



**HISTORIC PRESERVATION COMMISSION MEETING AGENDA
CITY OF OCEAN SPRINGS - HISTORIC PRESERVATION COMMISSION
THURSDAY, JANUARY 15, 2026 - 6:00 PM**

1. Call Meeting to Order

2. Approval of Minutes

- a. October 16, 2025

3. Old Business

4. New Business

- a. 1007 Iberville Drive – PIDN: 60119172.000 – Marble Springs Hotel, LLC – Request for Certificate of Appropriateness (COA) to construct a 3'-tall white painted picket fence, 6'-tall wood privacy fence, and a 3.8' x 6' wall mounted sign.
- b. 908 Calhoun Street – PIDN: 60137404.000 – Keri & Daniel Green – Request for Certificate of Appropriateness (COA) to construct an irregular-shaped concrete pad, approximately 882 square feet, located at the rear of the property behind the principal structure.

5. Audience Request

6. Administrative

7. Adjourn

**The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, October 16, 2025**

1. Call meeting to order

Chairman Bonnie Munro, called the meeting to order on Thursday, October 16, 2025, at 6:00 p.m. Commission members present were Susan Wooten, Kathy Stafford, Owen White, Charles Fowler, Robert Brown, and Karen Chewning. Staff present were Amanda Crose, Planning Director and Elizabeth Dill, Planning Technician.

2. Approval of Minutes

A motion was made by Owen White, seconded by Karen Chewning to accept September 11, 2025, minutes. The motion carried unanimously.

3. Old Business

- a. None

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".

A motion was made by Karen Chewning, seconded by Charles Fowler, to approve the modifications to the previously approved COA to extend the West and South side additions approximately 18". The motion carried unanimously.

- 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.

A motion was made by Charles Fowler, seconded by Owen White, to approve the 1,035 sq ft addition of a master bedroom, patio, and garage at the rear of the house and repaint the exterior at 208 Washington Ave. The motion carried unanimously.

A second motion was made by Karen Chewning, seconded by Susan Wooten, to approve a Certificate of Appropriateness (COA) to replace the entire roof with a tin/metal material in a light taupe color at 208 Washington Ave. The motion carried unanimously.

5. General Public Comment

6. Commissioner Forum

7. Adjourn

A motion was made by Bonnie Munro second by Karen Chewning 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: January 15, 2026

APPLICANT: Marques Thomas, DBA ECO Homes, LLC

OWNER: Marble Springs Hotel, LLC

REQUESTED ACTION: Certificate of Appropriateness (COA)

DATE OF APPLICATION: December 2, 2025

LOCATION: 1007 Iberville Drive
Marble Springs Historic District

PARCEL NUMBER: 60119172.000



Figure 1. Historic Preservation Commission Signage at 1007 Iberville Drive

I. REQUEST SUMMARY:

The applicant, Marques Thomas, submitted a request for a Certificate of Appropriateness (COA) on 12/2/2025 for a 4' – 6' wooden privacy fence along the west, east, and north property lines and also a 3.8' x 6' wall sign on the east side of the 2nd story building.

On 12/29/2025, a revised fence plan was submitted to incorporate a 3'-tall white painted wood picket fence to be installed at the front of the building towards Iberville Drive. The new plan is shown below with the red lines indicating where the 3'-tall white painted wood fence will be located and the blue lines indicate where the proposed 6'-tall wood privacy fence is to be located. The privacy fence will consist of wood deck boards installed in a horizontal configuration and will remain unfinished (raw) wood.

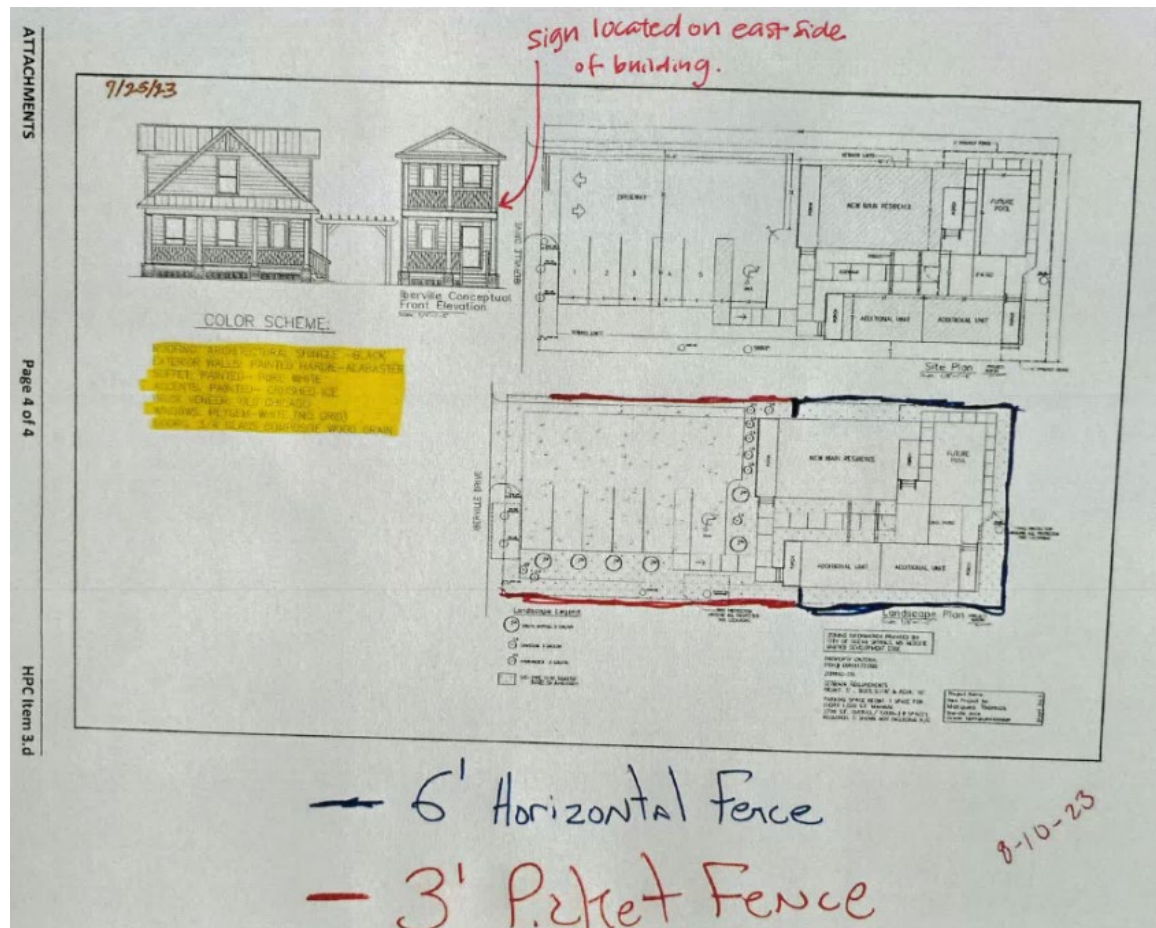


Figure 2. Fence and sign locations

The applicant is also proposing to install (1) one wall-mounted sign on the east side of the 2-story building located on the east side of the property. The sign measures 3.8' by 6' and will be placed on the east façade of the 2-story building. The sign will be constructed of stainless steel, white vinyl, and LED lighting.

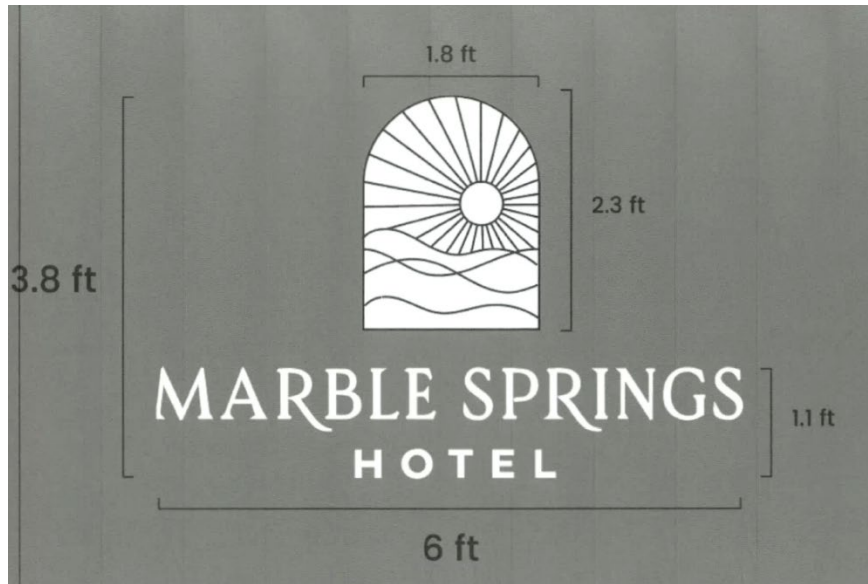


Figure 3. Illustration of proposed wall mounted signage

II. PROPERTY INFORMATION:

- The subject property is zoned C-H Regional Commercial and located in the Marble Springs Historic District.
- The previous historic building on the property, known as the F.M. Weed House, was demolished in March of 2017.
- On August 15, 2023, the Board of Aldermen approved a COA for the construction of a 2-story hotel consisting of 2 buildings with a swimming pool. The buildings are currently under construction at this time.



Figure 4. C-H Regional Commercial Zoning District.



Figure 5. Marble Springs Historic District

III. SIGN REQUIREMENTS ON SITES IN HISTORIC AREAS:

- Commercial zoned properties are permitted to have only (1) one sign no wider than 6' with a maximum square feet of (12) twelve for lots with less than 100' road frontage. The sign may not exceed (8) feet in height.
 - **The proposed sign is approximately 23 square feet**
 - **The Historic Preservation Commission may recommend to the Zoning and Adjustment Board exceptions to these requirements where it can be shown that the proposed sign is consistent with the purpose and intent of the historic district and is historically authentic.**
- Design and materials of signs. Visible bulbs, not exceeding ten (10) watts per bulb, are allowed. Neon tubing is not allowed. Clear plexiglas and acrylic, when used as a substitute for glass, are allowed; otherwise plastics are not allowed. Luminous paints are not allowed.

IV. OCEAN SPRINGS HISTORIC DISTRICT DESIGN GUIDELINES:

Fences: Picket fences are the most common fence type within Ocean Springs' historic districts, with some examples of wrought iron fencing and masonry retaining walls. Historically, fence purposes have remained largely consistent, with the primary contemporary exception being privacy. New fences should closely reflect established district precedents; front yard fences should not exceed four feet in height and should feature open, non-solid designs, while backyard privacy fences are acceptable.

Signs: Signs should be limited in number to the minimum necessary for identification purposes. Signs should be placed in alignment with neighboring properties to maintain visual continuity and should not be attached to roofs or porches, painted on walls, or extended above the top of the nearest façade. Sign designs should consist of simple geometric shapes without embellishment or should reference architectural features of the associated building. Materials should be compatible with the subject property and surrounding district; clear plexiglass or acrylic may be considered as a substitute for glass, but other plastics are not permitted. Luminous or neon paints are inappropriate.

V. MARBLE SPRINGS HISTORIC DISTRICT:

The Marble Springs Historic District is an irregularly shaped area located in proximity to Old Fort Bayou. Nineteenth and turn-of-the-century residential architecture lines Iberville Drive, a street shaded by live oaks, between N. Washington and Sunset avenues. The district is significant for its highly diverse concentration of architectural forms and styles, including somewhat free and individual interpretations and blends of Greek Revival, Queen Anne, Colonial Revival, and Craftsman styles. The structures are generally one- and two-story frame construction and oriented to the street.

VI. **PUBLIC NOTICE:**

- Historic Preservation Commission yard signs were posted on property on December 10, 2025.
- Notifications were mailed to adjacent property owners within a 500-foot radius on December 12, 2025.

VII. **FINDINGS:**

- The proposed placement of the white picket fence and privacy fence is consistent with the C-H Regional Commercial zoning requirements outlined in the Unified Development Code (UDC) and aligns with the Ocean Springs Historic District Guidelines. This placement ensures that the fences comply with local zoning standards while maintaining the historical and aesthetic character of the district.
- *The proposed sign does not comply with the Unified Development Code (UDC) size limitation for commercial-zoned properties, as it exceeds the maximum allowed area of twelve (12) square feet. While the height is acceptable, the overall size of the proposed rectangular sign is too large.*
 - *The Historic Preservation Commission may recommend to the Zoning and Adjustment Board exceptions to these requirements where it can be shown that the proposed sign is consistent with the purpose and intent of the historic district and is historically authentic.*

VIII. **POTENTIAL MOTIONS:**

(The potential motions below are separated per request and Staff recommends making separate motions for the fences and signage)

To recommend **approval or denial** of a Certificate of Appropriateness for the installation of a 3-foot-tall white painted wood picket fence to be installed at the front of the building towards Iberville Drive along the east and west sides of the property and also a 6-foot-tall privacy fence consisting of unfinished (raw) wood deck boards installed in a horizontal configuration along the west, east, and north property lines located at 1007 Iberville Drive.

- AND -

To recommend **approval or denial** of a Certificate of Appropriateness for a wall-mounted sign measuring 3.8' by 6' located at 1007 Iberville Drive. **(If this proposed sign size is recommended, you must also state you recommend referral to the Zoning and Adjustment Board to request a waiver of the proposed sign size)**



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: 12-2-25
 [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: 1007 Abernethy Dr.
Property Owner(s): Marble Springs Hotel
Parcel ID Number: _____ **Zone:** _____ **Approximate Age of Home:** New

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: Marguerite Thompson ECD Homes LLC
Address: 1911 Stuart Ave
City: Ocean Springs, MS 39564 **State:** MS **Zip:** 39564
Phone: 228-217-0420 **Email:** Marguerite4042@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 type="checkbox"/> New Construction, Additions, Extensive Renovation / Repair | <input checked="" type="checkbox"/> Landscaping and Site Improvements (i.e. Fencing) |
| <input type="checkbox"/> Minor Renovation / Repair | <input checked="" type="checkbox"/> Signage |
| <input type="checkbox"/> Exterior Painting (Contributing Structures Only) | <input type="checkbox"/> Demolition |

PLEASE CHECK DISTRICT/LISTING

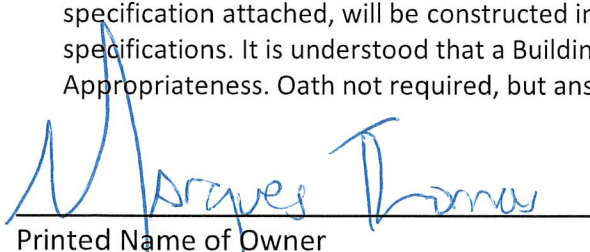
- | | | |
|---|--|---|
| <input type="checkbox"/> BOWEN | <input type="checkbox"/> MARBLE SPRINGS | <input type="checkbox"/> SHEARWATER |
| <input type="checkbox"/> INDIAN SPRINGS | <input type="checkbox"/> OLD OCEAN SPRINGS | <input type="checkbox"/> SULLIVAN-CHARNELY |
| <input type="checkbox"/> LOVER'S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

Requirements:

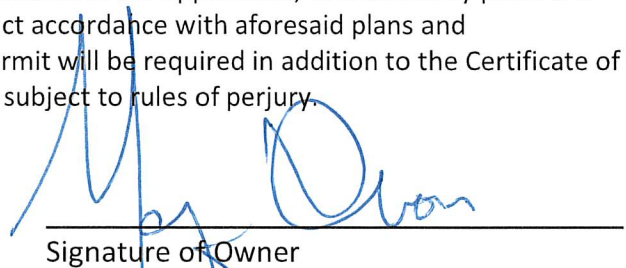
- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, 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.



Printed Name of Owner



Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

12-1-25

Date

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



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

SIGNAGE

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

Required Attachments:

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

Description:

3'8" x 6' wall sign on the end of
the 2 story Building. It is light up and white
letters

— Attach Additional Sheets if Needed —

Elizabeth Dill

From: Marques Thomas <marques4042@gmail.com>
Sent: Monday, December 29, 2025 8:00 AM
To: Elizabeth Dill
Subject: 1007 Iberville
Attachments: 20251225_125321.jpg

Elizabeth,

Good morning. Hope you had a wonderful Christmas. Attached is the new fence plan for 1007 Iberville dr, OS. I have changed my thought to do white picket fence in the front side yards, no fence up front, then a 6' horizontal fence. The horizontal fence will start at the front edge of the house and go around the back yard and end at the other house front side. I believe would have fit a home in that time frame. Let me what you think?

Thanks,

Marques



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

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Name: Marguerite Imminger ECO Homes LLC
 Address: 1911 Stuart Ave
 City: Ocean Springs, MS 39564 State: MS Zip: 39564
 Phone: 228-21784200 Email: marguerite4042@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 type="checkbox"/> New Construction, Additions, Extensive Renovation / Repair | <input checked="" type="checkbox"/> Landscaping and Site Improvements (i.e. Fencing) |
| <input type="checkbox"/> Minor Renovation / Repair | <input checked="" type="checkbox"/> Signage |
| <input type="checkbox"/> Exterior Painting (Contributing Structures Only) | <input type="checkbox"/> Demolition |

PLEASE CHECK DISTRICT/LISTING

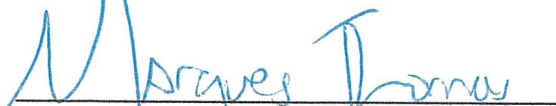
- | | | |
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| <input type="checkbox"/> LOVER'S LANE | <input type="checkbox"/> RAILROAD | <input type="checkbox"/> INDIVIDUAL LISTING |

Requirements:

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Notes:

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Printed Name of Owner



Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

12-1-25

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.

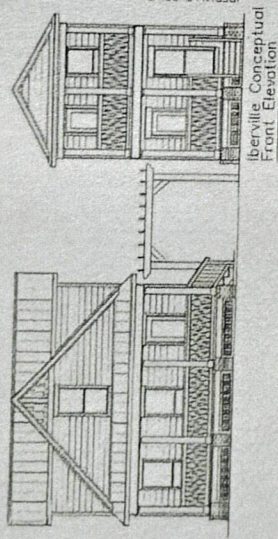
Required Attachments:

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: Build a ~~4'~~ to 6' high fence on
~~the 25%~~ sides of the property. The rest of the property
will be a white picket fence (3' tall)

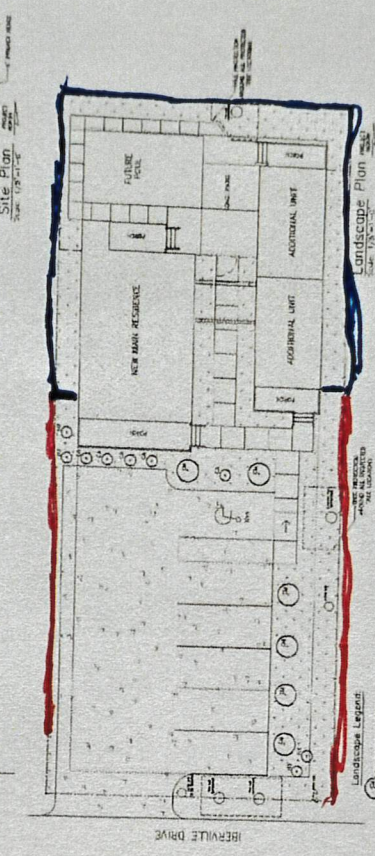
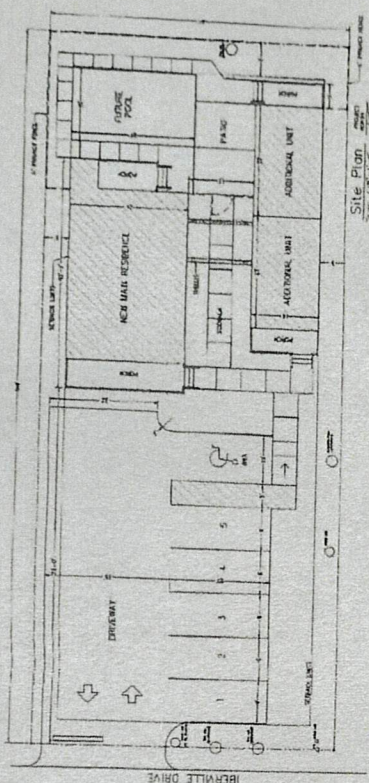
— Attach Additional Sheets if Needed —

9/25/13



COLOR SCHEME:

ROOFING - ROYALTY BIRK SHINGLE - BLACK
EXTERIOR WALLS - PAINTED HARDIE - ALABASTER
SUPPORT - PAINTED - PURE WHITE
SCREENS - PAINTED - CRUSHED ICE
BRICK - TENNESSEE - OLD CHICKADEE
WINDOWS - FULL GLASS - WHITE (AND GRAY)
DOORS - 3/4" GLASS - COMPASSIVE - WOOD GRAIN

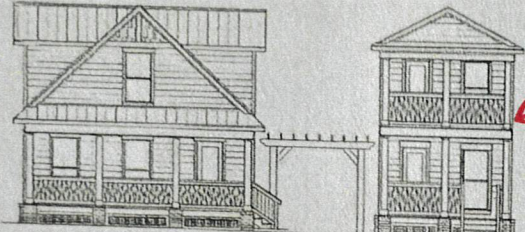


DESIGN INFORMATION PROVIDED BY
PROPERTY OWNER:
NEW MAIN RESIDENCE
ADDITIONAL UNIT
FUTURE POOL
NEW MAIN RESIDENCE
ADDITIONAL UNIT
FUTURE POOL

6' Horizontal Fence
3' Pocket Fence

8-10-23

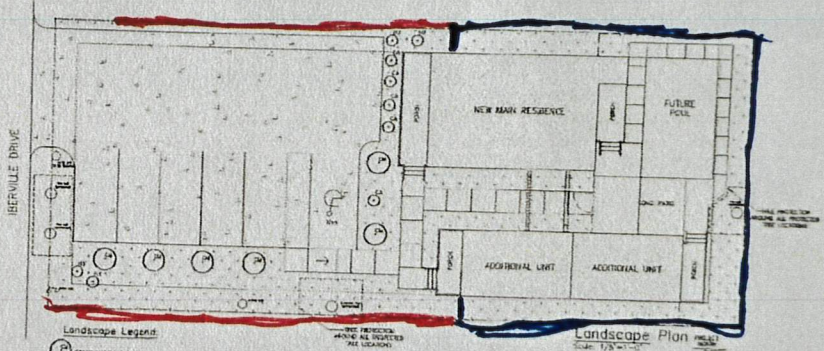
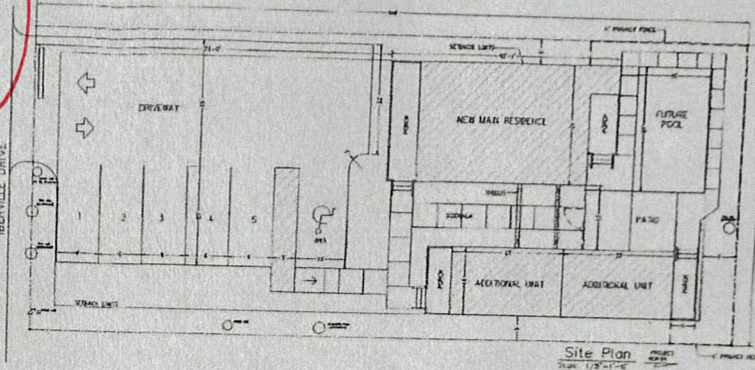
7/25/23



COLOR SCHEME:

ROOFING: ARCHITECTURAL SHINGLE - BLACK
 EXTERIOR WALLS: PAINTED HARDIE - ALABASTER
 SOFFIT: PAINTED - PURE WHITE
 ACCENTS: PAINTED - CRUSHED ICE
 BRICK VENEER: OLD CHICAGO
 WINDOWS: PLYGEM - WHITE (NO GRID)
 DOORS: 3/4 GLASS COMPOSITE WOOD GRAIN

sign located on east side of building.



- Landscape Legend
- ⊙ 10" CALIBER WHITE 5 GALIA
 - ⊙ 12" CALIBER 3 GALIA
 - ⊙ 18" CALIBER 2 GALIA
 - SEE PLAN TO BE COLLECTED FROM AN APPROVED

ZONING INFORMATION PROVIDED BY CITY OF OCEAN SPRING, FL RESIDE UNDER DEVELOPMENT CODE

PROPERTY DETAILS
 PLOT # 1011172.000

ZONING - S1
 SETBACK REQUIREMENTS
 FRONT: 5' - SIDES: 5'/0' & REAR: 10'

PARKING SPACE REQUIREMENTS PER
 EVERY 1,000 SF. MAXIMUM
 2,700 SF. OVERALL / 1,000 - 2.8 SPACES
 REQUIRED: 2 SPACES NOT INCLUDING P.C.

Product Name:
 Item: Project No.
 Manufacturer: Thompson
 Drawing Date:
 Drawing: Landscape/3.d

→ 6' Horizontal Fence
 — 3' Picket Fence

8-10-23





Proposed Fence

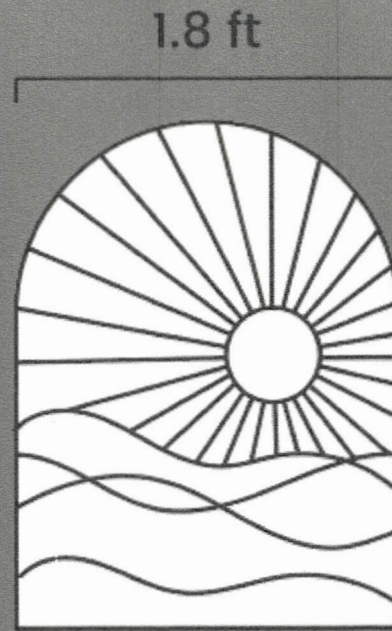


Proposed Fence



Old Fence

3.8 ft



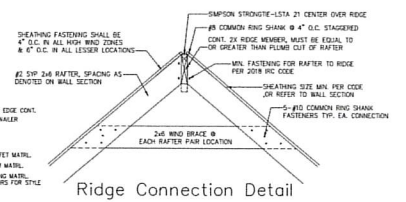
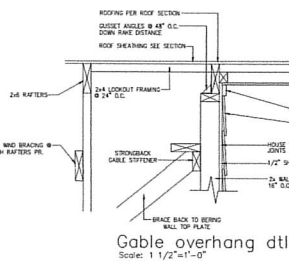
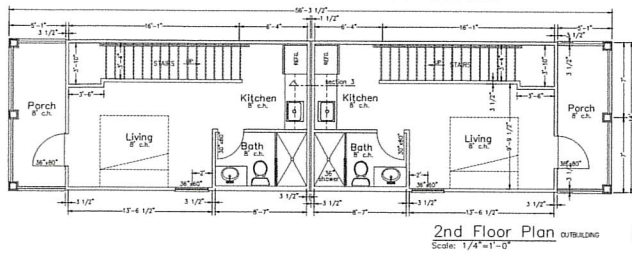
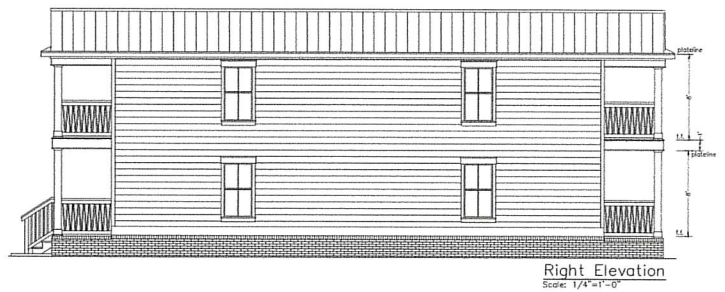
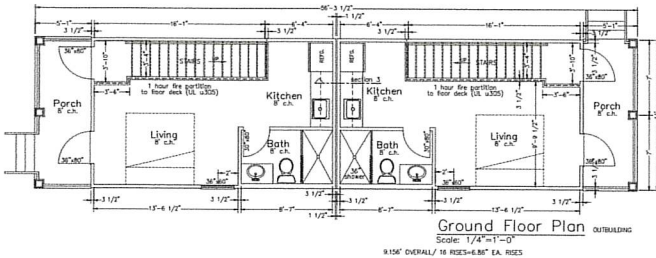
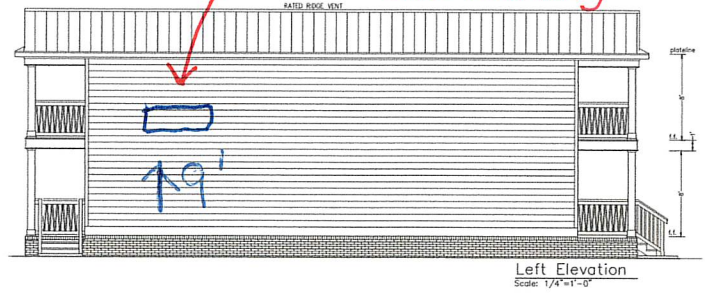
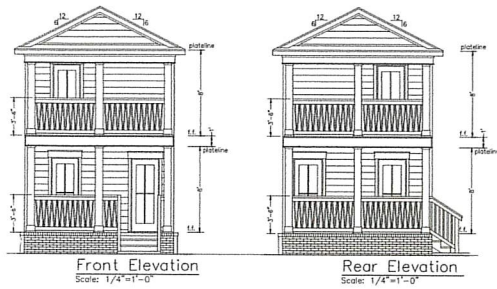
1.8 ft

2.3 ft

MARBLE SPRINGS
HOTEL

1.1 ft

6 ft



Hilliard Fountain
 Residential Designer & Consultant
 4784 Plaza Drive - New Orleans, Louisiana 70132
 (504)835-4534 / Fax: (504)835-4538

Project Name:
 New Project for
 Marques Thomas
 Barville Drive
 Ocean Springs, Mississippi

Sheet No. 3
 OF 3
 FOR PRINT 1-2-23

**This notice is being mailed to you as the owner of property near the project described below.
Copies are sent via standard mail at the cost of the applicant.**

City of Ocean Springs
Planning Department
P.O. Box 1800
Ocean Springs, MS 39566-1800
228-875-4415

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the City of Ocean Springs Historic Preservation Commission will hold a public meeting in the regular meeting place of the Board of Aldermen located in City Hall at:

1018 Porter Avenue
Ocean Springs, MS, 39564

Tuesday, January 15, 2026 @ 6:00 PM

Regarding the following:

- **1007 Iberville Blvd – PIDN: 60119172.000 – Marble Springs Hotel LLC – Request for Certificate of Appropriateness (COA) to construct a 4’ to 6’ privacy fence and install a 3’-8”x 6’ wall sign.**

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to acrose@oceansprings-ms.gov , edill@oceanpsrings-ms.gov , or osplanning@oceansprings-ms.gov .

All parties of interest shall have an opportunity to be heard at the public meeting.

Property Link

JACKSON COUNTY, MS

Current Date **12/10/2025**

Tax Year 2023
Records Last Updated **12/ 9/2025**

PROPERTY DETAIL

OWNER THE GROTTO GROUP LLC
1221 JOHN DAILEY DR

GAUTIER MS 39553

ACRES : .19
LAND VALUE : 34853
IMPROVEMENTS : **NA**
TOTAL VALUE: 34853
ASSESSED : 5228

PARCEL 60119172.000
ADDRESS 1007 IBERVILLE

TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	263.28	263.28	0.00
CITY	151.19	151.19	0.00
SCHOOL	346.88	346.88	0.00
TOTAL	761.35	761.35	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 12 / 18 / 2023

MISCELLANEOUS INFORMATION

EXEMPT CODE		LEGAL	COM NE INTERS WASHINGTON AVE &
HOMESTEAD CODE	None		I
TAX DISTRICT	4660		BERVILLE ST E 100' FOR POB N 1
PPIN	056717		45
SECTION	19		.5' E 60.11' S TO N/M IBERVILL
TOWNSHIP	7		E
RANGE	8		ST WLY TO POB DB 1824-686 (137
			M

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[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
2024	MARGARET JENSEN REYNOLDS	NOT REDEEMED

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

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: January 15, 2026

APPLICANT: Keri Green

OWNERS: Keri & Daniel Green

REQUESTED ACTION: Certificate of Appropriateness (COA)

DATE OF APPLICATION: December 8, 2025

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

PARCEL NUMBER: 60137404.000



Figure 1. Historic Preservation Commission Signage at 908 Calhoun Street

I. REQUEST SUMMARY:

The applicant, Keri Green, is requesting a Certificate of Appropriateness (COA) for the construction of an irregular shaped concrete pad, approximately 882 square-foot, located at the rear of the property behind the principal structure.

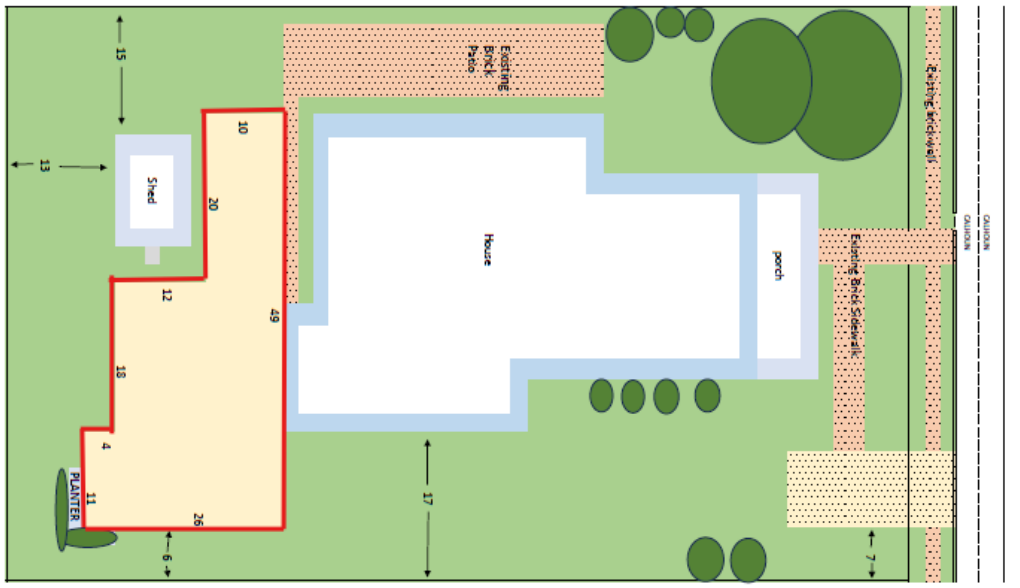


Figure 2. Site Plan – Proposed Parking Pad

II. PROPERTY INFORMATION:

The subject property is zoned R-1 Low Density Single-Family Residential and located within the Old Ocean Springs Historic District.

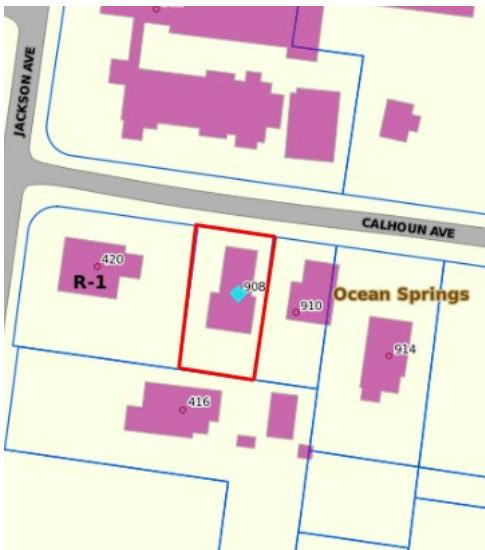


Figure 3. Subject Property and Adjacent Zoning District



Figure 4. Old Ocean Springs Historic District

III. OCEAN SPRINGS HISTORIC DISTRICT DESIGN GUIDELINES:

Pavement & Parking: Driveways should provide a straight connection from the street to the rear yard and be limited to the narrowest practical width. Off-street parking should be located to the side or rear of the property, with parking pads or spaces between the primary building and the street considered inappropriate and relocated prior to new site improvements. No parking should be placed between the building facade and the street. Preferred paving materials include washed aggregate, crushed limestone, pea gravel, crushed shells, and brick, while modern porous pavers may be considered if their impact is minimal. Asphalt is not appropriate paving material, and parking should generally be located behind the front wall of the building.

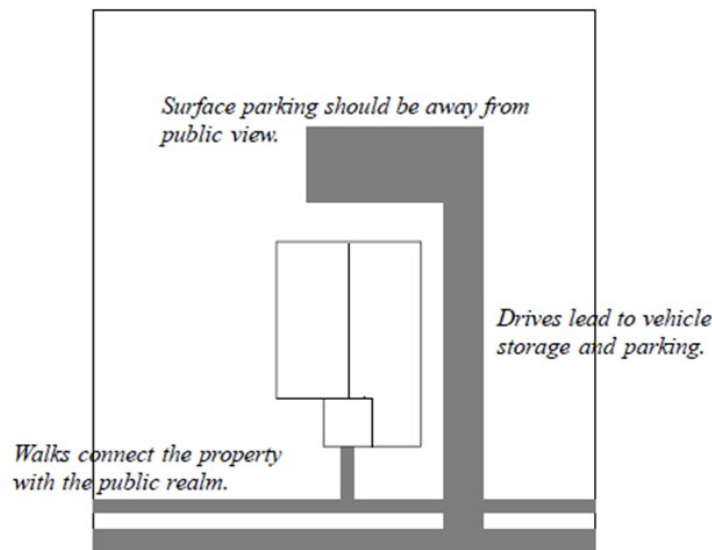


Figure 5. Ocean Springs Historic District Design Guidelines – Page 44

IV. 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.

V. **MS DEPT. OF ARCHES 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 Roseambeau family as a rental property, this house served as a winter retreat for baseball journalist Charles Dryden.

VI. **FINDINGS**

- NR Status: Contributing – Contributing buildings are essential to the district’s sense of place and help maintain the architectural and historic significance of the district.
- The proposed placement of the parking pad is consistent with the recommendations outlined in the Historic District Guidelines and fulfills their intent by preserving the historic streetscape and minimizing visibility from the public realm.

VII. **PUBLIC NOTICE**

- Historic Preservation Commission yard signs were posted on property on December 10, 2025.
- Notifications were mailed to adjacent property owners within a 500-foot radius on December 12, 2025.

VIII. **PUBLIC FEEDBACK**

None received as of January 9, 2026

IX. **POTENTIAL MOTION**

To recommend **approval** of a Certificate of Appropriateness for the construction of an irregular-shaped concrete parking pad, approximately 882 square-foot, located at the rear of the property behind the principal structure located at 908 Calhoun Street.

- OR -

To recommend **denial** of a Certificate of Appropriateness for the construction of an irregular-shaped concrete parking pad, approximately 882 square-foot, located at the rear of the property behind the principal structure located at 908 Calhoun Street.



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

RECEIVED
DEC 08 2025
BY: *ed*

— 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 _____
Property Owner(s): keri green _____
Parcel ID Number: _____ **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 _____
City: ocean springs _____ State: ms _____ Zip: _____
Phone: 228-235-5603 _____ Email: _____

Property Owner [if Different]:
Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

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

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

PLEASE CHECK DISTRICT/LISTING

- | | | |
|---|---|---|
| <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



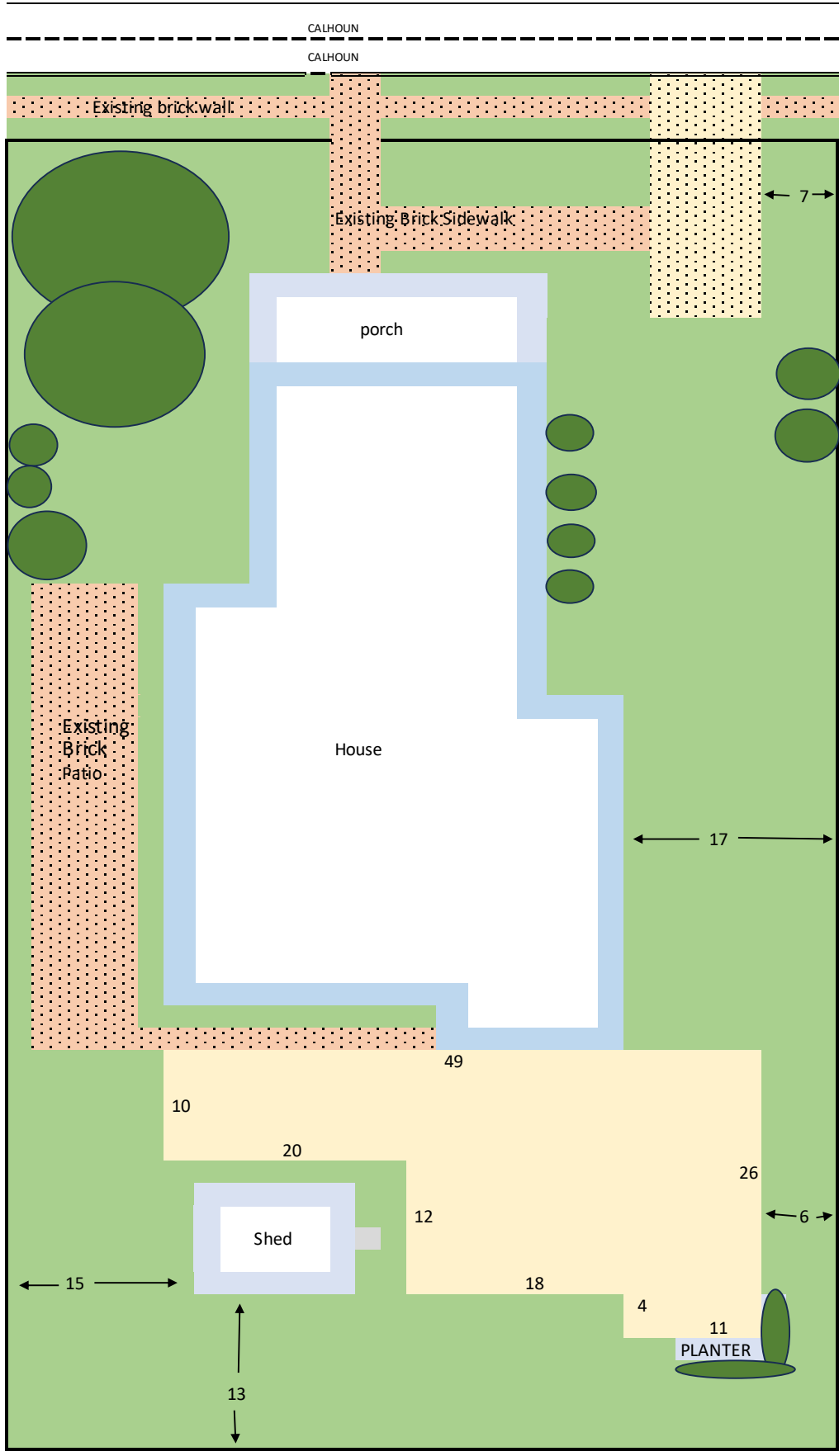
Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

Date

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



Brick over Concrete
 Driveway
 9 x 34.5 +/-

Concrete Parking Pad

**This notice is being mailed to you as the owner of property near the project described below.
Copies are sent via standard mail at the cost of the applicant.**

City of Ocean Springs
Planning Department
P.O. Box 1800
Ocean Springs, MS 39566-1800
228-875-4415

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the City of Ocean Springs Historic Preservation Commission will hold a public meeting in the regular meeting place of the Board of Aldermen located in City Hall at:

1018 Porter Avenue
Ocean Springs, MS, 39564

Tuesday, January 15, 2026 @ 6:00 PM

Regarding the following:

- **908 Calhoun Street – PIDN: 60137404.000 – Keri Green & Daniel Kent – Request for Certificate of Appropriateness (COA) to construct an irregular shaped concrete pad for parking located at the rear of the house.**

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to acrose@oceansprings-ms.gov , edill@oceanpsrings-ms.gov , or osplanning@oceansprings-ms.gov .

All parties of interest shall have an opportunity to be heard at the public meeting.

Property Link

JACKSON COUNTY, MS

Current Date 12/10/2025

Tax Year 2023
Records Last Updated 12/ 9/2025

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

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[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES

Year **Sold To** **Redeemed Date/By**

****NO TAX SALES FOUND****

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