

ARCHITECTURAL PLAN ORDINANCE

An Ordinance of the City of Natchez, Mississippi, relating to Building Permits, establishing the City Planning Commission as the Architectural Review Authority, and prescribing the duties thereof.

To promote the general welfare and to preserve the distinctive and historic character, charm, and beauty of the City of Natchez, in order that the value to the community of those buildings and approaches having architectural and historic worth may not be impaired, and to insure that the new buildings are designed and constructed as harmonious parts of the city, an area to be known as the Historic Natchez District is established, in which area buildings shall be subject to the provisions of this ordinance.

BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF NATCHEZ IN COUNCIL CONVENEED as follows:

SECTION I. DEFINITIONS

For the purpose of this ordinance, certain words used herein are defined as follows:

BUILDING. Any structure built or used for the shelter or enclosure of persons, animals, or chattels. For the purpose of this ordinance the term "building" includes alteration or addition.

PLANS. Drawings or sketches of a proposed building with sufficient detail and explanation to show, so far as they relate to exterior appearance, the architectural design of the building, including proposed materials, textures, and colors, and the plot plan or site layout, including all site improvements or fea-

tures such as walls, walks, terraces, planting, accessory buildings, signs, lights, and other appurtenances.

SECTION II. ARCHITECTURAL REVIEW AUTHORITY

1. **ESTABLISHMENT.** The City Planning Commission of the City of Natchez (hereinafter for abbreviation referred to as the "Commission"), is hereby made the authority to carry out the purposes of this ordinance. The Commission shall request the Pilgrimage and the Natchez Garden Clubs each to delegate a representative to act as advisor to the commission in matters of architectural control.

2. **DUTIES.** It shall be the duty of the Commission to pass upon plans for buildings located or to be located within the Historic Natchez District.

3. **HISTORIC NATCHEZ DISTRICT.** The Historic Natchez District is that area shown upon the "Historic Natchez District Map-1951", which map, together with all information shown thereon, is hereby declared to be part of this ordinance.

SECTION III. PROCEDURE FOR REVIEW OF PLANS

1. **SUBMISSION OF PLANS.** Every application for a building permit for a building located or to be located within the Historic Natchez District shall be accompanied by plans for the proposed building. Within five (5) days from the date of submission, such plans shall be forwarded by the Municipal Building Inspector to the Commission for review.

2. **REVIEW OF PLANS.** Within

thirty (30) days from the date of application for building permit and submission of plans, the Commission shall review such plans and shall render its decision thereon.

3. **FORM OF DECISION.** The decision of the Commission shall be in the form of a written order to the Municipal Building Inspector.

4. **NOTIFICATION AND BUILDING PERMIT.** Upon receiving the order of the Commission, the Municipal Building Inspector shall thereupon notify the applicant of the decision of the Commission. If the Commission shall have approved the plans, and if all other requirements of the City of Natchez have been met, the Building Inspector shall issue a permit for the proposed building. If the Commission shall have disapproved the plans, the Building Inspector shall not issue such permit.

In cases where the Commission has disapproved the plans, the Building Inspector shall furnish the applicant with a copy of the Commission's written order, together with a copy of any recommendations the Commission may have made for changes necessary to be made before the plans will be reconsidered.

5. **FAILURE TO REVIEW PLANS.** If no action upon plans submitted to the Commission has been taken at the expiration of thirty (30) days from the date of application for building permit and submission of plans, such plans shall be deemed to have been approved and, if all other requirements of the City of Natchez have been met, the Municipal Building Inspector shall issue a permit for the proposed building.

SECTION IV. DECISIONS

1. **GENERAL CONSIDERATIONS GOVERNING DECISIONS.** In passing upon plans, the Commission shall consider exterior design and appearance of the proposed building, including materials, textures, and colors; plot plan or site layout, including features such as walls, walks, terraces, planting, accessory buildings, signs, lights, and other appurtenances; and relation of the building to the immediate surroundings and to the Historic Natchez District. The Commission shall not consider interior design or plan, and it shall not exercise any control over land use, such as is governed by the Zoning Ordinance, or over construction, such as is governed by the Building Code.

2. **SPECIFIC RULES GOVERNING DECISIONS.** Before approving any plans or any application for a building permit for any proposed building located or to be located in the Historic Natchez District, the Commission shall find:

(a) In the case of a proposed alteration or an addition to an existing building, that such alteration or addition will not materially impair the historic value or the appearance of the building.

(b) In the case of a proposed new building, that such building will not, in itself or by reason of its location on the site, materially impair the historic value or the appearance of buildings on adjacent sites or in the immediate vicinity.

(c) That the proposed building will not be injurious to the general character of the Historic Natchez District.

(d) That the proposed building will not affect adversely the Master Plan for the City of Natchez.

3. FORM OF DECISION. Every decision of the Commission in passing upon plans for buildings in the Historic Natchez District shall be in the form of a written order stating the finding of the Commission, its decision, and the reasons therefor.

4. RECOMMENDATIONS FOR CHANGES IN PLANS. The Commission shall not disapprove any plans without giving its recommendations for changes necessary to be made before the plans will be reconsidered. Such recommendations may be general in scope, and compliance with them shall not qualify the plans for approval but only for reconsideration by the Commission.

5. MEMBER DISQUALIFIED FROM VOTING. Any member of the Commission who shall be employed to design or execute a building or who shall have any proprietary, tenancy, or personal interest in such building requiring approval of the Commission shall be disqualified from voting thereon.

SECTION V. APPEALS

1. PROCEDURE FOR APPEAL. Any party aggrieved by a decision of the Commission may, within fifteen (15) days thereafter, appeal therefrom to the City Council of the City of Natchez, and he shall file with the Commission a written notice of appeal specifying the decision from which such appeal is taken.

2. TRANSCRIPT OF PROCEEDINGS. Upon receiving notice of ap-

peal, the Commission shall transmit to the council a certified copy of the proceedings in the case upon which the appeal is taken, and the issue shall be tried in the council solely on the question whether the commission, in rendering its decision, has acted beyond the limits of its powers or abused its discretion.

SECTION VI. SEVERANCE

CLAUSE AND EFFECTIVE DATE

1. SEPARABILITY. The requirements and provisions of this ordinance are severable, and if any section, paragraph, sentence, or portion thereof, be declared by any court of competent jurisdiction to be void, invalid, inoperative, or otherwise inapplicable, the decision of the court shall not affect the validity or applicability of the ordinance as a whole or of any part thereof other than the part so held to be void, invalid, inoperative, or otherwise inapplicable.

2. EFFECTIVE DATE. This ordinance shall take effect at noon the 15th day of January, 1952.

ORDAINED THIS THE 11th day of December, 1951.

Fred C. Schleet
Mayor Pro Tem

ATTEST:

S. F. Junkin,
City Clerk.

The Mayor and Board of Aldermen of the City of Natchez, Mississippi, will conduct a Public Hearing in the Council Chamber, City Hall, Natchez, Mississippi, at 6:00 P.M., November 20, 1980, pursuant to Section 39-13-3 of the Mississippi Code of 1972, as amended, which said Public Hearing will be for the purpose to determine whether or not to adopt an Ordinance pursuant to the Mississippi Local Government Historic Preservation Law of 1978 for the establishment and location of historic preservation districts and the designation of historic landmarks and landmark sites within the area of the jurisdiction of the Mayor and Board of Aldermen of the City of Natchez. All persons are invited to attend said Public Hearing and to make written and/or oral statements in support of said Ordinance or in opposition thereto.

A copy of the Ordinance is on file in the office of the City Clerk of the City of Natchez, Mississippi and is available for inspection between 9:00 A.M. and 5:00 P.M., Monday through Friday through said date of November 20, 1980.

The Mayor and Board of Aldermen have made and caused to be made investigation of the historical, architectural, archaeological and cultural significance of the buildings, structures, features, sites and surroundings of such historic landmarks or landmark sites as set forth hereafter.

The area to be embraced in the historic preservation district is described as follows:

Beginning at a point where the live railing of the Mississippi River intersects with the centerline of the Natchez Vidalia Bridge, thence run in a general southeasterly direction along the centerline of said Natchez Vidalia Bridge to its point of intersection with the centerline of the Missouri Pacific Railroad right-of-way, thence from said point run in an easterly direction along the centerline of the Missouri Pacific Railroad right-of-way to a point where the said railroad right-of-way intersects with the western right-of-way of South Canal Street, thence from said point run northeasterly in a straight line to the point of intersection of the eastern right-of-way of South Canal Street and the northerly right-of-way of the Missouri Pacific Railroad, thence run easterly and northeasterly along the northerly right-of-way of the Missouri Pacific Railroad to a point where it intersects with the southern right-of-way of Eltringham Lane, thence run in a straight line from said point in a general southeasterly direction along the easterly extension of the southern right-of-way of Eltringham Lane to a point where it intersects with the eastern right-of-way of the Missouri Pacific Railroad property, thence from said point run in a southerly and southeasterly direction along the said easterly right-of-way of the Missouri Pacific Railroad property to its point of intersection with the northerly corner of Parcel 15, Block 1, City Tax Map 53, thence from said point run along the northerly line of Parcel 15, Block 1, City Tax Map 53 to its point of intersection with the westerly line of Margaret Martin Junior High School property, thence from said point run in a northerly and easterly direction along the northerly boundary of Margaret Martin Junior High School property to its point of intersection with the western right-of-way of Homochitto Street, thence run from said point in a straight line to the point of intersection of the western right-of-way of Homochitto Street and the western right-of-way of Metcalfe Street, thence run in a northerly direction along the western right-of-way of Metcalfe Street to the point of intersection with the southeasterly corner of Parcel 14, Block 2, City Tax Map 53, thence from said point run along the western line of said parcel to its point of intersection with the southern line of Parcel 14, Block 2, City

Tax Map 53, thence from said point run southeasterly along the southern line of said Parcel 14, Block 2, City Tax Map 53 to its point of intersection with the southern right-of-way of Gastrell Street, thence from said point run in a southeasterly direction along the southern right-of-way of Gastrell Street to its point of intersection with the northwest corner of Parcel 8, Block 2, City Tax Map 53, thence run southeasterly along the southerly line of Parcel 8, Block 2, City Tax Map 53 to a point where it intersects with the westerly line of Parcel 9, Block 2, City Tax Map 53, thence from said point run northerly along the westerly line of Parcel 9, Block 2, City Tax Map 53 to its point of intersection with the southerly side of Washington Street right-of-way, thence from said point run in a northerly direction to the point of intersection of the north side of the Washington Street right-of-way and the centerline of the bayou that separates Parcels 36 and 37, Block 5, City Tax Map 52, thence from said point run in a northerly direction from said point along the centerline of said bayou to a point where said bayou intersects the northerly right-of-way of Main Street, thence from said point run in a general northwesterly direction along the northerly right-of-way line of Main Street to Main Street point of intersection with the eastern right-of-way of the unnamed City street running parallel to and located between Orange Avenue and North Pine Street, thence from said point of intersection run in a northerly direction along the eastern right-of-way of said unnamed street to its point of intersection with the southeasterly corner of Parcel 6, Block 1, City Tax Map 29, thence northerly along the eastern line of said Parcel 6, Block 1, City Tax Map 29 to its point of intersection with the southern right-of-way of St. Catherine Street, thence from said point run a cross St. Catherine Street in a straight line in a northerly direction to the point of intersection of the southwesterly corner of Parcel 14, Block 2, City Tax Map 53, thence from said point run in a westerly direction along the westerly line of Parcel 14, Block 2, City Tax Map 53 to its point of intersection with the southwest corner of Parcel 16-B, Block 2, City Tax Map 29, thence from said point run in a northwesterly direction along the easterly line of Parcel 17, Block 2, City Tax Map 29, thence from said point run in a northerly direction along the easterly line of Parcel 17, Block 2, City Tax Map 29 to the point of intersection of the easterly line of Parcel 7, Block 2, City Tax Map 29 with the southerly line of Parcel 6, Block 2, City Tax Map 29, thence run from said point westerly along said southerly line to the southwesterly corner point of said parcel, thence from said point run in a northerly direction along the easterly line of said parcel to its northwesterly corner point, thence from said point run westerly along the northerly line of said parcel to its point of intersection with the easterly line of Parcel 5, Block 2, City Tax Map 29, thence from said point run in a northeasterly direction along the eastern lines of Parcels 5, 4, 3, 2 and 1 of Block 2, City Tax Map 29 to the point of intersection with the southerly right-of-way of the Yazoo and Mississippi Valley Railroad, thence run from said point in a northerly direction from said point in a straight line to the point of intersection of the northerly right-of-way of the Yazoo and Mississippi Valley Railroad with the easterly line of Parcel 6, Block 1, City Tax Map 29; thence from said point run in a northerly direction along the eastern lines of Parcels 6, 5, 4, and 3 of Block 1, City Tax Map 29 to the point of intersection of said line with the southerly right-of-way of Aldrich Street, thence from said point run in a general southeasterly direction along the southerly right-of-way of Aldrich Street to its point of intersection with the western right-of-way of D'Everaux Street, thence from said point run in a general northeasterly direction in a straight line to the point of intersection of the westerly line of Parcel 44, Block 2, City Tax Map 28 and the northerly right-of-way of Aldrich Street; thence from said point run in a general northeasterly direction along the westerly line of Parcel 44, Block 2, City Tax Map 28 to its point of intersection with the northerly line of Parcel 44-B, Block 2, City Tax Map 28, thence from said point run northwesterly along the northerly boundary line of said Parcel 44-B to the point of intersection of said northerly boundary line with the westerly boundary of Parcel 39, Block 2, City Tax Map

28; thence run from said point along the westerly line of said Parcel 39 in a northeasterly direction to its point of intersection with the southern right-of-way of Purnell Street; thence run from said point northeasterly in a straight line to the point of intersection of the northern right-of-way of Purnell Street with the eastern line of Parcel 11, Block 1, City Tax Map 28; thence from said point run in a northeasterly direction along the easterly boundary line of Parcel 11, Block 1, City Tax Map 28 as said line is extended to its point of intersection with the northerly right-of-way of East Oak Street; thence from said point run in a northwesterly direction along the northerly right-of-way of East Oak Street to its point of intersection with the centerline of the right-of-way of North Pine Street; thence run from said point in a northeasterly direction along the centerline of the North Pine Street right-of-way to its point of intersection with the centerline of the right-of-way of St. Mary Street; thence run from said point in a northwesterly direction along the centerline of St. Mary Street to its point of intersection with the westerly extension of

the southern line of Parcel 9, Block 1, City Tax Map 12; thence run from said point in a northeasterly direction along the southerly lines of Parcels 9, 8, 7, 6 and 5 of Block 1, City Tax Map 12 to the point of intersection with the westerly right-of-way of Bishop Street; thence run from said point in a northerly direction along the westerly right-of-way of Bishop Street to its point of intersection with the southerly right-of-way of North Rankin Street; thence from said point run in a straight line in an easterly direction to the point of intersection of the easterly right-of-way of Bishop Street and the northerly right-of-way of Beaumont Street; thence from said point run easterly along the northerly right-of-way of Beaumont Street to its point of intersection with the westerly line of Parcel 33, Block 8, City Tax Map 13; thence from said point run in a northerly direction along the westerly lines of Parcels 33, 24 and 25 of Block 8, City Tax Map 13 to the point of intersection with the southerly right-of-way of Garden Street; thence from said point run in a westerly direction along the southerly right-of-way of Garden Street to its point of

intersection with the eastern right-of-way of Bishop Street; thence from said point run in a northerly direction along the eastern right-of-way of Bishop Street to its point of intersection with the easterly right-of-way of North Union Street; thence from said point run in a straight line in a westerly direction to the point of intersection of the western right-of-way of North Union Street and the northern right-of-way of Elm Street; thence from said point run in a northwesterly direction along the northerly right-of-way of Elm Street to its point of intersection with the easterly right-of-way of New Street; thence from said point run northwesterly in a straight line to the point of intersection of the westerly right-of-way of New Street and the northerly line of Parcel 31, Block 1, City Tax Map 11; thence from said point run in a northwesterly direction along the northerly right-of-way of Parcel 31, Block 1, City Tax Map 11 to its point of intersection with the easterly line of Parcel 4, Block 1, City Tax Map 11; thence from said point run in a southwesterly direction along the easterly lines of Parcels 4 through 11, Block 1, City Tax Map 11 to the point of intersection with the southerly line of Parcel 11, Block 1, City Tax Map 11; thence from said point run in a northwesterly direction along the southern line of Parcel 11, Block 1, City Tax Map 11 to its point of intersection with the easterly

right-of-way of Reynolds Street; thence from said point run in a southwesterly direction in a straight line to a point formed by the intersection of the southerly right-of-way of Park Avenue and the western right-of-way of Maple Street; thence from said point run westerly along the southerly right-of-way of Park Avenue and continuing along the same line run southerly along the eastern right-of-way of Clifton Avenue to the point of intersection of the southerly extension of the easterly right-of-way of Clifton Avenue and the center of Madison Street right-of-way; thence run from said point in a general northwesterly direction along the said centerline of Madison Street as extended to its point of intersection with the live thalweg of the Mississippi River; thence run from said point in a general southwesterly direction along the live thalweg of the Mississippi River to the point of beginning.

The City Tax Maps to which reference is made in the above description are recorded in the office of the Chancery Clerk of Adams County, Mississippi, special reference to which is made for all purposes.

The following is the proposed designation of historic landmarks and landmark sites within the boundaries hereinabove set forth of the proposed historic district:

The Ordinance proposed to be adopted is subject to the requirements of Section 39-137 of the Mississippi Code of 1972 which provides for submission of the proposed preservation district to the Mississippi Department of Archives and History requesting that an analysis of and recommendations concerning the proposed district boundaries

This Notice so approved by the Mayor and Board of Aldermen of the City of Natchez on this the 28th day of October, 1980.

MAYOR

Attest

City Clerk

Historic Review District

Natchez, Mississippi

