



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

**1. Call Meeting to Order**

**2. Approval of Minutes**

- a. February 12, 2026

**3. Old Business**

- a. None

**4. New Business**

- a. 315 Front Beach Drive - PIDN: 61260003.000 - Edward Aldridge - Requesting Certificate of Appropriateness (COA) to construct a 1 ½' – 2' tall brick wall at the driveway entrance
- b. 1211 Bowen Ave - PIDN: 60137096.000 - Patrick Mason Gray - Requesting a Certificate of Appropriateness (COA) to construct a 12' x 35' gravel driveway connecting to the existing walkway and to paint the exterior brick house with an off-white masonry limewash
- c. 525 Jackson Ave - PIDN: 60137098.000 – Haley Martin – Request for Certificate of Appropriateness (COA) to removed and replace the existing limestone driveway with a combination of concrete and brick pavers, and removed and replace the existing concrete walkway with brick pavers
- d. 1217 Sunset Ave – PIDN: 60119030.110 – Jeremy & Melissa Holland – Request for Certificate of Appropriateness (COA) to construct a 6' x 53' elevated platform along the southwest side of the residence, connecting the existing front and rear porches, install a 4' black fence along the southwest side property line and bulkhead, and extend the existing garage toward the rear of the property by 16'

**5. Audience Request**

**6. Administrative**

**7. Adjourn**

**The Minutes of the City of Ocean Springs**  
**Historic Preservation Commission**  
**Thursday, February 12, 2026**

**1. Call meeting to order**

Commissioner Kathy Stafford called the meeting to order on Thursday, February 12, 2026, at 6:00 p.m. Commission members present were Charles Fowler, Susan Wooten, and Robert Brown. Absent, Bonnie Munro, Owen White, and Karen Chewning. Also, present were Amanda Crose - Planning Director and Elizabeth Dill - Planning Technician.

**2. Approval of Minutes**

- a. January 15, 2026

A motion was made by Susan Wooten, seconded by Charles Fowler to accept January 15, 2026, meeting minutes. The motion carried unanimously.

**3. Old Business**

- a. None

**4. New Business**

- a. **1315 Bowen Ave – PIDN: 60137066.000 – Charles Galle & Wendy Roper -** Request for Certificate of Appropriateness (COA) to add a 750 square foot concrete addition to the existing driveway.

The applicant, Mr. Galle, was present to represent his case and answer questions from the commissioners.

Commissioner Wooten stated the Historic Preservation Guidelines does not promote the use of concrete, instead promotes gravel, limestone, pavers, etc.

A motion was made by Charles Fowler, seconded by Robert Brown, to approve a Certificate of Appropriateness (COA) to add a 750 square foot concrete addition to the existing driveway located at 1315 Bowen Ave. The motion carried with a vote of 3 yay and 1 nay. Commissioner Wooten voted nay.

**5. Audience Request**

- a. None

**6. Administrative**

- a. None

**7. Adjourn**

A motion was made by Charles Fowler, seconded by Susan Wooten, to adjourn the meeting. The motion carried unanimously. The meeting ended at 6:05 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:** March 12, 2026

**APPLICANT/OWNER:** Edward Aldridge, M.D.

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

**DATE OF APPLICATION:** January 16, 2026

**LOCATION:** 315 Front Beach Drive – Ward 2  
Old Ocean Springs Historic District  
Honor House, “Many Oaks”

**PARCEL NUMBER:** 61260003.000



Figure 1. Historic Preservation Commission Signage at 315 Front Beach Drive

**I. REQUEST SUMMARY:**

The applicant, Edward Aldridge, is requesting approval of a Certificate of Appropriateness (COA) to construct a 1 ½'-2' tall brick wall at the driveway entrance.



Figure 2. Existing Entry

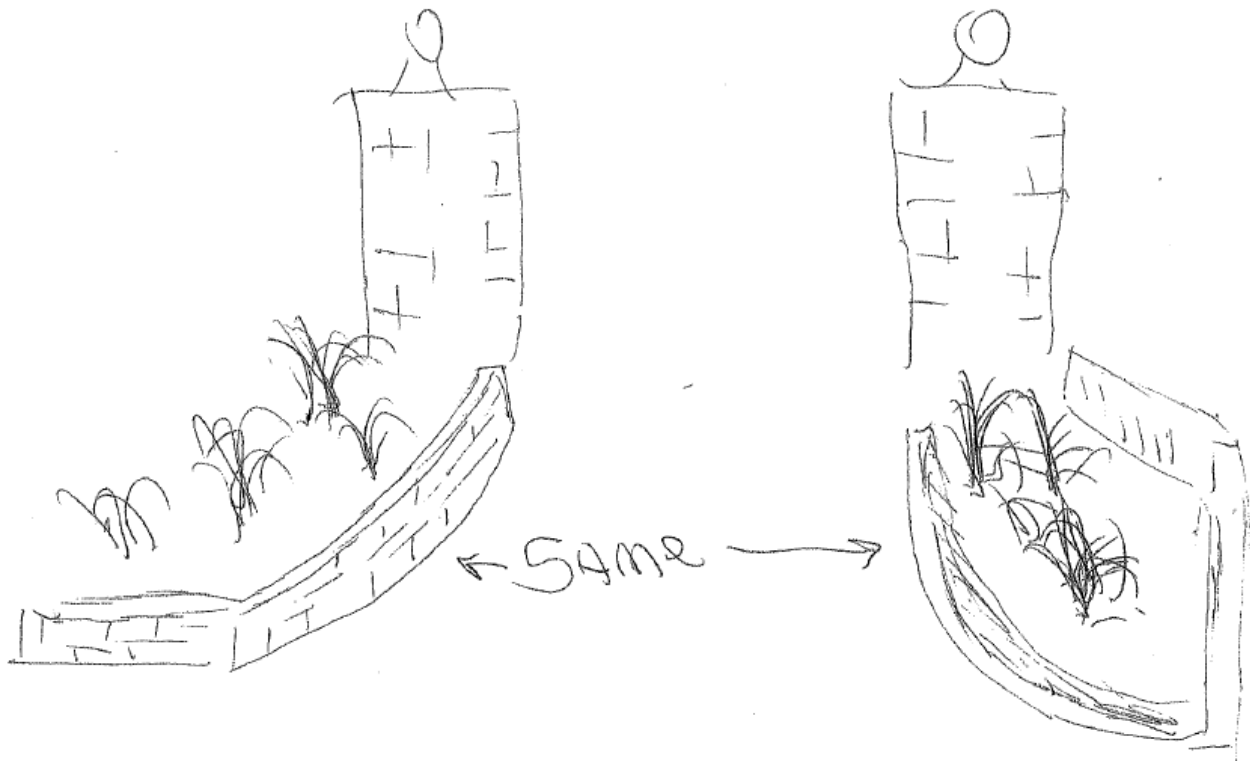


Figure 3. Site Plan – Proposed Entry

## II. ZONING/LAND USE:

The subject property is zoned R-1A, Special Apartment Use District – single-family dwelling



Figure 4. Subject Property and Adjacent Zoning district



Figure 5. Old Ocean Springs Historic District

## III. OLD OCEAN SPRINGS HISTORIC DISTRICT:

The Old Ocean Springs Historic District, located south and west of the city's central business district, is notable for its history of mixed use, particularly along Jackson and Washington avenues, combining residential, commercial, and professional functions. The district features a rich collection of high-style architecture adapted to the Gulf Coast climate, reflecting Ocean Springs' development as a resort community. It includes a dense concentration of street-oriented properties showcasing a diversity of architectural styles, local adaptations, and building forms, with Greek Revival, Queen Anne, and Craftsman styles predominating on Creole cottages, Planter's cottages, shotgun houses, and bungalows. Climatic influences are evident in the limited number of chimneys and abundant porches. The district also contains churches, community buildings, and numerous residences adapted for modern non-residential uses.

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

**Brief Description:** 1.5-story, frame, four-bay-wide Dutch Colonial Revival residence with a gambrel roof created by the side-gable roof combined with two full-width shed dormers spanning the front and rear sides. The partially enclosed hip wraparound porch, which spans all elevations, is supported by round Doric columns and features a denticulated cornice. Bay 2 is a pair of 15-light doors crowned by transom and sidelights. Windows are 6/6 aluminum dhs with faux muntins. The house has a pier foundation, clapboard siding, and an asphalt shingle roof.

**Historic Information:** Constructed for John B. & Margaret Sodden Honor by Fred Bradford for a cost of \$15,000. Prior to the construction of the current house, in 1909 the Honors rented three cottages that were extant on their lot. These fully furnished cottages had electricity, lights, telephone, and artesian water. In the early 1920's after the construction of Many Oaks, the Honor family rented furnished rooms in the house that were complete with heat, hot and cold running water and private bath.

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

**Waterfront Properties:** Most properties feature long, sometimes winding, driveways that are primarily gravel. Walkways are intended for circulation within the property rather than as connectors between adjacent properties. As distinctive characteristics of these properties, these features should be preserved and only rarely altered.

**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 wall will be constructed using brick that matches the existing pillars and the existing wall located along the front property line.
- The owner will also repair the existing brick and stucco wall at the front of the property using like-for-like materials.

**VII. PUBLIC NOTICES:**

- Historic Preservation Commission yard sign was posted on the property on February 23, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on February 23, 2026.

**VIII. PUBLIC FEEDBACK**

None received as of March 6, 2026

**IX. POTENTIAL MOTION**

To recommend **approval** of Certificate of Appropriateness to construct a 1 ½'-2' tall brick wall at the driveway entrance using materials that match the existing wall and pillars.

**-OR-**

To recommend **denial** of Certificate of Appropriateness to construct a 1 ½'-2' tall brick wall at the driveway entrance using materials that match the existing wall and pillars.



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

RECEIVED
JAN 16 2026
BY: [Signature]

CERTIFICATE OF APPROPRIATENESS APPLICATION

Application Date: 1/16/26
[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: 315 Front Beach O.S
Property Owner(s): Ed Aldridge
Parcel ID Number:
Approximate Age of Home: 107 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: Edward Aldridge
Address: 315 Front Beach
City: O.S State: MS Zip: 39564
Phone: 228 324 8006 Email: oncallmedicalclinic@yahoo.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



— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

LANDSCAPING AND SITE IMPROVEMENTS SUCH AS FENCING

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

**Required Attachments:**

- a.  Drawing or photograph of the type of fence, wall, or gate proposed;
- b.  Site plan with dimensions, showing placement of any proposed change to the property as it relates to the property boundaries and all other buildings or site facilities – including protected trees; and
- c.  A description of the materials to be used.

**Description:**

1 1/2 - 2' EA

1) ~~2-3~~ foot wall around entrance garden area  
(See back page)

2) Brick / ~~stucco~~ / stucco wall in front - needs repair  
Re stucco and Brick the front wall

Same color brick as old brick

— 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.

Ed Aldridge  
 Printed Name of Owner

  
 Signature of Owner

\_\_\_\_\_  
 Printed Name of Authorized Agent

\_\_\_\_\_  
 Signature of Authorized Agent

1/16/26  
 Date

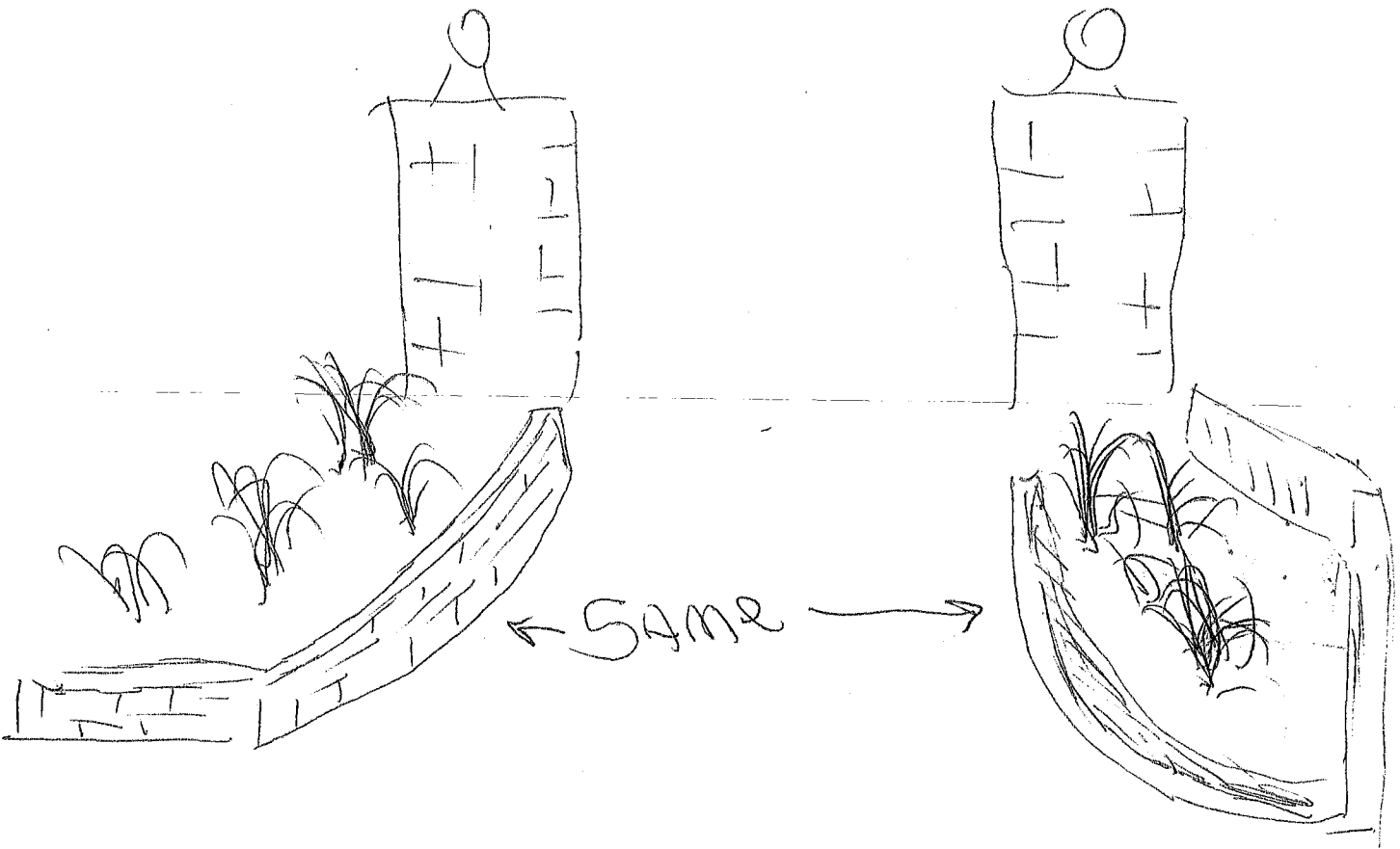
**\*\*\*\*\* APPLICANT MUST ATTEND HEARING \*\*\*\*\***

1) Repair Brick/stucco on front well -

2) Establish <sup>1 1/2' x 2' IA</sup> ~~2-3~~ foot garden wall on Both side of Brick columns

3) Re plant drive way plants, that have been damaged

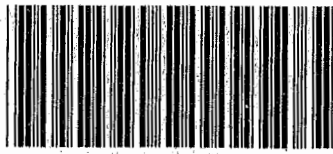
ES





PLEASE DO NOT REMOVE SIGN FROM YARD  
An Application Has Been Submitted  
For This Property To The  
**OCEAN SPRINGS  
HISTORIC PRESERVATION  
COMMISSION**  
FOR DETAILS CALL 875-4415

Feb 23, 2026, 9:59 AM



201509983 4 PGS

OFFICIAL RECORDS JACKSON COUNTY  
Terry Miller  
CHANCERY CLERK  
RECORDING FEE: \$12.00  
#201509983 BK: 1787 PG: 204-207  
07/02/2015 12:18 PM 4 PGS  
CSHOWS,DC Rept#008251

Prepared by and after recording return to:  
Michael B. McDermott, MS Bar No. 2379  
Page, Mannino, Peresich & McDermott, P.L.L.C.  
759 Vieux Marche' Mall  
Biloxi, MS 39530  
(228) 374-2100

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Mary Jensen and David J. Jensen, Trustees of the

MARY JENSEN REVOCABLE INTER VIVOS TRUST,  
MARY JENSEN formerly known as MARY H. ZALA, INDIVIDUALLY  
and DAVID JAMES JENSEN, INDIVIDUALLY  
3622 Portree Place  
Ocean Springs, MS 39564  
(228)875-6856

do hereby sell, convey and warrant unto

EDWARD F. ALDRIDGE, M.D.  
315 Front Beach  
Ocean Springs, MS 39564  
(228)324-8006

the following described real property, together with all improvements thereon, located in Jackson County, Mississippi, more particularly and certainly described as follows:

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Mary Jensen and David J. Jensen, Trustees of the

MARY JENSEN REVOCABLE INTER VIVOS TRUST,  
MARY JENSEN formerly known as MARY H. ZALA, INDIVIDUALLY  
and DAVID JAMES JENSEN, INDIVIDUALLY  
3622 Portree Place  
Ocean Springs, MS 39564  
(228)875-6856

do hereby sell, convey and warrant unto

EDWARD F. ALDRIDGE, M.D.  
315 Front Beach  
Ocean Springs, MS 39564  
(228)324-8006

the following described real property, together with all improvements thereon, located in Jackson County, Mississippi, more particularly and certainly described as follows:

SEE ATTACHED EXHIBIT "A"

INDEXING INSTRUCTIONS: Widow Lafontaine Claim Section 37, Township 7 South, Range 8  
West, Jackson County, MS

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

Ad valorem taxes for the year 2015 have been prorated between the parties hereto and the obligor to pay same is assumed by the Grantee herein, who will pay same when due.

WITNESS my signature on this the 1st day of July, 2015.

The Mary Jensen Revocable Inter Vivos Trust

By: Mary Jensen, Trustee  
Mary Jensen, Trustee

By: David J. Jensen  
David J. Jensen, Trustee

Mary Jensen - Mary H. Zala  
Mary Jensen, formerly known as Mary H. Zala,  
Individually

David James Jensen  
David James Jensen, Individually

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of July, 2015, within my jurisdiction, the within named Mary Jensen and David J. Jensen, who acknowledged to me that they are the Trustees of The Mary Jensen Revocable Inter Vivos Trust, and that in said representative capacity, they executed and delivered the above and foregoing instrument, after first having been duly authorized so to do.

(SEAL)



Annette Marie Wheat  
NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of July, 2015, within my jurisdiction, the within named Mary Jensen, formerly known as Mary H. Zala and David James Jensen, who acknowledged to me that they executed and delivered the above and foregoing instrument.

(SEAL)

Annette Marie Wheat

**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

**Thursday, March 12, 2026 @ 6:00 PM**

Regarding the following:

- **315 Front Beach Dr – PIDN: 61260003.000 – Edward Aldridge – Request for a Certificate of Appropriateness (COA) to construct a 1 ½' – 2' tall brick wall at the driveway entrance.**

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@oceansprings-ms.gov](mailto:edill@oceansprings-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.

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

**HISTORIC PRESERVATION COMMISSION REPORT**

**MEETING DATE:** March 12, 2026  
**APPLICANT/OWNER:** Patrick Mason Gray  
**REQUESTED ACTION:** Certificate of Appropriateness (COA)  
**DATE OF APPLICATION:** February 7, 2026  
**LOCATION:** 1211 Bowen Ave – Ward 2  
Bowen Avenue Historic District  
**PARCEL NUMBER:** 60137096.000



Figure 1. Historic Preservation Commission Signage at 1211 Bowen Ave

**I. REQUEST SUMMARY:**

The applicant, Patrick Mason Gray, is requesting approval of a Certificate of Appropriateness (COA) to:

1. Construct a 12' x 35' gravel driveway located on the front west side of the property connecting the existing walkway.
2. Paint the exterior brick house with an off-white masonry limewash with potential paint options, including Avorio White, Bianco White, and Richmond White and trim will remain white.

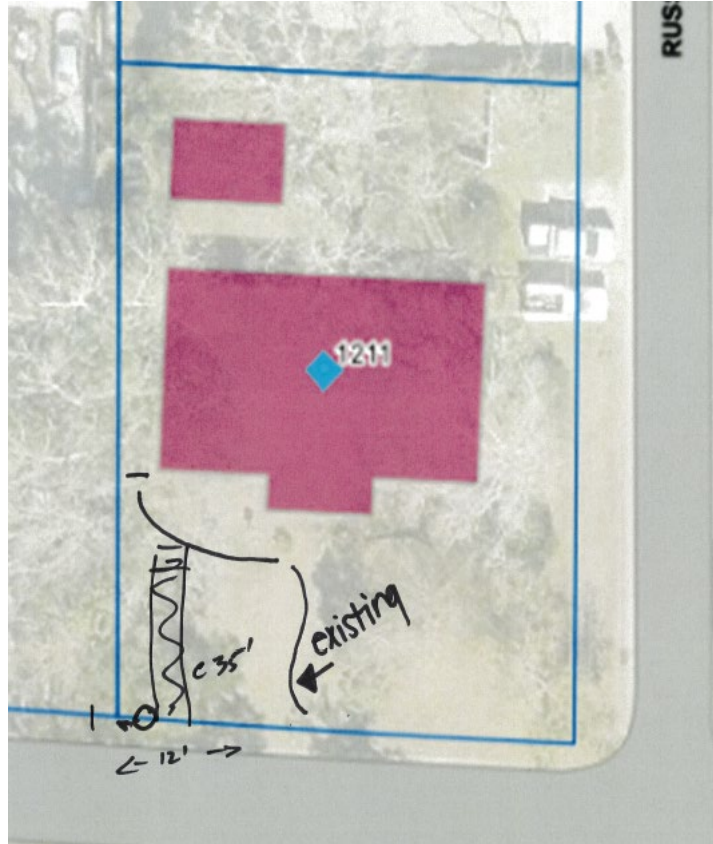


Figure 2. Site Plan – Proposed Driveway

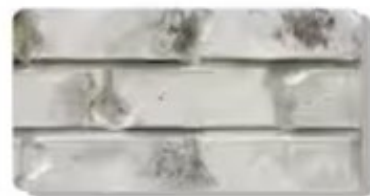
**ROMABIO™**  
BioCalce® Classico Limewash



Avorio White



Bianco White



Cristallo White

Figure 3. Off White Paint Samples

## II. ZONING/LAND USE:

The subject property is zoned R-2, Low-Medium Density – single-family dwelling

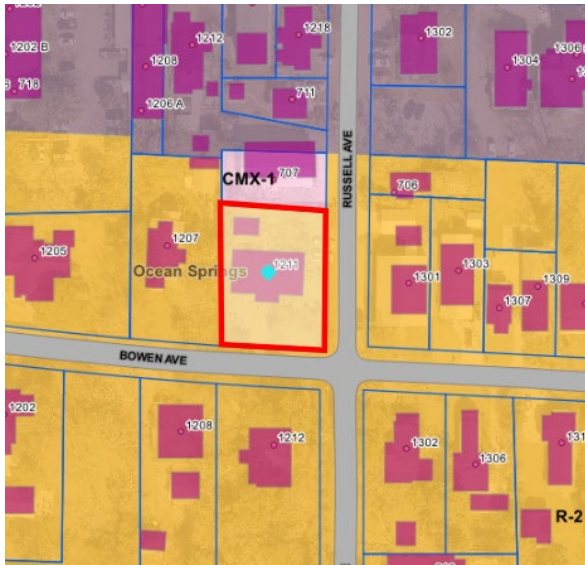


Figure 4. Subject Property and Adjacent Zoning district

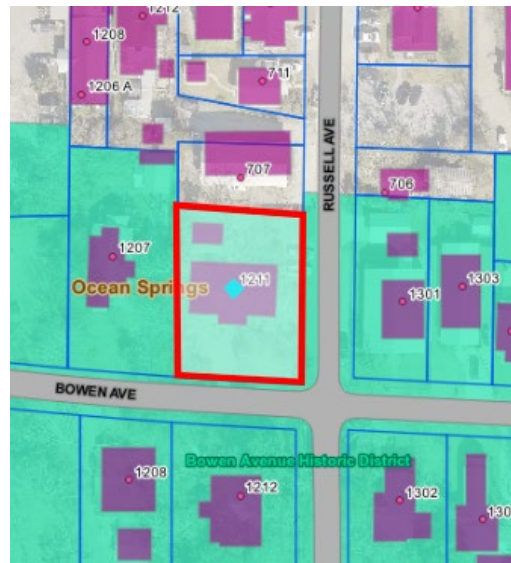


Figure 5. Bowen Avenue Historic District

## III. BOWEN AVENUE HISTORIC DISTRICT:

The Bowen Avenue Historic District encompasses a linear three-block area of Bowen Avenue, running east-west between Ward and Washington avenues, including frontage properties between General Pershing and Bellande avenues. Developed as a middle-class neighborhood, the street-oriented dwellings reflect the diverse influences of a prestigious resort community. The district is significant for its cohesive collection of residential architecture, primarily vernacular or minimally styled, with high-style architecture being rare. Notable examples include Victorian Italianate, Creole Cottages, Bungalows, Victorian Shotguns, and Queen Anne Cottages. The narrow, tree-shaded street remains largely insulated from through traffic and newer development, preserving the historic character of the neighborhood.

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

**Brief Description:** One-story, frame, five-bay-wide side-gable Ranch house with a gable-partial porch supported by metal Tuscan columns. Windows are 2/2 aluminum double-hung-sash, in singles, pairs, and ribbons. Distinctive features include wide eaves, an exterior brick chimney on the right (east) elevation, and composite-wood boards and battens in the gable ends. The house rests on a concrete slab, is clad with brick veneer, and has asphalt shingles.

## V. OCEAN SPRINGS HISTORIC DESIGN GUIDELINES:

**Color:** Paint colors are regulated for all locally designated buildings, including Mississippi Landmarks, as well as properties listed as “pivotal,” “contributing,” or “non-contributing” in the National Register of Historic Places. Three primary approaches guide paint

selection for historic buildings: scientific, historical, and boutique. The scientific approach, which is strongly encouraged, involves examining existing paint layers and replicating the original colors. The historical approach is also recommended and relies on selecting colors and placement appropriate to the building's date, type, and architectural style. The boutique approach, however, is considered inappropriate, as it often results in overly elaborate and garish color schemes that are inconsistent with the character of historic homes and neighborhoods.

In addition, unpainted masonry buildings should never be painted due to potential moisture and long-term maintenance issues. Masonry buildings that are already painted may be repainted, preferably in colors similar to the underlying masonry, and when a historic paint scheme is documented, its reuse is most appropriate.

**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.

#### **VI. FINDINGS:**

- NR Status: Non-Contributing
- The driveway will be constructed out of small gravel consistent with neighboring driveways.
- The paint color for the house will be an off-white masonry limewash, with potential options under consideration from Romabio, including Avorio White, Bianco White, and Richmond White.
- All trim will remain white to maintain a clean, cohesive, and historically appropriate contrast with the off-white masonry limewash.

#### **VII. PUBLIC NOTICES:**

- Historic Preservation Commission yard sign was posted on property on February 23, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on February 23, 2026.

#### **VIII. PUBLIC FEEDBACK**

None received as of March 6, 2026

**IX. POTENTIAL MOTION**

To recommend **approval** of Certificate of Appropriateness to:

1. Construct a 12' x 35' gravel driveway located on the front west side of the property connecting the existing walkway.
2. Paint the exterior brick house with an off-white masonry limewash with potential paint options, including Avorio White, Bianco White, and Richmond White and trim will remain white.

**-OR-**

To recommend **denial** of Certificate of Appropriateness to:

1. Construct a 12' x 35' gravel driveway located on the front west side of the property connecting the existing walkway.
2. Paint the exterior brick house with an off-white masonry limewash with potential paint options, including Avorio White, Bianco White, and Richmond White and trim will remain white.



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



— CERTIFICATE OF APPROPRIATENESS APPLICATION —

**Application Date:** 2/7/2026  
 [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 responsible for all public mailer fees\*

**Property Address:** 1211 Bowen Ave Ocean Springs 39564  
**Property Owner(s):** Patrick Mason Gray  
**Parcel ID Number:** 60137096      **Approximate Age of Home:** 58yrs

**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:** Patrick Mason Gray

**Address:** 1211 Bowen Ave

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

**Phone:** 228-337-2078      **Email:** pmasongray@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 type="checkbox"/> Signage   |
| <input checked="" type="checkbox"/> Exterior Painting (Contributing Structures Only) | <input type="checkbox"/> 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:**

- PROOF OF OWNERSHIP REQUIRED
- 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.

Patrick Mason Gray

Printed Name of Owner

[Signature]

Signature of Owner

\_\_\_\_\_  
Printed Name of Authorized Agent

\_\_\_\_\_  
Signature of Authorized Agent

2/6/2026  
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
  - c.  Accent areas such as lattice, shutters, porch, deck, etc.

Description: resubmitting for exterior paint on Brick that was approved in 2022/2023 but never completed.

need to test colors, but choosing from variants of white/off-white/light wash from available options of Romabio Masonry paint

— Attach Additional Sheets if Needed —



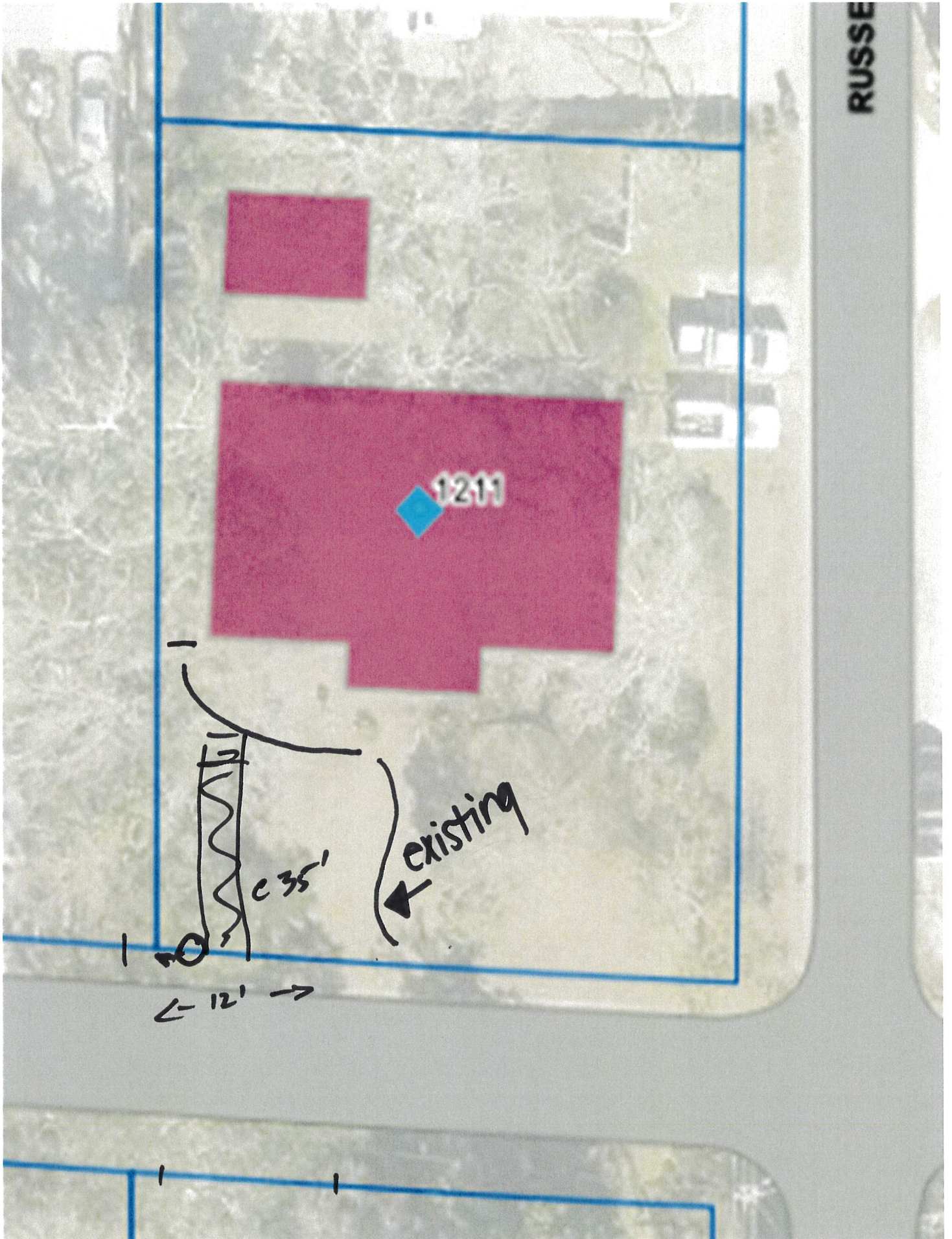
Neighbor to the west has  
gravel drive

Proposed would be similar in  
construction but smaller in  
width

Mockup of painted property and add'l landscaping- proposed minimal sized driveway would be placed to the left side facing the property



existing



# ROMABIO™

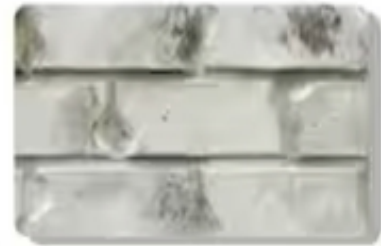
BioCalce® Classico Limewash



Avorio White



Bianco White



Cristallo White



Nube Gray



Riposo Beige



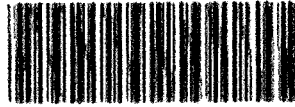
Toscana Beige



Tropea Beige

UNRECORDED

OFFICIAL RECORDS JACKSON COUNTY  
JOHN ELDREDGE  
CHANCE CLERK  
RECORDING FEE \$26.00  
#202205164-BK-2062 PG-896-899  
03/09/2022 09:17:13 AM 4 PGS  
CHARLTON, DO-Rec#8028



202205164 4 PGS

Prepared by:  
David B. Pilger  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantor:  
Henry Joseph Terry, Jr.  
6205 Lancaster Blvd.  
Ocean Springs, MS 39564  
(228) 209-3035

Return To:  
David B. Pilger  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantee:  
Patrick Mason Gray  
1211 Bowen Ave.  
Ocean Springs, MS 39564  
(228) 337-2078

File No. Q222945N

**INDEXING INSTRUCTIONS:** A parcel of land located in Sec 30, T7S R8W a/k/a part of Lot 1, Kotzum Add, Jackson County, MS

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, Henry Joseph Terry, Jr., a single man, do hereby sell, convey and warrant unto Patrick Mason Gray, all of that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Legal Description attached hereto as Exhibit "A"

This being the same property as that conveyed to Henry Joseph Terry, Jr. and Carolyn P. Terry, by Instrument recorded in Book 1577, at Page 716, Land Dead Records of Jackson County, Mississippi.

UNRECORDED

Exhibit "A"

Legal Description

The following tract or parcel of land located in Regular Section 30, Claim Section 37, Township 7 South, Range 8 West, a/k/a part of Lot 1 of Kotzum Addition, Jackson County, Mississippi, and being more particularly described as follows, to wit:

A lot or parcel of land in the Town of Ocean Springs, Mississippi, beginning at the Northwest corner of Vancleave and Bowen Avenue (being the Southeast corner of the lot hereby conveyed) and running thence Westwardly along the North boundary line of Bowen Avenue a distance of 95 feet; thence running North 125.9 feet, more or less, to remaining property now or formally of Warren L. Jones, et ux; run then East 95 feet to the West line of Vancleave Avenue; thence South along Vancleave Avenue 132.3 feet, more or less to the place of beginning; bounded on the North by property now or formally of Warren L. Jones, et ux; on the East by Vancleave Avenue, on the South by Bowen Avenue and the West by land formerly owned by Mrs. Josephine Kotzum. Being further described as being portion of Lot One (1) of Kotzum Addition as per map or plat thereof recorded in Plat Book 1, Page 3 of the Records of Plats in the Office of the Chancery Clerk of Jackson County, Mississippi.

  
Patrick Mason Gray

7/28/2022  
Date

**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

**Thursday, March 12, 2026 @ 6:00 PM**

Regarding the following:

**1211 Bowen Ave – PIDN: 60137096.000 – Patrick Mason Gray – Request for Certificate of Appropriateness (COA) to:**

- 1. Construct a 12' x 35' gravel driveway connecting to the existing walkway.**
- 2. Paint the exterior brick house with an off-white masonry limewash.**

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@oceansprings-ms.gov](mailto:edill@oceansprings-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.

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

**HISTORIC PRESERVATION COMMISSION REPORT**

**MEETING DATE:** March 12, 2026  
**APPLICANT/OWNER:** Haley Martin  
**REQUESTED ACTION:** Certificate of Appropriate (COA)  
**DATE OF APPLICATION:** January 23, 2026  
**LOCATION:** 525 Jackson Ave – Ward 2  
Old Ocean Springs Historic District  
Maxwell-Bellande House  
**PARCEL NUMBER:** 60137098.000



Figure 1. Historic Preservation Commission Signage at 525 Jackson Ave

**I. REQUEST SUMMARY:**

The applicant, Haley Martin, is requesting approval of a Certificate of Appropriateness (COA) to:

1. Remove and replace existing limestone driveway with a combination of concrete and brick pavers.
2. Remove and replace existing concrete walkways with brick pavers.



Figure 2. Existing Driveway and Walkway



Figure 3. Proposed Walkway

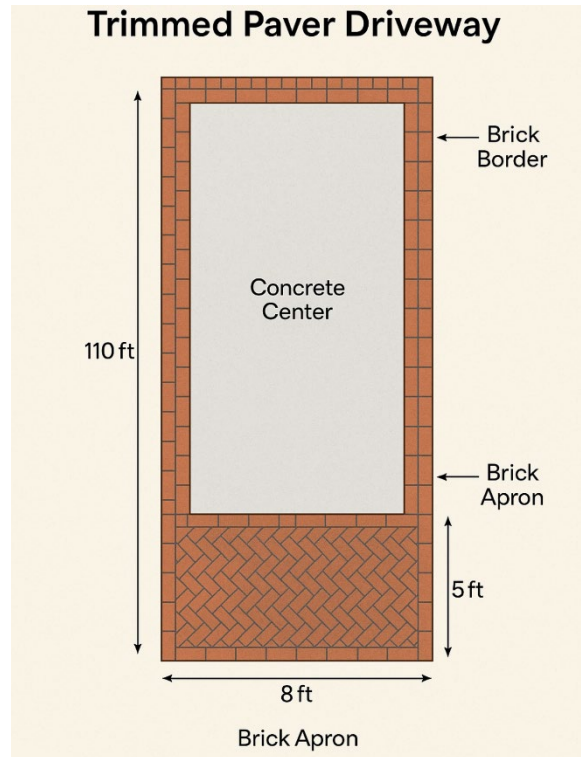


Figure 4. Proposed Driveway

## II. ZONING/LAND USE:

The subject property is zoned CMX-1, Neighborhood Commercial/Mixed-Use – single-family dwelling

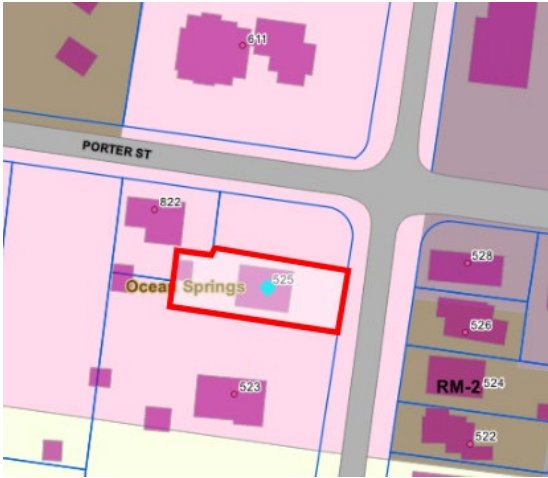


Figure 5. Subject Property and Adjacent Zoning District



Figure 6. Old Ocean Springs Historic District

## III. OLD OCEAN SPRINGS HISTORIC DISTRICT:

The Old Ocean Springs Historic District is composed of several residential blocks located south and west of the city's central business district and is distinguished by its historic mixed use, particularly along Jackson and Washington Avenues. The district features a large concentration of street-oriented properties and reflects Ocean Springs' development as a Gulf Coast resort community through its diverse architectural styles and building forms, including Greek Revival, Queen Anne, and Craftsman interpretations of Creole cottages, Planter's cottages, shotgun houses, and bungalows. Architectural adaptations to the coastal climate are evident in the abundance of porches and limited use of chimneys, and the area also includes churches, community buildings, and residences adapted for modern non-residential uses.

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

**Brief Description:** 1.5-story, frame, three-bay-wide Craftsman Vernacular side-gable Bungalow. The shed full-width porch is supported by Doric columns and intersected with a central cross gable and segmental archway. Bay 2 is a lead glass door. Windows are paired 9/1 wooden double-hung-sash and paired casements in the half-story. The house has a brick pier foundation, clapboard siding, and an asphalt shingle roof.

**Historic Information:** This residence was constructed for Karl C. Maxwell, an Ocean Springs native, who worked at, and later managed, the Gottsche Store. Mr. Maxwell died in an automobile accident on his way to Ocean Springs from New Orleans in 1958. The house was subsequently used as a dental laboratory, and meeting place for Boy Scout Troop 210.

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.

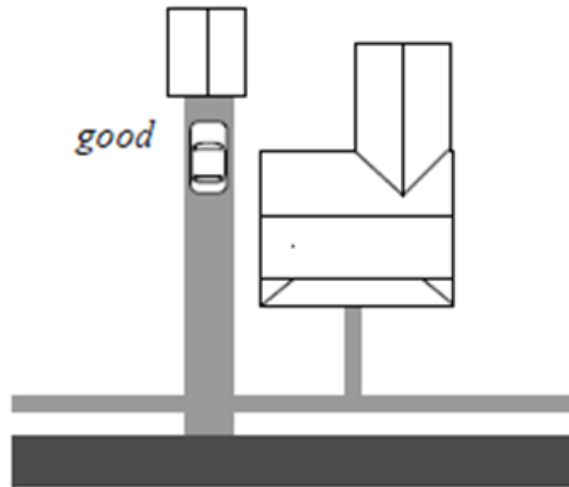


Figure 5. Ocean Springs Historic District Design Guidelines

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 existing driveway is constructed of limestone, and the current walkways are made of concrete slabs; the walkway from the house to the street, as well as the walkway from the house to the driveway.
- The owner will remove and replace existing limestone driveway with a combination of concrete and brick pavers and remove and replace existing concrete walkways with brick pavers.
- The proposed work will not alter the historic character of the property or streetscape.

**VII. PUBLIC NOTICES:**

- Historic Preservation Commission yard sign was posted on property on February 23, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on February 23, 2026.

**VIII. PUBLIC FEEDBACK**

None received as of March 6, 2026

**IX. POTENTIAL MOTION**

To recommend **approval** of Certificate of Appropriateness to:

1. Remove and replace existing limestone driveway with a combination of concrete and brick pavers.
2. Remove and replace existing concrete walkways with brick pavers.

**-OR-**

To recommend **denial** of Certificate of Appropriateness to:

1. Remove and replace existing limestone driveway with a combination of concrete and brick pavers.
2. Remove and replace existing concrete walkways with brick pavers.

RECEIVED  
JAN 27 2026

BY: SM



City of Ocean Springs

Historic Preservation Commission

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

(228) 875-4415

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: Jan. 23, 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 responsible for all public mailer fees\*

Property Address: 525 Jackson Avenue

Property Owner(s): Haley Martin

Parcel ID Number: \_\_\_\_\_ Approximate Age of Home: 100 Built 1923

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: Haley Martin

Address: 525 Jackson Avenue

City: Ocean Springs State: MS Zip: 39564

Phone: 228-238-0268 Email: Haley@capitolgroupcompany.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 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:**

- PROOF OF OWNERSHIP REQUIRED
- 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.

Haley Martin  
Printed Name of Owner

Haley S. Martin  
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
  - c. \_\_\_\_\_ Accent areas such as lattice, shutters, porch, deck, etc.

**Description:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

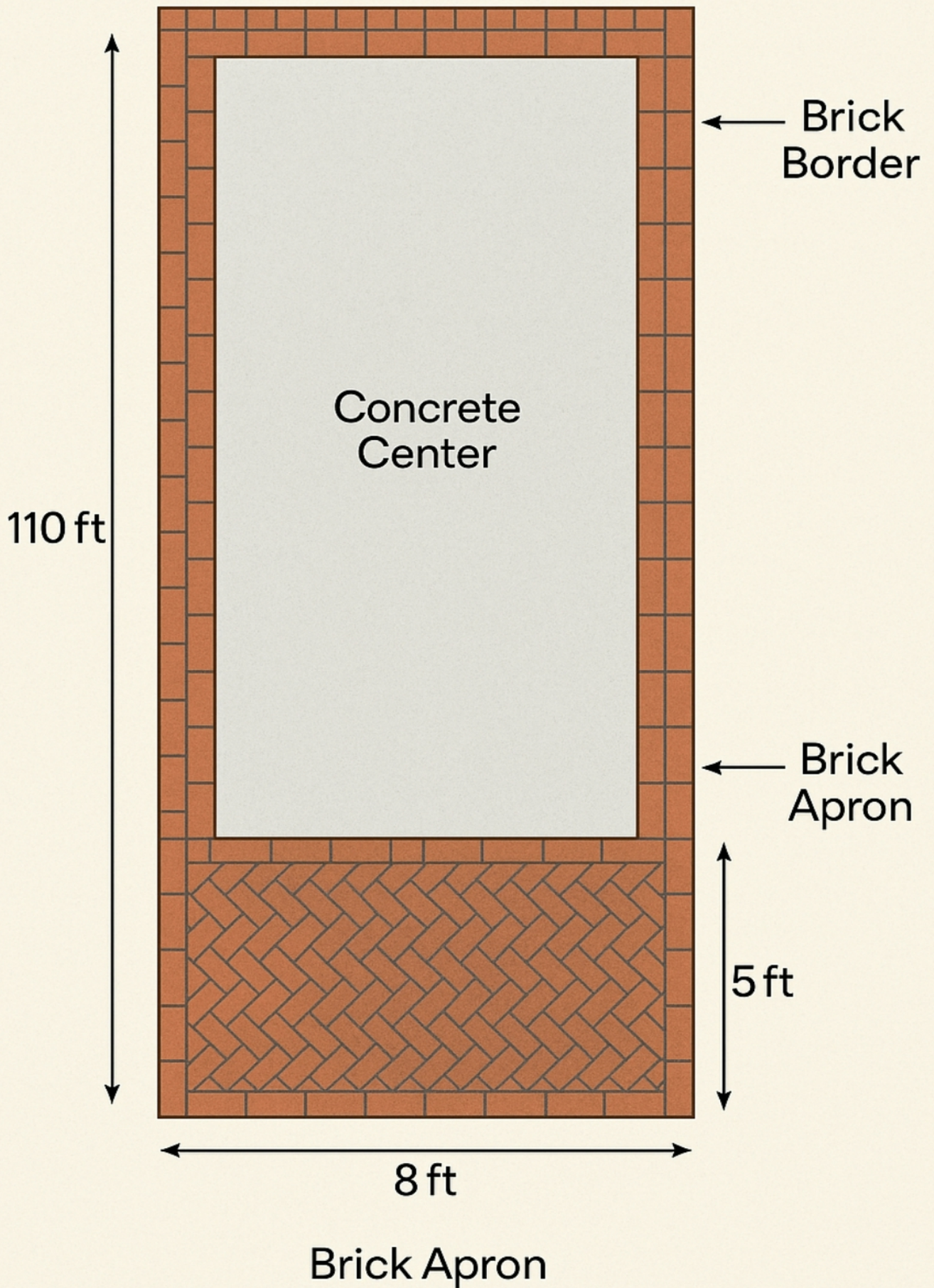
\_\_\_\_\_

\_\_\_\_\_

— Attach Additional Sheets if Needed —



# Trimmed Paver Driveway





I hereby certify that this is a true and correct copy of the original document.

Certified By *Shirley Jordan*  
Month 10 Day 8 Year 2021

Prepared by:  
**David B. Pilger**  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantor:  
**Ray L. Bellande**  
PO Box 617  
Ocean Springs, MS 39566  
(228) 257-6350

Return To:  
**David B. Pilger**  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantee:  
**Haley Suzanne Martin**  
1103 Hanley Rd.  
Ocean Springs, MS 39564  
(228) 238-0268

**File No. O211618N**

**INDEXING INSTRUCTIONS: Parcels of land in Claim Sect. 37, T7S, R8W, Jackson County, MS**

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **Ray L. Bellande**, do hereby sell, convey and warrant unto **Haley Suzanne Martin**, all of that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

This being part of the same property as that conveyed to Ray L. Bellande, by instrument recorded in Book 1279 at Page 290, Land Deed Records of Jackson County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor quitclaims any and all oil, gas, and other minerals owned, if any, to Grantee. No mineral search was requested or performed by preparer. This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in Jackson County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

The property described herein is no part of the homestead of the Grantor.

See City of Ocean Springs Board of Alderman and Mayor Meeting Minutes, from September 21, 2021, approving the lot split into Parcel "A" and Parcel "B" attached hereto as Exhibit "C".

ADDITIONALLY, the Grantor expressly gives the Grantee the First Right of Refusal to purchase the real property adjacent to the subject property and more particularly described as Parcel "A" on the survey attached hereto as Exhibit "B". The Grantee shall have the first option to purchase the property described as Parcel "A" at or below fair market value after receiving written notice from the Grantor or his successors/assigns of an intent to sell. The Grantee shall then have 30 calendar days to respond in writing with an intent to purchase the property at or below fair market value or with a refusal. Any additional terms of the purchase shall be negotiated at that time. This agreement is binding and enforceable against the Grantor and all heirs/successors.

WITNESS MY SIGNATURE, on this the 8<sup>th</sup> day of October, 2021.

  
Ray L. Bellande

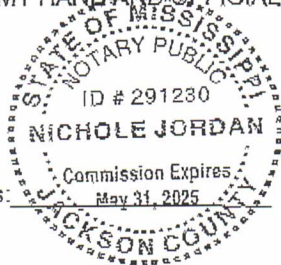
**ACKNOWLEDGEMENT**

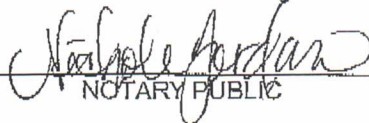
STATE OF MISSISSIPPI  
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Ray L. Bellande, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 8<sup>th</sup> day of October, 2021.

(AFFIX SEAL)



  
NOTARY PUBLIC

My commission expires:

Exhibit "A"

Legal Description

A parcel of land situated in Claim Section 37, Township 7 South, Range 8 West, Ocean Springs, Jackson County, Mississippi, better described as follows:

Commencing at an iron rod found at the intersection of the South margin of Porter Avenue and the West margin of Jackson Avenue, said rod having coordinates of N 331572.83 E 985380.62; thence along said West margin of Jackson Avenue S 07°43'41" W 50.00 feet to an iron rod found and the Point of Beginning; thence continue along said West margin S 07°30'24" W 58.10 feet to an iron rod found; thence departing said West margin N 81°32'27" W 148.35 feet to a fence post; thence N 07°38'21" E 49.81 feet along a fence line to a fence post; thence S 84°26'18" E 31.88 feet along a fence line to a fence post; thence N 09°09'35" E 7.10 feet to an iron rod found; thence S 81°19'01" E 116.17 feet to the Point of Beginning. Said parcel contains 8399 square feet or 0.19 acres. Bearings based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated September 13, 2019 and attached hereto as Exhibit "B".

**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

**Thursday, March 12, 2026 @ 6:00 PM**

Regarding the following:

**525 Jackson Ave – PIDN: 60137098.000 – Haley Martin – Request for Certificate of Appropriateness (COA) to:**

- 1. Remove and replace the existing limestone driveway with a combination of concrete and brick pavers.**
- 2. Remove and replace the existing concrete walkway with brick pavers.**

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@oceansprings-ms.gov](mailto:edill@oceansprings-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.

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

**HISTORIC PRESERVATION COMMISSION REPORT**

**MEETING DATE:** March 12, 2026  
**APPLICANT:** Jeremy Holland  
**OWNER:** Jeremy & Melissa Holland  
**REQUESTED ACTION:** Certificate of Appropriateness (COA)  
**DATE OF APPLICATION:** February 9, 2026  
**LOCATION:** 1217 Sunset Ave – Ward 2  
Marble Springs Historic District  
**PARCEL NUMBER:** 60119030.110



Figure 1. Historic Preservation Commission Signage at 1217 Sunset Ave



## II. ZONING/LAND USE:

The subject property is zoned R-1, Low-Density Single-Family – single-family dwelling



Figure 4. Subject Property and Adjacent Zoning District



Figure 5. Marble Springs Historic District

## III. MARBLE SPRINGS HISTORIC DISTRICT:

The Marble Springs Historic District is an irregularly shaped area near Old Fort Bayou, featuring nineteenth- and turn-of-the-century residences along Iberville Drive, a live oak–shaded street between N. Washington and Sunset avenues. The district reflects the historical rise and decline of Marble Springs, one of Ocean Springs’ most important attractions, through the varied scale of its dwellings and lots. Street-oriented homes on the north side are larger, more elaborately styled, and set on bigger lots, while those on the south side are smaller, denser, and more vernacular. The district also includes a replica of the historic springhouse, contributing to its historical significance.

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

**Brief Description:** 1.5-story, five-bay neo-eclectic Cape Cod house with a side-gable roof and an inset full-width porch supported by square wood posts and spanned by a plain balustrade. Windows are 6/6 vinyl DHS with faux muntin and faux shutters. Decorative features include three gabled dormers. The house has a concrete block pier foundation, vinyl siding, and an asphalt shingle roof.

## V. OCEAN SPRINGS HISTORIC DESIGN GUIDELINES:

**Porches:** New side porches may be considered based on their visibility and the overall effect on the house’s form. The design of new porches should be simple and generally in keeping with the scale, period, and style of the house.

**Fences:** Traditionally, fences and walls served a number of purposes ranging from marking boundaries, keeping animals in or out, and stopping erosion. Picket fences are the most common 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.

**Garage/Additions:** Additions to historic structures must respect the integrity of the original building and its surrounding district. They should maintain the building's scale and proportions, avoid obscuring its form or symmetry, and use materials that are compatible with the historic structure. Ornamentation should not exceed that of the original building, and any repeated details should be simplified. Additions should be reversible, minimize the loss of historic materials, and remain clearly distinguishable from the original structure to avoid creating a false sense of history.

**VI. FINDINGS:**

- February 10, 2026, the applicant appeared before the Zoning and Adjustment Board (ZAB) requesting a variance to reduce the southwest side setback from 10' to 6' to construct an elevated platform connecting the rear and front porches to accommodate the HVAC and electrical systems; ZAB recommended approval and Board of Aldermen (BOA) approved request on February 18, 2026.
- The proposed platform will be designed to match the existing front and rear porches. All porches will feature painted finishes, with floors and beams painted gray and spindles and posts painted white to ensure a consistent and cohesive appearance.
- The fence will be constructed out of black metal and will be 4' in height to match the existing fence.
- The garage will extend toward the rear of the property by 16' and will match the existing garage using like for like materials and paint colors.

**VII. PUBLIC NOTICES:**

- Historic Preservation Commission yard sign was posted on property on February 23, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on February 23, 2026.

**VIII. PUBLIC FEEDBACK**

None received as of March 6, 2026

**IX. POTENTIAL MOTION**

To recommend **approval** of Certificate of Appropriateness to:

1. Construction of a 6' x 53' elevated platform along the southwest side of the residence, connecting the existing front and rear porches with like finishes.
2. Installation of a 4' black metal fence along the southwest side property line and bulkhead.
3. Extension of the existing garage toward the rear of the property by 16' with like finishes.

**-OR-**

To recommend **denial** of Certificate of Appropriateness to:

1. Construction of a 6' x 53' elevated platform along the southwest side of the residence, connecting the existing front and rear porches with like finishes.
2. Installation of a 4' black metal fence along the southwest side property line and bulkhead.
3. Extension of the existing garage toward the rear of the property by 16' with like finishes.



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



— CERTIFICATE OF APPROPRIATENESS APPLICATION —

**Application Date:** 2-9-26  
*[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 responsible for all public mailer fees\*

**Property Address:** 1217 Sunset Ave  
**Property Owner(s):** Jeremy Holland  
**Parcel ID Number:** 60119030.110      **Approximate Age of Home:** 22 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:** Jeremy Holland  
**Address:** 1217 Sunset Ave  
**City:** Ocean Springs      **State:** MS      **Zip:** 39564  
**Phone:** 228-314-0271      **Email:** wireman101301@gmail.com

**Property Owner [if Different]:**

**Name:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_      **State:** \_\_\_\_\_      **Zip:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_      **Email:** \_\_\_\_\_

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

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

PLEASE CHECK DISTRICT/LISTING

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> BOWEN          | <input checked="" 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 |

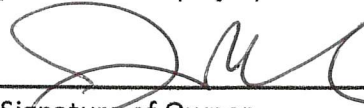
**Requirements:**

- PROOF OF OWNERSHIP REQUIRED
- 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.

Jeremy Holland  
Printed Name of Owner

  
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:**

**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: Addition of elevated porch on southwest side of  
house. Installing black metal fence along southwest property  
line and along bulkhead connecting to existing fence.  
Extend garage on side of house by 16'

— 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: Paint exterior wood portion of porches. Paint  
beams and floor. Floors and beams to be grey. Spindles  
and post to be white.

— Attach Additional Sheets if Needed —

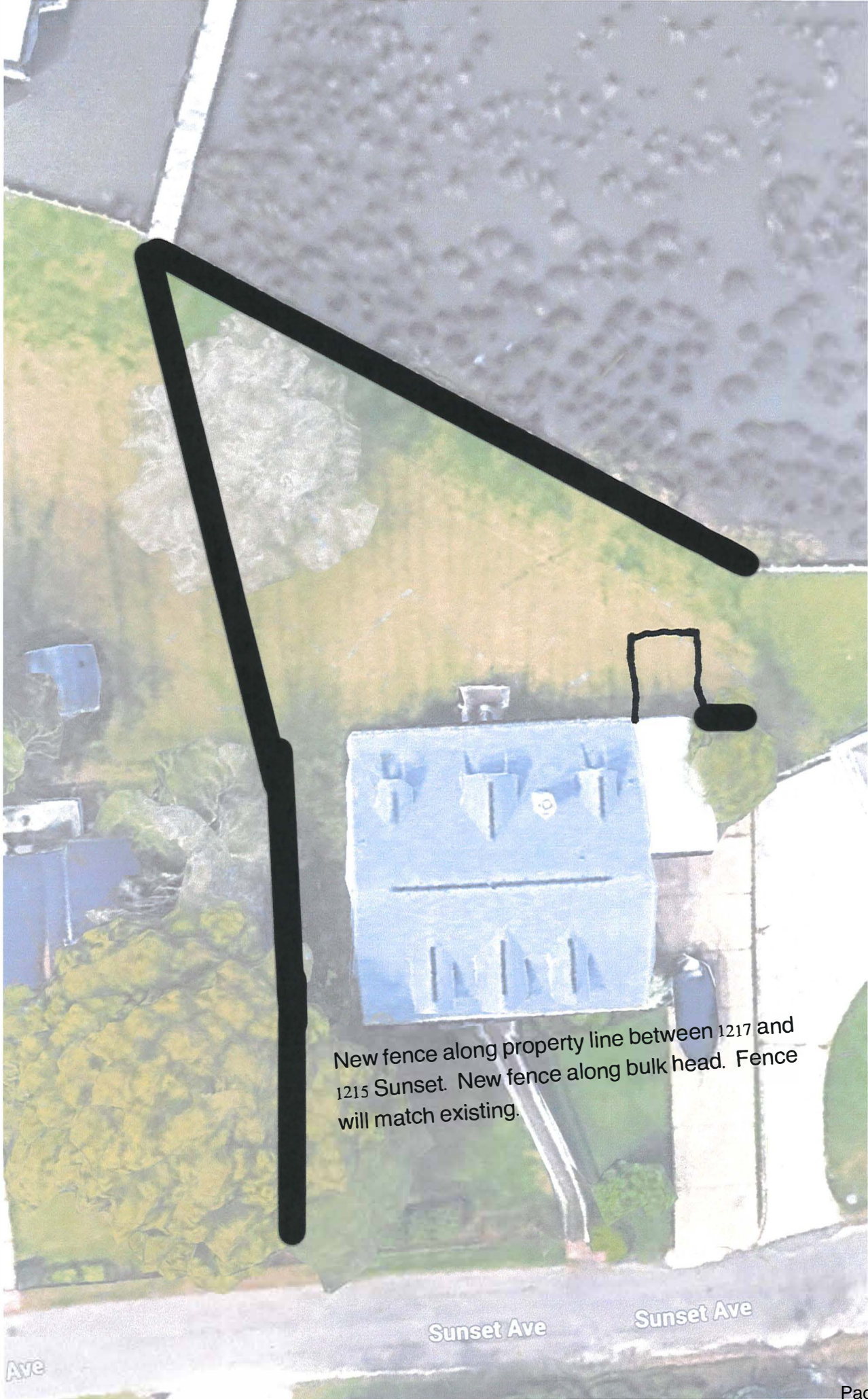




New porch view from rear of house. Same elevation as rear porch and six feet wide. Same construction and paint as rest of new porch.



New uncovered porch constructed of pressure treated material. Porch will match elevation of existing, be six feet in width and approximately fifty feet in length. Porch will allow the relocation of critical mechanical and electrical systems out of the flood zone. Construction will match existing front and back porch. Hand rails, rim boards, and deck boards will be painted grey to match house. Columns and pickets will be painted white.



New fence along property line between 1217 and 1215 Sunset. New fence along bulk head. Fence will match existing.

Ave

Sunset Ave

Sunset Ave



4' tall

Garage extension measures eleven feet tall on short end and sixteen feet on the tall end. Extension will measure sixteen feet wide by sixteen feet deep. Exterior finish will match existing vinyl siding and five quarter boards to match existing. Paint and vinyl will match existing siding.

New concrete slab sloped to match existing



Index as: **Section 19, Township 7 South, Range 8 West, Jackson County, MS**

**Prepared By and Return To:**

Sarah D. Rimes  
1000 North Halstead Road, Suite B  
Ocean Springs, MS 39564  
(228) 875-2307  
MS Bar No. 101555

State of Mississippi  
County of Jackson

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF the price and sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **Jeffrey B. Hall and Ellen J. Hall, Trustees of the Hall Family Trust, dated May 8, 2015**, 765 W. 600 N., Alpine, UT 84004, 714-728-6565, do hereby sell, convey and warrant unto **Jeremy R. Holland and Melissas Holland, as joint tenants with full rights of survivorship and not as tenants in common**, 1217 Sunset Ave., Ocean Springs, MS 39564, 228-314-0271, all of that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

The above described property constitutes no part of the homestead of the Grantor(s) above.

This conveyance is subject to any and all covenants, rights of way, easements, oil, gas, and other mineral reservations, restrictions and other reservations of record in the office of the Chancery Clerk of Jackson County, Mississippi.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS MY SIGNATURE, on this the 23rd day of October, 2025.

HALL FAMILY TRUST, DATED MAY 8, 2015

Jeffrey B. Hall  
Jeffrey B. Hall  
Trustee

Ellen J. Hall  
Ellen J. Hall  
Trustee

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Jeffrey B. Hall and Ellen J. Hall, acting in their capacity as the duly appointed and authorized Trustees of the HALL FAMILY TRUST, DATED MAY 8, 2015, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of said trust, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 23rd day of October, A.D. 2025.

(AFFIX SEAL)

SARAH RIMES

NOTARY PUBLIC

My commission expires: 4/17/2028

Parcel Number: 60119030.110



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the Southeast Quarter of Section 19, Township 7 South, Range 8 West, City of Ocean Springs, Jackson County, Mississippi, being more particularly described as follows, to wit:

Commence at the Northeast corner of the intersection of Iberville Avenue and Washington Avenue in the City of Ocean Springs, prior to the widening thereof and as the same corner existed on February 10, 1977; thence run in an Easterly direction along the North margin of Iberville Avenue, for a distance of 1128 feet to an old fence marking the Southeast corner of the property now or formerly of Jack Garrard; thence run North 02°27' East for a distance of 200 feet to the Northwest corner of Lot 1, Block 166, City Map of Ocean Springs, said corner also being known as the Northwest corner of property now or formerly of Claude Henry Roberts, et ux, as described in Warranty Deed dated November 1, 1977, recorded in Deed Book 602, Page 559; thence run South 87°33' East along the North line of said Roberts property for a distance of 120.60 feet to a point on the Westerly margin of Sunset Avenue; thence run along said Westerly margin the following bearings and distances, to-wit: North 18°08' East 262.60 feet; North 19°20'26" East 131.74 feet; North 22°56' East 67.60 feet and North 33°39'22" East 111.18 feet to the Point of Beginning; thence run North 44°46'16" West 84.81 feet to a point; thence run North 57°39'19" West for a distance of 209.92 feet to the middle of an existing canal; thence run North 31°14'54" West along the middle of said canal for a distance of 287.41 feet to a point in Old Fort Bayou; thence run North 53°13'39" East along said Bayou for a distance of 91.65 feet to a point; thence run South 42°00'00" East for a distance of 539.40 feet to a point on the Westerly margin for a distance of 86.69 feet to the Point of Beginning, containing 62.877 square feet, or 1.44 acres, approximately.

## Certification of Trust for the Hall Family Trust, dated May 8, 2015

Pursuant to Section 91-9-7 of the Mississippi Code of 1972 (as amended), this Certification of Trust is signed by the currently acting Trustees of Hall Family Trust, dated May 8, 2015, who declare as follows:

1. The Grantors of the trust were Jeffrey B. Hall and Ellen J. Hall. The trust is revocable by the Grantor.
2. The trustees of the trust are Jeffrey B. Hall and Ellen J. Hall.
3. The description of the real property conveyed to the trust is as follows:

A parcel of land situated in the Southeast Quarter of Section 19, Township 7 South, Range 8 West, City of Ocean Springs, Jackson County, Mississippi, being more particularly described as follows, to wit:

Commence at the Northeast corner of the intersection of Iberville Avenue and Washington Avenue in the City of Ocean Springs, prior to the widening thereof and as the same corner existed on February 10, 1977; thence run in an Easterly direction along the North margin of Iberville Avenue, for a distance of 1128 feet to an old fence marking the Southeast corner of the property now or formerly of Jack Garrard; thence run North 02°27' East for a distance of 200 feet to the Northwest corner of Lot 1, Block 166, City Map of Ocean Springs, said corner also being known as the Northwest corner of property now or formerly of Claude Henry Roberts, et ux, as described in Warranty Deed dated November 1, 1977, recorded in Deed Book 602, Page 559; thence run South 87°33' East along the North line of said Roberts property for a distance of 120.60 feet to a point on the Westerly margin of Sunset Avenue; thence run along said Westerly margin the following bearings and distances, to-wit: North 18°08' East 262.60 feet; North 19°20'26" East 131.74 feet; North 22°56' East 67.60 feet and North 33°39'22" East 111.18 feet to the Point of Beginning; thence run North 44°46'16" West 84.81 feet to a point; thence run North 57°39'19" West for a distance of 209.92 feet to the middle of an existing canal; thence run North 31°14'54" West along the middle of said canal for a distance of 287.41 feet to a point in Old Fort Bayou; thence run North 53°13'39" East along said Bayou for a distance of 91.65 feet to a point; thence run South 42°00'00" East for a distance of 539.40 feet to a point on the Westerly margin for a distance of 86.69 feet to the Point of Beginning, containing 62.877 square feet, or 1.44 acres, approximately.

4. Excerpts from the trust agreement that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage and deal with real and personal property interests.

5. The terms of the trust agreement provide that a third party may rely upon this Certificate of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this agreement or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
6. The trust has not been revoked, modified or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

WITNESS OUR SIGNATURES this the 23rd day of October, 2025.

HALL FAMILY TRUST, DATED MAY 8, 2015

  
 \_\_\_\_\_  
 Jeffrey B. Hall, Trustee

  
 \_\_\_\_\_  
 Ellen J. Hall, Trustee

STATE OF MISSISSIPPI  
 COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Jeffrey B. Hall and Ellen J. Hall, acting in their capacity as the duly appointed and authorized Trustees of the HALL FAMILY TRUST, DATED MAY 8, 2015, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of said trust, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 23rd day of October, A.D. 2025.

(AFFIX SEAL)

  
 \_\_\_\_\_  
 NOTARY PUBLIC

My commission expires: \_\_\_\_\_



**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

**Thursday, March 12, 2026 @ 6:00 PM**

Regarding the following:

**1217 Sunset Ave – PIDN: 60119030.110 – Jeremy & Melissa Holland – Request for Certificate of Appropriateness (COA) for:**

- 1. Construction of a 6' x 53' elevated platform along the southwest side of the residence, connecting the existing front and rear porches with like finishes.**
- 2. Installation of a 4' black metal fence along the southwest side property line and bulkhead.**
- 3. Extension of the existing garage toward the rear of the property by 16' with like finishes.**

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@oceansprings-ms.gov](mailto:edill@oceansprings-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.