



Historic Preservation Commission
1018 Porter Avenue
Ocean Springs, MS 39564

Thursday, May 11, 2023 @ 6:00 PM

1. Call Meeting to Order

2. Old Business

3. New Business

- a. 1102 Bowen Avenue / PID# 60137452.050 – Charles Christopher and Mary Ashbaker – Request for a Certificate of Appropriateness (COA) to modify exterior colors of both the main body and trim of a Contributing Structure.
- b. 617 Bellande Avenue / PID# 60137448.000 – Katherine Segarra and J. B. Segarra – Request for a Certificate of Appropriateness (COA) to construction front yard and rear yard fences on the property.
- c. **DEFERRED:** 1112 Bowen Avenue / PID# 61190014.000 – Matthew and Ashley Lott – Request for a Certificate of Appropriateness (COA) to demolish and replace the attached garage, and to remodel the kitchen with a room over the new garage.

4. Approval of Minutes

- a. April 13, 2023

5. Audience Request

6. Administrative

7. Adjourn

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: May 11, 2023

APPLICANT: Charles Christopher and Mary Ashbaker

CURRENT OWNER? ✓Yes No

If No: NA

REQUESTED ACTION: Approval of Certificate of Appropriateness to paint the house exterior

DATE OF APPLICATION: April 7, 2023

LOCATION: 1102 Bowen Avenue / PID#: 60137452.050
Bowen Avenue Historic District

ADJACENT ZONING/LAND USE:

Subject Property: R-2, Single-Family Residential District; single-family detached dwelling;

East, South: R-2, Single-Family Residential District; single-family detached dwellings.

West: Across Bellande Ave., CMX-2 Commercial district, single family dwelling

North: Across Bowen Ave., CMX-2 Commercial district, single family dwelling

VICINITY



MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- Built in 1950. One-story, frame, three-bay-wide (w-d-w) vernacular house with a side-gable roof, and is registered as a contributing building in the historic district.

DESCRIPTION OF THE REQUEST:

- The applicant proposes to:
 - Paint the house exterior – Amazing Gray (siding), Steam (trim).
 - Paint the fence - Steam.
 - Samples are provided with the COA application.

FINDINGS AND CONCLUSION:

- The proposed paint colors for the house and fence are consistent with the recommendations and guidelines of the Historic District Guidelines.

PROTENTIAL MOTION: To recommend approval of a COA for painting the house exterior and fence of 1102 Bowen Avenue as described in the application.



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: 1102 Bowen Ave., Ocean Springs, MS
Property Owner(s): Charles Christopher & Mary Ashbaker
Parcel ID Number: _____ Approximate Age of Home: 7 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: Charles Christopher + Mary Ashbaker

Address: 1102 Bowen Avenue

City: Ocean Springs State: MS Zip: 39564

Phone: Chris - 228-238-6244 Email: ashbakerc@bellsouth.net
Mary - 228-207-6312 mashbaker@hotmail.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.

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

PLEASE CHECK DISTRICT/LISTING

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

Requirements:

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

Notes:

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

Charles Christopher Ashbater
Printed Name of Owner

CC Ashbater
Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

Date

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



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

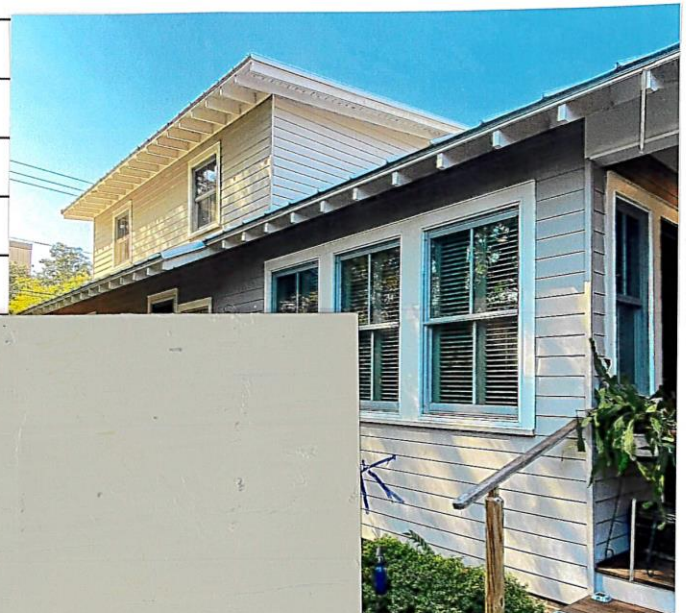
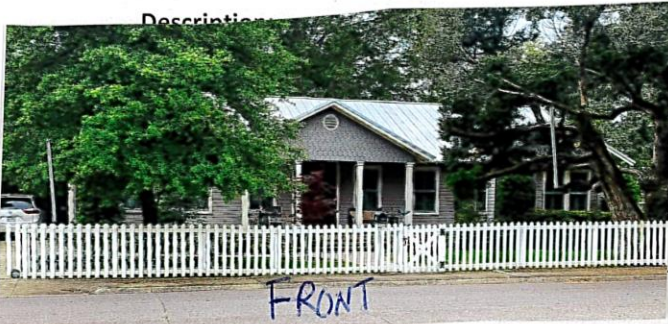
EXTERIOR PAINTING (CONTRIBUTING STRUCTURES ONLY)

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 **FENCE**
c. ☐ Accent areas such as lattice, shutters, porch, deck, etc.



7044 Amazing GRAY
Main Body

AF-15

AF-15

Trim - Steam
+
Fence

— Attach Additional Sheets if Needed —

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: May 11, 2023

APPLICANT: Katherine Segarra and J. B. Segarra
CURRENT OWNER? ✓Yes No
If No: **NA**

REQUESTED ACTION: Approval of Certificate of Appropriateness to construct fences along the rear and front property lines

DATE OF APPLICATION: April 7, 2023

LOCATION: 617 Bellande Avenue / PID#: 60137448.000
Bowen Avenue Historic District

ADJACENT ZONING/LAND USE:

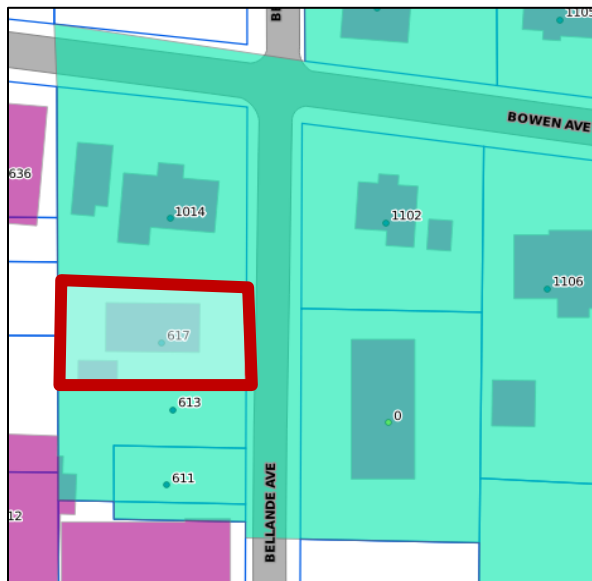
Subject Property: **CMX-2 Commercial district, single family dwelling.**

North: CMX-2 Commercial district, single family dwelling.

East: Across Bellande Ave., R-2, Single-Family Residential District; single-family detached dwellings.

South, West: church and commercial parking lots in the CMX-2 district.

VICINITY



MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- Built in 1935. One-story, frame, two-bay-wide vernacular gable-front Bungalow with a full-width porch supported by Tuscan columns. Registered as a contributing building in the historic district.

DESCRIPTION OF THE REQUEST:

- The applicant proposes to:
 1. Construct an 8 foot-tall, stockade-style, wood fence along the rear property line which abuts the parking lot for the shops along Washington Ave. The existing chain-link fence will be removed. A photo of the type of fence is included with the application.
 2. Construct a 48 – 50 inch-tall, wood picket fence along the front property line. A 3-foot-tall gate is also proposed. A photo of the type of fence is included.

FINDINGS AND CONCLUSION:

- The Historic District Guidelines state that front yard fences should not exceed 4 feet in height and should match the style of the house. Picket fences should be of wood, not vinyl. Backyard privacy fences are acceptable, and should not extend forward of the centerline of the house.
- The Unified Development Code allows fences up to 4 feet in height in front yards.
- The proposed fences are consistent with the Historic District Guidelines. The proposed picket fence is consistent with a Bungalow style house. Also, the location of the rear fence conforms to the recommended placement.

PROTENTIAL MOTION: To recommend approval of a COA for the construction of a 4 foot-tall fence on the front property line and an 8 foot-tall fence along the rear property line at 617 Bellande Avenue as described in the application.



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

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: 4.7.2023

[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: 617 Bellande Avenue

Property Owner(s): Katherine Segarra and J. B. Segarra

Parcel ID Number: 60137448.000 **Approximate Age of Home:** 70 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.

Contact me first

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

Name: Katherine Segarra

Address: PO Box 15435

City: New Orleans **State:** LA **Zip:** 70175

Phone: 504-975-6956 **Email:** katherine.segarra@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.

☐ New Construction, Additions, Extensive
Renovation / Repair

☐ Minor Renovation / Repair

☐ Exterior Painting (Contributing Structures Only)

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

☐ Signage

☐ Demolition

PLEASE CHECK DISTRICT/LISTING

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

Requirements:

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

Notes:

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

Katherine Segarra

Printed Name of Owner

**KATHERINE
SEGARRA**

Signature of Owner

Digitally signed by
KATHERINE SEGARRA
Date: 2023.04.07 11:16:33
-05'00'

Printed Name of Authorized Agent

Signature of Authorized Agent

4.7.2023

Date

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

Certificate of Appropriateness Application for 617 Bellande: Attachments

Description of fences and materials to be used

Two fences are proposed at 617 Bellande Avenue. A site plan is provided below (**Figure 1**).

One fence will run the width of the property along the back of the lot and replace an existing chain-link fence. This back fence will be an 8-foot privacy fence made of treated lumber (unpainted). Dog-ear panels will be used and will look very similar to the fence lining the perimeter of the northern neighbor for continuity. The finished side of the fence shall face outwards. The back of the property borders a parking lot. A privacy fence is required for security, reducing noise from downtown nightlife, and blocking the headlights from the cars that park in the lot at night. The approximate length of the fence will be 40 feet. No mature trees will be removed to install the fence. The chain-link fence will be removed before the new fence is installed. **Figures 2 and 3** shows an image of the existing back fence and Figure 4 depicts an image of the proposed fence style.

The other fence is proposed to run along the front of the property that borders Bellande Avenue. This fence will be a white picket fence made of lumber. The fence will be between 48 and 50 inches tall and will run along the front of the property with a 3-foot gate to access the existing front walkway and a gap for the existing driveway for a total approximate length of 30 feet. Other neighbors on the street and on Bowen have similar picket fences and this fence will provide visual interest, be consistent with other fences in the district, and deter guests and deliveries from parking on the lawn. No trees will be removed to build the fence. **Figure 4** shows the proposed white, picket fence style and **Figure 5** shows the proposed gate style to allow access to existing front walkway.

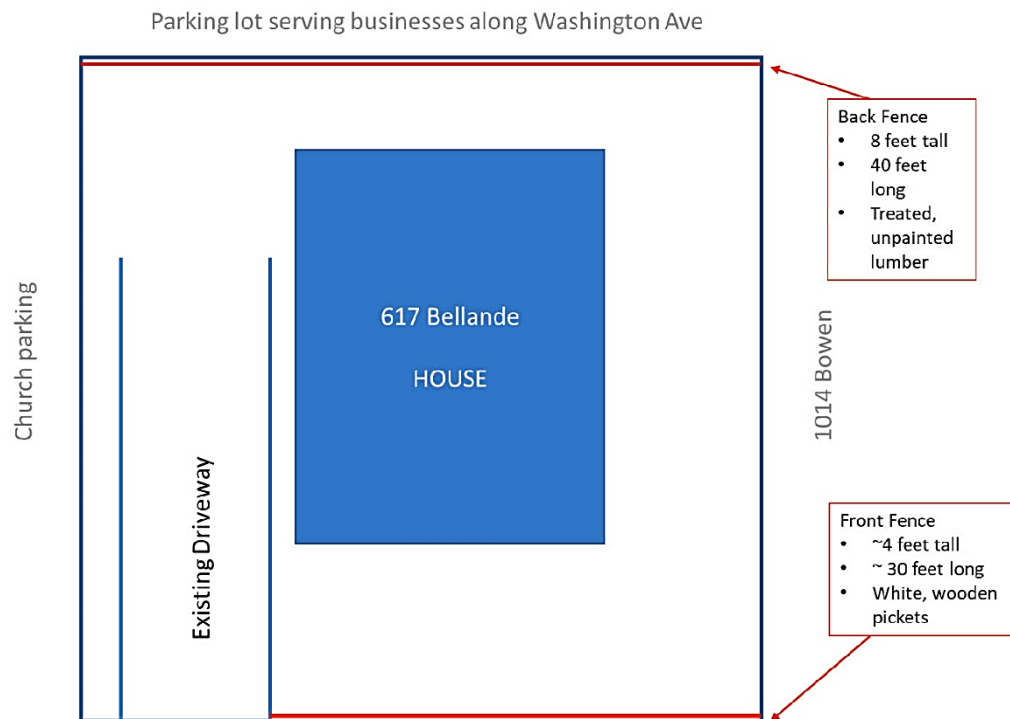


Figure 1: Site plan for fences



Figure 2: Existing back fence (view to parking lot)



Figure 3: Existing back fence and neighbor's fence (view from parking lot)



Figure 4: Proposed back fence



Figure 5: proposed front fence



Figure 6: Proposed gate style for front fence

**The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, April 13, 2023**

1. Call Meeting to Order

A meeting of the City of Ocean Springs Historic Preservation Commission was called to order by Chairman Carlos Barbosa at 6:00 p.m. on Thursday, April 13, 2023. Members present were Michael Burns, Owen White, and Michael Doster. Matthew Pavlov, Charlene Roemer, and Karen Chewning were absent.. Also present were Wade Morgan, City Planner, and Amanda Moser, Planning/Grants Coordinator.

2. Old Business

3. New Business

- a. 605 Porter Avenue / PID# 60137628.000 - Stacey Perry - Requesting a COA to construct a fence.

W. Morgan introduced the proposal. The applicant requests to install an antique wrought-iron fence in her front yard. It's approximately three-and-one-half (3 1/2) to four (4) feet tall and approximately 77 feet in length. A trellis is also proposed as part of the entrance gate. The request is consistence with the Historic Guidelines.

M. Burns recused himself.

C. Barbosa asked what the posts would look like. W. Morgan believes them to be black.

O. White inquired if the fence would run along the entire front yard line. W. Morgan explained it would not cover the entire front yard.

A motion was made by M. Doster seconded by O. White to recommend approval of a Certificate of Appropriateness for the installation of a wrought-iron fence and trellis at 605 Porter Avenue as described in the application. The motion was unanimously carried.

- b. 800 Porter Avenue / PID# 60137108.000 - St. Paul Preschool - Requesting a COA to install two (2) four-post shades; one green and one blue.

W. Morgan introduced the proposal. The applicant wishes to install two (2) shade covers at the preschool. They will provide some cover for the children. One (1) will be green and one (1) will be blue.

Angelina Burton, director of the preschool, clarified the posts will be green and the

shade topping will be blue. She confirmed there will be two (2) total. She added there is already one (1) installed and they are proposing to install two (2) new ones.

A motion was made by M. Doster seconded by M. Burns to recommend approval of a Certificate of Appropriateness for the installation of two (2) shade structures at 800 Porter Avenue as described in the application. The motion was unanimously carried.

4. Approval of Minutes

- a. March 16, 2023

A motion was made by M. Burns seconded by M. Doster to recommend approval of the minutes as submitted. The motion was unanimously carried.

5. Audience Request

6. Administrative

7. Adjourn

A motion was made by C. Barbosa seconded by O. White to adjourn the meeting. The motion was carried unanimously.