HISTORIC PRESERVATION COMMISSION MEETING AGENDA
CITY OF OCEAN SPRINGS - HISTORIC PRESERVATION COMMISSION
THURSDAY, MAY 14, 2026 - 6:00 PM

1. **Call Meeting to Order**

2. **Approval of Minutes**
   a. April 16, 2026

3. **Old Business**

4. **New Business**
   a. 110A Shearwater - PIDN: 60130590.072 - Owen White - Request for a Certificate of Appropriateness (COA) to construct an 18’ diameter, round sitting area with gravel, grey pave stones, and grey stone border as shown in the site plan along with a 4’ x 24’ pathway leading to existing driveway
   b. 915 & 921 Ocean Ave – PIDN: 60137400.100, 60137450.060, & 60137394.000 – First Presbyterian Church of Ocean Springs – Requesting approval of a Certificate of Appropriateness (COA) to construct a 4’ tall white vinyl picket fence on 3 sides of an existing sport court
   c. 1217 Sunset Ave - PIDN: 60119030.110 - Jeremy & Melissa Holland - Request for a Certificate of Appropriateness (COA) to install a gunite swimming pool with hot tub, 6’ wide concrete walkway connecting the pool with the existing pier, fire pit in the backyard with landscaping, trim 3 trees in the front yard, remove one tree on the side of the property, and widen the existing driveway 8’ the length of the driveway using concrete to match existing

5. **Audience Request**

6. **Administrative**

7. **Adjourn**

The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, April 16, 2026

1. Call meeting to order

Vice Chairman Owen White called the meeting to order on Thursday, April 16, 2026, at 6:00 p.m. Commission members present were Susan Wooten, Kathy Stafford, Charles Fowler, Karen Chewning, and Robert Brown. Absent, Bonnie Munro. Also, present were Amanda Crose - Planning Director, Elizabeth Dill - Planning Technician, and Rae Williams – Planning Office Administrator.

2. Approval of Minutes

a. March 12, 2026

A motion was made by Charles Fowler, seconded by Susan Wooten to approve March 12, 2026, meeting minutes. The motion carried unanimously.

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a. WITHDRAWN: 315 Front Beach Drive - PIDN: 61260003.000 - Edward Aldridge - Requesting Certificate of Appropriateness (COA) to construct a 1 ½' – 2' tall brick wall at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

Greg Worch, Executive Director for First Presbyterian Church, was present to represent and answer questions from the commissioners.

A motion was made by Karen Chewning, seconded by Kathy Stafford, 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. The motion carried unanimously.

5. Audience Request

a. None

6. Administrative

a. None

7. Adjourn

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

The meeting ended at 6:03 p.m.

DRAFT

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

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: May 14, 2026

APPLICANT/OWNER: Owen White

REQUESTED ACTION: Certificate of Appropriateness (COA)

DATE OF APPLICATION: April 4, 2026

LOCATION: 110A Shearwater Drive – Ward 2
Shearwater Historic District

PARCEL NUMBER: 60130590.072

Figure 1. Historic Preservation Commission Signage

I. REQUEST SUMMARY:

The applicant, Owen White, is requesting approval of a Certificate of Appropriateness (COA) to construct an 18' diameter, round sitting area with gravel, grey pave stones, and grey stone border as shown in the site plan along with a 4' x 24' pathway leading to existing driveway

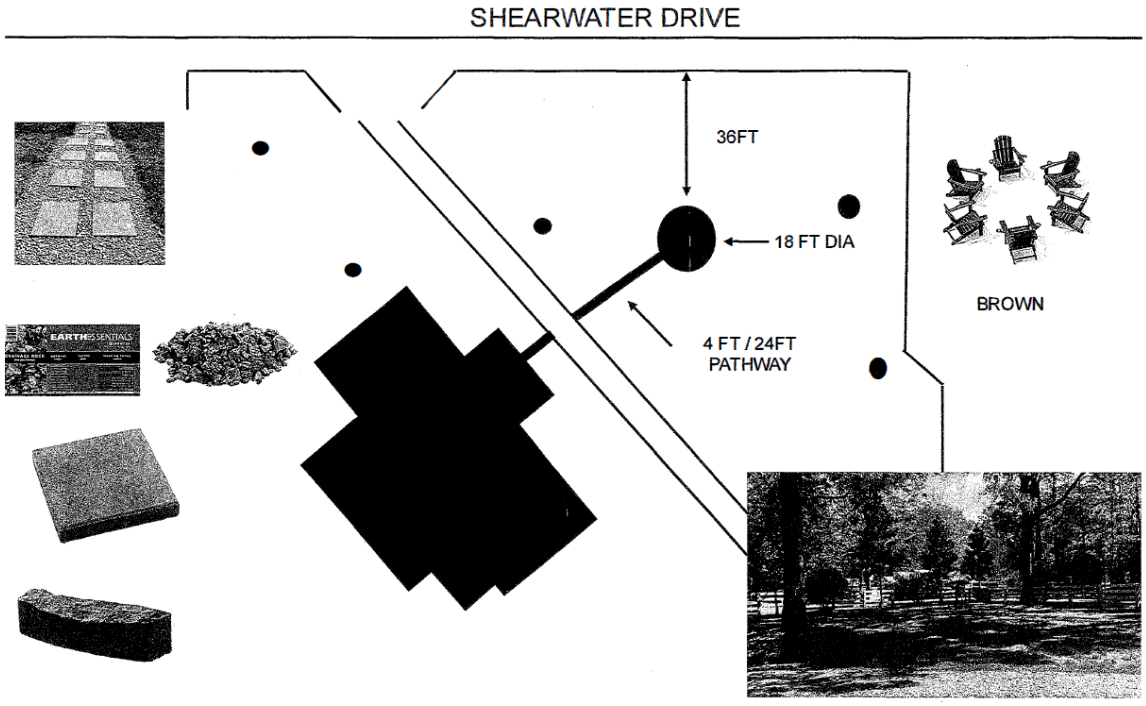


Figure 2. Site plan and Material

II. ZONING/LAND USE:

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

Figure 3. Subject Property and Adjacent Zoning Districts

Figure 4. Shearwater Historic District

III. SHEARWATER HISTORIC DISTRICT:

The Shearwater Historic District is a scenic waterfront area characterized by bluffs overlooking the Mississippi Sound, dense vegetation, and homes set along long private drives. The district reflects a range of architectural styles—including Southern farmhouse, Bungalow, French Provincial, and Colonial Revival—illustrating its gradual development while maintaining a strong relationship with the natural landscape.

The district is also historically significant as the home of Shearwater Pottery, widely recognized through the work of artist Walter Inglis Anderson and his brother, Peter Anderson. Unlike more urban historic districts, Shearwater's character is defined as much by its natural setting as by its architecture.

IV. OCEAN SPRINGS HISTORIC DESIGN GUIDELINES:

Recreation & Mechanical: Modern recreation and mechanical features should not be visible from the public view. They should never be placed on the façade of a building or in the front yard. Generally, it is best for such features to be placed at the rear of the property. Placement to the side may be acceptable provided that the feature is screened from public view.

V. FINDINGS:

- The proposed improvements will be constructed using following materials:
  - EARTHESSENTIALS BY QUIKRETE 0.5 cu ft Gray Drainage rock (0.5 - 3-in)
  - 12.0-in L x 12.0-in W x 2.0-in H Square Gray Concrete Patio stone
  - Oldcastle Chiseledge 10-in L x 4-in W x 3-in H Gray Concrete Straight edging stone

VI. PUBLIC NOTICES:

- Historic Preservation Commission yard sign was posted on property on April 27, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on April 27, 2026.

VII. PUBLIC FEEDBACK

None received as of May 8, 2026

VIII. POTENTIAL MOTION

A motion to recommend **approval** of Certificate of Appropriateness to construct an 18' diameter, round sitting area with gravel, grey pave stones, and grey stone border as shown in the site plan along with a 4' x 24' pathway leading to existing driveway.

-OR-

A motion to recommend **denial** of Certificate of Appropriateness to construct an 18' diameter, round sitting area with gravel, grey pave stones, and grey stone border as shown in the site plan along with a 4' x 24' pathway leading to existing driveway.

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: 4-6-26

[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

APPLICATION FEE: $50.00 (NON-REFUNDABLE)– 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: 110A Shearwater Drive

Property Owner(s): OWEN WHITE

Parcel ID Number: _____ **Approximate Age of Home:** 3yrs

***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: OWEN WHITE

Address: 110 A Shearwater Drive

City: Ocean Springs State: MS Zip: 39564

Phone: 205-415-1981 Email: OWHIT3@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

PLEASE CHECK DISTRICT/LISTING

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

OWEN WHITE
Printed Name of Owner

Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

4-6-26
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: _____

N/A

— Attach Additional Sheets if Needed —

— 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: Adding sitting area with pathway.
Pathway ≈ 4ft wide and 24ft long coming off driveway.
Sitting area is round with an 18ft diameter.
Surface will be grey landscape gravel with grey pave stones as pictured. with grey border stone.

— Attach Additional Sheets if Needed —

— Certificate Of Appropriateness Application —

Description of Request Attachment for:

DEMOLITION

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. _____ Photographs of all sides of the structure to be removed;

b. _____ Site plan showing locations of structures, fences, walls, walkways, and protected trees;

c. _____ Provide a sketch showing intent for the property. In considering an application for the demolition of a landmark or resource with a historic district, the following shall be considered:

1. The individual historical or architectural significance of the resource;
2. The importance or contribution of the resource to the aesthetics of the district;
3. The difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail; and
4. The proposed replacement structure and the future utilization.

Description: _____

N/A

— Attach Additional Sheets if Needed —

— Certificate Of Appropriateness Application —

Description of Request Attachment for:

SIGNAGE

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

Required Attachments:

a. _____ Scaled drawings of proposed sign; and

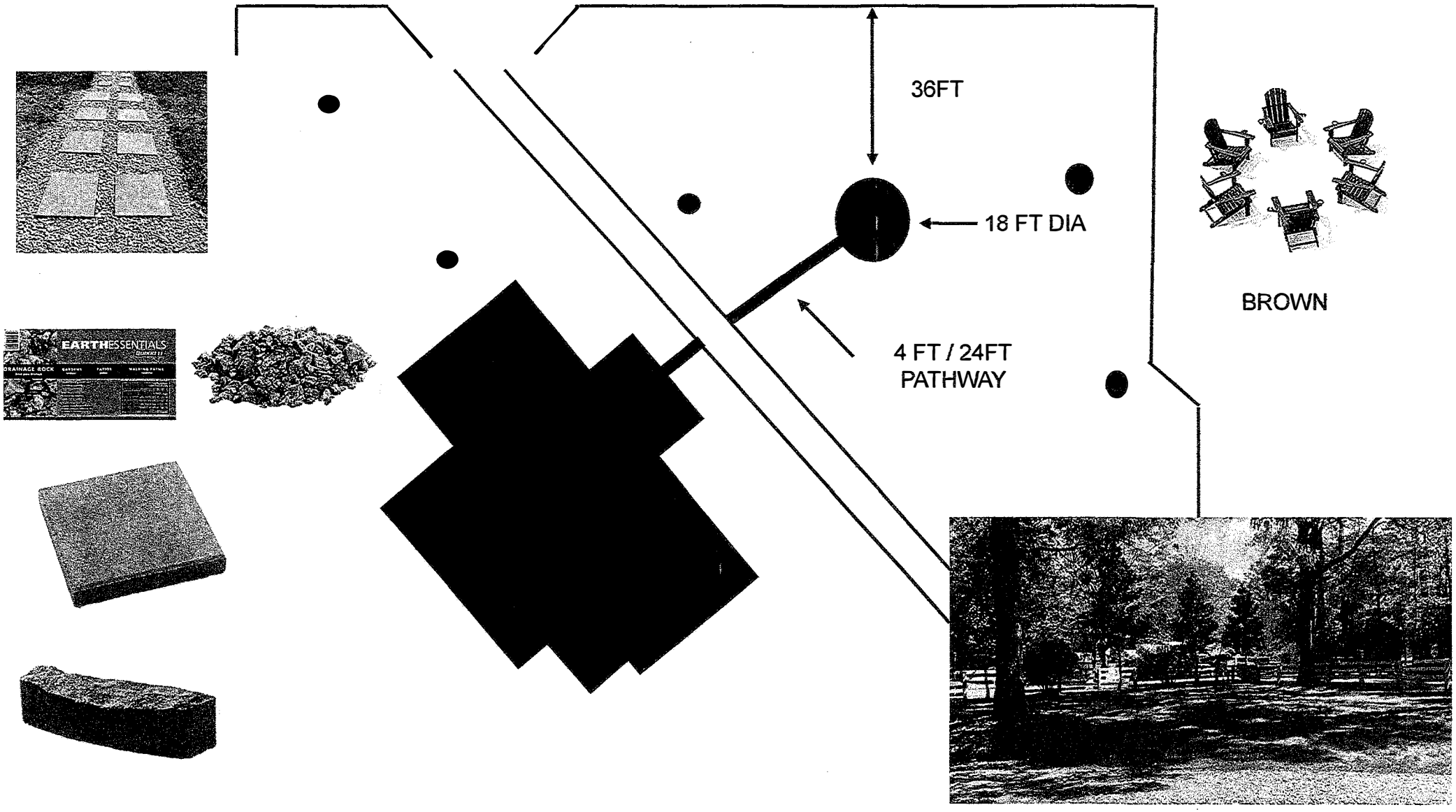
b. _____ Site plan showing locations of all structures, protected trees, and proposed sign location.

Description: _____

N/A

— Attach Additional Sheets if Needed —

SHEARWATER DRIVE



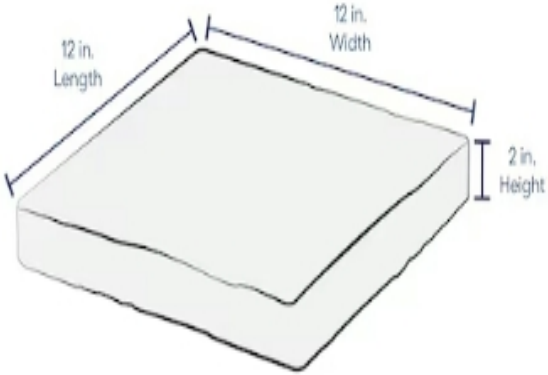
Oldcastle - Chiseledge 10-in L x 4-in W x 3-in H Gray Concrete...

Item #4143789

Model #14200446

Pavers & Stepping Stones

Concrete Patio Stone



EARTHESSENTIALS BY QUIKRETE

0.5 cu ft Gray Drainage rock (0.5 - 3-in)

6

OFFICIAL RECORDS JACKSON COUNTY
Josh Eldridge
CHANCERY CLERK
RECORDING FEE: $27.00
#202102822 BK:2009 PG:779-784
02/04/2021 09:57:15 AM 6 PGS
RVANHORN,DC Rcpt#3372

202102822 6 PGS

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

Grantors:
Frances Sue White
Kathy S. Lantrip
& Nancy J. Gables
110 Shearwater Drive
Ocean Springs, MS 39564
Telephone: (228) 990-4072

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011
File #O187015X

Grantees:
Owen E. White
110 Shearwater Drive
Ocean Springs, MS 39564
Telephone: (228) 990-4072

INDEXING INSTRUCTIONS: Parcel of land situated in Sec. 30, T7S, R8W, Jackson County, MS

STATE OF MISSISSIPPI
COUNTY OF JACKSON

QUITCLAIM 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, **Frances Sue White, Kathy S. Lantrip, and Nancy J. Gables,** do hereby release and quitclaim unto **Owen E. White**, 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 as Exhibit "A"

No title exam was performed, and no title examination was requested. The description used on this deed was provided by the Client. No search was made of public records to determine the accuracy of said description and said attorney, in preparing this deed, has relied, at the request of the Client, on the representation of the Grantor that the description provided is proper and accurate.

WITNESS MY SIGNATURE, on this the 14 day of November, A.D., 2020.

Frances Sue White
Frances Sue White

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Frances Sue White,** who acknowledged before me that she 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 14 day of November, A.D. 2020.

(AFFIX SEAL)

STATE OF MISSISSIPPI
DAVID M STOREY
NOTARY PUBLIC
ID No. 89032
Commission Expires
January 18, 2023
JACKSON COUNTY

NOTARY PUBLIC

My commission expires: 1/18/2023

WITNESS MY SIGNATURE, on this the 14 day of November, A.D., 2020.

Kathy S. Lantrip

Kathy S. Lantrip

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Kathy S. Lantrip,** who acknowledged before me that she 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 14 day of November, A.D. 2020.

STATE OF MISSISSIPPI
DAVID M STOREY
NOTARY PUBLIC
ID No. 98032
Commission Expires
January 18, 2023
JACKSON COUNTY

(AFFIX SEAL)

NOTARY PUBLIC

My commission expires: 1/18/2023

WITNESS MY SIGNATURE, on this the 9 day of October, A.D., 2020.

Nancy J. Gables

Nancy J. Gables

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Nancy J. Gables,** who acknowledged before me that she 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 9th day of OCTOBER, A.D. 2020.

(AFFIX SEAL) CHRISTIAN M. COOPER NOTARY PUBLIC STATE OF ALABAMA COMM. EXP. 01-23-2024

NOTARY PUBLIC

My commission expires: 1/23/2024

EXHIBIT "A"

PARCEL 1 DESCRIPTION per preliminary survey by The Woodlands Group (attached):

COMMENCE AT A POINT BEING USED AS THE SOUTHEAST CORNER OF LOT 15, POINT-O-PINES SUBDIVISION, AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI IN PLAT BOOK 2 PAGE 21 ; THENCE ALONG THE NORTH MARGIN OF SHEARWATER DRIVE, RUN NORTH 64°07'45" WEST 108.38 FEET TO A POINT; THENCE RUN SOUTH 25°52'15" WEST 29.57 FEET TO A POINT ON THE SOUTH MARGIN OF SHEARWATER DRIVE AND THE POINT OF BEGINNING; THENCE, ALONG THE SOUTH MARGIN OF SHEARWATER DR, RUN NORTH 64°15'35" WEST 25.42 FEET TO A POINT; THENCE RUN NORTH 64°17'06" WEST 104.81 FEET TO A POINT; THENCE RUN NORTH 64°52'47" WEST 25.01 FEET TO A POINT; THENCE RUN SOUTH 42°55'19" WEST 207.61 FEET TO A POINT; THENCE RUN SOUTH 64°37'03" EAST 181.32 FEET TO A POINT; THENCE RUN NORTH 35°51'30" EAST 200.65 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 0.76 ACRES, MORE OR LESS.

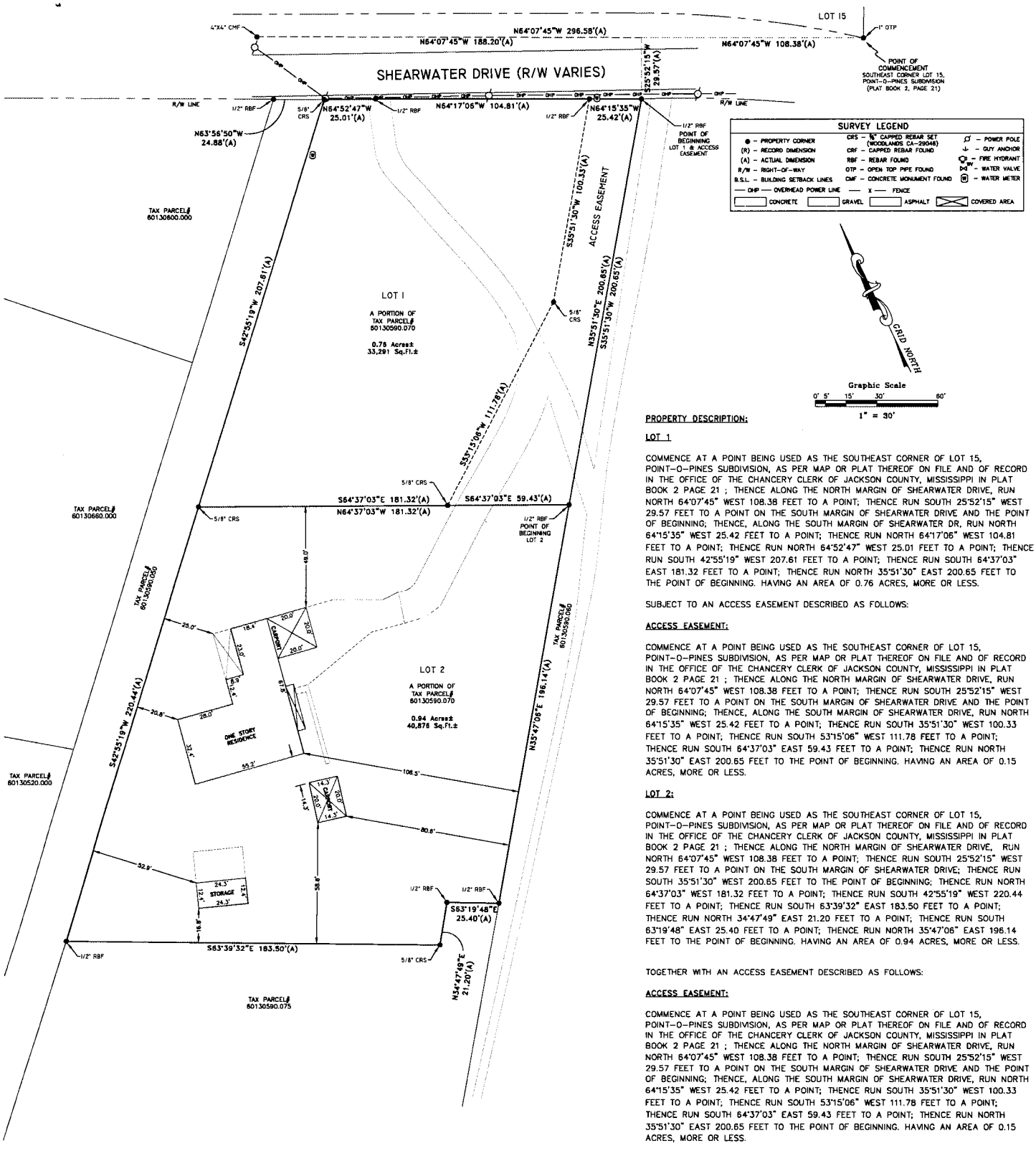
LESS AND EXCEPT:

EASEMENT DESCRIPTION:

COMMENCE AT A POINT BEING USED AS THE SOUTHEAST CORNER OF LOT 15, POINT-O-PINES SUBDIVISION, AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI IN PLAT BOOK 2 PAGE 21 ; THENCE ALONG THE NORTH MARGIN OF SHEARWATER DRIVE, RUN NORTH 64°07'45" WEST 108.38 FEET TO A POINT; THENCE RUN SOUTH 25°52'15" WEST 29.57 FEET TO A POINT ON THE SOUTH MARGIN OF SHEARWATER DRIVE AND THE POINT OF BEGINNING; THENCE, ALONG THE SOUTH MARGIN OF SHEARWATER DRIVE, RUN NORTH 64°15'35" WEST 25.42 FEET TO A POINT; THENCE RUN SOUTH 35°51'30" WEST 100.33 FEET TO A POINT; THENCE RUN SOUTH 53°15'06" WEST 111.78 FEET TO A POINT; THENCE RUN SOUTH 64°37'03" EAST 59.43 FEET TO A POINT; THENCE RUN NORTH 35°51'30" EAST 200.65 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 0.15 ACRES, MORE OR LESS.

***As described in the survey by James Fraiser, III of The Woodlands Group, Surveying Solutions dated 1/4/2021 attached hereto as Exhibit "B"**

Exhibit 'B'



SURVEY LEGEND

● – PROPERTY CORNER	CRS – ⅝" CAPPED REBAR SET (WOODLANDS CA-29046)
(R) – RECORD DIMENSION	CRF – CAPPED REBAR FOUND
(A) – ACTUAL DIMENSION	RBF – REBAR FOUND
R/W – RIGHT-OF-WAY	OTP – OPEN TOP PIPE FOUND
B.S.L. – BUILDING SETBACK LINES	CMF – CONCRETE MONUMENT FOUND
— OHP — OVERHEAD POWER LINE	— X — FENCE
CONCRETE	GRAVEL
ASPHALT	COVERED AREA
– POWER POLE	– GUY ANCHOR
– FIRE HYDRANT	– WATER VALVE
– WATER METER	

PROPERTY DESCRIPTION:

LOT 1

COMMENCE AT A POINT BEING USED AS THE SOUTHEAST CORNER OF LOT 15, POINT-O-PINES SUBDIVISION, AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI IN PLAT BOOK 2 PAGE 21 ; THENCE ALONG THE NORTH MARGIN OF SHEARWATER DRIVE, RUN NORTH 64°07'45" WEST 108.38 FEET TO A POINT; THENCE RUN SOUTH 25°52'15" WEST 29.57 FEET TO A POINT ON THE SOUTH MARGIN OF SHEARWATER DRIVE AND THE POINT OF BEGINNING; THENCE, ALONG THE SOUTH MARGIN OF SHEARWATER DR, RUN NORTH 64°15'35" WEST 25.42 FEET TO A POINT; THENCE RUN NORTH 64°17'06" WEST 104.81 FEET TO A POINT; THENCE RUN NORTH 64°52'47" WEST 25.01 FEET TO A POINT; THENCE RUN SOUTH 42°55'19" WEST 207.61 FEET TO A POINT; THENCE RUN SOUTH 64°37'03" EAST 181.32 FEET TO A POINT; THENCE RUN NORTH 35°51'30" EAST 200.65 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 0.76 ACRES, MORE OR LESS.

SUBJECT TO AN ACCESS EASEMENT DESCRIBED AS FOLLOWS:

ACCESS EASEMENT:

COMMENCE AT A POINT BEING USED AS THE SOUTHEAST CORNER OF LOT 15, POINT-O-PINES SUBDIVISION, AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI IN PLAT BOOK 2 PAGE 21 ; THENCE ALONG THE NORTH MARGIN OF SHEARWATER DRIVE, RUN NORTH 64°07'45" WEST 108.38 FEET TO A POINT; THENCE RUN SOUTH 25°52'15" WEST 29.57 FEET TO A POINT ON THE SOUTH MARGIN OF SHEARWATER DRIVE AND THE POINT OF BEGINNING; THENCE, ALONG THE SOUTH MARGIN OF SHEARWATER DRIVE, RUN NORTH 64°15'35" WEST 25.42 FEET TO A POINT; THENCE RUN SOUTH 35°51'30" WEST 100.33 FEET TO A POINT; THENCE RUN SOUTH 53°15'06" WEST 111.78 FEET TO A POINT; THENCE RUN SOUTH 64°37'03" EAST 59.43 FEET TO A POINT; THENCE RUN NORTH 35°51'30" EAST 200.65 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 0.15 ACRES, MORE OR LESS.

LOT 2:

COMMENCE AT A POINT BEING USED AS THE SOUTHEAST CORNER OF LOT 15, POINT-O-PINES SUBDIVISION, AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI IN PLAT BOOK 2 PAGE 21 ; THENCE ALONG THE NORTH MARGIN OF SHEARWATER DRIVE, RUN NORTH 64°07'45" WEST 108.38 FEET TO A POINT; THENCE RUN SOUTH 25°52'15" WEST 29.57 FEET TO A POINT ON THE SOUTH MARGIN OF SHEARWATER DRIVE; THENCE RUN SOUTH 35°51'30" WEST 200.65 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 64°37'03" WEST 181.32 FEET TO A POINT; THENCE RUN SOUTH 42°55'19" WEST 220.44 FEET TO A POINT; THENCE RUN SOUTH 63°39'32" EAST 183.50 FEET TO A POINT; THENCE RUN NORTH 34°47'49" EAST 21.20 FEET TO A POINT; THENCE RUN SOUTH 63°19'48" EAST 25.40 FEET TO A POINT; THENCE RUN NORTH 35°47'06" EAST 196.14 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 0.94 ACRES, MORE OR LESS.

TOGETHER WITH AN ACCESS EASEMENT DESCRIBED AS FOLLOWS:

ACCESS EASEMENT:

COMMENCE AT A POINT BEING USED AS THE SOUTHEAST CORNER OF LOT 15, POINT-O-PINES SUBDIVISION, AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI IN PLAT BOOK 2 PAGE 21 ; THENCE ALONG THE NORTH MARGIN OF SHEARWATER DRIVE, RUN NORTH 64°07'45" WEST 108.38 FEET TO A POINT; THENCE RUN SOUTH 25°52'15" WEST 29.57 FEET TO A POINT ON THE SOUTH MARGIN OF SHEARWATER DRIVE AND THE POINT OF BEGINNING; THENCE, ALONG THE SOUTH MARGIN OF SHEARWATER DRIVE, RUN NORTH 64°15'35" WEST 25.42 FEET TO A POINT; THENCE RUN SOUTH 35°51'30" WEST 100.33 FEET TO A POINT; THENCE RUN SOUTH 53°15'06" WEST 111.78 FEET TO A POINT; THENCE RUN SOUTH 64°37'03" EAST 59.43 FEET TO A POINT; THENCE RUN NORTH 35°51'30" EAST 200.65 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 0.15 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. UNLESS STATED OTHERWISE HEREON, THIS PLAT WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
2. REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
3. TYPE OF SURVEY – BOUNDARY SURVEY (PARCEL DIVISION)
4. ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM OBSERVATION USING THE NORTH AMERICAN DATUM OF 1983. ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
5. FIELD WORK WAS PERFORMED 12/15/2020.
6. THIS IS A CLASS "C" SURVEY.

SURVEYORS CERTIFICATION:

STATE OF MISSISSIPPI, COUNTY OF JACKSON
I, JAMES FRAISER III, A LICENSED PROFESSIONAL SURVEYOR IN JACKSON COUNTY, MISSISSIPPI, HEREBY CERTIFY THAT ALL PARTS OF THIS PLAT AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

James Fraiser III
DATE 1/04/2021

JAMES FRAISER III
MS. LICENSE NO. 30740
THE WOODLANDS GROUP LLC
P.O. BOX 843, OCEAN SPRINGS, MS 39566
PHONE: 228-818-4763

JAMES FRAISER III LICENSED PROFESSIONAL SURVEYOR PS-30740 STATE OF MISSISSIPPI

	REFERENCE MATERIAL	DATE
1.	RECORD DEED BOOK 1916 PAGE 651	11/17/2019
2.	RECORD DEED BOOK 1902 PAGE 6861	9/07/2018
3.		
4.		

BOUNDARY SURVEY
TAX PARCEL#60130590.070
SHEARWATER DRIVE, OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI
SECTION-30, TOWNSHIP-7-SOUTH, RANGE-8-WEST

CLIENT: WHITE	
FIELD WORK BY: JF, KA	DATE: 12/15/2020
DRAWN BY: KJ	DRAWING NO.: 20112-NBS
CHECKED BY: JF	SHEET 1 OF 1
SCALE: 1"=30'	

THE WOODLANDS GROUP
Surveying Solutions

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, May 14, 2026, at 6:00 p.m.

Regarding the following:

110A Shearwater Drive – PIDN: 60130590.072 – Owen White – Requesting approval of a Certificate of Appropriateness (COA) to construct an 18' diameter, round sitting area with gravel, grey pave stones, and grey stone border as shown in the site plan along with a 4' x 24' pathway leading to existing driveway

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to acrose@oceansprings-ms.gov , edill@oceanpsrings-ms.gov, or 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:	May 14, 2026
APPLICANT:	Greg Worch / First Presbyterian Church
OWNER:	First Presbyterian Church of Ocean Springs, LLC
REQUESTED ACTION:	Certificate of Appropriateness (COA)
DATE OF APPLICATION:	April 6, 2026
LOCATION:	915 Ocean Ave & 921 Ocean Ave – Ward 2 Old Ocean Springs Historic District "Lyndwood"
PARCEL NUMBERS:	60137400.100 (915 Ocean Ave) 60137450.060 (No Address) 60137394.000 (921 Ocean Ave)

Figure 1. Historic Preservation Commission Signage

I. REQUEST SUMMARY:

The applicant, Greg Worch, is requesting approval of a Certificate of Appropriateness (COA) to construct a 4' tall white vinyl picket fence on 3 sides of an existing sport court.

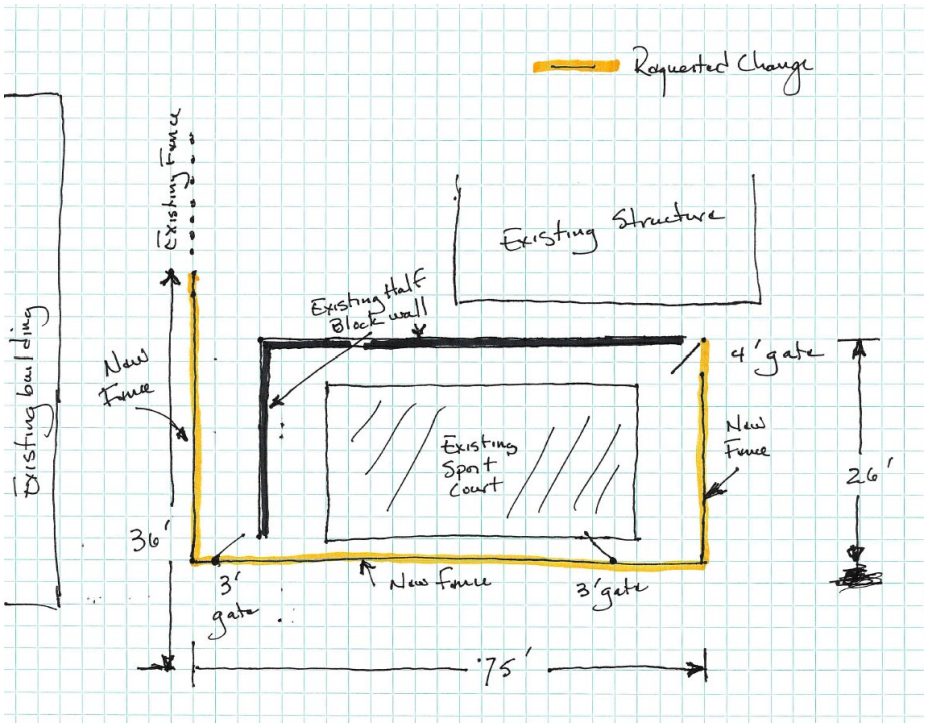


Figure 2. Fence Site Plan

Figure 3. Existing Sport Court

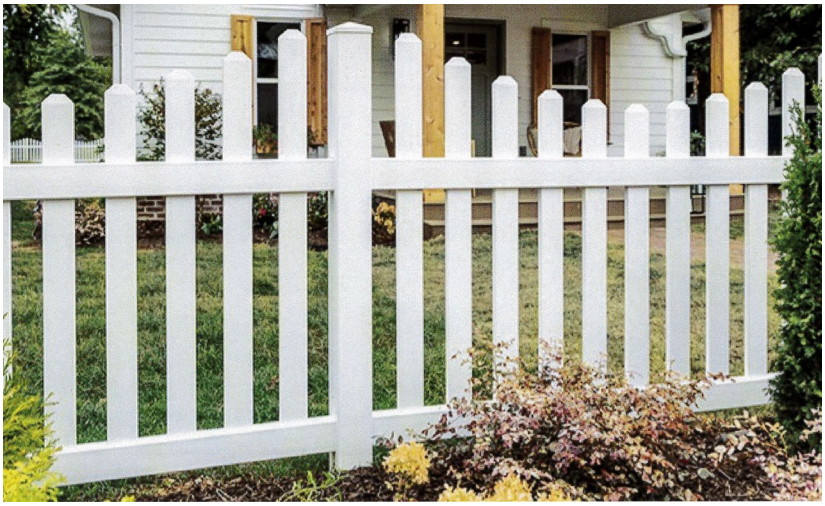


Figure 4. Proposed 4' tall white vinyl picket fence

II. ZONING & LAND USE:

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

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 historic mix of residential, commercial, and professional uses, particularly along Jackson and Washington Avenues. The district features a diverse collection of architectural styles adapted to the Gulf Coast climate. Common styles include Greek Revival, Queen Anne, and Craftsman, represented in building types such as Creole cottages, planter's cottages, shotgun houses, and bungalows. Climate-responsive features include prominent porches and a limited number of chimneys. The district also contains churches, civic buildings, and residences that have been adapted for non-residential uses.

IV. MS DEPARTMENT OF ARCHES AND HISTORY RESOURCES INVENTORY:

Brief Description: One-story, frame, four-bay-wide (porch-www-d-ww) multi-gabled Minimal Traditional residence with a gable entry porch supported by square posts. Bay 1 is a side-gable screened porch addition. Bays 3-4 are sheltered by a stylistic front gable spans Bays 3-4. Windows are 4/6 aluminum double-hung-sash with faux shutters. The house rests on a brick veneered basement. The foundation was not observed at the time of survey. The house is clad in clapboard siding and has an asphalt shingle roof. A gable-roof second story addition was added to the right rear (northeast) and a 1-story, gable-roof addition extends from the rear left (northwest).

Historic Information: Constructed in the winter of 1934 by A. Lynd and Mae Kettles Gottsche using salvaged lumber from Case-Russall, a structure formerly situated on the southwest corner of Washington and Porter Avenues. It remained in the Gottsche family until 1989 when it was granted to the First Presbyterian Church of Ocean Springs.

V. 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.

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 applicant proposes to construct a 4' tall white vinyl picket fence surrounding 3 sides of the existing sport court. The proposed fence is consistent with the traditional picket fencing throughout the Old Ocean Springs Historic District.
- This COA request is identical to the previously approved white vinyl picket fence previously approved at the April 16, 2026 HPC meeting.

VII. PUBLIC NOTICES:

- Historic Preservation Commission yard sign was posted on property on April 27, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on April 27, 2026.

VIII. PUBLIC FEEDBACK:

None received as of May 8, 2026

IX. POTENTIAL MOTION:

A motion to recommend **approval** of a Certificate of Appropriateness (COA) to construct a 4' tall white vinyl picket fence on 3 sides of an existing sport court.

-OR-

A motion to recommend **denial** of a Certificate of Appropriateness (COA) to construct a 4' tall white vinyl picket fence on 3 sides of an existing sport court.

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: 4/6/26

[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: 915 Ocean Avenue, OS, MS

Property Owner(s): First Presbyterian Church of Ocean Springs

Parcel ID Number: _____ **Approximate Age of Home:** 90 years 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 OBO First Presbyterian Church

Address: 921 Ocean Ave

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

☐ BOWEN	☐ MARBLE SPRINGS	☐ SHEARWATER
☐ INDIAN SPRINGS	☒ OLD OCEAN SPRINGS	☐ SULLIVAN-CHARNELY
☐ LOVER'S LANE	☐ RAILROAD	☐ 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
Printed Name of Owner

Signature of Owner

Greg Worch
Printed Name of Authorized Agent

Signature of Authorized Agent

4/6/26
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.

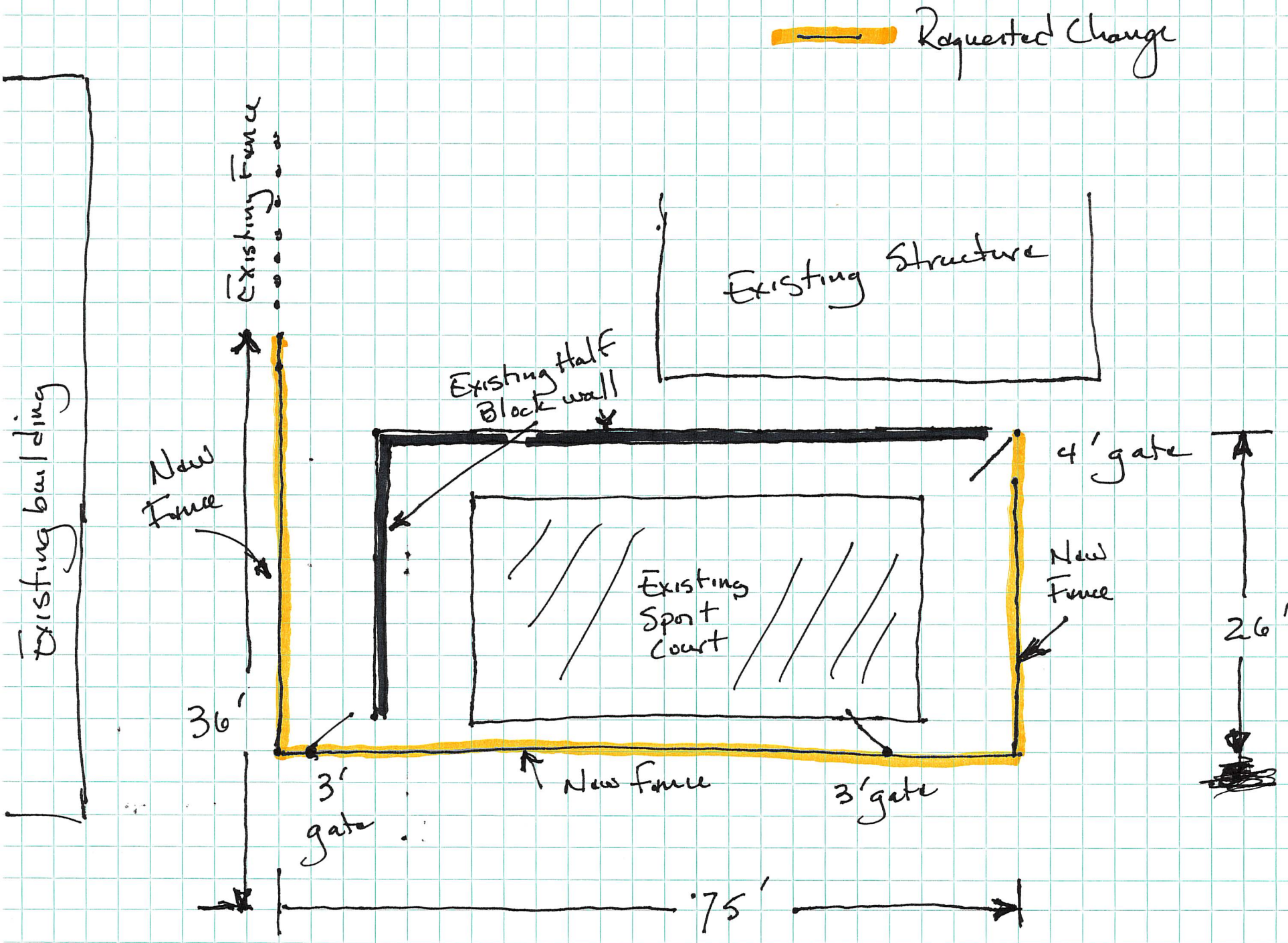
Required Attachments:

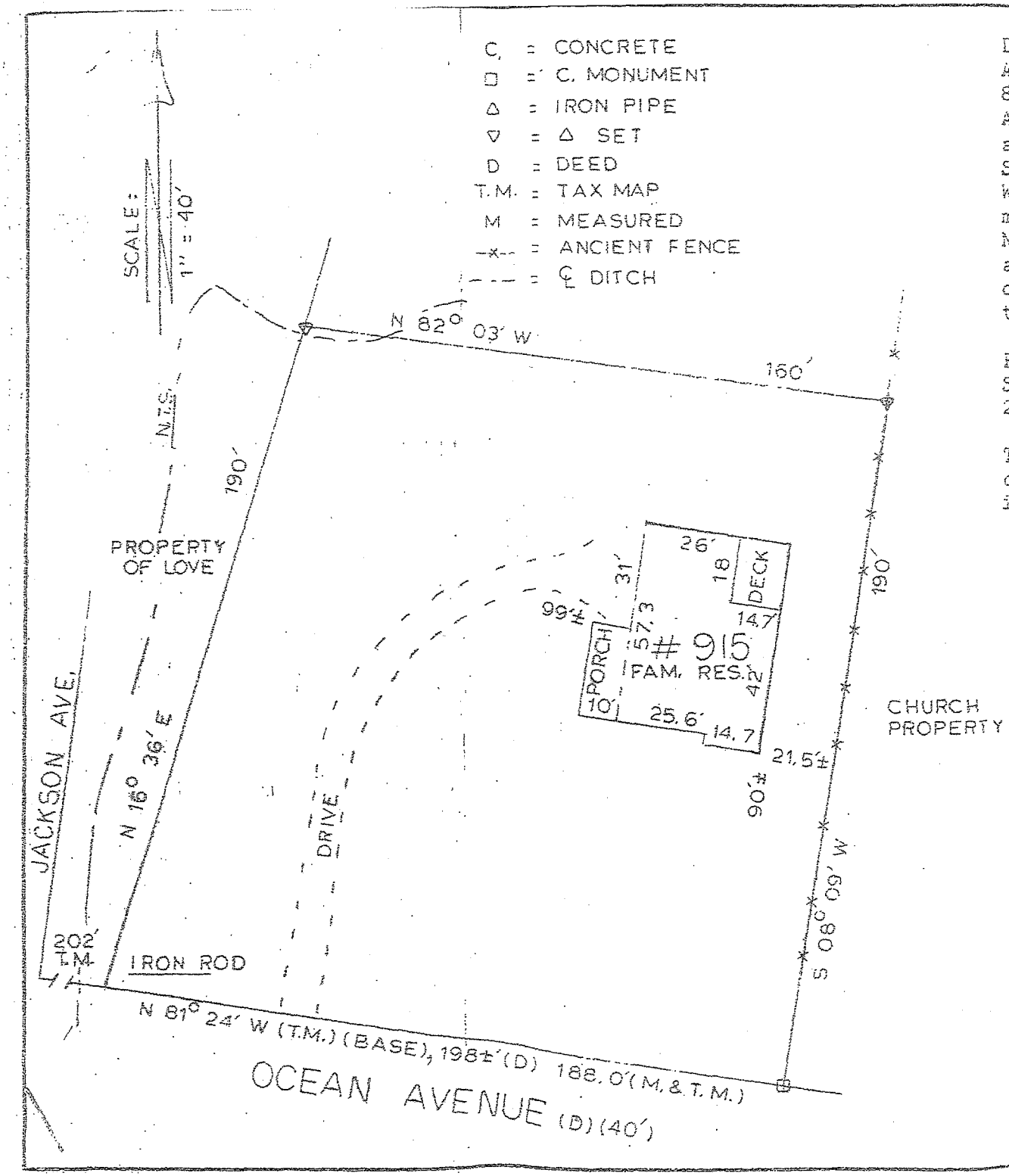
1. For work which includes changes to the exterior of existing buildings, the following is required:
   a. ____ Elevations;
   b. X ~~Floor Plans~~; and Site plan
   c. X Photographs of each face of the building to be renovated with details of the areas of work.

Description: Requesting construction of a 4' high fence on 3 sides of an existing sport court. ~~fence will be metal, and will match an existing fence that is adjacent to the fenced area.~~
white vinyl, which will match the fence requested last month for an adjacent area

Revised

— Attach Additional Sheets if Needed —


Requested Change
Existing Fence
Existing Structure
Existing Half Block wall
Existing building
New Fence
4' gate
New Fence
Existing Sport Court
26'
36'
3' gate
New fence
3' gate
75'



DEED DESCRIPTION:
A parcel of land situated in Section 30, Townsh
8 West, Jackson County, Mississippi described a
A certain lot in the town of Ocean Springs, Mis
as beginning at a point on the north side of Oc
SW corner of the Presbyterian Church property a
West along the north side of Ocean Avenue a dis
more or less, to the property formerly of Barle
North 190 feet, thence East 160 feet, more or l
along the west boundary of the Presbyterian Chu
or less, along the west boundary of the Presbyt
the place of beginning.

Portions of this lot are located in a flood cri
Said portions are in Zone A9 (Base 11) as per F
285259 0002 D, as revised March 18, 1987.

This is to CERTIFY that I have surveyed the pro
cribed and delineated, and that the measurement
indicated are correct to the best of my knowled

ERIC MENNENNE
21 Nov. 1989
Class "C"

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 of which is hereby acknowledged, We, ALBERT LYND GOTTSCHE, JR. and wife, PATRICIA F. GOTTSCHE, do hereby sell, convey and warrant unto the FIRST PRESBYTERIAN CHURCH OF OCEAN SPRINGS, Mississippi, by and through its Trustees, E. W. HALSTEAD, JR., G. 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:

> Claim Section 37 (Section 30 if regularly surveyed), Township 7 South, Range 8 West. A certain lot in the City of Ocean Springs, Jackson County, Mississippi, described as beginning at a point on the north side of Ocean Avenue, at the Southwest corner of the Presbyterian Church property and running thence West along the North side of Ocean Avenue, a distance of 198 feet, more or less, to the property formerly of Bailey, now or formerly of Love, thence North 190 feet, thence East 160 feet, more or less, thence South along the West boundary of the Presbyterian Church 190 feet, more or less, to the place of beginning. Being the same property as conveyed by Deed dated December 26, 1972 and recorded in Book 453 at Page 165 in the records of the Chancery Clerk of Jackson County, Mississippi.

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

AD VALOREM TAXES for the year 1989 are prorated to date between the parties and are assumed by the Grantors herein.

WITNESS OUR SIGNATURES, on this the 15th day of December, 1989.

ALBERT LYND GOTTSCHE, JR.

PATRICIA F. GOTTSCHE

A C K N O W L E D G E M E N T

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, PATRICIA F. GOTTSCHE, who acknowledged before me that she 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 15th day of December, 1989.

(AFFIX SEAL)

NOTARY PUBLIC

My commission expires:
June 1, 1991

STATE OF CALIFORNIA
COUNTY OF Los Angeles

PERSONALLY APPEARED BEFORE ME, the undersigne authority in and for the jurisdiction aforesaid, ALBERT LYN GOTTSCHE, JR., who acknowledged before me that he signed executed and delivered the above and foregoing instrument on th day and year thereof, for the use and purposes therei mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this th 14th day of December, 1989.

(AFFIX SEAL)

OFFICIAL SEAL
SHARON L. DUBOIS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Aug. 6, 1993

NOTARY PUBLIC

My commission expires:
August 6, 1993

GRANTOR'S ADDRESS:

915 Ocean Avenue
Ocean Springs, MS 39564
(601) 875-4586

GRANTEE'S ADDRESS:

921 Ocean Avenue
Ocean Springs, MS 39564
(601) 875-5326

STATEMENT OF FEES

First Page $2.00

STATE OF MISSISSIPPI — JACKSON COUNTY

I, Lynn Presley, Clerk of the Chancery Court of said County, certify that the within Instrumen in my office for record on the 20th day of December 1989 a

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

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1018 Porter Avenue
Ocean Springs, MS, 39564

Thursday, May 14, 2026, at 6:00 p.m.

Regarding the following:

915 & 921 Ocean Ave – PIDN: 60137400.100, 60137450.060, & 60137394.000 – First Presbyterian Church of Ocean Springs – Requesting approval of a Certificate of Appropriateness (COA) to construct a 4' tall white vinyl picket fence on 3 sides of an existing sport court

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to acrose@oceansprings-ms.gov , edill@oceanpsrings-ms.gov, or 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: May 14, 2026

APPLICANT: Jeremy Holland

OWNER: Jeremy & Melissa Holland

REQUESTED ACTION: Certificate of Appropriateness (COA)

DATE OF APPLICATION: April 6, 2026

LOCATION: 1217 Sunset Ave – Ward 2
Marble Spring Historic District

PARCEL NUMBER: 60119030.110

Figure 1. Historic Preservation Commission Signage

I. REQUEST SUMMARY:

The applicant, Jeremy Holland, is requesting approval of a Certificate of Appropriateness (COA) to:

1. Install a Gunite swimming pool with hot tub, 6' wide concrete walkway connecting the pool with the existing pier, and fire pit in the backyard with landscaping.
2. Trim 3 trees in the front yard and remove one tree on the side of the property.
3. Widen the existing driveway 8' the length of the driveway using concrete to match existing.

Pool and site materials are proposed as follows:

- The integral color in the concrete deck will be Straw from APC Alabama Pigment Company.
- The exterior facing tile for the spa and fire feature will be NPT Tulipwood 6X36" in Blue.
- The glass tile along the pool and spa waterline, as well as the accent feature within the pool interior, will be NPT National Pool Tile Solara Teal Glow utilizing both 1X1" and 1X2" staggered pattern tile sizes.
- The proposed plaster finish for the pool interior will be Marquis from PMM Products in the color Emerald Isle.

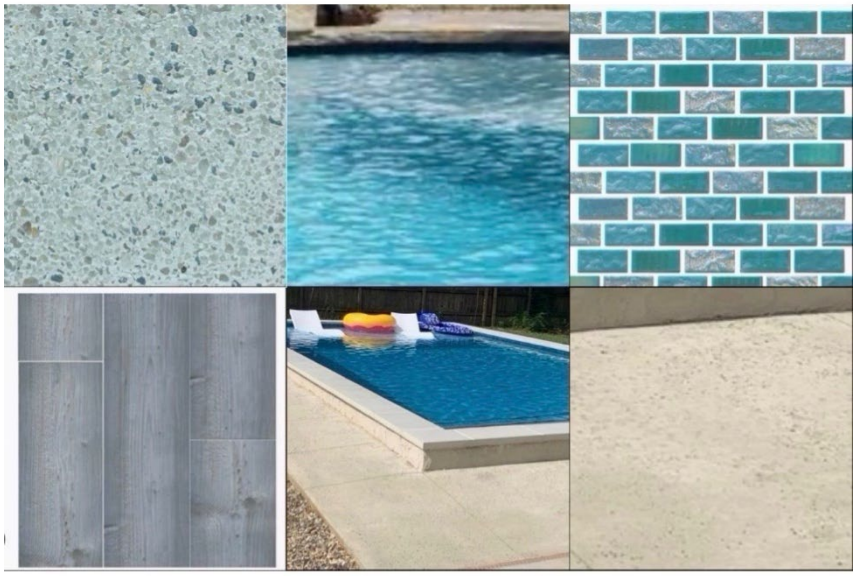


Figure 2. Propose Pool Materials

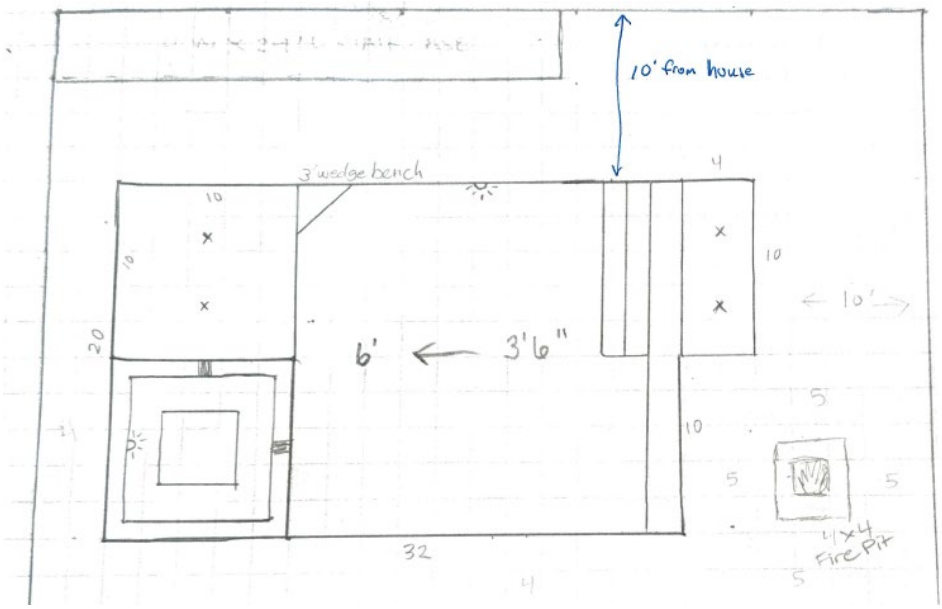


Figure 3. Proposed Pool, Hot Tube, and Fire pit Site Plan

Figures 4, 5, & 6. Proposed Trimmed Trees

Figure 7. Proposed Tree Removal

II. ZONING/LAND USE:

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

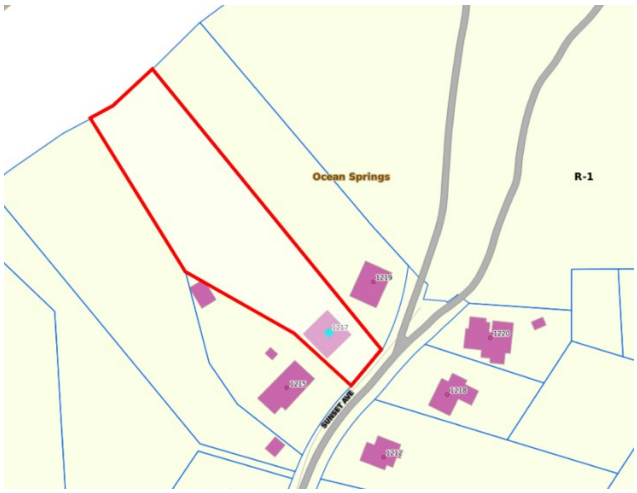


Figure 8. Subject Property and Adjacent Zoning Districts

Figure 9. 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:

Recreation & Mechanical (Pool): Modern recreation and mechanical features should not be visible from the public view. They should never be placed on the façade of a building or in the front yard. Generally, it is best for such features to be placed at the rear of the property. Placement to the side may be acceptable provided that the feature is screened from public view.

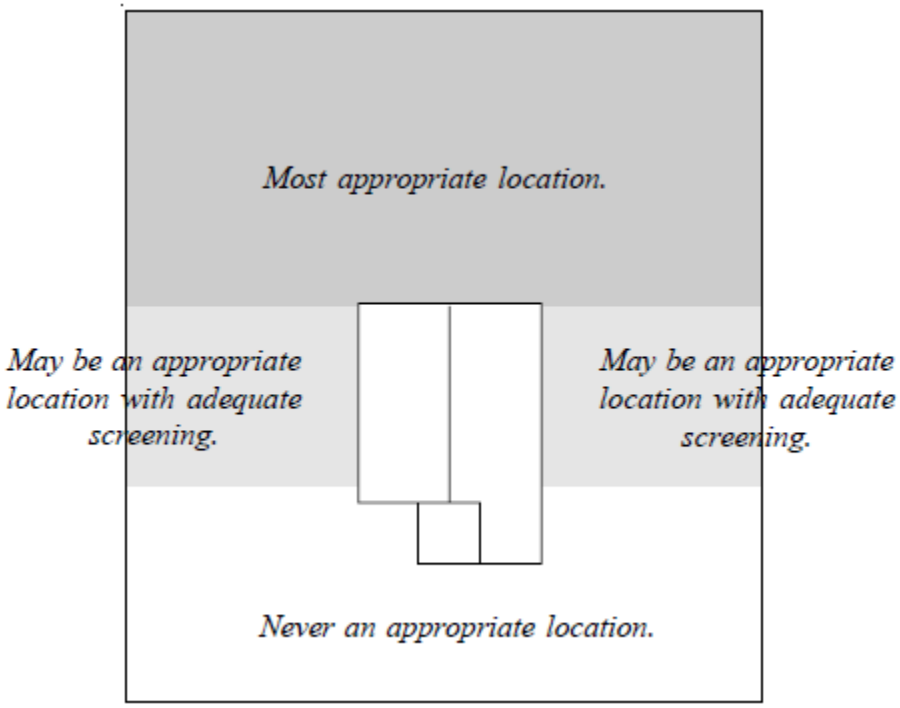


Figure 10. Recreation & Mechanical Appropriate Location

VI. PUBLIC NOTICES:

- Historic Preservation Commission yard sign was posted on property on April 27, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on April 27, 2026.

VII. PUBLIC FEEDBACK:

None received as of May 8, 2026

VIII. POTENTIAL MOTIONS:

A motion to recommend **approval** of Certificate of Appropriateness (COA) to:

1. Install a Gunite swimming pool with hot tub, 6' wide concrete walkway connecting the pool with the existing pier, and fire pit in the backyard with landscaping.
2. Trim 3 trees in the front yard and remove one tree on the side of the property.
3. Widen the existing driveway 8' the length of the driveway using concrete to match existing.

-OR-

A motion to recommend **denial** of Certificate of Appropriateness (COA) to:

1. Install a Gunite swimming pool with hot tub, 6' wide concrete walkway connecting the pool with the existing pier, and fire pit in the backyard with landscaping.
2. Trim 3 trees in the front yard and remove one tree on the side of the property.
3. Widen the existing driveway 8' the length of the driveway using concrete to match existing.

11465

RECEIVED
APR 0 6 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: _____
[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 & Melissa Holland
Parcel ID Number: 6011903.110 **Approximate Age of Home:** 23 years

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.

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

PLEASE CHECK DISTRICT/LISTING

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

Requirements:

- 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

4-6-26

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: Installation of pool / hot tub in backyard (gunite pool) and fire pit. Hot tub + firepit finished in same tile

Install 6' wide ~~sidewalk or~~ walkway from pool to pier located at rear of house

Remove tree on east side of property

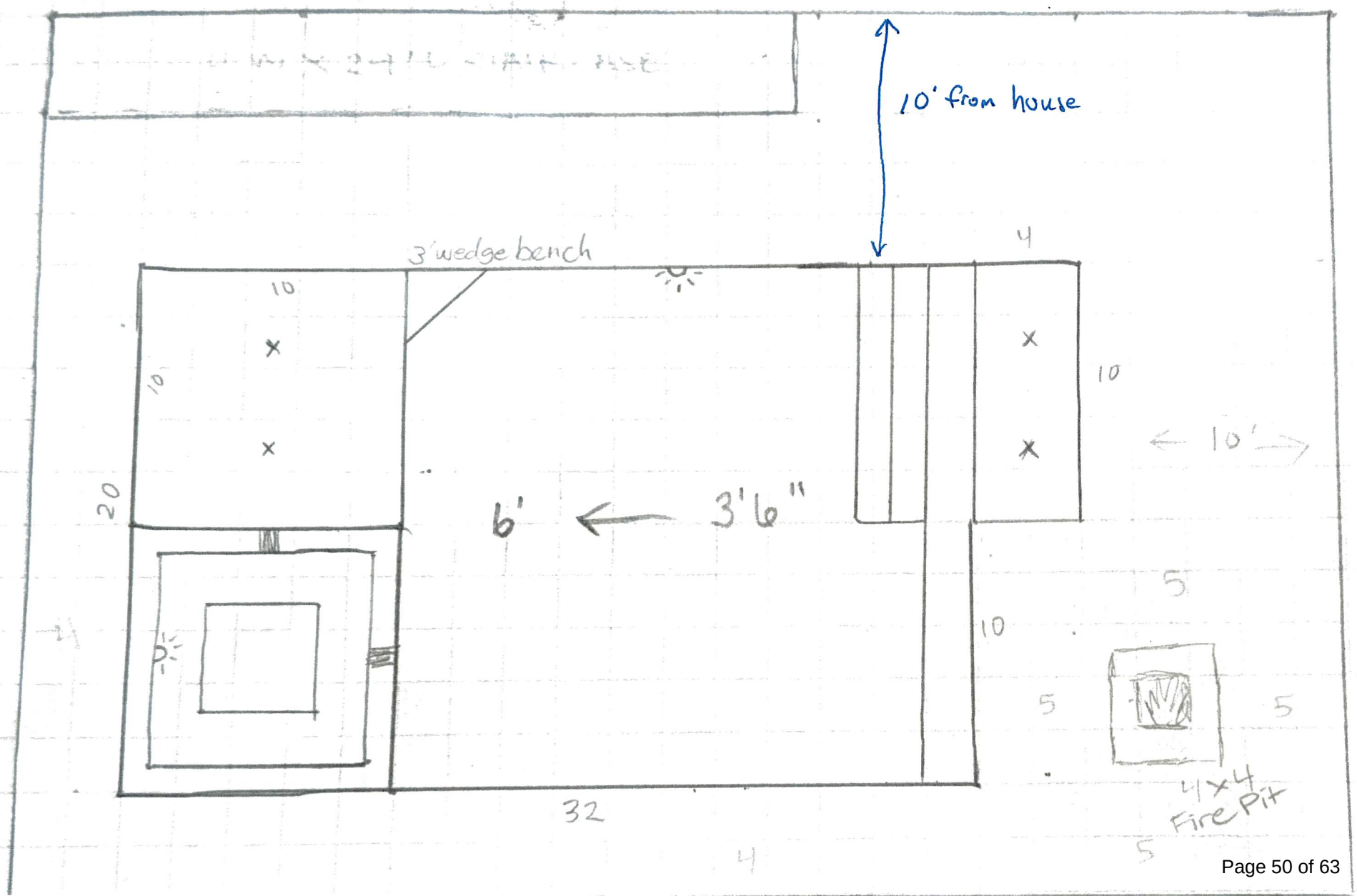
Trim the three trees in front yard

Widen entry driveway by 8' the length of driveway (60') concrete to match existing

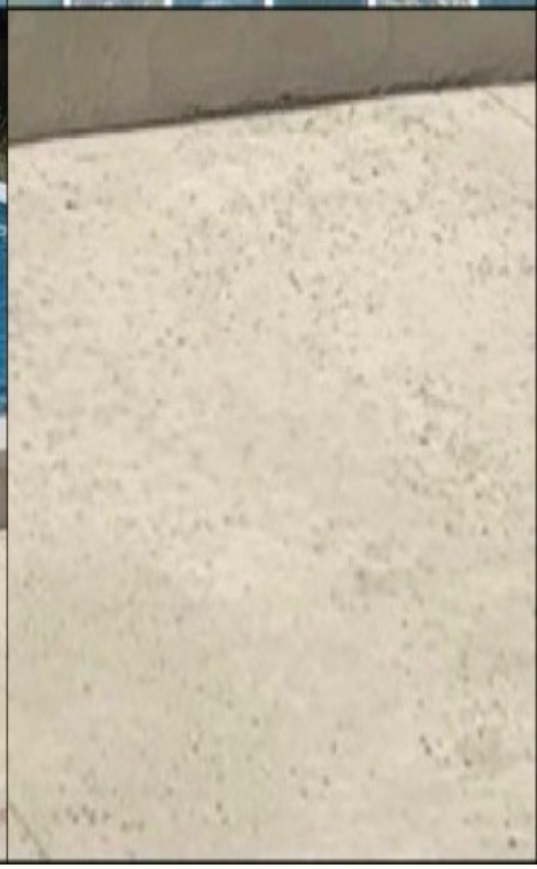
Landscaping after pool install

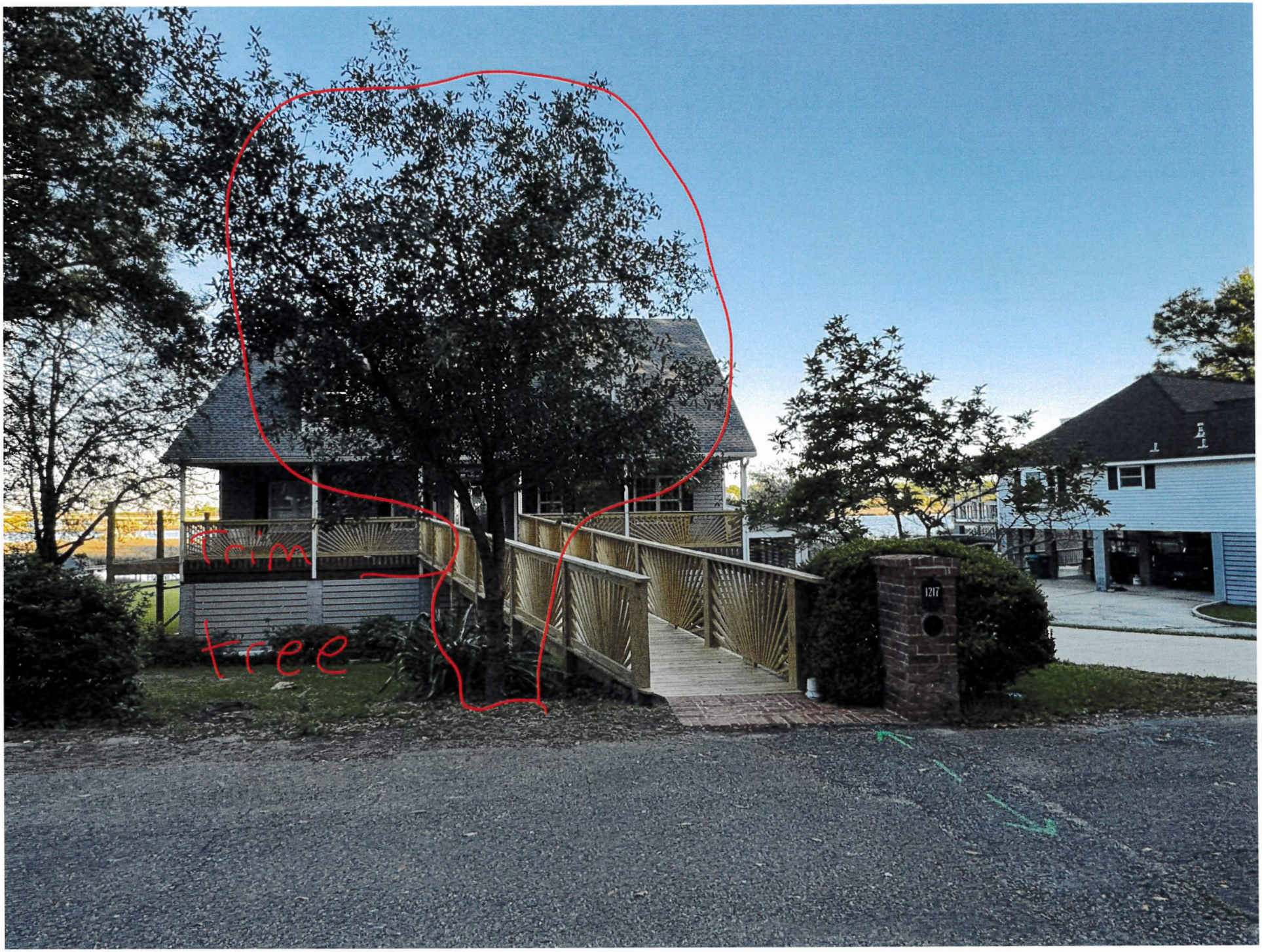
— Attach Additional Sheets if Needed —

1217 Sunset Ave QS
Jeremy Holland



6' wide concrete
walkway to pier
Property line
24' from property
Line
Concrete are of pool is 34' x50'. Pool water line
is 20' deep by 32' wide. Please see the other
drawing for exact pool layout and dimensions
16' from
property line
28' from
property line
Property line
Location of live oak to be removed. Tree is
5' round and 18' tall. Tree is only 2' from
foundation of house and branches lay
over the roof.
Pool water line is 10' from back of house
Area between house and pool to be concrete
Pool equipment to
be located this side
under porch.




Trim
tree
1217

1217
Trim Tree

Trim tree

Remove Tree

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. 202.

(AFFIX SEAL)

NOTARY PUBLIC

My commission expires: 4/17/2028

Parcel Number: 60119030.110

STATE OF MISSISSIPPI
SARAH RIMES
NOTARY PUBLIC
Jackson County
Commission Expires
April 17, 2028
COMMISSION NUMBER 101983

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)

STATE OF MISSISSIPPI
SARAH RIMES
NOTARY PUBLIC
Jackson County
Commission Expires
April 17, 2028
COMMISSION NUMBER 101083

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, May 14, 2026, at 6:00 p.m.

Regarding the following:

1217 Sunset Ave – PIDN: 60119030.110 – Jeremy & Melissa Holland – Requesting approval of a Certificate of Appropriateness (COA) to:

1. **Install a gunite swimming pool with hot tub, 6' wide concrete walkway connecting the pool with the existing pier, and fire pit in the backyard with landscaping.**
2. **Trim 3 trees in the front yard and remove one tree on the side of the property.**
3. **Widen the existing driveway 8' the length of the driveway using concrete to match existing.**

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

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