



**HISTORIC PRESERVATION COMMISSION MEETING AGENDA
CITY OF OCEAN SPRINGS - HISTORIC PRESERVATION COMMISSION
THURSDAY, SEPTEMBER 11, 2025 - 6:00 PM**

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
 - a. August 14, 2025
- 3. Old Business**
- 4. New Business**
 - a. Election of Officers
 - b. Request for a Certificate of Appropriateness - 710 Porter Ave - PIDN: 60137618.000 - Approval of an 8' x 12' prefabricated storage shed to be placed on the rear of the property - Cathy Reed/Reed Luck LLC
 - c. Request for a Certificate of Appropriateness - 1103 Calhoun Ave - PIDN: 60137342.000 - Approval for modifications of a porch added to the north side of addition, gable added to the west side of the porch addition, modified paint color selection, replacement of 2nd floor windows to match the 1st floor windows, replacement of roof using Brava Cedar Shake shingles, 2' – 3' retaining wall (Unilock:Pisa:Sierra), and Rip Rap to the north side of the house - Henry Furr: H.H. Furr Architecture & Development PLLC
 - d. Request for a Certificate of Appropriateness - 908 Calhoun Ave - PIDN: 60137404.000 - Approval to remove shrubs along front property line, install a brick retaining wall approximately 27" tall, and add approximately 18-20 ft of driveway to meet side walkway covered with old brick - Keri & Daniel Green
- 5. Audience Request**
- 6. Administrative**
- 7. Adjourn**

**The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, August 14, 2025**

1. Call meeting to order

The Chairman Bonnie Munro, called the meeting to order on Thursday August 14, 2025, at 6:03 p.m. Commission members present were Kathy Stafford, Bonnie Munro, Owen White and Robert Brown. Absent were Charles Fowler, Susan Wooten, and Karen Chewing. Staff present was Amanda Crose Planning Director and Elizabeth Dill Planning Technician.

2. Approval of Minutes

A motion was made by Owen White, seconded by Kathy Stafford to accept July 3, 2025, minutes. The motion carried unanimously.

3. Old Business

- a. None

4. New Business

- a. Request for a Certificate of Appropriateness – 908 Calhoun St – PIDN: 60137404.000 – Approval to replace the existing shingle roof with a standing seam metal roof – Keri & Daniel Green

A motion was made by Owen White, seconded by Kathy Stafford to approve the COA to replace the existing shingle roof with a standing seam metal roof. The motion carried unanimously.

- b. Request for a Certificate of Appropriateness – 1208 Bowen Ave – PIDN: 61190012.000 – Approval to demolish the existing enclosed back porch – William & Anna Curtis

A motion was made by Owen White, seconded by Kathy Stafford to approve the COA to demolish the existing enclosed rear porch with nothing to be replaced. The motion carried unanimously.

- c. Request for a Certificate of Appropriateness – 605 Porter Ave – PIDN: 60137628.000 – Approval for a time-extension to install a 3.5- to 4-foot-tall wrought iron fence that was approved on April 13, 2023 – Stacey Perry Ornstein

A motion was made by Kathy Stafford, seconded by Owen to approve the COA to for the extension (1 year) to install a 3.5 to 4 foot tall wrought iron fence. The motion carried unanimously.

5. General Public Comment

6. Commissioner Forum

7. Adjourn

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

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

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: September 11, 2025

APPLICANT/OWNER: Cathy Reed/Reed Luck LLC

REQUESTED ACTION: Certificate of Appropriateness

DATE OF APPLICATION: July 29, 2025

LOCATION: 710 Porter Ave
Old Ocean Springs Historic District

PARCEL NUMBER: 60137618.000

DESCRIPTION OF THE REQUEST:

The applicant is requesting to place a 8'x12' prefabricated storage shed on the rear of the property.

ADJACENT ZONING/LAND USE:

Subject Property: CMX-1 Neighborhood Commercial/Mixed Use - Single Family Dwelling

North: CMX-1 Neighborhood Commercial/Mixed Use

South: R-1 Low Density Single Family

East: CMX-1 Neighborhood Commercial/Mixed Use

West: CMX-1 Neighborhood Commercial/Mixed Use





MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- **BRIEF DESCRIPTION:** One-story, frame, three-bay-wide (w-d-w) Craftsman gable-front Bungalow with a gable partial porch supported by square Doric columns on stone masonry pedestals. Bay 2 is a 12-light square motif wood door. Windows are 12/1 wooden double-hung-sash. Craftsman features include exposed rafters, knee braces, exposed saw-tooth beams, and a 7-light wood window in the gable end. The house has a brick pier foundation, clapboard siding, and a pressed metal roof.

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.
- Architectural Style: Craftsman
- Construction Date: 1925

- Ocean Springs Historic District Design Guidelines (page 48):
 - Outbuildings: Outbuildings, also known as dependencies, are traditional components of historic properties. Historically, many household functions were relegated to dependency structures in the yard. Kitchens, garages and carriage houses, smokehouses, privies, storage sheds, and laundry sheds were common components of residential landscapes. Life-style changes and modern conveniences have rendered many of these structures obsolete, many of which have all but vanished from the modern landscape. The few that remain are important indicators of the history and should be preserved.
- A. Historic outbuildings are very significant landscape components and should be preserved and maintained. Outbuildings should be treated in manner consistent with the rehabilitation guidelines for houses with regard to foundations, exterior treatments, details, windows, doors, and roofs. Replacement materials should match the original.
- B. New outbuildings should be located to the rear of the main building in a manner consistent with the placement of historic structures.
- C. The scale of new outbuildings should respect historic precedent for similar dependency structures and should not overwhelm the main building.
- D. New outbuildings, when visible from the public view, should be of design and materials compatible to existing historic examples within the district. Stock outbuildings and carports are inappropriate. Outbuildings constructed with vinyl or metal are prohibited.
- Paint Color:
 - Green with white trim to match the house
- Shingles Color:
 - Rustic black
- 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 September 5, 2025.

POTENTIAL MOTION:

To recommend **approval** of a COA to place an 8'x12' prefabricated storage shed on the rear of the property located at 710 Porter Ave.

-OR-

To recommend **denial** of a COA to place an 8'x12' prefabricated storage shed on the rear of the property located at 710 Porter Ave.

9320



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: 7/29/2025
[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: 710 Porter St

Property Owner(s): Cathy Reed / Reed Luck LLC

Parcel ID Number: 60137618000 **Approximate Age of Home:** 75+

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: Cathy Reed

Address: 1516 Government St

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

Phone: 228-326-7151 **Email:** reedenterpriseinfo@gmail.com

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.

- | | |
|--|---|
| <input checked="" type="checkbox"/> New Construction, Additions, Extensive Renovation / Repair | <input type="checkbox"/> Landscaping and Site Improvements (i.e. Fencing) |
| <input type="checkbox"/> Minor Renovation / Repair | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Exterior Painting (Contributing Structures Only) | <input type="checkbox"/> Demolition |

PLEASE CHECK DISTRICT/LISTING

- | | | |
|---|---|---|
| <input type="checkbox"/> BOWEN | <input type="checkbox"/> MARBLE SPRINGS | <input type="checkbox"/> SHEARWATER |
| <input type="checkbox"/> INDIAN SPRINGS | <input checked="" type="checkbox"/> OLD OCEAN SPRINGS | <input type="checkbox"/> SULLIVAN-CHARNELY |
| <input type="checkbox"/> LOVER'S LANE | <input type="checkbox"/> RAILROAD | <input type="checkbox"/> 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.

Cathy Reed
Printed Name of Owner

Cathy Reed
Signature of Owner

Dianne Murray
Printed Name of Authorized Agent

Dianne Murray
Signature of Authorized Agent

7/29/25
Date

******* 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.

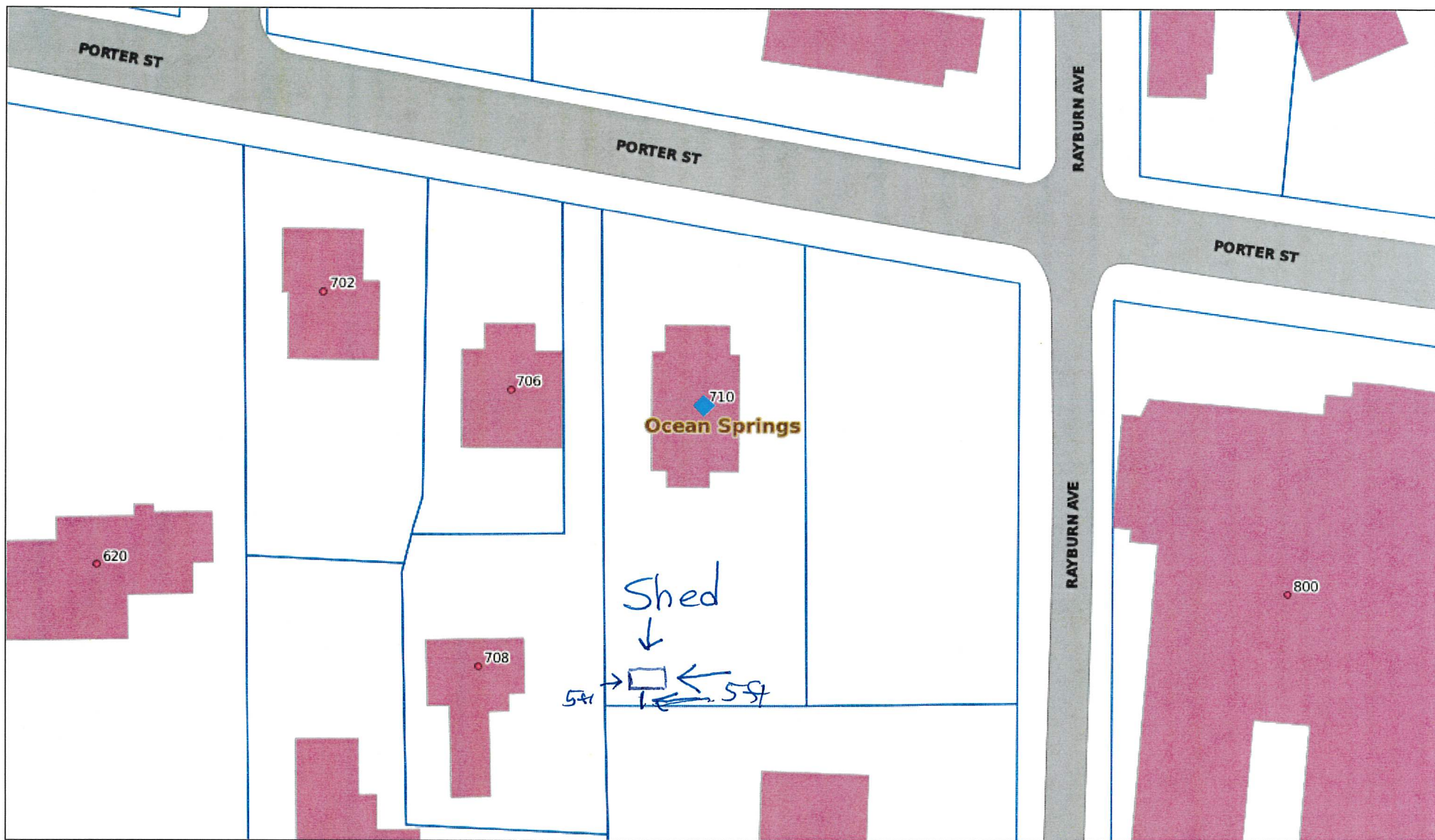
Required Attachments:

- 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.

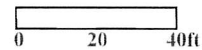
Description: Place A shed on property.
Prefab storage shed. Moved completed on
to property 8'x12'

— Attach Additional Sheets if Needed —

Geoportal Map



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The City of Ocean Springs makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The City retains the right to make changes and update data on this site at anytime, without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the City of Ocean Springs for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the City Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.

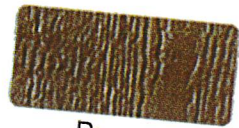


OPTIONS

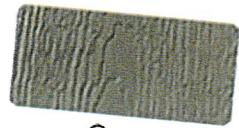
Many options are available upon request to customer

- 24" x 36" Single Hung Insulated Vinyl Windows
- Fiberglass 9-Lite Exterior Entry Doors
- Insulated Overhead Garage Doors
- Raised L...
- Heavy Du...
- Window S...

SIDING & TRIM COLORS



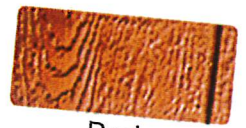
Brown



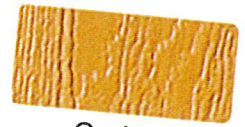
Grey



Tan



Red



Cedar



Green



White

see
↓

SHINGLE COLORS



Rustic Black



Oxford Grey

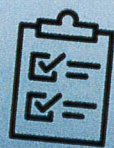


Rustic Hickory

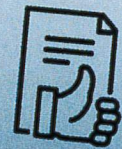
FINANCE OPTIONS TO MEET YOUR NEEDS



12 Months
No Interest
Available*



Affordable
Monthly
Payments



No Penalty
For Early
Payoff



Property Link

JACKSON COUNTY, MS

Current Date **9/ 3/2025**

Tax Year 2023
Records Last Updated **9/ 2/2025**

PROPERTY DETAIL

OWNER	REED CATHY 1516 GOVERNMENT ST OCEAN SPRINGS MS 39564	ACRES : .28 LAND VALUE : 74166 IMPROVEMENTS : 58886 TOTAL VALUE: 133052 ASSESSED : 19958
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PARCEL 60137618.000
ADDRESS 710 PORTER

TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	1005.08	1005.08	0.00
CITY	577.19	577.19	0.00
SCHOOL	1324.21	1324.21	0.00
TOTAL	2906.48	2906.48	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 12 / 29 / 2023

MISCELLANEOUS INFORMATION

EXEMPT CODE		LEGAL COM INTERS S/M PORTER & W/M RA
HOMESTEAD CODE	None	YB
TAX DISTRICT	4660	URN AVE N 83DEG W 76' FOR POB
PPIN	058138	S
SECTION	30	165.9' S 82DEG W 69' NLY TO S/
TOWNSHIP	7	M
RANGE	8	PORTER AVE S 83DEG E 76' TO PO
		B
Book		Page

[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
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NO TAX SALES FOUND

[Back](#)

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

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: September 11, 2025

APPLICANT: Henry Furr/H.H. Furr Architecture & Development PLLC

OWNER: Michelle Hodges

REQUESTED ACTION: Certificate of Appropriateness

DATE OF APPLICATION: August 6, 2025

LOCATION: 1103 Calhoun Ave
Lang’s Seven Gabled Cottage (Lang-Madsen House)
Old Ocean Springs Historic District

PARCEL NUMBER: 60137342.000

DESCRIPTION OF THE REQUEST:

The applicant is requesting modifications to previous COA that was approved on March 14, 2024, as well as new requests as follows:

- **Modifications:**
 1. Porch addition to the north side of addition
 2. Gable added to the west side of the porch addition
 3. Previously approved to keep current paint colors on house, trim, porch ceiling, and accent/window colors. Requesting to modify the paint colors (new paint colors are mentioned on page 3 in the Findings and swatch colors are attached)

- **New requests:**
 1. Replace existing 2nd floor windows to match the windows on the 1st floor that were previously approved
 2. Reroof with Brava Cedar Shake - Aged Cedar color (synthetic wood shake shingles)
 3. 2’ – 3’ tall retaining wall (Unilock: Pisa : Sierra) along with Rip Rap to the north side of the house (retaining wall location shown on site plan and materials are shown in the packet)

ADJACENT ZONING/LAND USE:

Subject Property: R-2 Low-Medium Density - Single Family Dwelling

North: R-2 Low-Medium Density

South: R-1 Low Density Single Family

East: R-2 Low-Medium Density

West: R-2 Low-Medium Density



MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- **BRIEF DESCRIPTION:** Two-story, frame, two-bay-wide (w-ww) Queen Anne Vernacular house with a multiple-gable roof and a gable partial porch supported by square wood posts on pedestals. The entry is a two-light door on the main façade that faces left (west). Windows are wooden 6/6 and 3/1 double-hung-sash and 25-light casement. Decorative features include a spindle frieze, lace-like brackets, chevron pattern in the porch gable, and stained glass. The house rests on a brick pier and concrete block foundation, has clapboard siding, and an asphalt shingle roof. A rear (north) partial shed porch was enclosed. A full-width shed-roof porch was appended to the rear (north) and was later screened. A shed-roof carport was added to the rear right (northeast).
- **HISTORIC INFORMATION:** In 1887, Joseph Kotzum, a Bohemian immigrant who made his livelihood as a blacksmith and land speculator, purchased this lot for \$25. In March 1894, Joseph Kotzum sold Lot 4, situated on what is now the northeast corner of Calhoun and Dewey, to Emile J. Lang for \$250. Lang is attributed with building this house in 1894; however, the cost of purchase (\$250) for the lot in 1894 indicates that the house may have already been erected. The house was locally referred to as Lang's Seven Gabled Cottage. E.J. Lang later sold his residence in 1899 to Margaret L. Madsen for \$700.

FINDINGS:

- The applicant is requesting to make modifications to a previously approved COA on March 14, 2024, as well as new requests.
 - Modifications from previously approved COA:
 - Porch addition to the north side of addition
 - Gable added to the west side of the porch addition
 - Previously approved to keep current paint colors on house, trim, porch ceiling, and accent/window colors. Requesting to modify the paint colors (new paint colors are mentioned on page 3 in the Findings and swatch colors are attached)
 - ✓ Paint Colors:
 - Body Color – Sherwin-Williams 2851 - Sage Light Green
 - Trim Color – Sherwin-Williams 2860 - Sage
 - Porch Ceiling Color – Benjamin Moore HC-144 Palladian Blue
 - Accent/Window Color – Chutney (Kolbe & Kolbe) similar to Sherwin-Williams 7539 - Rustic Red
 - Replace existing 2nd floor windows to match the windows on the 1st floor that were previously approved

- Roof: replace with Brava Cedar Shake – Aged Cedar color (synthetic wood shake shingles)
- Retaining wall: 2’ – 3’ tall retaining wall (Unilock : Pisa : Sierra) along with Rip Rap to the north side of the house
- 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.
- 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 September 5, 2025.

POTENTIAL MOTION:

To recommend **approval** of a COA for modifications of a porch added to the north side of addition, gable added to the west side of the porch addition, modified paint color selection, replacement of 2nd floor windows to match the 1st floor windows, replacement of roof using Brava Cedar Shake shingles, 2’ – 3’ retaining wall (Unilock:Pisa:Sierra), and Rip Rap to the north side of the house located at 1103 Calhoun Ave.

-OR-

To recommend **denial** of a COA for modifications of a porch added to the north side of addition, gable added to the west side of the porch addition, modified paint color selection, replacement of 2nd floor windows to match the 1st floor windows, replacement of roof using Brava Cedar Shake shingles, 2' – 3' retaining wall (Unilock:Pisa:Sierra), and Rip Rap to the north side of the house located at 1103 Calhoun Ave.



City of Ocean Springs

HISTORIC PRESERVATION COMMISSION

ADDRESS: 1014 Porter Ave, Ocean Springs, MS. 39564 PH: (228)-875-4415 FAX: (228)-872-5427

CERTIFICATE OF APPROPRIATENESS APPLICATION

Application Date: _____

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

APPLICATION FEE: \$50.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee

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

Property Address: 1103 Calhoun Ave

Property Owner(s): Michelle Hodges

Parcel ID Number: 60137342.000 Approximate Age of Home: 136 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: Henry Furr: H. H. Furr Architecture & Development PLLC

Address: 1716 Government Street, Suite F

City: Ocean Springs State: MS Zip: 39564

Phone: 228.872.4455 Email: henry@hhfurr.com

Property Owner [if Different]:

Name: Michelle Hodges

Address: 207 Washington Avenue

City: Ocean Springs State: MS Zip: 39564

Phone: 251.978.6784 Email: mhodges1585@gmail.com

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.

- Checkboxes for: 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

- | | | |
|---|---|---|
| <input type="checkbox"/> BOWEN | <input type="checkbox"/> MARBLE SPRINGS | <input type="checkbox"/> SHEARWATER |
| <input type="checkbox"/> INDIAN SPRINGS | <input checked="" type="checkbox"/> OLD OCEAN SPRINGS | <input type="checkbox"/> SULLIVAN-CHARNELY |
| <input type="checkbox"/> LOVER'S LANE | <input type="checkbox"/> RAILROAD | <input type="checkbox"/> 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.

Michelle Hodges

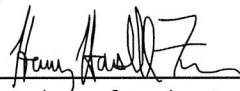
Printed Name of Owner

Henry H. Furr

Printed Name of Authorized Agent

Feb. 7, 2024

Date

Signature of Owner


Signature of Authorized Agent

******* 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: Selective demolition of the carport, back porch & 1st & 2nd floor bathrooms.

1st floor windows to be removed and replaced with new windows that are larger in keeping with original size. Removing & replacing front door back to original location. Expanding front porch back to original size & location.

Modifications:

Change out the existing 2nd floor windows:
-We have found the sashes were replaced some time with lesser quality, spring balance, sashes. We wish to replace with windows like the ones we used on the 1st floor to match the original size windows. (See attached info.)

— 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: New addition of kitchen, garage, living, dining & master suite. Approximately 1,785 sq ft.

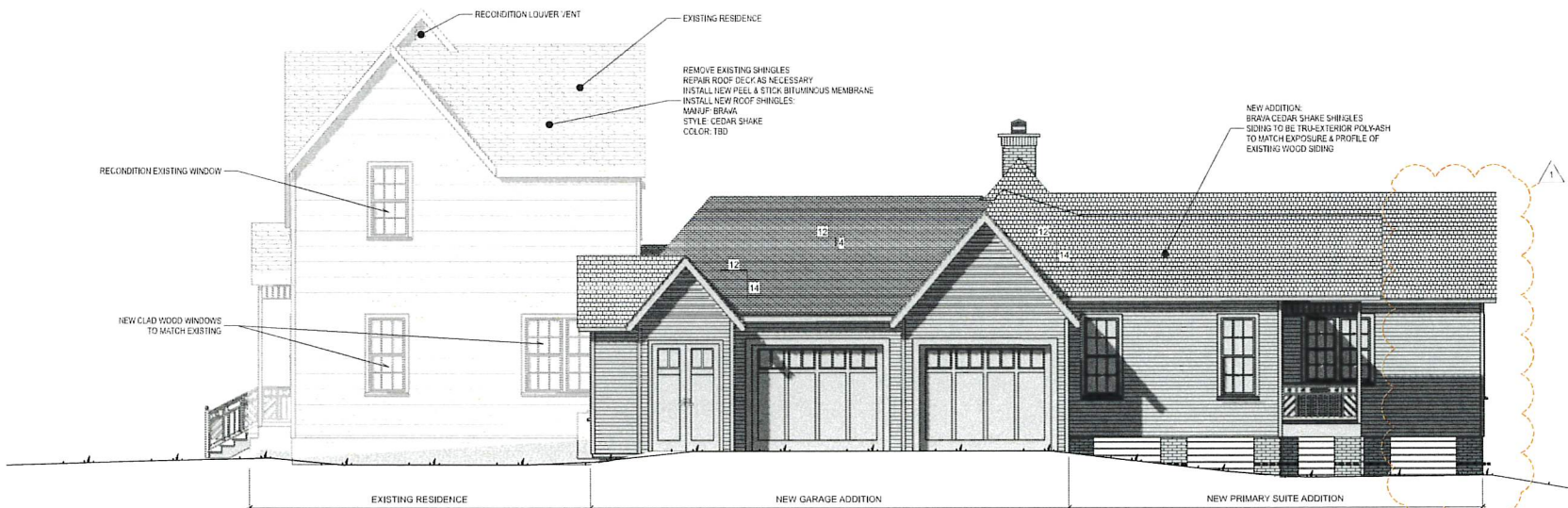
Modifications:

- **Porch added to north side of Addition.**
 - **Gable added to west porch of Addition.**
 - **New ±2' to 3' Retaining Walls (Unilock: Pisa: Sierra" & Rip Rap to the north of house to create a more usable yard and pond area off of creek.**
 - **See attached drawings.**
-
-
-
-
-

— Attach Additional Sheets if Needed —



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



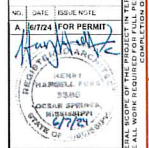
2 East Elevation Scale: 1/4" = 1'-0"

H. H. FURR
 ARCHITECTURE & DEVELOPMENT PLLC
 1716 GOVERNMENT STREET, SUITE F
 OCEAN SPRINGS, MISSISSIPPI 39564
 INFO@HHFURR.COM 228.872.4455



**RENOVATIONS & ADDITIONS TO
 THE RESIDENCE AT**
 1103 CALHOUN AVENUE
 OCEAN SPRINGS, MISSISSIPPI

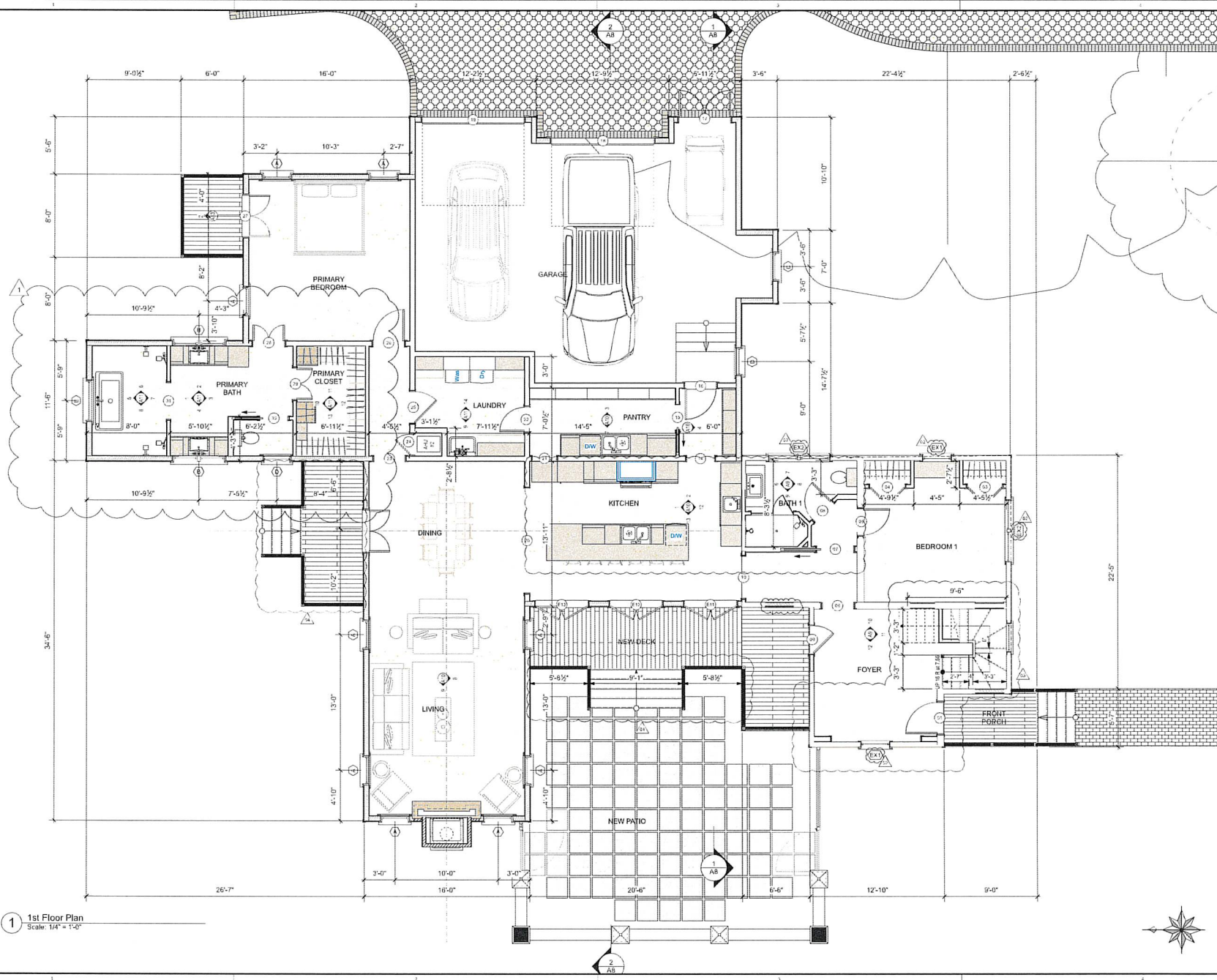
PROJECT NO.	2311	
NO.	DATE	ISSUE/NOTE
A	6/7/24	FOR PERMIT



EXTERIOR ELEVATIONS

A7

THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT. IN TERMS OF ARCHITECTURAL DESIGN, CONSULT THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND/OR THE TYPE OF STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS AS SHOWN THEREON. THE DRAWING DOES NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED TO COMPLETE THE PROJECT. THE SCOPE OF THIS DOCUMENT SHALL BE LIMITED TO THE WORK SHOWN ON THIS DRAWING.



1 1st Floor Plan
Scale: 1/4" = 1'-0"

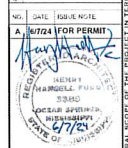


H. H. FURR
ARCHITECTURE & DEVELOPMENT PLLC
1716 GOVERNMENT STREET, SUITE F
OCEAN SPRINGS, MISSISSIPPI 39564
INFO@HFFURR.COM 228.872.4455



**RENOVATIONS & ADDITIONS TO
THE RESIDENCE AT**
1103 CALHOUN AVENUE
OCEAN SPRINGS, MISSISSIPPI

PROJECT NO.	2311	
DATE	10/24/2023	
SCALE	AS SHOWN	
NO.	DATE	DESCRIPTION
1	10/24/23	ADD PATIO, DECKING & COVER PORCH
2	11/14/23	REVISION



Number of Sheets: 1
Sheet No: 1 of 1
FIRST FLOOR PLAN

A3

THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN AND CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS DRAWING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS DRAWING.

LEGEND	
—14—	EXIST. CONTOUR LINE
—12—	LOCATION OF NEW CONTOUR LINE
---13---	MODIFIED CONTOUR LINES
.....17.....	'BASE FLOOD ELEVATION' (BFE)
---17---	EXIST. TO BE MODIFIED
---17---	EXIST. 'BFE' CONTOUR TO REMAIN
	AREA OF NEW FILL
	PROPOSED RET'N. WALL
—17—	NEW LOCATION OF 'BFE' LINE

GENERAL NOTES:

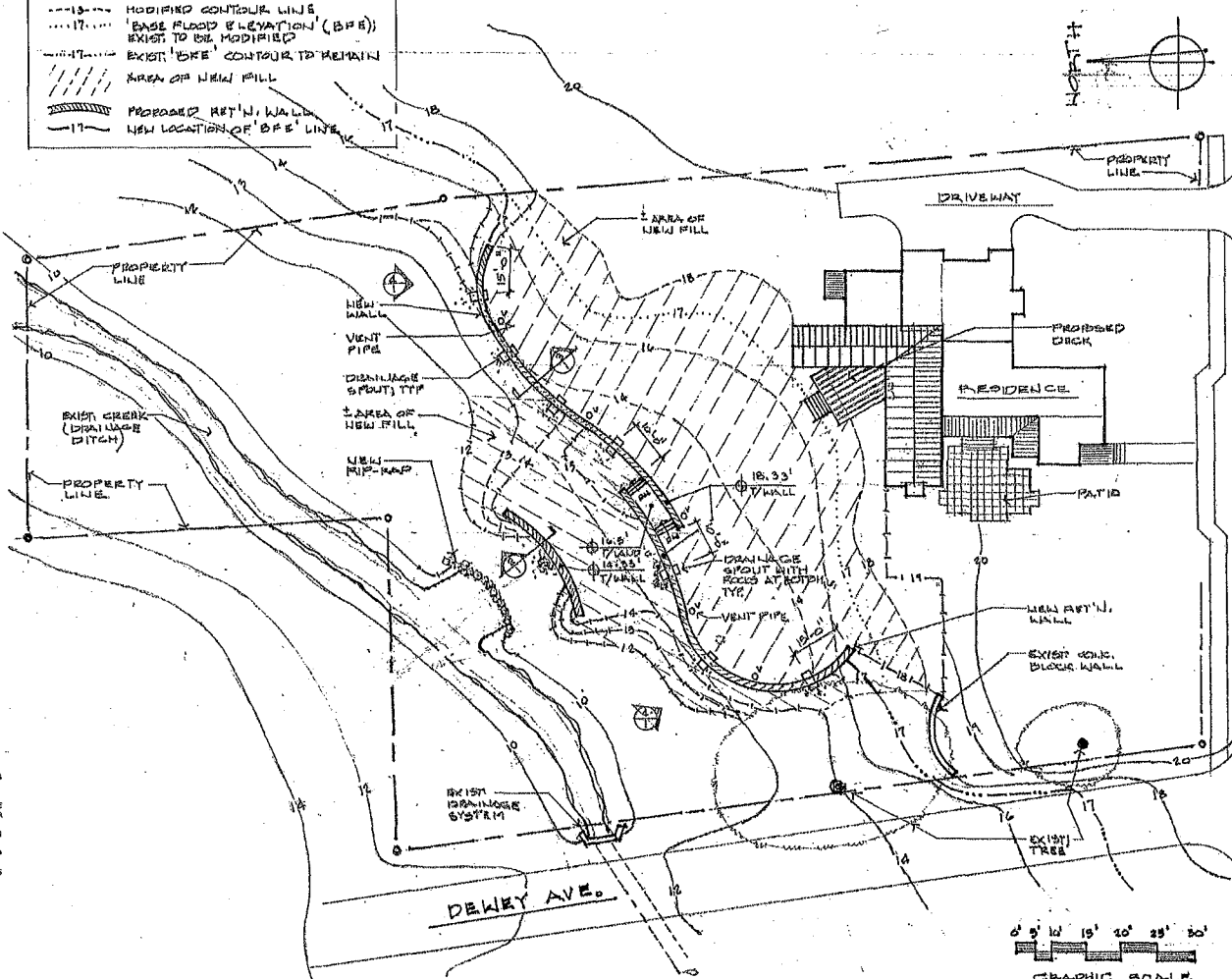
- CONTRACTOR IS RESPONSIBLE FOR FULFILLING ALL NATIONAL, REGIONAL AND LOCAL CODES.
- CONTRACTOR SHOULD OBTAIN ALL REQUIRED PERMITS.
- VERIFY EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING ANY WORK, AND/OR ORDERING CONSTRUCTION MATERIALS AND/OR SYSTEMS.
- IN THE EVENT THAT SOME NEW WORK IS DONE/CONSTRUCTED DIFFERENTLY FROM THE CONSTRUCTION DRAWINGS, CONTRACTOR AND/OR OWNER SHOULD FILE THE PHOTOGRAPHS OF DRAWINGS DEPICTING THE FINAL CONDITIONS, AND LOCATION OF SYSTEMS FOR FUTURE REFERENCE.
- CALL BIE FOR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING ANY CONSTRUCTION WORK.
- MAKE SURVEY TO INCLUDE THE LOCATIONS OF THE EXISTING AND NEW UNDERGROUND UTILITIES ON NEW RED LINED DRAWINGS FOR FUTURE USE.
- REMOVE CONSTRUCTION DEBRIS DAILY.
- VERIFY THAT CONSTRUCTION WORK DOES NOT AFFECT AND/OR IMPOSE THE DAILY USE OF SIDEWALKS/PATHS AROUND PROPERTY.
- ARCHITECT OR DESIGN ENTERPRISE, COMPLYING WITH ALL REQUIRED CODES IS CONTRACTOR'S RESPONSIBILITY.
- ARCHITECT OR OCEAN SPRINGS LLC IS NOT RESPONSIBLE FOR ACTUAL ON-SITE CONSTRUCTION.
- ARCHITECT OR OCEAN SPRINGS LLC IS NOT RESPONSIBLE FOR NEGATIVE AND/OR ADVERSE EFFECTS IF THE PROPOSED DESIGN AND BUILDING SYSTEMS ARE CHANGED EITHER BY OWNER AND/OR CONTRACTORS OR BY OTHERS.
- CONTRACTOR TO COORDINATE NEW RETAINING WALL WORK WITH ON-GOING HOUSE'S CONSTRUCTION, CONTRACTOR, AND/OR OTHER SUB CONTRACTORS.
- COORDINATE WITH CITY FOR ISSUES RELATED TO THE EXISTING DRAINAGE DITCH (CREEK) AND THEIR REQUIREMENTS.
- VERIFY THAT DRAINAGE IS MAINTAINED AS MUCH AS POSSIBLE.
- VERIFY THAT 'WAD' IS NOT 'TRANSFERRED/CONVEYED' ON TO THE ADJACENT STREETS.
- INITIAL PROTECTION OF RUN-OFF SYSTEMS ALONG THE EXISTING DRAINAGE DITCH, FORDAY CITY OF OCEAN SPRINGS REQUIREMENTS AND RECOMMENDATIONS.
- INSTALL PHOTOCHROME FENCE UNDER THE CANOPY OF THE EXISTING DRAINAGE DITCH ON DEWEY STREET.

SPECIFIC NOTES:

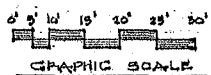
- OWNER SHOULD BE FAMILIAR WITH CONSTRUCTION OF SEGMENTAL RETAINING WALL (SRW) WALL SYSTEMS.
- PREVENT ACCUMULATION OF RAINWATER DURING CONSTRUCTION OF THE SRW WALLS IN THE EVENT OF CONSIDERABLE STORMWATER RELEASE OF STORMWATER BEHIND THE SRW WALLS SHOULD BE CONSTANTLY MANAGED.
- AVOID HEAVY CONSTRUCTION EQUIPMENT/MACHINERY TOO CLOSE TO THE BACK-FILLED AREAS AND/OR SRW WALLS.
- EROSION PREVENTION SYSTEMS (ROCK/GRASS, ETC.) AT THE BASE OF THE SRW WALLS AND/OR SPOUTS IN THE WALLS (E.G. PRECAST, CONCRETE, DRAINAGE PIPES) SHOULD BE INSTALLED IMMEDIATELY AFTER THE INSTALLATION OF SAID SPOUTS TO PREVENT DAMAGE TO THE BASE OF THE WALLS.
- REGRADE DAMAGED/AFFECTED AREAS OF EXISTING YARDS DURING CONSTRUCTION, AND VERIFY THAT STORMWATER ALWAYS HAS POSITIVE DRAINAGE TOWARDS THE DRAINAGE DITCH.
- DO NOT CONCENTRATE AREAS AT TOP AND BOTTOM OF WALLS TO MANAGE/AVERT EROSION.

STRUCTURAL NOTES:

- DREUX A. SEGHERS P.E., LLC IS A DESIGN ENTERPRISE, COMPLYING WITH ALL REQUIRED CODES IS CONTRACTOR'S RESPONSIBILITY.
- DREUX A. SEGHERS P.E., LLC IS NOT RESPONSIBLE FOR ACTUAL ON-SITE CONSTRUCTION.
- DREUX A. SEGHERS P.E., LLC IS NOT RESPONSIBLE FOR NEGATIVE AND/OR ADVERSE EFFECTS IF THE PROPOSED DESIGN AND BUILDING SYSTEMS ARE CHANGED EITHER BY OWNER AND/OR CONTRACTORS OR BY OTHERS.
- NOTIFY DREUX A. SEGHERS P.E., LLC AT LEAST THREE DAYS IN ADVANCE PRIOR TO INITIATING THE DIGGING FOR FOOTINGS AND BASE COURSE.
- NOTIFY DREUX A. SEGHERS P.E., LLC IF UNKNOWN/UNFAMILIAR FIELD CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, DO NOT PROCEED WITHOUT ENGINEER'S INSTRUCTIONS.
- COORDINATE WITH STRUCTURAL PROFESSIONAL ENGINEER TO DETERMINE TYPES OF STRUCTURAL SYSTEMS ARE SELECTED IN LIEU OF THOSE HEREIN PROPOSED.
- FOLLOW MANUFACTURER'S OF SEGMENTAL RETAINING WALLS (SRW) CONSTRUCTION MATERIALS (CONCRETE BLOCK/STONE, GEO-GRID/FIBERS, DRAINAGE PIPES/SYSTEMS, ETC) RECOMMENDATIONS FOR CONSTRUCTION AND/OR INSTALLATION OF RETAINING WALLS/COLUMNARIES.
- VERIFY THAT DRAINAGE SYSTEMS BEHIND, AND AT BOTTOM OF WALLS ARE INSTALLED PROPERLY.
- VERIFY THAT PROTECTIVE, STABILIZATION, AND RETAINING GEO-GRID/FIBERS ARE INSTALLED PROPERLY.
- BACK-FILLING PROCESS IS VERY IMPORTANT TO VERIFY THAT THE FILL, FRONT AND BACK OF WALLS OF THE SEGMENTAL RETAINING WALLS (SRW) ARE BACK-FILLED IN HORIZONTAL LAYERS, AND IN LISTS AS RECOMMENDED.
- NOTE: VERIFY THAT NO TREES AND/OR LARGE LANDSCAPE MATERIALS (SHRUBBERIES, LARGER TREES, ETC.) ARE PLANTED ADJACENT TO THE TOP AND BOTTOM OF THE RETAINING WALLS TO PREVENT DAMAGE AND/OR MALFUNCTION.
- NOTIFY ENGINEER IN ANTICIPATION WHEN THE PROCESS OF BACK-FILLING IS ABOUT TO BE INITIATED, FOR AN INSPECTION OF PROCESSES AND SYSTEMS.
- BACK-FILLING PROCESS SHALL BE CONTINUOUS FOLLOWING THE VERTICAL CONSTRUCTION OF THE SRW WALLS.
- REGRADE BOTTOM AND TOP OF RETAINING WALLS AS INDICATED IN DRAWINGS.



① SITE PLAN & GRADING



DREUX A. SEGHERS P.E., LLC PROFESSIONAL ENGINEER		DATE: _____	
GRADING		SHEET NO. 2 OF 2	
LANDSCAPE - RETAINING WALL		ARCHITECT: MR. & MRS. HAWKINS	
1103 CALHOUN AVE. OCEAN SPRINGS, MS.		JOB NO. 2012101	





[REQUEST A CONTRACTOR](#)

[REQUEST A CATALOG](#)

Brava Cedar Shake



Beautiful appearance that fits your home.



No maintenance costs.

50
YEARS

50-year transferable warranty.

CLASS
A

Class A fire rating available.



Highest resistance rating against hail and storm damage.



In compliance with major building codes.



Beautiful appearance that fits your home.



Must be cleaned, repaired, and treated every 4-5 years.

20
YEARS

Replacement required every 20 years.



Burns easily, increases insurance costs.



More susceptible to hail and storm damage.



Being blocked by more local building codes.

Traditional Cedar Shake



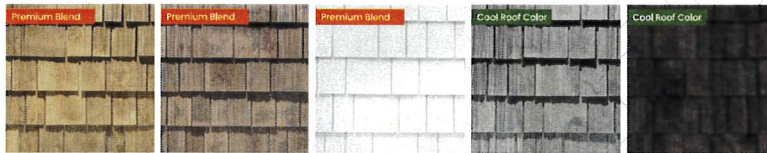
Brava Cedar Shake Lake Forest

Our core collection of six Mother Nature-inspired hues.



Aged Cedar Aspen Canyon Gray Lake Forest Natural Cedar Weathered

Our premium collection of five magnificent color blends.



New Cedar Sierra White Driftwood Woodland

Note: Premium Blend and Title 24 Cool Roof Colors are available as an upcharge from Standard Color pricing. Please consult your sales representative for additional information.

8 Legacy and custom colors available upon request.



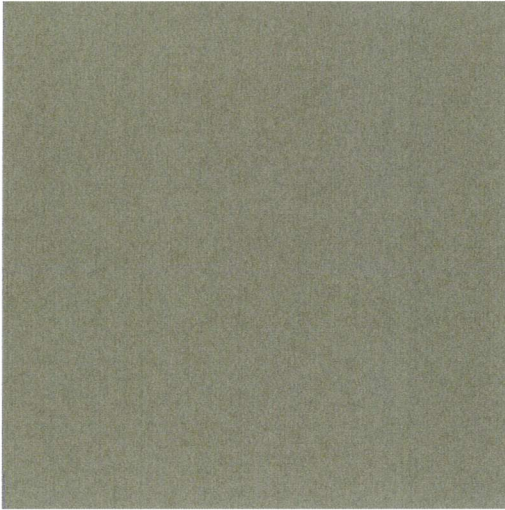
Uniquely Crafted

Every Brava Cedar Shake roof is made to order. Our molds are cast from hand-split Western Red Cedar shakes, giving them an authentic feel. Forms are created naturally, look organic, and don't have repetitive patterns.

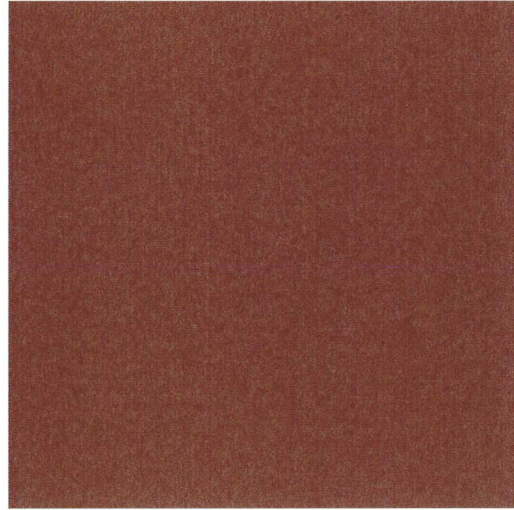
9

Modification

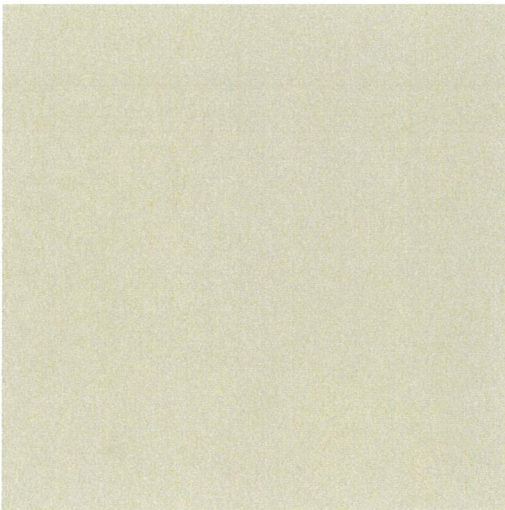
Body Color:
SW 2851 Sage Light Green



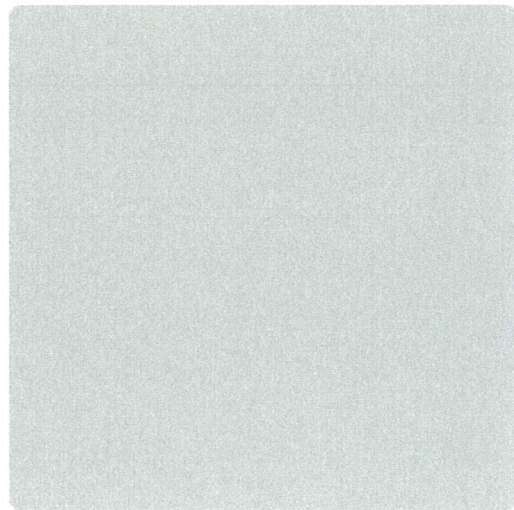
Accent/Window Color: Chutney (Kolbe & Kolbe)
similar to SW 7539 Rustic Red



Trim Color:
SW 2860 Sage



Porch Ceiling Color:
Benjamin Moore HC-144 Palladian Blue



Old World Classic Double Hungs

Old World Classic double hungs bear the charm and character of early double hung windows. Ideal for historically-accurate replication projects, their visible brass pulley system with solid brass chains and alloyed weights accentuates the design details, while allowing fluid operation. Specifically engineered for each unique project, Old World Classic windows offer an unprecedented level of customization – even as triple hungs, radius-tops, and cottage-style units.



Standard Features – Old World Classic Double Hung

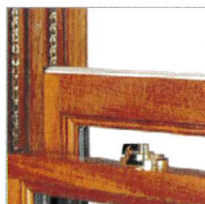
- ▶ 1-3/4" thick sash
- ▶ Basic frame jamb width is 6-9/16"
- ▶ Constructed of pine with pine interior head parting stops and side stops
- ▶ Energy efficient, insulating Solar Low-E glass
- ▶ 1-15/16" exterior brickmould applied
- ▶ Exterior wood parts are treated
- ▶ Exterior frame and sash are latex primed
- ▶ Heavy duty sash lock with Antique Brass finish
- ▶ Brass chains and pulleys
- ▶ A proportionate balance between sash and alloyed weights creates a one-to-one ratio

Options – Old World Classic Double Hung (custom options are also available)

- ▶ K-Kron II exterior paint finish
- ▶ Interior casing
- ▶ Prep for stool
- ▶ Exterior brickmould and casing (pg. 8)
- ▶ Projected sill nosing, extended sill horns or no sill nosing
- ▶ Available as single, double or triple hung
- ▶ Ogee lugs integrated into the top sash stiles
- ▶ Oil-Rubbed* Bright Brass, Polished Nickel and Satin Nickel chains and pulleys
- ▶ Half or full screens with BetterVue® or UltraVue® fiberglass screen mesh, or aluminum mesh, and aluminum frames that match unit's exterior color
- ▶ Galvanized steel installation clips
- ▶ High performance modifications



Brass chains and pulleys



Brass sash locks



Optional ogee lugs

[View Style Options & Technical Data ▶](#)

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.

* The Oil-Rubbed finish is not available on curved sash lift handles. This is a living finish, which means that it will change appearance over time with use.

BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.

Customized options to address historical or architectural design elements are available. Please contact your Kolbe dealer.

Style & Design Options

Kolbe offers distinctive style and design options, to make your spaces unique. For the ultimate in personalization, choose from our numerous options, including hardware, glass, divided lites, screens, sills, exterior trim, and more – plus custom solutions to help bring your unique vision to life.

Hardware

Kolbe offers numerous hardware styles and finishes to complement décor or add the finishing touch to a new entrance, sliding or access door. Plus, the added functionality of multi-point locks and automation options on select products adds convenience and security to your living experience. For replicating historic details, chain and pulley systems and spoon locks are available for double hung windows.

Glass

There is so much more to glass than visibility. It can add to the aesthetic, enhance indoor comfort and acoustics, provide privacy or decorative design. When considered holistically, windows and doors can help create environments that offer a sense of well-being and a connection to nature. Kolbe's numerous glass options provide optimum energy efficiency, beauty and performance to enhance your design as well as your lifestyle.

Divided Lites

Add architectural detail to windows and doors with performance divided lites (PDL) or true divided lites (TDL). Choose anything from a traditional, Colonial style pattern to a custom design that accentuates the character and appearance of your home. True divided lites are ideal for historic restoration projects, creating individual panes of glass to mimic original design details. Grilles-in-the-air-space and interior removable wood grilles are also available.



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

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: September 11, 2025

APPLICANT/OWNERS: Keri & Daniel Green

REQUESTED ACTION: Certificate of Appropriateness

DATE OF APPLICATION: August 7, 2025

LOCATION: 908 Calhoun Street
Old Ocean Springs Historic District
Rosambeau-Thetford Cottage

PARCEL NUMBER: 60137404.000

DESCRIPTION OF THE REQUEST:

The applicant is requesting to remove shrubs along front property line and install a brick retaining wall approximately 27" tall. Also, add approximately 18-20 ft of driveway to meet side walkway covered with old brick.

ADJACENT ZONING/LAND USE:

Subject Property: R-1 Low Density Single Family/Single Family Dwelling

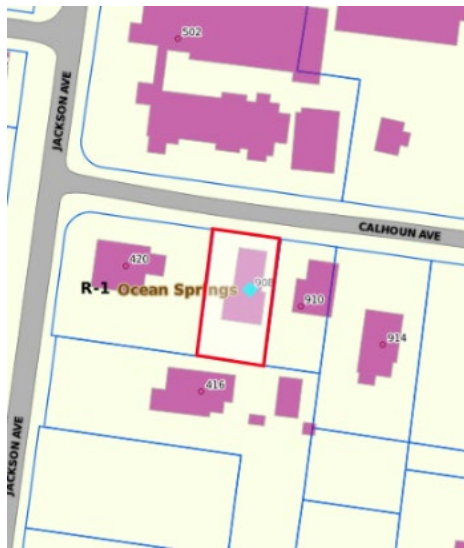
North: R-1 Low Density Single Family

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:** One-story, frame, three-bay-wide (w-w-d) multi-gabled Folk Victorian residence with an inset full-width porch supported by turned posts and balustrade. The house is comprised of a front gabled core and a side-gable wing which gives the house a T-front appearance. The entry is a wood door with two segmental arched lights. Windows are 6/6 wooden d-h-s with faux shutters. Other features include variegated shingles in the gable end, scroll-sawn brackets, and a spindle frieze. The house has a brick pier foundation, clapboard siding, and an asphalt shingle roof. A shed-roof addition spans the rear facade.
- **HISTORIC INFORMATION:** Constructed by the Rosambeau family as a rental property, this house served as a winter retreat for baseball journalist Charles Dryden.

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.
- Construction Date: 1903
- The applicant is proposing to remove the shrubs along the front property line and install a brick retaining wall, as well as, and add a driveway that will meet the side walkway.
 - Retaining wall will be approximately 27” tall and will be covered with old brick
 - Driveway will be approximately 18-20 ft long and will meet the side walkway. Both will be covered with old brick.

- Ocean Springs Historic District Design Guidelines:
 - Walls and fences are significant site elements in historic districts. Traditionally, fences and walls served a number of purposes ranging from marking boundaries, keeping animals in or out, and stopping erosion. Picket fences are the most common type of fence in Ocean Springs' historic districts though there are some examples of wrought iron fences and masonry retaining walls. Most contemporary purposes for fences and walls remain consistent with those of the past, with one notable exception, privacy. Since the advent of the automobile, social life has moved from the openness and interaction of the front porch and front yard to the more secluded and private backyard. The use of tall, solid fences to increase privacy is a direct consequence. When properly placed such fences can achieve their aim without negatively impacting the district. – Page 42
 - Sidewalks connect the individual properties within a neighborhood and serve the purpose of maintaining and promoting the pedestrian environment and scale typical of historic districts. Entry walks connect individual properties to the sidewalk and the rest of the district. Driveways connect properties to the street and often reflect the area's adaptation to the advent of the automobile. Parking areas are another such adaptation that can have a significant negative impact when improperly placed. – Page 44
 - A. Historic sidewalks, walkways, and driveways should be preserved and maintained, repaired rather than replaced. Original materials should be retained whenever possible. Repairs should take care to match existing components in material, color, and texture.
 - B. Placement of new entry walks should closely follow established precedent within the district. Walkways within front yards (other than the entry walk) should be kept to a minimum.
 - C. In most areas, driveways should be limited to a straight connection from the street to the rear yard and limited to the narrowest width possible. Front yard drives, such as semicircular drives, are generally inappropriate.
- 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 September 5, 2025.

POTENTIAL MOTION:

To recommend **approval** of a COA to remove shrubs along front property line and install a brick retaining wall approximately 27" tall. Also, add approximately 18-20 ft of driveway to meet side walkway covered with old brick.

-OR-

To recommend **denial** of a COA to remove shrubs along front property line and install a brick retaining wall approximately 27" tall. Also, add approximately 18-20 ft of driveway to meet side walkway covered with old brick.



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: 908 calhoun ave _____
Property Owner(s): keri green and dan green _____
Parcel ID Number: 60137404.000 _____ **Approximate Age of Home:** 1902 _____

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: keri green _____
Address: 908 CALHOUN AVE _____
City: OCEAN SPRINGS _____ State: MS _____ Zip: 39564 _____
Phone: 2282355603 _____ Email: not for publishing _____

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

- | | | |
|---|---|---|
| <input type="checkbox"/> BOWEN | <input type="checkbox"/> MARBLE SPRINGS | <input type="checkbox"/> SHEARWATER |
| <input type="checkbox"/> INDIAN SPRINGS | <input checked="" type="checkbox"/> OLD OCEAN SPRINGS | <input type="checkbox"/> SULLIVAN-CHARNELY |
| <input type="checkbox"/> LOVER'S LANE | <input type="checkbox"/> RAILROAD | <input type="checkbox"/> 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.

keri green

Printed Name of Owner



Signature of Owner

Printed Name of Authorized Agent

8/6/25

Date

Signature of Authorized Agent

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

All images to give idea only. The wall in front will curve toward drive. The drive will be bricked up to the connecting walkway. Drive walkway to be bricked as well as the street walkway.





Proposed brick over drive walkway

Neighbor on left currently has a brick wall and concrete drive



Property Link

JACKSON COUNTY, MS

Current Date **9/ 5/2025**

Tax Year 2023
Records Last Updated **9/ 4/2025**

PROPERTY DETAIL

OWNER GREEN KERI LEIGH & DANIEL KENT
908 CALHOUN AVE

OCEAN SPRINGS MS 39564

ACRES : .19
LAND VALUE : 63250
IMPROVEMENTS : 124100
TOTAL VALUE: 187350
ASSESSED : 18735

PARCEL 60137404.000
ADDRESS 908 CALHOUN

TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	565.79	565.79	0.00
CITY	324.92	324.92	0.00
SCHOOL	745.44	745.44	0.00
TOTAL	1636.15	1636.15	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 12 / 18 / 2023

MISCELLANEOUS INFORMATION

EXEMPT CODE	LEGAL	COM INTERS S/M CALHOUN & E/M J
HOMESTEAD CODE	O65	AC
TAX DISTRICT	4660	KSON AVE S 81DEG E 145' FOR PO
PPIN	058042	B
SECTION	30	S 81DEG E 66' SLY 125' N 81 DE
TOWNSHIP	7	G
RANGE	8	W 66' NLY 125' TO POB DB 1804- 26
Book	Page	

[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES

Year Sold To Redeemed Date/By

NO TAX SALES FOUND

[Back](#)