



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

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
 - a. September 11, 2025
- 3. Old Business**
- 4. New Business**
 - a. Request for a Certificate of Appropriateness - 605 Porter Ave - PIDN: 60137628.000 - Approval for modifications to a previously approved COA to extend the West and South side additions approximately 18".
 - b. Request for a Certificate of Appropriateness — 208 Washington Ave — PIDN: 60137516.000 - Approval to build a 1,035 sq ft addition of a master bedroom, patio, and garage on the rear of the house and repaint the exterior.
- 5. Audience Request**
- 6. Administrative**
- 7. Adjourn**

**The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, September 11, 2025**

1. Call meeting to order

The Vice Chairman Owen White, called the meeting to order on Thursday September 11, 2025, at 6:00 p.m. Commission members present were Kathy Stafford, Owen White, Charles Fowler, Robert Brown, and Karen Chewning. Absent were Bonnie Munro and Susan Wooten. Staff present were Amanda Crose, Planning Director and Elizabeth Dill, Planning Technician.

2. Approval of Minutes

A motion was made by Kathy Stafford, seconded by Charles Folwer to accept August 14, 2025, minutes. The motion carried unanimously.

3. Old Business

- a. None

4. New Business

a. Election of New Officers

- Chairman – Bonnie Munro
- Vice Chairman – Owen White
- Secretary – Karen Chewning

A motion was made by Owen White, seconded by Kathy Stafford to approve the Election of New Officers. The motion carried unanimously.

- 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

A motion was made by Karen Chewning, seconded by Charles Folwer to approve the COA to place a prefabricated storage shed on property. The motion carried unanimously.

- 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

A motion was made by Kathy Stafford, seconded by Karen Chewning to approve the 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 Brave Cedar Shake shingles, 2'-3' retaining wall (Unilock:Pisa:Sierra), and Rip Rap to the north side of the house as described in the application. The motion carried unanimously.

- 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

A motion was made by Charles Folwer, seconded by Kathy Stafford to approve the COA to remove the shrubs along the front property line, install a brick retaining wall approximately 27" tall, add approximately 18-20 ft of old covered brick on driveway to meet side walkway, and add brick to the walkway leading from the house to the street. The motion carried unanimously.

5. General Public Comment

6. Commissioner Forum

7. Adjourn

A motion was made by Karen Chewning, second by Charles Fowler to adjourn the meeting. The motion carried unanimously.

DRAFT

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

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: October 16, 2025

APPLICANT: Christine F. Walck, AIA, NCIDQ

OWNER: Stacey Perry

REQUESTED ACTION: Certificate of Appropriateness

DATE OF APPLICATION: September 4, 2025

LOCATION: 605 Porter Ave
Old Ocean Springs Historic District
Van Cleave Cottage [Richardson-Ornstein Cottage]

PARCEL NUMBER: 60137628.000

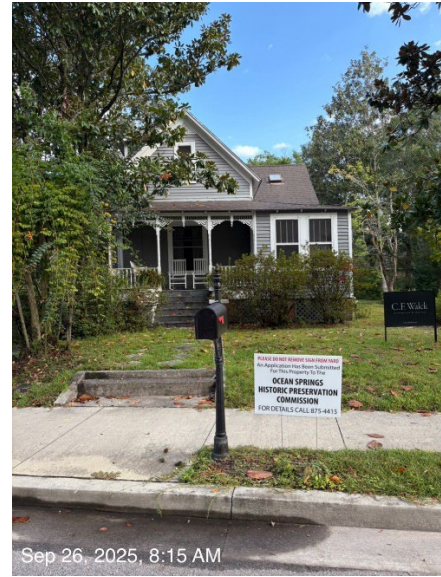
DESCRIPTION OF THE REQUEST:

The applicant is requesting modifications to a previously approved COA to extend the West and South side additions approximately 18”.

ZONING/LAND USE:

CMX-1 Neighborhood Commercial/Mixed Use – Single-Family Dwelling





MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- **BRIEF DESCRIPTION:** 1.5-story, frame, 2-bay-wide (w-ww) Queen Anne T-front house with an intersecting gable roof and a partially enclosed hip roof wraparound porch supported by turned posts and balustrade. Bay 1 is a wood 15/1 square motif wood picture window. Bay 2 is an enclosed portion of the porch with a pair of 3/1 wood double-hung-sash windows; the entry is located in the re-entrant angle. Other windows are 1/1 wood dhs. Distinctive features include abacus spindle freeze, pennants, and exposed rafters. The house has a brick pier foundation, clapboard siding, and an asphalt shingle roof. A gable-roof addition has been appended to the rear (north). A side-gable ell is on the left (west) side of the rear addition. A hipped-roof addition is in the right rear (northeast) re-entrant angle.
- **HISTORIC INFORMATION:** This residence was built under the ownership of Major Henry H. Richardson of Illinois where he was the owner of a boot and shoe retail store. It was sold to Quila Sauls, who ran a local school, when the Richardson's moved to a beach front house. In 1904, William Van Cleave, a local merchant, purchased this residence. The house remained in the Van Cleave family until 1981 when it was sold to Steven & Gloria Collins.

FINDINGS:

- Ocean Springs Historic District Design Guidelines
 - Additions; Page 38 & 39
 - When making additions to historic structures, it is imperative that the changes respect the integrity of both original building and the district.
 - a) Additions should always maintain the scale and proportions of the original building and not overwhelm the original building.

- b) Additions should not obscure the form, orientation, or symmetry (or asymmetry) of the original building.
 - c) Additions should use materials and components compatible with the original building — similar siding, roofing, and windows.
 - d) 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.
 - e) 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.
 - f) 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.
- Streetfront Properties: On rear additions for non-corner properties, additions have a greater leeway in terms of form, materials, ornamentation, and window placement.
 - A.1 - The roof a rear ell addition should not rise above the ridgeline of the existing structure.
 - A.2 - One story houses should generally not have two story additions.
 - B.1 - Additions should never be placed on the front of any historic building. Generally, it is best for new additions to be placed to the rear of the building away from the public view.
 - B.1 - Rear placement of additions preserves the original form of the building.
 - C. - On additions, windows should follow the pattern established on the historic building along the sides. Variations in window style and placement should be reserved for rear elevations only.
 - C.2 - Fiber-cement siding may be considered for additions to structures with wood lap board siding.
 - F.2 - Additions should have a feature or features to distinguish them from the historic structure such as an off-set or a change in roof form.
- 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 October 10, 2025.

POTENTIAL MOTION:

To recommend **approval** for modifications to a previously approved COA to extend the West and South side additions approximately 18”.

-OR-

To recommend **denial** for modifications to a previously approved COA to extend the West and South side additions approximately 18”.



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

RECEIVED
SEP 04 2025
BY: E. Dill

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: 08/06/2025
[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: 605 Porter Ave Ocean Springs, MS 39564
Property Owner(s): Stacey Perry
Parcel ID Number: _____ **Zone:** CMX- **Approximate Age of Home:** 160 Yr

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: Christine F. Walck, AIA, NCIDQ
Address: 630D Washington Ave, Suite 1
City: Ocean Springs **State:** MS **Zip:** 39564
Phone: 228-235-8441 **Email:** christine@cfwalck.com

Property Owner [if Different]:
Name: Stacey Perry
Address: 605 Porter Ave
City: Ocean Springs **State:** MS **Zip:** 39564
Phone: _____ **Email:** sjperry@maogaming.net

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:

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: The intent for this application is to provide an update to the previously approved COA in December 2024. It is a priority for the owner to have improved accessibility in these bathrooms. The attached documents describe the minor footprint increase requested of approximately 18" to the West and South. The proportion and styling remains in keeping with the existing structure as well as the standards outlined in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The "street view" of the building is barely recognized as being altered from the previously approved design. The priority remains to salvage and reuse all architectural features of this structure. Additional elements such as windows, doors, trim, etc will be sourced as needed.

Additional photos and information about this design are available upon request.

— **Attach Additional Sheets if Needed** —

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.

Stacey Perry

Printed Name of Owner

Christine Walck

Printed Name of Authorized Agent

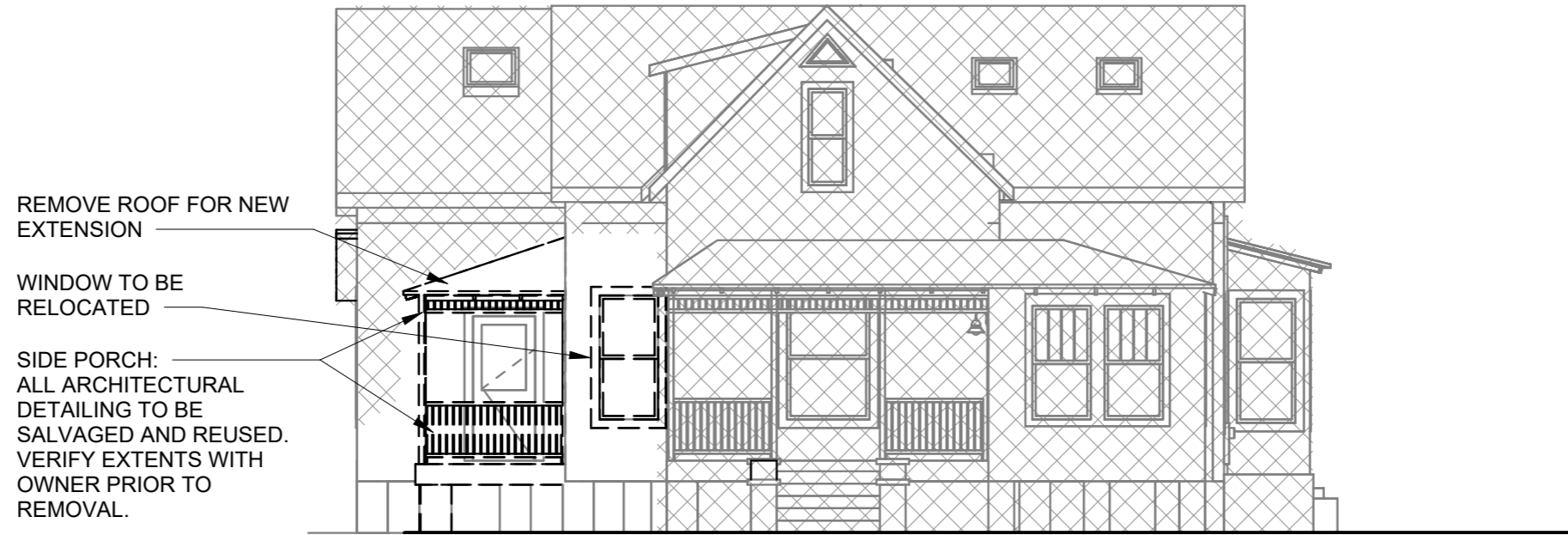
08/06/2025

Date

Signature of Owner

Signature of Authorized Agent

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



① EXISTING FRONT (SOUTH) ELEVATION
1/8" = 1'-0"



② FRONT (SOUTH) ELEVATION
1/8" = 1'-0"

SALVAGE / DEMOLITION NOTES

- A. EXISTING GINGERBREAD DETAILING IS NOT ORIGINAL TO STRUCTURE AND WAS ADDED IN THE 1990'S. A CONTINUATION OF THIS DETAILING IS TO BE UTILIZED THROUGHOUT ALL LIMITS OF WORK.
- B. EXTERIOR OF HOME IS TO BE REPAINTED - COLOR TBD.
- C. ALL NEW ROOFING AND LIKE MATERIALS WILL BE MATCHED TO EXISTING.
- D. ALL ARCHITECTURAL MILLWORK AND MATERIALS REMOVED FROM THE STRUCTURE IS TO BE SALVAGED. IF NOT REUSED, COORDINATE STORAGE WITH OWNER PRIOR TO REMOVAL.
- E. ALL SITE WORK HAS BEEN APPROVED BY PREVIOUS SUBMISSION.
- F. ALL NEW DOORS ARE TO BE ARCHITECTURAL SALVAGE PROVIDED BY OWNER.
- G. ALL NEW WINDOWS ARE TO MATCH EXISTING WINDOW PROFILE WITH ENHANCED PERFORMANCE.

SEE PLANS FOR ADDITIONAL INFORMATION

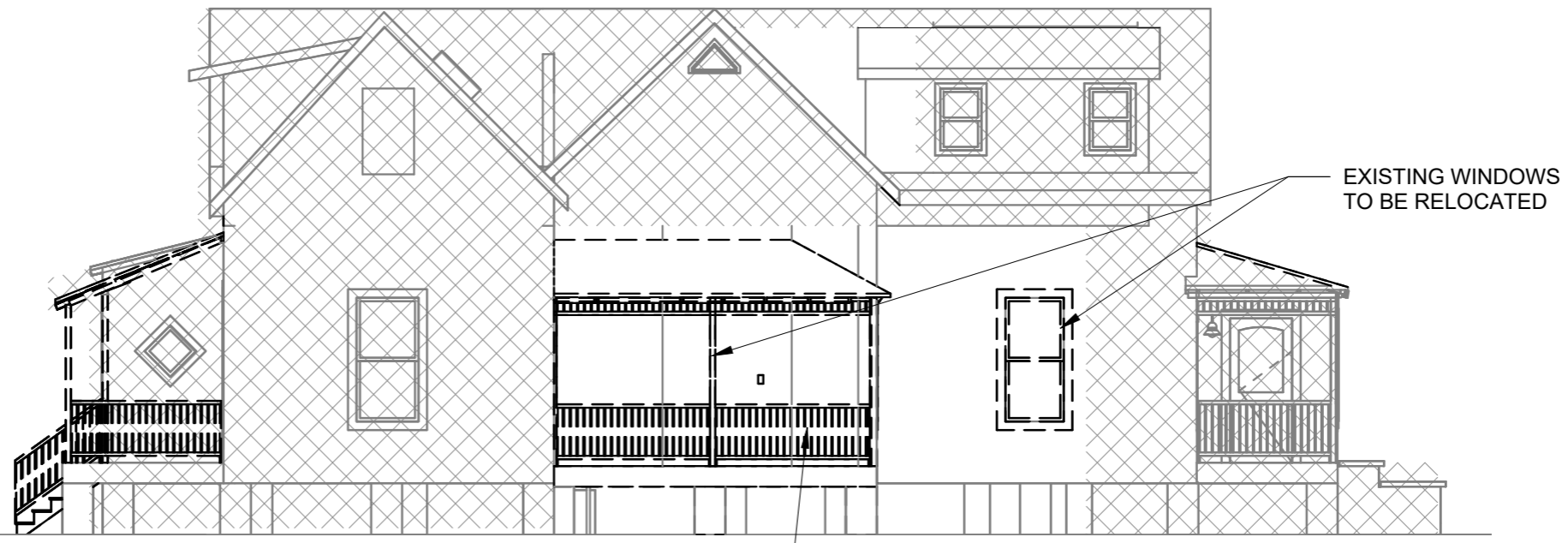


VANCLEAVE - ORNSTEIN COTTAGE RENOVATION

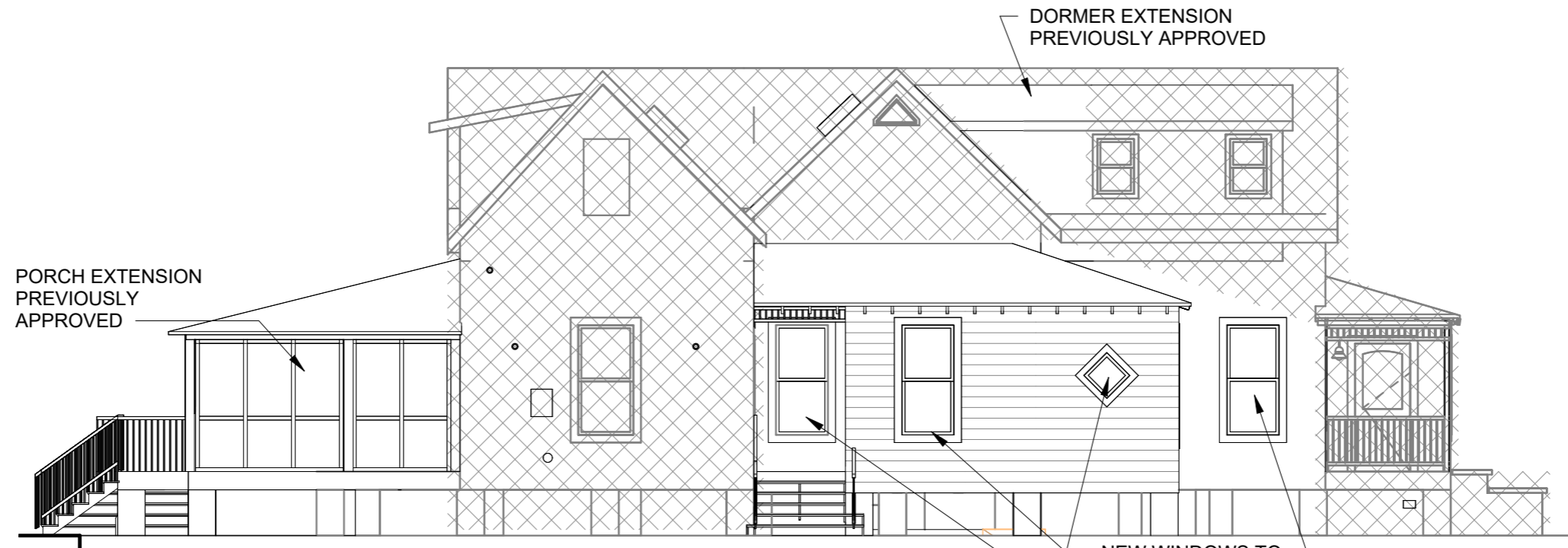
605 PORTER AVE
OCEAN SPRINGS
MS 39564

EXTERIOR ELEVATIONS

| | | |
|---------------|------------|--------------------|
| Project No. | 24-018 | Drawing No. |
| Date | 08/06/2025 | A202 |
| Alternate No. | | |
| Addendum No. | | Scale 1/8" = 1'-0" |



① EXISTING SIDE (WEST) ELEVATION
1/8" = 1'-0"



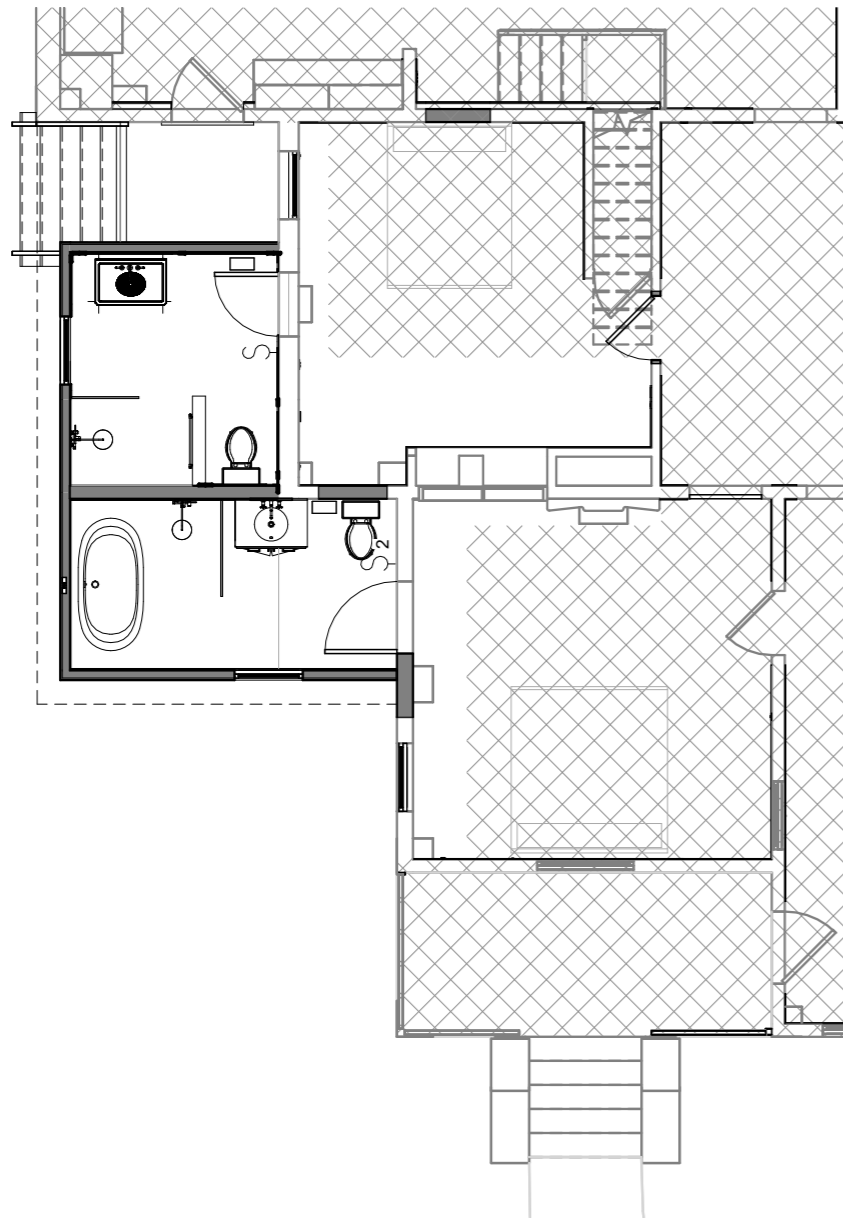
② SIDE (WEST) ELEVATION
1/8" = 1'-0"



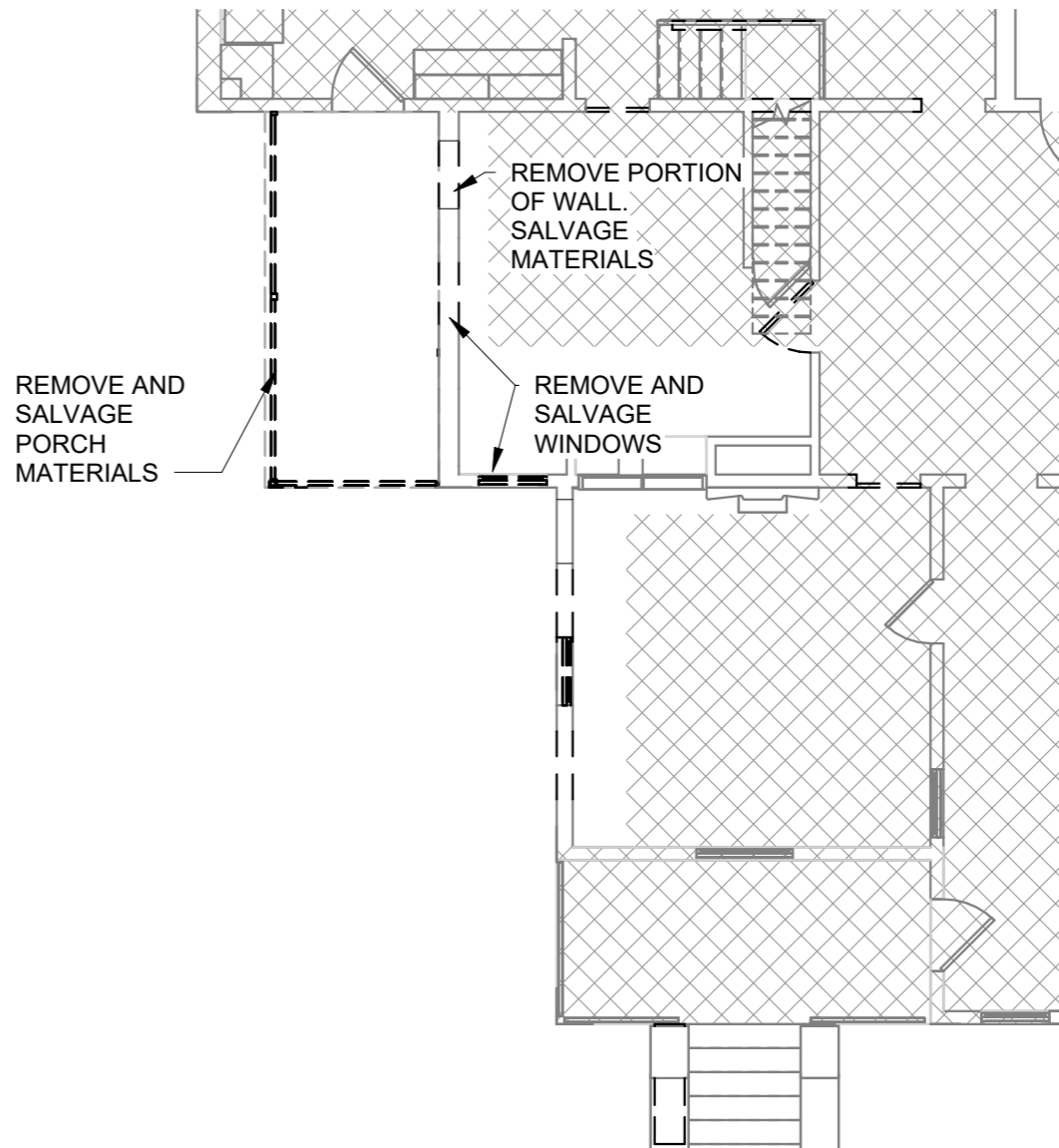
VANCLEAVE - ORNSTEIN COTTAGE RENOVATION

605 PORTER AVE
OCEAN SPRINGS
MS 39564

| EXTERIOR ELEVATIONS | | |
|---------------------|------------|--------------------|
| Project No. | 24-018 | Drawing No. |
| Date | 08/06/2025 | A203 |
| Alternate No. | | |
| Addendum No. | | Scale 1/8" = 1'-0" |



① FIRST FLOOR
1/8" = 1'-0"



② EXISTING FIRST FLOOR
1/8" = 1'-0"

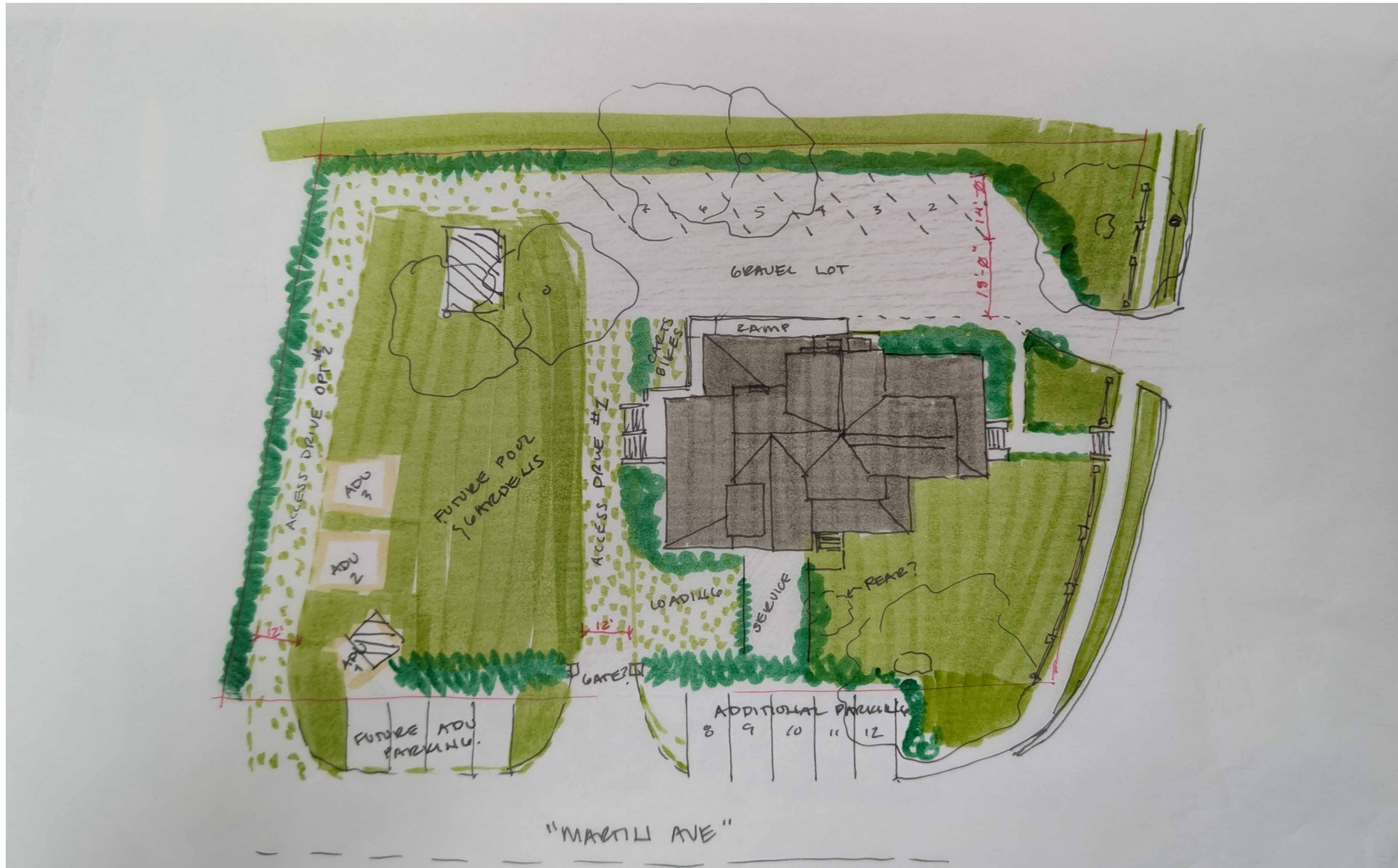


VANCLEAVE - ORNSTEIN COTTAGE RENOVATION

605 PORTER AVE
OCEAN SPRINGS
MS 39564

OVERALL FLOOR PLANS

| | | |
|---------------|------------|--------------------|
| Project No. | 24-018 | Drawing No. |
| Date | 08/06/2025 | A030 |
| Alternate No. | | |
| Addendum No. | | Scale 1/8" = 1'-0" |



- NOTES:
1. THIS IS A SITE PLAN CONCEPT FOR VISUAL AID OF FUTURE PLANS FOR THE PROPERTY.
 2. ADU 1, 2, & 3 ARE NOT TO BE PROPOSED AT THIS PHASE OF THE PROJECT.
 3. PARKING EXIT DRIVE LOCATION IS TO BE DETERMINED. SHOWN AS ACCESS DRIVE OPTION 1 AND 2. DRIVE IS TO BE CONSTRUCTED WITH A PERMEABLE GRASS AND PAVER SYSTEM.
 4. APPROPRIATE DESIGNS AND SPECIFICATIONS WILL BE MADE FOR SITE LIGHTING AND LANDSCAPE DESIGN FOR PERMITTING.

NOT TO SCALE



VANCLEAVE - ORNSTEIN COTTAGE RENOVATION

605 PORTER AVE
 OCEAN SPRINGS
 MS 39564

| PROPOSED SITE PLAN SKETCH | | |
|---------------------------|-----------|-------------|
| Project No. | 24-018 | Drawing No. |
| Date | 12/3/2024 | A109 |
| Alternate No. | | |
| Addendum No. | | Scale |

This Drawing is an instrument of service and is the sole property of the Architect. Any use without the written consent of the Architect is prohibited.

The Architect shall not have control or charge of and shall not be responsible for construction means and methods, deviations, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors or any other persons performing any of the work in accordance with the contract documents.

24-018

VANCLEAVE - ORNSTEIN
COTTAGE RENOVATION



605 PORTER AVE
OCEAN SPRINGS
MS 39564

CLIENT
STACEY PERRY

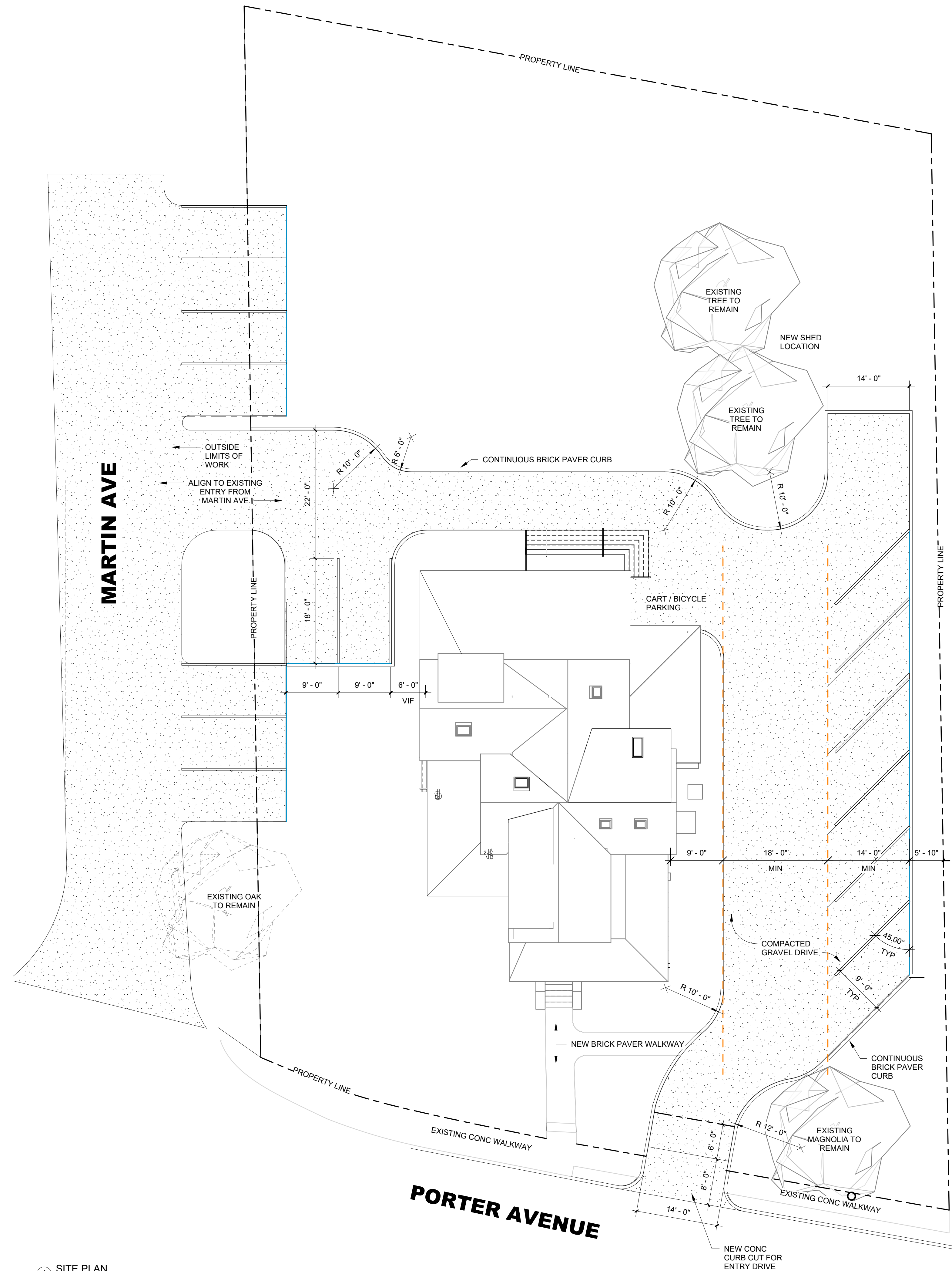
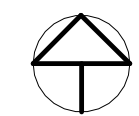
ISSUED: FOR PERMIT 5/9/2025

| # | DESCRIPTION | DATE |
|---|-------------|------|
| | | |

SITE PLAN

A010

SCALE 1" = 10'-0"



① SITE PLAN
1" = 10'-0"

9/24/2025 4:33:24 AM
24-018 - 605 Porter CD_250912_detached.rvt

**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: October 16, 2025

APPLICANT/OWNER: Gaston Bordis IV & April C. Bordis

REQUESTED ACTION: Approval of Certificate of Appropriateness

DATE OF APPLICATION: September 5, 2025

LOCATION: 208 Washington Ave
Old Ocean Springs Historic District

PARCEL NUMBER: 60137516.000

DESCRIPTION OF THE REQUEST:

The applicant proposes to build a 1,035 sq ft addition of a master bedroom, patio, and garage on the rear of the house and repaint the exterior.

ADJACENT ZONING/LAND USE:

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





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.

● **HISTORICE 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 postmaster and a bank cashier.

FINDINGS:

- The applicant is proposing to build a 1,035 sq ft addition to the rear of the house that will include a master bedroom, patio, and garage. The applicant is also proposing repainting the exterior of the house.
- Exterior Material:
 - Hardee plank siding
 - Roof will be metal

- Exterior Paint:
 - Main body: Benjamin Moore - Sea Pearl 961
 - Trim: Sherwin-Williams - Oyster Bay 6206
- The addition will meet the setback requirements of the R-1 zoning district.
- Ocean Springs Historic District Design Guidelines:
 - Additions; Page 38
 - When making additions to historic structures, it is imperative that the changes respect the integrity of both original building and the district.
 - a) Additions should always maintain the scale and proportions of the original building and not overwhelm the original building.
 - b) Additions should not obscure the form, orientation, or symmetry (or asymmetry) of the original building.
 - c) Additions should use materials and components compatible with the original building — similar siding, roofing, and windows.
 - d) 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.
 - e) 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.
 - f) 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.
 - Color; Page 40
 - A Certificate of Appropriateness (COA) is required for paint colors for all locally designated buildings whether a Mississippi Landmark, listed a “pivotal” or “contributing” structure in the National Register of Historic Places, or a “non-contributing” property. There are three basic approaches for historic buildings: scientific, historical, and boutique. These are explained below, however note that boutique is inappropriate.
 - a) The scientific approach is based upon physical examination of the layers of paint on the building and replicating the original colors; this approach is always encouraged.

- b) The historical approach uses colors and placement appropriate to the date, type, and style of the building to be painted. Several books are available to assist in choosing colors in such a manner; this is a recommended approach.
- c) The boutique approach results in “painted ladies” whose multitude of garish colors is inappropriate for historic houses and their neighborhoods. Historic buildings of modest architecture look best with simple paint schemes.
- d) Unpainted masonry buildings should never be painted. The addition of paint to a masonry structure may cause interior moisture problems and will introduce long term maintenance problems.
- e) Masonry buildings that are currently painted may be repainted; colors similar to the underlying masonry are desirable. If a historically painted building reveals a specific paint scheme, the reuse of the original paint scheme is most appropriate.

➤ Roof; Page 24

- Roofs represent a highly visible and significant character defining feature of any structure. At the same time, roofs experience periodic change due to the design life of the materials that comprise them and because roofs often bear the brunt of catastrophic circumstances, such as storms or fires. Roof features fall into two basic categories: design elements (either primary or secondary) and material elements.
 - a) Primary design elements such as pitch, symmetry (or asymmetry), shape, and complexity are essential to the form and style of a building. Historic primary design features should always be maintained when repairing or replacing historic roofs. The addition of a new element to a roof’s design, such as a roof dormer, should never be placed on the facade of a building. Any new element should reference the existing primary design elements listed above.
 - b) Secondary design elements such as chimneys, decorative vents, and eave treatments should be retained and maintained. Historic character defining features should not be visually altered, covered over, or removed from a historic building. New chimneys added to houses should reference the placement, design, and materials of historic examples (for example, clapboard clad new chimneys are inappropriate).
 - c) Replacement of material elements, namely roof covering, should closely match the composition, color, and texture traditionally used for the house type. Returning to the original material, if known, is encouraged. Character distinguishing historic roof materials such as

slate, tile, or pressed metal should be repaired rather than replaced when feasible.

- 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 October 10, 2025.

POTENTIAL MOTION:

To recommend **approval** of a COA to build a 1,035 sq ft addition of a master bedroom, patio, and garage on the rear of the house and repaint the exterior.

– OR –

To recommend **denial** of a COA to build a 1,035 sq ft addition of a master bedroom, patio, and garage on the rear of the house and repaint the exterior.



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

RECEIVED
 SEP 05 2025
 BY: *E. Dill*

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: 9/5/25
 [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: 208 WASHINGTON AVE. OCEAN SPRINGS, MS

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

Parcel ID Number: _____ **Zone:** _____ **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: GASTON C BORDIS, IV

Address: 527 FRONT BEACH DR UNIT 19

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

Phone: 228 - 249 - 2107 **Email:** cbordis@bordisdan.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 checked="" 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.

GASTON C BORDIS / ID
Printed Name of Owner

GCB
Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

9.4.25
Date

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



— 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: PLANS HAVE BEEN SUBMITTED.

WITH BOARD PERMISSION, THE OLD DELAPIDATED ADDITION TO
THE ORIGINAL STRUCTURE AND GARAGE / SHED WAS DEMOLISHED.

IT IS OUR INTENT TO REPLACE THE TORN DOWN

ADDITION WITH A MASTER BEDROOM, ~~KITCHEN~~ AND PATIO AB

WE WOULD LIKE TO HAVE THE GARAGE BUILT TO THE

REAR OF THE PROPERTY RATHER THAN ON THE NEIGHBOR'S

PROPERTY LINE.

THE KITCHEN AREA IS STILL PART OF THE OLD STRUCTURE BUT THE

SEATING AREA WAS IN THE OLD PART WHICH WAS DEMOLISHED. WE WILL

STILL HAVE THE SEATING AREA.

— 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: _____

THE MAIN BODY OF THE HOME WOULD BE SEAPEARL - #961 on Sample
THE TRIM, SHUTTERS, WINDOW AND DOOR WOULD BE OYSTER BAY - SW 6206

SAMPLES OF EACH COLOR ARE PROVIDED.



— Attach Additional Sheets if Needed —



208 WASHINGTON AVE

EHD
ELIZABETH HALL DESIGNS
EHD

| REVISIONS | |
|-----------|-----------------|
| MM/DD/YY | REMARKS |
| 1 | ---/---/--- ... |
| 2 | ---/---/--- ... |
| 3 | ---/---/--- ... |
| 4 | ---/---/--- ... |
| 5 | ---/---/--- ... |

A 01

ELEVATION: NORTH



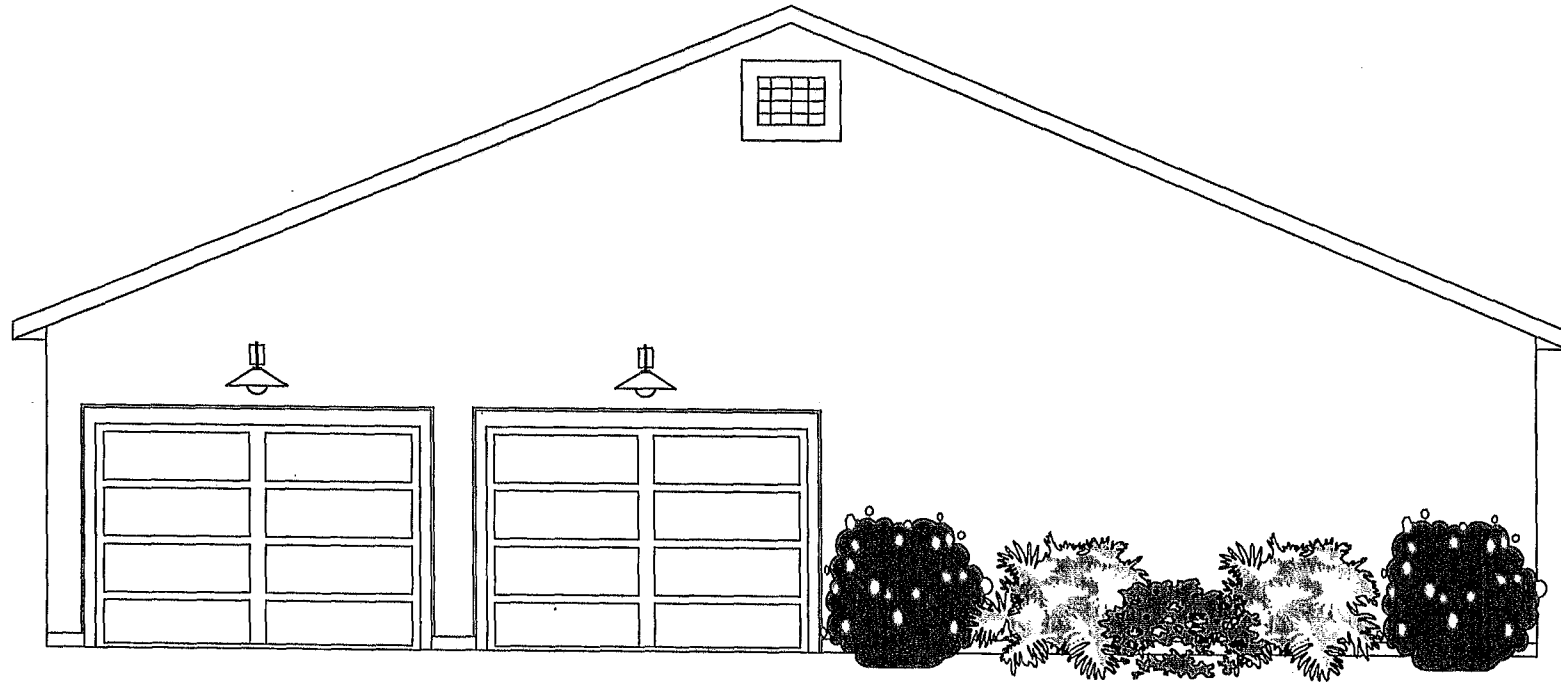
208 WASHINGTON AVE

E H D
ELIZABETH HALL DESIGNS

| REVISIONS | |
|-----------|-------------|
| MM/DD/YY | REMARKS |
| 1 | .../.../... |
| 2 | .../.../... |
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A 02

ELEVATION: NORTH (Garage and Master Suite)

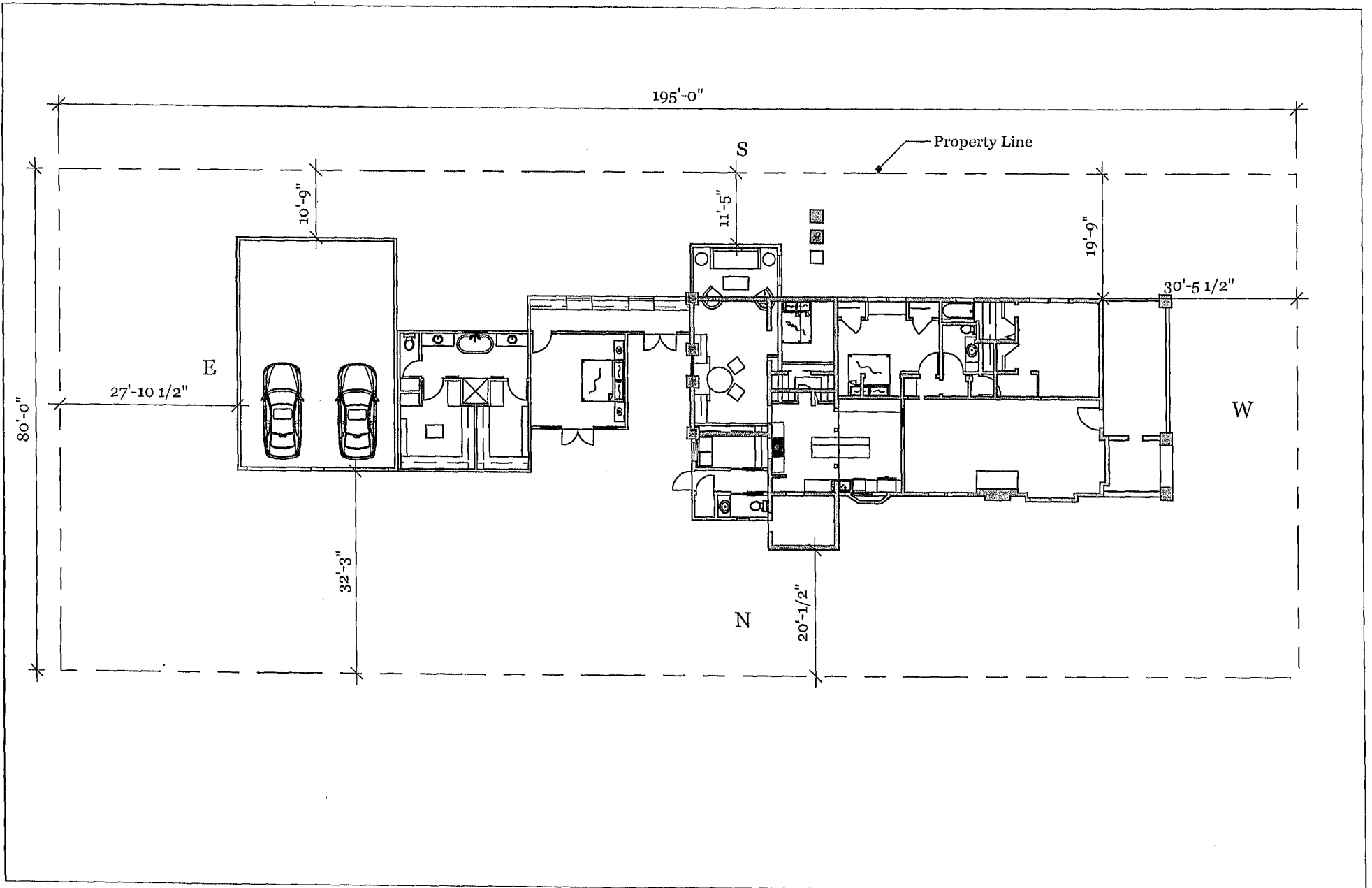


208 WASHINGTON AVE

EHID
ELIZABETH HALL DESIGNS

| REVISIONS | |
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A 03



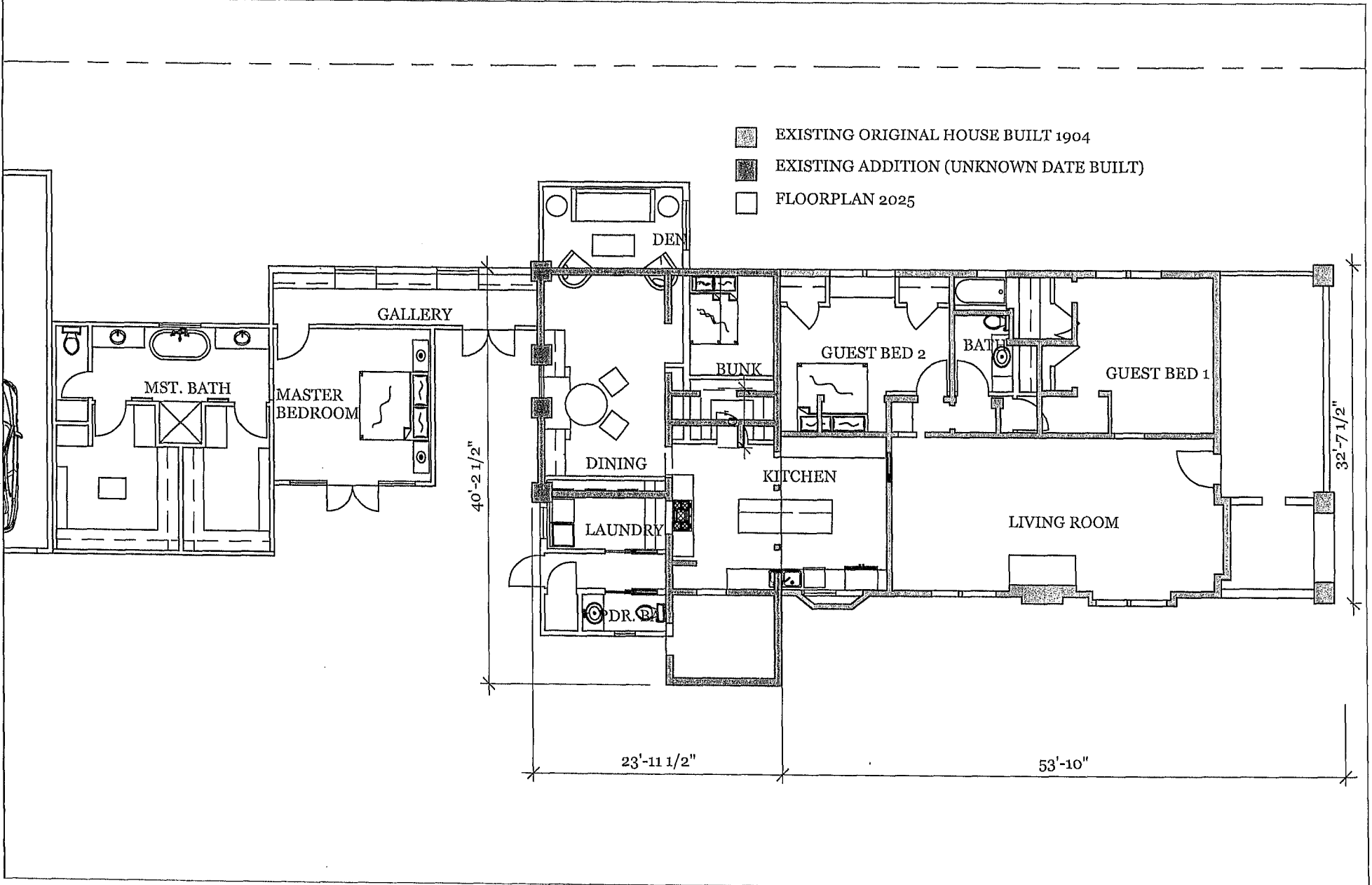
208 WASHINGTON AVE

EHID
ELIZABETH HALL DESIGNS

| REVISIONS | |
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| MM/DD/YY | REMARKS |
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A 04

FLOOR PLAN WITH CURRENT HOUSE OVERLAY



208 WASHINGTON AVE

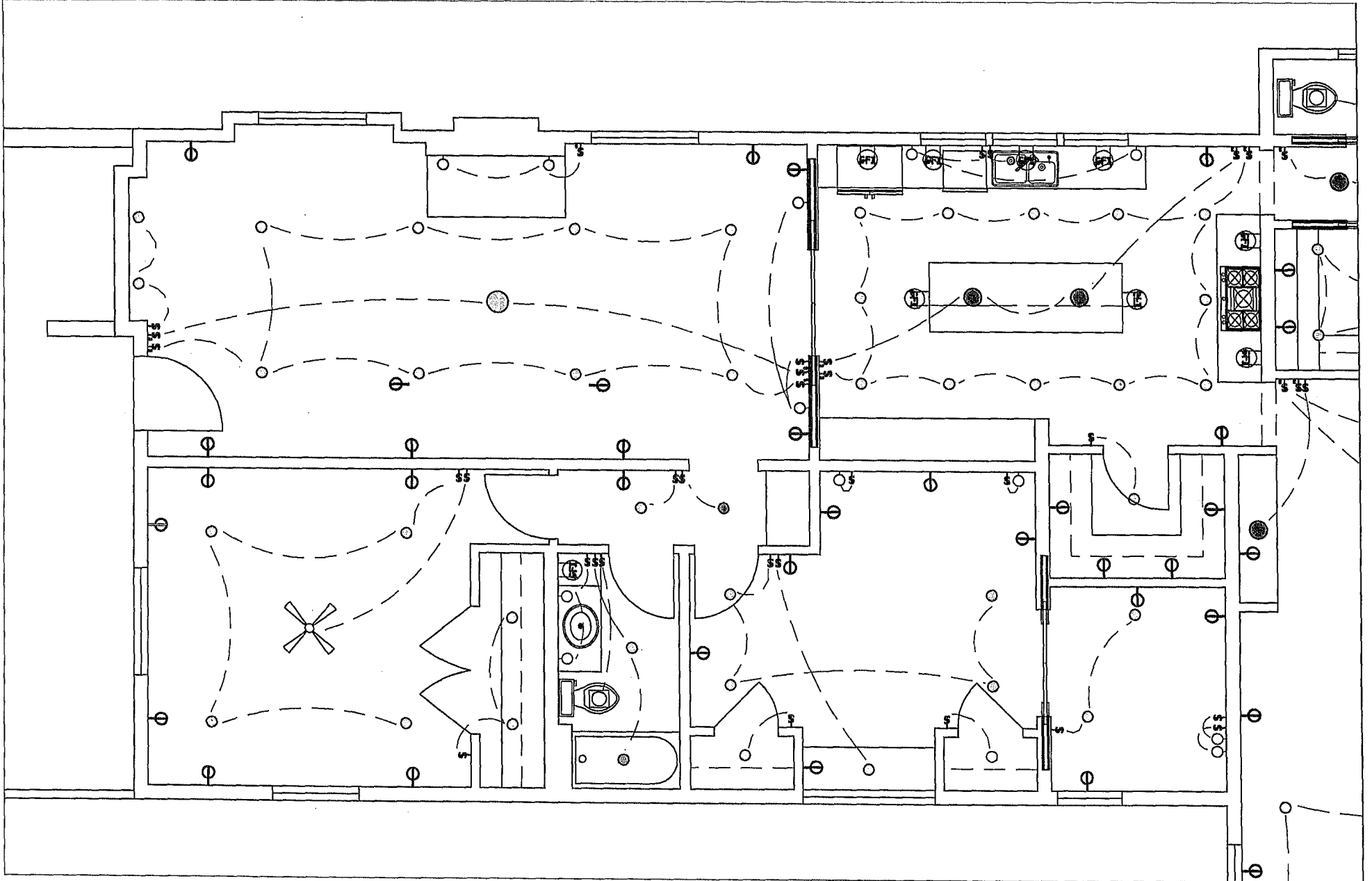
EHID
 ELIZABETH HALL DESIGNS

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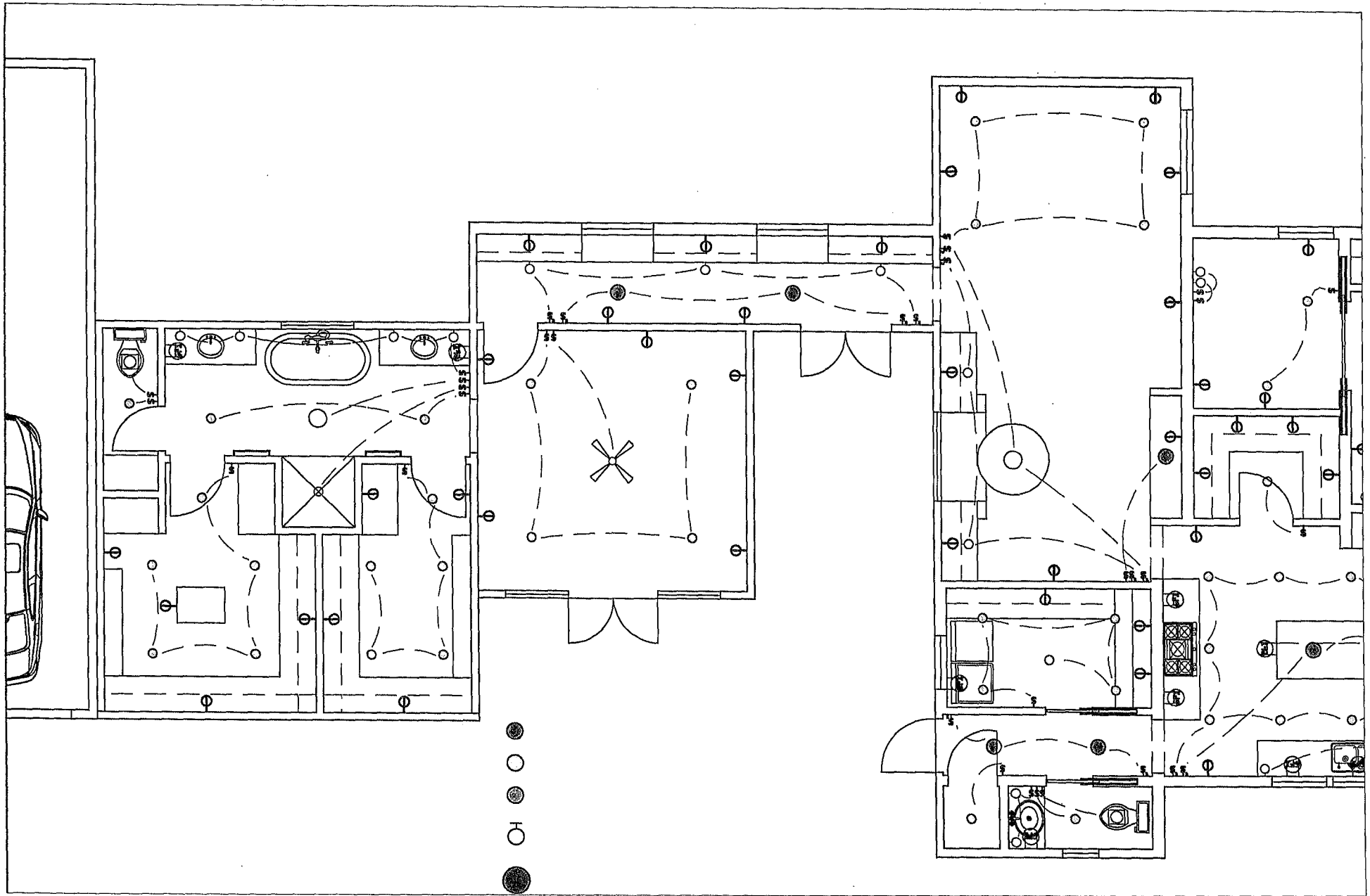
A 05

| REVISIONS | MM/DD/YY | REMARKS |
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10



LIGHTING AND ELECTRICAL

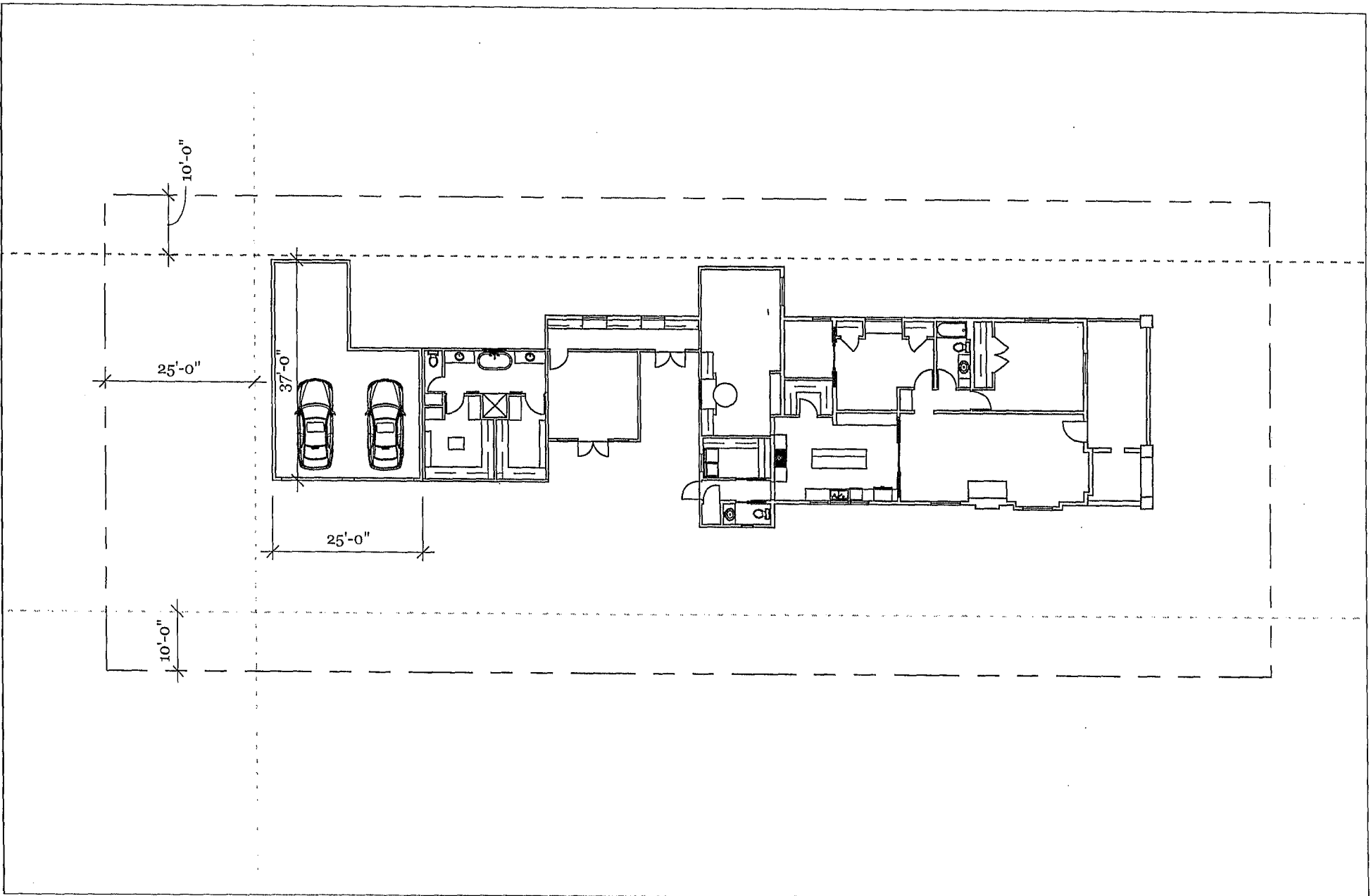


208 WASHINGTON AVE

EHD
ELIZABETH HALL DESIGNS

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A 11



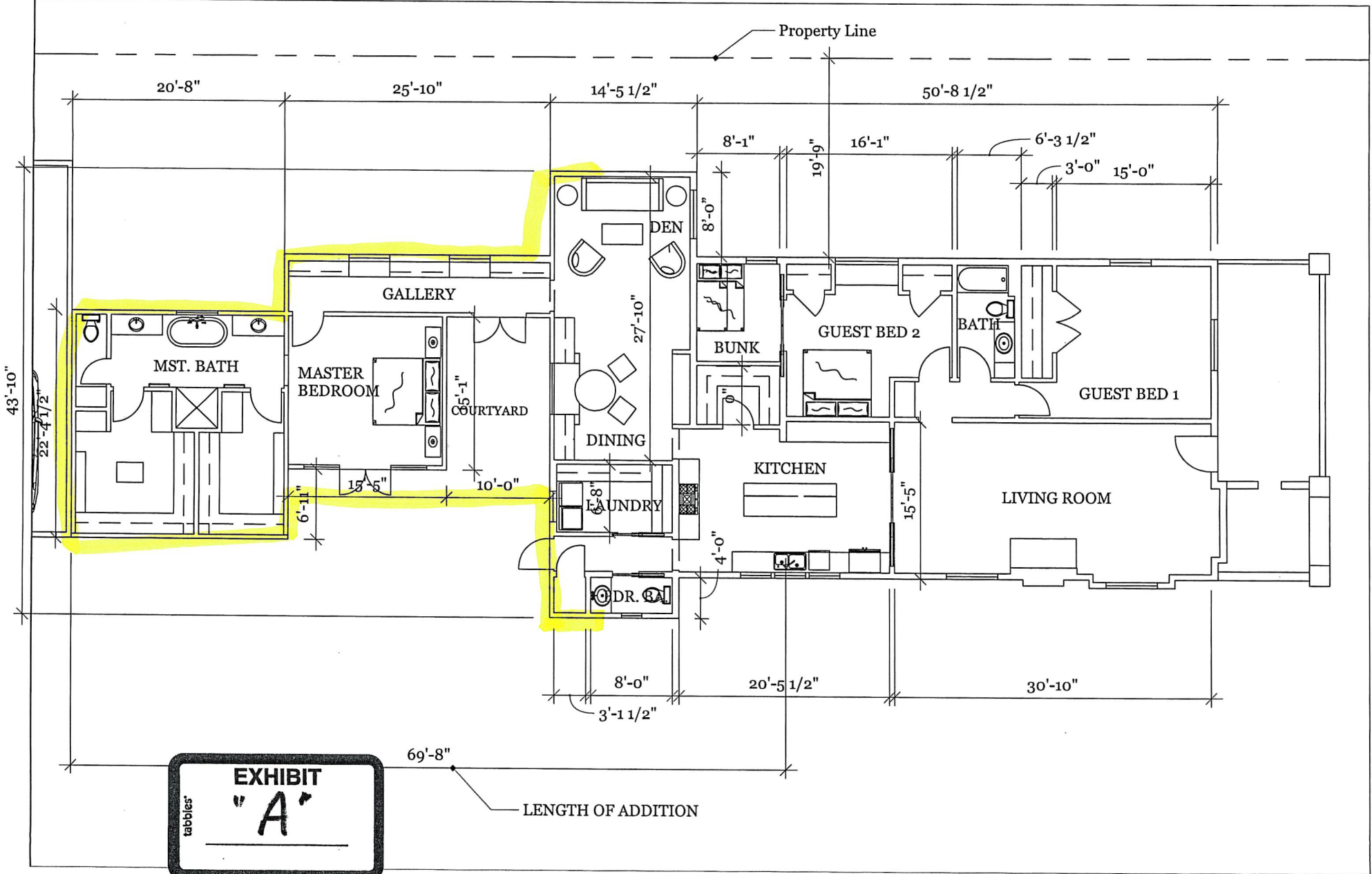
Tandem Garage

EHID
 ELIZABETH HALL DESIGNS

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| MM/DD/YY | REMARKS |
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A 01

FLOOR PLAN FOR 2025



208 WASHINGTON AVE

EHID
ELIZABETH HALL DESIGNS

| REVISIONS | |
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| MM/DD/YY | REMARKS |
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A 06