's end.

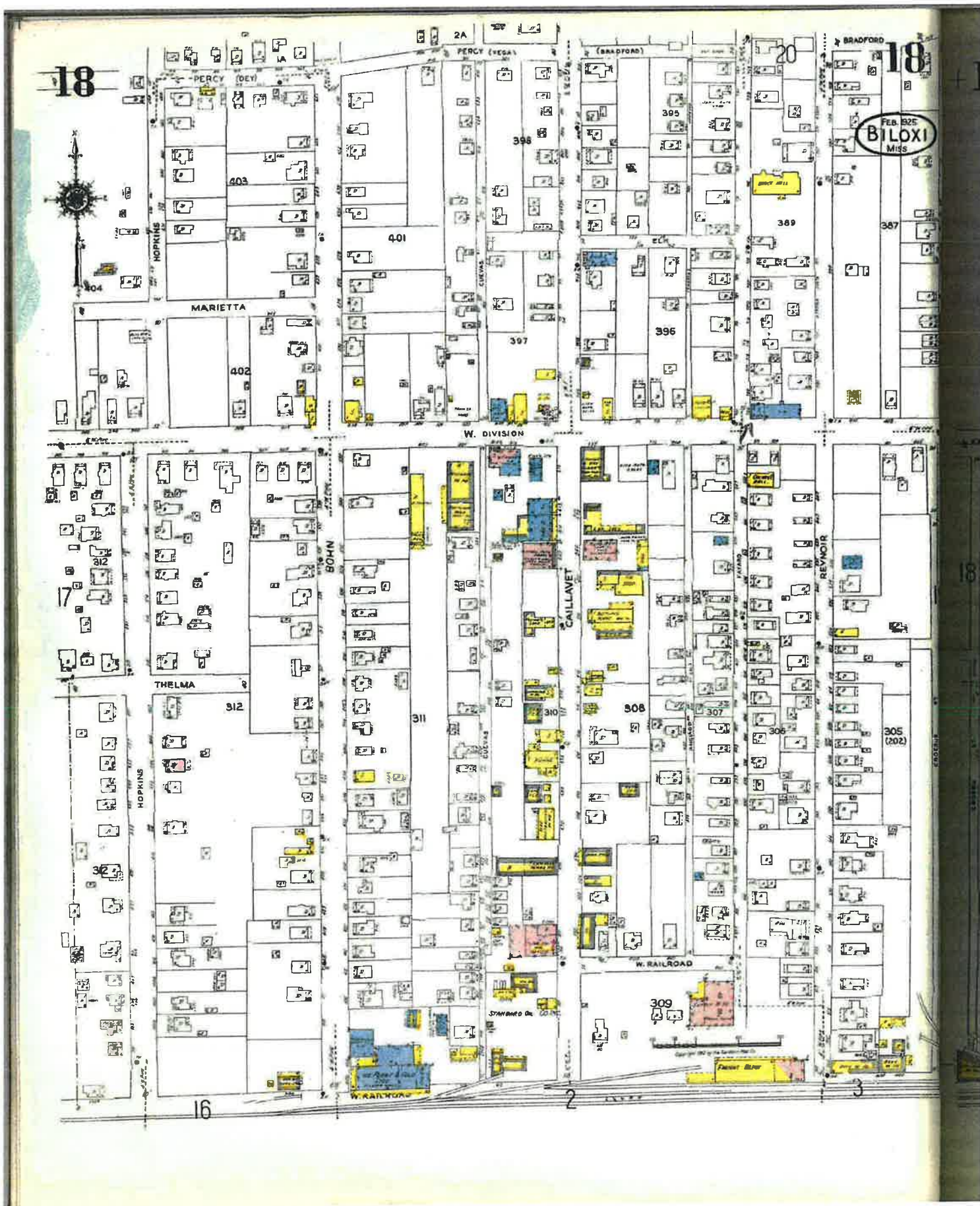
Sanborn map
1925



Sanborn Map
1948 update



Sarborn Map
1952 update



**ARCHITECTURAL AND HISTORICAL REVIEW COMMISSION
MEETING MINUTES
Biloxi, Mississippi
October 10, 2024**

The Architectural and Historical Review Commission held a called meeting on Thursday, October 10, 2024 at 8:33 a.m. in the conference room of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard in Biloxi.

Le’Roy Carney called the meeting to order at 8:33 a.m. and recorded the members present establishing a quorum.

MEMBERS PRESENT

Le’Roy Carney, Chair
Corey Christy
Elmer Williams
Carol Vaughn
Susan Hathaway
Randy Barras (Left at 9:05 a.m.)
Carol Vaughn

OTHERS PRESENT

Mandy Hornsby, Historical Administrator
Jerry Creel, Director of Community Development (Left 9:30 a.m.)
Felicia Serpas, Senior Planner
Jon Lambert, Code Enforcement Officer

MEMBERS ABSENT

Wallace Barnes
Harry Joachim
Kevin Felsher

INVOCATION BY: Le’Roy Carney

PLEDGE OF ALLEGIANCE: Corey Christy

APPROVAL OF MINUTES:

Corey Christy introduced a motion to approve the minutes from September 26, 2024, AHRC meeting. The motion was seconded by Susan Hathaway and carried unanimously as follows:

AYES: Carney, Barnes, Hathaway, Barras, Vaughn, Christy, Williams
NAYS: None
ABSTENTIONS: None
NOTES: None

APPROVAL OF AGENDA:

Elmer Williams introduced a motion to approve the agenda for October 10, 2024 AHRC meeting. The motion was seconded by Susan Hathaway and carried unanimously as follows:

AYES: Carney, Barnes, Hathaway, Barras, Vaughn, Christy, Williams
NAYS: None
ABSTENTIONS: None
NOTES: None

APPLICANT'S REQUEST:

Case No. 24-060
141 Keller Avenue
Replace shingle with metal roof
Landmark Setting

Alex Dunning/Jeremiah McWhorter

Jeremiah McWhorter, contractor representing the project, he said they would be replacing the shingle roof with a 26 gauge r-panel in the gaveling aluminum color. (Showed samples.)

Mr. Carney asked if it would be 26 gauge. Mr. McWhorter stated yes, it would be a little bit thicker gauge. He continued and said the roof is out of date and having leaks. They want to update it. Mr. McWhorter says other roofs in the area has basically the same style roof. Mr. Carney stated a few properties that do in the area on Lee Street, and others.

Mr. Carney asked for staff comments. Mr. Jerry Creel asked what they are going to do on the addition side of the building. Mr. McWhorter said they plan to add replace the old metal with the new metal as well. The existing metal is all starting to rust. The previous metal is a thinner gauge more like a 29. Mr. Creel asked if there is enough of a pitch to drain water. Mr. McWhorter said the pitch is pretty low and if they need to bring it up any they can. It is running off there is no water standing. Mr. Creel said he mentioned it was leaking inside. He asked if the leak is within the addition section. Mr. McWhorter said since the top has been rusted through there. They said a few sections where they screwed too hard and it cracked there. Whoever, initially installed it or tried to do repairs just tried to screw in certain areas and split the metal. Most of the rusting is where the screws have been penetrated too hard. Mr. Creel said the only thing up for the AHRC today was the design of the roof. Whether they accept it or not, we will have to look to make sure it meets code and has adequate fall too it.

Mrs. Mandy Hornsby, said as we had seen in the video there are several houses that have metal roofs right next door and across the street. The color and style will match them. We allow in the historic guidelines kind of interchangeable between metal and shingle roofs when faced with that situation. Staff can recommend approval to change from the shingle to metal roof.

Mr. Carney stated he recommended checking like Mr. Creel said he has the right elevation on there. He said just eyeballing it would help if he gave it a little bit more fall to protect it after putting it up there. So water won't be sitting up there in certain pockets if it isn't level. He said the kind of metal is going to be beautiful and he said good luck to him.

Carol Vaughn introduced a motion to approve Case No. 24-060 as presented and was seconded by Corey Christy. The motion was carried unanimously as follows:

AYES: Carney, Barnes, Hathaway, Barras, Vaughn, Christy, Williams
NAYS: None
ABSTENTIONS: None
NOTES: Nonc

Mr. Creel said they would have the building inspector come by to check it.

Case No. 24-061
612 Beach Boulevard
Erect monument sign at corner
East Central Historical District

BTH Group, LLC/Neil Polen

Travis Altsman, representing the property owner Wealth Hospitality and working at Dale Partners the Architect, stated they are in the process of designing the new Home2Suites Hotel. It is going up on Highway 90 next to Bellman and south of Water Street. The main purpose of this meeting is to discuss the signage for the property. Mr. Altsman pointed out three signs that advertise the hotel on the property. He said they are all about four foot eight by seven four. He said it represents the standard logo for Home2Suites branding. The building itself is stucco an EIFS product with an artificial cornice. Mr. Carney asked if the sign was already there. Mr. Altsman pointed out the building signage on this presentation.

Ms. Vaughn asked where one sign was in relation to the landscaping and if there were four signs. Mr. Altsman confirmed.

Mr. Altsman stated all signs will be brand new and look like the images. He said the signs will be made of metal and plastic.

Ms. Vaughn asked about the lighting. Mr. Altsman said it will be projected from lights hidden in the bushes. Ms. Vaughn asked if it would be back lit. Mr. Altsman stated no.

Mr. Carney asked for staff comments. Mrs. Hornsby asked planning if they had any questions and if it falls in the sight triangle with the trees as well. Mr. Creel said because of the height it will have to be outside the sight triangle which is 30 feet. Mr. Creel asked if it was internally or externally lit. Mr. Altsman stated externally lit.

Mrs. Mandy Hornsby said the original project had the signage on the building, but not the monument sign. When that happens, a case will come back to us as a separate case. The monument sign is appropriate to the ones we see on the beach with other hotels, consistent with their branding, and the design of the building that has already been approved. Pending it not messing with trees or sight triangle, staff can recommend approval.

Carol Vaughn introduced a motion to approve Case No. 24-061 as presented with following planning guidelines and was seconded by Elmer Williams. The motion was carried unanimously as follows:

AYES: Carney, Barnes, Hathaway, Barras, Vaughn, Christy, Williams
NAYS: None
ABSTENTIONS: None
NOTES: None

Case No. 24-062
856 Division Street
Seeking Landmark Status

Seashore Mission/Elijah Mitchell

Brother Elijah Mitchell, with Seashore Mission, came to request landmark status for the Seashore Mission. He said it is historically significant though some he cannot remember. He said many stories have been told by Mrs. Kay Bankston the previous owner and from her husband. They have been talking about this for two or three years. Sometime last year, a team came in from New England came to see old Elvis Presley stuff. When Mrs. Mandy was standing beside him, she said I think I can help you do this. So, they are seeking because it is historically significant in many ways. From a night club to a paint store to now the Seashore Mission where we now serve our homeless community.

Mr. Carney said he remembers it being a night club, Bankston's Paint Store, he remembers it being a number of businesses over the year. Mr. Randy Barras said there was a little bakery in the bottom corner. Brother Mitchell said he understands the first poboy restaurant was across the street.

Mrs. Susan Hathaway asked if there is any history inside. Is the dance floor in there. Brother Mitchell said it has all been retrofitted. Mrs. Hathaway said Mr. Bankston had left that in there when he had the paint store and had

some history up there like signed pictures. Brother Mitchell said no it all had to be retrofitted completely especially after Katrina.

Ms. Vaughn asked if they had donations to do that. Brother Mitchell said yes. Ms. Vaughn asked if this started as a shelter. Brother Mitchell said Mrs. Bankston said she did have some pictures at her house. Mrs. Hathaway made some suggestion of getting copies of those pictures to hang up.

Ms. Vaughn asked if it is serving as a shelter. Brother Mitchell said they are not a shelter they are a homeless resource center. Ms. Vaughn asked if they work with other groups like the one at Mercy Cross. He said he does. Ms. Vaughn asked what their mission is there. Brother Mitchell said to provide everything, but shelter. Ms. Vaughn asked if it was a shelter. He said it was when it was on Howard Avenue. Brother Mitchell said they partner with other organizations like Coastal Family Health Center, Social Security people, VA, so they do everything, but sleep people over night.

Mrs. Hathaway said they do good work there. Ms. Vaughn said they will have to come volunteer. Brother Mitchell said if they only fed people he wouldn't be there. Mrs. Hathaway said she brought them a whole bunch of clothes when her neighbor passed away. Brother Mitchell said they use clothes, shoes, and food pantry.

Mr. Carney asked for staff comments. Mrs. Hornsby said the historic designation has four categories. This current seashore fits two.

-It exemplifies or reflects the broad cultural, political, economic, or social history specifically of our city.

-It is identified with historic personages or with important events in national, state, or local history.

With Elvis Presley and Hank Williams performing there. She said Sie's Place, the paint store, and Seashore Mission are historically significant. The mission has been going a long time before moving to this building. It is a good candidate. She said she was excited they wanted to pursue it. They had a tour group from England, that came in April this past year, and were interested in seeing some kind of historic designation come to this building. So, staff can recommend approval.

Carol Vaughn introduced a motion to approve Case No. 24-062 as presented and was seconded by Susan. The motion was carried unanimously as follows:

AYES: Carney, Barnes, Hathaway, Barras, Vaughn, Christy, Williams

NAYS: None

ABSTENTIONS: None

NOTES: None

Mrs. Hornsby stated, as long as the newspaper advertising goes out on time, should have its first reading on November 9th and November 19th will have its vote for City Council.

Case No. 24-063
366 Lameuse Street
Replace wood siding with Hardie Plank
Local Landmark

Alice Pearson

Ms. Alice Pearson, owner, presented the project for the house at 366 Lameuse Street. She said as you can see from the video, the house needs work. Her father passed away and she wants to rebuild whatever he started. She understands it was originally pine on the side and she wants to replace it with wood grain Hardie Plank.

Mr. Carney asked if she wants to put Hardie Plank on both sides. She said both sides need it, but she only saw the one side when she went to the location. Mr. Carney said looking at the video it needs a lot of work. He also asked if she has a contractor. Ms. Pearson said she does.

Ms. Vaughn asked where the cement siding is she is replacing. Ms. Pearson said she is not technical with the building aspect, but visibly this is her understanding. She says she does have a property manager, but does not know his schedule. He is a contractor as well.

Mr. Carney confirmed she plans to do both sides. Mr. Pearson stated yes. Mr. Creel said Hardie Plank is cement siding.

Mr. Carney asked about the doors and windows and if she plans to change any of that. Ms. Pearson said no, she knows it is a historic house and there are guidelines. She is going to make it better, but doesn't want to change design for anything like that. She said she will probably be back with this house again because it is just the beginning and her first time dealing with this house.

Ms. Vaughn asked if she would replace the roof since it is rusting. Ms. Pearson said yes.

Mr. Creel asked if she was going to remove the tree. Ms. Pearson said they started cleaning. She said she is from New York and comes down every month to try to take care of the properties. She is here to comply and never had this experience before. Ms. Vaughn said they appreciate her making it better.

Mr. Carney said he is asking these questions is because when you start putting Hardie board on the entire house and you do not deal with the original situation it will come back and cost more because you have to redo what you have already done. If there is a project with doors and windows at the time. Ms. Pearson said her contractors know what to do and she does sees what needs to be done. She will let the professionals do that.

Mr. Carney asked for staff comments. Mrs. Hornsby said this house even though is missing the siding it originally would've been pine siding. It looks like in 1997 the sides were asbestos tiles and had already been replace once from the original siding. It looks like the front might have still had the pine, but cannot confirm by looking at the picture. She said a Hardie Plank that matches a wood finish will look appropriate for the house. This is probably the oldest house she has seen since starting the position. It is a circa 1890 build and it is a classic shot gun which we have lost so many though the storms. Many of the example pictures she has, we lost those in Katrina. This is a real worthwhile property saved and rehabbed. Staff can recommend approval on the Hardie Plank.

Mr. Carney there used to be a number of them on that street close by. Mr. Carney remembers the house real well. His mother lived around the corner from it.

Corey Christy introduced a motion to approve Case No. 24-063 as presented and was seconded by Carol Vaughn. The motion was carried unanimously as follows:

AYES: Carney, Barnes, Hathaway, Vaughn, Christy, Williams

NAYS: None

ABSTENTIONS: None

NOTES: Mr. Randy Barras left at 9:05 a.m. before case was presented.

VII. PENDING APPLICATIONS: None

VIII. MINOR CERTIFICATE OF APPROPRIATENESS:

Case No. 24-36A
246 Bohn Street
Replace metal on roof like for like

Marques Thomas

West Central Historical District

Case No. 24-37A
983 Howard Avenue
Replace shingles like for like
West Central Historical District

Jules Miller/Daniels Roofing Solutions LLC

Case No. 24-38A
125 Hopkins Avenue
Replace fence and gate like for like
West Central Historical District

Jon Bergeron

Case No. 24-39A
825 Division Street
Erect gate and fence back only
Landmark Setting

Anthony Marshall

IX. NEW BUSINESS:

- Mrs. Hornsby said that she hopes today to get approval for the roof with the Old Brick House with Archives and History. She said she is also waiting on their approval for the Saenger plaster work.
- Mrs. Hornsby reminded them about the Cemetery Tour is October 20th and 22nd.
- Mr. Creel said Cruisin' the Coast was downtown yesterday with a lot of traffic and a lot of activity. It will be worse today and tomorrow.
- Mr. Carney asked when Rouses would open. Mr. Creel said October 16th is the opening of Rouses and they will go directly across the street and break ground for the Popp's Ferry Extension. Rouses opening is a party and it will be at 8 a.m.

X. OLD BUSINESS: NONE

XI. ISSUES OF CONCERN: NONE

ADJOURNMENT:

There being no further business Le'Roy Carney adjourned the meeting at 9:13 a.m.

Approved by:

Chair

Secretary