



**HISTORIC PRESERVATION COMMISSION MEETING AGENDA
CITY OF OCEAN SPRINGS - HISTORIC PRESERVATION COMMISSION
THURSDAY, APRIL 16, 2026 - 6:00 PM**

1. Call Meeting to Order

2. Approval of Minutes

a. March 12, 2026

3. Old Business

a. **WITHDRAWN:** 315 Front Beach Drive - PIDN: 61260003.000 - Edward Aldridge - Requesting Certificate of Appropriateness (COA) to construct a 1 ½' – 2' tall brick wall at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

4. New Business

a. 921 Ocean Ave & 309 Washington Ave – PIDN: 60137394.000 & 60137392.000 – First Presbyterian Church of Ocean Springs – Request for a Certificate of Appropriateness (COA) to remove the existing fence and construct a 4' tall white vinyl picket fence in the same exact location as the existing fence

5. Audience Request

6. Administrative

7. Adjourn

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

1. Call meeting to order

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

2. Approval of Minutes

- a. February 12, 2026

A motion was made by Owen White, seconded by Kathy Stafford to accept February 12, 2026, meeting minutes. The motion carried unanimously.

3. Old Business

- a. None

4. New Business

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

Chairman Munro called for a representative for the application, but no one was in attendance.

A motion was made Kathy Stafford, seconded by Owen White, to move Item 4a to the end of the meeting. The motion carried unanimously.

- 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**

Amanda Crose, Planning Director, introduced the request for a Certificate of Appropriateness (COA) to construct a 12' x 35' gravel driveway located on the front west side of the property connecting to the existing walkway. Also, to paint the exterior brick house with an off-white masonry limewash with three potential color options including Avorio White, Bianco White, and Cristallo White.

The National Register lists this house as non-contributing. The driveway will be constructed out of small gravel consistent with the neighboring driveways.

The applicant, Partick Mason Gray, was present to represent and answered questions from the commissioners.

A motion was made by Karen Chewning, seconded by Robert Brown, to recommend approval of the Certificate of Appropriateness (COA) to construct a 12' x 35' gravel driveway connecting to the existing walkway and to paint the exterior brick house an off-white masonry limewash with three potential color options including Avorio White, Bianco White, and Cristallo White. The motion carried unanimously.

c. 525 Jackson Ave - PIDN: 60137098.000 – Haley Martin – Request for a Certificate of Appropriateness (COA) to removed and replace the existing limestone driveway with a combination of concrete and brick pavers, and remove and replace the existing concrete walkway with brick pavers

Amanda Crose, Planning Director, introduced the request for a Certificate of Appropriateness (COA) to remove and replace the existing limestone driveway with a combination of concrete and brick pavers, and remove and replace the existing concrete walkway with brick pavers. The National Register lists this house as contributing.

A representative was present to represent the case; however, no questions were asked by the commissioners.

A motion was made by Owen White, seconded by Karen Chewning, to recommend approval of the Certificate of Appropriateness (COA) to remove and replace the existing limestone driveway with a combination of concrete and brick pavers, and remove and replace the existing concrete walkway with brick pavers. The motion carried unanimously.

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'

Amanda Crose, Planning Director, introduced the request for a 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 with like finishes, 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'.

After recommendation from The Zoning and Adjustment Board, the Board of Aldermen (BOA) granted a variance reducing the southwest side setback requirement from 10 feet to 6 feet to allow construction of the porch.

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

A motion was made by Kathy Stafford, seconded by Karen Chewning, to approve a 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 with like finishes, 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' with like finishes

for 1217 Sunset Ave. The motion was carried unanimously.

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

Chairman Munro returned to Agenda Item 4a and asked if the applicant, Mr. Aldridge was in attendance. Due to not having a representative present, a motion was made by Owen White, seconded by Kathy Stafford to table until next month's meeting. The motion carried unanimously.

5. Audience Request

- a. None

6. Administrative

- a. None

7. Adjourn

A motion was made by Owen White, seconded by Karen Chewning, to adjourn the meeting. The motion carried unanimously.

The meeting ended at 6:09 p.m.

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

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: April 16, 2026

APPLICANT: Greg Worch / First Presbyterian Church

OWNER: First Presbyterian Church of Ocean Springs, LLC

REQUESTED ACTION: Certificate of Appropriateness (COA)

DATE OF APPLICATION: February 13, 2026

LOCATION: 921 Ocean Ave & 309 Washington Ave – Ward 2
Old Ocean Springs Historic District

PARCEL NUMBERS: 60137394.000 (921 Ocean Ave)
60137392.000 (309 Washington Ave)



Figure 1. Historic Preservation Commission Signage

I. REQUEST SUMMARY:

The applicant, Greg Worch, is requesting approval of a Certificate of Appropriateness (COA) to replace the existing 4' tall white wood picket fence with a 4' tall white vinyl picket fence in the same location.



Figure 2. Existing 4' tall white wood picket fence



Figure 3. Proposed 4' tall white vinyl picket fence

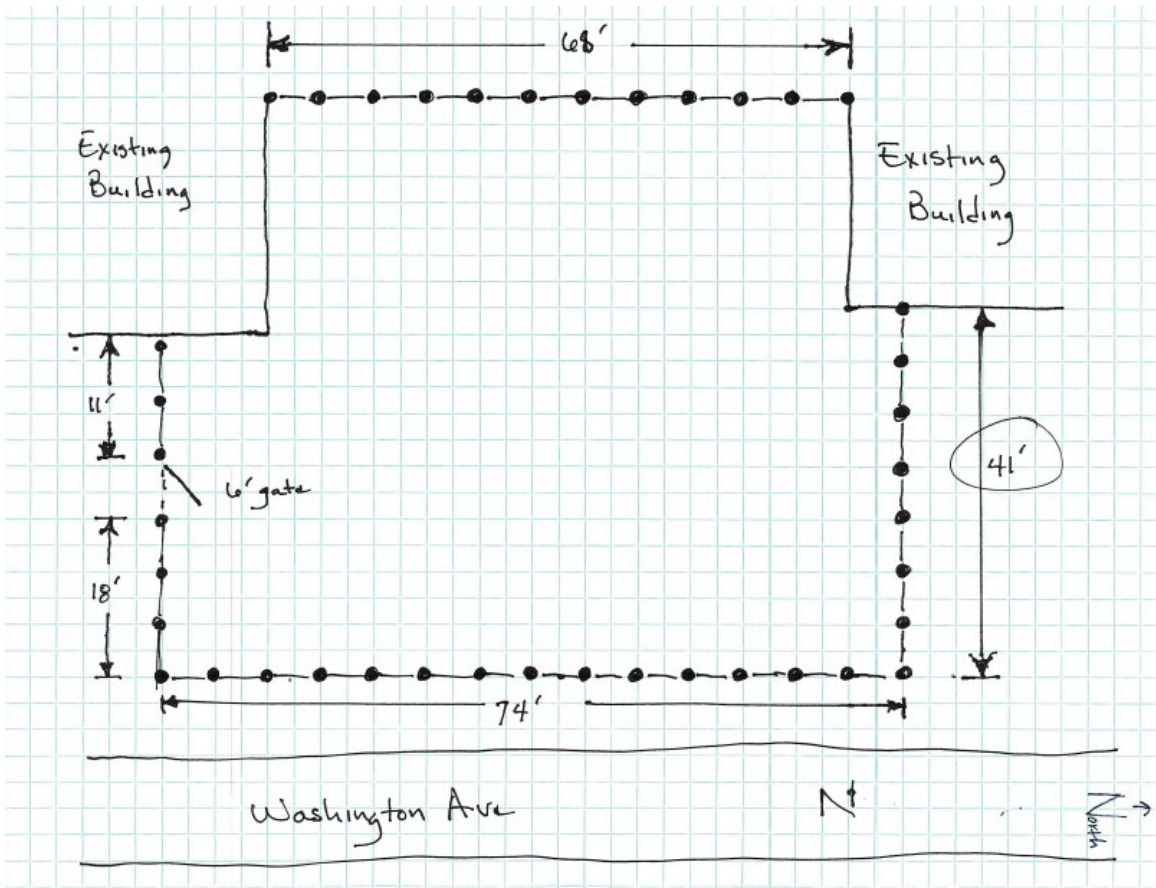


Figure 4. Fence Site Plan

II. ZONING & LAND USE:

The subject property is zoned R-1, Low Density Single-Family Residential – Church



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, 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. OCEAN SPRINGS HISTORIC DESIGN GUIDELINES:

Fences: Traditionally, fences and walls served several 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.

V. 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 fence will be installed in the same location as the existing fence, will be constructed of vinyl rather than wood, and will not exceed four feet in height.

VI. PUBLIC NOTICES:

- Historic Preservation Commission yard sign was posted on property on March 30, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on March 30, 2026.

VII. PUBLIC FEEDBACK

None received as of April 10, 2026

VIII. POTENTIAL MOTION

A motion to recommend **approval** of a Certificate of Appropriateness to replace the existing 4' tall white wood picket fence with a 4' tall white vinyl picket fence in the same location.

-OR-

A motion to recommend **denial** of a Certificate of Appropriateness to replace the existing 4' tall white wood picket fence with a 4' tall white vinyl picket fence in the same location.



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: 2/13/26
 [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: 921 Ocean Ave + 309 Washington Ave
 Property Owner(s): First Presbyterian Church of Ocean Springs, LLC
 Parcel ID Number: 60137394.000 60137392.000 Approximate Age of Home: 70 yrs old

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: Greg Worch, Exec Director
 Address: 921 Ocean Ave Ocean Springs
 City: Ocean Springs State: MS Zip: 39564
 Phone: 228 875 5326 Email: greg@fpcosms.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.

First Presbyterian Church / Greg Worch _____
Printed Name of Owner Signature of Owner

Printed Name of Authorized Agent Signature of Authorized Agent

Feb 13, 2026
Date

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

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

MINOR RENOVATION OR REPAIR

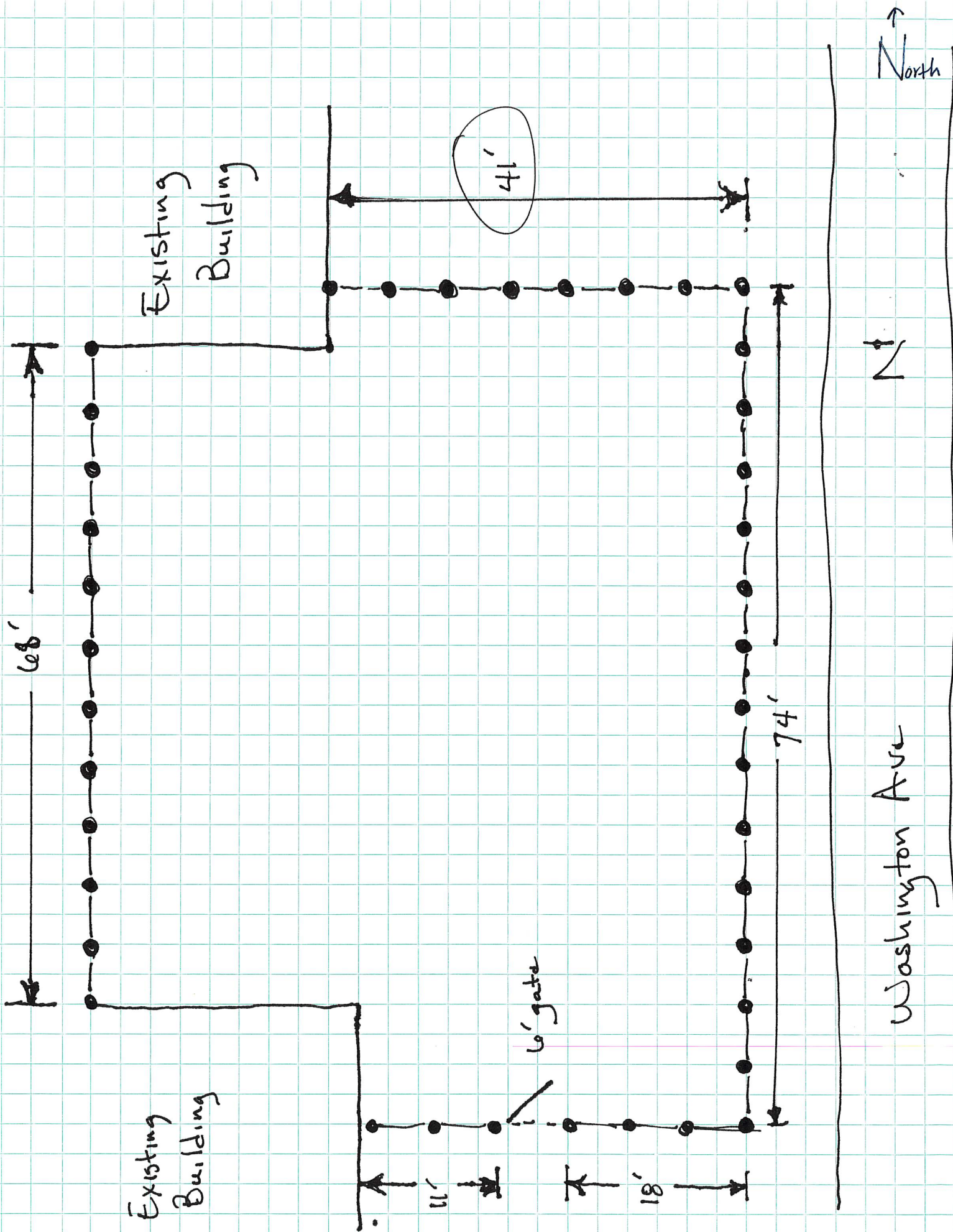
NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed 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: Proposal is to replace a decaying white fence
with a new white fence with similar architectural
features. Existing & new fence are 4' tall. Dimensions
and location of the new fence matches the existing
structure. Existing fence is wood, new fence is vinyl as
pictured in the accompanying photos.

— Attach Additional Sheets if Needed —





EXISTING FENCE



EXISTING FENCE

PROPOSED FENCE



BOOK 549 PAGE 139

STATE OF MISSISSIPPI

COUNTY OF JACKSON

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, GAY PITTS SEARCY KING, do hereby sell, convey and warrant unto RUSSELL MORAN and GEORGE GRANITZ, as Trustees, or their successor in office, for the FIRST PRESBYTERIAN CHURCH OF OCEAN SPRINGS, I the following described property, together with all improvements thereon, situated and being in Jackson County, Mississippi, to-w

From the Northwest corner of the said Section 37, run South 2159 feet and East 1443 feet to the intersection of the North margin of Ocean Avenue with the West margin of Washington Avenue and North along the West margin of Washington Avenue 145.5 feet to the point of beginning; run thence North $83^{\circ} 45'$ West 185.5 feet; thence North $4^{\circ} 17'$ East 151.2 feet; thence South $85^{\circ} 45'$ East 174.0 feet to the West margin of Washington Avenue, thence South along the West margin of Washington Avenue 152.0 feet to the point of beginning; being further described as the North 152 feet of Lot 1, Block 125, Map 5 of the City of Ocean Springs, assessment map.

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

Advalorem taxes for the year 1975 are pro-rated as of the date of this instrument between the parties herein.

WITNESS my signature, this the 5 day of December, 1975.


GAY PITTS SEARCY KING

in and for the aforesaid jurisdiction, acknowledged that she signed and delivered the above and foregoing mentioned.

STATEMENT OF FEES

STATE OF MISSISSIPPI — JACKSON COUNTY

Filing 5¢
Recording Wds.
@ 15¢ per 100
Certificate 50¢
Indexing 15¢ for
each separate Subdivision
Total Fees \$1.60

I, Wilbur G. Dees, Clerk of the Chancery Court of said County, certify that the within Instr was filed in my office for record on the 9th day of December 1975 at 1 o'clock A. M. and was duly recorded on the 11th day of December in Land Deed Book No. 549 Pages 139-40 in my office.

GIVEN under my hand and seal of office this 11th day of December A.D.,

Wilbur G. Dees
WILBUR G. DEES, Chancery Clerk

Form No. 106

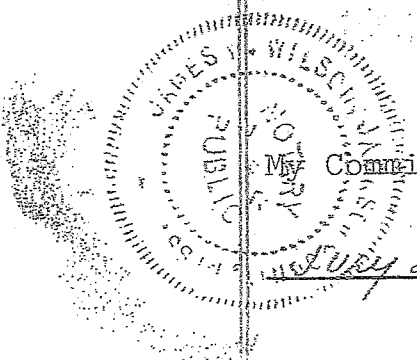
STATE OF MISSISSIPPI

COUNTY OF JACKSON

PERSONALLY appeared before me, the undersigned and in and for the aforesaid jurisdiction, Gay Pitts Searcy King acknowledged that she signed and delivered the above and for instrument on the day and in the year therein mentioned.

GIVEN under my hand and official seal of office, the 5th day of December, 1975.

James P. Wilcox
NOTARY PUBLIC



My Commission Expires:

JULY 27, 1977

STATE OF MISSISSIPPI
COUNTY OF JACKSON

WARRANTY DEED
IN DONATION

FOR AND IN CONSIDERATION of the sum of Ten and no/100th Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, ALBERT BRUCE DUCKETT, and wife ALICE PULLIAM DUCKETT (one and the same person as ALICE P. DUCKETT), do hereby sell, convey, donate, and warrant unto the TRUSTEES for the FIRST PRESBYTERIAN CHURCH OF OCEAN SPRINGS, Ocean Springs, Mississippi, said Trustees currently being E.W. HALSTEAD, JR., GUS H. PUHLE, and RUSSELL D. THOMPSON, or their successors, the following described property situated in the City of Ocean Springs, County of Jackson, State of Mississippi, and more particularly described as follows, to-wit:

PARCEL A:

That parcel of land lying and being situated in Section 37, Township 7 South, Range 8 West, Ocean Springs, Jackson County, Mississippi, and more particularly described as follows to-wit:

Commencing at a point on the South margin of West Calhoun Avenue, which point is 266 feet East of the East line of Jackson Avenue; from said point run thence South 04 degrees 47 minutes 59 seconds West a distance of 183.09 feet to the POINT OF BEGINNING; from said P.O.B.; run thence South 82 degrees 58 minutes 50 seconds East a distance of 96.64 feet to a point, thence run South 03 degrees 58 minutes 24 seconds West a distance of 21.40 feet to a point, thence run South 07 degrees 15 minutes 52 seconds West a distance of 45.39 feet to a point, thence run North 82 degrees 58 minutes 50 seconds West a distance of 95.00 feet to a point, thence run North 04 degrees 47 minutes 59 seconds East a distance of 66.81 feet to the P.O.B., containing 6,425 square feet, or approximately 0.147 acres. Said parcel being a part of that property conveyed to Grantors by deed recorded in Book 665 at Page 471 of the Deed Records of Jackson County, Mississippi.

AND ALSO;

PARCEL B:

That parcel of land lying and being situated in Section 37, Township 7 South, Range 8 West, Ocean Springs, Jackson County, Mississippi, and more particularly described as follows to-wit:

Commencing at the Southwest corner of West Calhoun and Washington Avenues in the city of Ocean Springs; thence running North 84 degrees West along the South margin of West Calhoun Avenue a distance of 156 feet to a point, thence continue North 84 degrees West and along said South margin of West Calhoun Avenue a distance of 120 feet; thence run South 5 degrees West a distance of 183.21 feet; to the POINT OF BEGINNING; from said P.O.B., run thence South 82 degrees 58 minutes 50 seconds East a distance of 111.62 feet to a point, thence run South 09 degrees 30 minutes 25 seconds West a

distance of 9.85 feet to a point, thence run North 82 degrees 44 minutes 09 seconds West a distance of 17.00 feet to a point, thence run South 07 degrees 15 minutes 52 seconds West a distance of 12.00 feet, thence run North 82 degrees 44 minutes 09 seconds West a distance of 93.00 feet to a point, thence run North 03 degrees 58 minutes 24 seconds East a distance of 21.40 feet to the P.O.B.; containing 2188 square feet, or approximately 0.050 acres. Said parcel being a part of that property conveyed to Grantors by deed recorded in Book 456 at Page 374 of the Deed Records of Jackson County, Mississippi; and in Book 949 at Page 114 of said records.

THIS CONVEYANCE is made subject to any and all record restrictive covenants, rights-of-way, easements and pri reservations of any oil, gas and mineral rights.

AD VALOREM TAXES for the year 1992 are prorated to da between the parties for the parcels described above and are assum by the Grantee herein.

WITNESS OUR SIGNATURES, this the 19 day of October, 199

Albert Bruce Duckett
ALBERT BRUCE DUCKETT

Alice Pulliam Duckett
ALICE PULLIAM DUCKETT
(one and the same person as Alice P. Duckett)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PERSONALLY appeared before me, the undersigned authority and for the state and county aforesaid, the within named, ALBERT BRUCE DUCKETT, and wife, ALICE PULLIAM DUCKETT (one and the same person as ALICE P. DUCKETT), who acknowledged that they executed and delivered the foregoing instrument on the day and year there mentioned.

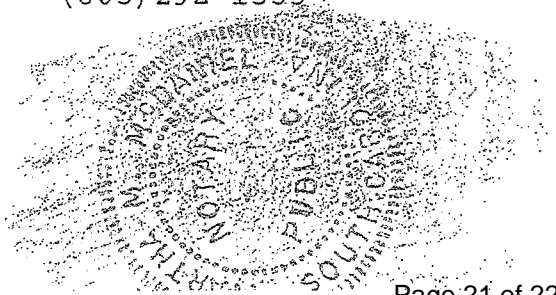
GIVEN UNDER MY HAND AND SEAL this the 19th day of October 1992.

Matthew M. McDaniel
NOTARY PUBLIC

My Commission Expires:
March 26, 1999

GRANTEE:
P.O. Box 668
Ocean Springs, MS 39564
(601) 875-5326

GRANTORS:
15 Homewood Avenue
Taylors, South Carolina 29688
(803) 292-1335



**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, April 16, 2026 @ 6:00 PM

Regarding the following:

921 Ocean Ave PIDN: 60137394.000 & 309 Washington Ave – PIDN: 60137392.000 – First Presbyterian Church of Ocean Springs – Request for a Certificate of Appropriateness (COA) to replace the existing 4' tall white wood picket fence with a 4' tall white vinyl picket fence in the same location

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

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