



**HISTORIC PRESERVATION COMMISSION MEETING AGENDA
CITY OF OCEAN SPRINGS
HISTORIC PRESERVATION COMMISSION
MONDAY, JUNE 16, 2025 - 6:00 PM**

1. Call Meeting to Order

2. Approval of Minutes

- a. May 19, 2025

3. Old Business

- a. Request for a Certificate of Appropriateness – 208 Washington Ave – PIDN: 60137516.000 – Gaston Bordis – Approval to demolish existing house.
- b. Request for a Certificate of Appropriateness – 504 Jackson Ave – PIDN: 60137236.000 – Marques Thomas - St Alphonsus Church – Approval to build a detached restroom.

4. New Business

- a. Request for a Certificate of Appropriateness - 1211 Sunset Ave - PIDN: 60119025.010 - James & Anne Watson - Approval to add a roof and screen in the existing backyard deck.
- b. Request for a Certificate of Appropriateness - 525 Porter Ave - PIDN: 60225030.100 - Josh & Paige Hertel - Approval to add a 5 ft black aluminum and 5 ft black metal chain link fence in the backyard.
- c. Request for a Certificate of Appropriateness - 502 Jackson Ave - PIDN: 60137198.000 - Starks Contracting Co, Inc; St. Alphonsus Church - Approval to demolish and construct a new church covered entry, construct a new adoration chapel/sacristy, construct a new maintenance & storage building, renovate existing courtyard, construct new restroom addition, renovating existing adoration chapel space into extension of sacristy, enclosed addition at school/cafeteria, and construct a new cry room extension.
- d. Request for a Certificate of Appropriateness - 1410 Bowen Ave - PIDN: 60137130.000 - Jill & Cole Little - Approval to build three additions onto existing house, screen in existing back porch, and create new driveway.

5. Audience Request

6. Administrative

7. Adjourn

**The Minutes of the City of Ocean Springs
Historic Preservation Commission
Special Call Meeting: Monday, May 19, 2025**

1. Call meeting to order.

The Chairman Bonnie Munro, called the special call meeting to order on Monday, May 19, 2025, at 5:00 pm. Commission members present were Charles Fowler, Kathy Stafford, Michael Burns, Bonnie Munro, Owen White and Karen Chewing. Absent was Micheal Doster. Staff present were Wade Morgan, Interim Community Development Director and Elizabeth Dill, Planner.

2. Approval of Minutes.

A motion was made by Kathy Stafford and recommended by Owen White to accept February 6, 2025, minutes. The motion passed unanimously.

3. Old Business – None

4. New Business

- a. Request for a Certificate of Appropriateness – 306 Washington Ave – PIDN: 60137522.000 – Micheal McRaney – Approval for a secondary living unit on an existing slab.

A motion was made by Karen Chewing, second by Charles Fowler to recommend Approval. The motion passed unanimously.

- b. Request for a Certificate of Appropriateness – 208 Washington Ave – PIDN: 60137516.000 – Gaston Bordis – Approval to demolish existing house.

A motion was made by Michael Burns, second by Owen White, to recommend to Table the application due to needing more information. The motion passed unanimously.

- c. Request for a Certificate of Appropriateness – 504 Jackson Ave – PIDN: 60137236.000 – Marques Thomas (applicant); St Alphonsus Church – Approval to build a detached restroom.

A motion was made by Charles Fowler, second by Karen Chewing to recommend to table the application until someone can be present to present the application. The motion passed unanimously.

- d. Request for a Certificate of Appropriateness - 515 Rayburn Ave – PIDN: 60137596.000 – Harley Klein – Approval to demo and replace the existing awning, repair and replace the porch screen and framing, repair any damaged trim and siding.

A motion was made by Charles Fowler, second by Michael Burns to recommend Approval. The motion passed unanimously.

- e. Request for a Certificate of Appropriateness - 110 Shearwater Dr – PIDN: 60130590.070 – Frances White – Approval to replace existing 4 foot white fence with a 4 foot vinyl white fence.

Owen White recused himself.

A motion was made by Michael Burns, second by Karen Chewning to recommend Approval. The motion passed unanimously.

Owen White returned.

5. General Public Comment – None

6. Commissioner Forum – None

7. Adjourn

A motion was made by Bonnie Monroe, second by Owen White to adjourn the meeting. The motion was carried unanimously.

**CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: June 16, 2025
June 5, 2025- No Quorum
May 19, 2025 (Special Call Meeting): First presented

APPLICANT: Gaston Bordis

CURRENT OWNER: Gaston Bordis

REQUESTED ACTION: Approval of Certificate of Appropriateness to demolish existing house.

DATE OF APPLICATION: April 4, 2025

LOCATION: 208 Washington Ave
Old Ocean Springs Historic District

PARCEL NUMBER: 60137516.000

DESCRIPTION OF THE REQUEST:

The applicant proposes to demolish the existing house due to extensive termite damage, also excessive moisture and mold.

The request was deferred at the 5/19/25 meeting. The HPC needed more analysis of the house's structural condition.

ADJACENT ZONING/LAND USE:

Subject Property: R-1 Low Density Single Family/single-family dwelling

North: R-1 Low Density Single Family

South: R-1 Low Density Single Family

East: R-1 Low Density Single Family

West: R-1 Low Density Single Family



MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- **BRIEF DESCRIPTION:**

1.5-story, frame, 3-bay-wide (ww-d-ww) Craftsman gable-front Bungalow with a partial gable porch supported by tapered columns on masonry pedestals. The entry is offset left (north) and is a multi-light wood door. Windows are wood 1/1, 3/1 d-h-s in singles and pairs, sometimes with working and faux shutters. Other windows are wood 10-light casement. Features are shed dormers, knee braces, exposed rafter tails, gable windows, and a masonry chimney on the eave wall. It has brick piers, clapboards, and an asphalt shingle roof. A gable-roof addition is appended to the rear left (northeast) corner. The shed dormers were added post-1944.

- **HISTORIC INFORMATION:**

The McEvoy-McClure house was probably erected in 1900 by Harry P. Dunn, who acquired the property from Joseph Kotzum for \$800. The Dunn family lived at 208 Washington until 1911, when Robertson Palmer, a corporate lawyer and native of Illinois, purchased it for \$1400. Mr. Palmer sold it to Cyprien A. Montet and Dudley J. McEvoy in 1912 for \$2000. The McClures acquired 208 Washington in 1915. They are credited with remodeling it. The house stayed in possession of the McClure family until 1946. McClure was the post master and a bank cashier.

FINDINGS:

- NR Status: Contributing
 - Ocean Springs Historic District Design Guidelines; Page 64
 - Contributing buildings: These buildings are essential to the district's sense of place and sustain the architectural and historic significance of the district.
- The Unified Development Code (UDC) Section 2.29.6.D.4; Page 90
 - Demolition. In considering an application for the demolition of a landmark or a resource within an historic district, the following shall be considered:
 - The individual historical or architectural significance of the resource.
 - The importance or contribution of the resource to the aesthetics of the district.

- The difficulty or impossibility of reproducing such a resource because of its texture, design, material or detail.
 - The proposed replacement structure and the future utilization of the site.
- The applicant has provided the following information to support his request:
 - Insurance was denied by at least 7 companies due to the condition of the house.
 - Mississippi Official Wood Destroying Inspection Report: See attachments
 - The existing home has excessive moisture and mold and is a health hazard.
- The applicant does plan to rebuild a single-family dwelling on the property if the demolition request is granted.
- Old Ocean Springs Historic District:
 - The Old Ocean Springs Historic District is comprised of several residential blocks situated to the south and west of the city's central business district. This district is unique because of its history of mixed use (residential, commercial, professional, etc.) particularly along Jackson and Washington avenues. The area reveals an abundance of high style architecture both well suited and adapted to the Gulf Coast climate and indicative of the continuous development of Ocean Springs as a resort community.
 - The district, a large concentration of primarily street-oriented properties, is significant for its diversity of architectural styles, local stylistic adaptations, and variety of building forms. Greek Revival, Queen Anne, and Craftsman stylistic interpretations predominate upon Creole cottages, Planter's cottages, shotgun houses, and bungalow forms. Climatic influences are reflected by both the scarcity of chimneys and the plethora of porches. The area also encompasses churches and community buildings, as well as numerous residences rehabilitated for modern non-residential uses.

PUBLIC FEEDBACK:

None received as of **May 30, 2025.**

POTENTIAL MOTION:

To recommend **approval** of a COA to demolish the existing house located at 208 Washington Ave due to extensive termite damage and excessive moisture and mold.

– OR –

To recommend **denial** of a COA to demolish the existing house located at 208 Washington Ave due to extensive termite damage and excessive moisture and mold.



City of Ocean Springs
 Historic Preservation Commission
 1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564
 (228) 875-4415

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: _____

[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

APPLICATION FEE: \$51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee
\$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

******* APPLICANT MUST ATTEND HEARING *******

Property Address: 208 WASHINGTON AVE. OCEAN SPRINGS, MS

Property Owner(s): GASTON C. BORDIS IV AND APRIL BORDIS

Parcel ID Number: _____ **Approximate Age of Home:** 113 YEARS

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ **Check here** if City Officials and HPC members DO NOT have permission to enter property.

Applicant [Check one]: ☐ Architect ☐ Contractor ☒ Owner ☐ Other _____

Name: GASTON C BORDIS IV AND APRIL BORDIS

Address: _____

City: OCEAN SPRINGS **State:** MS **Zip:** 39564

Phone: _____ **Email:** _____

Property Owner [if Different]:

Name: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone: _____ **Email:** _____

DIRECTIONS: Check box which best represents your request (more than one box may be checked), and **ATTACH** the corresponding checklist to help ensure a complete application.

☐ New Construction, Additions, Extensive
 Renovation / Repair

☐ Minor Renovation / Repair

☐ Exterior Painting (Contributing Structures Only)

☐ Landscaping and Site
 Improvements (i.e. Fencing)

☐ Signage

☒ Demolition



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

DEMOLITION

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

- a. _____ Photographs of all sides of the structure to be removed;
- b. _____ Site plan showing locations of structures, fences, walls, walkways, and protected trees;
- c. ☒ Provide a sketch showing intent for the property. In considering an application for the demolition of a landmark or resource with a historic district, the following shall be considered:
 - 1. The individual historical or architectural significance of the resource;
 - 2. The importance or contribution of the resource to the aesthetics of the district;
 - 3. The difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail; and
 - 4. The proposed replacement structure and the future utilization.

Description: ① Demolition is requested. THE HOME HAS
EXTENSIVE TERMITE DAMAGE — REPORT ATTACHED.
② HOME HAS EXCESSIVE MOISTURE AND MOLD
AND IS A HEALTH HAZARD
③ Insurance was denied by AT LEAST 7 companies —
Proof will be supplied — DUE TO CONDITION OF HOME
④ Proposed Plan for NEW CONSTRUCTION will be supplied
AS IT IS EXPECTED w/in A FEW DAYS.

— Attach Additional Sheets if Needed —

Detail Legend

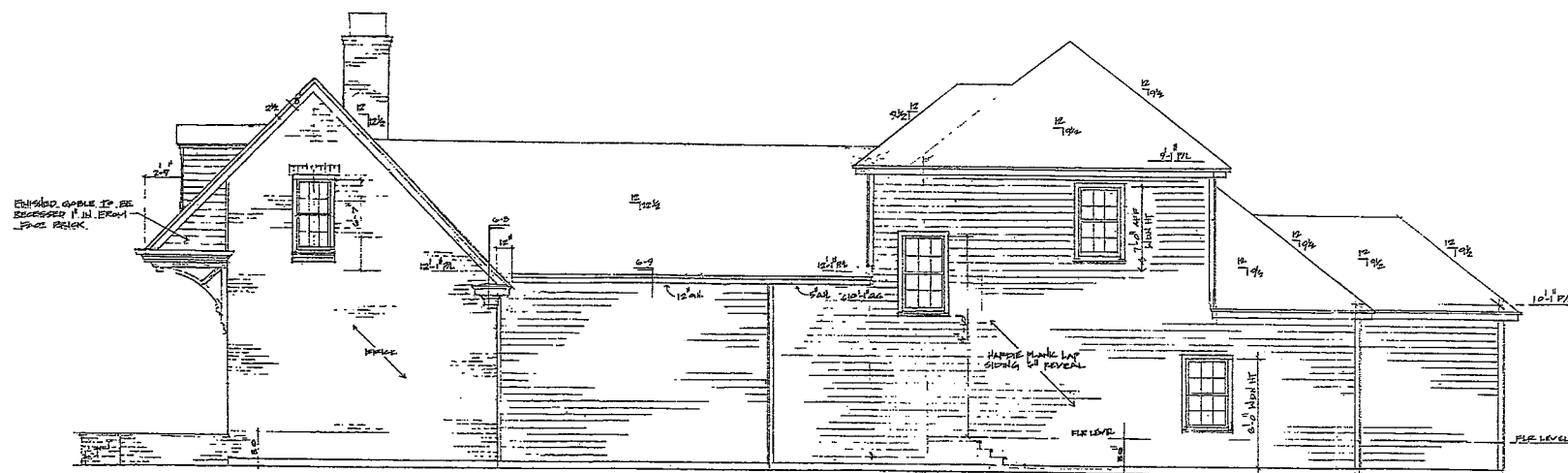
When specific architectural details have been designed, sectioned details are tagged (e.g. S-2) to correspond to the illustrated construction detail.

Page Number	Detail Number
8-2	

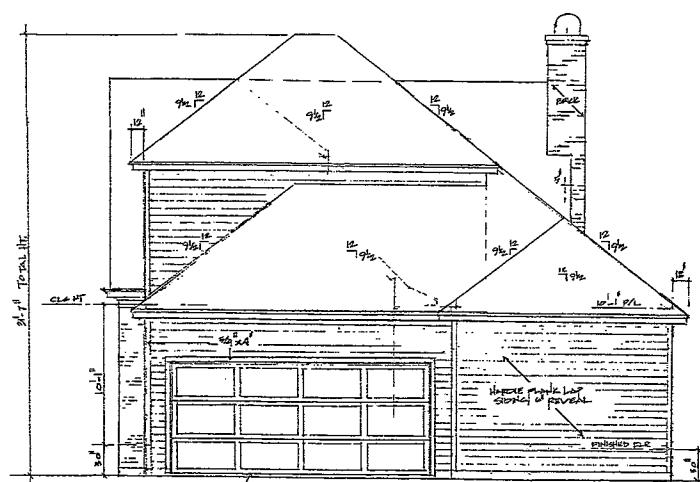
Flagged Detail Example

Actual Detail

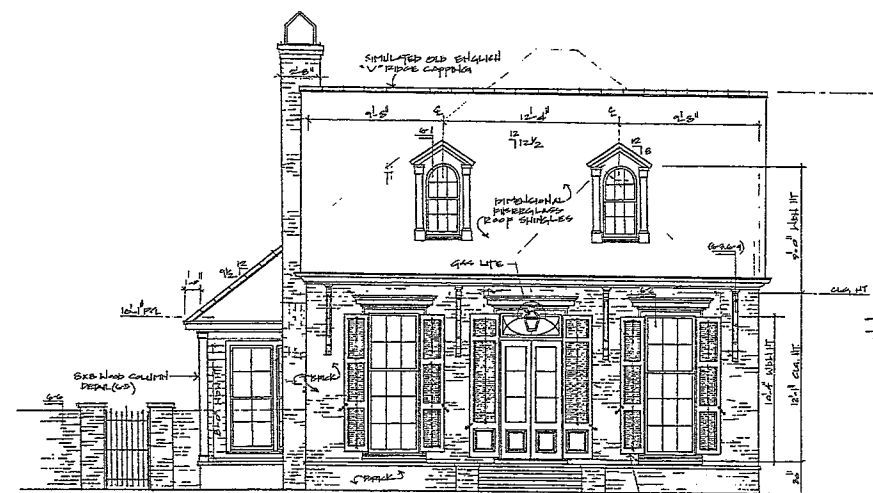
Missing Detail Number



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

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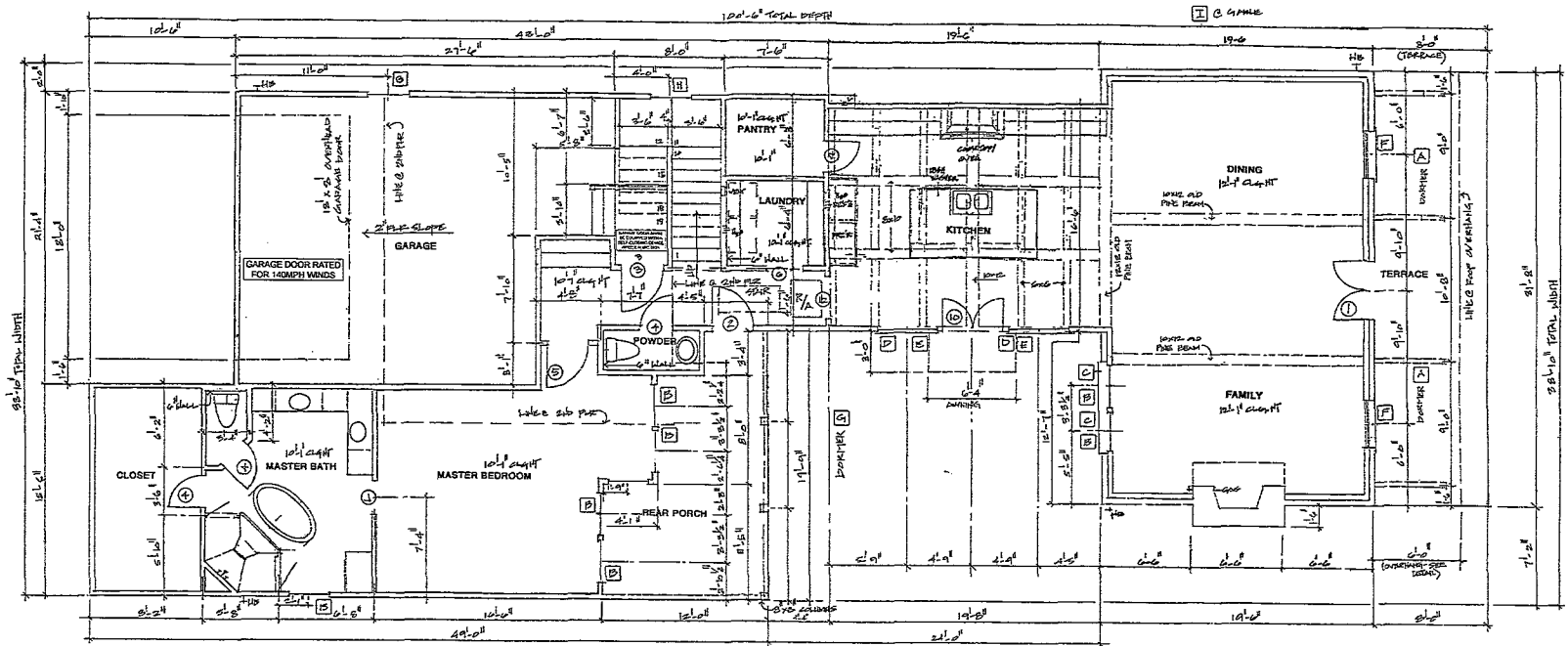
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ANDY McDONALD DESIGN GROUP 985.945.0098 www.andymcdonaldsdesign.com	Plan No.: 2386/3106
	Scale: 1/4" Equals 1'-0"
	Page No.: 1 OF 7

SQUARE FOOTAGE	
LIVING AREA FIRST FLOOR	1856
LIVING AREA SECOND FLOOR	500
OPEN LIVING AREA	2306
CLOSET & STORAGE	531
TERRACE	181
TOTAL AREA	3106
TERRACE	253



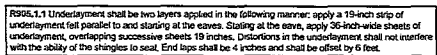
FIRST FLOOR

EXTERIOR & LOAD BEARING
WALLS OVER 10 FEET
TO BE 2X6 CONSTRUCTION

ATTIC ACCESS INSULATED
INSULATE HOT & COLD WATERLINES IN
UNCONDITIONED ATTIC & CRAWLSPACES

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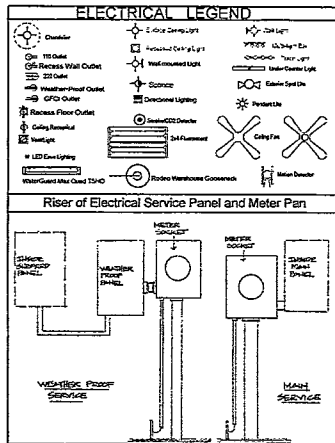
Residence must comply with the following Insulation Requirements as per the 1921 IRC.	
Ceilings	R - 38
Walls	R - 13
Floors	R - 13
	FOUNDATION BY OTHERS



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There have been no reports of any incidents. All signs are encouraging. The design and construction of the computer program, as the program itself, is in fact, a strictly technical matter. It is not a matter of the design.

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ELECTRICAL NOTES - IRC 2021/NEC 2020 ed.
 (SEE AND CAPACITY TO BE DETERMINED BY OWNER OR CONTRACTOR OR ELECTRICAL ENGINEER.)

E201.2.1 Spacing. - Receptacles shall be installed so that no point measured horizontally along the floor line of any wall space is more than 6 feet (1829 mm) from a receptacle outlet.

E201.2.3 Floor receptacles. Receptacle outlets in floors shall not be counted as part of the required number of receptacle outlets except where located within 18 inches (457 mm) of the wall.

E201.2.4 Countertop receptacles. Receptacles installed for countertop surfaces as specified in Section E201.4 shall not be considered as the receptacles required by Section E201.2.

E201.4.2 Island countertop top minimum one receptacle

E201.2.1 bathroom receptacles - 125 Volt, single-phase 15 and 20 ampere receptacles with ground-fault circuit-interrupter protection.

E201.2.3 Outdoor receptacles - 125 Volt, single-phase 15 and 20 ampere receptacles with ground-fault circuit-interrupter protection.

E201.2.4 Kitchen receptacles - 125 Volt, single-phase 15 and 20 ampere receptacles with ground-fault circuit-interrupter protection.

E201.2.7 Laundry, utility and car port receptacles - 125-volt, single-phase, 15- and 20-ampere receptacles that are located within 6 feet (1829 mm) of the outside edge of a sink shall have ground-fault circuit-interrupter protection for personnel. Receptacle outlets shall not be installed in a face-up position in the work surfaces or countertops. [210.8(A)(7)]

E201.16 Appliance circuit-interrupter protection Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreation rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by any of the following: [210.12(A)]

E201.17 Outdoor outlets shall be installed at the front and back of the dwelling.

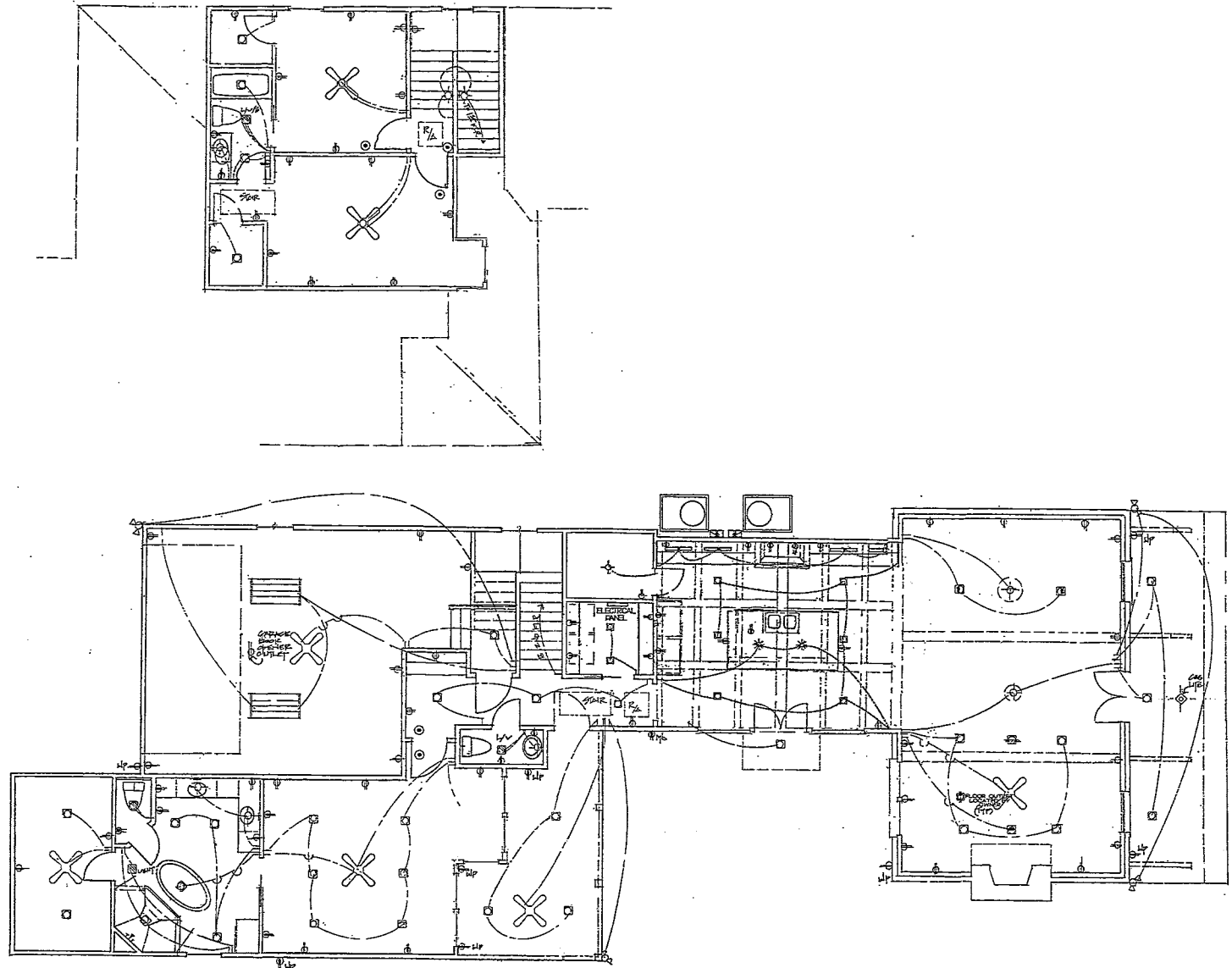
R314.3 Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Smoke alarm shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

R315 Carbon monoxide alarms - Approved carbon monoxide alarm shall be installed outside each bedroom in dwelling units within which fuel-fired appliances.

R2720.1 Access panel shall be provided for circulation pumps in accordance with the fixture or pump manufacturer's installation instructions.

1. Bedhead service to be _____ Circuit _____ Ampere
2. Service to be #2 Copper from trailer to panel.
3. Panel grounded by 2 #4 grounding rods in accordance with Section 250 of the National Electric Code
4. Electrical disconnects all air conditioning cond. Units
5. A.C. Panel list:
 - One 15-Ampere branch circuit for each 600 Sq. Ft. Lighting and general purpose receptacles.
 - Two 20-Ampere branch circuit for small appliances
 - One 20-Ampere branch circuit for laundry
 - One branch circuit for oven
 - One branch circuit for cook top
 - One branch circuit for A/C and heating each
 - Install 110 Volt receptacle in attic
 - Install light in attic with switch at access point
 - Kitchen hood must vent to outside.
 - Micro-wave recirculating ventilation.



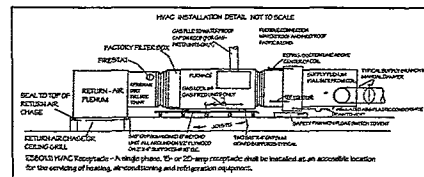
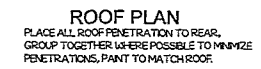
ELECTRICAL PLAN

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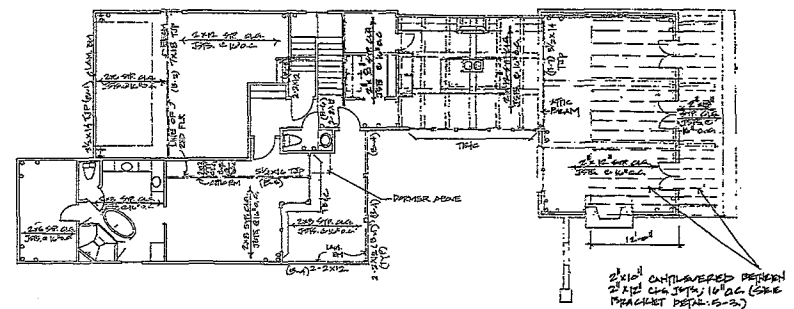
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 www.andymcdonaldsdesign.com



- AIR CONDITIONING HEATING NOTES** IRC 2021 ed.
(SIZE AND CAPACITY TO BE DETERMINED BY OWNER OR CONTRACTOR OR MECHANICAL ENGINEER)
1. Air conditioning unit(s) to be _____ Ton 14 Seer Minimum, R-22, Air conditioning unit(s)
 2. Return air to be 20" x 30" filter code.
 3. Ducts to be 26 gauge galvanized iron or flex steel with 2" fiberglass insulation.
 4. Registers to be 12" x 6" - 3 or 4 way throw
 5. Flexible conduit to mechanical equipment and opening that not be less than 22" x 30"
 6. A/C air access, ducted work area (30" x 30")
 7. R-8 Duct Insulation.

HEATING & AIR DUCT PLAN



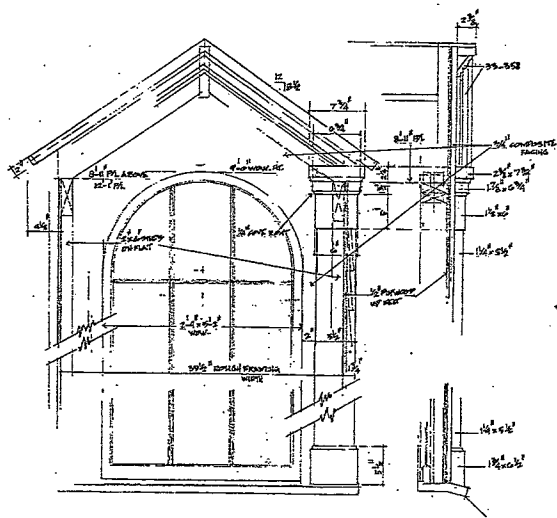
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There shall be no warranty of Adequacy of Work. All work is warranted by the contractor, and not by the engineer, for construction purposes, as the responsibility is placed on the engineer, to verify all data before construction to suit various government laws and standards.

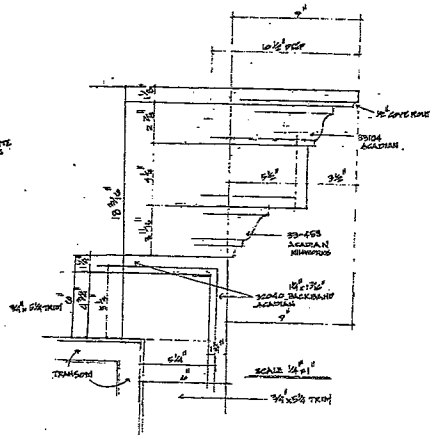
Engineer shall be responsible to insure the accuracy and completeness of drawings. It is the responsibility of the contractor to check drawings for accuracy or error. Any discrepancy should be reported by memorandum to the next of construction.

ANDY MCDONALD
DESIGN GROUP
985.845.0098
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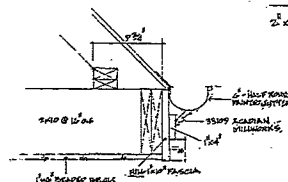


DORMER
6-1



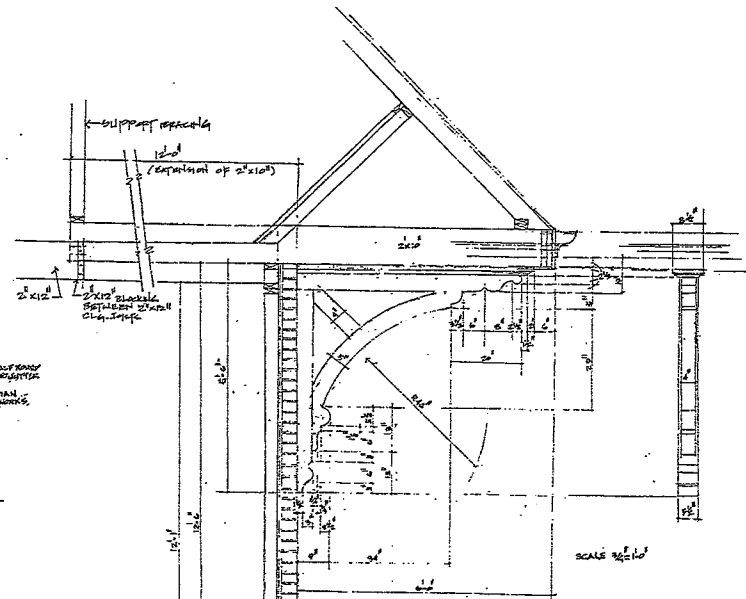
WINDOW
PEDIMENT

SCALE 3/4" = 1'-0"
6-2

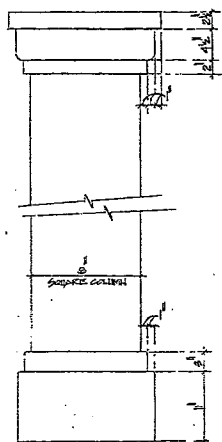


TERRACE
FASCIA & SOFFIT

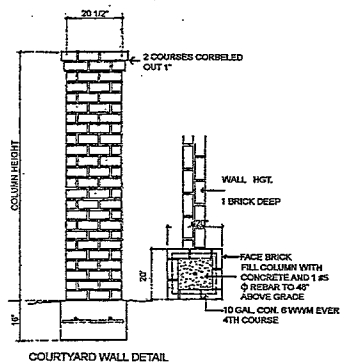
6-3



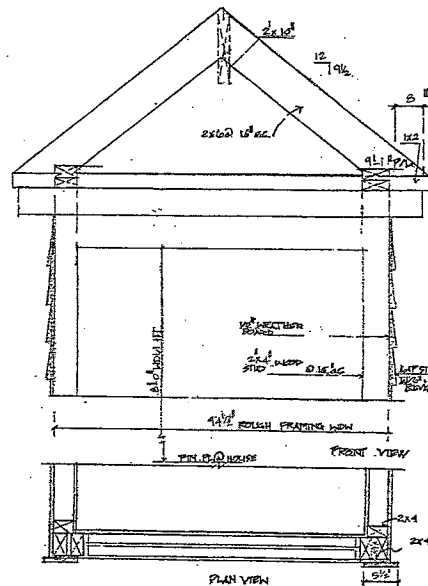
BRACKET
6-4



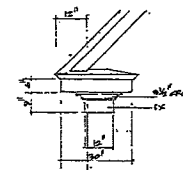
6-5



6-6

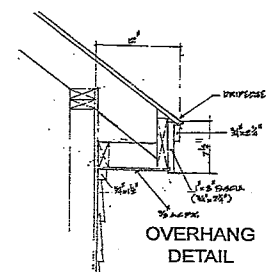


6-7



EAVE RETURN

6-8



OVERHANG
DETAIL

6-9

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MISSISSIPPI OFFICIAL WOOD DESTROYING INSECT REPORT

Inspection Co.: RPC Services
 Address: RD. BOX 1877
 City/State/Zip: OCEAN SPRINGS, MS 39564
 Phone: 833-908-4220

Case Number (VA/FH/Other): 999
 Inspector: Alan Weber
 ID Number: 46907 License Number: 46904
 Inspection Date: 3-25-25

Party Requesting Inspection: Chuck Borda ☐ Purchaser ☐ Seller ☐ Agent
 Owner/Seller: Chuck Borda
 Address: 804 Washington Ave Ocean Springs MS, 39564
 Structure(s) Inspected: House

Report Forwarded To: ☒ Title Company and/or Mortgage Company ☐ Purchaser ☐ Seller ☐ Agent

List all obstructed or inaccessible areas as listed on Page 2 - SECTION C, 1-4: SEE REVERSE

Conditions conducive to wood destroying insect infestation: ☒ Yes ☐ No If yes, explain (Conditions Conducive to wood destroying insects infestation as defined on Page 2 - SECTION D): SEE REVERSE

Inspection Reveals Visible Evidence of:	Active Infestation		Previous Infestation		Previous Treatment		Visible Insect Damages	
(Check Each Column Yes or No)	Yes	No	Yes	No	Yes	No	Yes	No
Subterranean Termites	☐	☒	☐	☒	☐	☒	☐	☒
Drywood Termites	☐	☒	☐	☒	☐	☒	☐	☒
Wood Borer Beetle-specified	☐	☒	☐	☒	☐	☒	☐	☒
Carpenter Bees	☐	☒	☐	☒	☐	☒	☐	☒
Carpenter Ants	☐	☒	☐	☒	☐	☒	☐	☒

Remarks / Additional Findings: RPC Services is not responsible for insect and / or damage in areas that are inaccessible for inspection or where conducive conditions exist. See statement of Pest Control operator on reverse.

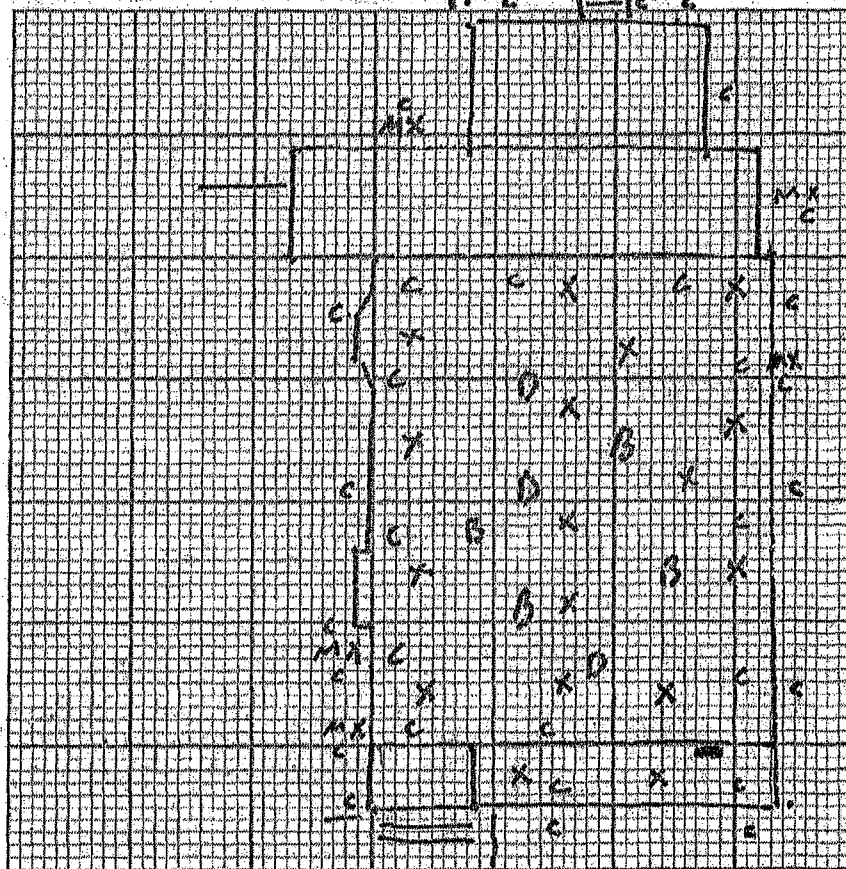
Structure previously treated by this company: ☐ Yes ☒ No
 This company has current contract in force: ☐ Yes ☒ No Expiration Date: _____ Contract Transferable: ☐ Yes ☒ No
 Date of original treatment: _____ Type of insect treatment contract: _____
 Buyer should acquire a copy of this contract for terms and type of coverage.

GRAPH MUST BE COMPLETED FOR EVERY STRUCTURE INSPECTED.

Not to Scale

KEY SYMBOLS

- (X) = Subterranean Termite Activity
- X = Subterranean Termite Damage
- (B) = Wood Boring Beetle Activity
- B = Beetle Damage
- (CA) = Carpenter Ant Activity
- CA = Carpenter Ant Damage
- (CB) = Carpenter Bee Activity
- CB = Carpenter Bee Damage
- (D) = Drywood Termite Activity
- D = Drywood Termite Damage
- C = Conditions Conducive To Wood Destroying Insects



IMPORTANT: THIS GRAPH IS NOT DRAWN TO SCALE AND ANY EVIDENCE LISTED IS LOCATED IN GENERAL LOCATIONS. READ AND UNDERSTAND BOTH SIDES OF THIS REPORT.

Additional Comments: See statement of pest control operator on reverse side. By accepting this report, seller / buyer releases RPC Services of any and all liability from past or present wood destroying insect / organism damage from the inspected structure arising from any area that was inaccessible at the time of the inspection or listed as a conducive condition.

Inspector's Signature: Alan Weber Date: 3-25-25
 License or Permit Holder's Signature of Approval: Chuck Borda Date: 3-25-25
 Notice of inspection was posted at or near: ☐ Access Opening ☐ Water Heater ☒ Basement Kitchen Sink Date Posted: 3-24-25

I HAVE RECEIVED THE ORIGINAL OR A LEGIBLE COPY OF THIS FORM, HAVE READ, AND UNDERSTAND SAME.

Signature of Individual Purchasing Property: _____ Date: _____

(SEE REVERSE SIDE)

Page 1 of 2

STATEMENT OF PEST CONTROL OPERATOR

- A. THIS REPORT CERTIFIES AS TO THE PRESENCE, ABSENCE, PREVIOUS INFESTATION AND DAMAGE CAUSED BY WOOD DESTROYING INSECTS IN THE VISIBLE AND ACCESSIBLE AREAS OF A WOODEN STRUCTURE. THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION (HEREAFTER DEFINED AS "THE DATE INSPECTION WAS PERFORMED") FOR THE STRUCTURE(S) LISTED. DETACHED GARAGES, SHEDS, LEAN-TO'S, FENCES, OR OTHER BUILDINGS ON THE PROPERTY WILL NOT BE INCLUDED IN THIS INSPECTION REPORT UNLESS SPECIFICALLY NOTED. THIS REPORT IS NOT A WARRANTY AS TO ABSENCE OF WOOD DESTROYING INSECTS, OR HIDDEN DAMAGE, OR THE PRESENCE OF ALL CONDITIONS CONDUCTIVE TO WOOD DESTROYING INSECT INFESTATIONS. ANY EVIDENCE OF CONDITIONS SURROUNDING TOXIC MOLD, MILDEW OR FUNGUS WILL NOT BE PART OF THIS REPORT. THE CUSTOMER SHOULD HAVE A QUALIFIED EXPERT INSPECT THE BUILDING FOR ANY MOLD CONCERNS. IF VISIBLE EVIDENCE OF ACTIVE OR PREVIOUS INFESTATION OR WOOD DESTROYING INSECTS COVERED BY THIS REPORT (I.E., SUBTERRANEAN TERMITES, DRYWOOD TERMITES, RE-INFESTING WOOD BORING BEETLES, CARPENTER ANTS AND CARPENTER BEES) IS REPORTED, IT SHOULD BE ASSUMED THAT SOME DEGREE OF DAMAGE IS PRESENT. IF VISIBLE DAMAGE IS REPORTED, IT DOES NOT IMPLY THAT DAMAGE SHOULD BE REPAIRED OR REPLACED. THIS REPORT IS NOT A STRUCTURAL DAMAGE REPORT. THE ABOVE NAMED FIRM'S INSPECTORS ARE NOT ENGINEERS OR BUILDERS, AND YOU MAY WISH TO CALL A QUALIFIED ENGINEER OR EXPERT IN THE BUILDING TRADE TO ASCERTAIN THEIR OPINION AS TO WHETHER THERE IS STRUCTURAL DAMAGE TO THIS PROPERTY AND IF CORRECTIVE ACTION SHOULD BE PERFORMED BY A QUALIFIED BUILDING EXPERT. IF COMPANY PERFORMING INSPECTION DOES NOT HAVE CURRENT WOOD DESTROYING INSECT TREATMENT CONTRACT IN FORCE ON PROPERTY NOTED ON THIS FORM, THIS INSPECTION DOES NOT COVER ANY REPAIR OF CONDITION OR DAMAGE, OR TREATMENT OF AREA WHICH WAS NOT VISIBLE AND ACCESSIBLE AT TIME OF INSPECTION, BUT WHICH MAY BE REVEALED IN THE COURSE OF REPAIR OR REPLACEMENT WORK. IF CURRENT WOOD DESTROYING INSECT TREATMENT CONTRACT IS IN FORCE, WARRANTY IS BASED ON THE TERMS OF TREATMENT CONTRACT.
- B. THIS REPORT IS NOT AN OPINION COVERING AREAS THAT ARE ENCLOSED OR INACCESSIBLE, OR OF ANY PORTION OF THE STRUCTURE IN WHICH INSPECTION WOULD NECESSITATE REMOVING OR DEFACE ANY PART OF THE STRUCTURE. SECTION B (1-5) LIST EXAMPLES OF OBSTRUCTED OR INACCESSIBLE AREAS, BUT NOT LIMITED TO, THAT MAY BE COMMON TO STRUCTURES THAT WILL NOT BE LISTED ON PAGE 1 OF THIS REPORT AND/OR IN ADDITIONAL COMMENTS:
1. JOISTS HIDDEN (a) suspended ceiling (b) fixed ceiling (c) insulation (d) floor over joists
 2. WALL COVERINGS (a) paneling (b) dry wall (c) plaster (d) tile (e) cabinets (f) shelving (g) wallpaper (h) inaccessible bath trap
 3. FLOOR COVERINGS (a) tile (b) carpet (c) rugs (d) linoleum (e) hall-tiles
 4. ROOF RAFTERS HIDDEN (a) suspended ceiling (b) fixed ceiling (c) insulation
 5. RAISED FLOORING (a) flooring elevated with sleepers beneath
- C. THIS REPORT IS NOT AN OPINION COVERING AREAS THAT ARE ENCLOSED OR INACCESSIBLE, OR OF ANY PORTION OF THE STRUCTURE IN WHICH INSPECTION WOULD NECESSITATE REMOVING OR DEFACE ANY PART OF THE STRUCTURE, OR REMOVING OR MOVING ITS CONTENTS. SECTION C (1-4) LIST EXAMPLES OF OBSTRUCTED OR INACCESSIBLE AREAS, BUT NOT LIMITED TO, THAT (IF PRESENT) ARE REQUIRED TO BE LISTED ON PAGE 1 OF THIS REPORT AND/OR IN ADDITIONAL COMMENTS:
1. PERSONAL POSSESSIONS (a) stored material (b) boxes (c) pictures (d) clothing (e) furniture (f) appliances
 2. EXTERIOR (a) dense shrubbery (b) siding (c) window well covers (d) planters (e) brick and stucco below the soil
 3. PORCH (a) no access or entry beneath floor surface (b) debris
 4. ADD'L ITEMS (a) standing water (b) debris (c) firewood (d) no access or entry (e) absence of safe or stable access (f) inaccessible attic (g) loading roof (h) faulty plumbing (i) earth-wood contact (j) wooden docks (k) hidden expansion joints (l) less than 18 inches of clearance
- D. CONDUCTIVE CONDITIONS INCREASE THE LIKELIHOOD OF WOOD DESTROYING INSECT AND/OR ORGANISM ACTIVITY. CONDUCTIVE CONDITIONS LISTED ON THIS REPORT ARE ONLY IN AREAS THAT WERE VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION. THE FOLLOWING IS A LIST OF CONDUCTIVE CONDITIONS LIMITED TO THIS REPORT THAT (IF PRESENT) MUST BE LISTED ON PAGE 1 OF THIS REPORT AND/OR IN ADDITIONAL COMMENTS:
1. STANDING WATER
 2. POOR VENTILATION
 3. VEGETATION OR VINES CLOTH OR ON STRUCTURE
 4. CRACKS IN FOUNDATION
 5. LEAKS
 6. WOOD TO GROUND CONTACT
 7. HIGH SOIL (exposed brick, stucco, or exterior insulation and finishing system (EIFS) into the ground are examples)
 8. MULCH, LANDSCAPE TIMBERS, STUMP OR ROOTS AGAINST OR UNDER THE STRUCTURE
 9. VISIBLE WATER DAMAGE
 10. VISIBLE MOISTURE
 11. VISIBLE WOOD ROT FUNGUS
- E. VISUAL EVIDENCE OF PREVIOUS TREATMENT IS DEFINED AS VISUAL EVIDENCE OF PREPARATION FOR TREATMENT. SOME EXAMPLES INCLUDE: DRILL HOLES IN MASONRY VOIDS, DRILL HOLES IN SLABS OR FLOORING, TRENCHING OR TRENCHING AND RODDING AROUND PERIMETER OR IN CRAWL SPACES OR PRESENCE OF TERMITE BAITING STATIONS. IF COMPANY PERFORMING THIS INSPECTION DID NOT PREVIOUSLY TREAT THIS STRUCTURE, NO STATEMENT IS MADE AS TO WHETHER THIS STRUCTURE HAS EVER BEEN TREATED, OR IF TREATED, WAS TREATED CORRECTLY.
- F. NEITHER I NOR THE COMPANY FOR WHICH I AM ACTING HAVE HAD, PRESENTLY HAVE, OR CONTEMPLATE HAVING ANY INTEREST IN THE PROPERTY. I DO FURTHER STATE THAT NEITHER I NOR THE COMPANY FOR WHICH I AM ACTING IS ASSOCIATED IN ANY WAY WITH ANY PARTY TO THIS TRANSACTION UNLESS FULL DISCLOSURE OF ANY KNOWN ASSOCIATION IS PRINTED IN THE ADDITIONAL COMMENTS SECTION OF THIS FORM.

PRIVACY ACT INFORMATION --
THE INFORMATION REQUESTED ON THIS FORM WILL BE USED FOR EVALUATING THE PROPERTY FOR A VA OR HUD INSURED LOAN. ALTHOUGH THE BORROWER IS NOT REQUIRED BY LAW TO PROVIDE THIS INFORMATION, FAILURE TO PROVIDE IT CAN RESULT IN REJECTION OF THE PROPERTY AS SECURITY FOR THE LOAN. THE INFORMATION COLLECTED WILL NOT BE DISCLOSED OUTSIDE VA OR HUD EXCEPT AS PERMITTED BY LAW. VA AND HUD ARE AUTHORIZED TO REQUEST THIS INFORMATION BY STATUTE (38 U.S.C. 1810(D) (4) AND 12 U.S.C. 1701 OR SEQ.)

ADDITIONAL COMMENTS (if additional pages are needed for comments, note number of pages added in comments and attach):

Conductive Conditions: Soil Above: Brick, Stucco, Flooring, Block, Sill.
Wood to Ground Contact
Any Moisture Damage

Inaccessible Areas: Expansion Joints, masonry, concrete voids,
partially of area - no access, access with
Special Items - Floor - Wall Coverings.
Area under Vapor Barrier.





Prepared by and return to:
E. Foley Ranson, P.A.
P.O. Box 848
Ocean Springs, MS 39566
228-875-8670
File No: 16-R3645

Indexing Instructions: Block No. 6 N. Culmseig Map of Town of Ocean Springs

Grantors:

Kimberly Laurette & Michael Dewayne Sturgill
208 Washington Avenue
Ocean Springs, MS 39564
Telephone: 228-334-4586

Grantees:

Gaston Charles IV & April C. Bordis
527 Front Beach Drive, #19
Ocean Springs, MS 39564
Telephone: 228-215-1367

STATE OF MISSISSIPPI

COUNTY OF JACKSON

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **KIMBERLY LAURETTE STURGILL** and **MICHAEL DEWAYNE STURGILL**, do hereby sell, convey and warrant unto **GASTON CHARLES BORDIS, IV** and **APRIL C. BORDIS**, the following described property, situated in the County of Jackson, State of Mississippi, as follows, to-wit:

Being situated in Block No. 6 of the N. Culmseig Map of the Town of Ocean Springs and more particularly described as commencing at the Northeast corner of the property now or formerly owned by Pace in said Block and running North 80 feet, more or less, to the property now or formerly owned by Gallagher; thence running West along the South side of the Gallagher property to Washington Avenue

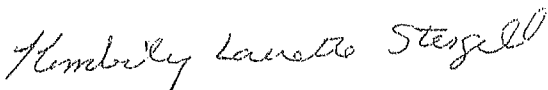
Page Two

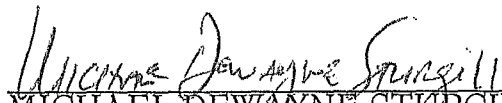
thence South 80 feet, more or less, to the Northwest corner of the Pace Property; thence East 195 feet to the Place of Beginning, and being the same property acquired by Frank R. Elliott and Mrs. Sara S. Elliott by Warranty Deed dated April 3, 1947 executed by Mr. James M. Price, et ux, and recorded in Book 96 at Page 419 of the Deed Records of Jackson County, Mississippi.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay to the Grantees, or their assigns, any deficit on actual proration, and likewise, the Grantees agree to pay to the Grantors, or their assigns, any amount overpaid.

This conveyance is subject to any and all recorded restrictive covenants, rights-of-way, easements and reservations of any oil, gas minerals and other rights.

WITNESS THE SIGNATURE of the undersigned on this the 31 day of March, 2025.


KIMBERLY LAURETTE STURGILL


MICHAEL DEWAYNE STURGILL

Page Three

STATE OF MISSISSIPPI

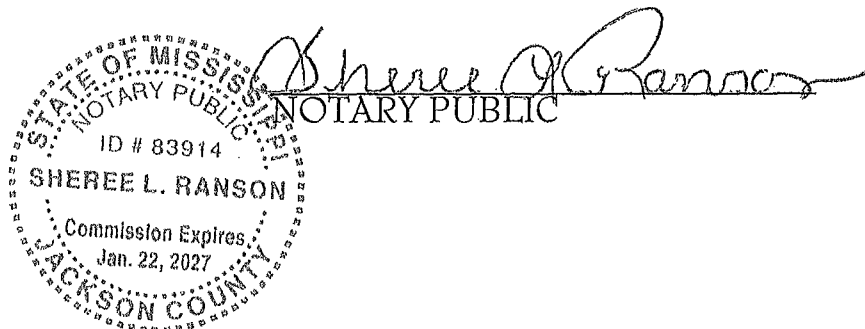
COUNTY OF JACKSON

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named KIMBERLY LAURETTE STURGILL and MICHAEL DEWAYNE STURGILL, who acknowledged that they executed the above and foregoing instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 31 day of March, 2025.

My Commission Expires:

1-22-2027



CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: June 16, 2025
June 5, 2025 – No Quorum
May 19, 2025 (Special Call Meeting): First presented

APPLICANT: Marques Thomas

CURRENT OWNER: St. Alphonsus Church

REQUESTED ACTION: Approval of Certificate of Appropriateness to build detached restrooms for the existing playground.

DATE OF APPLICATION: March 14, 2025

LOCATION: 504 Jackson Ave
Old Ocean Springs Historic District

PARCLE NUMBER: 60137192.000 & 60137238.000

DESCRIPTION OF THE REQUEST:

The applicant proposes building a 196 sq ft restroom for the existing playground. The restrooms will resemble the one in the Little Children's Park across the street.

ADJACENT ZONING/LAND USE:

Subject Property: R-1 Low Density Single Family/Church – School

North: R-1 Low Density Single Family

South: R-1 Low Density Single Family

East: CMX-2 Neighborhood Commercial/Mixed Use & R-2 Low-Medium Density

West: R-1 Low Density Single Family



MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- **BRIEF DESCRIPTION:** One-story, four-bay-wide, side-gable Eclectic school building with Gothic Revival entry porch. Bay 4 is a gabled entry porch ornamented with a cross and statuary in the parapet above a Gothic lancet entry. Windows are 4/4 steel double-hung-sash with transoms in groups of 5 and 4-light fixed steel sash. The building has a concrete slab foundation, stucco cladding, and an asphalt shingle roof. A large flat roofed building is attached to the rear (east) of the core structure by a window-lined corridor.
- **HISTORIC INFORMATION:** The first St. Alphonsus Catholic School was constructed on this property in 1887 facing Calhoun Avenue. The school was short lived, but the building continued to be used as a rectory. The building was moved to Jackson Avenue in 1900 and the school was reopened, in the same building during World War I by Father William S. Irwin. After three years the school was closed again; in 1928 the school reopened and eventually outgrew the original three room schoolhouse. As a result, the building that stands at 504 Jackson Avenue was constructed.

FINDINGS:

- An accessory unit (restrooms) is allowed in the R-1 zoning. There are additional regulations that will have to be met for the accessory structure, when the building permit is applied for.
- The Unified Development Code (UDC) Section 6.2.1.C.4: Page 280
 - Accessory structures may be allowed in any zoning district, provided that they comply with the standards of the zoning district and that the following general standards are met, along with specific standards for the structure as provided in this UDC:
 - Where an accessory structure or use is located on a corner lot, no variation from the applicable district's standard minimum sideyard setback will be permitted on the street-facing side. No accessory buildings on a said corner lot shall project beyond the front yard line of the lot(s) abutting in the rear, nor shall an accessory building be erected, reconstructed, altered or enlarged less than ten (10) feet to the line of the abutting lot to the rear.
- The applicant is proposing to construct restrooms using the following:
 - Location:
 - Back of property near Washington Ave
 - Siding:
 - Hardie board
 - Roof:

- Singles that match the church
- Paint:
 - Main structure: Benjamin Moore – Snowfall White 2144-70
 - Trim: Benjamin Moore – Powder Sand 2151-70
- New construction in historic neighborhoods should respect the scale existing buildings in the district. New buildings should reference existing structures for height and width.
- New buildings should replicate the foundation and story heights of adjacent and nearby historic properties.
- New buildings should reference the roof shape, pitch, and height of adjacent and nearby historic buildings.
- New buildings should draw upon the shape and composition of the main bodies of adjacent and nearby historic buildings for guidance.
- Old Ocean Springs Historic District:
 - The Old Ocean Springs Historic District is comprised of several residential blocks situated to the south and west of the city's central business district. This district is unique because of its history of mixed use (residential, commercial, professional, etc.) particularly along Jackson and Washington avenues. The area reveals an abundance of high style architecture both well suited and adapted to the Gulf Coast climate and indicative of the continuous development of Ocean Springs as a resort community.
 - The district, a large concentration of primarily street-oriented properties, is significant for its diversity of architectural styles, local stylistic adaptations, and variety of building forms. Greek Revival, Queen Anne, and Craftsman stylistic interpretations predominate upon Creole cottages, Planter's cottages, shotgun houses, and bungalow forms. Climatic influences are reflected by both the scarcity of chimneys and the plethora of porches. The area also encompasses churches and community buildings, as well as numerous residences rehabilitated for modern non-residential uses.

PUBLIC FEEDBACK:

None received as of May 30, 2025.

POTENTIAL MOTION:

To recommend **approval** of a COA for the construction of detached restroom in the playground at 504 Jackson Ave as described in the application and plan.

-OR-

To recommend **denial** of a COA for the construction of detached restroom in the playground at 504 Jackson Ave as described in the application and plans.



City of Ocean Springs
Historic Preservation Commission
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564
(228) 875-4415

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: _____

[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

APPLICATION FEE: \$51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee
\$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

******* APPLICANT MUST ATTEND HEARING *******

Property Address: 504 Jackson Ave, Ocean Springs, MS 39564

Property Owner(s): St Alphonsus Church

Parcel ID Number: ~~0-3612-390.000~~ 60137192.000 / 60137238.000 **Zone:** Com **Approximate Age of Home:** _____

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ **Check here** if City Officials and HPC members **DO NOT** have permission to enter property.

Applicant [check one]: ☐ Architect ☒ Contractor ☐ Owner ☐ Other _____

Name: Margaret Thomas / ELO Homes LLC

Address: _____

City: Ocean Springs **State:** MS **Zip:** 39564

Phone: _____ **Email:** _____

Property Owner [if Different]:

Name: Church Catholic Diocese

Address: 504 Jackson Ave

City: Ocean Springs **State:** MS **Zip:** 39564

Phone: _____ **Email:** _____

DIRECTIONS: Check box which best represents your request (more than one box may be checked), and **ATTACH** the corresponding checklist to help ensure a complete application.

- | | |
|--|---|
| ☒ New Construction, Additions, Extensive Renovation / Repair | ☐ Landscaping and Site Improvements (i.e. Fencing) |
| ☐ Minor Renovation / Repair | ☐ Signage |
| ☐ Exterior Painting (Contributing Structures Only) | ☐ Demolition |



— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

New Construction, Additions, Extensive Renovation / Repair

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. **Two (2)** sets of scaled drawing, which shall include:

- a. ☐ A site plan illustrating location of proposal as well as all other structures on the site, with dimensions, setback distances, landscaping, driveways, walkways and protected trees.;
- b. ☐ A floor plan, with dimensions as it impacts the exterior of the structure;
- c. ☐ A drawing with dimensions of all affected exterior elevations;
- d. ☒ Notes describing exterior materials to be used. (i.e. walls, roof, trim, cornice, windows, doors, etc.); *Hard Siding, Architectural Siding*
- e. ☐ Detailed drawings or photographs of any decorative architectural details. (i.e. columns, balustrades, modillions, etc.); and
- f. ☐ Paint samples and plan keyed to location of each color (*Pivotal Structures Only*).

2. Photographs of the subject structure to be worked on, and adjacent property structures.

- a. ☐ Subject property; and
- b. ☐ Adjacent property structures.

Description:

*Add A 196 square bathroom on the playground.
The bathroom will resemble the bathroom will resemble
the one in the Children's Park across the street*

— Attach Additional Sheets if Needed —

PLEASE CHECK DISTRICT/LISTING

- ☐ BOWEN
☐ INDIAN SPRINGS
☐ LOVER'S LANE

- ☐ MARBLE SPRINGS
☒ OLD OCEAN SPRINGS
☐ RAILROAD

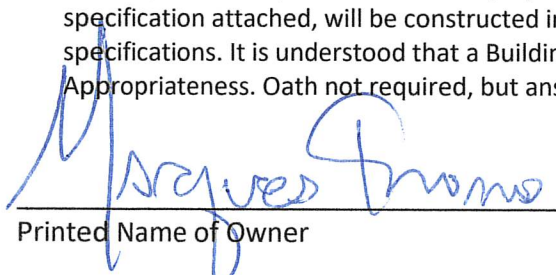
- ☐ SHEARWATER
☐ SULLIVAN-CHARNELY
☐ INDIVIDUAL LISTING

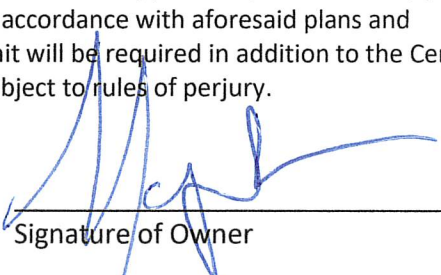
Requirements:

- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.
- **SIGN:** A sign will be placed in the front yard of the property prior to the HPC meeting to notify surrounding property owners of pending application. If the sign is not returned a \$ 25.00 fee will be assessed with the building permit.

Notes:

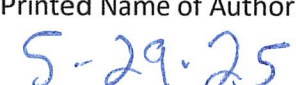
- Certificate of Appropriateness (COA) remains in force for two (2) years and may be extended for one (1) additional year. However, if a period of one (1) year passes and no initial construction has occurred, the COA is voided, and a new application must be submitted and approved before work may begin.
- Certificate of Appropriateness does not relieve the Property Owner from the responsibility of obtaining any other required permits. Building and other permits may be required, even if a COA is not required. For more information contact the Building Department at (228) 875-6712.
- The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Commission. The undersigned hereby certifies that the project described in the application, as detailed by plans and specification attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that a Building Permit will be required in addition to the Certificate of Appropriateness. Oath not required, but answer subject to rules of perjury.


Printed Name of Owner


Signature of Owner

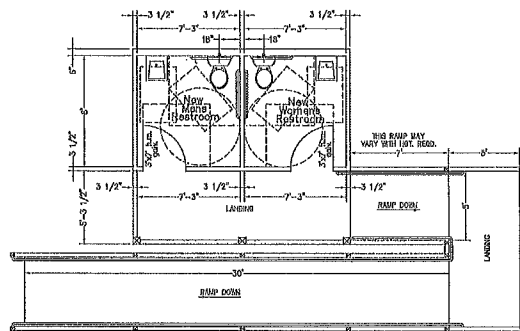
Printed Name of Authorized Agent

Signature of Authorized Agent

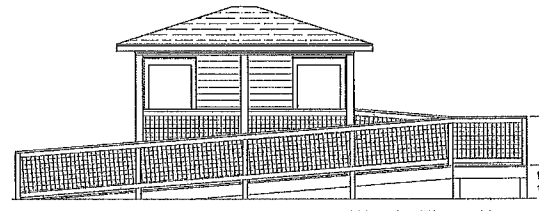

Date

***** APPLICANT MUST ATTEND HEARING *****

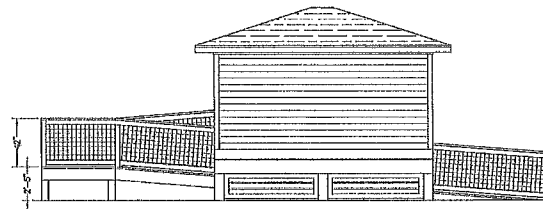
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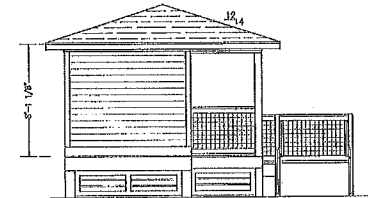
New Restroom
Floor Plan
Scale: 1/4"=1'-0" NORTH



West Elevation
Scale: 1/4"=1'-0"



East Elevation
Scale: 1/4"=1'-0"



North Elevation
Scale: 1/4"=1'-0"



Hilliard Fountain
Residential Designer & Consultant
6718 Kylese, Unit 100, Ocean Springs, AL 36558
(251) 362-1178 / Cell (251) 338-7788

Project Name:
New Playground Restrooms
St. Alphonsis Church
Jackson Avenue
Ocean Springs, Mississippi

COPYRIGHT NOTICE:
THESE DRAWINGS ARE ONLY TO BE USED FOR THE ADDRESS LISTED
IN THE TITLE BLOCK FOR THIS OWNER. ANY OTHER USE OF THESE
DRAWINGS AT OTHER LOCATIONS WILL NOT BE ALLOWED.
No unauthorised duplication in part or whole will be allowed
without the designer's written permission. This will be considered a violation
of the copyright law for non-licensed duplication.

Sheet No. 1
Preliminary 2-11-2005







U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1680-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Marques Thomas</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>504 Jackson Ave</u>	Company NAIC Number: _____
City: <u>Ocean Springs</u> State: <u>MS</u> ZIP Code: <u>39564</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Parcel No. 60137236.000</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Accessory</u>	
A5. Latitude/Longitude: Lat. <u>30°24'35.06"</u> Long. <u>88°349'42.56"</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>1B</u>	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): <u>0.00</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u> d) Total net open area of non-engineered flood openings in A8.c: <u>0.00</u> sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation - see Instructions): <u>0.00</u> sq. ft. f) Sum of A8.d and A8.e rated area (if applicable - see Instructions): <u>0.00</u> sq. ft.	
A9. For a building with an attached garage: a) Square footage of attached garage: <u>0.00</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u> d) Total net open area of non-engineered flood openings in A9.c: <u>0.00</u> sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation - see Instructions): <u>0.00</u> sq. ft. f) Sum of A9.d and A9.e rated area (if applicable - see Instructions): <u>0.00</u> sq. ft.	
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>City of Ocean Springs</u>	B1.b. NFIP Community Identification Number: <u>286259</u>
B2. County Name: <u>Jackson</u>	B3. State: <u>MS</u> B4. Map/Panel No.: <u>28059C0287</u> B5. Suffix: <u>G</u>
B6. FIRM Index Date: <u>03/16/2009</u>	B7. FIRM Panel Effective/Revised Date: <u>03/16/2009</u>
B8. Flood Zone(s): <u>AE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>17</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LIMWA)? ☐ Yes ☒ No	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>504 Jackson Ave</u>	FOR INSURANCE COMPANY USE
City: <u>Ocean Springs</u> State: <u>MS</u> ZIP Code: <u>39564</u>	Policy Number: _____ Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: GPS Observation Vertical Datum: USM Network

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☐ No
 If Yes, describe the source of the conversion factor in the Section D Comments area.

- | | | | Check the measurement used: |
|---|--------------|--|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | <u>18.50</u> | | ☒ feet ☐ meters |
| b) Top of the next higher floor (see Instructions): | _____ | | ☐ feet ☐ meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | _____ | | ☐ feet ☐ meters |
| d) Attached garage (top of slab): | _____ | | ☐ feet ☐ meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | _____ | | ☐ feet ☐ meters |
| f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished | <u>13.30</u> | | ☒ feet ☐ meters |
| g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished | <u>13.50</u> | | ☒ feet ☐ meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | <u>13.50</u> | | ☒ feet ☐ meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

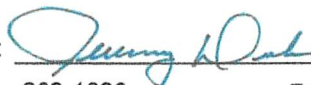
Certifier's Name: Jeremy T. Duke, PLS License Number: 3080

Title: Land Surveyor

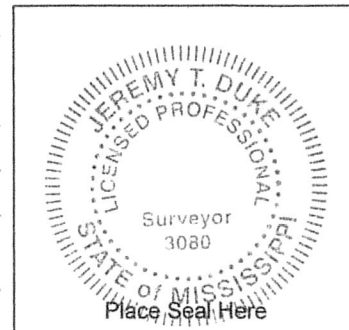
Company Name: Duke Land Surveying

Address: 4101 Gautier Vancleave Rd Suite 101

City: Gautier State: MS ZIP Code: 39553

Signature:  Date: 10/17/2024

Telephone: 202-1828 Ext.: _____ Email: jeremyduke@ymail.com



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
 The City of Ocean Springs requires 1.5' of freeboard above the Base Flood Elevation of 17'.
 The top of a sewer manhole adjacent to the proposed building was used as a Temporary Benchmark with an elevation of 13.31'.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 504 Jackson Ave	FOR INSURANCE COMPANY USE
City: Ocean Springs State: MS ZIP Code: 39564	Policy Number: _____
	Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 504 Jackson Ave	FOR INSURANCE COMPANY USE
City: Ocean Springs State: MS ZIP Code: 39564	Policy Number: _____
	Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when Item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G11. Variance Issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 504 Jackson Ave	FOR INSURANCE COMPANY USE
City: Ocean Springs State: MS ZIP Code: 39564	Policy Number: _____
	Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). *Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.*

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5-9. Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG
floor (include above-grade floors only for buildings with
subgrade crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6-9. Top of next _____ ☐ feet ☐ meters ☐ above the LAG
higher floor (i.e., the floor above basement, crawlspace, or
enclosure floor) is:

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 Instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H Instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS
See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 504 Jackson Ave	FOR INSURANCE COMPANY USE
City: Ocean Springs State: MS ZIP Code: 39564	Policy Number: _____ Company NAIC Number: _____
Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.	
Photo One	
Photo One Caption:	Clear Photo One
Photo Two	
Photo Two Caption:	Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS
See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 504 Jackson Ave	FOR INSURANCE COMPANY USE
City: <u>Ocean Springs</u> State: <u>MS</u> ZIP Code: <u>39564</u>	Policy Number: _____ Company NAIC Number: _____
Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.	
Photo One	
Photo One Caption:	Clear Photo One
Photo Two	
Photo Two Caption:	Clear Photo Two

MEMORANDUM

To: Historic Preservation Commission

From: Planning Administrator

Re: Request for a Certificate of Appropriateness - 1211 Sunset Ave - PIDN:
60119025.010 - James & Anne Watson - Approval to add a roof and screen in the
existing backyard deck.

Section: New Business

Meeting Date: June 16, 2025

The Historic Preservation Commission (HPC) considered the request described above at its regular meeting on Monday June 16, 2025.

The specific proposal is for the approval of a to add a roof and screen in the existing backyard deck.. There were no comments during the public hearing.

Documentation related to the application is attached.

**CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: June 16, 2025
June 5, 2025 – No Quorum

APPLICANT: James & Anne Watson

CURRENT OWNER: James & Anne Watson

REQUESTED ACTION: Approval of Certificate of Appropriateness to add a roof and screen walls to an existing backyard deck.

DATE OF APPLICATION: April 29, 2025

LOCATION: 1211 Sunset Ave
Marble Springs Historic District

PARCEL NUMBER: 60119025.010

DESCRIPTION OF THE REQUEST:

The applicant is proposing to screen-in the existing upper deck, on the rear of the house, this would include adding a roof then screen walls.

ADJACENT ZONING/LAND USE:

Subject Property: R-1 Low Density Single Family

North: R-1 Low Density Single Family

South: R-1 Low Density Single Family

East: R-1 Low Density Single Family

West: R-1 Low Density Single Family



MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- **BRIEF DESCRIPTION:** 1.5-story, seven-bay (W-W-W-D-W-W-W) neo-eclectic Cape Cod house with a hipped-roof and an inset wraparound porch, supported by square posts and spanned by a plain balustrade. Bay #1 recedes behind the primary elevation, and Bay #7 projects to the eave line. Windows are 1/1 vinyl DHS with faux muntins and faux shutters. Decorative features include three gabled dormers. The house has a concrete block pier foundation, vinyl siding, and an asphalt shingle roof.

FINDINGS:

- The applicant proposes to:
 - Add a roof to the existing backyard deck
 - Roof will be flat white aluminum
 - Add screening to existing backyard deck
 - Framing for screen will be the same white aluminum to match the trim of the house
- According to Ocean Springs Historic District Design Guidelines rear and side porches may be screen or glassed provided the new materials are cohesive with the main structure.
 - The deck is located in the backyard behind the main structure.
- Marble Springs Historic District:
 - The Marble Springs Historic District is an irregularly shaped area located in proximity to Old Fort Bayou. Nineteenth and turn-of-the-century residential architecture lines Iberville Drive, a street shaded by live oaks, between N. Washington and Sunset avenues. The varied scale of the dwellings and the lots reflects the rise and decline of one of Ocean Springs' most important attractions- Marble Springs.
 - Exploited for its mineral waters since the 1850s, Marble Springs was touted for its curative powers and offered the only spa bathing facility in town. As a community social center overlooking the picturesque Old Fort Bayou, Marble Springs became a desirable home site for numerous influential citizens, such as F.M. Weed (station agent and future mayor) and J. B. Garrard (merchant and city alderman). The mineral springs ceased to flow when the ground water level lowered as a result of excessive well drilling, and the social exclusivity of the area later declined.
 - The district, a cluster of street-oriented homes, is significant for its contrast of building scale and style. Houses on the north side of the street are more elaborate in terms of architectural style and larger in mass, setback, and lot size.

In contrast, the south side dwellings are smaller, more vernacular and denser.
The district also encompasses a replica of the historic springhouse.

PUBLIC FEEDBACK:

None received as of May 30, 2025.

POTENTIAL MOTION:

To recommend **approval** of a COA to add a roof and screen-in the existing back deck at 1211 Sunset Ave as described in the application and site plans.

-OR-

To recommend **denial** of a COA to add a roof and screen-in the existing back deck at 1211 Sunset Ave as described in the application and site plans.



City of Ocean Springs
Historic Preservation Commission
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564
(228) 875-4415

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: 4/29/25

[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

APPLICATION FEE: \$51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee
\$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

***** **APPLICANT MUST ATTEND HEARING** *****

Property Address: 1211 Sunset Dr. Ocean Springs, MS 39564

Property Owner(s): James and Anne Watson

Parcel ID Number: _____ Approximate Age of Home: ~33 years

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ **Check here** if City Officials and HPC members **DO NOT** have permission to enter property.

Applicant [Check one]: ☐ Architect ☐ Contractor ☒ Owner ☐ Other _____

Name: Anne Watson

Address: 1211 Sunset Dr

City: Ocean Springs State: MS Zip: 39564

Phone: _____ Email: _____

Property Owner [if Different]:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

DIRECTIONS: Check box which best represents your request (more than one box may be checked), and **ATTACH** the corresponding checklist to help ensure a complete application.

☐ New Construction, Additions, Extensive
Renovation / Repair

☒ Minor Renovation / Repair

☐ Exterior Painting (Contributing Structures Only)

☐ Landscaping and Site
Improvements (i.e. Fencing)

☐ Signage

☐ Demolition

PLEASE CHECK DISTRICT/LISTING

- | | | |
|---|--|---|
| ☐ BOWEN | ☒ MARBLE SPRINGS | ☐ SHEARWATER |
| ☐ INDIAN SPRINGS | ☐ OLD OCEAN SPRINGS | ☐ SULLIVAN-CHARNELY |
| ☐ LOVER'S LANE | ☐ RAILROAD | ☐ INDIVIDUAL LISTING |

Requirements:

- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.
- **SIGN:** A sign will be placed in the front yard of the property prior to the HPC meeting to notify surrounding property owners of pending application. If the sign is not returned a \$ 25.00 fee will be assessed with the building permit.

Notes:

- Certificate of Appropriateness (COA) remains in force for two (2) years and may be extended for one (1) additional year. However, if a period of one (1) year passes and no initial construction has occurred, the COA is voided, and a new application must be submitted and approved before work may begin.
- Certificate of Appropriateness does not relieve the Property Owner from the responsibility of obtaining any other required permits. Building and other permits may be required, even if a COA is not required. For more information contact the Building Department at (228) 875-6712.
- The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Commission. The undersigned hereby certifies that the project described in the application, as detailed by plans and specification attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that a Building Permit will be required in addition to the Certificate of Appropriateness. Oath not required, but answer subject to rules of perjury.

Anne Watson MD

Printed Name of Owner



Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

4/29/25

Date

***** **APPLICANT MUST ATTEND HEARING** *****



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

DEMOLITION

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

- a. _____ Photographs of all sides of the structure to be removed;
- b. _____ Site plan showing locations of structures, fences, walls, walkways, and protected trees;
- c. _____ Provide a sketch showing intent for the property. In considering an application for the demolition of a landmark or resource with a historic district, the following shall be considered:
 - 1. The individual historical or architectural significance of the resource;
 - 2. The importance or contribution of the resource to the aesthetics of the district;
 - 3. The difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail; and
 - 4. The proposed replacement structure and the future utilization.

Description: _____

— ***Attach Additional Sheets if Needed*** —



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

EXTERIOR PAINTING (CONTRIBUTING STRUCTURES ONLY)

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. Period color schemes are encouraged; however, other colors may be acceptable. **Submit color samples for:**
 - a. _____ Main Body;
 - b. _____ Trim or Decorative Features; and
 - c. _____ Accent areas such as lattice, shutters, porch, deck, etc.

Description: _____

— Attach Additional Sheets if Needed —



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

LANDSCAPING AND SITE IMPROVEMENTS SUCH AS FENCING

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

- a. _____ Drawing or photograph of the type of fence, wall, or gate proposed;
- b. _____ Site plan with dimensions, showing placement of any proposed change to the property as it relates to the property boundaries and all other buildings or site facilities – including protected trees; and
- c. _____ A description of the materials to be used.

Description: _____

— ***Attach Additional Sheets if Needed*** —



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

MINOR RENOVATION OR REPAIR

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. For work which includes changes to the exterior of existing buildings, the following is required:
 - a. 17.5 Elevations;
 - b. X Floor Plans; and
 - c. X Photographs of each face of the building to be renovated with details of the areas of work.

Description: We are wanting to screen in our back upper deck which would include adding a roof then screen walls so that we can sit outside and enjoy the beauty of Ocean Springs. Structural not change. Attached are drawings/plans as well as the photo of the back of the house where t It is the raised porch on wooden posts with the concrete slab underneath.

— Attach Additional Sheets if Needed —



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

New Construction, Additions, Extensive Renovation / Repair

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. **Two (2)** sets of scaled drawing, which shall include:
 - a. ____ A site plan illustrating location of proposal as well as all other structures on the site, with dimensions, setback distances, landscaping, driveways, walkways and protected trees.;
 - b. ____ A floor plan, with dimensions as it impacts the exterior of the structure;
 - c. ____ A drawing with dimensions of all affected exterior elevations;
 - d. ____ Notes describing exterior materials to be used. (i.e. walls, roof, trim, cornice, windows, doors, etc.);
 - e. ____ Detailed drawings or photographs of any decorative architectural details. (i.e. columns, balustrades, modillions, etc.); and
 - f. ____ Paint samples and plan keyed to location of each color (*Pivotal Structures Only*).
2. Photographs of the subject structure to be worked on, and adjacent property structures.
 - a. ____ Subject property; and
 - b. ____ Adjacent property structures.

Description: _____

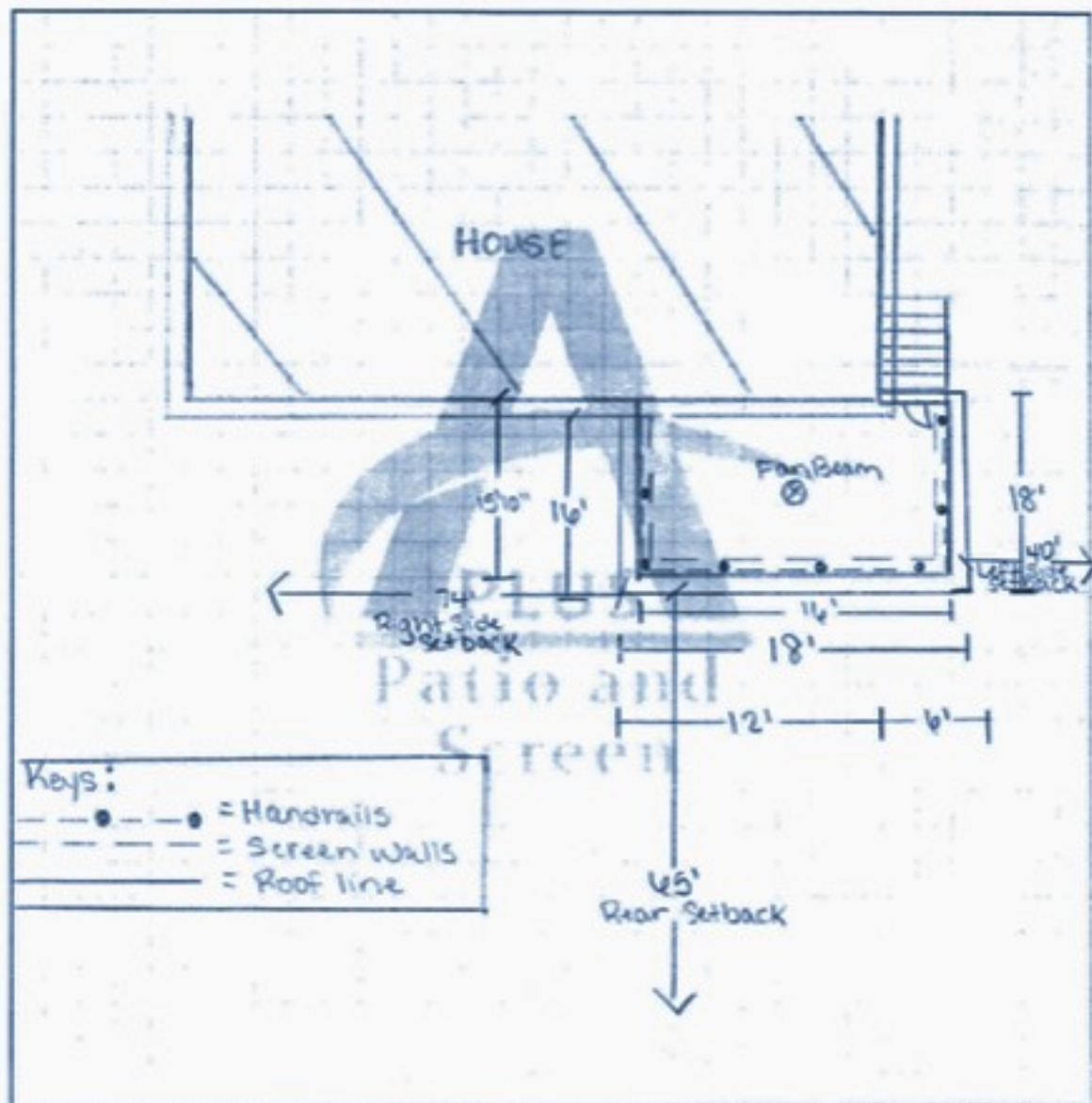
— ***Attach Additional Sheets if Needed*** —

Gulfport (228) 863-9919
 Hattiesburg (601) 583-4370
 Mobile (251) 633-8694
 Louisiana (985) 400-2100



www.apluspatioandscreens.com

Dwight Blythe, Owner
 22530 US 49 N.
 Saucier, MS 39574
 MS. LIC # R21972
 LA. LIC # 890002
 Licensed & Insured



Job Type: Screen Room

Customer Name: Anne Watson

Address: 1211 Sunset Ave. Ocean Springs MS 39564







**CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: June 16, 2025
June 5, 2025 – No Quorum

APPLICANT: Josh & Paige Hertel

CURRENT OWNER: Josh & Paige Hertel

REQUESTED ACTION: Approval of Certificate of Appropriateness to build a 5 ft black aluminum and 5 ft black metal chain link fence in the back yard.

DATE OF APPLICATION: April 16, 2025

LOCATION: 525 Porter Ave
Old Ocean Springs Historic District

PARCEL NUMBER: 60225030.100

DESCRIPTION OF THE REQUEST:

The applicant is proposing to install a 5 ft black aluminum fence on the western rear side of the house and a 5 ft black metal chain link fence around the rest of the backyard.

ADJACENT ZONING/LAND USE:

Subject Property: Split Zoning/Single Family Dwelling

Front: CMX-1 Neighborhood Commercial/Mixed Use

Back: R-2 Low-Medium Density

North: R-2 Low-Medium Density

South: CMX-1 Neighborhood Commercial/Mixed Use

East: CMX-1 Neighborhood Commercial/Mixed Use R-2 Low-Medium Density

West: CMX-1 Neighborhood Commercial/Mixed Use & R-2 Low-Medium Density



HISTORIC INFORMATION:

This house was constructed for Col. Newcomb Clark (1840-), who retired to Ocean Springs from Bay City, MI. Col. Clark is noteworthy for having commanded Michigan's only African-American unit as a Lieutenant. He later became the first Mayor of Wenona, MI, an early hamlet that is now West Bay City. Mr. Clark later served as assessor and recorder for Wenona, and held the office of Postmaster from 1866-1870. In 1882, Mr. Clark was elected to the Michigan State Legislature for the 2nd District of Bay County. In the early 1890's, Col. Clark and his wife relocated to Ocean Springs where they were active as real estate speculators. In their declining years, they were cared for by William J. Engbarth, who was bequeathed this house as a gesture of appreciation.

MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

2.5-story, frame, two-bay-wide (w-d) front-gable Queen Anne Vernacular residence with a gable entry porch supported by Doric columns. Bay 2 is a 5-light diamond motif panel over 2-panel door with 6-light sidelights. Windows are 1/1 wood double-hung-sash some with working shutters. Features include a pented gable, coursed fishscale and square shingles with diamond motifs, and scrolled faux truss work. The house has a brick and concrete block pier foundation, aluminum siding, and an asphalt shingle roof. A gable porch extends from the left (east) side. A hip roof two-story addition and a one-story shed-roof addition have been appended to the rear.

FINDINGS:

- HPC guidelines state that dark colored chain link fences are allowed in the rear yard, but if it can be seen from the road it needs to be screened with some kind of vegetation.
 - Road: Martin Ave – Has not been abandoned, north of Porter, and is still a city road, but does not extend beyond the subject property.
- New walls or fences should closely follow established precedent within the district. Front yard fences should not exceed four feet in height and should have open rather than solid designs. The fence design should be consistent with the style of the house on the property. For example, a wrought iron fence does not match the style of a Craftsman bungalow. Chain-link, concrete blocks, split-rails, and railroad ties are inappropriate materials for front yards. Additions should not obscure the form, orientation, or symmetry (or asymmetry) of the original building.
- Historic fences, especially those with a high degree of design, should be carefully maintained and preserved.
- Old Ocean Springs Historic District:
 - The Old Ocean Springs Historic District is comprised of several residential blocks situated to the south and west of the city's central business district. This district is unique because of its history of mixed use (residential, commercial, professional, etc.) particularly along Jackson and Washington avenues. The area reveals an abundance of high style architecture both well suited and adapted to the Gulf Coast climate and indicative of the continuous development of Ocean Springs as a resort community.

- The district, a large concentration of primarily street-oriented properties, is significant for its diversity of architectural styles, local stylistic adaptations, and variety of building forms. Greek Revival, Queen Anne, and Craftsman stylistic interpretations predominate upon Creole cottages, Planter's cottages, shotgun houses, and bungalow forms. Climatic influences are reflected by both the scarcity of chimneys and the plethora of porches. The area also encompasses churches and community buildings, as well as numerous residences rehabilitated for modern non-residential uses.

PUBLIC FEEDBACK:

None received as of May 30, 2025.

POTENTIAL MOTION:

To recommend **approval** of a COA for a 5 ft black aluminum fence and 5 ft a chain link fence located at 525 Porter Ave as described in the application and site plans.

-OR-

To recommend **denial** of a COA for a 5 ft black aluminum fence and a 5 ft chain link fence located at 525 Porter Ave as described in the application and site plans.



City of Ocean Springs
Historic Preservation Commission
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564
(228) 875-4415

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: 4/16/2025

[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

APPLICATION FEE: \$51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee
\$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

******* APPLICANT MUST ATTEND HEARING *******

Property Address: 525 Porter Ave, Ocean Springs, MS 39564

Property Owner(s): Joshua and Paige Hertel

Parcel ID Number: 60225030.100

Approximate Age of Home: 125

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ **Check here** if City Officials and HPC members **DO NOT** have permission to enter property.

Applicant [Check one]: ☐ Architect ☐ Contractor ☒ Owner ☐ Other _____

Name: Josh Hertel

Address: 525 Porter Ave

City: Ocean Springs **State:** MS **Zip:** 39564

Phone: _____ **Email:** _____

Property Owner [if Different]:

Name: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone: _____ **Email:** _____

DIRECTIONS: Check box which best represents your request (more than one box may be checked), and **ATTACH** the corresponding checklist to help ensure a complete application.

☐ New Construction, Additions, Extensive
Renovation / Repair

☐ Minor Renovation / Repair

☐ Exterior Painting (Contributing Structures Only)

☒ Landscaping and Site
Improvements (i.e. Fencing)

☐ Signage

☐ Demolition

PLEASE CHECK DISTRICT/LISTING

- | | | |
|---|---|---|
| ☐ BOWEN | ☐ MARBLE SPRINGS | ☐ SHEARWATER |
| ☐ INDIAN SPRINGS | ☒ OLD OCEAN SPRINGS | ☐ SULLIVAN-CHARNELY |
| ☐ LOVER'S LANE | ☐ RAILROAD | ☐ INDIVIDUAL LISTING |

Requirements:

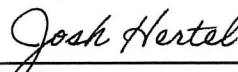
- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.
- **SIGN:** A sign will be placed in the front yard of the property prior to the HPC meeting to notify surrounding property owners of pending application. If the sign is not returned a \$ 25.00 fee will be assessed with the building permit.

Notes:

- Certificate of Appropriateness (COA) remains in force for two (2) years and may be extended for one (1) additional year. However, if a period of one (1) year passes and no initial construction has occurred, the COA is voided, and a new application must be submitted and approved before work may begin.
- Certificate of Appropriateness does not relieve the Property Owner from the responsibility of obtaining any other required permits. Building and other permits may be required, even if a COA is not required. For more information contact the Building Department at (228) 875-6712.
- The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Commission. The undersigned hereby certifies that the project described in the application, as detailed by plans and specification attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that a Building Permit will be required in addition to the Certificate of Appropriateness. Oath not required, but answer subject to rules of perjury.

Josh Hertel

Printed Name of Owner


Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

Date

***** **APPLICANT MUST ATTEND HEARING** *****



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

DEMOLITION

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

- a. _____ Photographs of all sides of the structure to be removed;
- b. _____ Site plan showing locations of structures, fences, walls, walkways, and protected trees;
- c. _____ Provide a sketch showing intent for the property. In considering an application for the demolition of a landmark or resource with a historic district, the following shall be considered:
 1. The individual historical or architectural significance of the resource;
 2. The importance or contribution of the resource to the aesthetics of the district;
 3. The difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail; and
 4. The proposed replacement structure and the future utilization.

Description: _____

— **Attach Additional Sheets if Needed** —



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

EXTERIOR PAINTING (CONTRIBUTING STRUCTURES ONLY)

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. Period color schemes are encouraged; however, other colors may be acceptable. **Submit color samples for:**
 - a. _____ Main Body;
 - b. _____ Trim or Decorative Features; and
 - c. _____ Accent areas such as lattice, shutters, porch, deck, etc.

Description: _____

— **Attach Additional Sheets if Needed** —



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

LANDSCAPING AND SITE IMPROVEMENTS SUCH AS FENCING

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

- a. X Drawing or photograph of the type of fence, wall, or gate proposed;
- b. X Site plan with dimensions, showing placement of any proposed change to the property as it relates to the property boundaries and all other buildings or site facilities – including protected trees; and
- c. X A description of the materials to be used.

Description: On the western rear side of our house, we would like to install a
5 foot black aluminum fence(that gives the appearance of wrought iron).
Then, around the rest of the backyard we would like a black metal chainlink fence.
Pictures of the style of fencing and a drawing of the proposed install area
are attached to this application.

— **Attach Additional Sheets if Needed** —



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

MINOR RENOVATION OR REPAIR

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. For work which includes changes to the exterior of existing buildings, the following is required:
 - a. _____ Elevations;
 - b. _____ Floor Plans; and
 - c. _____ Photographs of each face of the building to be renovated with details of the areas of work.

Description: _____

— ***Attach Additional Sheets if Needed*** —



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

New Construction, Additions, Extensive Renovation / Repair

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. **Two (2)** sets of scaled drawing, which shall include:
 - a. _____ A site plan illustrating location of proposal as well as all other structures on the site, with dimensions, setback distances, landscaping, driveways, walkways and protected trees.;
 - b. _____ A floor plan, with dimensions as it impacts the exterior of the structure;
 - c. _____ A drawing with dimensions of all affected exterior elevations;
 - d. _____ Notes describing exterior materials to be used. (i.e. walls, roof, trim, cornice, windows, doors, etc.);
 - e. _____ Detailed drawings or photographs of any decorative architectural details. (i.e. columns, balustrades, modillions, etc.); and
 - f. _____ Paint samples and plan keyed to location of each color (*Pivotal Structures Only*).
2. Photographs of the subject structure to be worked on, and adjacent property structures.
 - a. _____ Subject property; and
 - b. _____ Adjacent property structures.

Description: _____

— ***Attach Additional Sheets if Needed*** —



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

SIGNAGE

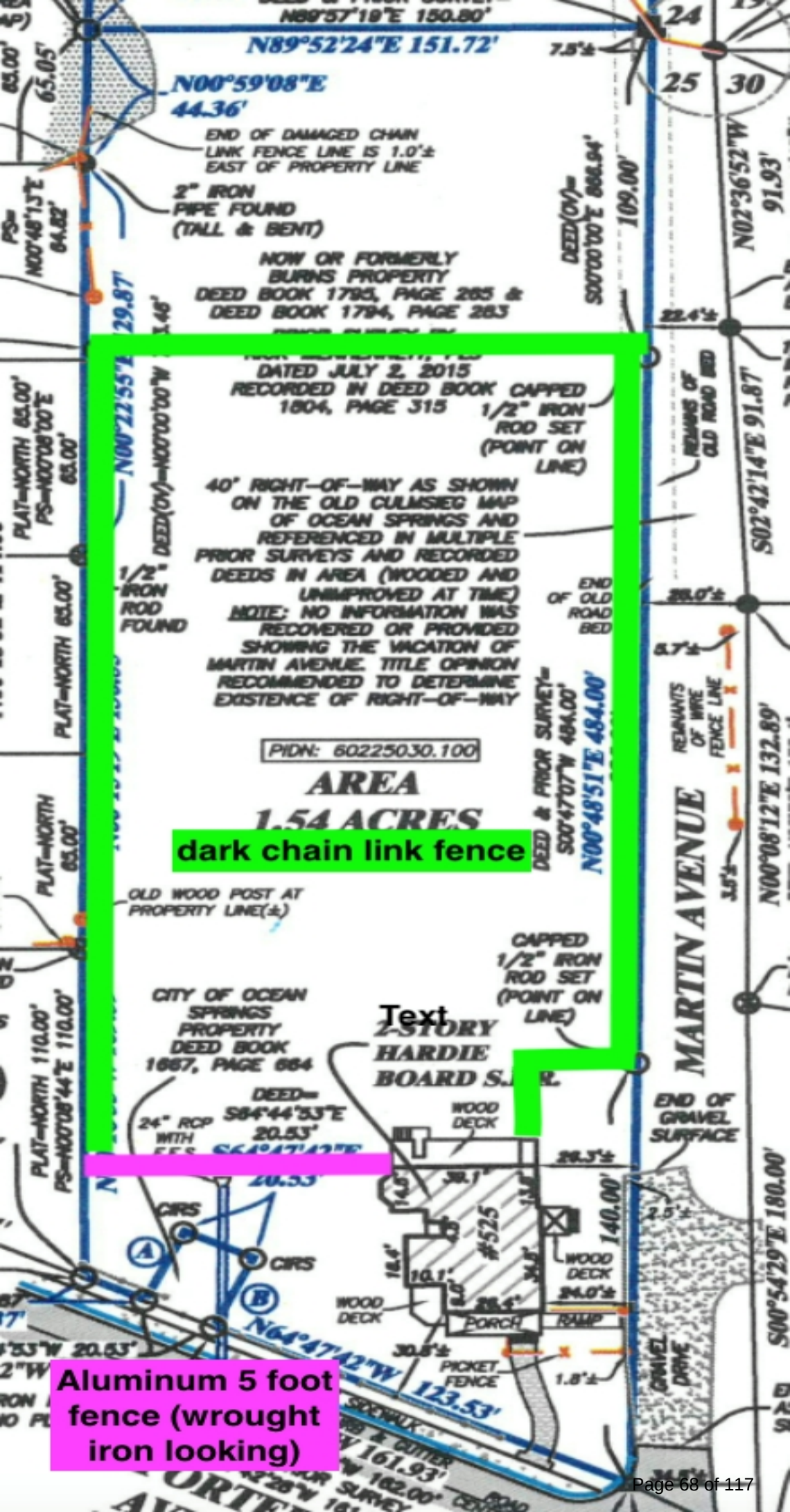
NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

- a. _____ Scaled drawings of proposed sign; and
- b. _____ Site plan showing locations of all structures, protected trees, and proposed sign location.

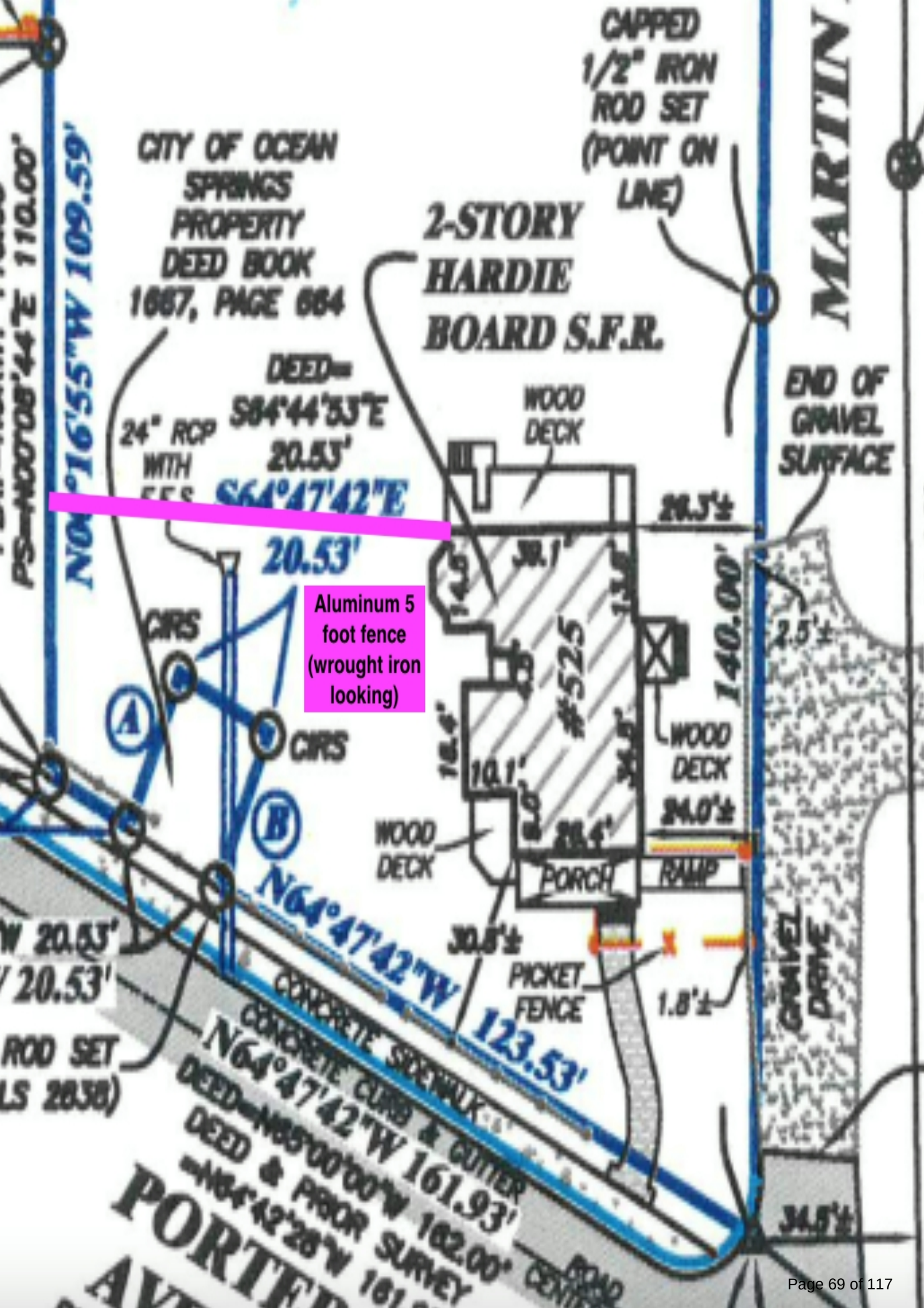
Description: _____

— Attach Additional Sheets if Needed —



dark chain link fence

Aluminum 5 foot
fence (wrought
iron looking)



Aluminum 5 foot fence (wrought iron looking)





**CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: June 16, 2025
June 5, 2025 – No Quorum

APPLICANT: Starks Contracting Co, Inc.

CURRENT OWNER: St. Alphonsus Church

REQUESTED ACTION: Approval of Certificate of Appropriateness to:

1. demolish and construct a new church covered entry
2. construct a new adoration chapel/sacristy
3. construct a new maintenance & storage building
4. renovate existing courtyard
5. construct new restroom addition
6. renovating existing adoration chapel space into extension of sacristy
7. enclosed addition at school/cafeteria
8. construct a new cry room extension

DATE OF APPLICATION: March 14, 2025

LOCATION: 502 Jackson Ave
Old Ocean Springs Historic District

PARCLE NUMBER: 60137198.000

DESCRIPTION OF THE REQUEST:

The applicant proposes to demolish and reconstruct a new church covered entry way and to construct new additions including an adoration chapel/sacristy building; construct new maintenance & storage building; renovate existing courtyard; construct new restroom additions; enclosed addition at school/cafeteria, and cry room extension.

ADJACENT ZONING/LAND USE:

Subject Property: R-1 Low Density Single Family/Church – School

North: R-1 Low Density Single Family

South: R-1 Low Density Single Family

East: R-1 Low Density Single Family

West: R-1 Low Density Single Family



MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- **BRIEF DESCRIPTION:** 1-story, frame, Modern front-gabled church with a lower front gable ell and a flat roof vestibule projecting from the main (west) façade. The left and right (north and south) facades are punctuated by two sets of cross-gabled entrance transepts. The rear (east) has a gabled apse and a flat roofed ambulatory. Windows are single-light aluminum fixed. transepts. The rear (east) has a gabled apse and a flat roofed ambulatory. Windows are single-light aluminum fixed. Distinctive features include stained glass windows, brick screening with cross motif, and a narrow gabled bell tower with a hexagonal steeple. The church has a concrete slab foundation, brick veneer, and an asphalt shingle roof.
- **HISTORIC INFORMATION:** St. Alphonsus Catholic Church has been a part of the Ocean Springs religious life since 1859 when its first church was constructed on Porter Avenue where City Hall now stands. The first church was sold in 1873 and the proceeds were used for construction of a new church at 502 Jackson Avenue in 1882. The second chapel stood in its original location on this lot until 1960 when it was moved to make way for the construction of the current chapel. The second chapel remained on site and was used as the parish hall until it was demolished in 1972.

FINDINGS:

- The application is wanting to demolish the existing covered entry way and reconstruct a new covered entry way.
- Other additions include:
 - New adoration chapel/sacristy
 - New maintenance & storage building
 - Renovate the existing courtyard
 - New restroom
 - Enclosed addition at school/cafeteria
 - Extension of the cry room

- All new additions will match the aesthetics of the existing structure by matching the existing slope of the roof and the current colors scheme. Materials that will be used are:
 - Brick
 - Painted concrete and stucco
 - Shingle roof
 - Copper flashings
 - Massing
- Church, government, and bank buildings are types of civic and institutional facilities found within historic districts. These types of properties are typically freestanding with surrounding open space. As gathering places for the public, these properties are important sites within historic areas. Original design focused upon both site and design in scale with the surrounding context. Even more so than residential properties, the majority of these buildings reflect and exhibit specific architectural styles.
- New construction in historic neighborhoods should respect the scale existing buildings in the district. New buildings should reference existing structures for height and width.
- New buildings should replicate the foundation and story heights of adjacent and nearby historic properties.
- New buildings should reference the roof shape, pitch, and height of adjacent and nearby historic buildings.
- New buildings should draw upon the shape and composition of the main bodies of adjacent and nearby historic buildings for guidance.
- Old Ocean Springs Historic District:
 - The Old Ocean Springs Historic District is comprised of several residential blocks situated to the south and west of the city's central business district. This district is unique because of its history of mixed use (residential, commercial, professional, etc.) particularly along Jackson and Washington avenues. The area reveals an abundance of high style architecture both well suited and adapted to the Gulf Coast climate and indicative of the continuous development of Ocean Springs as a resort community.
 - The district, a large concentration of primarily street-oriented properties, is significant for its diversity of architectural styles, local stylistic adaptations, and variety of building forms. Greek Revival, Queen Anne, and Craftsman stylistic interpretations predominate upon Creole cottages, Planter's cottages, shotgun houses, and bungalow forms. Climatic influences are reflected by both the scarcity of chimneys and the plethora of porches. The area also encompasses

churches and community buildings, as well as numerous residences rehabilitated for modern non-residential uses.

PUBLIC FEEDBACK:

None received as of May 30, 2025.

POTENTIAL MOTION:

To recommend **approval** of a COA for the demolition and new construction described in the application and plans for 502 Jackson Ave.

-OR-

To recommend **denial** of a COA for the demolition and new construction described in the application and plans for 502 Jackson Ave.



City of Ocean Springs
Historic Preservation Commission
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564
(228) 875-4415

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: _____

[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

APPLICATION FEE: \$51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee
\$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

***** **APPLICANT MUST ATTEND HEARING** *****

Property Address: 502 Jackson Ave., Ocean Springs, MS 39564

Property Owner(s): Catholic Diocese of Biloxi

Parcel ID Number: 60137198.000 Approximate Age of Home: _____

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ Check here if City Officials and HPC members DO NOT have permission to enter property.

Applicant [Check one]: ☐ Architect ☒ Contractor ☐ Owner ☐ Other _____

Name: Starks Contracting Co., Inc

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Property Owner [if Different]:

Name: Catholic Diocese of Biloxi

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

DIRECTIONS: Check box which best represents your request (more than one box may be checked), and **ATTACH** the corresponding checklist to help ensure a complete application.

- | | |
|--|---|
| ☒ New Construction, Additions, Extensive Renovation / Repair | ☐ Landscaping and Site Improvements (i.e. Fencing) |
| ☒ Minor Renovation / Repair | ☐ Signage |
| ☐ Exterior Painting (Contributing Structures Only) | ☒ Demolition |

PLEASE CHECK DISTRICT/LISTING

- | | | |
|---|---|---|
| ☐ BOWEN | ☐ MARBLE SPRINGS | ☐ SHEARWATER |
| ☐ INDIAN SPRINGS | ☒ OLD OCEAN SPRINGS | ☐ SULLIVAN-CHARNELY |
| ☐ LOVER'S LANE | ☐ RAILROAD | ☐ INDIVIDUAL LISTING |

Requirements:

- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.
- **SIGN:** A sign will be placed in the front yard of the property prior to the HPC meeting to notify surrounding property owners of pending application. If the sign is not returned a \$ 25.00 fee will be assessed with the building permit.

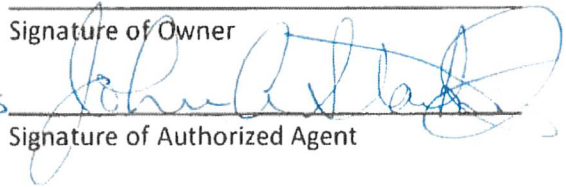
Notes:

- Certificate of Appropriateness (COA) remains in force for two (2) years and may be extended for one (1) additional year. However, if a period of one (1) year passes and no initial construction has occurred, the COA is voided, and a new application must be submitted and approved before work may begin.
- Certificate of Appropriateness does not relieve the Property Owner from the responsibility of obtaining any other required permits. Building and other permits may be required, even if a COA is not required. For more information contact the Building Department at (228) 875-6712.
- The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Commission. The undersigned hereby certifies that the project described in the application, as detailed by plans and specification attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that a Building Permit will be required in addition to the Certificate of Appropriateness. Oath not required, but answer subject to rules of perjury.

Printed Name of Owner

Signature of Owner

JOHN A. STARKS, JR. SECY/TREAS



Printed Name of Authorized Agent

Signature of Authorized Agent

5/29/2025

Date

***** APPLICANT MUST ATTEND HEARING *****



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

DEMOLITION

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

- a. _____ Photographs of all sides of the structure to be removed;
- b. _____ Site plan showing locations of structures, fences, walls, walkways, and protected trees;
- c. _____ Provide a sketch showing intent for the property. In considering an application for the demolition of a landmark or resource with a historic district, the following shall be considered:
 - 1. The individual historical or architectural significance of the resource;
 - 2. The importance or contribution of the resource to the aesthetics of the district;
 - 3. The difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail; and
 - 4. The proposed replacement structure and the future utilization.

Description: _____

Demolition work to include removal of existing concrete walkway, ramps, railings, existing stairs and existing brick sign

around the Church entry way as required to construct new Church covered entry and approach ramp.

— Attach Additional Sheets if Needed —



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

New Construction, Additions, Extensive Renovation / Repair

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. **Two (2)** sets of scaled drawing, which shall include:
 - a. _____ A site plan illustrating location of proposal as well as all other structures on the site, with dimensions, setback distances, landscaping, driveways, walkways and protected trees.;
 - b. _____ A floor plan, with dimensions as it impacts the exterior of the structure;
 - c. _____ A drawing with dimensions of all affected exterior elevations;
 - d. _____ Notes describing exterior materials to be used. (i.e. walls, roof, trim, cornice, windows, doors, etc.);
 - e. _____ Detailed drawings or photographs of any decorative architectural details. (i.e. columns, balustrades, modillions, etc.); and
 - f. _____ Paint samples and plan keyed to location of each color (*Pivotal Structures Only*).
2. Photographs of the subject structure to be worked on, and adjacent property structures.
 - a. _____ Subject property; and
 - b. _____ Adjacent property structures.

Description: Interior Church renovation; new Church covered entry; new Adoration Chapel/Sacristy with roof extension,

new maintenance & storage building; new courtyard; new church restroom addition/renovation, renovate existing

Adoration Chapel space into extension of Sacristy, enclosed addition at school/cafeteria, new cry room extension

— *Attach Additional Sheets if Needed* —



St. Alphonsus
CATHOLIC CHURCH

NEW COVERED ENTRY & CONNECTOR:
VIEW FROM NORTHWEST (JACKSON AVENUE)

**allred
stolarski
architects**



St. Alphonsus
CATHOLIC CHURCH

NEW COVERED ENTRY & CONNECTOR:
VIEW FROM WEST (JACKSON AVENUE)

**allred
stolarski
architects**



St. Alphonsus
CATHOLIC CHURCH

NEW COVERED ENTRY & CONNECTOR:
VIEW FROM SOUTHWEST (JACKSON AVENUE)

**allred
stolarski
architects**



St. Alphonsus
CATHOLIC CHURCH

NEW COVERED ENTRY & CONNECTOR:
VIEW FROM SOUTH (CALHOUN STREET)

**allred
stolarski
architects**



St. Alphonsus
CATHOLIC CHURCH

ADORATION CHAPEL:
VIEW FROM SOUTHWEST (CALHOUN STREET)

**allred
stolarski
architects**



St. Alphonsus
CATHOLIC CHURCH

ADORATION CHAPEL:
VIEW FROM SOUTH (CALHOUN STREET)

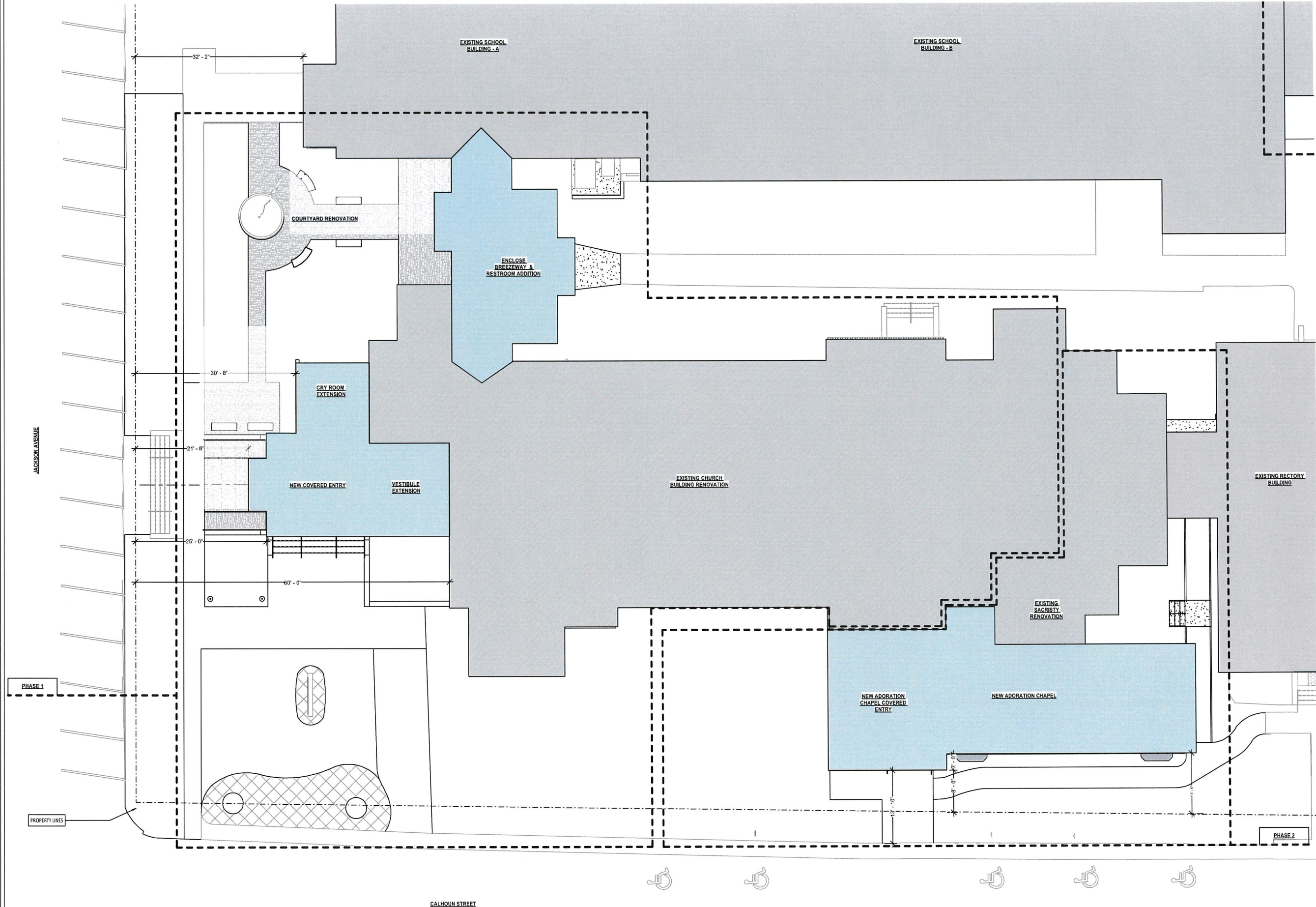
**allred
stolarski
architects**



St. Alphonsus
CATHOLIC CHURCH

ADORATION CHAPEL:
VIEW FROM SOUTHEAST (CALHOUN STREET)

**allred
stolarski
architects**



1
A1.01 REFERENCE PLAN PLAN - NEW WORK SITE PLAN
1/8" = 1'-0"

NOT FOR
CONSTRUCTION

ST ALPHONSUS - CAMPUS IMPROVEMENTS
ST. ALPHONSUS CATHOLIC CHURCH
CD PROGRESS SET
502 JACKSON, AVENUE, OCEAN SPRINGS, MS 39564
2024-73

ARCHITECT OF RECORD:
**allred
stolarski
architects**
711 CHURCH STREET
OCEAN SPRINGS, MS 39564

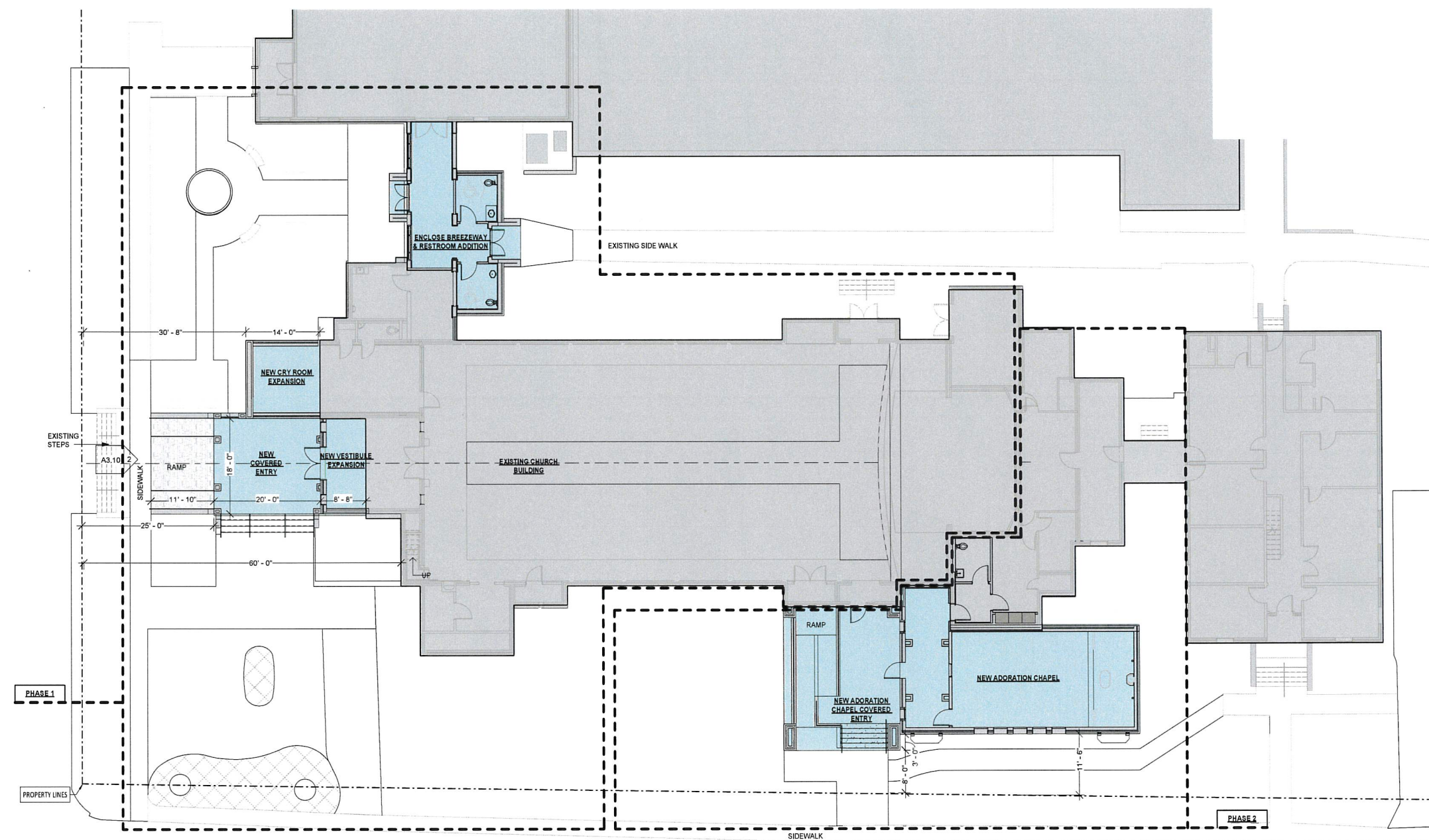
ISSUE DATE:
6-MAY-2025

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NUMBER:
2024-73

DRAWING TITLE:
**SITE PLAN - NEW
WORK**

SHEET NUMBER:
A1.01



1 FLOOR PLAN - NEW WORK
A2.02 3/32" = 1'-0"



10' 0' 10' 20'
SCALE: 3/32"=1'-0"

NOT FOR
CONSTRUCTION

ST ALPHONSUS - CAMPUS IMPROVEMENTS

ST. ALPHONSUS CATHOLIC CHURCH

CD PROGRESS SET

502 JACKSON AVENUE, OCEAN SPRINGS, MS 39564
2024-73

ARCHITECT OF RECORD:

**allred
stolarski
architects**

711 CHURCH STREET
OCEAN SPRINGS, MS 39564

ISSUE DATE:

6-MAY-2025

REVISIONS:

NO. DATE DESCRIPTION

PROJECT NUMBER:

2024-73

DRAWING TITLE:

FLOOR PLAN -
NEW WORK

SHEET NUMBER:

A2.02

May 5, 2025

*Certificate of Appropriateness
Description*

This project consists of additions to St. Alphonsus Church located on the northeast corner of Jackson Avenue and Calhoun Street. The mid-century style church was built in 1960 by Contractor Ralph J. Marion and designed by Jules K. DeLaverne, architect from New Orleans. The existing church building design consists of brick and tile exterior walls; painted exposed concrete, wood and stucco; aluminum framed stained glass windows; sloped shingle roofing; and copper gutters, downspouts and trim. The proposed additions to the church include:

1. A New Covered Entry to the front of the Church. This new entry on the west elevation (Jackson Avenue side) will provide covered shelter immediately outside of the enlarged entry Vestibule / Cry Room area in order to provide more space for wedding and funeral processions, as well as to provide more space for parishioners to gather before and after mass that is out of the weather elements. The design for the new entry area will match the existing Church in terms of materials (brick, painted concrete and stucco, shingle roof, copper flashings, etc.), massing, and existing roof slopes. All material colors will match existing.
2. Enclosing the Existing open-air Breezeway connector between the Church and the School that is located in the northwest corner of the Church. This area will provide a protected, secure pathway for students to move between the two buildings, as well as incorporate additional restrooms. This design for this portion of the project consists of installing new aluminum framed glass windows and entrance doors within the existing stucco arched openings. The existing exterior walls and associated materials will remain in place with a small gabled addition at the entry door location. The restroom addition on the east side of the connector will incorporate materials to match the existing Church (brick, stucco, shingle roof, copper flashings, etc.). All material colors will match existing.
3. A New Adoration Chapel and Covered Entry to be constructed on the south side of the existing Church (Calhoun Street side). This new Chapel (approximately 20' x 45') will provide dedicated space for parishioners to spend time in prayer and contemplation before the Blessed Sacrament. The design for the new Chapel will match the existing Church in terms of materials (brick, painted concrete and stucco, copper flashings, etc.) as well as the existing roof slopes. All material colors will match existing.

Sincerely,



Hoppy Allred, AIA
President

711 Church Street
Ocean Springs, MS 39564
T (228) 762-1975

Hoppy Allred, AIA
John Stolarski, AIA
Jennifer Hataway Blount, AIA
Patrick Wilber, AIA

allredstolarski.com

May 5, 2025

*Certificate of Appropriateness
Application Photographs*

ST. ALPHONSUS CATHOLIC CHURCH ADDITIONS & RENOVATIONS



View of front of Church from Jackson Street (West)



View of Church to School Connector from Jackson Street (West)



View of Church from Calhoun Street (South)



View of Church from Calhoun Street (South)



View of Church from Calhoun Street (South)



View of Church to School Connector from the East

**CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: June 16, 2025

APPLICANT: Jill & Cole Little

CURRENT OWNER: Jill & Cole Little

REQUESTED ACTION: Approval of Certificate of Appropriateness to build three (3) additions to the existing house, screen in the existing back porch, and construct a new driveway.

DATE OF APPLICATION: May 6, 2025

LOCATION: 1410 Bowen Ave
Bowen Ave. Historic District

PARCEL NUMBER: 60119025.010

DESCRIPTION OF THE REQUEST:

The applicant is proposing to build three (3) additions to the existing house, screen in the existing back porch, and construct a new gravel driveway.

ADJACENT ZONING/LAND USE:

Subject Property: R-2 Low-Medium Density

North: R-2 Low-Medium Density

South: R-2 Low-Medium Density

East: R-2 Low-Medium Density

West: R-2 Low-Medium Density



MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- **BRIEF DESCRIPTION:** One-story, frame, two-bay-wide (w-d) front-gabled Folk Victorian L-galleried Shotgun house with a wraparound porch and a side-gable wing (set back right). The hipped-roof and inset porch wraps around the right (west) side. It is supported by chamfered columns and has a picketed balustrade. Windows are 6/6 and 3/2 wooden-double-hung sash and one-light casement. Decorative features included hexagonal shingles in gable, and brackets. The house has a brick pier foundation, clapboard siding, and a pressed metal roof. A gable addition with a shed-roof porch was added in the rear (south).

FINDINGS:

- The applicant proposed to use the following materials to match the existing house:
 - Wood wall base
 - Building wrap-system on wood sheathing
 - 2x4 framing system, fill void with batt insulation with ½ thick moisture resistant sheet rock at exposed areas
 - Galvanized metal roof
 - White paint
- Site Plan:
 - Orange – additions
 - Blue – existing porch will be screened in
 - New driveway is proposed on the east side of the parcel.
- According to Ocean Springs Historic District Design Guidelines when making additions to historic structures, it is imperative that the changes respect the integrity of both original building and the district.
 - Additions should always maintain the scale and proportions of the original building and not overwhelm the original building.
 - Additions should not obscure the form, orientation, or symmetry (or asymmetry) of the original building.
 - Additions should use materials and components compatible with the original building — similar siding, roofing, and windows.
 - Ornamentation of new additions should not exceed the degree of ornamentation on the original structure. If ornamentation from the main building is to be repeated on the additions, consider using an abstracted form of the original ornamentation.

- Additions should be designed in a fashion that is reversible if the addition is ever removed. Loss of historic materials —walls, windows, and doors— should be kept to a minimum.
 - Additions should be constructed in a manner that does not create a false sense of history and should be easily discernible from the core historic structure. That is, an addition should not be built to appear as though it were an original component of the building.
- Bowen Ave. Historic District:
 - The Bowen Avenue Historic District encompasses a linear area of three blocks of Bowen Avenue, which runs east-west between Ward and Washington avenues. The district is composed of the frontage properties along Bowen Avenue between General Pershing and Bellande avenues.* As a middle-class development, these street-oriented dwellings reveal the diversity of influences within a prestigious resort community.
 - Initially developed from 1890 to 1930, the neighborhood grew slightly northeast of the Old Ocean Springs area. Citizens of more moderate means built this residential area as evidenced by the uniformity and modesty of both scale and detailing.
 - The district is significant for its cohesive collection of residential architecture. Oriented to the street, the dwellings are either vernacular or have few stylistic details, with high style architecture being the exception rather than the rule. Even so, the district displays examples of Victorian Italianate, Creole Cottages, Bungalows, Victorian Shotguns, and Queen Anne Cottages. The residences of this street, which remains narrow and tree shaded, are isolated from through traffic and newer areas of development.

PUBLIC FEEDBACK:

None received as of May 30, 2025.

POTENTIAL MOTION:

To recommend **approval** of a COA to construct additions to the existing house, screen in existing back porch, and create a new driveway at 1410 Bowen Ave.

-OR-

To recommend **denial** of a COA to construct additions to existing house, screen in existing back porch, and create a new driveway at 1410 Bowen Ave.



City of Ocean Springs
Historic Preservation Commission
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564
(228) 875-4415

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: 5-6-25

[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

APPLICATION FEE: \$51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee
\$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

***** **APPLICANT MUST ATTEND HEARING** *****

Property Address: 1410 Bowen Ave

Property Owner(s): Jill & Cole Little

Parcel ID Number: _____ Approximate Age of Home: 120 yrs

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ Check here if City Officials and HPC members **do NOT** have permission to enter property.

Applicant [Check one]: ☐ Architect ☒ Contractor ☐ Owner ☐ Other

Name: RANDY HAGAN / VILLAGE Building + Remodeling

Address: 700 WASHINGTON Ave

City: Ocean Springs State: MS Zip: 39564

Phone: 228-217-0111 Email: Randy@VILLAGEBUILDINGAND-Remodeling.com

Property Owner [if Different]:

Name: Jill & Cole Little

Address: 1410 Bowen Ave

City: Ocean Springs State: MS Zip: 39564

Phone: 630-621-8822 Email: _____

DIRECTIONS: Check box which best represents your request (more than one box may be checked), and **ATTACH** the corresponding checklist to help ensure a complete application.

☒ New Construction, Additions, Extensive Renovation / Repair

☐ Minor Renovation / Repair

☐ Exterior Painting (Contributing Structures Only)

☒ Landscaping and Site Improvements (i.e. Fencing)

☐ Signage

☐ Demolition

PLEASE CHECK DISTRICT/LISTING

- | | | |
|--|---|--|
| ☒ BOWEN | ☐ MARBLE SPRINGS | ☐ SHEARWATER |
| ☐ INDIAN SPRINGS | ☐ OLD OCEAN SPRINGS | ☐ SULLIVAN-CHARNELY |
| ☐ LOVER'S LANE | ☐ RAILROAD | ☐ INDIVIDUAL LISTING |

Requirements:

- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.
- **SIGN:** A sign will be placed in the front yard of the property prior to the HPC meeting to notify surrounding property owners of pending application. If the sign is not returned a \$ 25.00 fee will be assessed with the building permit.

Notes:

- Certificate of Appropriateness (COA) remains in force for two (2) years and may be extended for one (1) additional year. However, if a period of one (1) year passes and no initial construction has occurred, the COA is voided, and a new application must be submitted and approved before work may begin.
- Certificate of Appropriateness does not relieve the Property Owner from the responsibility of obtaining any other required permits. Building and other permits may be required, even if a COA is not required. For more information contact the Building Department at (228) 875-6712.
- The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Commission. The undersigned hereby certifies that the project described in the application, as detailed by plans and specification attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that a Building Permit will be required in addition to the Certificate of Appropriateness. Oath not required, but answer subject to rules of perjury.

Jill + Cole Little
Printed Name of Owner

RANDY HAGAN
Printed Name of Authorized Agent

5-6-25
Date

Jill + Cole Little
Signature of Owner

[Signature]
Signature of Authorized Agent

******* APPLICANT MUST ATTEND HEARING *******



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

LANDSCAPING AND SITE IMPROVEMENTS SUCH AS FENCING

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

- a. ☐ Drawing or photograph of the type of fence, wall, or gate proposed;
- b. ☒ Site plan with dimensions, showing placement of any proposed change to the property as it relates to the property boundaries and all other buildings or site facilities – including protected trees; and
- c. ☐ A description of the materials to be used.

Description: _____

— *Attach Additional Sheets if Needed* —

DESCRIPTION OF EXTERIOR WALL TYPES ARE TO BE READ FROM OUTSIDE TOWARDS THE INSIDE.

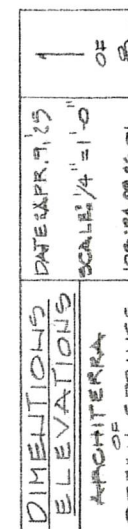
TWA - WOOD SIDING TO MATCH EXISTING SIDS, ON BUILDING WRAP SYSTEM (WEATHER FENCE), ON WOOD SHEATHING, ON 2X4 STUDS FRAMING SYSTEM, FILL VOID WITH BATT INSULATION, WITH 1/2" THICK SHEET-ROCK AT EXPOSED AREAS.

THW - CONTINUOUS BOARD AT AREAS COVERED WITH CERAMIC TILE SYSTEMS, BATHROOMS, LAUNDRY AND KITCHENS. AT AREAS WITH CERAMIC TILE SYSTEMS (KITCHEN AND BATH SINKS), MATCH EXISTING WALL TO MATCH ORIGINAL FORT OF HOUSE.

TWB - WOOD SIDING TO MATCH EXISTING SIDS, ON BUILDING WRAP SYSTEM (WEATHER FENCE), ON WOOD SHEATHING, ON 2X4 STUDS FRAMING SYSTEM, FILL VOID WITH BATT INSULATION, WITH 1/2" THICK SHEET-ROCK, ON WOOD WALL BASE TO MATCH ORIGINAL FORT OF HOUSE.

TWC - WOOD SIDING TO MATCH EXISTING SIDS, ON BUILDING WRAP SYSTEM (WEATHER FENCE), ON WOOD SHEATHING, ON 2X4 STUDS FRAMING SYSTEM, FILL VOID WITH BATT INSULATION, WITH 1/2" THICK SHEET-ROCK AT EXPOSED AREAS.

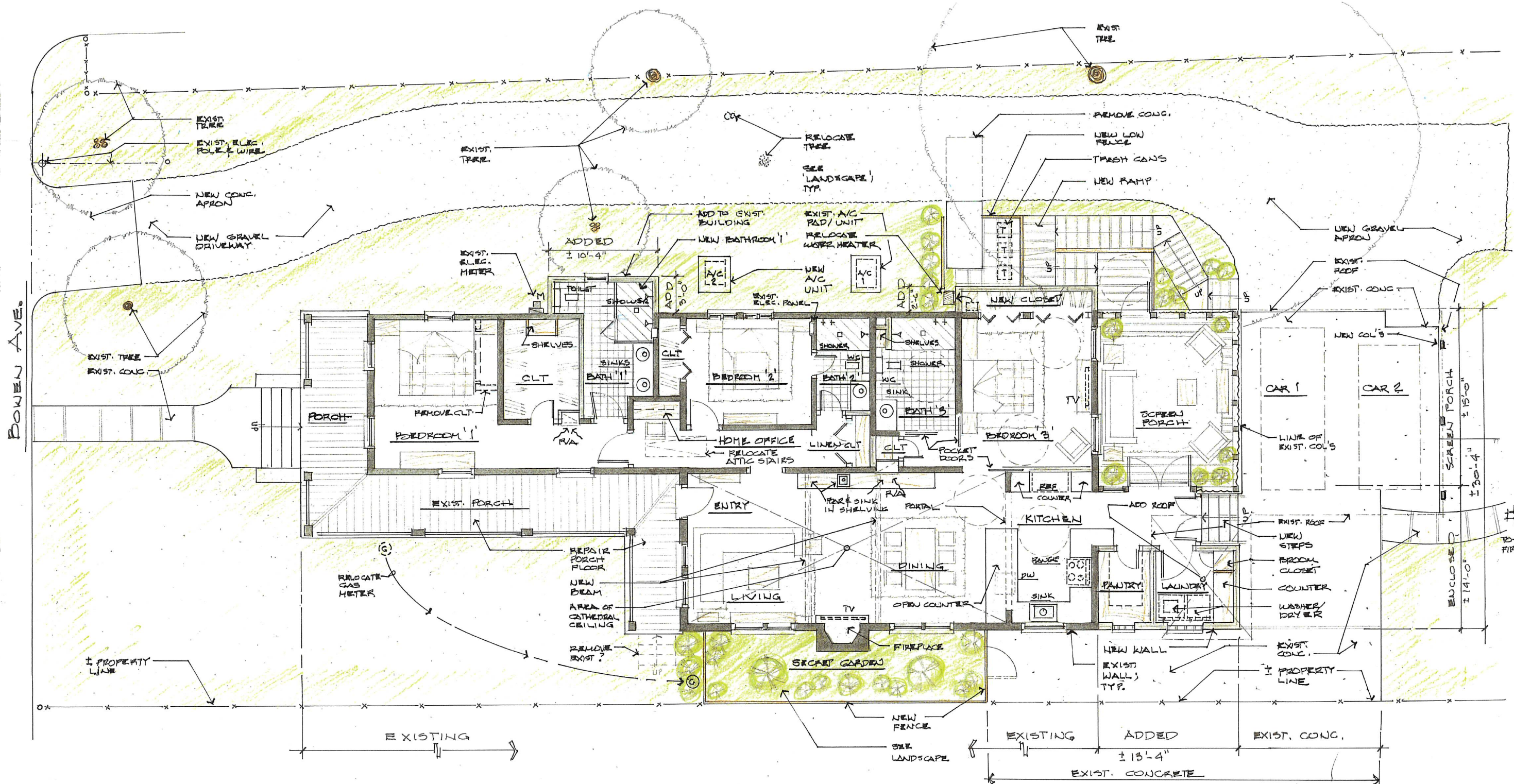
TWD - CERAMIC TILES AT LAUNDRY AND AREAS IN THE VICINITY OF PLUMBING FIXTURES (KITCHEN AND BATH SINKS), ON WOOD WALL BASE TO MATCH ORIGINAL FORT OF HOUSE.



S.L. Plan 2002

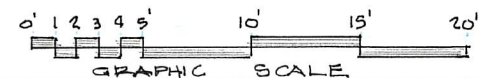
HOME RENOVATION
WILL & COLE LITTLE

○ Route A/c
The Copy



SITE PLAN

1/4" = 1'-0"

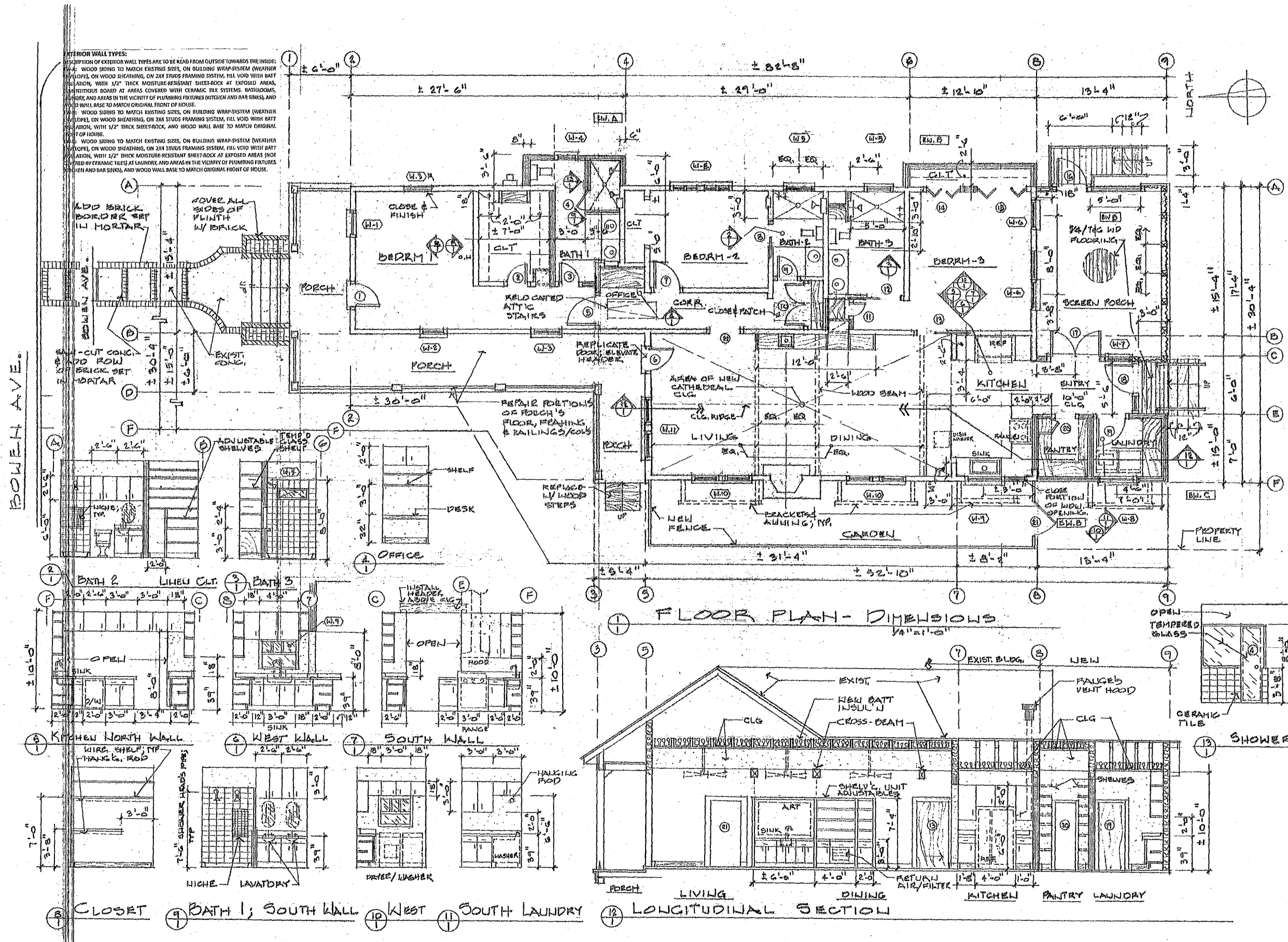


HOME RENOVATION
JILL & COLE LITTLE
1410 BOWEN AVE. OCEAN SPRINGS, N.C.

FEB. 19, 2025

MASTER PLAN

ARCHITECTURE OF OCEAN SPRINGS



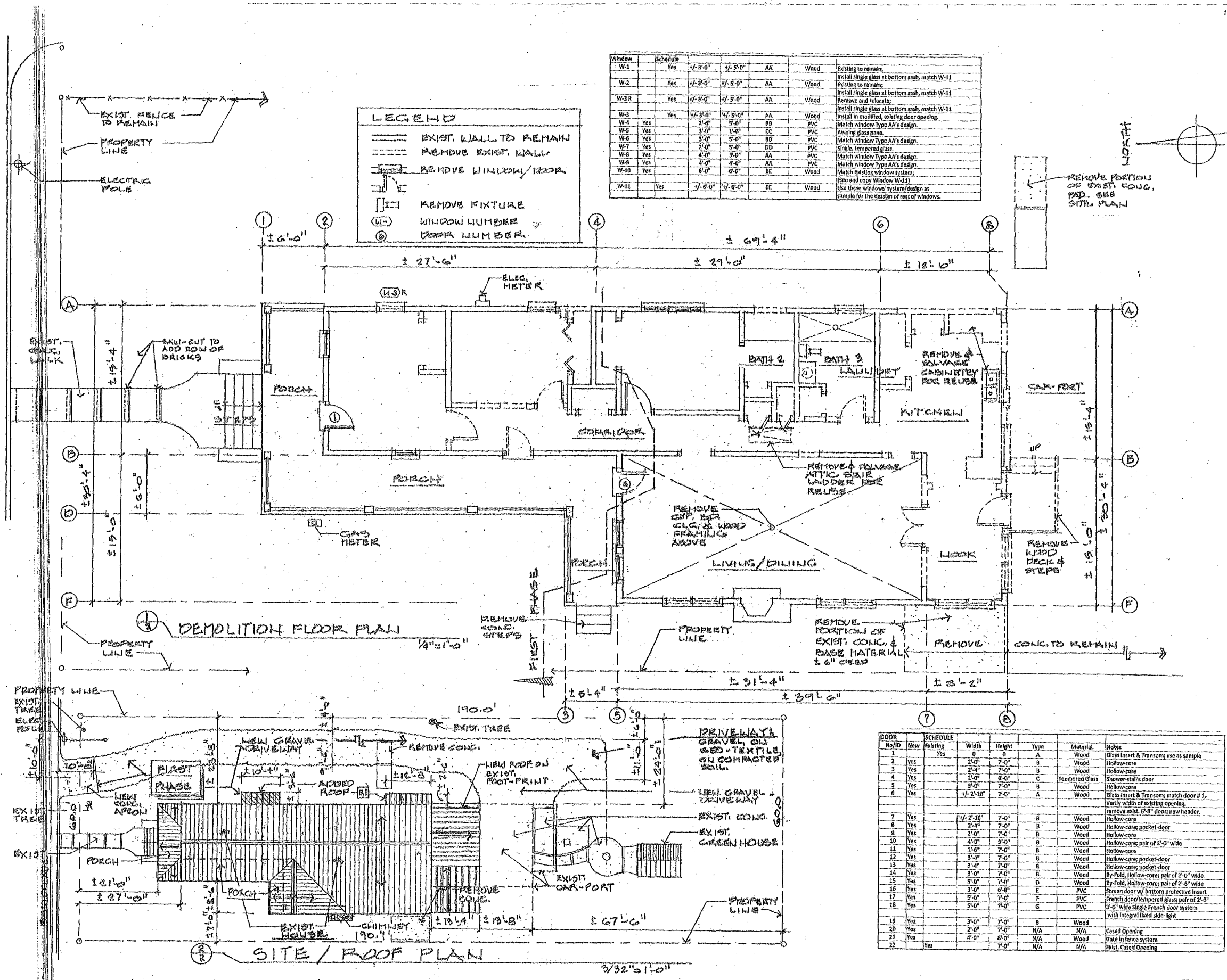
1	DATE: APR. 2, 1973	SCALE: 1/4" = 1'-0"	1 OF 2
2	DIMENSIONS	ARCHITECT	
3	ELEVATIONS	OCEAN SPRINGS	
4	PROJECT	1410 BOWEN AVE. OCEAN SPRINGS, MS	

See Plan page 2

HOME RENOVATION
JILL & COLE LITTLE
1410 BOWEN AVE. OCEAN SPRINGS, MS

Office Copy
O Bowen Ave

BOULEV. AVE.



Window	Schedule	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Existing to remain;
W-1	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Existing to remain;	Install single glass at bottom sash, match W-11
W-2	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Existing to remain;	Install single glass at bottom sash, match W-11
W-3R	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Existing to remain;	Remove and relocate;
W-3	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Existing to remain;	Install single glass at bottom sash, match W-11
W-4	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Existing to remain;	Install in modified, existing door opening.
W-5	Yes	1/2-3'-0"	1/2-5'-0"	AA	PVC	Match window Type AA's design.	
W-6	Yes	1/2-3'-0"	1/2-5'-0"	BB	PVC	Awning glass pane.	
W-7	Yes	1/2-3'-0"	1/2-5'-0"	DD	PVC	Single, tempered glass.	
W-8	Yes	1/2-3'-0"	1/2-5'-0"	AA	PVC	Match window Type AA's design.	
W-9	Yes	1/2-3'-0"	1/2-5'-0"	AA	PVC	Match window Type AA's design.	
W-10	Yes	1/2-3'-0"	1/2-5'-0"	EE	Wood	Match existing window system;	(See and copy Window W-11)
W-11	Yes	1/2-3'-0"	1/2-5'-0"	EE	Wood	Use these window's system/design as	sample for the design of rest of windows.

Door	No/D	New	Existing	Schedule	Yes	Width	Height	Type	Material	Notes
1	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Glass Insert & Transoms use as sample		
2	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
3	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
4	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
5	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
6	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
7	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
8	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
9	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
10	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
11	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
12	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
13	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
14	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
15	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
16	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
17	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
18	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
19	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
20	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
21	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		
22	Yes	Yes	Yes	1/2-3'-0"	1/2-5'-0"	AA	Wood	Hollow-core		

HOME RENOVATION

JILL & COLE LITTLE

140 EDWELL AVE. OCEAN SPRINGS, ME

DATE: APR. 1, 2017

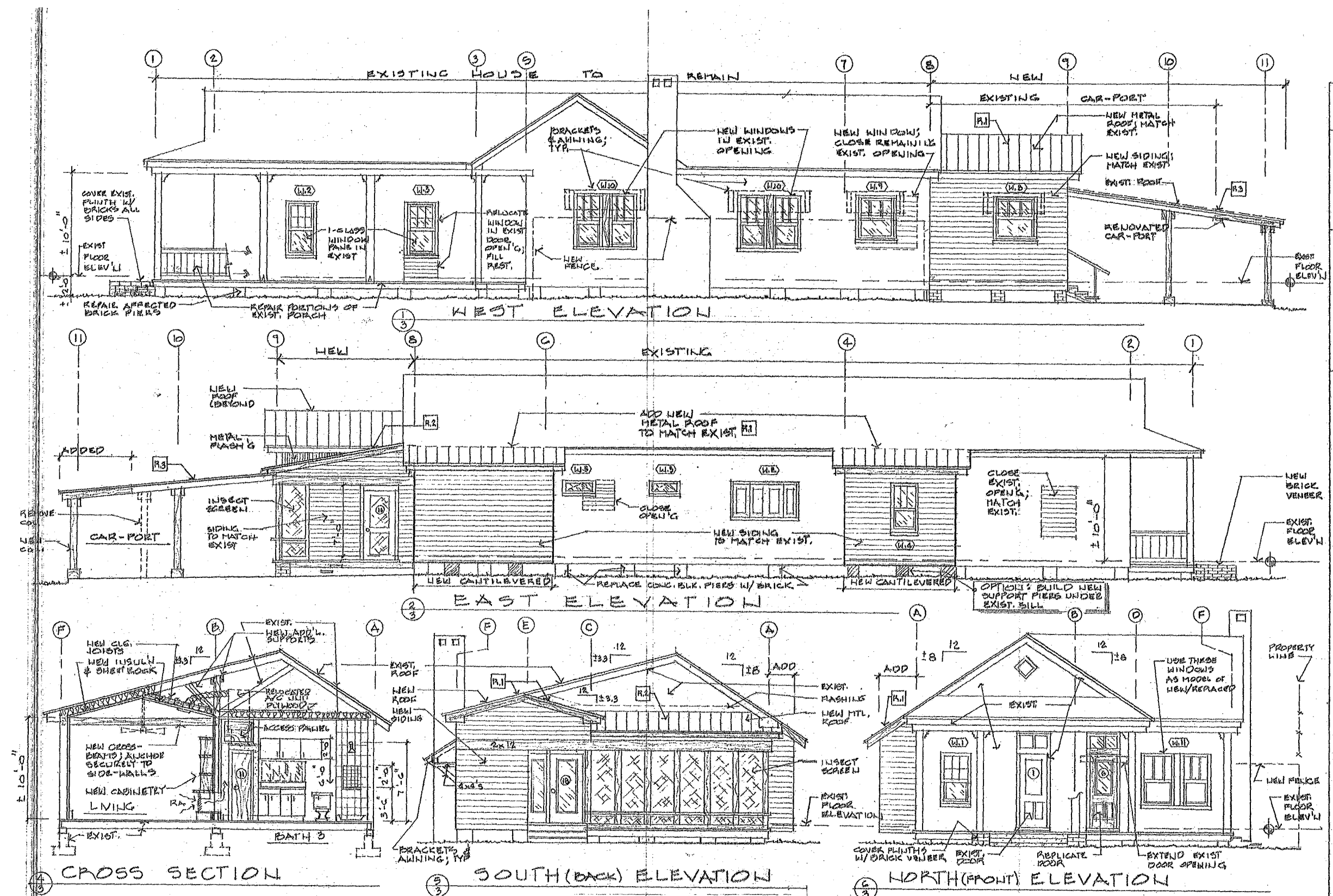
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2 OF 8

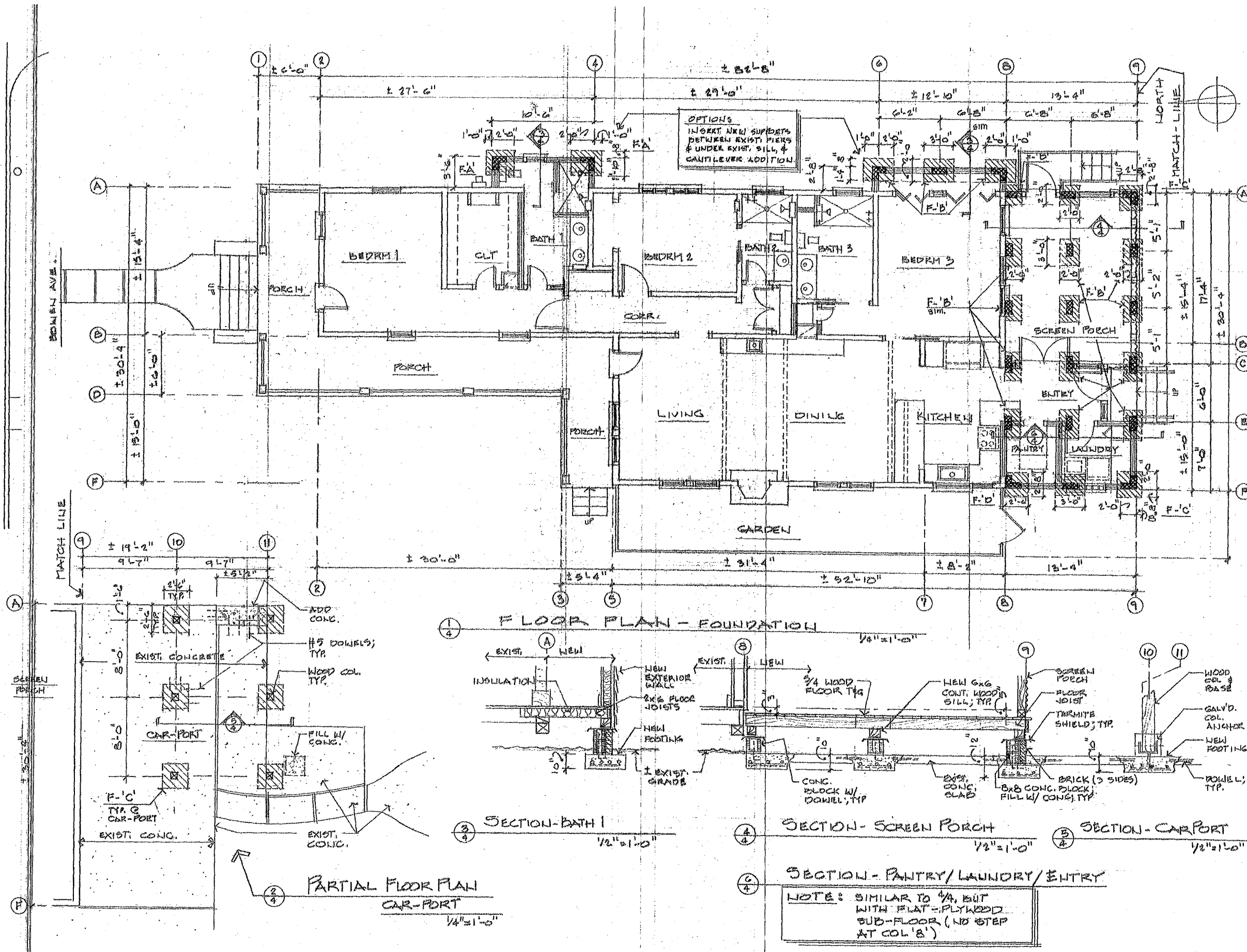
DEMOLITION

ARCHITECT

OCEAN SPRINGS

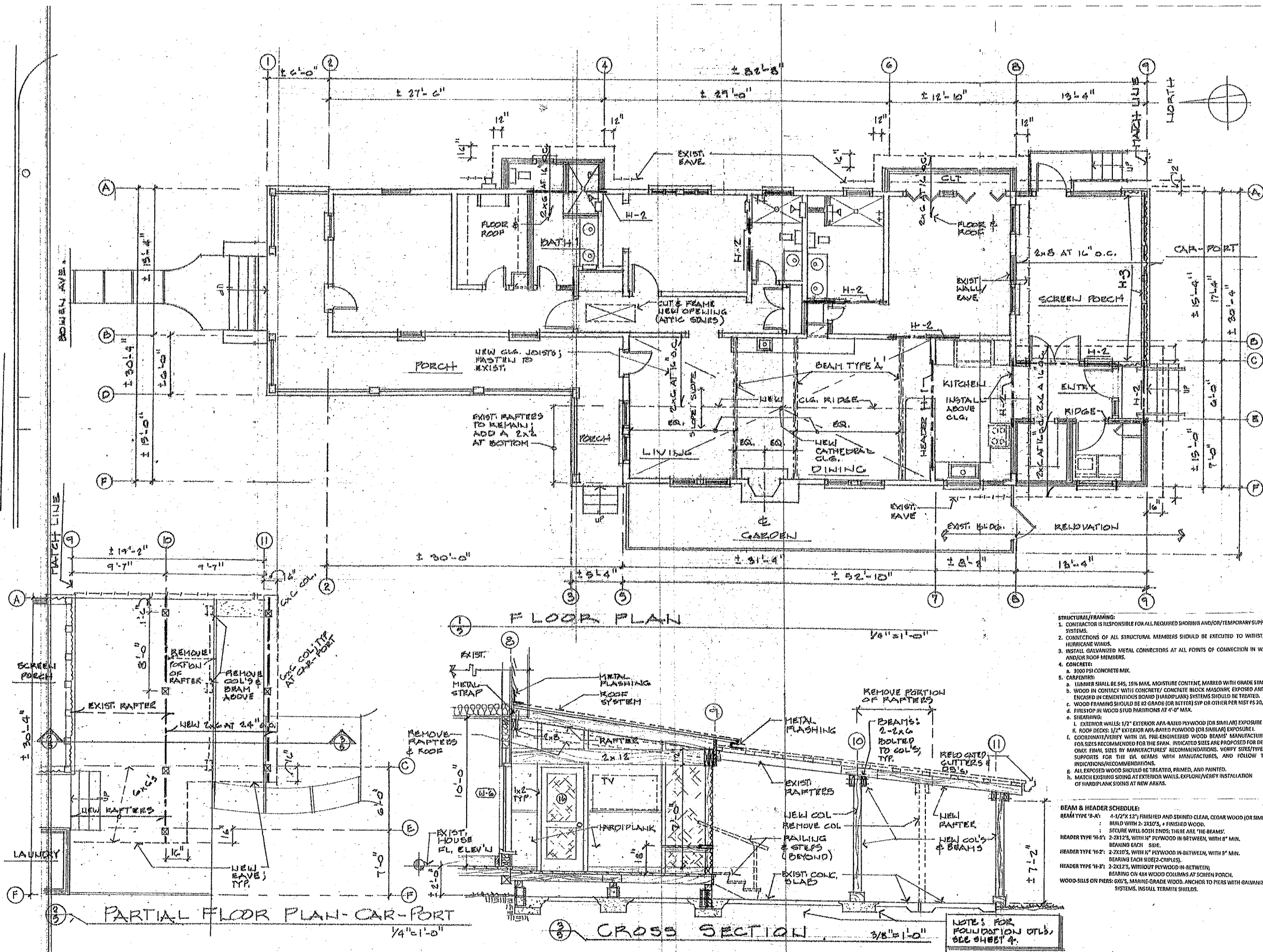


BOWEN AVE.



FOUNDATION	DATE: APR. 25	4	OF 8
	ARCHITECT: JILL & COLE LITTLE	SCALE: 1/4" = 1'-0"	JOB: 1410 BOWEN AVE.
HOME RENOVATION JILL & COLE LITTLE 1410 BOWEN AVE. OCEAN SPRINGS, MS			

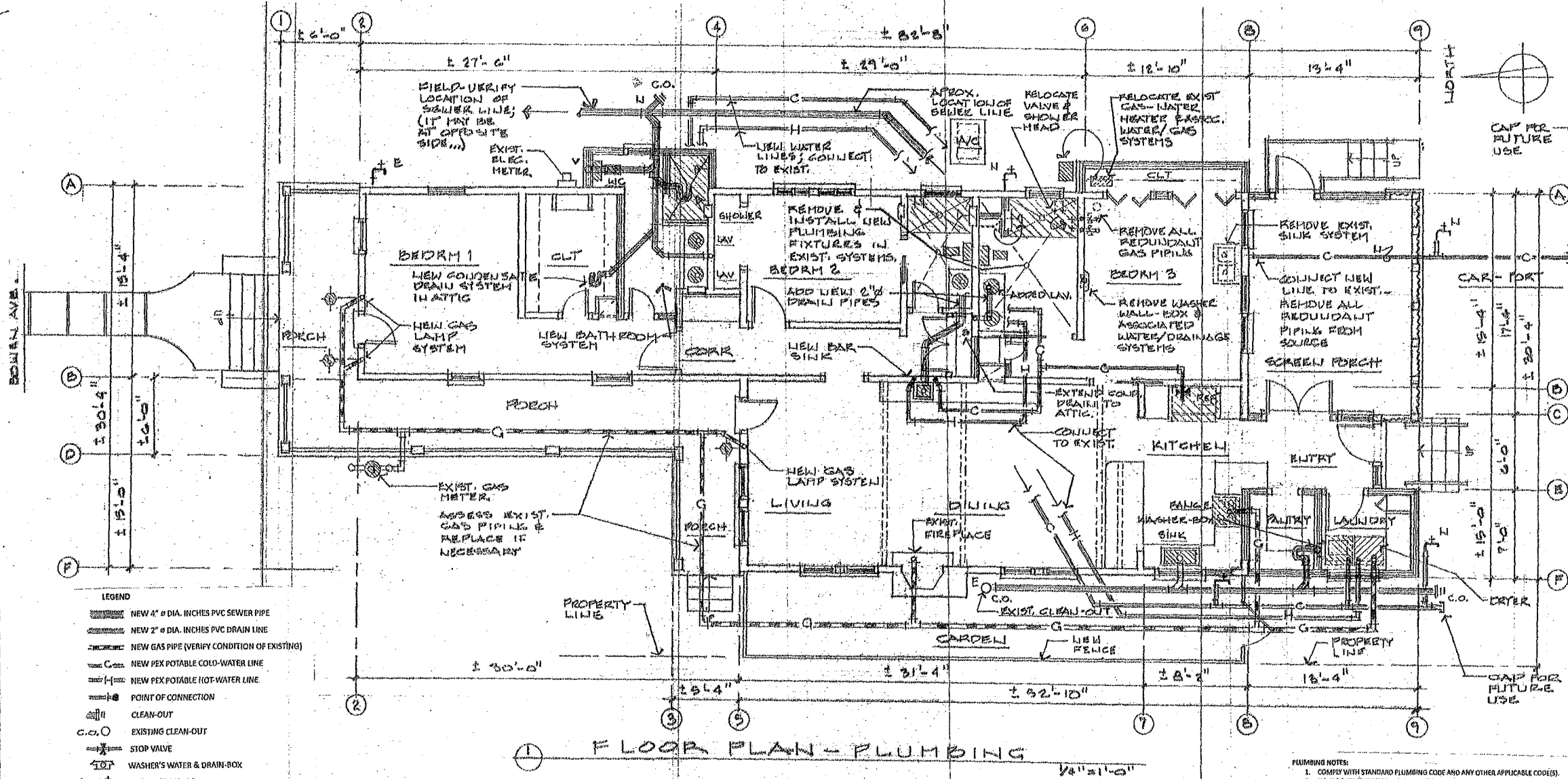
BOWEN AVE.



- STRUCTURAL/FRAMING:**
1. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SHORING AND/OR TEMPORARY SUPPORT SYSTEMS.
 2. CONNECTIONS OF ALL STRUCTURAL MEMBERS SHOULD BE EXECUTED TO WITHSTAND HURRICANE WINDS.
 3. INSTALL GALVANIZED METAL CONNECTORS AT ALL POINTS OF CONNECTION IN WALLS AND/OR ROOF MEMBERS.
 4. CONCRETE:
 - a. 3000 PSI CONCRETE MIX.
 5. CARPENTRY:
 - a. LUMBER SHALL BE S4S, 15% MAX. MOISTURE CONTENT, MARKED WITH GRADE STAMP.
 - b. WOOD IN CONTACT WITH CONCRETE/ CONCRETE BLOCK MASONRY, EXPOSED AND/OR ENCASED IN CEMENTITIOUS BOARD (HARDPLANK) SYSTEMS SHOULD BE TREATED.
 - c. WOOD FRAMING SHOULD BE #2 GRADE (OR BETTER) SYP OR OTHER PER NIST PS 20, S4S.
 - d. FIRESTOP IN WOOD STUD PARTITIONS AT 4'-0" MAX.
 - e. SHEATHING:
 - i. EXTERIOR WALLS: 1/2" EXTERIOR APA-RATED PLYWOOD (OR SIMILAR) EXPOSURE 1.
 - ii. ROOF DECKS: 1/2" EXTERIOR APA-RATED PLYWOOD (OR SIMILAR) EXPOSURE 1.
 - f. COORDINATE/VERIFY WITH LVL PRE-ENGINEERED WOOD BEAMS' MANUFACTURER(S) FOR SIZES RECOMMENDED FOR THE SPAN. INDICATED SIZES ARE PROPOSED FOR DESIGN ONLY. FINAL SIZES BY MANUFACTURER'S RECOMMENDATIONS. VERIFY SIZES/TYPES OF SUPPORTS FOR THE LVL BEAMS WITH MANUFACTURER, AND FOLLOW THEIR INDICATIONS/RECOMMENDATIONS.
 - g. ALL EXPOSED WOOD SHOULD BE TREATED, PRIMED, AND PAINTED.
 - h. MATCH EXISTING SIDING AT EXTERIOR WALLS. EXPLORE/VERIFY INSTALLATION OF HARDPLANK SIDING AT NEW AREAS.
- BEAM & HEADER SCHEDULE:**
- BEAM TYPE "B-A": 1-1/2"x12", FINISHED AND STAINED CLEAR, CEDAR WOOD (OR SIMILAR), BUILT WITH 2-2X10'S, + FINISHED WOOD.
- HEADER TYPE "H-1": 2-2X12'S, WITH 1" PLYWOOD IN-BETWEEN, WITH 8" MIN. BEARING EACH SIDE.
- HEADER TYPE "H-2": 2-2X10'S, WITH 1" PLYWOOD IN-BETWEEN, WITH 9" MIN. BEARING EACH SIDE (2-CRUPLES).
- HEADER TYPE "H-3": 2-2X12'S, WITHOUT PLYWOOD IN-BETWEEN, BEARING ON 4X4 WOOD COLUMNS AT SCREEN PORCH.
- WOOD-SILLS ON PIERS: 6X6'S, MARINE-GRADE WOOD. ANCHOR TO PIERS WITH GALVANIZED SYSTEMS. INSTALL TERMITE SHIELDS.

HOME RENOVATION JILL & COLE LITTLE 1410 BOWEN AVE. OCEAN SPRINGS, MS	DATE: APR. 9, 13	SCALE: 1/4" = 1'-0"	58
	FRAMING	ARCHITECT	JOHN SPRINGS

BOWEN AVE.



LEGEND

- NEW 4" DIA. INCHES PVC SEWER PIPE
- NEW 2" DIA. INCHES PVC DRAIN LINE
- NEW GAS PIPE (VERIFY CONDITION OF EXISTING)
- NEW PEX POTABLE COLD-WATER LINE
- NEW PEX POTABLE HOT-WATER LINE
- POINT OF CONNECTION
- CLEAN-OUT
- EXISTING CLEAN-OUT
- STOP VALVE
- WASHER'S WATER & DRAIN-BOX
- NEW HOSE SPIGOT
- EXISTING HOSE SPIGOT
- EXISTING GAS METER
- NEW WALL GAS LAMPS
- RELOCATED, TANKLESS, GAS WATER HEATER
- REMOVE EXISTING GAS WATER HEATER
- NEW P-TRAP
- FLOOR DRAIN
- MIXING VALVES & HAND-HELD SHOWER SYSTEMS
- REMOVE APPLIANCE/PLUMBING FIXTURE
- NEW APPLIANCE/PLUMBING FIXTURE

GENERAL NOTES:

- A. THE OWNERS WILL RESIDE IN THE HOUSE WHILE THE RENOVATION WORK IS ON-GOING.
- B. OWNERS WILL REMOVE ALL PERSONAL ITEMS, AND FURNITURE FROM DESIGNATED WORKING AREAS.
- C. CONTRACTOR IS RESPONSIBLE TO SECURE ALL LOCAL, REGIONAL, AND NATIONAL CODES.
- D. CONTRACTOR IS RESPONSIBLE TO SECURE WORKING/BUILDING PERMITS.
- E. CONTRACTOR SHOULD FAMILIARIZE HIM/HERSELF WITH THE CONSTRUCTION DOCUMENTS, AND THE EXISTING PREMISES.
- F. CONTRACTOR SHOULD KEEP THE CONSTRUCTION SITE CLEAR OF MAJOR DEBRIS AS MUCH AS POSSIBLE AT ALL TIMES.
- G. CONTRACTOR SHOULD RESPECT THE HOURS OF WORK IN ORDER TO MINIMIZE THE SOUND AND DUST CREATION FOR 'NEIGHBORS' BENEFIT'.
- H. THE FRONT YARD SHOULD BE KEPT FREE OF CONSTRUCTION DEBRIS AT ALL TIMES.
- I. COORDINATE WITH OWNER FOR THE WORK SCHEDULE, AND WORKING TIMES.
- J. ARCHITECTURE OF OCEAN SPRINGS LLC IS NOT RESPONSIBLE FOR ACTUAL ON-SITE CONSTRUCTION.
- K. ARCHITECTURE OF OCEAN SPRINGS LLC IS NOT RESPONSIBLE FOR THE POTENTIAL EFFECTS IF THE PROPOSED DESIGNS AND BUILDING SYSTEMS ARE EXECUTED DIFFERENTLY.
- L. ARCHITECTURE OF OCEAN SPRINGS LLC IS NOT RESPONSIBLE FOR NEGATIVE, AND/OR ADVERSE EFFECTS IF THE PROPOSED DESIGNS AND BUILDING SYSTEMS ARE CHANGED EITHER 'BY-OWNER' AND/OR 'CONTRACTOR(S)' OR 'BY OTHERS'.
- M. IN THE EVENT THAT SOME NEW WORK IS DONE/CONSTRUCTED DIFFERENTLY FROM THE CONSTRUCTION DRAWINGS, THE CONTRACTOR SHOULD RED-LINE, PHOTOCOPIES OF DRAWINGS DEPICTING THE FINAL CONDITIONS AND LOCATION OF NEW SYSTEMS FOR FUTURE REFERENCE.
- N. VERIFY EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING ANY WORK, AND/OR ORDERING CONSTRUCTION MATERIALS, AND/OR SYSTEMS.
- O. PROTECT EXISTING TREES AND ROOT SYSTEMS.
- P. REGRADE SITE AREAS AFFECTED AND/OR DAMAGED DURING CONSTRUCTION.
- Q. CALL 811 FOR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY RENOVATION WORK. NOTE/INDICATE EXISTING LOCATIONS ON RED-LINED DRAWINGS FOR FUTURE USE.

SPECIFIC NOTES ARCHITECTURE:

1. COORDINATE PARTIAL DEMOLITION AND NEW CONSTRUCTION SCHEDULES. KEEP WORKING AREAS SAFE AND WATER TIGHT AT ALL TIMES.
2. COORDINATE SEQUENCE OF DEMOLITION AND CONSTRUCTION OF NEW ROOFS, PARTICULARLY AT ALL NEW INTERSECTIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED SHORING/TEMPORARY SUPPORT SYSTEMS.
4. EXISTING HOUSE IS LOCATED NEAR THE GULF OF MEXICO. CONTRACTOR SHALL FOLLOW ALL APPLICABLE BUILDING SYSTEMS AND PRACTICES RELATED TO HURRICANE-WIND FORCE.
5. VERIFY THAT ALL NEW CONSTRUCTION SYSTEMS, ROOF AND/OR ENVELOP SYSTEMS ARE 'HURRICANE-RESISTANT'. THIS INCLUDES EXTERIOR DOORS AND WINDOWS.
6. IN THE EVENT THAT SOME NEW WORK IS DONE DIFFERENTLY FROM THE CONSTRUCTION DRAWINGS, CONTRACTOR SHOULD RED-LINE PHOTOCOPIES OF DRAWINGS DEPICTING THE FINAL CONDITIONS FOR FUTURE REFERENCE.
7. CONTRACTOR TO COORDINATE SUPPLIES, WORK, INSTALLATION, EQUIPMENTS, HVAC, ELECTRIC & PLUMBING SYSTEMS, ETC. WITH SUB-CONTRACTORS.
8. FOR INSTALLATION OF ALL REQUIRED SYSTEMS (ITEMS, EQUIPMENT, MATERIALS, FINISHES, ETC.) IN THE BUILDING, CONTRACTOR SHOULD ALWAYS FOLLOW MANUFACTURERS' RECOMMENDATIONS.
9. CONSTRUCTION MATERIALS/DEBRIS SHOULD NOT BE LEFT ON FRONT YARD AT ANY TIME.
10. CALL 811 FOR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY RENOVATION WORK. NOTE EXISTING AND NEW LOCATIONS WITH RED-LINES AND NOTES IN DRAWINGS FOR FUTURE USE.

PLUMBING NOTES:

1. COMPLY WITH STANDARD PLUMBING CODE AND ANY OTHER APPLICABLE CODE(S).
2. HOUSE CURRENTLY HAS A WATER METER, AND INTERNAL DISTRIBUTION SYSTEMS.
3. NOT ALL THE EXISTING PLUMBING SYSTEMS HAVE BEEN INDICATED IN THE DRAWINGS.
4. 'PROPOSED/SUGGESTED' PIPING SYSTEMS INDICATED IN THE DRAWINGS ARE SCHEMATIC ONLY. IF CONTRACTOR INSTALLS DIFFERENTLY, CONTRACTOR SHOULD NOTE/INDICATE FINAL ROUTINGS AS RED-LINES IN DRAWINGS FOR FUTURE REFERENCE/USE.
5. VERIFY THAT EXISTING PLUMBING SYSTEMS AND EQUIPMENT THAT WILL NOT BE AFFECTED BY NEW CONSTRUCTION CONTINUES TO OPERATE 'AS-IS'.
6. PROPOSED LOCATIONS FOR DOMESTIC WATER AND SEWER 'TIES TO EXISTING SYSTEMS' IN DRAWINGS ARE FOR REFERENCE ONLY. IF CONTRACTOR TIES THE NEW SYSTEMS AT OTHER LOCATIONS, VERIFY THAT LOCATIONS OF NEW SYSTEMS ARE INDICATED WITH RED-LINES IN DRAWINGS FOR FUTURE REFERENCE/USE.
7. DOMESTIC WATER PIPING SHOULD BE 1/2" PEX, INSULATED.
8. UNDERGROUND DOMESTIC WATER PIPING SHOULD BE TYPE K SOFT COPPER SYSTEMS, OR SCHEDULE 80 PVC PIPING SYSTEMS.
9. ABOVE GROUND DOMESTIC WATER PIPING SHOULD BE TYPE K, HARD COPPER SYSTEMS, OR PEX TUBING SYSTEMS.
10. SANITARY WASTE/SUBURGE AND VENT PIPING SHOULD BE PVC DWV PIPE SCHEDULE 40. DO NOT INSTALL NEAR VALLEY GUTTERS AND/OR BODIES.
11. INSTALL PVC SLEEVES WITH SILICONE-SEALED NEOPRENE GASKETS AT ALL CONCRETE SLAB PENETRATIONS.
12. PROVIDE CONDENSATE DRAINAGE SYSTEMS AT HVAC - A/C SYSTEMS.
13. REMOVE EXISTING GAS-POWERED, TANKLESS WATER HEATER, AND RELOCATE.
14. CALL 811 PRIOR TO ANY UNDERGROUND WORK. NOTE EXISTING AND NEW LOCATIONS WITH RED-LINES AND NOTES IN DRAWINGS FOR FUTURE USE.

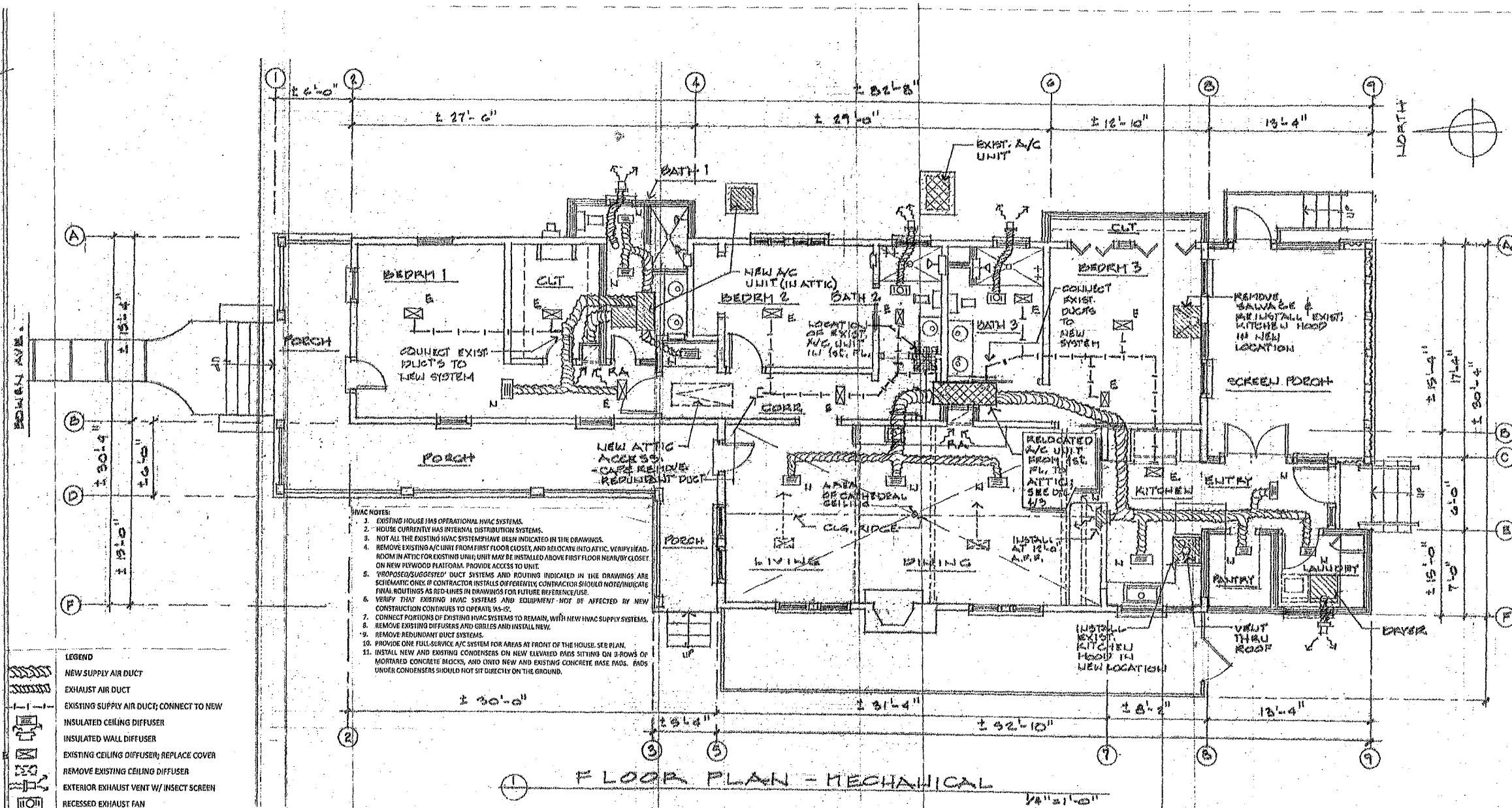
GAS NOTES:

1. THE HOUSE HAS GAS SERVICE.
2. COORDINATE WITH GAS COMPANY FOR LOWERING THE EXISTING GAS METER.
3. VERIFY CONDITION OF EXISTING GAS PIPING. REPLACE IF NEEDED.
4. PROVIDE NEW GAS LINES TO PROPOSED LOCATIONS/EQUIPMENT.
5. CALL 811 PRIOR TO ANY UNDERGROUND WORK. NOTE/INDICATE NEW LOCATIONS WITH RED-LINES AND NOTES IN DRAWINGS FOR FUTURE USE.

PLUMBING
DATE: 07/15/25
SCALE: 1/4" = 1'-0"
ARCHITECT: JILL & COLE LITTLE
OF OCEAN SPRINGS, MS

HOME RENOVATION
JILL & COLE LITTLE
1410 BOWEN AVE. OCEAN SPRINGS, MS

BOULEVARD



- LEGEND
- NEW SUPPLY AIR DUCT
 - EXHAUST AIR DUCT
 - EXISTING SUPPLY AIR DUCT; CONNECT TO NEW
 - INSULATED CEILING DIFFUSER
 - INSULATED WALL DIFFUSER
 - EXISTING CEILING DIFFUSER; REPLACE COVER
 - REMOVE EXISTING CEILING DIFFUSER
 - EXTERIOR EXHAUST VENT W/ INSECT SCREEN
 - RECESSED EXHAUST FAN
 - RANGE EXHAUST FAN/HOOD
 - NEW A/C UNIT IN ATTIC
 - EXISTING A/C UNIT; REMOVE & RELOCATE
 - NEW CONDENSER A/C UNIT
 - EXISTING CONDENSER A/C UNIT
 - THERMOSTAT
 - RETURN AIR GRILLE W/ FILTER

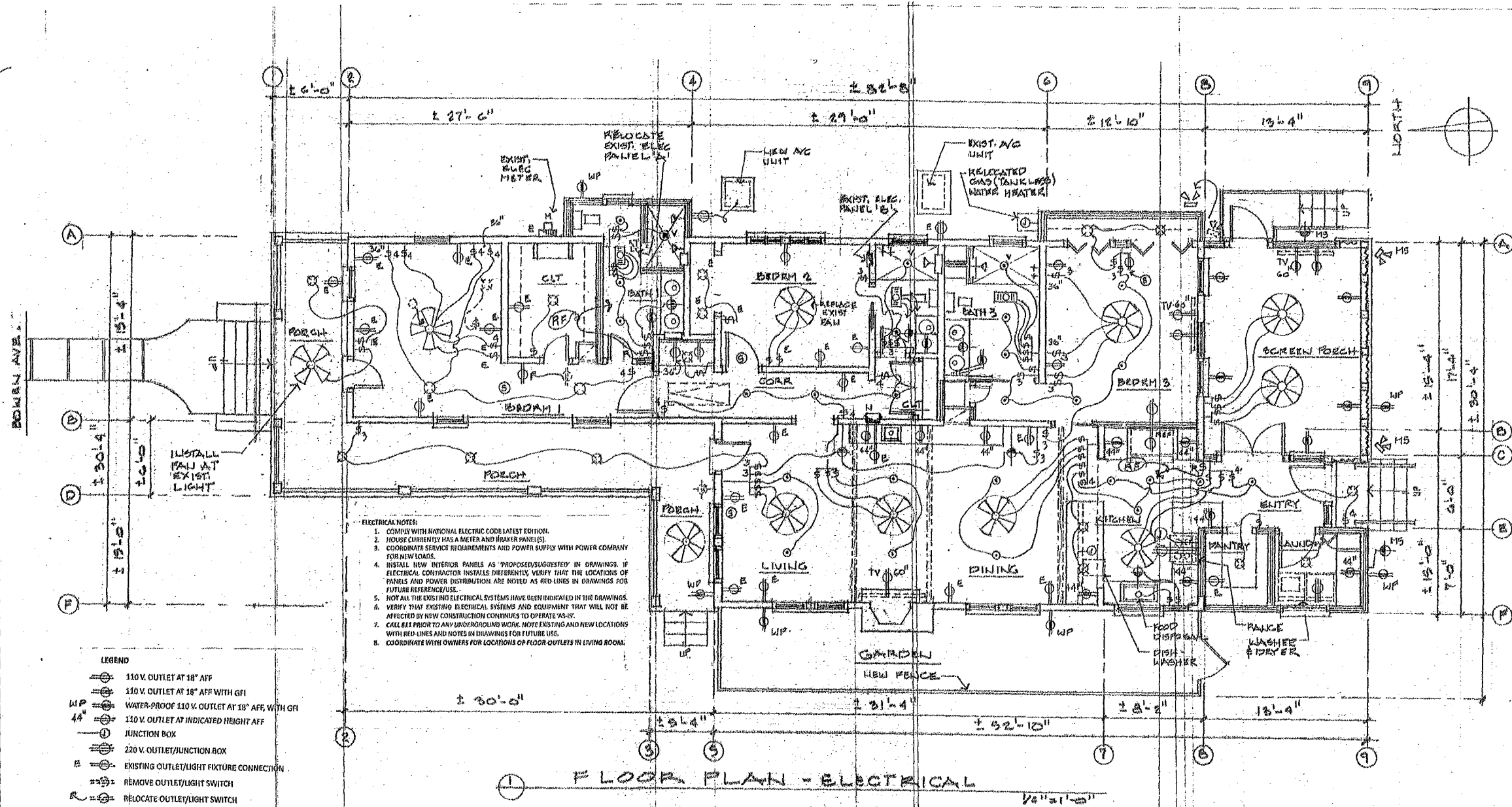
- HVAC NOTES
- EXISTING HOUSE HAS OPERATIONAL HVAC SYSTEMS.
 - HOUSE CURRENTLY HAS INTERNAL DISTRIBUTION SYSTEMS.
 - NOT ALL THE EXISTING HVAC SYSTEMS HAVE BEEN INDICATED IN THE DRAWINGS.
 - REMOVE EXISTING A/C UNIT FROM FIRST FLOOR CLOSET AND RELOCATE INTO ATTIC. VERIFY HEAD-ROOM IN ATTIC FOR EXISTING UNIT. UNIT MAY BE INSTALLED ABOVE FIRST FLOOR NEARBY CLOSET ON NEW PLYWOOD PLATFORM. PROVIDE ACCESS TO UNIT.
 - "PROPOSED/SUGGESTED" DUCT SYSTEMS AND ROUTING INDICATED IN THE DRAWINGS ARE SCHEMATIC ONLY. IF CONTRACTOR INSTALLS DIFFERENTLY, CONTRACTOR SHOULD NOTE/INDICATE FINAL ROUTINGS AS RED LINES IN DRAWINGS FOR FUTURE REFERENCE/USE.
 - VERIFY THAT EXISTING HVAC SYSTEMS AND EQUIPMENT NOT BE AFFECTED BY NEW CONSTRUCTION CONTIGUOUS TO OPERATE AS-IS.
 - CONNECT PORTIONS OF EXISTING HVAC SYSTEMS TO REMAIN, WITH NEW HVAC SUPPLY SYSTEMS.
 - REMOVE EXISTING DIFFUSERS AND GRILLES AND INSTALL NEW.
 - REMOVE REDUNDANT DUCT SYSTEMS.
 - PROVIDE ONE FULL-SERVICE A/C SYSTEM FOR AREAS AT FRONT OF THE HOUSE. SEE PLAN.
 - INSTALL NEW AND EXISTING CONDENSERS ON NEW ELEVATED PADS SITTING ON 3 ROWS OF MORTARED CONCRETE BLOCKS, AND ONTO NEW AND EXISTING CONCRETE BASE PADS. PADS UNDER CONDENSERS SHOULD NOT SIT DIRECTLY ON THE GROUND.

- SPECIFIC BUILDING NOTES/SPECIFICATIONS:
- THE EXISTING BUILDING IS A VINTAGE BUILDING; PRESERVE AS MUCH AS POSSIBLE.
 - REPAIR AND REFINISH EXISTING WALLS, PARTITIONS, CEILING, ETC. AFFECTED BY NEW CONSTRUCTION, AND/OR DAMAGED DURING CONSTRUCTION; MATCH SURROUNDINGS.
 - REPAIR, PATCH AND REFINISH CRACKED CORNERS AT WALLS, CEILINGS, DOORS, AND WINDOW FRAMES, ETC.
 - WALLS:
 - SEE EXTERIOR WALL TYPES.
 - INTERIOR WALL FRAMING: 2 X 4'S @ 16" ON-CENTER, EXCEPT BEHIND TOILETS, AND OTHER INDICATED LOCATIONS.
 - USE ASTM C 38 (MIN. 1/2" THICKNESS) GYPSUM BOARD, AND ASTM 630 MOISTURE-RESISTANT WHERE INDICATED.
 - HARDI-PLANK SIDING: SMOOTH, PRIMED CAP-SIDING; MATCH EXISTING EXPOSURE.
 - PANELS: 5/8" PRIMED AND SMOOTH. INSTALL 3/4" HARDI-PINK AT CORNERS AND RUNNING TRIM; 2" AT PANEL JOINT COVERS AND/OR PANEL INTERSECTIONS.
 - FASTENERS: CONCEALED, INSTALLED/APPROVED BY HARDI-PLANK MANUFACTURERS.
 - INSULATION:
 - GLASS FIBER BATT INSULATION, KRAFT PAPER FACED (BATT).
 - FIT TIGHT BETWEEN FRAMING; FILL ALL CAVITIES AND/OR VOIDS.
 - R-15 AT 2 X 4 WALLS. R-19 AT 2 X 6 WALLS.
 - R-30 AT CEILING/ROOFS.
 - DO NOT USE SPRAY INSULATION.
 - FLOORING:
 - OWNER TO SELECT AND PURCHASE FLOORING TYPES.
 - COORDINATE WITH OWNERS WHICH AREAS OF EXISTING FLOORING(S) ARE TO BE REMOVED, AND/OR "TO REMAIN."
 - COORDINATE WITH OWNERS TYPE, COLOR, AND/OR TEXTURES OF NEW FLOORING.
 - PROVIDE AND INSTALL SUBSTRATES, AND/OR SUBSTRATE TREATMENTS, AND VAPOR-BARRIERS, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

- ROOFING:
 - GALVANIZED METAL ROOFING SYSTEMS TO MATCH EXISTING.
 - ALL METAL FLASHINGS (RUNNING, CAPS, RIDGE/HIP/VALLEY, WALLS TO ROOF, ETC.) SHOULD MATCH ROOF PANELS.
 - INSTALL 3/4" SELF-ADHERING UNDERLAYMENT, GAF "STORMGUARD" (OR SIMILAR) LAYER AT ALL NEW INTERSECTIONS OF ROOF RIDGES, VALLEYS, RAKES, EAVES, CHANGE-OF-SLOPE, ADDITIONS TO EXISTING, ETC.) AND AT ALL ROOF PENETRATIONS. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
- PAINT:
 - ALL NEW AND EXISTING SURFACES SHALL BE PAINTED.
 - PRIME AND PAINT ALL SURFACES.
 - APPLY PRIMER AND TWO COATS (ON USE INTEGRATED PRIMER/COLOR PAINTS).
 - FOLLOW MANUFACTURER'S APPLICATION RECOMMENDATIONS.
 - COLORS: OWNERS TO SELECT COLORS, COLOR SCHEME, AND LOCATIONS.
- DOORS:
 - NEW DOORS SHOULD BE PRE-HUNG, EXCEPT POCKET DOORS.
 - NEW MAIN DOOR TO BE REPLICATED TO MATCH EXISTING. SEE DOOR SCHEDULE.
 - USE PVC SCREENED DOORS AT SCREEN PORCH WITH PROTECTIVE LOWER INSERT.
 - INSTALL DOORS AND FRAMES FOLLOWING MANUFACTURER'S RECOMMENDATIONS. SEE DOOR SCHEDULE.
- WINDOWS:
 - NEW PVC WINDOWS: SHALL BE PVC, HURRICANE-RESISTANT, LOW E.
 - NEW WOOD WINDOWS: MATCH EXISTING WINDOWS' TYPE AND DESIGN.
 - EXISTING TO REMAIN WINDOWS: RE-FITTY WINDOW PANES.
 - EXISTING WINDOWS TO MATCH: REMOVE GLASS AND MUNTINS FROM LOWER SASH; INSTALL ONE PANE AS SHOWN. SEE WINDOW SCHEDULE.
 - INSTALL WINDOWS FOLLOWING MANUFACTURER'S RECOMMENDATIONS.
- HARDWARE: ALL HARDWARE TO BE SELECTED BY OWNERS.
 - INSTALL WOOD FENCE TYPE LATCH, LOCK, AND HINGES.

MECHANICAL	DATE: 10.1.20	7	8
APPROVED BY: JILL & COLE LITTLE	SCALE: 1/4" = 1'-0"		
OCEAN SPRINGS	JOB: 140 BOWEN AVE.		

BOWEN AVE.



- LEGEND
- 110 V. OUTLET AT 18" AFF
 - 110 V. OUTLET AT 18" AFF WITH GFI
 - W.P. WATER-PROOF 110 V. OUTLET AT 18" AFF WITH GFI
 - 4" 110 V. OUTLET AT INDICATED HEIGHT AFF
 - JUNCTION BOX
 - 220 V. OUTLET/JUNCTION BOX
 - E EXISTING OUTLET/LIGHT FIXTURE CONNECTION
 - REMOVE OUTLET/LIGHT SWITCH
 - RELOCATE OUTLET/LIGHT SWITCH
 - N NEW OUTLET/LIGHT SWITCH
 - 1-S LIGHT SWITCH
 - 3-S 3-WAY LIGHT SWITCH
 - 4-S 4-WAY LIGHT SWITCH
 - CEILING LIGHT FIXTURE
 - RECESSED LIGHT FIXTURE/LED
 - CEILING FAN; SEPARATE FAN & LIGHT SWITCH
 - WALL SCONCE
 - M5 SPOT-LIGHT FIXTURE WITH MOTION-SENSOR
 - PC SPOT-LIGHT FIXTURE WITH PHOTO-CELL
 - RECESSED EXHAUST-FAN WITH ELEC. HEATER
 - RECESSED EXHAUST-FAN WITH LIGHT FIXTURE & ELEC. HEATER
 - SMOKE SENSOR
 - M EXISTING MAIN ELECTRIC PANEL & METER
 - S EXISTING ELECTRIC SUB-PANEL
 - N NEW ELECTRIC SUB-PANEL
 - A/C UNIT
 - RF RADIANT FLOORING (HEATER SYSTEM)

- ELECTRICAL NOTES
1. CONFORM WITH NATIONAL ELECTRIC CODE LATEST EDITION.
 2. HOUSE CURRENTLY HAS A METER AND BREAKER PANEL(S).
 3. COORDINATE SERVICE REQUIREMENTS AND POWER SUPPLY WITH POWER COMPANY FOR NEW LOADS.
 4. INSTALL NEW INTERIOR PANELS AS "PROPOSED/SUGGESTED" IN DRAWINGS. IF ELECTRICAL CONTRACTOR INSTALLS DIFFERENTLY, VERIFY THAT THE LOCATIONS OF PANELS AND POWER DISTRIBUTION ARE NOTED AS RED LINES IN DRAWINGS FOR FUTURE REFERENCE/USE.
 5. NOT ALL THE EXISTING ELECTRICAL SYSTEMS HAVE BEEN INDICATED IN THE DRAWINGS.
 6. VERIFY THAT EXISTING ELECTRICAL SYSTEMS AND EQUIPMENT THAT WILL NOT BE AFFECTED BY NEW CONSTRUCTION CONTINUES TO OPERATE "AS-IS".
 7. CALL BELL PRIOR TO ANY UNDERGROUND WORK. NOTE EXISTING AND NEW LOCATIONS WITH RED LINES AND NOTES IN DRAWINGS FOR FUTURE USE.
 8. COORDINATE WITH OWNERS FOR LOCATIONS OF FLOOR OUTLETS IN LIVING ROOM.

1. LIST OF PURCHASES BY OWNER:
- NOTE: CONTRACTOR(S) SHOULD COORDINATE DELIVERY, AND DELIVERY SCHEDULES WITH OWNERS.
- a. OWNER WILL BUY/ACQUIRE THE FOLLOWING ITEMS; CONTRACTOR TO INSTALL:
 - i. CABINETS AND COUNTER-TOPS:
 - 1. KITCHEN, LAUNDRY, MASTER BATH (BATH # 1), BATHROOM #2 & #3, HOME OFFICE, (COORDINATE WITH PLUMBING FIXTURES WHERE APPLICABLE).
 - ii. FUELING SYSTEMS (CLOSETS, LAUNDRY, PANTRY, HOME OFFICE, LIVING/DINING, ETC.).
 - USE WIRE AT CLOSETS, WOOD AT PANTRY, GLASS/LEXAN (PLASTIC) AT BATHS.
 - b. PLUMBING FIXTURES:
 - i. NOTE: ALL FAUCETRY BY OWNERS.
 - ii. (1) KITCHEN SINK.
 - iii. (1) 12" X 12" BAR SINK.
 - iv. (2) HAND-LAVATORIES AND THEIR FAUCETRY (MASTER BATH & BATH #3).
 - v. (1) HAND-LAVATORY AND ITS FAUCETRY (BATH #2).
 - vi. (1) HAND TOILET AT BATH #3.
 - vii. (1) SHOWER PAD/BASIN AT BATH #2.
 - viii. (1) SHOWER PAD/BASIN AT BATH #3.
 - ix. SHOWER SYSTEMS: (1) EACH BATH. INSTALL SUPPLY PIPE AT 7'-6" HIGH.
 - x. (1) TELEPHONE/HAND-HELD SHOWER SYSTEM AT SHOWER (BATH #3).
 - c. BATHROOM ACCESSORIES:
 - i. MIRROR, TOILET PAPER/SOAP DISPENSERS/HOLDERS, TOWEL BARS, ROBE HOOKS, ETC.
 - ii. TEMPERED GLASS SHOWER ENCLOSURE AND DOOR (BATH #3).
 - d. ELECTRICAL ILLUMINATION:
 - i. LIGHT FIXTURES:
 - 1. RECESSED CEILING LIGHTS (1/2" DEEP LED LIGHT FIXTURES).
 - 2. PENDANT CEILING LIGHTS.
 - 3. INTERIOR AND EXTERIOR WALL SCONCES.
 - 4. EXTERIOR WALL MOTION-SENSOR LIGHTS.
 - 5. EXTERIOR PHOTO-CELL LIGHTS.

- ii. CEILING FANS:
1. LIVING/DINING ROOM.
 2. BEDROOMS.
 3. SCREEN AND FRONT PORCH.
 4. NOTE: ALL CEILING FANS SHOULD HAVE INTEGRAL LIGHT FIXTURES, AND SEPARATE LIGHT/FAN SWITCHES.
- iii. EXHAUST FANS AT ALL TOILET ROOMS:
1. RECESSED FANS WITH LIGHT, AND HEATER SHOULD BE SWITCHED SEPARATELY.
 2. REMOVE AND RELOCATE EXISTING KITCHEN'S RANGE HOOD SYSTEM.
- iv. SMOKE DETECTORS BY CONTRACTOR.
- v. HOME-SECURITY/TV SYSTEMS: ACQUISITION AND INSTALLATION BY OWNERS.
- a. DOORS:
- i. ALL DOORS BY CONTRACTOR (SEE DOOR SCHEDULE).
 - ii. REMOVE AND RELOCATE EXISTING ATTIC ACCESS DOOR SYSTEM.
- b. WINDOWS:
- i. NOTE: ALL WINDOWS BY CONTRACTOR (SEE WINDOW SCHEDULE).
- c. HARDWARE:
- i. DOORS, KITCHEN, LAUNDRY, AND TOILET ROOM CABINETS (DOOR LOCKS, KNOBS, PULLS, ETC.).
 - ii. CERAMIC TILE:
 - 1. TOILET ROOMS, SHOWERS' FLOOR, AND WALL AREAS.
 - 2. NICHES (FOR SOAP BOTTLES) AT WALLS IN SHOWERS.
 - iii. KITCHEN AND LAUNDRY BACK-SPLASHES (ON WALLS BETWEEN CABINETS).
 - iv. VERIFY WITH OWNER IF OTHER AREAS WILL REQUIRE FLOOR TILE INSTALLATIONS.
- d. FIREPLACE:
- i. TO REMAIN:
 - 1. OWNERS TO TEST/REPLACE EXISTING GAS SYSTEM; CONTACT GAS COMPANY.
 - 2. NEW GAS-FIRED LOGS/FLAME SYSTEMS.

ELECTRICAL	DATE: 12-13-23	8
	SCALE: 1/4" = 1'-0"	OF 8
PROJECT: JILL & COLE LITTLE		
LOCATION: 1410 BOWEN AVE. OCEAN SPRINGS, MS		











