



**HISTORIC PRESERVATION COMMISSION MEETING AGENDA  
CITY OF OCEAN SPRINGS - HISTORIC PRESERVATION COMMISSION  
THURSDAY, FEBRUARY 12, 2026 - 6:00 PM**

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
  - a. January 15, 2026
- 3. Old Business**
- 4. New Business**
  - a. 1315 Bowen Ave - PIDN: 60137066.000 - Charles Galle & Wendy Roper - Requesting a Certificate of Appropriateness (COA) to add a 750 square foot concrete addition to the existing driveway.
- 5. Audience Request**
- 6. Administrative**
- 7. Adjourn**

**The Minutes of the City of Ocean Springs**  
**Historic Preservation Commission**  
**Thursday, January 15, 2026**

**1. Call meeting to order**

Chairman Bonnie Munro, called the meeting to order on Thursday, January 15, 2026, at 6:00 p.m. Commission members present were Kathy Stafford, Owen White, Charles Fowler, and Robert Brown. Absent, Susan Wooten and Karen Chewning. Also, present were Amanda Crose - Planning Director, Elizabeth Dill - Planning Technician, and Sirrae Williams - Planning Office Administrator.

**2. Approval of Minutes**

- a. October 16, 2025

A motion was made by Owen White, seconded by Charles Fowler to accept October 16, 2025, minutes. The motion carried unanimously.

**3. Old Business**

- a. None

**4. New Business**

- a. **1007 Iberville Blvd – 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.

Chairman Munro called for anyone representing the application and due to the applicant not being present a motion was introduced to table the agenda item to be considered after item b.

A motion was made by Bonnie Munro, seconded by Owen White, to table agenda item a to be brought back up after agenda item b. The motion carried unanimously.

- 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.

Kristen Kapiotis, was present to represent Kelly & Daniel Green. She stated the parking pad will have minimum visibility as it will be behind the residence. There will only be a small portion that is visible from the street.

A motion was made by Kathy Stafford, seconded by Robert Brown, to recommend approval of a Certificate of Appropriateness (COA) for the construction of an irregular-shaped concrete parking pad, approximately 882 square-feet, located at the rear of the property behind the principal structure located at 908 Calhoun Street. The motion

carried unanimously.

**1007 Iberville Blvd – PIDN: 60119172.000 – Marble Springs Hotel, LLC** – Agenda item a was resumed following the motion of agenda item b.

Marques Thomas, applicant, was present and answered questions regarding the size of the proposed wall-mounted sign. He confirmed the sign was not one rectangular shape measuring 23 square feet, instead the sign was confirmed to be no larger than 12 square feet when assembled on the building.

A motion was made by Owen White, seconded by Charles Fowler, to recommend approval of a Certificate of Appropriateness (COA) for the installation of a 3-foot-tall white painted wood picket fence, a 6-foot-tall wood privacy fence installed in a horizontal configuration, and a wall-mounted sign on the east side of the building not to exceed 12 square feet. The motion carried unanimously.

**5. Audience Request**

**6. Administrative**

**7. Adjourn**

A motion was made by Kathy Stafford, seconded by Robert Brown, to adjourn the meeting. The motion carried unanimously.

The meeting ended at 6:12 pm

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

**HISTORIC PRESERVATION COMMISSION REPORT**

**MEETING DATE:** February 12, 2026

**APPLICANT:** Charles Galle

**OWNER:** Charles L Galle II  
Wendy Roper

**REQUESTED ACTION:** Certificate of Appropriateness (COA)

**DATE OF REQUEST:** January 6, 2026

**LOCATION:** 1315 Bown Ave  
Bowen Ave Historic District

**PARCEL NUMBER:** 60137066.000



Figure 1. Historic Preservation Commission Signage at 1315 Bowen Ave

**I. REQUEST SUMMARY:**

The applicant, Charles Galle, is requesting a Certificate of Appropriateness (COA) to add a 750 square foot concrete addition to the existing driveway.

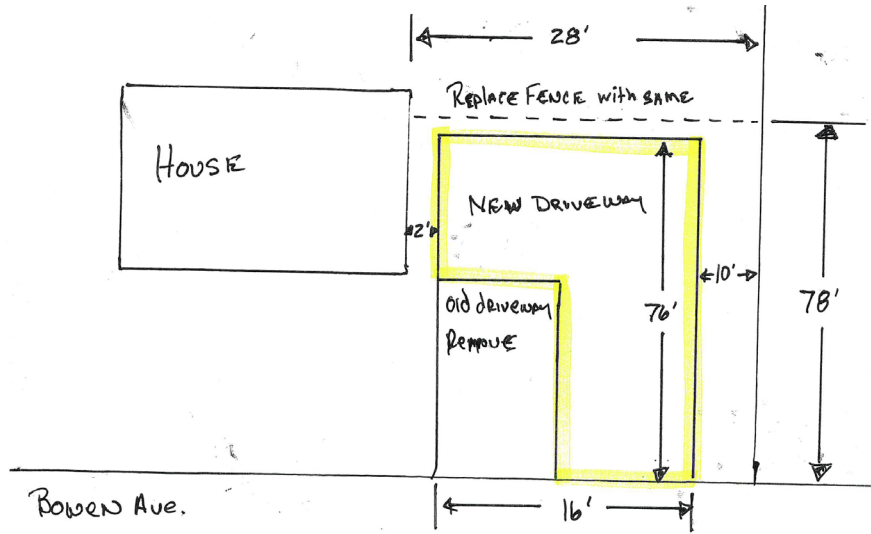


Figure 2. Site Plan – Proposed Driveway Addition

**II. ZONING/LAND USE:**

The subject property is zoned R-2, Low-Medium Density Residential. The zoning district is intended to accommodate low to medium density, single-family detached dwellings at a density of approximately 2-4 dwellings units per acre and is consistent with traditional neighborhoods.

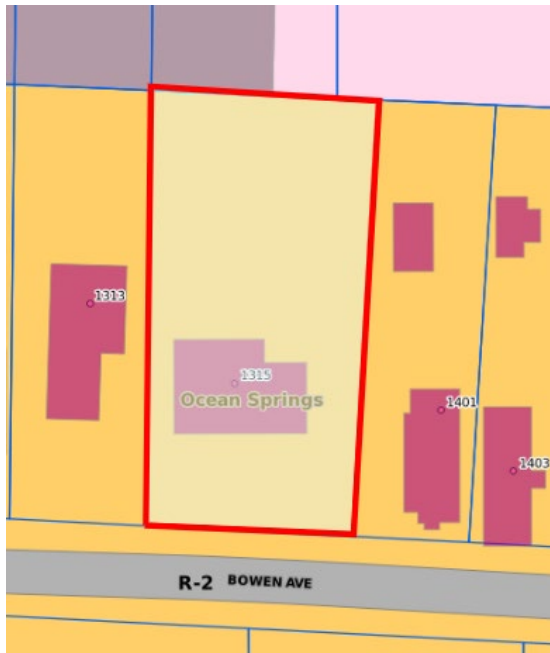


Figure 3. Subject Property and Adjacent Zoning District



Figure 4. Bowen Ave Historic District

**III. BOWEN AVENUE HISTORIC DISTRICT:**

The Bowen Avenue Historic District encompasses a linear area of three blocks of Bowen Avenue, which runs east-west between Ward and Washington Avenues. The district is composed of the frontage properties along Bowen Avenue between General Pershing and Bellande Avenues.\* As a middle-class development, these street-oriented dwellings reveal the diversity of influences within a prestigious resort community.

The district is significant for its cohesive collection of residential architecture. Oriented to the street, the dwellings are either vernacular or have few stylistic details, with high style architecture being the exception rather than the rule. Even so, the district displays examples of Victorian Italianate, Creole Cottages, Bungalows, Victorian Shotguns, and Queen Anne Cottages. The residences of this street, which remains narrow and tree shaded, are isolated from through traffic and newer areas of development.

**IV. MS DEPARTMENT OF ARCHES AND HISTORY RESOURCES INVENTORY:**

**Brief Description:** One-story, frame, six-bay-wide (ww-d-ww-ww-w-w) side-gable Ranch house. Bay 2 is a modern decorative-oval light over three-panel door. Bays 5 and 6 are an addition. Windows are 2/2 aluminum double-hung-sash and two light fixed aluminum sash. The house has a concrete slab foundation, brick veneer cladding, and a pressed metal roof with wide eaves.

**V. OCEAN SPRINGS HISTORIC DESIGN GUIDELINES:**

**Pavement & Parking:** Driveways and parking areas should minimize visual and site impacts by using the narrowest possible straight driveway from the street to the rear yard, avoiding front-yard or semicircular drives, locating all off-street parking to the side or rear of the property and never between the building façade and the street, relocating any inappropriate existing parking prior to new improvements, and using traditional or low-impact paving materials such as washed aggregate, gravel, crushed stone or shells, brick, or approved porous pavers, while prohibiting asphalt.

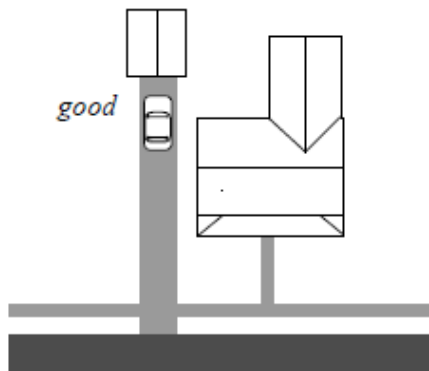


Figure 5. Ocean Springs Historic District Design Guidelines – Page 445

**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 current concrete driveway, shed slab, and fence will be removed and replaced due to material deterioration, with the replacement constructed like-for-like in both material and size.
- The proposed work will match the existing driveway in material, finish, and placement, and will not alter the historic character of the property or streetscape.

**VII. PUBLIC NOTICES:**

- Historic Preservation Commission yard sign was posted on the property on January 26, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on January 21, 2026.

**VIII. PUBLIC FEEDBACK:**

Daryl & Donna Dryden – Received February 6, 2026

**IX. POTENTIAL MOTION:**

To recommend **approval** of Certificate of Appropriateness (COA) to add a 750 square foot concrete addition to the existing driveway at 1315 Bowen Ave.

**-OR-**

To recommend **denial** of Certificate of Appropriateness (COA) to add a 750 square foot concrete addition to the existing driveway at 1315 Bowen Ave.



City of Ocean Springs

Historic Preservation Commission

1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564

(228) 875-4415

RECEIVED  
JAN 06 2026  
BY: E. Dill

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: 1/6/2026

[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 \*\*\*\*\*

\*\*\*APPLICANT IS RESPONSIBLE FOR ALL COST ASSOCIATED WITH PUBLIC MAILERS\*\*\*

Property Address: 1315 Bowen Ave

Property Owner(s): Charles Galle + Wendy Roper

Parcel ID Number: 60137066.000 Approximate Age of Home: 62 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 Galle

Address: 1315 Bowen Ave

City: Ocean Springs State: MS Zip: 39564

Phone: 228-365-5980 Email: chuckgalle@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

Minor Renovation / Repair

Exterior Painting (Contributing Structures Only)

Landscaping and Site Improvements (i.e. Fencing)

Signage

Demolition

**PLEASE CHECK DISTRICT/LISTING**

- |   |  |   |
|---|--|---|
| <input checked="" 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.

Charles Galle

Printed Name of Owner

Charles Galle

Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

Date

1/6/2026

\*\*\*\*\* **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: Remove and Replace Driveway. Floods during  
rain and is broken toward street. See photos.  
Replace fence.  
Pour new slab for shed in backyard.

— Attach Additional Sheets if Needed —

MURKY  
B-B-Q

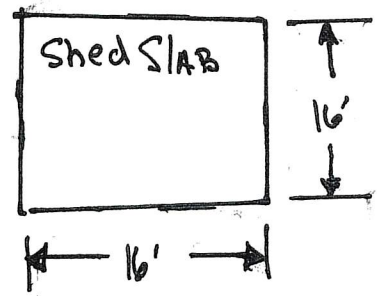
Quickly

AZUL  
LLC.

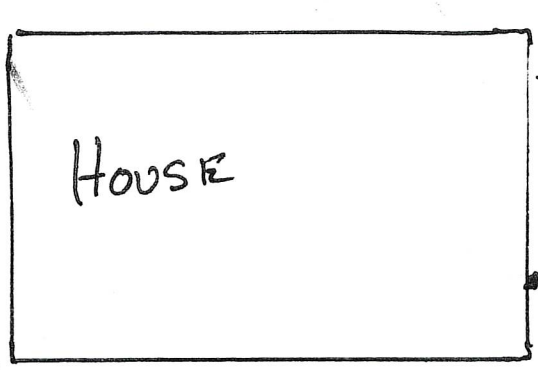
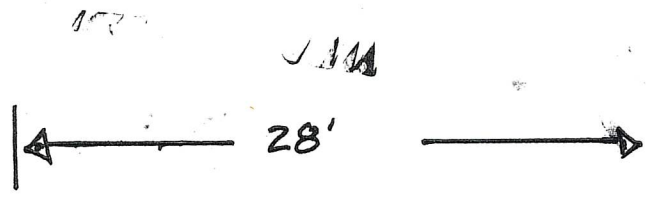
CHARLES GALLE  
WENDY ROPER  
1315 BOWEN AVE

PIDN # 60137066.000  
YBLT 1964

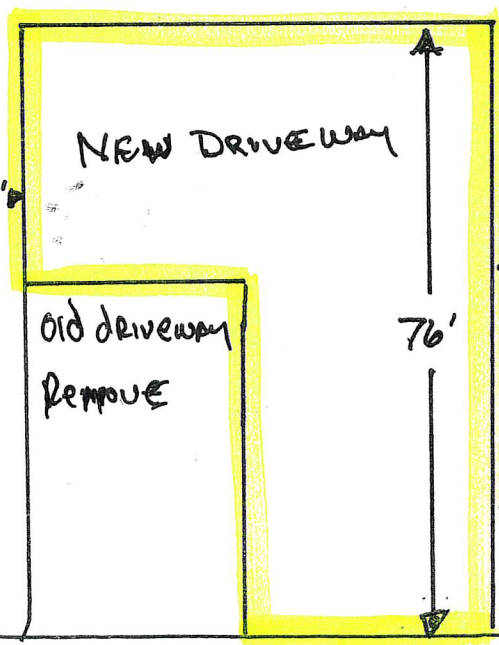
MATTHEW  
MAYFIELD  
1202 BOWEN



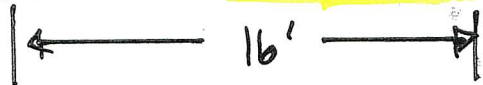
Property  
line



Replace FENCE with SAME



BOWEN Ave.









OFFICIAL RECORDS JACKSON COUNTY  
 Terry Miller  
 CHANCERY CLERK  
 RECORDING FEE: \$11.00  
 #200524176 BK: 1392 PG: 258-260  
 09/26/2005 10:19 AM 3 PGS  
 ANDERSON, DC Receipt #016925

3

STATE OF MISSISSIPPI  
 COUNTY OF JACKSON

Indexing: Pt. Lots 11 & 12, Blk. 30, Culmsieg  
 Map, City of Ocean Springs, AND 37-7-8 AND  
 30-7-8, Jackson County, MS

**WARRANTY DEED**

For and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, we, JANICE GALLE PEPPER, 8932 Davis Street, Ocean Springs, Mississippi, 39564; CHARLES LAWRENCE GALLE, SR., 1301 Bayou Court, Ocean Springs, Mississippi; and CARL WAYNE GALLE, 9120 Dixie Street, Ocean Springs, Mississippi, 39564, do hereby sell, convey and warrant unto CHARLES W. GALLE, II, 1315 Bowen Avenue, Ocean Springs, Mississippi, 39564, the property situated and being in JACKSON County, State of MISSISSIPPI, described as follows, to wit:

Commencing at the Northeast corner of the Widow LaFontaine Claim Section No. 37, Township 7 South, Range 8 West; running thence due South 396.5 feet to a point in Pershing Avenue; thence North 86°38' West along the North margin of Bowen Avenue 299.1 feet to a point on the North margin of Bowen Avenue and the South line of Lot 11, Block 30 of the Culmseig Map of the Town of Ocean Springs, the point of beginning; thence continuing along the North margin of Bowen Avenue 93.9 feet to the Southeast corner of the property now or formerly of Charles Seymour; thence running North 0°30' West 180.5 feet; thence East a distance of 93.9 feet; thence South 0°30' West 180 feet to the point of beginning on the North margin of Bowen Avenue.

Inez A. Galle, who reserved a life estate in and to the above described property in Warranty Deed dated January 8, 1998, recorded in Book 1131, Page 86, Land Deed Records of Jackson County, Mississippi, is deceased, her date of death being April 10, 2005, as is evidenced by Certificate of Death attached hereto.

Ad valorem taxes have been prorated as of the date of this conveyance, and are assumed by the Grantee herein.

This conveyance is subject to any and all restrictions, easements and reservations affecting said property of record in the office of the Chancery Clerk of Jackson County, Mississippi.

WITNESS THE SIGNATURES of the undersigned on this the 26<sup>th</sup> day of August, 2005.

*Janice Galle Pepper*  
 JANICE GALLE PEPPER

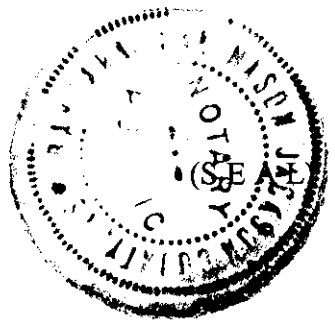
*Charles Lawrence Galle Sr.*  
 CHARLES LAWRENCE GALLE, SR.

*Carl Wayne Galle*  
 CARL WAYNE GALLE

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

Personally came and appeared before me, the undersigned authority, in and for the above named County and State, the within named Janice Galle Pepper, Charles Lawrence Galle, Sr., and Carl Wayne Galle, who acknowledged to me that they signed and delivered the above and foregoing instrument on the day and date therein mentioned.

GIVEN under my hand and seal of office on this the 26<sup>th</sup> day of August, 2005.



*Barbara Jean Mason*  
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Sept. 8, 2006

Grantor's Telephone Numbers: (228) 875-5734 (Janice)  
(228) 875-3002 (Larry)  
(228) 875-9694 (Carl)

Grantee's Telephone Number: (228) 365-5980

PREPARED BY:  
C. Thomas Anderson, Attorney  
918 Washington Avenue  
Ocean Springs, Mississippi 39564  
(228) 875-0176

bjm

# Property Link

## JACKSON COUNTY, MS

Current Date 1/ 6/2026

**Tax Year 2023**

Records Last Updated 1/ 5/2026

### PROPERTY DETAIL

<b>OWNER</b>	GALLE CHARLES L II	<b>ACRES :</b> .39
	ROPER WENDY	<b>LAND VALUE :</b> 119510
	1315 BOWEN AVE	<b>IMPROVEMENTS :</b> 102750
	OCEAN SPRINGS MS 39564	<b>TOTAL VALUE:</b> 222260
		<b>ASSESSED :</b> 22226

**PARCEL** 60137066.000

**ADDRESS** 1315 BOWEN

### TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	969.30	969.30	0.00
CITY	642.78	642.78	0.00
SCHOOL	1324.70	1324.70	0.00
<b>TOTAL</b>	<b>2936.78</b>	<b>2936.78</b>	<b>0.00</b>

**LAST PAYMENT DATE** 1 / 25 / 2024

### MISCELLANEOUS INFORMATION

<b>EXEMPT CODE</b>		<b>LEGAL</b> COM N/M BOWEN AVE & W/M PERSHI
<b>HOMESTEAD CODE</b>	REG	NG
<b>TAX DISTRICT</b>	4660	AVE W 299.1' FOR POB W 93.9'
<b>PPIN</b>	057808	N
<b>SECTION</b>	30	180.5' E 93.9' S 180' TO POB B
<b>TOWNSHIP</b>	7	EI
<b>RANGE</b>	8	NG PT LOTS 11 & 12 BLK 30 CULM
		SE
<b>Book</b>	<b>Page</b>	

[PURCHASE COUNTY TAX SALE FILES](#)

**TAX SALES HISTORY, FOR UNPAID TAXES**

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

Back

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

---

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

**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 on

**Thursday, February 12, 2026 @ 6:00 P.M.**

Regarding the following:

- **1315 Bowen Ave - PID# 60137066.000 – Charles Galle and Wendy Roper – Requesting a Certificate of Appropriateness to add a 750 square foot concrete addition to the existing driveway.**

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](mailto:acrose@oceansprings-ms.gov) , [edill@oceanpsrings-ms.gov](mailto:edill@oceanpsrings-ms.gov), or [rwilliams@oceansprings-ms.gov](mailto:rwilliams@oceansprings-ms.gov) .

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

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

*We have lived two doors from 1315 Bowen for  
48 years and this certificate should be approved.  
Chuck and Wendy are great neighbors!*

Dryden,  
Daryl + Donna  
1311 Bowen

Ocean Springs Planning