



**HISTORIC PRESERVATION COMMISSION MEETING AGENDA
CITY OF OCEAN SPRINGS - HISTORIC PRESERVATION COMMISSION
THURSDAY, JUNE 11, 2026 - 6:00 PM**

1. Call Meeting to Order

2. Approval of Minutes

- a. May 14, 2026

3. Old Business

- a. 110A Shearwater Drive - 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

4. New Business

- a. 801 Porter Ave – PIDN: 60137010.000 – St. John's Episcopal Church – Request for Certificate of Appropriateness (COA) for construction of a new front entry porch; construction of a new wood/composite ADA accessibility ramp at the rear entrance; construction of a new concrete parking pad, handicap parking signage, and striping; paint the exterior with Sherwin Williams colors consisting of Banana Cream for the main body, Extra White trim, and Underseas for existing wood window accents
- b. 915 Ocean Ave – PIDN: 60137400.000 – First Presbyterian Church of Ocean Springs – Request for Certificate of Appropriateness (COA) for 5' expansion of an existing rear deck on the northeast side of the building and screen the enclosure with like finishes; Replace the screens on the existing porch with windows to match the existing
- c. 422 Martin Ave – PIDN: 60137604.000 – Stephen Attaya, Sara Attaya, & Dinah Payne – Request for Certificate of Appropriateness (COA) to install an elevator for accessibility purposes at the rear of the existing residence
- d. 604 Porter Ave – PIDN: 60137620.000 – Big Yella, LLC – Request for Certificate of Appropriateness (COA) for demolition of an existing dumpster enclosure approximately 14' x 14' ;Construction of a new 18' x 27' laundry building with attached dumpster enclosure for The Roost Boutique Hotel

- e. 620 Porter Ave – PIDN: 60137614.000 – Big Yella, LLC on behalf of Six Two Zero Porter, LLC – Request for Certificate of Appropriateness (COA) for expansion of the existing white gravel driveway to a width of 24'; Installation of an additional white gravel overflow parking area approximately 55' x 65' in size for use by Maringouin at the Roost; Installation of a parking sign measuring approximately 18" x 24" for the Maringouin at the Roost

5. Audience Request

6. Administrative

7. Adjourn

The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, May 14, 2026

1. Call meeting to order

Commissioner Charles Fowler called the meeting to order on Thursday, May 14, 2026, at 6:00 p.m. Commission members present were Susan Wooten, Kathy Stafford, and Robert Brown. Absent, Bonnie Munro, Owen White, and Karen Chewning. Also, present were Amanda Crose - Planning Director and Rae Williams – Planning Office Administrator.

2. Approval of Minutes

- a. April 16, 2026

A motion was made by Susan Wooten, seconded by Kathy Stafford to approve the April 16, 2026, meeting minutes as presented. The motion carried unanimously.

3. Old Business

- a. None

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**

Due to the absence of the applicant, discussion was held regarding postponing Item 4(a) until later in the meeting to allow an opportunity for his arrival.

A motion was made by Susan Wooten, seconded by Charles Fowler, to move Item 4(a) to the end of the meeting. The motion carried unanimously.

- 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.**

The applicant, Greg Worch, was present to answer questions from the Commissioners. Mr. Worch explained the request was for a white vinyl fence surrounding the sport court and noted the proposed fence was similar to another vinyl fence previously approved by the Commission. He stated the fence would surround the front and side portions of the court and would match the existing fencing material, apart from a flat top design instead of a waved top profile.

Commissioners discussed the location of the fence and compatibility with the existing fencing on the property. Commissioner Susan Wooten confirmed the fence would match the existing material and appearance.

A motion was made by Kathy Stafford, seconded by Susan Wooten, to recommend approval of a Certificate of Appropriateness (COA) to construct a 4' tall white vinyl picket fence on three sides of the existing sport court as presented. The motion carried unanimously.

- c. 1217 Sunset Ave - PIDN: 60119030.110 - Jeremy & Melissa Holland - Request for a Certificate of Appropriateness (COA) to install a Gunitite 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.**

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

Discussion focused primarily on the proposed removal of the side yard tree located close to the residence.

Mr. Holland explained the tree limbs extended over the home and the tree was surrounded by concrete, limiting future growth and creating concerns regarding the home's foundation. He further stated the tree was positioned so closely to the residence that you could not walk between the tree and the home.

Commissioner Fowler asked whether the tree could potentially compromise plumbing or concrete around the home. Mr. Holland stated he believed the tree would continue impacting the concrete and foundation area.

Commissioner Wooten asked whether the driveway expansion and walkway would be concrete. Mr. Holland confirmed both improvements would match the existing concrete. Mr. Holland also inquired whether trimming the tree would be permitted if full removal was not approved.

The Planning Director explained that tree permits, and review authority fall under the Building Department and Building Official review process.

A motion was made by Kathy Stafford, seconded by Susan Wooten, to recommend approval of a Certificate of Appropriateness (COA) to install a Gunitite swimming pool with hot tub, 6' wide concrete walkway connecting the pool with the existing pier, fire pit with landscaping, trim three trees in the front yard, remove one tree on the side of the property, subject to Building Department review and approval, as well as, widen the existing driveway eight feet the length of the driveway using concrete to match the existing driveway. The motion carried unanimously.

- 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**

Following completion of the remaining agenda items, Commissioner Fowler returned to Item 4(a) and confirmed there was not a representative in the audience for Item 4 (a).

Commissioner Fowler discussed concerns regarding the proposed location of the sitting area and referenced the Historic Preservation guidelines regarding modern recreational and mechanical features. He noted the guidelines state such features should generally not be visible from the public view or placed within the front yard unless appropriately screened. Chairman Fowler stated that his concern was the potential precedent the request could establish if approved without additional clarification regarding visibility and screening.

The Planning Director advised the Commission that additional clarification from the applicant regarding the surrounding area and visibility of the proposed feature may be beneficial.

Commissioner Wooten agreed the Commission should remain consistent in applying the guidelines and noted additional landscaping or screening could potentially address concerns.

Commissioner Fowler stated he believed it would be appropriate to table the item until the applicant could be present to answer questions and address the Commission's concerns.

A motion was made by Susan Wooten, seconded by Kathy Stafford to table the request for a Certificate of Appropriateness (COA) for 110A Shearwater until the next Historic Preservation Commission meeting. The motion carried unanimously.

5. Audience Request

- a. None

6. Administrative

- a. None

7. Adjourn

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

The meeting ended at 6:11 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: June 11, 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

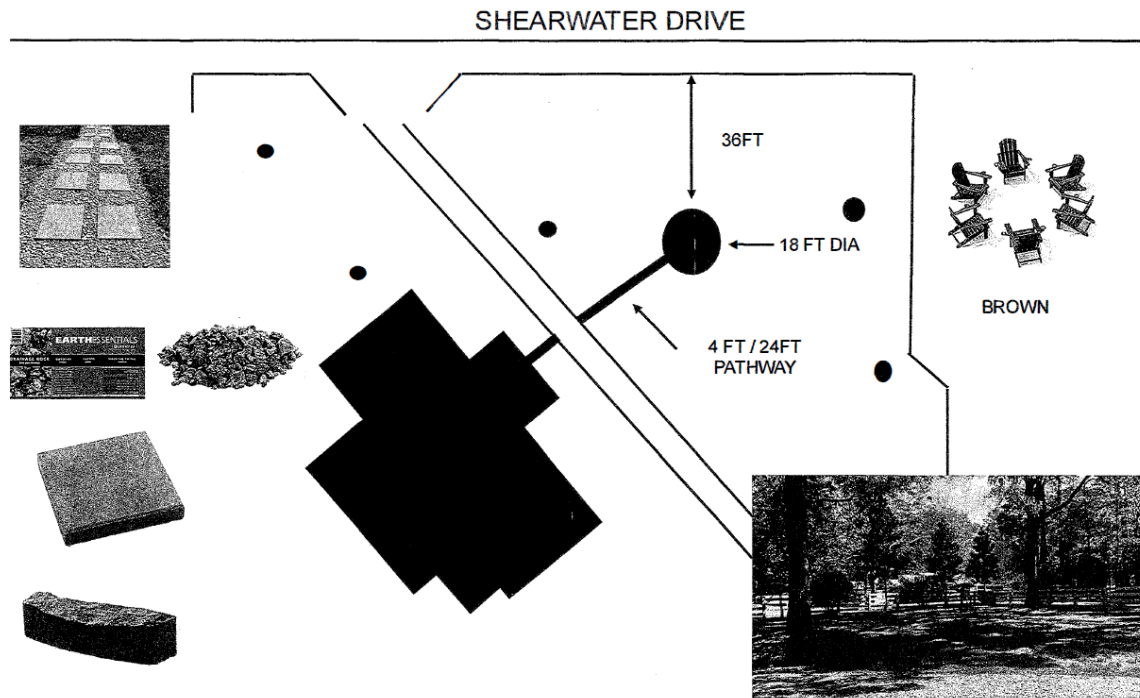


Figure 2. Site plan and Material

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:
 - EARTHESENTIALS 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, and notifications were mailed to adjacent property owners within a 500-foot radius on April 27, 2026. This case was deferred from the May 14, 2026 meeting.

VII. PUBLIC FEEDBACK

None received as of June 5, 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: 4-6-20

[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: 3 yrs

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ Check here if City Officials and HPC members DO NOT have permission to enter property.

Applicant [Check one]: ☐ Architect ☐ Contractor ☒ Owner ☐ Other _____

Name: OWEN WHITE

Address: 110A 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 | ☒ Landscaping and Site Improvements (i.e. Fencing) |
| ☐ Minor Renovation / Repair | ☐ Signage |
| ☐ Exterior Painting (Contributing Structures Only) | ☐ Demolition |

PLEASE CHECK DISTRICT/LISTING

☐ BOWEN

☐ MARBLE SPRINGS

☒ SHEARWATER

☐ INDIAN SPRINGS

☐ OLD OCEAN SPRINGS

☐ SULLIVAN-CHARNELY

☐ LOVER'S LANE

☐ RAILROAD

☐ INDIVIDUAL LISTING

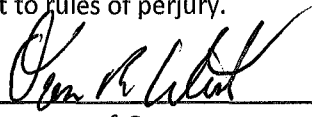
Requirements:

- 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

4-6-2020
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. I

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: _____

— 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:

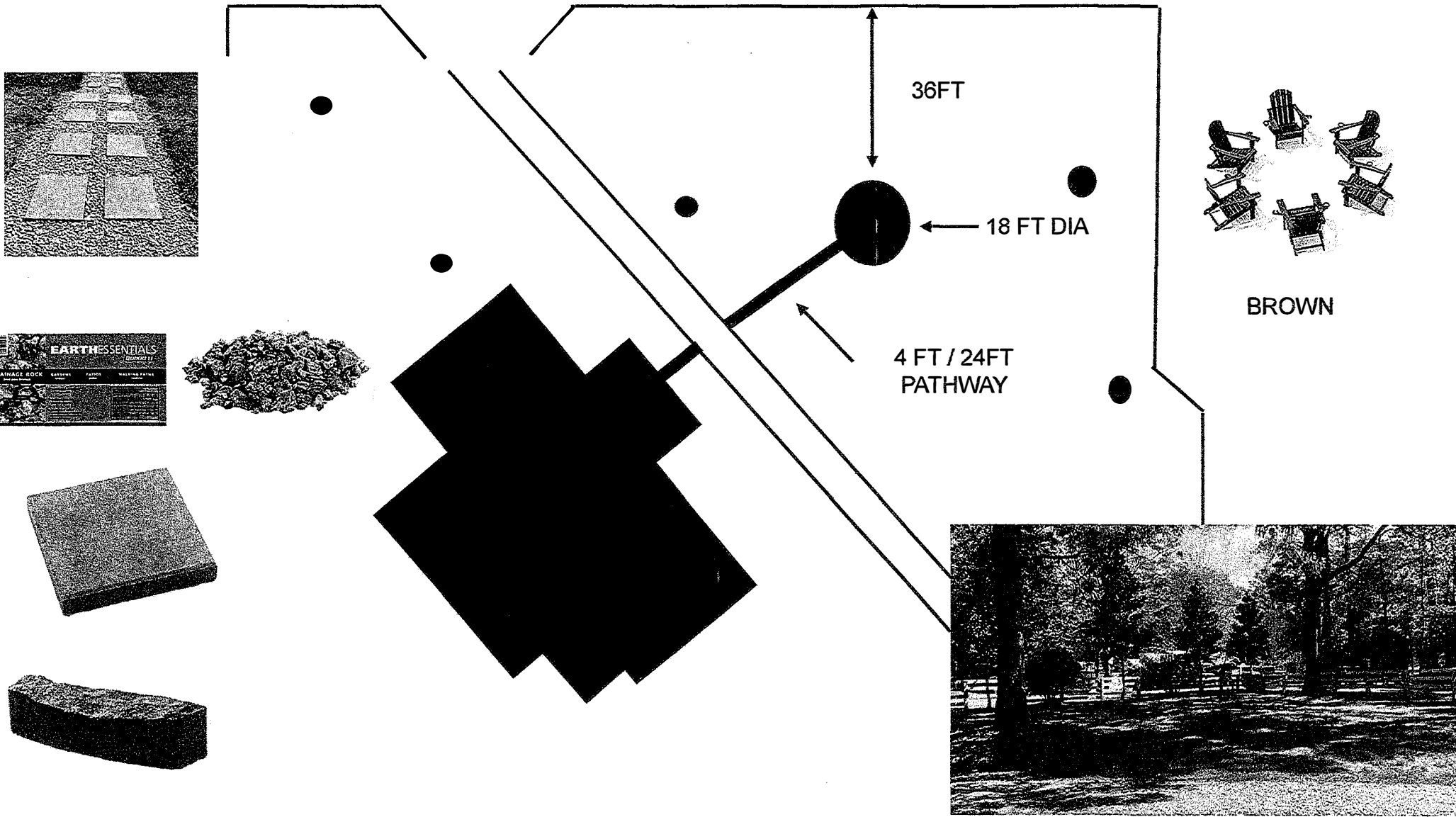
- a. _____ Scaled drawings of proposed sign; and
- b. _____ Site plan showing locations of all structures, protected trees, and proposed sign location.

Description: _____

N/A

— Attach Additional Sheets if Needed —

SHEARWATER DRIVE



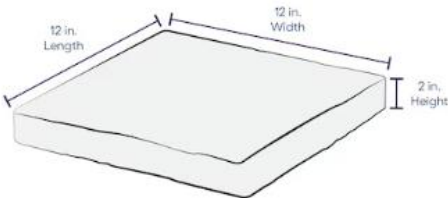
Oldcastle - Chiseledge 10-in L x 4-in W x 3-in H Gray Concrete...



Item #4143789
Model #14200446



Pavers & Stepping Stones
**Concrete
Patio Stone**



EARTHESSENTIALS BY QUIKRETE
0.5 cu ft Gray Drainage rock (0.5 - 3-in)

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 Rept#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.

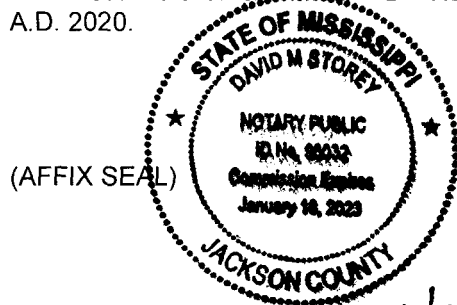
Frances Sue White
Frances Sue White

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, **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.



David M. Storey
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

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, **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.



David M. Storey
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

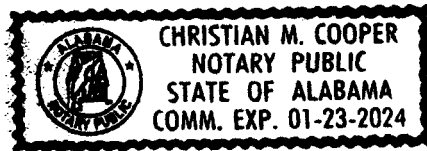
A C K N O W L E D G E M E N T

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **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

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.

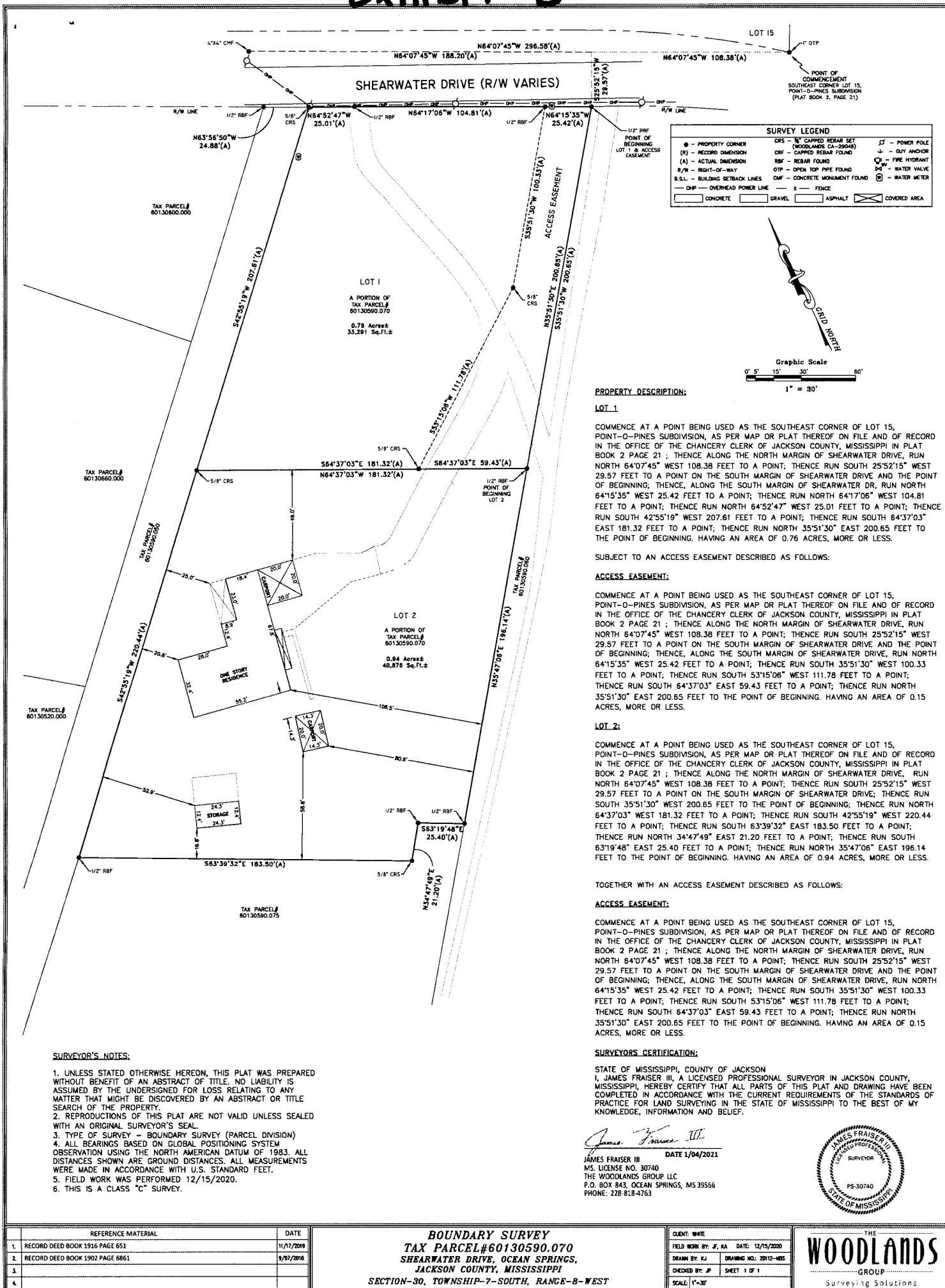
LESS AND EXCEPT:

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'



**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@oceansprings-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: June 11, 2026

APPLICANT: Dennis Cowart

OWNER: St. John's Episcopal Church

REQUESTED ACTION: Certificate of Appropriateness (COA)

DATE OF APPLICATION: April 27, 2026

LOCATION: 801 Porter Ave– Ward 2
Old Ocean Springs Historic District

PARCEL NUMBERS: 60137010.000



Figure 1. Historic Preservation Commission Signage

I. REQUEST SUMMARY:

The applicant, Dennis Cowart, is requesting approval of a Certificate of Appropriateness (COA) to:

1. Construct a new front entry porch.
2. Construct a new wood/composite ADA accessible ramp at the rear entrance.
3. Construct a new parking pad, handicap parking signage, and striping.
4. Paint the exterior with Sherwin Williams colors consisting of Banana Cream for the main body, Extra White trim, and Underseas for existing wood window accents.

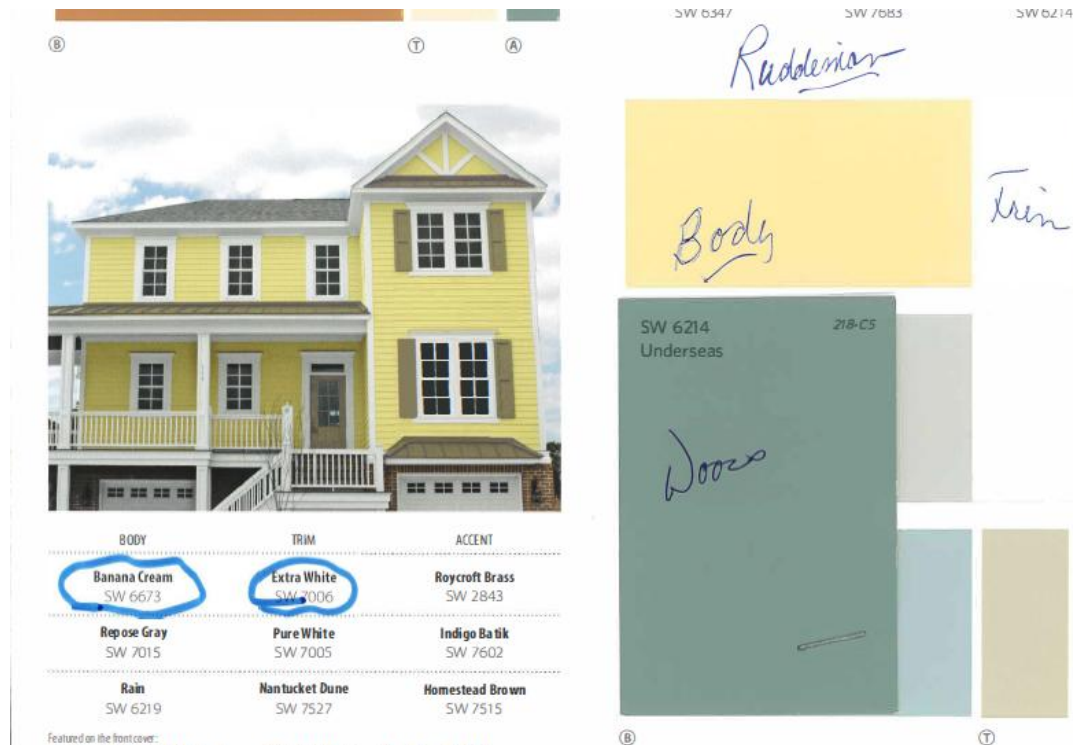


Figure 2. Paint Colors

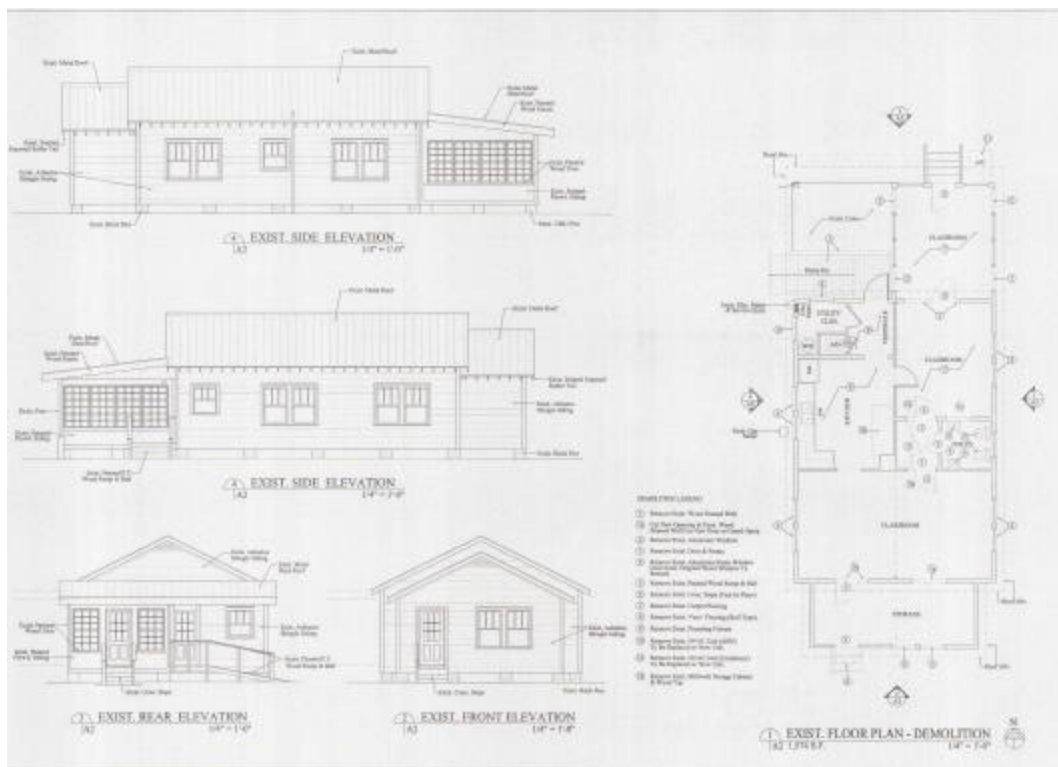


Figure 2. Demolition plan

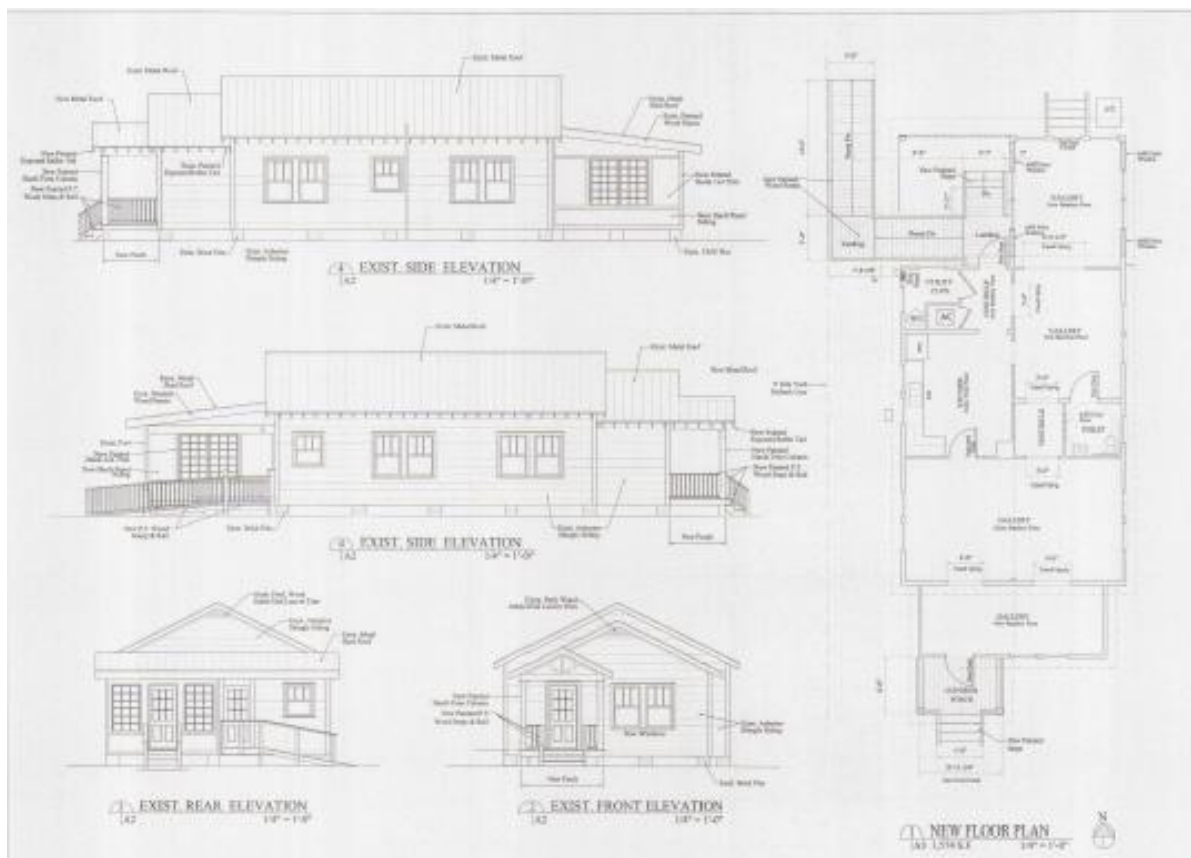


Figure 3. Proposed additions

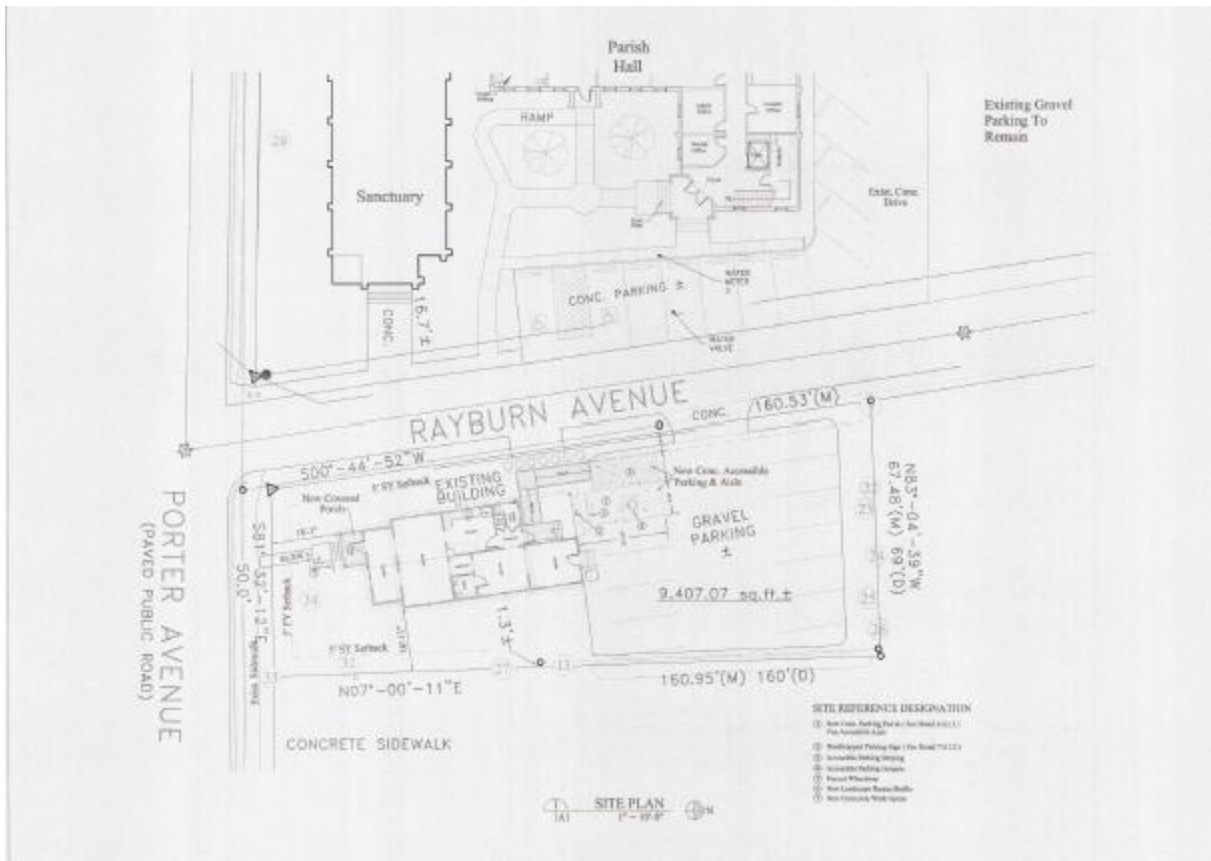


Figure 4. Proposed Site Plan

II. ZONING & LAND USE:

The subject property is zoned R-M2 – Multi-Family Dwellings – art house and retail space for the Ocean Springs Art Association

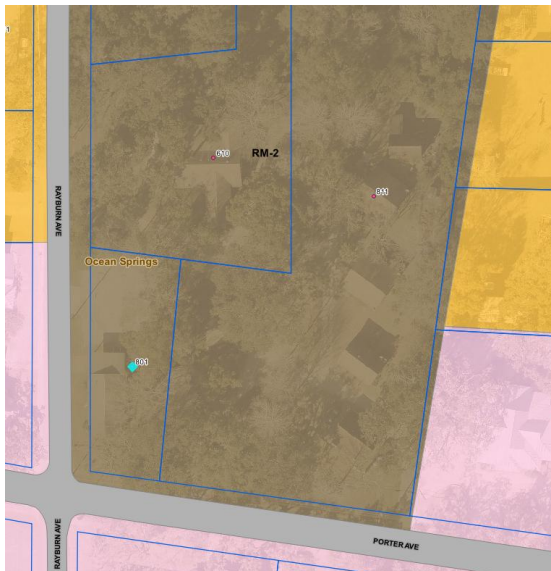


Figure 5. Subject Property and Adjacent Zoning Districts

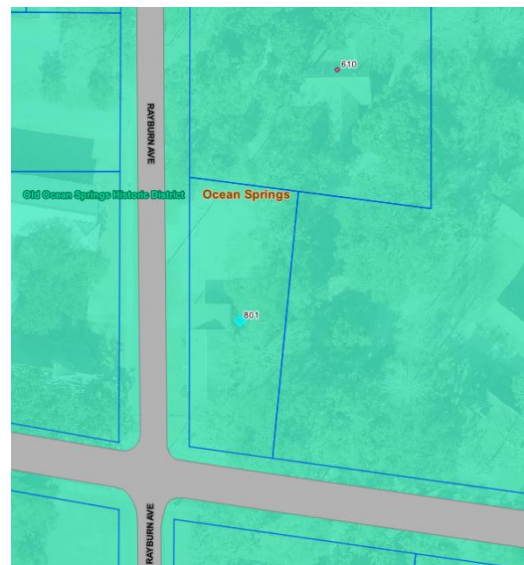


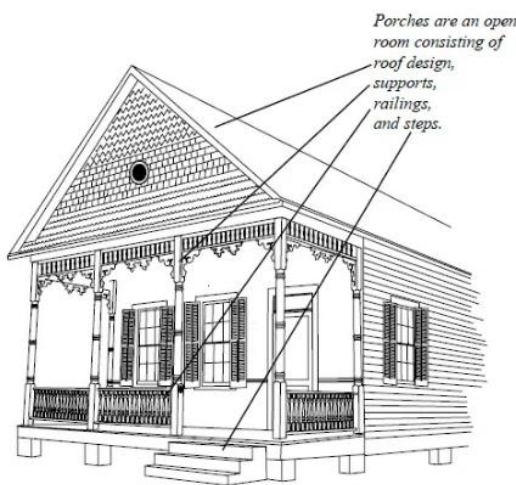
Figure 6. Old Ocean Springs Historic District

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:

Porches: New porches are best placed on the rear. New side porches may be considered based on their visibility and the overall effect on the house's form. The design of new porches should be simple and generally in keeping with the scale, period, and style of the house. On corner properties, the alteration of side and rear porches will be held to a higher standard due to visibility.



Wheelchair ramps: Elevation drawing showing placement and dimensions shall be submitted with materials.

Off-street parking: Off-street parking should be located to the side or rear of property. Inappropriate parking areas, parking pads and parking located between the primary building and the street should be relocated prior to any new site improvements. In general, no parking should be located between the building facade line and the street.

Pavement: The most appropriate paving materials are washed aggregate, crushed limestone, pea gravel, crushed shells, and brick. Modern porous pavers may be considered provided that the impact on the site is minimal. Asphalt is an inappropriate paving material.

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 church was utilizing the building as office space and in May 2026 the Board of Aldermen approved a request for Conditional Use Permit to be used as an art house and retail space for Ocean Springs Art Association.

VI. PUBLIC NOTICES:

- Historic Preservation Commission yard sign and notifications were mailed to adjacent property owners within a 500-foot radius on May 22, 2026.

VII. PUBLIC FEEDBACK

None received as of June 5, 2026

VIII. POTENTIAL MOTION

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

1. Construct a new front entry porch.
2. Construct a new wood/composite ADA accessible ramp at the rear entrance
3. Construct a new parking pad, handicap parking signage, and striping
4. Paint the exterior with Sherwin Williams colors consisting of Banana Cream for the main body, Extra White trim, and Underseas for existing wood window accents.

-OR-

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

1. Construct a new front entry porch.
2. Construct a new wood/composite ADA accessible ramp at the rear entrance
3. Construct a new parking pad, handicap parking signage, and striping
4. Paint the exterior with Sherwin Williams colors consisting of Banana Cream for the main body, Extra White trim, and Underseas for existing wood window accents.



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: \$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: 801 PORTER AVE.

Property Owner(s): ST. JOHN'S EPISCOPAL CHURCH

Parcel ID Number: 60137010.000 **Approximate Age of Home:** 82 yrs.

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ Check here if City Officials and HPC members **DO NOT** have permission to enter property.

Applicant [Check one]: ☒ Architect ☐ Contractor ☐ Owner ☐ Other _____

Name: DEMIUS COWART

Address: 206 ASHLEY PLACE

City: OCEAN SPRINGS **State:** MS **Zip:** 39564

Phone: (228) 209-5924 **Email:** cowartarchitects@gmail.com

Property Owner [if Different]:

Name: ST. JOHN'S EPISCOPAL CHURCH

Address: 705 PORTER AVE.

City: OCEAN SPRINGS **State:** MS **Zip:** 39564

Phone: (228) 875-4454 **Email:** judy.guice@stjosms.org

228 365-6446

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.

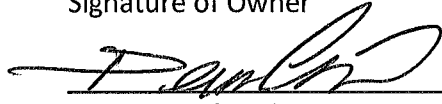
Notes:

- 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.

ST. JONNS EPISCOPAL CHURCH
Printed Name of Owner

Signature of Owner

DENNIS COWART
Printed Name of Authorized Agent


Signature of Authorized Agent

04/27/2026
Date

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

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

EXTERIOR PAINTING (CONTRIBUTING STRUCTURES ONLY)

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

Required Attachments:

1. Period color schemes are encouraged; however, other colors may be acceptable. **Submit color samples for:**
 - a. _____ Main Body;
 - b. _____ Trim or Decorative Features; and
 - c. _____ Accent areas such as lattice, shutters, porch, deck, etc.

Description: MAIN BODY CREAM / YELLOW
TRIM: WHITE
EXISTING WOOD WINDOWS: DARK GREEN
COLOR SWATCHES TO BE PRESENTED @ HPC MEETING

— 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: ADDITION OF NEW FRONT ENTRY PORCH & STEPS- AND
ADDITION OF NEW WOOD/COMPOSITE RAMP FOR ADA
ACCESSIBILITY: NEW CONC. PARKING PAD, HC PARKING
SIGN AND STRIPES PAVING FOR HC PARKING
SPOT AND AISLE.

— Attach Additional Sheets if Needed —

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.

[illegible]

— 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.

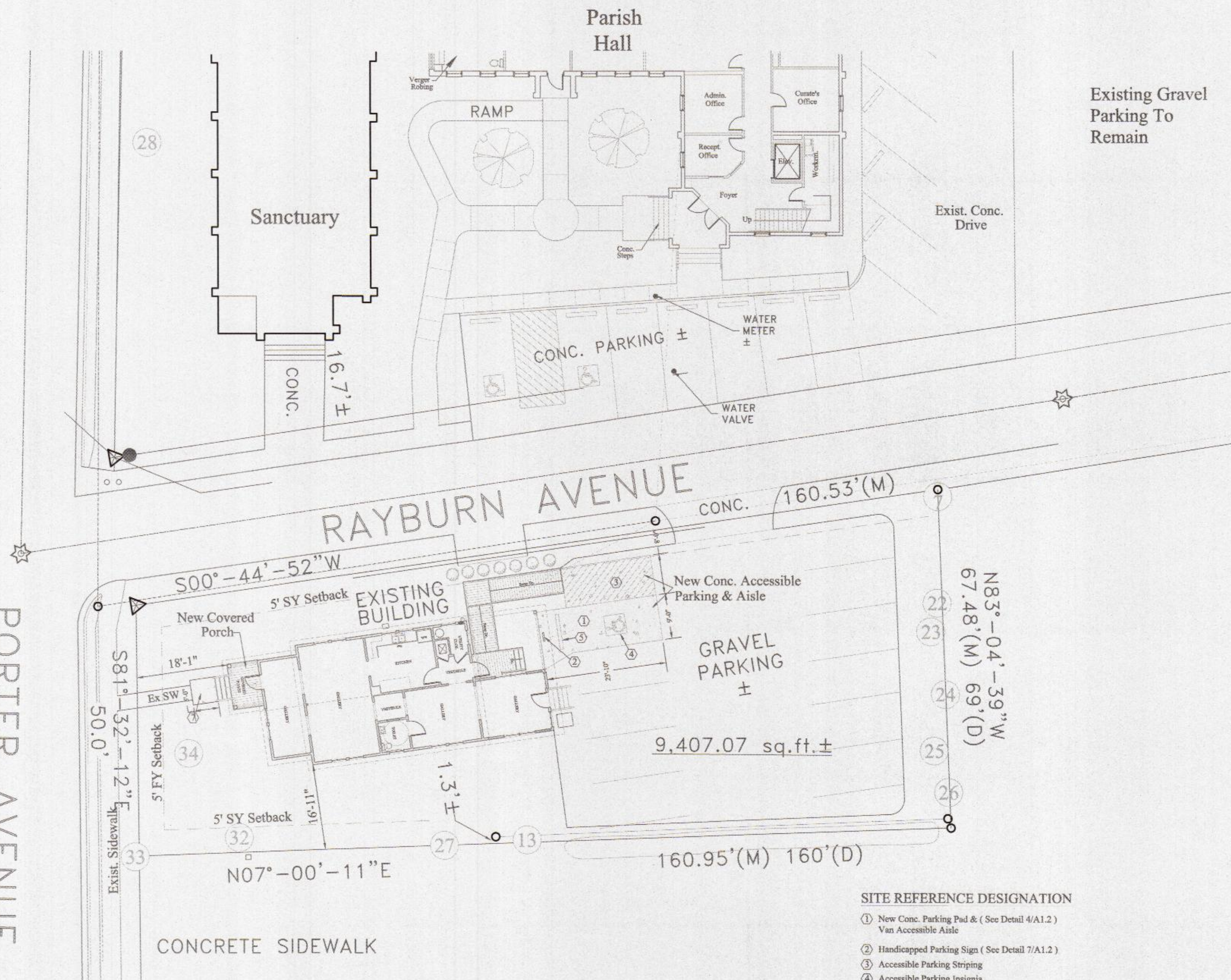
Required Attachments:

- 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 within 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: _____

— Attach Additional Sheets if Needed —

PORTER AVENUE
(PAVED PUBLIC ROAD)



1 SITE PLAN
A1 1" = 10'-0"

SITE REFERENCE DESIGNATION

- ① New Conc. Parking Pad & (See Detail 4/A1.2) Van Accessible Aisle
- ② Handicapped Parking Sign (See Detail 7/A1.2)
- ③ Accessible Parking Striping
- ④ Accessible Parking Insignia
- ⑤ Precast Wheelstop
- ⑥ New Landscape Barrier/Buffer
- ⑦ New Concrete Walk/Apron

COWART ARCHITECTS, PC

206 ASHLEY PLACE
OCEAN SPRINGS, MS 39564
(228) 872-1801
COWARTARCHITECTS@GMAIL.COM

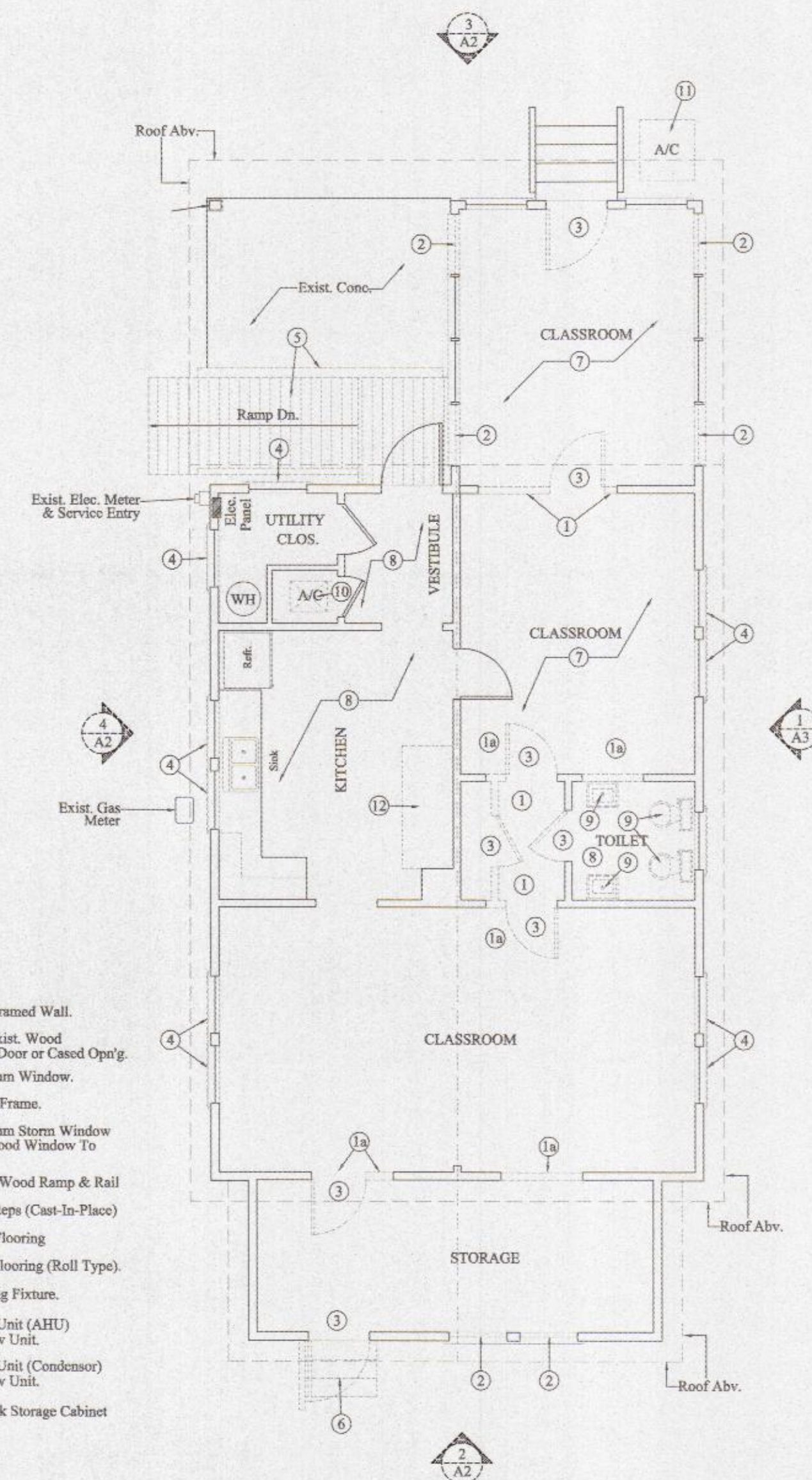
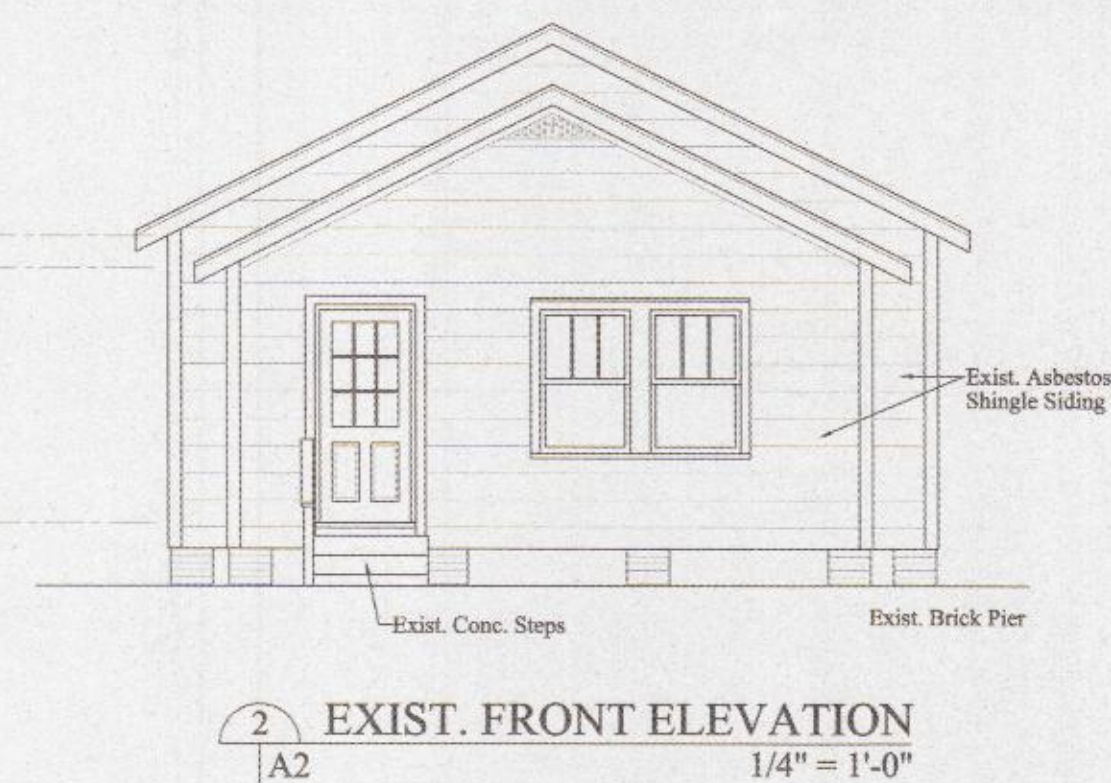
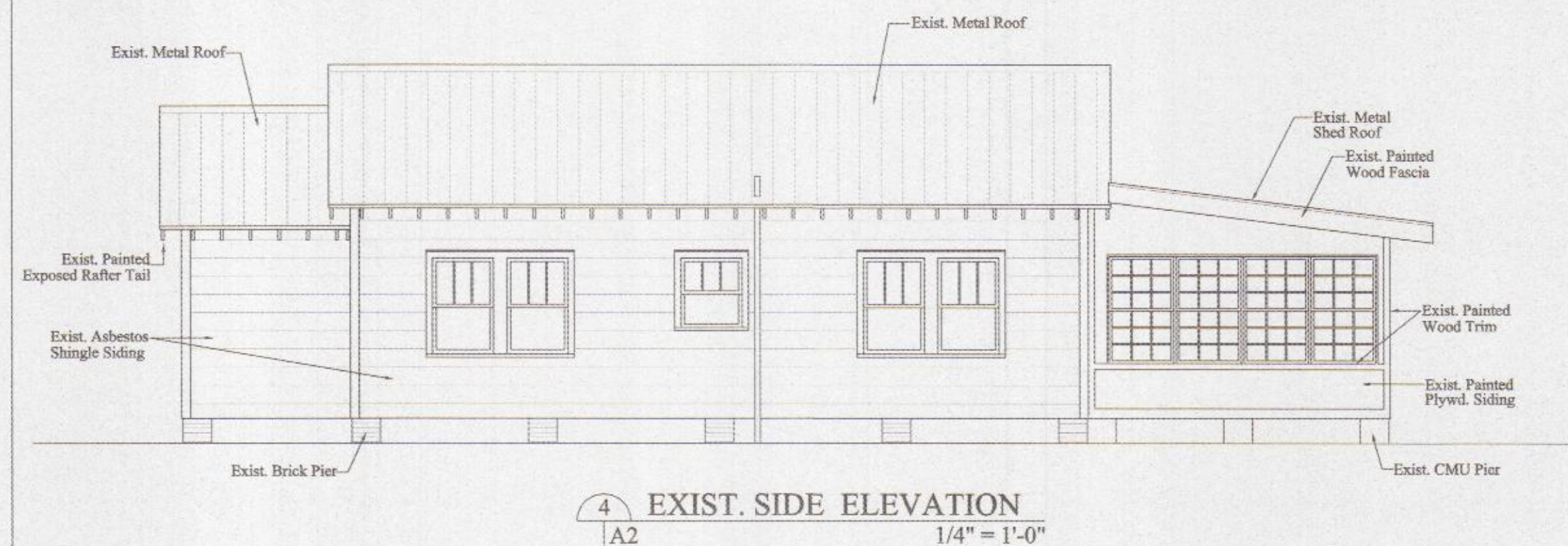
REVISIONS:

Renovations To
RUDDIMAN BUILDING
801 Porter Ave. Ocean Springs, MS

DATE: 04/27/2026
PROJ. NO. 02646-00
DRAWN: JLP/DKC
CHECKED: DKC

SHEET NO.

A1



- DEMOLITION LEGEND

- ① Remove Exist. Wood Framed Wall.
- 1a Cut New Opening In Exist. Wood Framed Wall For New Door or Cascd Op'n.
- ② Remove Exist. Aluminum Window.
- ③ Remove Exist. Door & Frame.
- ④ Remove Exist. Aluminum Storm Window Over Exist. Original Wood Window To Remain.
- ⑤ Remove Exist. Painted Wood Ramp & Rail
- ⑥ Remove Exist. Conc. Steps (Cast-In-Place)
- ⑦ Remove Exist. Carpet Flooring
- ⑧ Remove Exist. Vinyl Flooring (Roll Type).
- ⑨ Remove Exist. Plumbing Fixture.
- 10 Remove Exist. HVAC Unit (AHU) To Be Replaced w/ New Unit.
- 11 Remove Exist. HVAC Unit (Condensor) To Be Replaced w/ New Unit.
- 12 Remove Exist. Millwork Storage Cabinet & Wood Top

COWART ARCHITECTS, PC

206 ASHLEY PLACE
OCEAN SPRINGS, MS 39564
(228) 872-1801
COWARTARCHITECTS@GMAIL.COM

REVISIONS:

Renovations To

Renovations To
RUDDIMAN BUILDING

801Porter Ave. Ocean Springs, MS

DATE: 04/27/2026

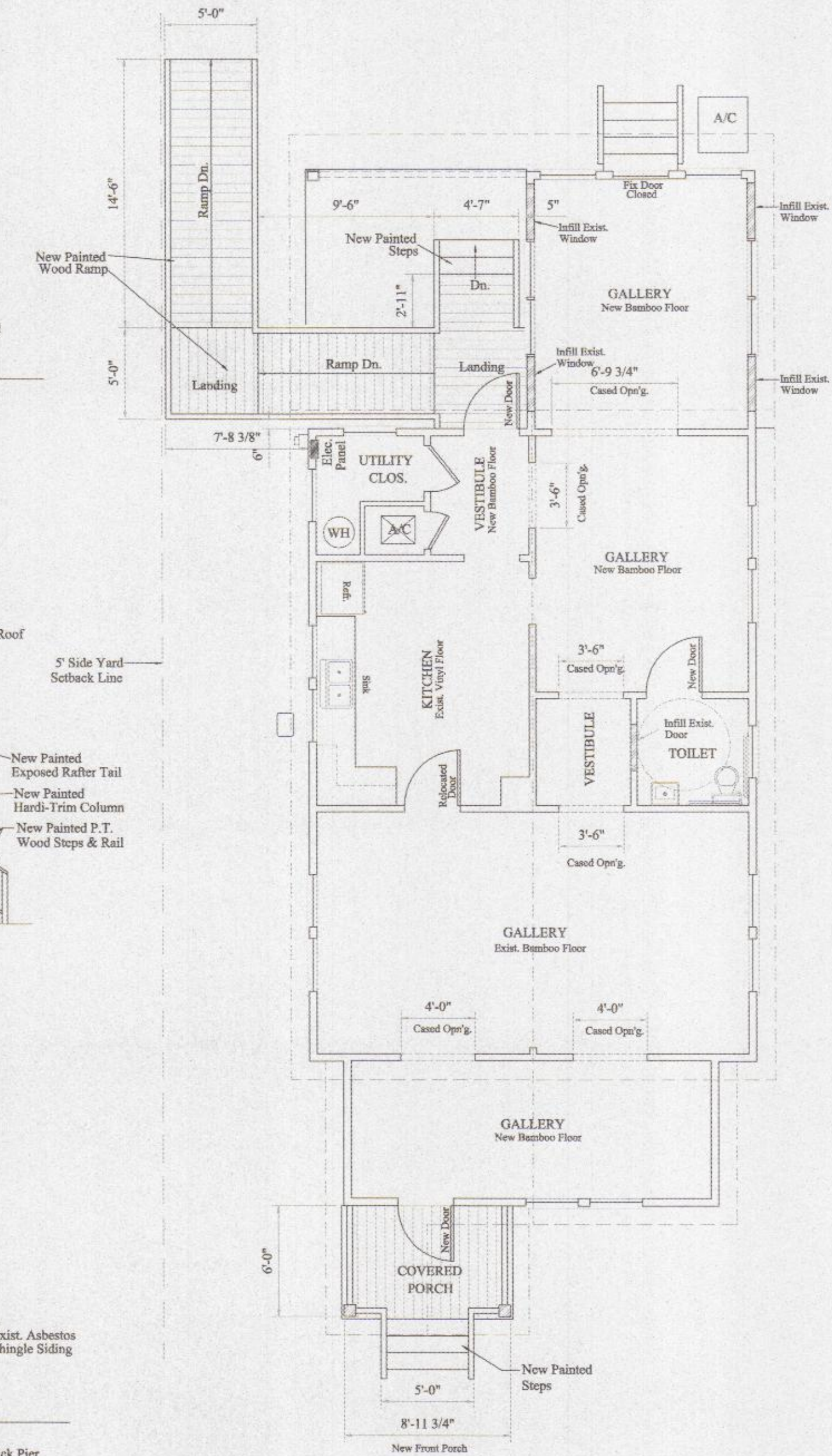
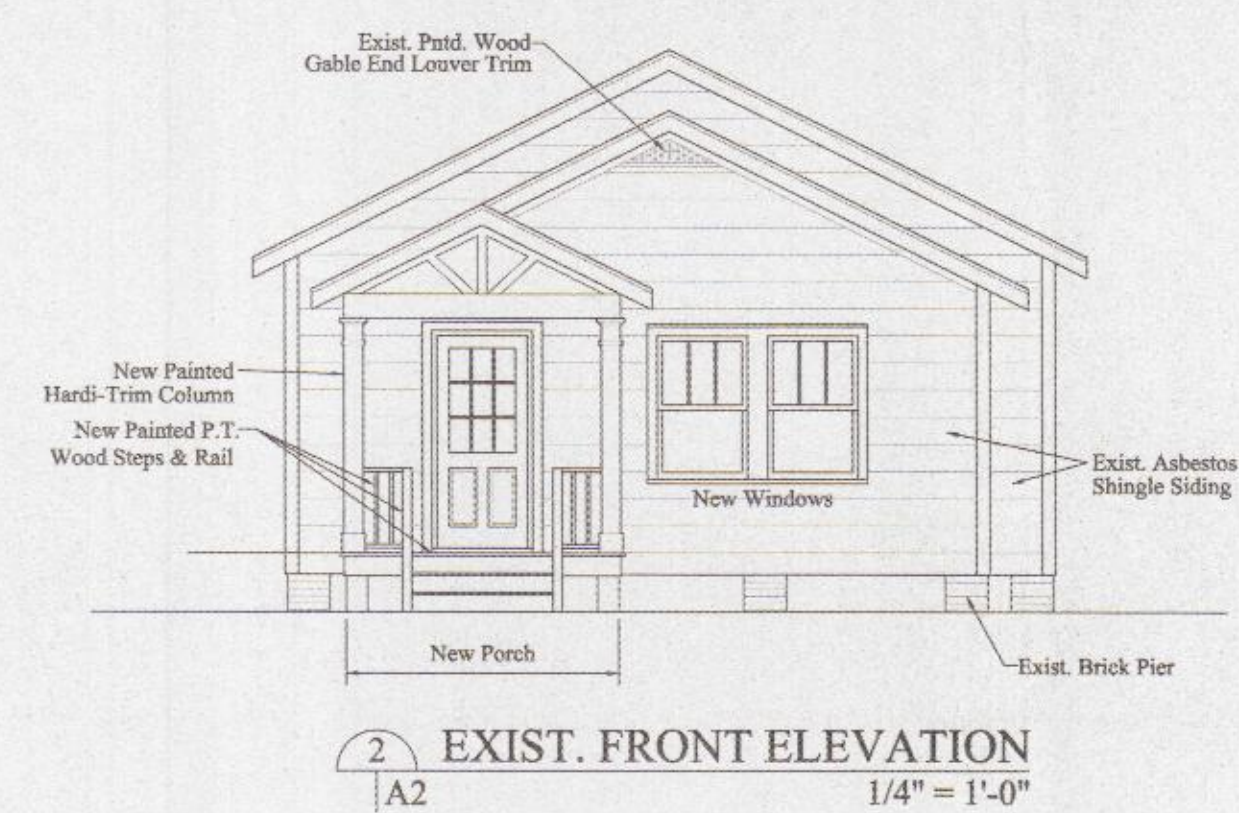
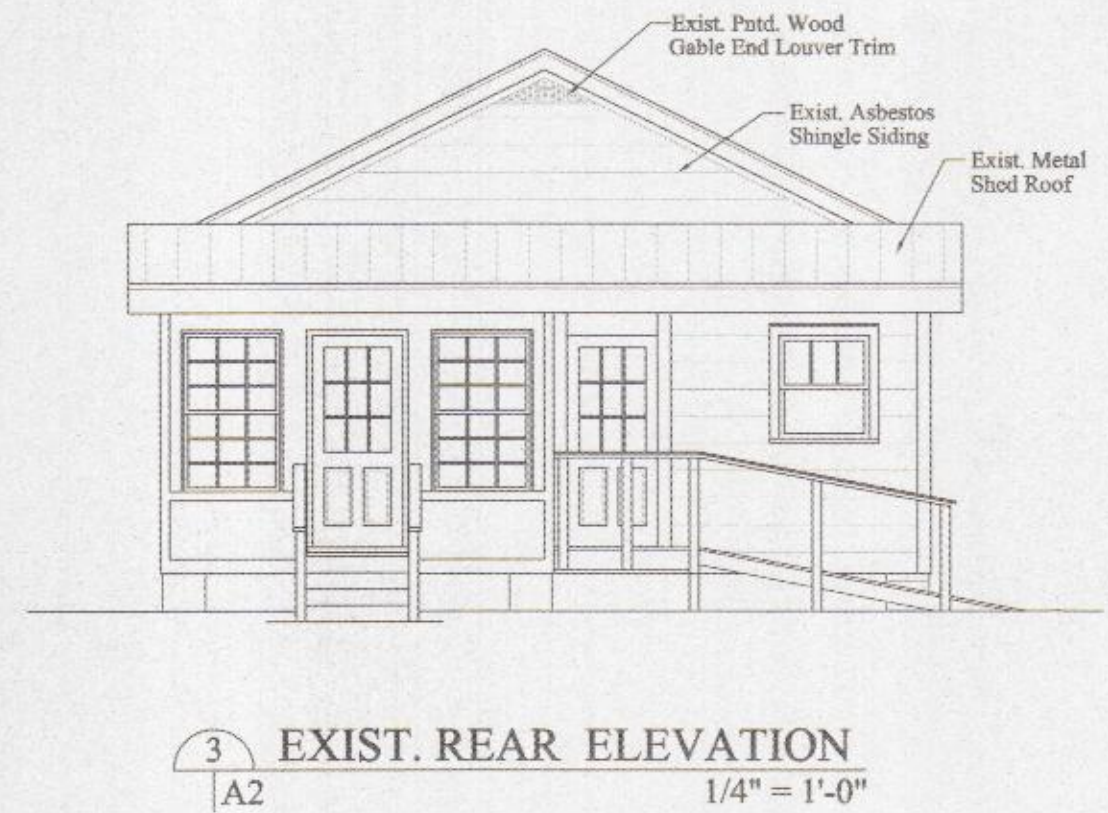
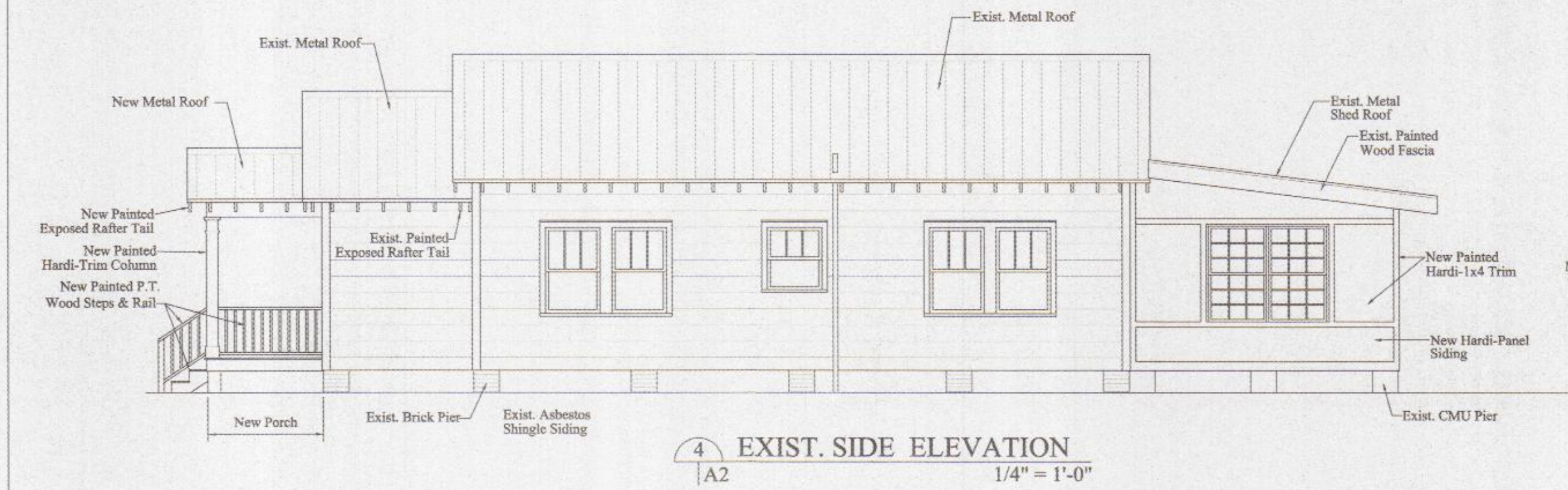
PROJ. NO. 02616 00

02646-00
DRAWN:
JLB/DKC

CHECKED: _____
DKC

SHEET NO.

A2



COWART ARCHITECTS, PC
206 ASHLEY PLACE
OCEAN SPRINGS, MS 39564
(228) 872-1801
COWARTARCHITECTS@GMAIL.COM

Renovations To
RUDDIMAN BUILDING
801 Porter Ave. Ocean Springs, MS

DATE: 04/27/2026
PROJ. NO. 02646-00
DRAWN: JLP/DKC
CHECKED: DKC

SHEET NO.
A3

(B)

(T)

(A)



BODY

TRIM

ACCENT

Banana Cream

SW 6673

Extra White

SW 7006

Roycroft Brass

SW 2843

Repose Gray

SW 7015

Pure White

SW 7005

Indigo Batik

SW 7602

Rain

SW 6219

Nantucket Dune

SW 7527

Homestead Brown

SW 7515

Featured on the front cover:

(Body) Cupola Yellow SW 7692, (Trim) Summer White SW 7557, (Accent) Wheat Penny SW 7705

SW 6347

SW 7683

SW 6214

*Ruddlesian**Body**Trim*SW 6214
Underseas

218-C5

Woods

(B)

(T)

(A)

Prepared By and Return To:
E. Foley Ranson, P.A.
P.O. Box 848
Ocean Springs, MS 39566
228-875-8770
MS BAR NO. 4629
File No: 09-R1762



200915548 3 PGS

OFFICIAL RECORDS JACKSON COUNTY
Terry Miller
CHANCERY CLERK
RECORDING FEE: \$12.00
#200915548 BK: 1584 PG: 865-867
08/07/2009 12:09 PM 3 PGS
PMILLWOOD, DC Rept#011119

Indexing Instructions: Claim Section 37-7-8

Grantors:
St. John's Episcopal Church of
Ocean Springs, Mississippi
705 Rayburn Avenue
Ocean Springs, MS 39564
Telephone: 228-875-4454

Grantee:
St. John's Episcopal Church,
Ocean Springs, Mississippi
705 Rayburn Avenue
Ocean Springs, MS 39564
Telephone: 228-875-4454

STATE OF MISSISSIPPI

COUNTY OF JACKSON

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, GREGORY L. WILLIAMS and LEAH SNYDER, as successors in office to E. H. Matthews, Jr., L. Paul Bradford, and Edward C. Ross, Trustees for St. John's Episcopal Church of Ocean Springs, Mississippi and as Senior Warden and Junior Warden, respectively of ST. JOHN'S EPISCOPAL CHURCH, OCEAN SPRINGS, MISSISSIPPI, sometimes known as St. John's Episcopal Church of Ocean Springs, Mississippi, do hereby sell, convey and warrant unto ST. JOHN'S EPISCOPAL CHURCH, OCEAN SPRINGS, MISSISSIPPI, the following described property, situated in the County of Jackson, State of Mississippi, as follows, to-wit:

Commencing at the Northeast corner of West Porter Avenue and Rayburn Avenue; thence running East a distance of 50 feet along the north line of West Porter Avenue; thence running a distance of 160 feet in a Northerly direction and at right angles to West Porter Avenue; thence running Westerly and parallel to West Porter Avenue a distance of 69 feet to the East line of Rayburn Avenue; thence running Southerly and along the East line of Rayburn Avenue to the Point of Beginning.

Page Two

This conveyance is made subject to any and all recorded restrictive covenants, rights-of-way, easements and reservations of any oil, gas minerals and other rights.

The purpose of this deed is to correct the name of the Grantee as set forth in Deed Books 413 at Page 507, 413 at Page 509, and 413 at Page 511, Land Records of Jackson County, Mississippi.

WITNESS THE SIGNATURE of the undersigned on this the 29 day of July, 2009.

St. John's Episcopal Church, Ocean Springs,
Mississippi

By: [Signature]
GREGORY L. WILLIAMS, Sr. Warden
St. John's Episcopal Church, Ocean Springs,
Mississippi

By: [Signature]
LEAH SNYDER, Jr. Warden, St. John's
Episcopal Church, Ocean Springs,
Mississippi

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named GREGORY L. WILLIAMS, who acknowledged that he is Sr. Warden of St. John's Episcopal Church, Ocean Springs, Mississippi, a Mississippi Corporation, and that for and on behalf of the corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and seal of office on this the 29 day of July, 2009.

[Signature]
NOTARY PUBLIC

My Commission Expires:

July 29, 2013



Page Three

STATE OF MISSISSIPPI

COUNTY OF JACKSON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named LEAH SNYDER, who acknowledged that she is Jr. Warden of St. John's Episcopal Church, Ocean Springs, Mississippi, a Mississippi Corporation, and that for and on behalf of the corporation, and as its act and deed, she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and seal of office on this the 29 day of July, 2009.

Catherine V. Shows
NOTARY PUBLIC

My Commission Expires:

July 29, 2013



**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, June 11, 2026 @ 6:00 PM

Regarding the following:

801 Porter Ave – PIDN: 60137010.000 – St. John’s Episcopal Church – Request for Certificate of Appropriateness (COA) for:

- 1. Construction of a new front entry porch.**
- 2. Construction of a new wood/composite ADA accessibility ramp at the rear entrance.**
- 3. Construction of a new concrete parking pad, handicap parking signage, and striping.**
- 4. Paint the exterior with Sherwin Williams colors consisting of Banana Cream for the main body, Extra White trim, and Underseas for existing wood window accents.**

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 or emailed to acrose@oceansprings-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: June 11, 2026

APPLICANT: Greg Worch / First Presbyterian Church

OWNER: First Presbyterian Church of Ocean Springs, LLC

REQUESTED ACTION: Certificate of Appropriateness (COA)

DATE OF APPLICATION: May 1, 2026

LOCATION: 915 Ocean Ave— Ward 2
Old Ocean Springs Historic District

PARCEL NUMBERS: 60137400.000

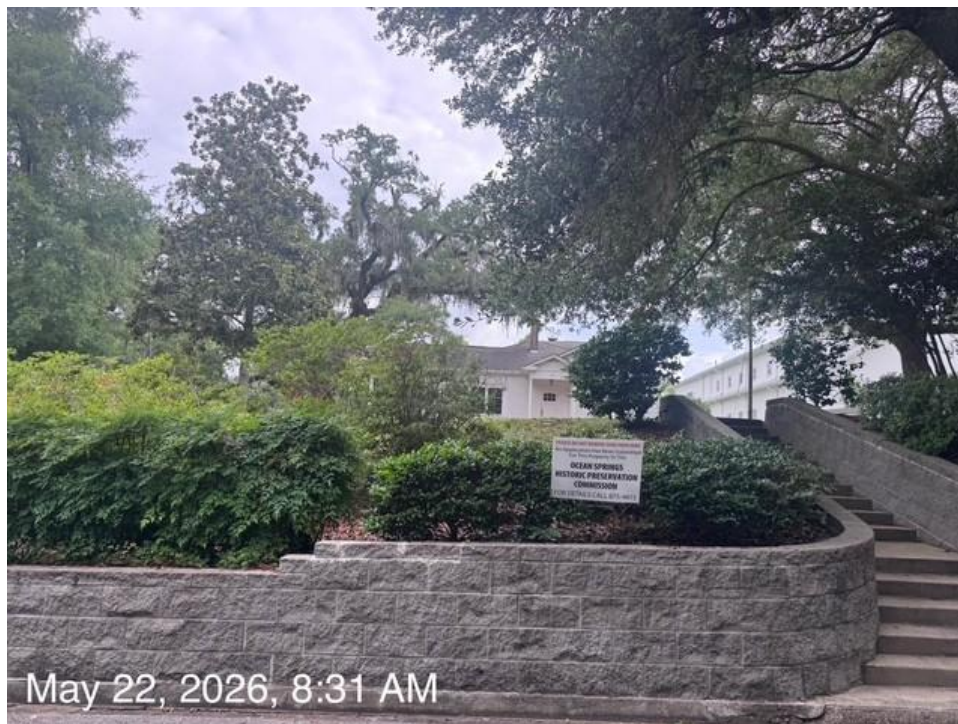


Figure 1. Historic Preservation Commission Signage

I. REQUEST SUMMARY:

Requesting approval of a Certificate of Appropriateness (COA) for:

1. 5' expansion of an existing rear deck on the northeast side of the building and screen the enclosure with like finishes.
2. Replace the screens on the existing porch with windows to match the existing.



Figure 2,3,4,5. Existing Deck and Screened Porch

Screened area



Proposed

Figure 6. Proposed Enclosed Deck

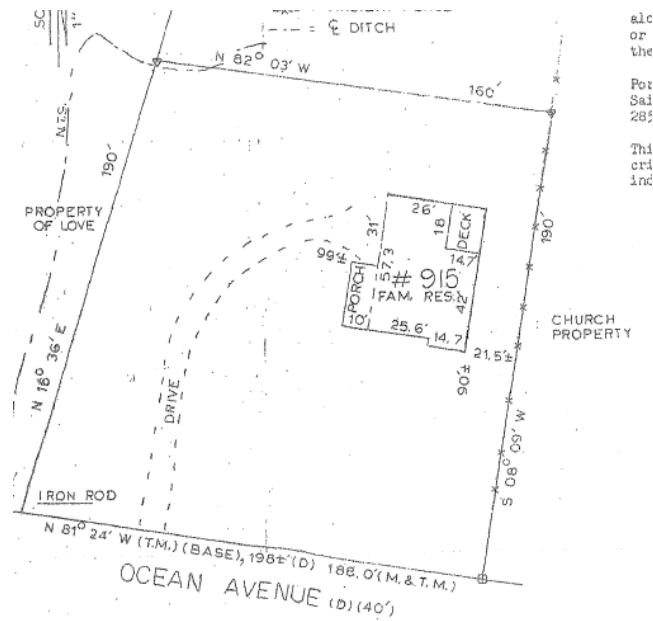


Figure 7. Proposed Site Plan

II. ZONING & LAND USE:

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



Figure 8. Subject Property and Adjacent Zoning District



Figure 9. 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:

Roofs: Roofs are highly visible, character-defining features of historic structures and should be preserved in a manner that maintains the building's historic form, style, and architectural integrity. Primary roof design elements, including pitch, shape, symmetry, and complexity, should remain intact during repairs or replacements, while secondary elements such as chimneys, vents, and eave details should be retained and maintained.

Any new roof additions or features should be compatible with the historic design and located to minimize visibility from the primary façade. Replacement roofing materials should closely match the historic composition, color, and texture of the original materials, and distinctive historic materials such as slate, tile, or pressed metal should be repaired rather than replaced whenever feasible.

Windows: Windows and their components are essential character-defining features of historic buildings and should be preserved whenever possible to maintain the structure's architectural integrity. Historic windows should be repaired rather than replaced, with individual components restored as needed, and replacement should only occur under exceptional circumstances. Replacement windows must match the original design, placement, and configuration, with wood windows preferred and alternative materials considered only when compatible with the historic character. Historic window openings on primary façades should not be altered, while new openings may be considered on side or rear elevations if they follow traditional patterns. Decorative and functional features such as moldings, shutters, and awnings should also be preserved and maintained, and should not be added unless historically documented.

Additions: Additions to historic structures should be designed to preserve and respect the historic character, scale, proportions, form, and architectural integrity of the original building and surrounding district. New additions should remain subordinate to the historic structure, use compatible materials and design elements, and avoid excessive ornamentation beyond that of the original building. Additions should also minimize the removal of historic materials, be constructed in a reversible manner where feasible, and remain visually distinguishable from the original structure so as not to create a false sense of historical development.

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 deck extension will be located on the rear of the building, not visible from the street.
- Enclosing the screened porch and replacing the screen with windows to match existing.
- The proposed modifications will be consistent with the exterior appearance of the existing building.

VI. PUBLIC NOTICES:

- Historic Preservation Commission yard sign was posted and notifications were mailed to adjacent property owners within a 500-foot radius on May 22, 2026.

VII. PUBLIC FEEDBACK

None received as of June 5, 2026

VIII. POTENTIAL MOTION

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

1. 5' expansion of an existing rear deck on the northeast side of the building and screen the enclosure with like finishes.
2. Replace the screens on the existing porch with windows to match the existing.

-OR-

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

1. 5' expansion of an existing rear deck on the northeast side of the building and screen the enclosure with like finishes.
2. Replace the screens on the existing porch with windows to match the existing.



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: 5/1/24
[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 Ave, Ocean Springs, MS
Property Owner(s): First Presbyterian Church of Ocean Springs
Parcel ID Number: _____ Approximate Age of Home: 90

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 of Operations
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 | ☐ Landscaping and Site Improvements (i.e. Fencing) |
| ☐ Minor Renovation / Repair | ☐ Signage |
| ☒ Exterior Painting (Contributing Structures Only) | ☐ Demolition |

— 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: • No street scape changes
• Expanding an existing deck on the NE (back)
of the building. Not visible from street.
• Altering the roofline to cover the expanded
deck, and screening this area. Not visible
from the street.
• Enclosing an existing screened porch, replacing
screens with windows. East side facing a
gravel lot. No structural change from the
street

— Attach Additional Sheets if Needed —

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 of OS

Printed Name of Owner

John for FPCOS

Signature of Owner

Greg Worch

Printed Name of Authorized Agent

[Signature]

Signature of Authorized Agent

4/29/24

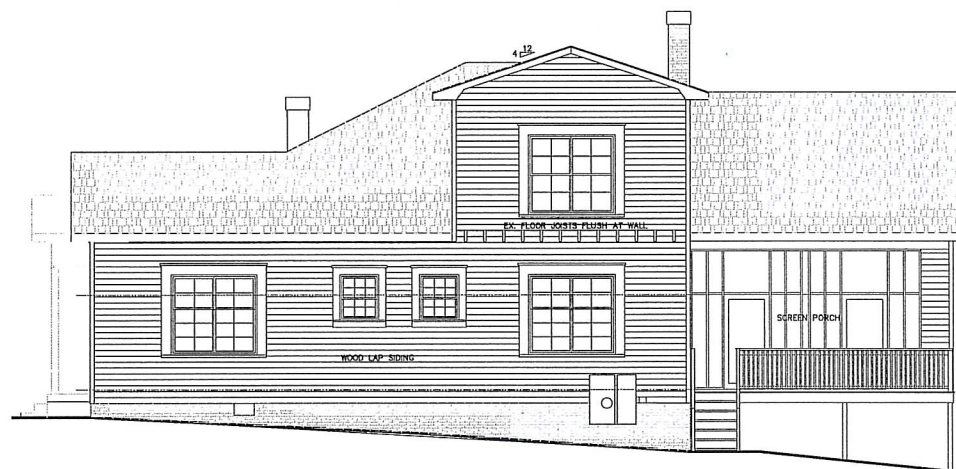
Date

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



North Elevation

SCALE 1/4"=1'-0"



East Elevation

SCALE 1/4"=1'-0"



West Elevation

SCALE 1/4"=1'-0"



South Elevation

SCALE 1/4"=1'-0"

IF DRAWING IS NOT 24" X 36" SCALE ACCORDINGLY

Project: Renovations & Additions For:
1st Presbyterian Church
Youth Building
915 Ocean Avenue
Ocean Springs, MS 39564

Sheet Title: Existing Elevations

JOB No.:

Design BY:

DRAWN BY:

CHECKED BY:

SHEET:

EX-1

SHEET 1 OF 3 SHEETS

REV.

DATE: March 6, 2026

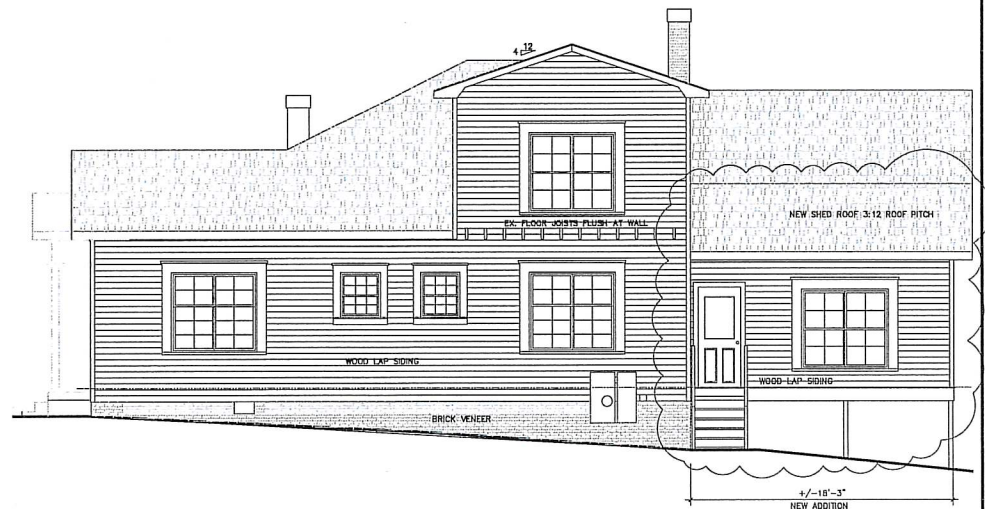
Existing

Screened area



North Elevation

SCALE 1/4"=1'-0"



East Elevation

SCALE 1/4"=1'-0"



West Elevation

SCALE 1/4"=1'-0"



South Elevation

SCALE 1/4"=1'-0"

Project: Renovations & Additions For:
1st Presbyterian Church
Youth Building
915 Ocean Avenue
Ocean Springs, MS 39564
Sheet Title: Existing Elevations with New Additions

JOB No.:
Design By:
Drawn By:
Checked By:
Sheet:

2

SHEET 2 OF 3 SHEETS
REV.
DATE: March 6, 2025

Proposed



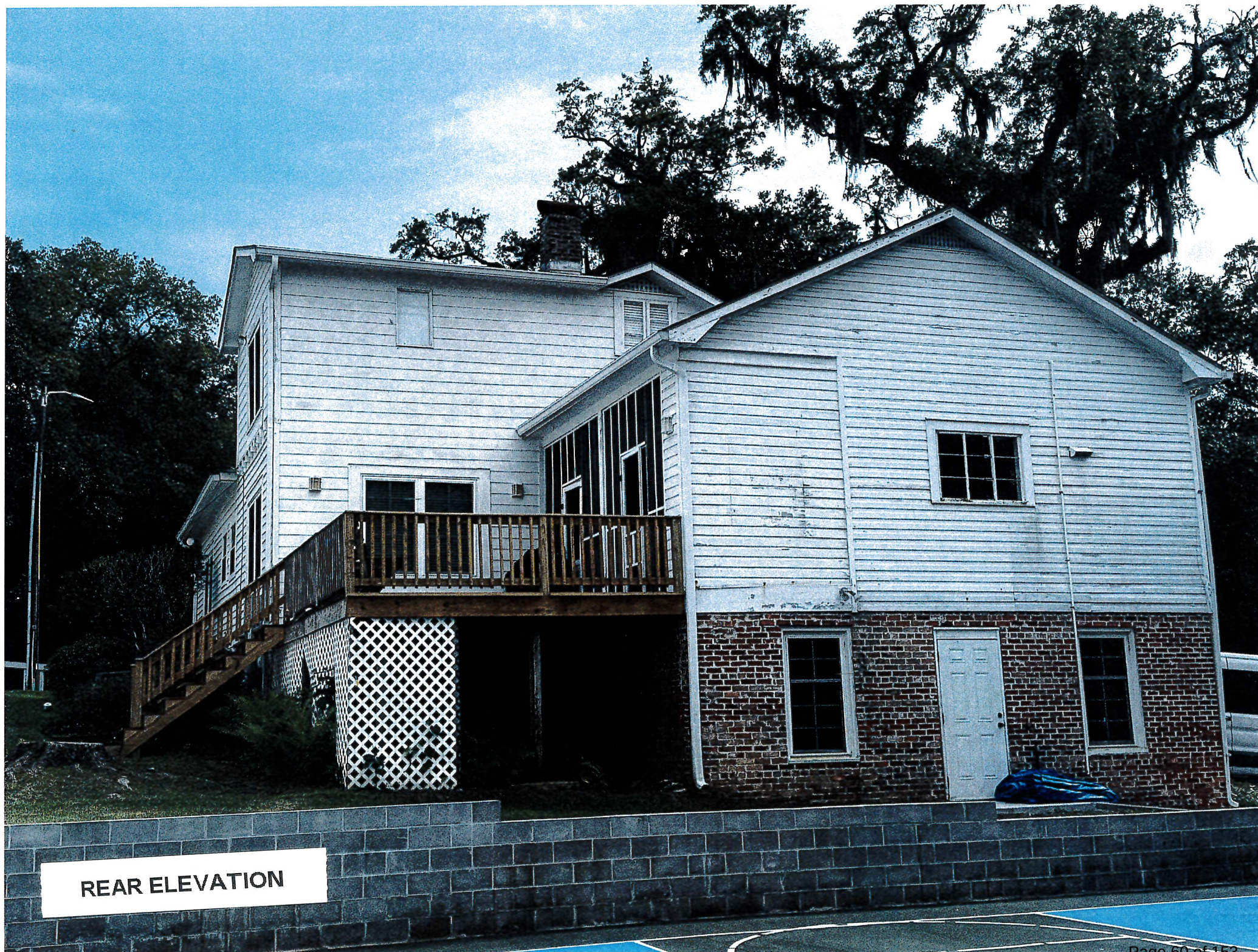
FRONT ELEVATION



EAST ELEVATION



REAR ELEVATION



REAR ELEVATION



WEST SCREENED PORCH



WEST SCREENED PORCH

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 GOTTSCHKE, JR. and wife, PATRICIA F. GOTTSCHKE, 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. PUEBLE, 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:

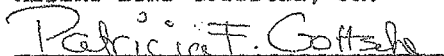
Claim Section 37 (Section 30 if regularly surveyed), Township 7 South, Range 8 West. A certain lot in the City of Ocean Springs, Jackson County, Mississippi, described as beginning at a point on the north side of Ocean Avenue, at the Southwest corner of the Presbyterian Church property and running thence 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 LYNN GOTTSCHÉ, JR.

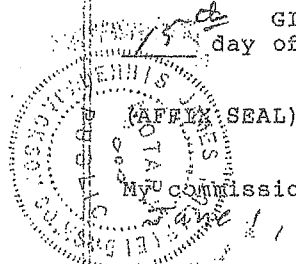

PATRICIA F. GOTTSCHÉ

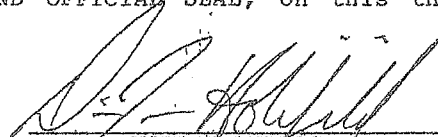
ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, PATRICIA F. GOTTSCHÉ, 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.




NOTARY PUBLIC

STATE OF CALIFORNIA
COUNTY OF Los Angeles

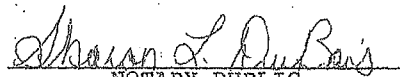
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ALBERT LYNN GOTTSCHÉ, JR., who acknowledged before me that he signed executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

14th day of December, 1989



My commission expires:

August 6, 1993


NOTARY PUBLIC

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

STATE OF MISSISSIPPI — JACKSON COUNTY

First Page \$2.00

I, Lynn Presley, Clerk of the Chancery Court of said County, certify that the within Instrument in my office for record on the 20th day of December, 1989 at 2:40 day of December

**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, June 11, 2026 @ 6:00 PM

Regarding the following:

915 Ocean Ave – PIDN: 60137400.000 – First Presbyterian Church of Ocean Springs – Request for Certificate of Appropriateness (COA) for:

- 1. 5' expansion of an existing rear deck on the northeast side of the building and screen the enclosure with like finishes.**
- 2. Replace the screens on the existing porch with windows to match the 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, 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: June 11, 2026

APPLICANT: Sara and Steven Attaya

OWNERS: Stephen Attaya, Sara Attaya, & Dinah M. Payne

REQUESTED ACTION: Certificate of Appropriateness (COA)

DATE OF APPLICATION: May 7, 2026

LOCATION: 422 Martin Ave

PARCEL NUMBER: 60137604.000



Figure 1: Historic Planning Commission Signage

I. REQUEST SUMMARY:

The applicant, Stephen and Sara Attaya, are requesting approval of a Certificate of Appropriateness (COA) to install an elevator for accessibility purposes at the rear of the residence.

II. **ZONING/LAND USE:**

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

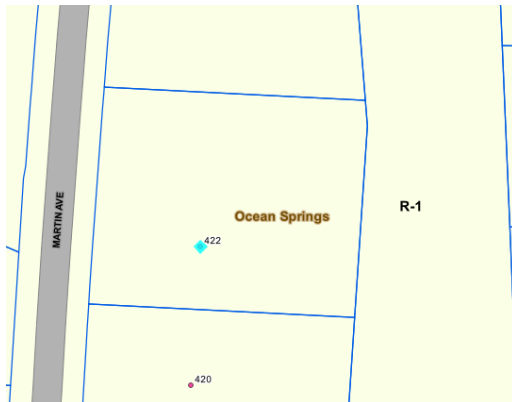


Figure 2: Adjacent Property Zoning



Figure 3: 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:

- **Recreation & Mechanical:** Modern recreational and mechanical features should be placed in ways that minimize their visibility and impact on the historic character of a property. Features such as air conditioners, satellite dishes, pools, decks, and play equipment should generally be located at the rear of the property or screened from public view if placed on the side. These elements should never be installed on the front facade or in the front yard. Window air-conditioning units should not be placed in front-facing windows, and security lighting should remain small and modest in brightness.



Figure 3: Proposed location of elevator



Figure 4: Example provided by applicant

V. FINDINGS:

- NR Status: Contributing – Contributing buildings are essential to the district’s sense of place and help maintain the architectural and historical significance of the district.
- The proposed elevator will be located at the rear of the home, with minimal visibility from street view.

VI. PUBLIC NOTICES:

- Historic Preservation Commission yard sign was posted and notifications were mailed to adjacent property owners within a 500-foot radius on May 22, 2026.

VII. PUBLIC FEEDBACK

None received as of June 5, 2026.

VIII. POTENTIAL MOTION

A motion to recommend **approval** of Certificate of Appropriateness (COA) to install an elevator for ADA accessibility at the rear of the residence located at 422 Martin Ave.

-OR-

A motion to recommend **denial** of Certificate of Appropriateness (COA) to install an elevator for ADA accessibility at the rear of the residence located at 422 Martin Ave.



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: \$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: 422 Martin Avenue

Property Owner(s): Sara Attaya

Parcel ID Number: 60137604.000 Approximate Age of Home: 136 yrs (built c.1890s)

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: Sara and Stephen Attaya

Address: 422 Martin Ave

City: Ocean Springs State: MS Zip: 3956

Phone: 504 435 5949 Email: dmpayne@uno.edu

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.

Sara Attaya
Printed Name of Owner

Sara P. Attaya
Signature of Owner

S DEAN SMITH
Printed Name of Authorized Agent

S Dean Smith
Signature of Authorized Agent

Date

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

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

MINOR RENOVATION OR REPAIR

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

Required Attachments:

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

Description: Homeowner is elderly and disabled. She is in
dire need of an elevator to be installed as
soon as possible.

— Attach Additional Sheets if Needed —

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

EXTERIOR PAINTING (CONTRIBUTING STRUCTURES ONLY)

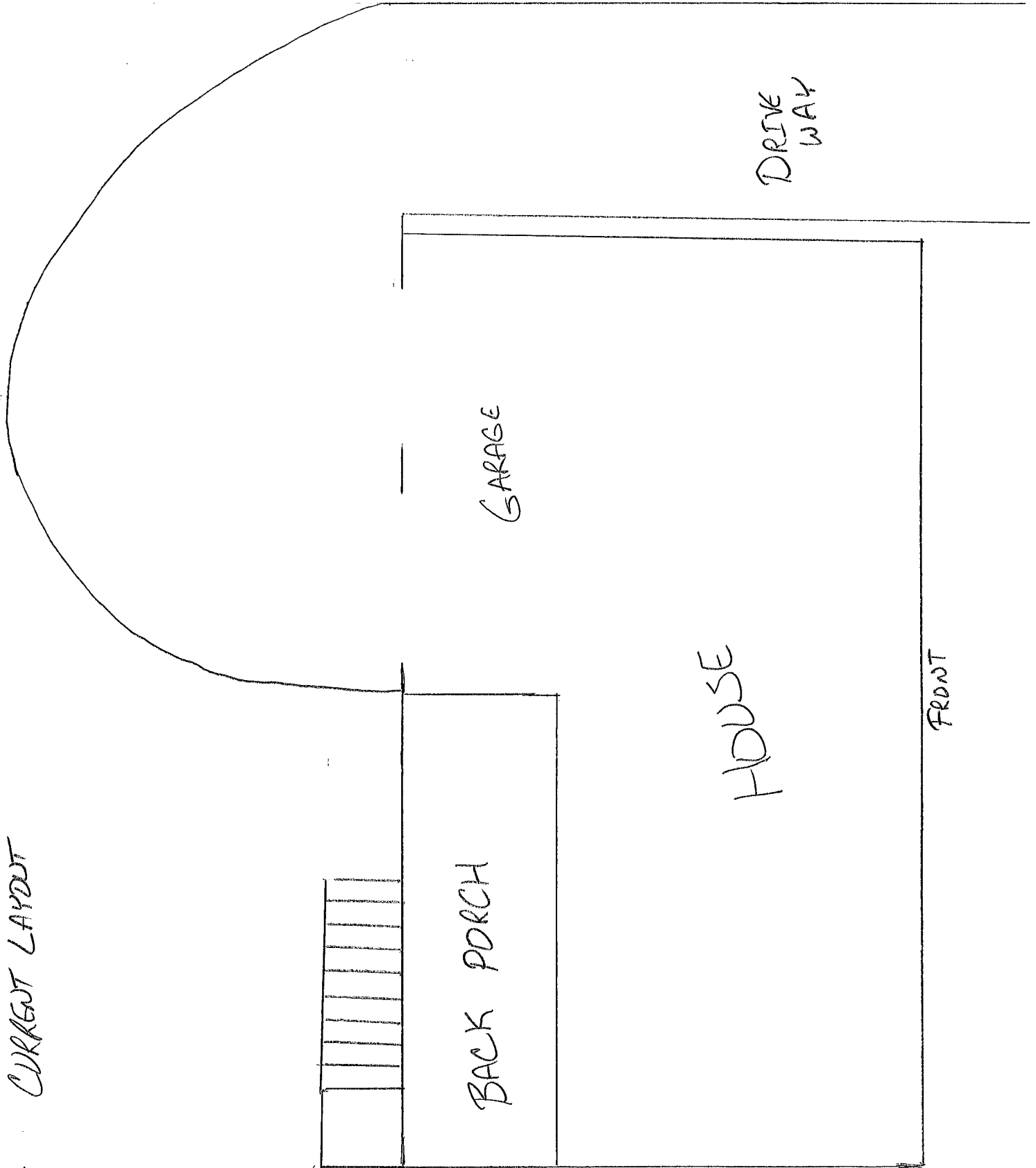
NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed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

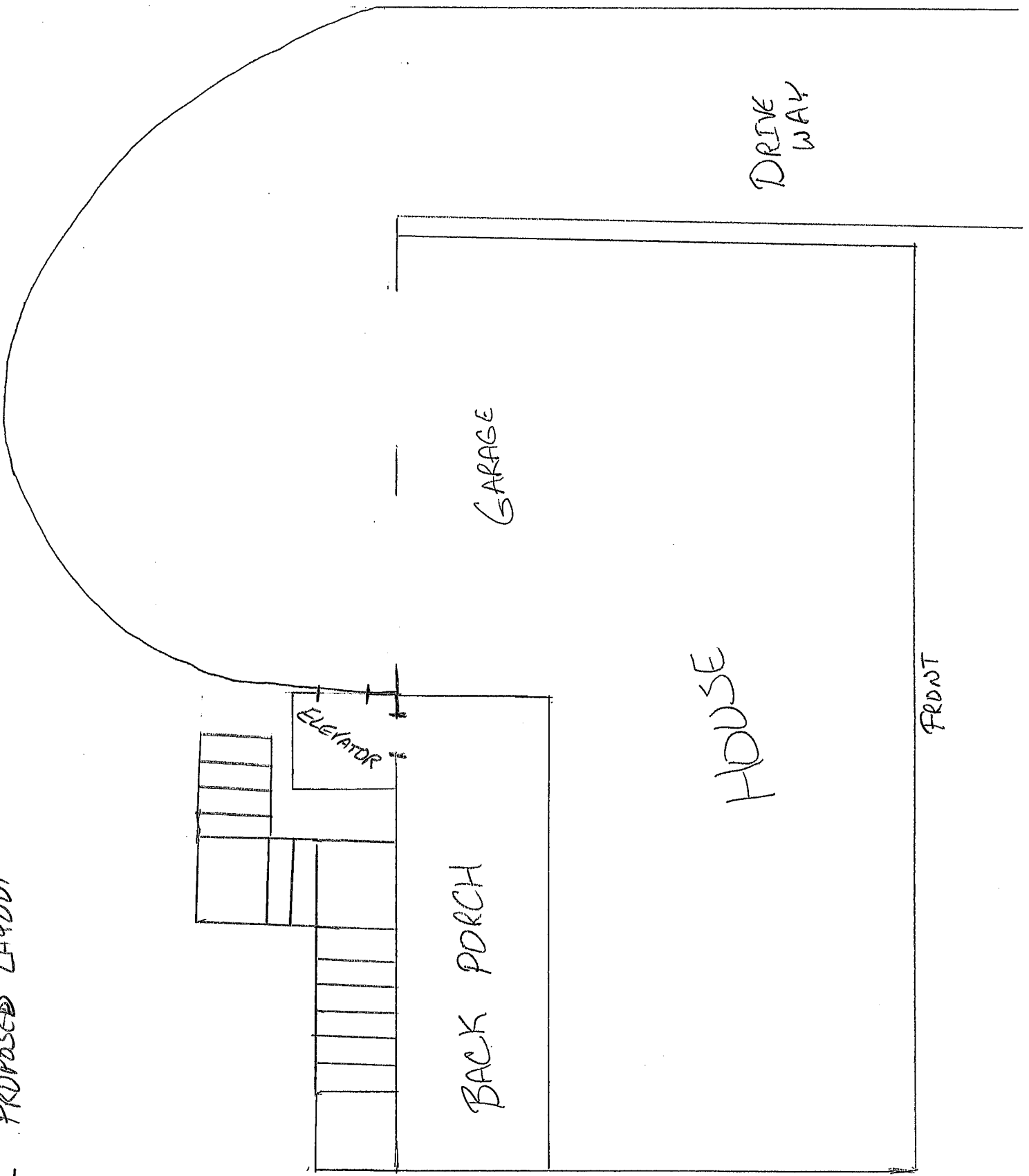
Required Attachments:

1. Period color schemes are encouraged; however, other colors may be acceptable. **Submit color samples for:**
 - a. _____ Main Body;
 - b. _____ Trim or Decorative Features; and
 - c. _____ Accent areas such as lattice, shutters, porch, deck, etc.

Description: _____

— *Attach Additional Sheets if Needed* —











STERLING ELEVATORS

CUSTOM • CLASSIC • LUXURY

1. GFI Outlet in the Machine Room:

-Location: Machine Room/ -Type: Ground Fault Interrupter (GFI) Outlet/ -Voltage: 120/ - Amperage: 15A

- Details: Ensure outlet is properly installed in accordance with local codes and regulations. It should be in an easily accessible location within the machine room.

2. Light Fixture with Wall Switch in the Machine Room:

-Location: Machine Room - Type: Light Fixture/ - Switch Type: Wall Switch/ - Voltage:120V

-Details: Install a light fixture to adequately illuminate the machine room. The wall switch should be placed near the entrance of the room for convenient operation.

3. 120V/15A Circuit on a Fusible Throw Knife Disconnect:

- Location: Machine Room/ - Voltage: 120V/ - Amperage:15A/ - Disconnect Type: Fusible Throw Knife Disconnect

- Details: The circuit should be installed with a fusible throw knife disconnect switch to allow for safe and easy disconnection. Ensure the circuit is properly fused and meets local code requirements.

4. 240V/30A Circuit on a Fusible Throw Knife Disconnect:

- Location: Machine Room/ Voltage: 240V/ Amperage: 30A/ Disconnect Type: Fusible Throw Knife Disconnect

- Details: Install a 240V circuit with a fusible throw knife disconnect switch. Ensure the circuit is correctly fused for 30A and complies with local electrical codes and regulations

5. Phone Line with a 10' Pig Tail:

- Location: Machine Room/ - Type: Phone Line/ - Length of Pig Tail: 10 feet

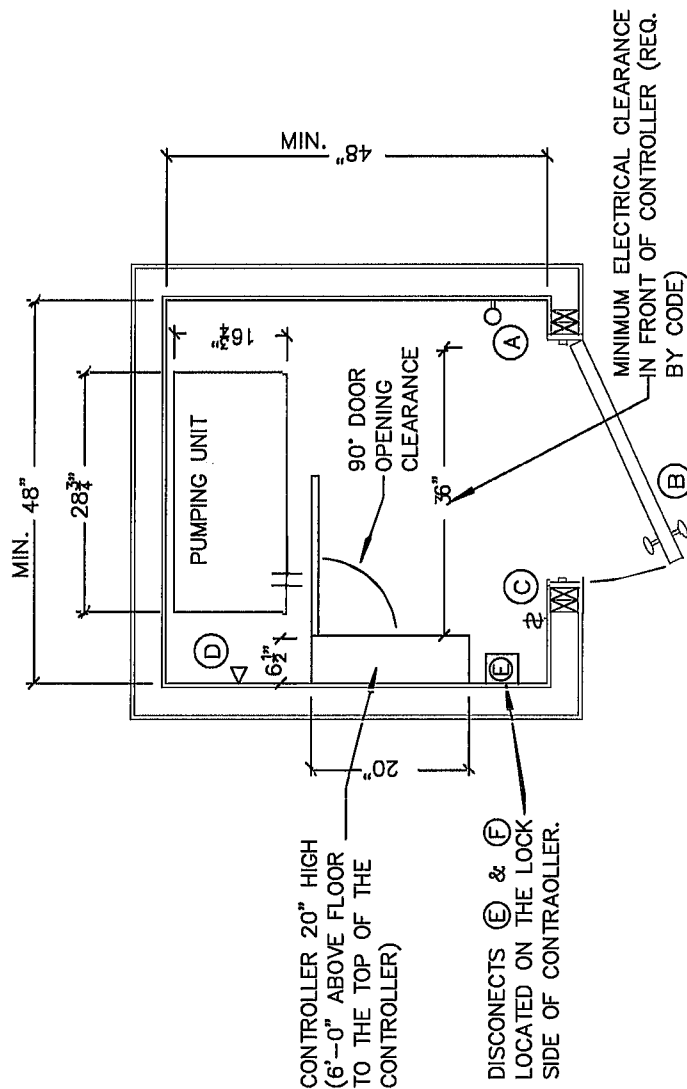
- Details: Install a phone line in the machine room with a 10-foot pig tail for future connection to the elevator's communication system. Ensure the phone line is installed in a manner that avoids any physical damage and complies with standard installation practices

JOB NAME:	DRAWING NUMBER
RECOMMENDED MACHINE ROOM	SCE-MR1

NOTES:

- A- GFI RECEPTACLE IS TO BE PROVIDED IN THE ELEVATOR MACHINE ROOM/ SPACE (PER NEC 2002- BY OTHERS)
- B-MACHINE ROOM DOOR TO BE A MIN. OF 30" WIDE AND SWING OUTWARDS (BY OTHERS)
- C-LIGHT SWITCH TO BE INSTALLED ADJACENT TO LOCK SIDE OF THE DOOR & LIGHT MUST BE PROVIDED INSIDE THE MACHINE ROOM (BY OTHERS)
- D- PROVIDE A PHONE LINE TO THE ELEVATOR MACHINE ROOM INSTALLED IN A 4"X4" BOX WITH COVER. MUST HAVE A MIN 8'-10' TAIL (BY OTHERS)
- E- 240 VAC, 2 POLE SINGLE PHASE, FUSABLE, KNIFE SWITCH DISCONNECT WITH 30AMP RK-5 FUSES (PER NEC 2002- BY OTHER)
- F- PROVIDE 120 V, FUSED KNIFE SWITCH DISCONNECT 15 AMP FUSES FOR ELEVATOR CAB LIGHTS (PER NEC 2002- BY OTHERS)
- G- FLOOR MOUNT PUMING UNIT DIMENSIONS 16.75"D X 28.75"L X 26.75 H (ON PADS)
- I- SELF CLOSING HINGE ON MACHINE ROOM DOOR
- J- LOCKABLE DOOR HANDLE ON ENTRY DOOR
- K. MACHINE ROOM NEEDS TO BE ENTIRELY CLOSED OFF WITH SHEETROCK OR PLYWOOD

DRAWING/ REVISIONS	
DRAWN/ CHECKED/	DATE/
C.J.S.	C.J.S. 03/01/09
NEW DRAWING	



MACHINE ROOM PLAN VIEW

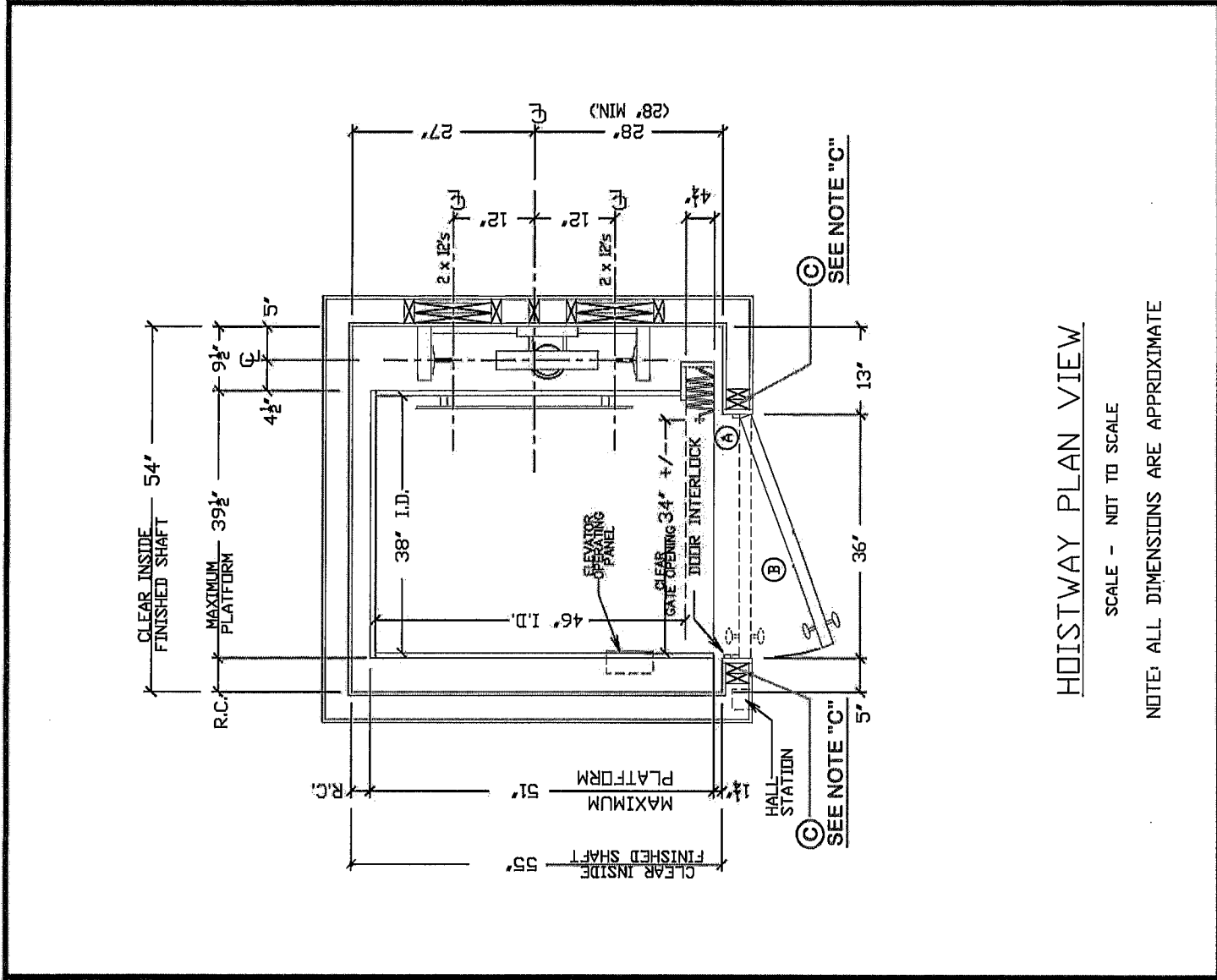
SCALE - NOT TO SCALE
NOTE: ALL DIMENSIONS ARE APPROXIMATE

JOB NAME:	DRAWING NUMBER:	
	RIGHT RAIL, IN LINE OPENING	SCE-1 12 SQ FT

NOTES:

- (A) 1/4" THICK MAXIMUM TRIM TO BE INSTALLED ON BACKSIDE OF LANDING DOOR FRAMES
- (B) LANDING DOORS TO BE SOLID CORE (BY OTHERS)
- (C) ALL LANDING DOORS AND JAMB/FRAMES ARE TO BE INSTALLED IN A 2" X 4" WALL CONSTRUCTION (OR EQUIVALENT) OR RECESSED TO THE SHAFT SIDE OF THE WALL IN A LARGER WALL CONSTRUCTION. THIS IS MANDATORY TO COMPLY WITH THE 3" X 5" RULE, PER ANSI A17.1; PART 5.3 PRIVATE RESIDENCE ELEVATORS (RULE 5.3.1.4.2). IF CONSTRUCTION OF THE LANDING DOOR WALL(S) IS GREATER THAN 2" X 4" CONSTRUCTION CONSULT WITH ELEVATOR MANUFACTURER PRIOR TO FRAMING AND INSTALLATION OF DOOR JAMB/FRAMES.

DRAWING/ REVISION(S)		
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C.J.S.	C.J.S.	03/01/09
NEW DRAWING		



HOISTWAY PLAN VIEW

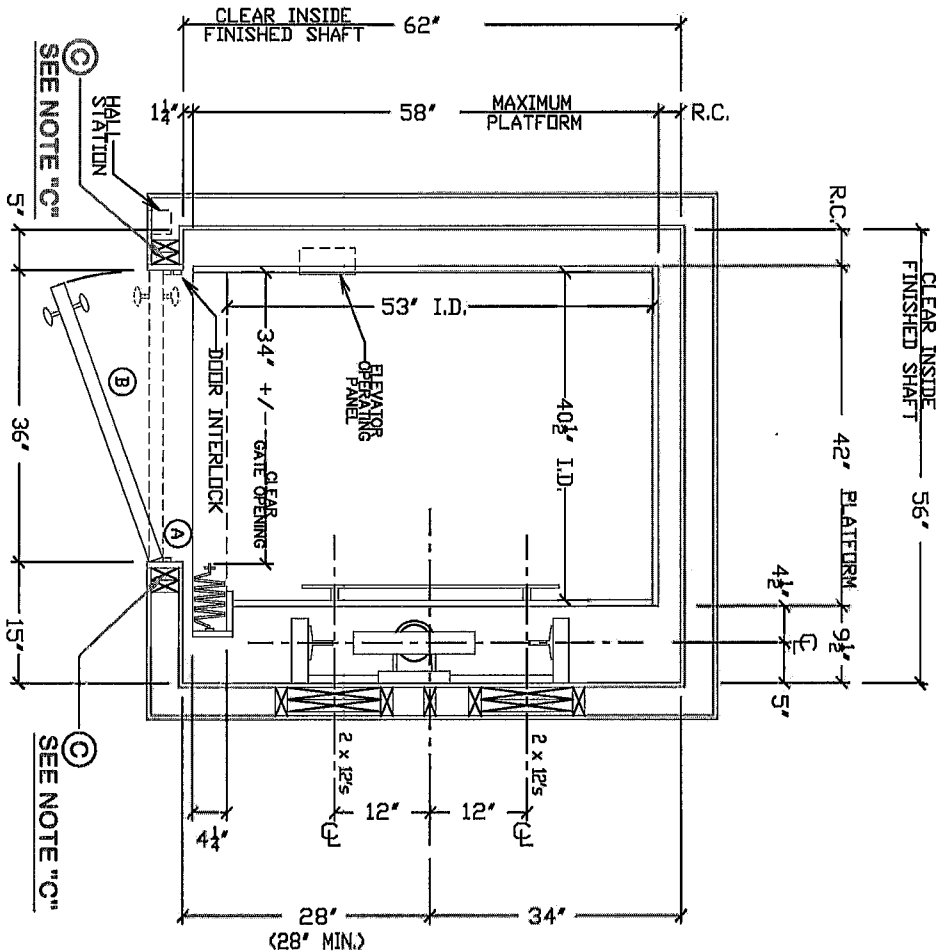
SCALE - NOT TO SCALE
NOTE: ALL DIMENSIONS ARE APPROXIMATE

NOTES:

- Ⓐ 1" THICK MAXIMUM TRIM TO BE INSTALLED ON BACKSIDE OF LANDING DOOR FRAMES
- Ⓑ LANDING DOORS TO BE SOLID CORE (BY OTHERS)
- Ⓒ ALL LANDING DOORS AND JAMB/FRAMES ARE TO BE INSTALLED IN A 2" X 4" WALL CONSTRUCTION (OR EQUIVALENT) OR RECESSED TO THE SHAFT SIDE OF THE WALL IN A LARGER WALL CONSTRUCTION. THIS IS MANDATORY TO COMPLY WITH THE 3" X 5" RULE, PER ANSI A17.1: PART 5.3 PRIVATE RESIDENCE ELEVATORS (RULE 5.3.1.4.2). IF CONSTRUCTION OF THE LANDING DOOR WALL(S) IS GREATER THAN 2" X 4" CONSTRUCTION CONSULT WITH ELEVATOR MANUFACTURER PRIOR TO FRAMING AND INSTALLATION OF DOOR JAMB/FRAMES.

DRAWING/ REVISION(S)

DRAWN	CHECKED	DATE	DESCRIPTION
C.J.S.	C.J.S.	03/01/09	NEW DRAWING



HOISTWAY PLAN VIEW

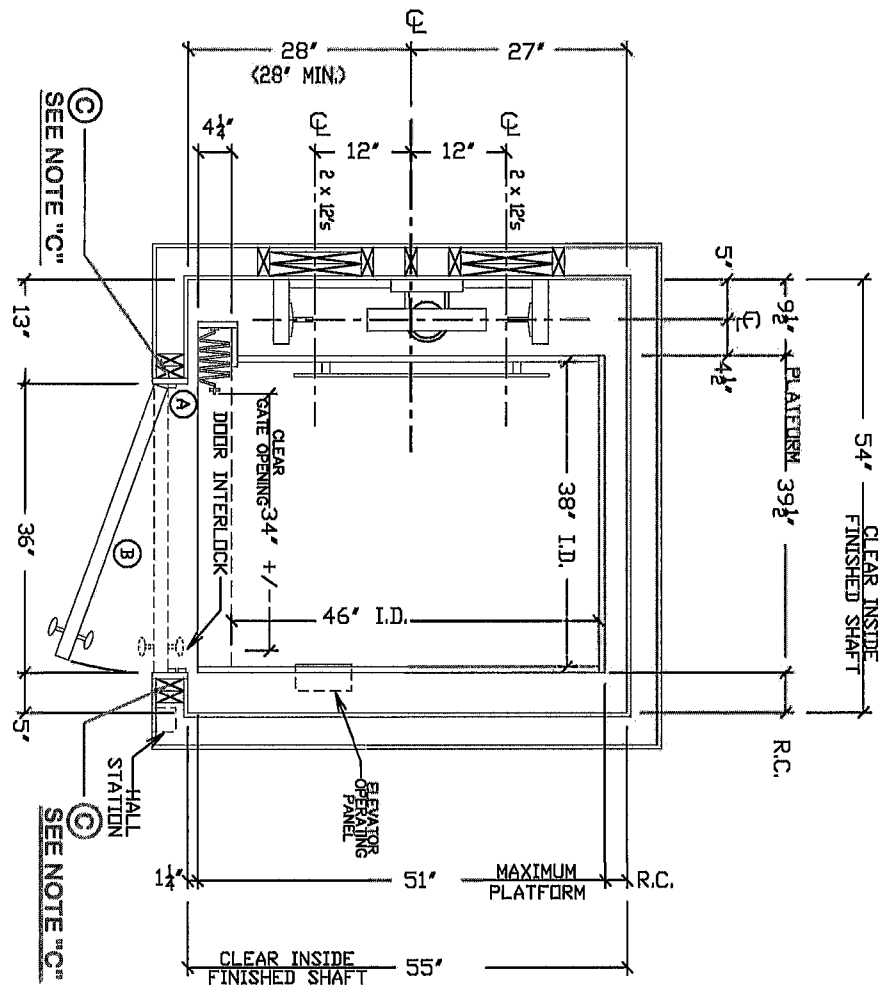
SCALE - NOT TO SCALE
NOTE: ALL DIMENSIONS ARE APPROXIMATE

LEFT RAIL,
IN LINE OPENING

SCE-2
12 SQ FT

NOTES:

1. THICK MAXIMUM TRIM TO BE INSTALLED ON BACKSIDE OF LANDING DOOR FRAMES
- (B) LANDING DOORS TO BE SOLID CORE (C BY OTHERS)
- (C) ALL LANDING DOORS AND JAMB/FRAMES ARE TO BE INSTALLED IN A 2" X 4" WALL CONSTRUCTION (OR EQUIVALENT) OR RECESSED TO THE SHAFT SIDE OF THE WALL IN A LARGER WALL CONSTRUCTION. THIS IS MANDATORY TO COMPLY WITH THE 3" X 5" RULE. PER ANSI A17.1: PART 5.3 PRIVATE RESIDENCE ELEVATORS (RULE 5.3.1.4.2). IF GREATER THAN 2" X 4" CONSTRUCTION CONSULT WITH ELEVATOR MANUFACTURER PRIOR TO FRAMING AND INSTALLATION OF DOOR JAMB/FRAMES.



HOISTWAY PLAN VIEW

SCALE - NOT TO SCALE

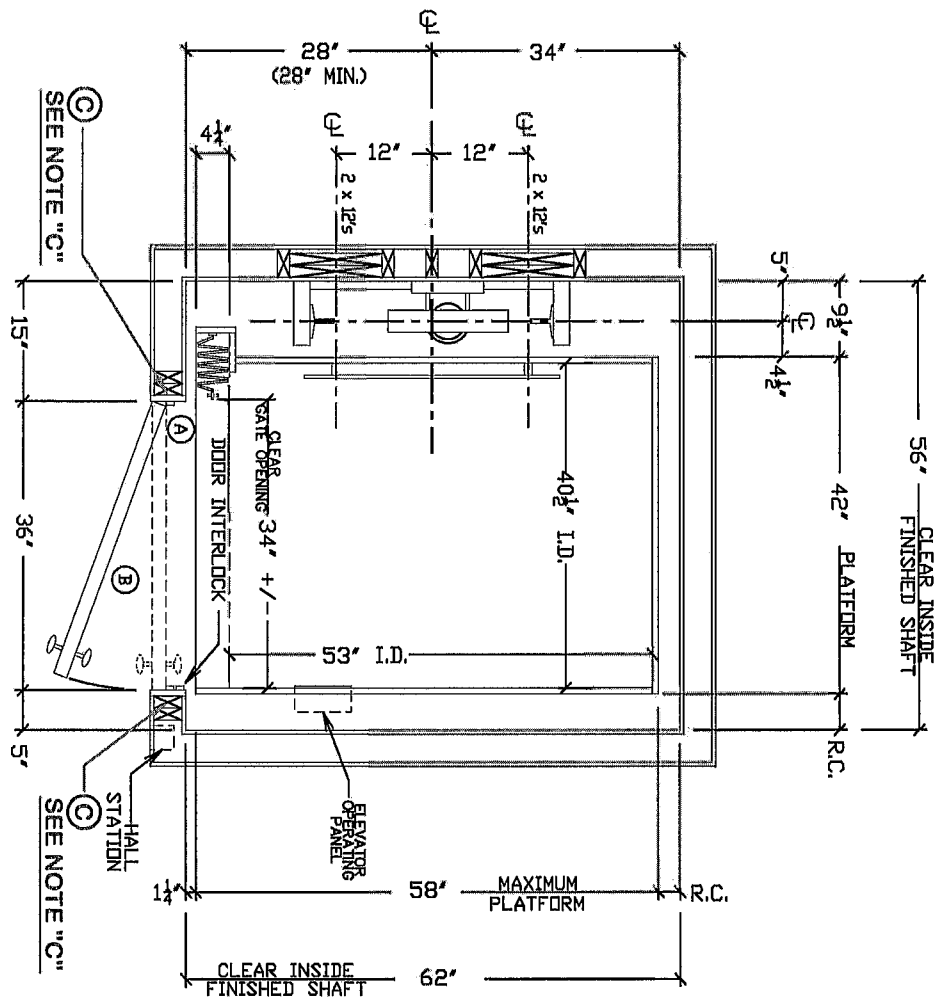
NOTE: ALL DIMENSIONS ARE APPROXIMATE

DRAWING/ REVISION(S)			
DRAWN/	CHECKED/	DATE/	DESCRIPTION
C.J.S.	C.J.S.	03/01/09	NEW DRAWING

SCE-2
15 SQ FT

NOTES:

1. THICK MAXIMUM TRIM TO BE INSTALLED ON BACKSIDE OF LANDING DOOR FRAMES
- ③ LANDING DOORS TO BE SOLID CORE (BY OTHERS)
- ③ ALL LANDING DOORS AND JAMB/FRAMES ARE TO BE INSTALLED IN A 2" X 4" WALL CONSTRUCTION (OR EQUIVALENT) OR RECESSED TO THE SHAFT SIDE OF THE WALL IN A LARGER WALL CONSTRUCTION. THIS IS MANDATORY TO COMPLY WITH THE 3" X 5" RULE. PER ANSI A17.1, PART 5.3 PRIVATE RESIDENCE ELEVATORS (RULE 5.3.1.4.2), IF CONSTRUCTION OF THE LANDING DOOR WALL(S) IS GREATER THAN 2" X 4" CONSTRUCTION CONSULT WITH ELEVATOR MANUFACTURER PRIOR TO FRAMING AND INSTALLATION OF DOOR JAMB/FRAMES.



HOISTWAY PLAN VIEW

SCALE -- NOT TO SCALE

NOTE: ALL DIMENSIONS ARE APPROXIMATE

DRAWING/ REVISION(S)			
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C.J.S.	C.J.S.	03/01/09	NEW DRAWING

JOB NAME:

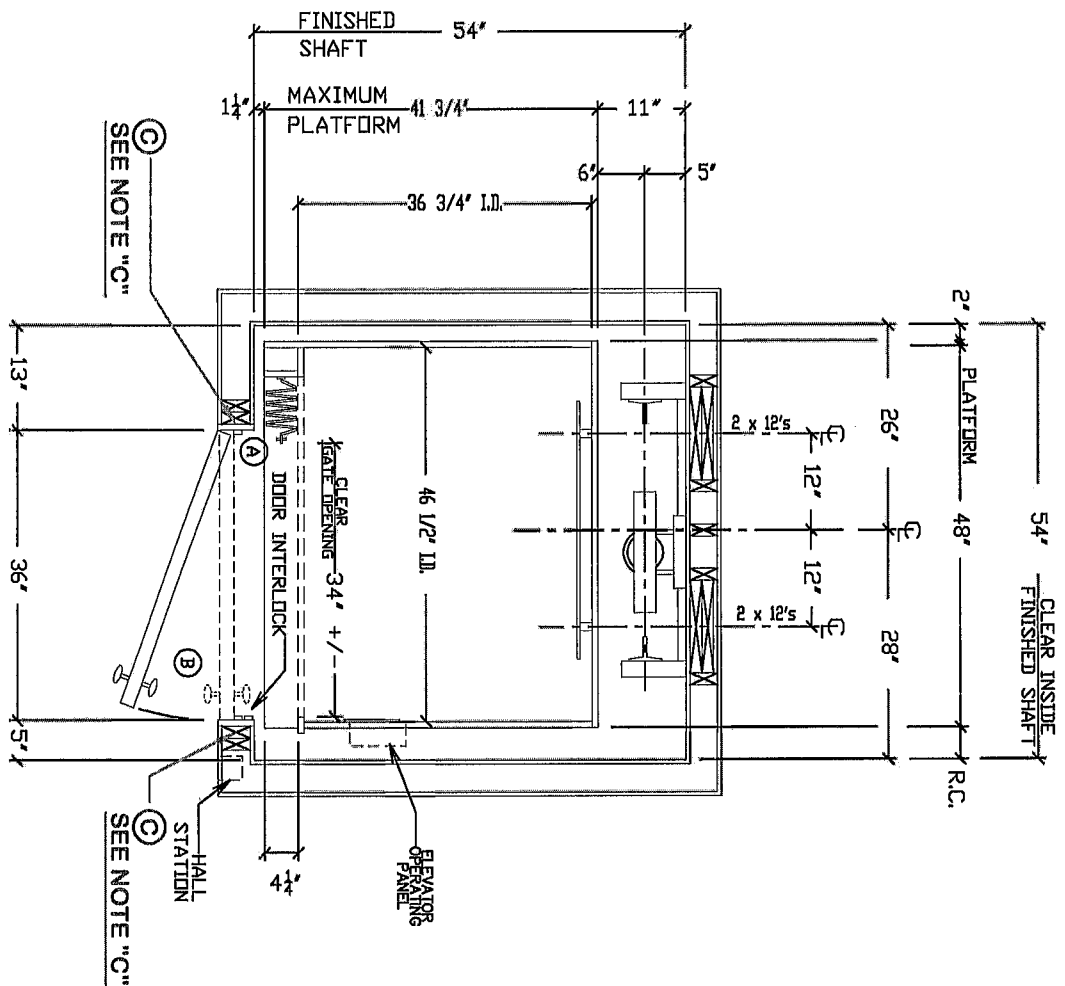
DRAWING NUMBER

REAR RAIL,
IN LINE OPENINGSCE-3
12 SQ FT**NOTES:**

- (A) $\frac{1}{4}$ " THICK MAXIMUM TRIM TO BE INSTALLED ON BACKSIDE OF LANDING DOOR FRAMES
- (B) LANDING DOORS TO BE SOLID CORE (BY OTHERS)
- (C) ALL LANDING DOORS AND JAMB/FRAMES ARE TO BE INSTALLED IN A 2" X 4" WALL CONSTRUCTION (OR EQUIVALENT) OR RECESSED TO THE SHAFT SIDE OF THE WALL IN A LARGER WALL CONSTRUCTION. THIS IS MANDATORY TO COMPLY WITH THE 3" X 5" RULE, PER ANSI A17.1; PART 5.3 PRIVATE RESIDENCE ELEVATORS (RULE 5.3.1.4.2). IF CONSTRUCTION OF THE LANDING DOOR WALL(S) IS GREATER THAN 2" X 4" CONSTRUCTION CONSULT WITH ELEVATOR MANUFACTURER PRIOR TO FRAMING AND INSTALLATION OF DOOR JAMB/FRAMES.

DRAWING/ REVISIONS)

DRAWN/ CHECKED/	DATE/	DESCRIPTION
C.J.S.	03/01/09	NEW DRAWING

**HOISTWAY PLAN VIEW**

SCALE - NOT TO SCALE

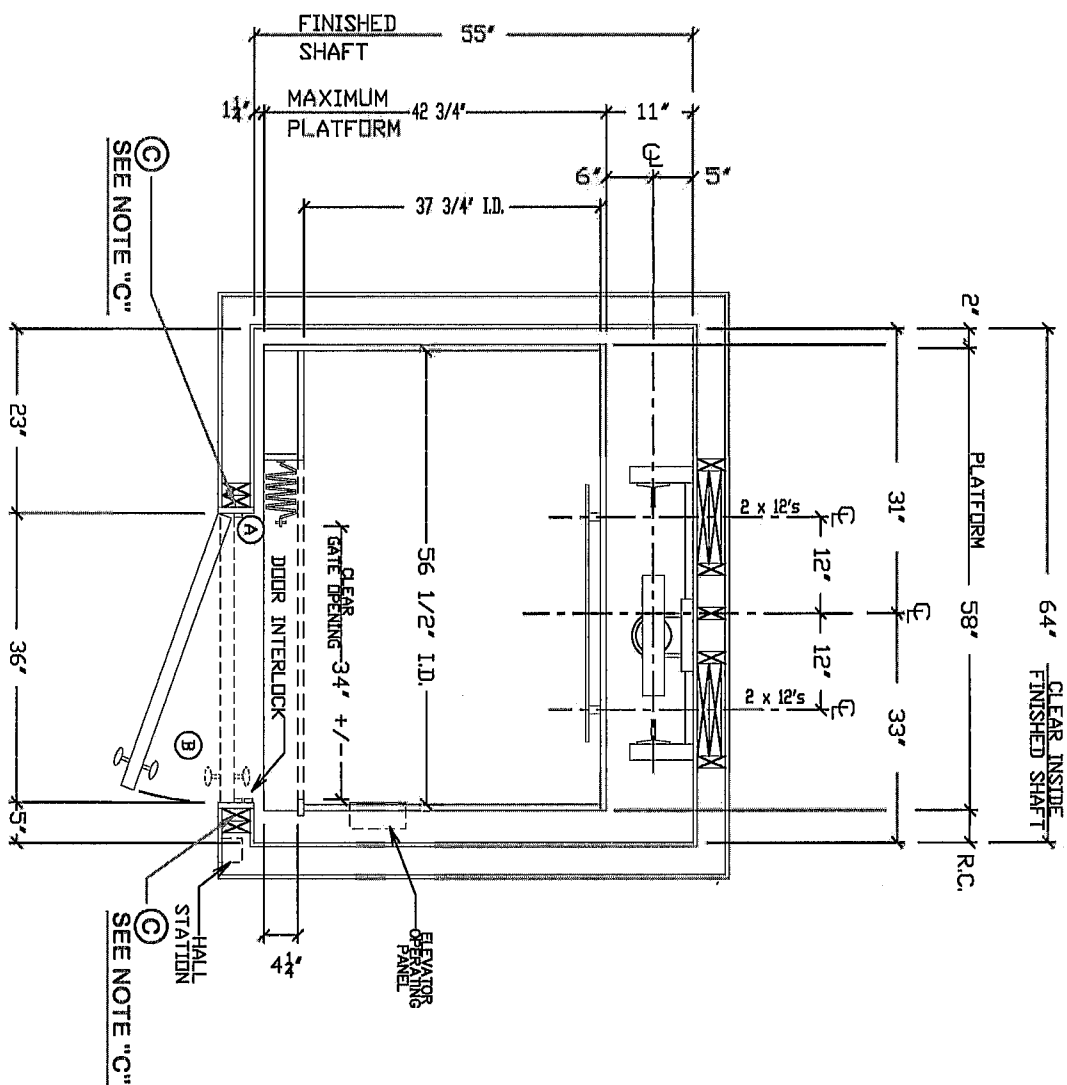
NOTE: ALL DIMENSIONS ARE APPROXIMATE

JOB NAME:

DRAWING NUMBER:

REAR RAIL,
IN LINE OPENINGSCE-3
15 SQ. FT**NOTES:**

- (A) 1" THICK MAXIMUM TRIM TO BE INSTALLED ON BACKSIDE OF LANDING DOOR FRAMES
- (B) LANDING DOORS TO BE SOLID CORE (BY OTHERS)
- (C) ALL LANDING DOORS AND JAMB/FRAMES ARE TO BE INSTALLED IN A 2" X 4" WALL CONSTRUCTION (OR EQUIVALENT) OR RECESSED TO THE SHAFT SIDE OF THE WALL IN A LARGER WALL CONSTRUCTION. THIS IS MANDATORY TO COMPLY WITH THE 3" X 5" RULE, PER ANSI A17.1; PART 5.3 PRIVATE RESIDENCE ELEVATORS (RULE 5.3.1.4.2). IF CONSTRUCTION OF THE LANDING DOOR WALL(S) IS GREATER THAN 2" X 4" CONSTRUCTION CONSULT WITH ELEVATOR MANUFACTURER PRIOR TO FRAMING AND INSTALLATION OF DOOR JAMB/FRAMES.

**HOISTWAY PLAN VIEW**

SCALE - NOT TO SCALE

NOTE: ALL DIMENSIONS ARE APPROXIMATE

DRAWING/ REVISIONS

DRAWN/ CHECKED	DATE	DESCRIPTION
C.J.S.	03/01/09	NEW DRAWING

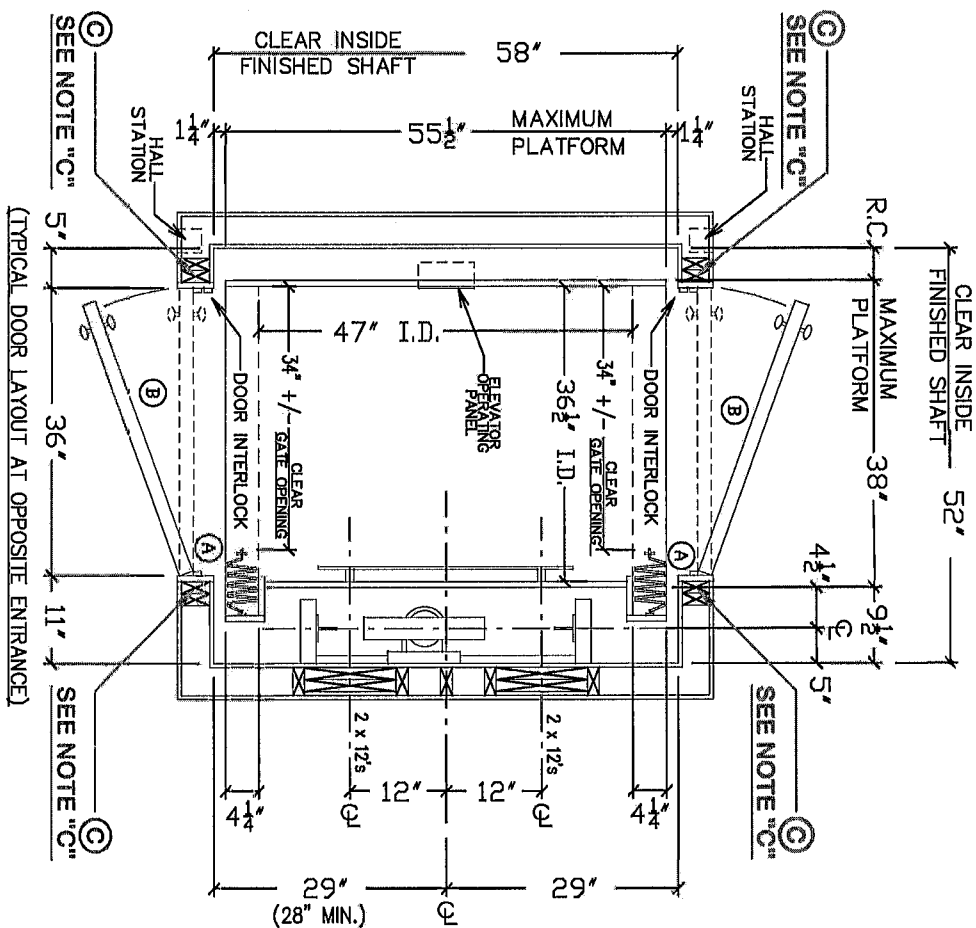
SCE-4
12 SQ FT

NOTES:

1. THICK MAXIMUM TRIM TO BE INSTALLED ON BACKSIDE OF LANDING DOOR FRAMES
- (B) LANDING DOORS TO BE SOLID CORE (BY OTHERS)
- (C) ALL LANDING DOORS AND JAMB/FRAMES ARE TO BE INSTALLED IN A 2" X 4" WALL CONSTRUCTION (OR EQUIVALENT) OR RECESSED TO THE SHAFT SIDE OF THE WALL IN A LARGER WALL CONSTRUCTION. THIS IS MANDATORY TO COMPLY WITH THE 3" X 5" RULE, PER ANSI A17.1; PART 5.3 PRIVATE RESIDENCE ELEVATORS (RULE 5.3.1.4.2). IF CONSTRUCTION OF THE LANDING DOOR WALL(S) IS GREATER THAN 2" X 4" CONSTRUCTION CONSULT WITH ELEVATOR MANUFACTURER PRIOR TO FRAMING AND INSTALLATION OF DOOR JAMB/FRAMES.
- (D) MINIMUM FINISHED SHAFT DEPTH TO BE NO LESS THAN 52". IF MINIMUM SHAFT DEPTH REQUIREMENT IS NOT MET, THEN, ONE GATE OR BOTH GATES MAY BE REQUIRED TO BE STACKED (POSITIONED) OPPOSITE OF THE RAIL BLOCKING WALL.

DRAWING/ REVISION(S)

DRAWING	CHECKED:	DATE:	DESCRIPTION
C.J.S.	C.J.S.	03/01/09	NEW DRAWING



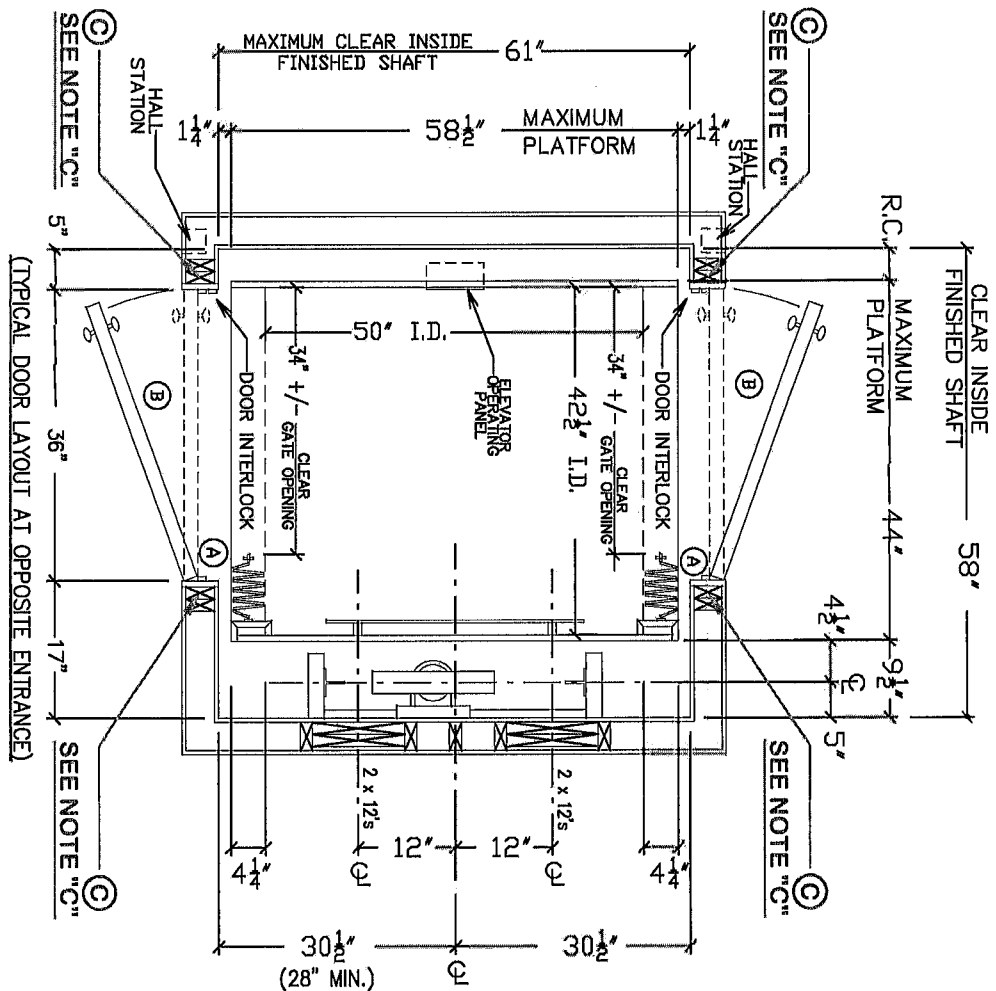
HOISTWAY PLAN VIEW

SCALE - NOT TO SCALE

NOTE: ALL DIMENSIONS ARE APPROXIMATE

- DRAWING/ REVISION(S)**

DRAWING	CHECKED	DATE	DESCRIPTION
C.J.S.	C.J.S.	03/01/09	NEW DRAWING



HOISTWAY PLAN VIEW

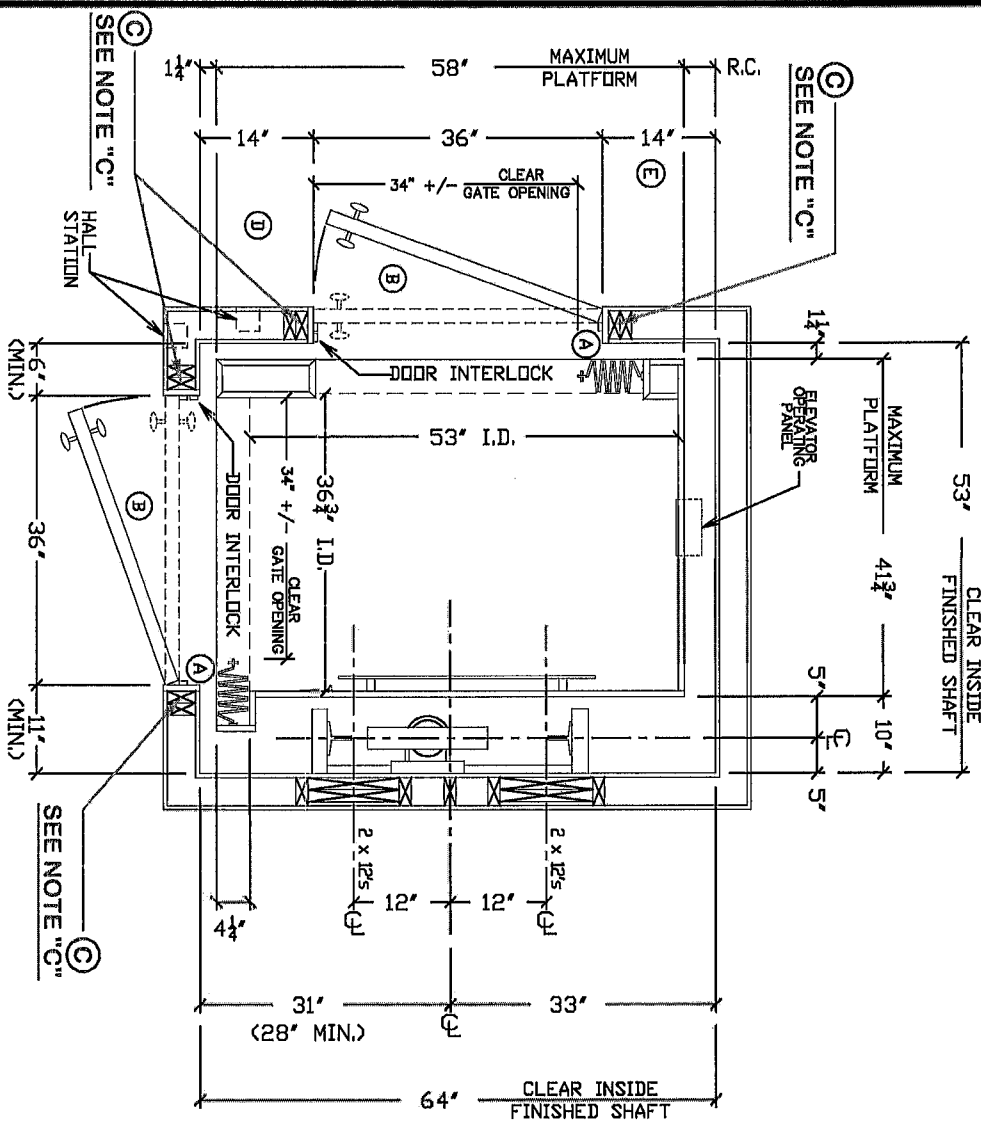
SCALE - NOT TO SCALE

NOTE: ALL DIMENSIONS ARE APPROXIMATE

JOB NAME: RIGHT RAIL, ADJACENT OPENING
 DRAWING NUMBER: SCE-6
 14 SQ FT

NOTES:

- Ⓐ 1" THICK MAXIMUM TRIM TO BE INSTALLED ON BACKSIDE OF LANDING DOOR FRAMES
- Ⓑ LANDING DOORS TO BE SOLID CORE (BY OTHERS)
- Ⓒ ALL LANDING DOORS AND JAMB/FRAMES ARE TO BE INSTALLED IN A 2" X 4" WALL CONSTRUCTION (OR EQUIVALENT) OR RECESSED TO THE SHAFT SIDE OF THE WALL IN A LARGER WALL CONSTRUCTION. THIS IS MANDATORY TO COMPLY WITH THE 3" X 5" RULE, PER ANSI A17.1; PART 5.3 PRIVATE RESIDENCE ELEVATORS (RULE 5.3.1.4.2). IF CONSTRUCTION OF THE LANDING DOOR WALL(S) IS GREATER THAN 2" X 4" CONSTRUCTION CONSULT WITH ELEVATOR MANUFACTURER PRIOR TO FRAMING AND INSTALLATION OF DOOR JAMB/FRAMES.
- Ⓓ MINIMUM, ADJACENT CORNER RETURN TO BE 12" OR GREATER FOR GATE STACK
- Ⓔ MINIMUM, NON-ADJACENT CORNER RETURN TO BE 9" FOR GATE STACK

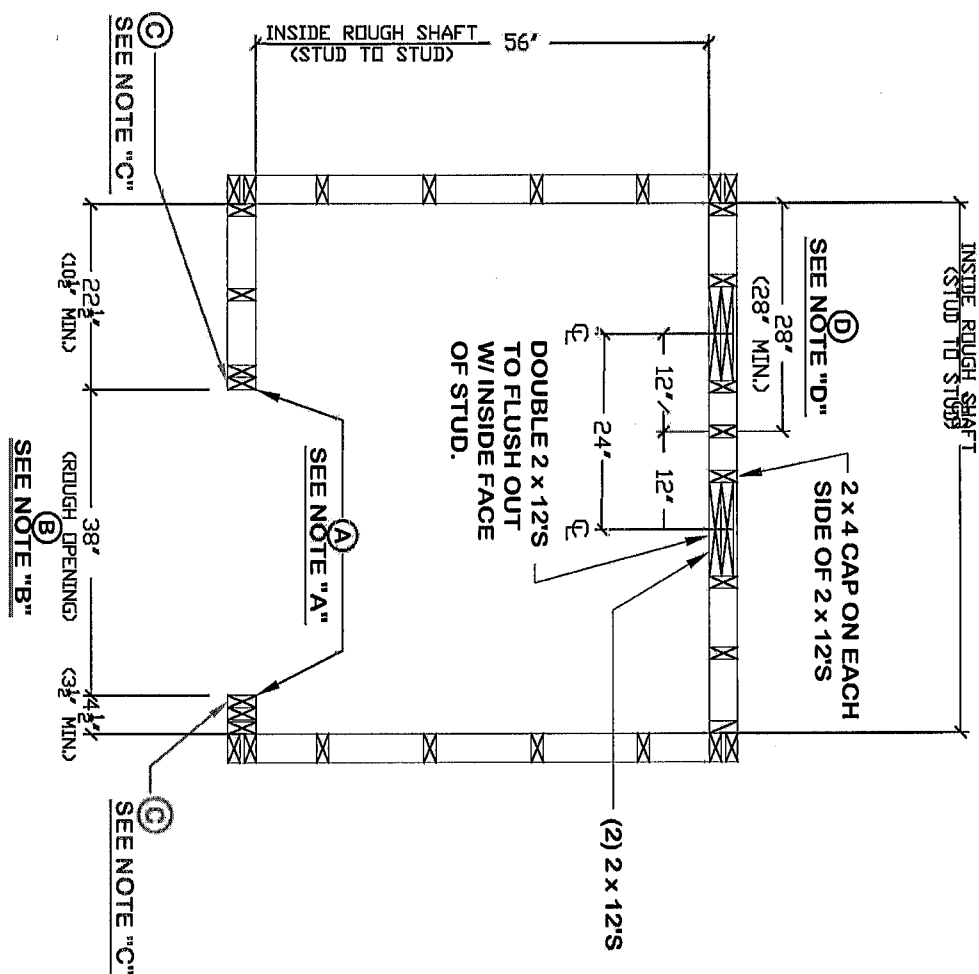


NOTES: 12/15 SQ FT

- (A) 1" THICK MAXIMUM TRIM TO BE INSTALLED ON BACKSIDE OF LANDING DOOR FRAMES.
- (B) LANDING DOORS TO BE SOLID CORE (BY OTHERS). DOOR TO BE HINGED ON RAIL BLOCKING SIDE OF FRONT WALL.
- (C) ALL LANDING DOORS AND JAMB/FRAMES ARE TO BE INSTALLED IN A 2" X 4" WALL CONSTRUCTION (OR EQUIVALENT) OR RECESSED TO THE SHAFT SIDE OF THE WALL IN A LARGER WALL CONSTRUCTION. THIS IS MANDATORY TO COMPLY WITH THE 3" X 5" RULE, PER ANSI A17.1; PART 5.3 PRIVATE RESIDENCE ELEVATORS (RULE 5.3.1.4.2). IF CONSTRUCTION OF THE LANDING DOOR WALL(S) IS GREATER THAN 2" X 4" CONSTRUCTION CONSULT WITH ELEVATOR MANUFACTURER PRIOR TO FRAMING AND INSTALLATION OF DOOR JAMB/FRAMES.
- (D) SEE APPLICABLE PLAN VIEW DRAWING FOR THE EXACT BLOCKING LOCATION.

DRAWING/ REVISIONS

DRAWN/	CHECKED/	DATE:	DESCRIPTION
C.J.S.	C.J.S.	03/06/09	NEW DRAWING



FRAMING PLAN VIEW

SCALE - NOT TO SCALE

NOTE: ALL DIMENSIONS ARE APPROXIMATE

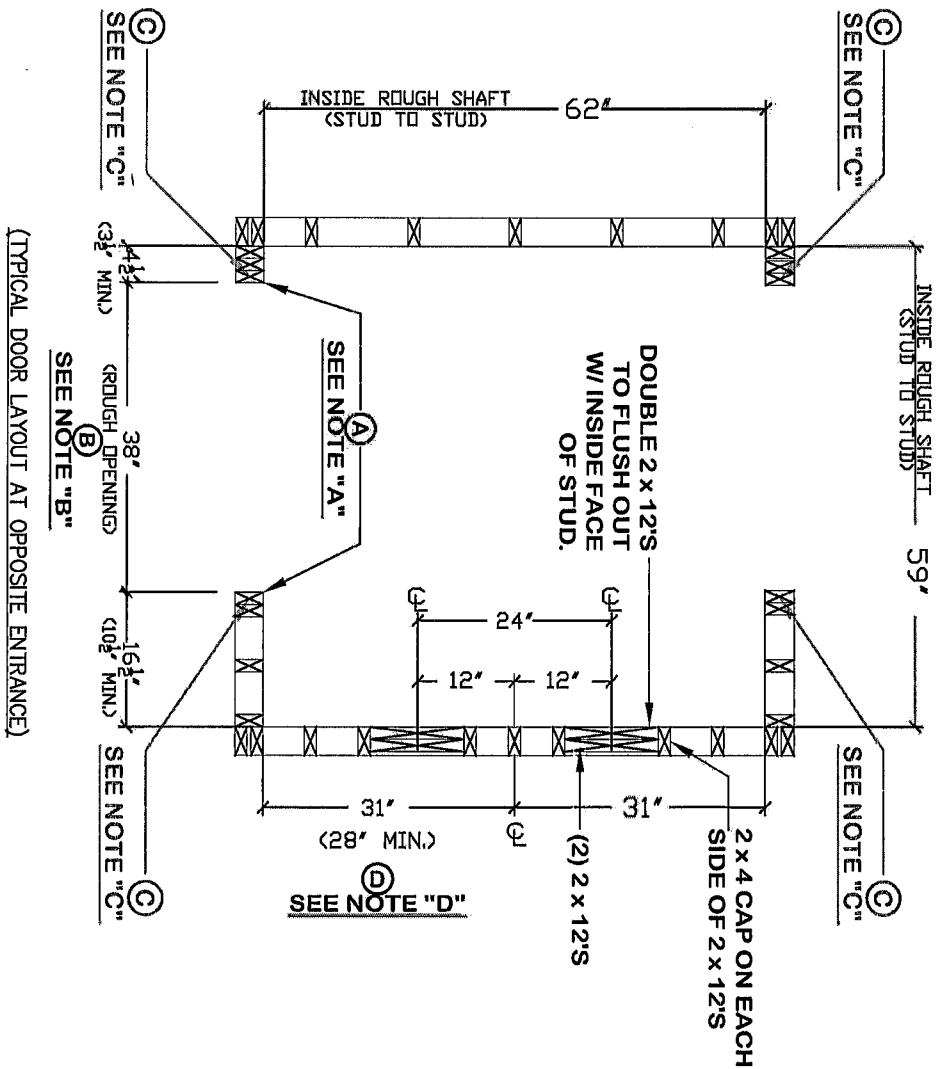
ATTENTION FRAMERS/ TRIM CARPENTERS

NOTES:

- (A) 1" THICK MAXIMUM TRIM TO BE INSTALLED ON BACKSIDE OF LANDING DOOR FRAMES.
- (B) LANDING DOORS TO BE SOLID CORE (BY OTHERS). DOOR TO BE HINGED ON RAIL BLOCKING SIDE OF FRONT WALL.
- (C) ALL LANDING DOORS AND JAMB/FRAMES ARE TO BE INSTALLED IN A 2" X 4" WALL CONSTRUCTION (OR EQUIVALENT) OR RECESSED TO THE SHAFT SIDE OF THE WALL IN A LARGER WALL CONSTRUCTION. THIS IS MANDATORY TO COMPLY WITH THE 3" X 5" RULE, PER ANSI A17.1; PART 5.3 PRIVATE RESIDENCE ELEVATORS (RULE 5.3.1.4.2). IF CONSTRUCTION OF THE LANDING DOOR WALL(S) IS GREATER THAN 2" X 4" CONSTRUCTION CONSULT WITH ELEVATOR MANUFACTURER PRIOR TO FRAMING AND INSTALLATION OF DOOR JAMB/FRAMES.
- (D) SEE APPLICABLE PLAN VIEW DRAWING FOR THE EXACT BLOCKING LOCATION.

DRAWING/ REVISION(S)

DRAWN/ CHECKED	DATE	DESCRIPTION
CJS.	03/06/09	NEW DRAWING



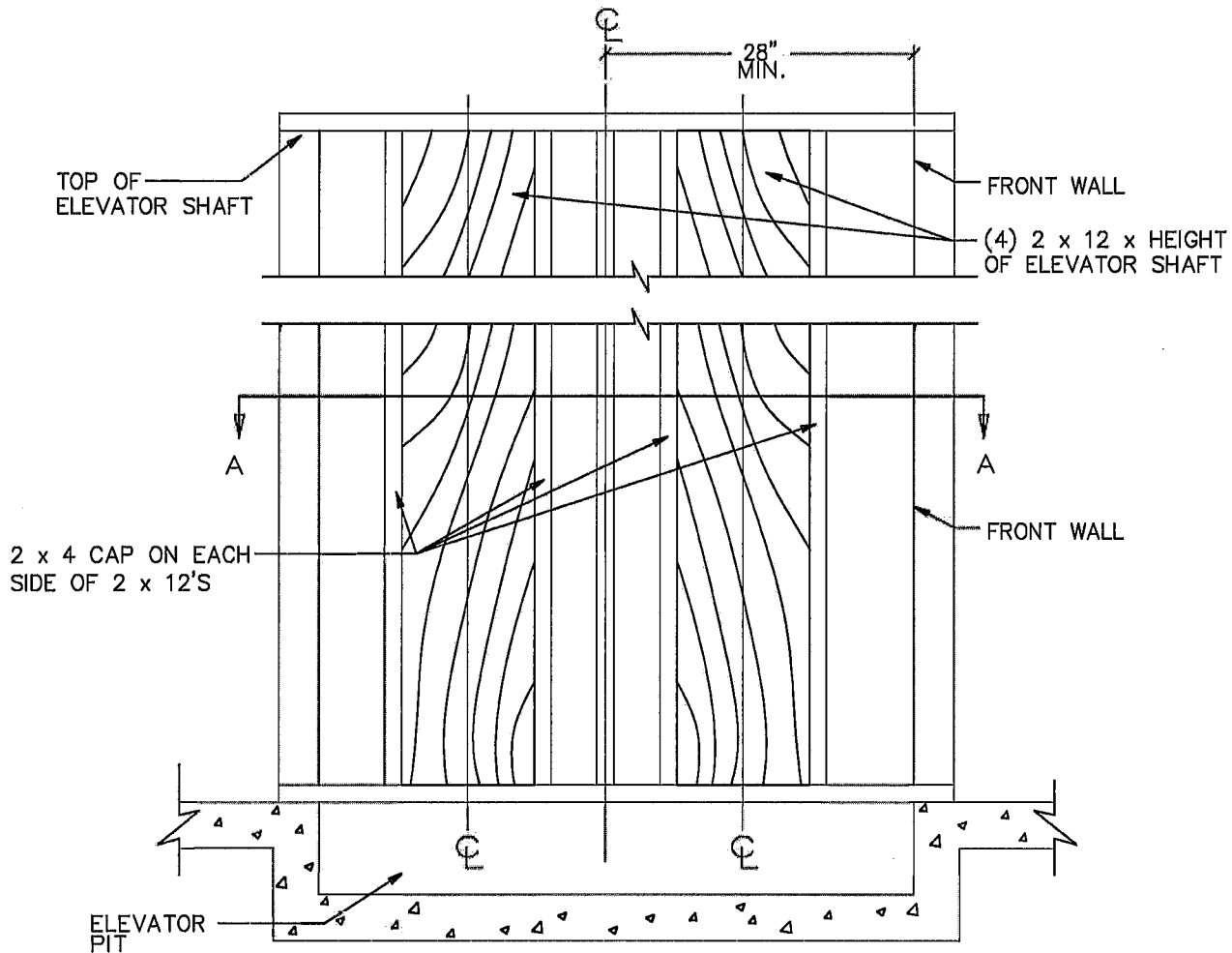
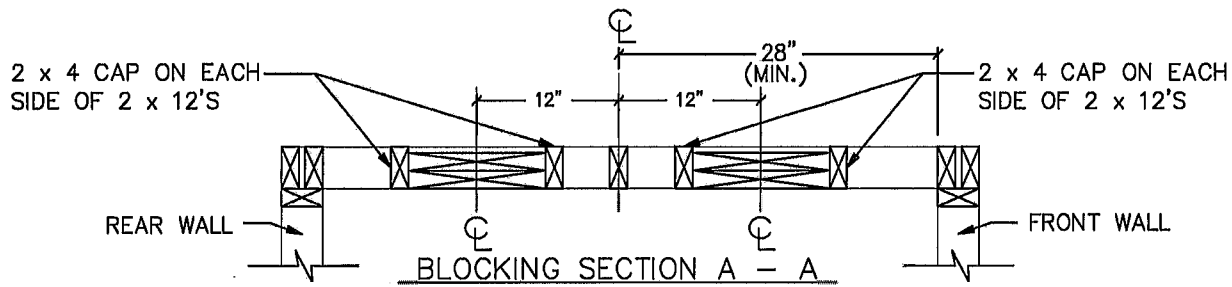
FRAMING PLAN VIEW

SCALE - NOT TO SCALE

NOTE: ALL DIMENSIONS ARE APPROXIMATE

ATTENTION FRAMERS/ TRIM CARPENTERS

CONTRACTOR RESPONSIBILITY
 TO ENSURE ADEQUATE SUPPORTS IN WALL
 FOR GUIDE RAIL FASTENINGS, DO NOT
 EXCEED 12'-0" VERTICAL INTERVALS



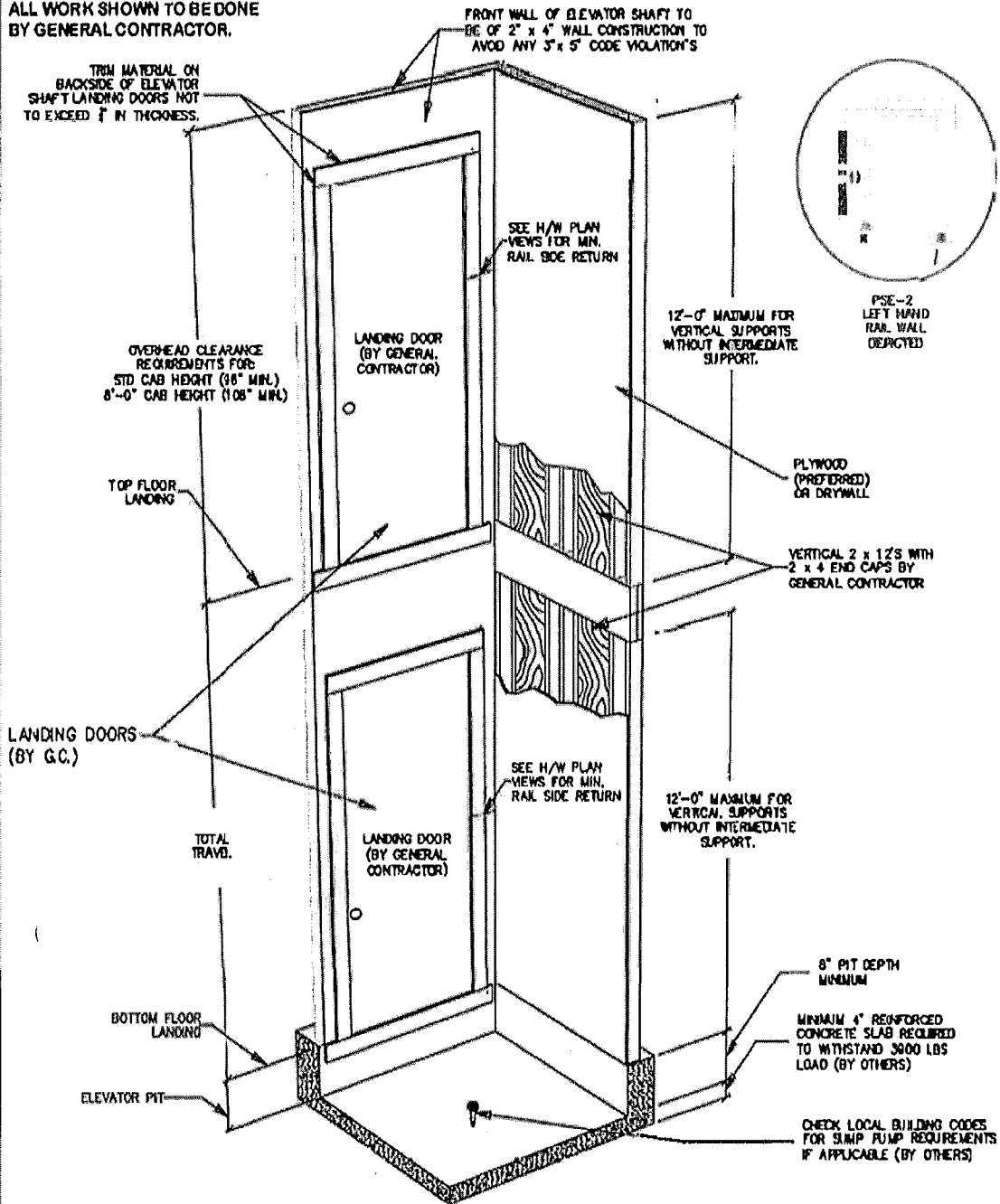
BLOCKING ELEVATION

JOB NAME:			DRAWING NUMBER:		
BLOCKING DETAIL			SCE-BLOCKING		
DRAWING/ REVISION(S)					
DRAWN:	CHECKED:	DATE:	DESCRIPTION		
C.J.S.	C.J.S.	03/01/09	NEW DRAWING		

ALL LANDING DOORS AND JAMB/FRAMES ARE TO BE INSTALLED IN A 2" X 4" WALL CONSTRUCTION (OR EQUIVALENT) OR RECESSED TO THE SHAFT SIDE OF THE WALL IN A LARGER WALL CONSTRUCTION. THIS IS MANDATORY TO COMPLY WITH THE 3" X 5" RULE, PER ANSI A17.1; PART 5.3 PRIVATE RESIDENCE ELEVATORS (RULE 5.3.1.4.2). IF CONSTRUCTION OF THE LANDING DOOR WALL(S) IS GREATER THAN 2" X 4" CONSTRUCTION CONSULT WITH ELEVATOR MANUFACTURER PRIOR TO FRAMING AND INSTALLATION OF DOOR JAMB/FRAMES.

NOTE:

ALL WORK SHOWN TO BE DONE
BY GENERAL CONTRACTOR.



ISOMETRIC/ CROSS SECTION VIEW

SCALE - NOT TO SCALE

JOB NAME: SCE ISOMETRIC VIEW OF 2-STOP WITH PIT, LANDINGS & BLOCKING WALL			DRAWING NUMBER: SCE-ISO		
DRAWING/ REVISIONS					
DRAWN:	CHECKED:	DATE:	DESCRIPTION		
C.J.S.	C.J.S.	03/01/09	NEW DRAWING		

ALL LANDING DOORS AND JAMB/Frames ARE TO BE
INSTALLED IN A 2" X 4" WALL CONSTRUCTION (OR
EQUIVALENT) OR RECESSED TO THE SHAFT SIDE
OF THE WALL IN A LARGER WALL CONSTRUCTION.
THIS IS MANDATORY TO COMPLY WITH THE 3" X 5"
RULE, PER ANSI A17.1; PART 6.3 PRIVATE RESIDENCE
ELEVATORS (RULE 6.3.1.4.2). IF CONSTRUCTION OF
THE LANDING DOOR WALL(S) IS GREATER THAN
2" X 4" CONSTRUCTION CONSULT WITH ELEVATOR
MANUFACTURER PRIOR TO FRAMING AND
INSTALLATION OF DOOR JAMB/Frames.



201100179 2 PGS

OFFICIAL RECORDS JACKSON COUNTY
Terry Miller
CHANCERY CLERK
RECORDING FEE: \$12.00
#201100179 BK: 1630 PG: 393-394
01/05/2011 11:09 AM 2 PGS
DGRAY, DC Rcpt#000137

[Space Above This Line For Recording Data]

Prepared by and Return to:
Patrick A. Sheehan
Sheehan Law Firm, PLLC
429 Porter Avenue
Ocean Springs, MS 39564
(228) 875-0572

Grantors:

Stephen M. Attaya and Sara P. Attaya
1528 Leda Court
New Orleans, LA 70119
(504) 488-5243

Grantee:

Dinah Marie Payne
1528 Leda Court
New Orleans, LA 70119
(504) 488-5243

STATE OF MISSISSIPPI
COUNTY OF JACKSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100's (\$10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen M. Attaya and Sara P. Attaya (Grantors)**, do hereby sell, convey, bargain and warrant to **Dinah Marie Payne (Grantee)**, a 25% undivided interest in and to the following described real property situated and located in Jackson County, Mississippi, more particularly and certainly described as follows:

Beginning at a point on the East side of Martin Avenue one hundred and eight-two feet South of the Southeast corner of Martin and Cleveland Avenues, running thence approximately South and along the East line of Martin Avenue one hundred twenty feet, more or less, running thence at right angles and approximately East one hundred and forty-six feet, more or less, running thence approximately North and on a parallel line with Martin Avenue one hundred twenty feet, more or less, running thence approximately West one hundred and forty-six feet, more or less, to the point of beginning. Bounded on the North by land now or formerly of O. D. Davidson, on the East by land now or formerly of John B. Honor, on the South by land formerly conveyed by Margaret Honor to Jesse C. Davidson and bounded on the West by Martin Avenue.

INDEXING INSTRUCTIONS: 120 X 140, Claim Section 30-7-8

There is excepted from the Warranty herein all oil, gas and mineral interests; and easements of record or which would be disclosed by inspection or survey.

WITNESS my signature this the 20th day of December, 2010.

Stephen M. Attaya
STEPHEN M. ATTAYA

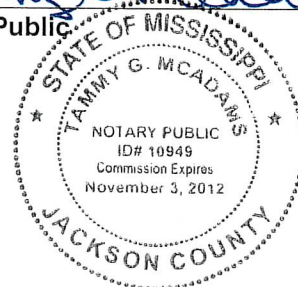
Sara P. Attaya
SARA P. ATTAYA

STATE OF MISSISSIPPI
COUNTY OF JACKSON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of December, 2010, within my jurisdiction, the within named **Stephen M. Attaya and Sara P. Attaya**, who acknowledged that they executed the above and foregoing instrument.

Tammy G. McAdams
Notary Public

My commission Expires: 11-3-12



**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, June 11, 2026 @ 6:00 PM

Regarding the following:

422 Martin Ave – PIDN: 60137604.000 – Stephen Attaya, Sara Attaya, & Dinah Payne – Request for Certificate of Appropriateness (COA) to install an elevator for accessibility purposes at the rear of the existing residence.

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 or rwilliams@oceansprings-ms.gov.

All parties of interest shall have an opportunity to be heard.

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

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: June 11, 2026

APPLICANT/OWNER: Big Yella, LLC

REQUESTED ACTION: Certificate of Appropriateness (COA)

DATE OF APPLICATION: May 7, 2026

LOCATION: 604 Porter Ave- Ward 2
Old Ocean Springs Historic District

PARCEL NUMBER: 60137620.000



Figure 1: Historic Planning Commission Signage

I. REQUEST SUMMARY:

The applicant, Big Yella, LLC, is requesting approval of a Certificate of Appropriateness (COA) for:

1. Demolition of an existing dumpster enclosure approximately 14' x 14'.
2. Construction of a new 18' x 27' laundry building with attached dumpster enclosure for The Roost Boutique Hotel.
 - a. Proposed exterior materials include 6" smooth lap Hardie siding, 5V crimp galvalume metal roofing, open rafter tails, and shed dormers on each end of the building. The paint colors are Sherwin Williams Pewter Green for the exterior and Alabaster for trim and siding.

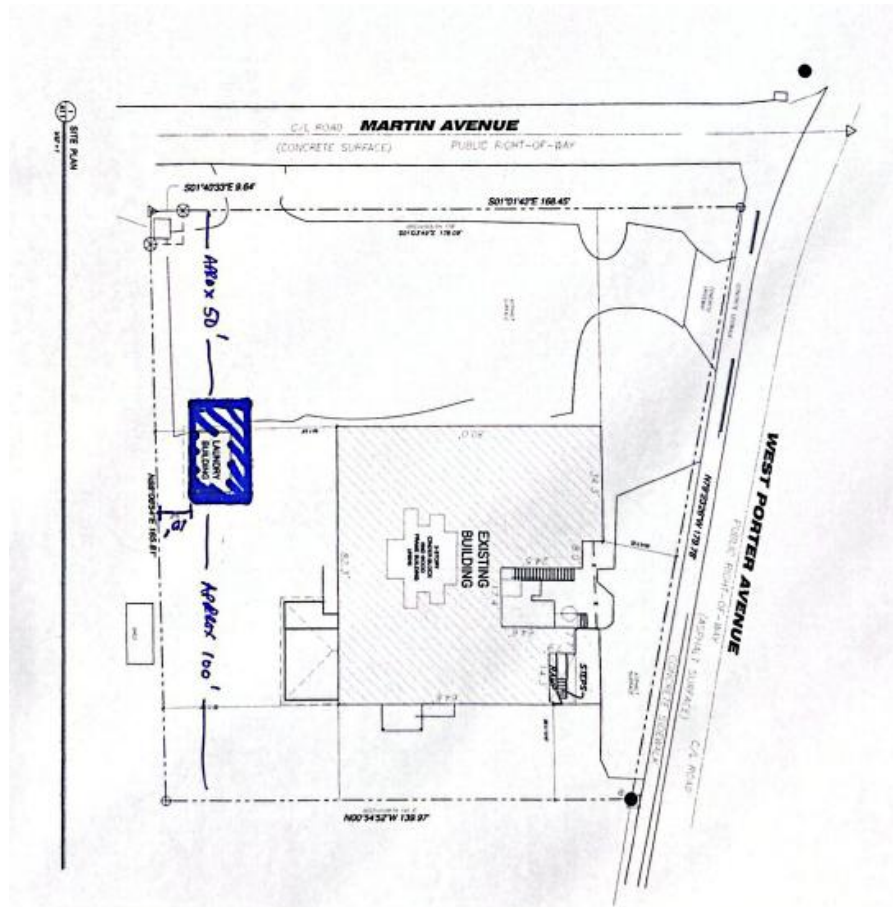


Figure 3: Proposed Site Plan

II. ZONING/LAND USE:

The subject property is zoned CMX-1, Neighborhood Commercial/Mixed Use.



Figure 2: Adjacent Property Zoning



Figure 3: 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:**

- **Outbuildings:** Outbuildings are considered important historic landscape features and should be designed in a manner consistent with the character of the historic property and district. Historic outbuildings should be preserved and maintained using compatible materials and treatments similar to those used on the primary structure. New outbuildings should generally be placed to the rear of the main building, reflecting traditional development patterns found within historic districts. The size and scale of any new outbuilding should remain subordinate to the primary structure and should not overwhelm the site. If visible from the public right-of-way, the outbuilding should utilize traditional forms, materials, and detailing compatible with historic examples in the district. Modern prefab structures or buildings constructed of vinyl or metal are considered inappropriate within the historic district.
- **Roofs:** Roofs are one of the most important character-defining features of a historic structure and should be preserved whenever possible. Historic roof forms, including their pitch, shape, symmetry, and overall design complexity, should be maintained during repairs or replacement. New roof elements, such as dormers, should not be placed prominently on front facades and should be designed to complement the existing historic roof form. Secondary roof features such as chimneys, vents, and eave details should also be retained and preserved, as they contribute to the building's architectural character. When replacement roofing materials are necessary, they should closely match the historic material in composition, color, texture, and appearance. Historic roofing materials should be repaired rather than replaced whenever feasible.
- **Color:** Color selections within the historic district should complement the historic character and architectural style of the building. Historically appropriate and traditional color palettes are encouraged, while overly bright or elaborate color schemes are discouraged. Paint colors should remain compatible with surrounding

historic properties and should enhance, rather than detract from, the character of the district. Unpainted historic masonry should not be painted, and previously painted masonry should be repainted using historically appropriate colors.

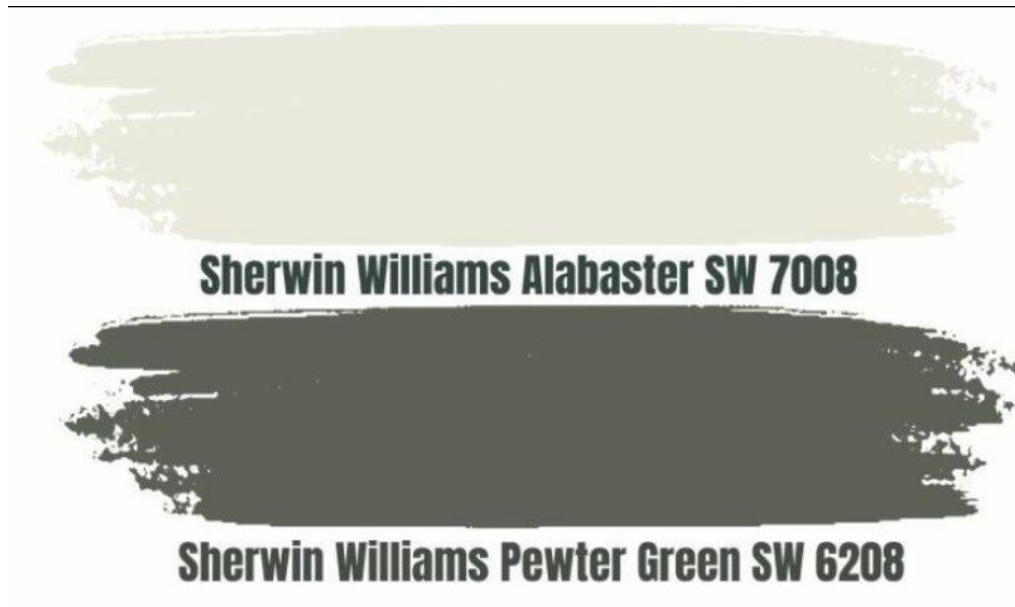


Figure 3: Proposed Paint Colors



Figure 4: Current Dumpster Enclosure

LAUNDRY BLDG.

THE ROOST BOUTIQUE HOTEL

CONSTRUCTION DRAWINGS



Figure 5 : Proposed Laundry Building

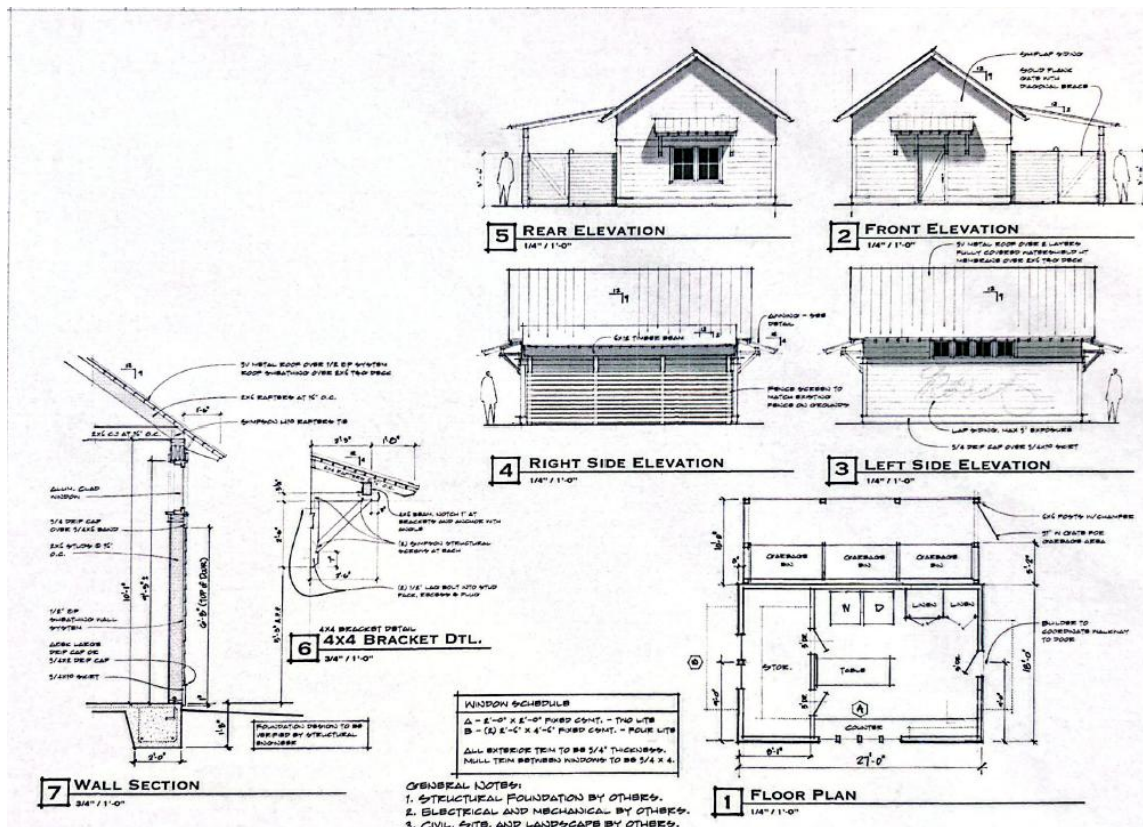


Figure 6 : Proposed Building Plans

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 existing 14' x 14' dumpster enclosure will be demolished.
- A new 18' x 27' laundry building with attached dumpster enclosure to be constructed at the rear of the property. Proposed materials include 6" smooth lap Hardie siding, 5V crimp galvalume metal roofing, open rafter tails, and shed dormers on each end of the building. The paint colors are Sherwin Williams Pewter Green for the exterior and Alabaster for trim and siding.

VI. PUBLIC NOTICES:

- Historic Preservation Commission yard sign and notifications were mailed to adjacent property owners within a 500-foot radius on May 22, 2026.

VII. PUBLIC FEEDBACK

None received as of June 5, 2026.

VIII. POTENTIAL MOTION

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

1. Demolition of an existing dumpster enclosure approximately 14' x 14'.
2. Construction of a new 18' x 27' laundry building with attached dumpster enclosure for The Roost Boutique Hotel.
 - a. Proposed exterior materials include 6" smooth lap Hardie siding, 5V crimp galvalume metal roofing, open rafter tails, and shed dormers on each end of the building. The paint colors are Sherwin Williams Pewter Green for the exterior and Alabaster for trim and siding.

-OR-

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

1. Demolition of an existing dumpster enclosure approximately 14' x 14'.
2. Construction of a new 18' x 27' laundry building with attached dumpster enclosure for The Roost Boutique Hotel.
 - a. Proposed exterior materials include 6" smooth lap Hardie siding, 5V crimp galvalume metal roofing, open rafter tails, and shed dormers on each end of the building. The paint colors are Sherwin Williams Pewter Green for the exterior and Alabaster for trim and siding.

11762



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: 5/7/2026

[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: 604 PORTER AVE, OCEAN SPRINGS, MS 39564

Property Owner(s): BIG YELLA, LLC

Parcel ID Number: _____

Approximate Age of Home: 132 yrs

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ Check here if City Officials and HPC members do not have permission to enter property.

Applicant [Check one]: ☐ Architect ☐ Contractor ☒ Owner ☒ Other _____

Name: BIG YELLA, LLC

Address: 604 PORTER AVE

City: OCEAN SPRINGS

State: MS

Zip: 39564

Phone: 228-224-0153

Email: adamdia1@me.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.

BIG YELLA, LLC
Printed Name of Owner

Adam H. Diaz - For BIG YELLA, LLC
Signature of Owner

ADAM H. DIAZ
Printed Name of Authorized Agent

Adam H. Diaz
Signature of Authorized Agent

5/7/2026
Date

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

— 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:

THIS APPLICATION PROPOSES THE DEMOLITION OF AN EXISTING DUMPSTER ENCLOSURE THAT IS APPROXIMATELY 10 YEARS OLD. THE ENCLOSURE FOOTPRINT IS ROUGHLY 14' X 14'. THE APPLICATION PROPOSES TO REPLACE IT WITH A WELL DESIGNED LAUNDRY BUILDING WITH A DUMPSTER ENCLOSURE ~~INTEGRATED~~ ATTACHED.

— 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 —

— 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; ~~PHOTO~~
- b. ☒ Floor Plans; and
- c. ☒ Photographs of each face of the building to be renovated with details of the areas of work.

Description: THE APPLICATION PROPOSES THE REPLACEMENT OF
THE EXISTING DUMPSTER ENCLOSURE WITH A LAUNDRY
BUILDING WITH ATTACHED DUMPSTER ENCLOSURE. THE
FOOTPRINT OF THE ^{PROPOSED} LAUNDRY BUILDING IS 18' X 27' AND
WILL ARCHITECTURALLY CONSISTENT WITH THE 3 OTHER
EXISTING BUILDINGS ON THE PROPERTY OF THE ROOST BOUTIQUE
HOTEL. THE EXTERIOR WILL HAVE 6" SMOOTH CAP HARDIE
SIDING, 5V CRIMP GALVALUME METAL ROOFING, OPEN RAFTER
TAILS, AND SHED DOWNERS ON EACH END OF THE EXTERIOR
OF THE BUILDING. ~~LEADS~~

— Attach Additional Sheets if Needed —

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

EXTERIOR PAINTING (CONTRIBUTING STRUCTURES ONLY)

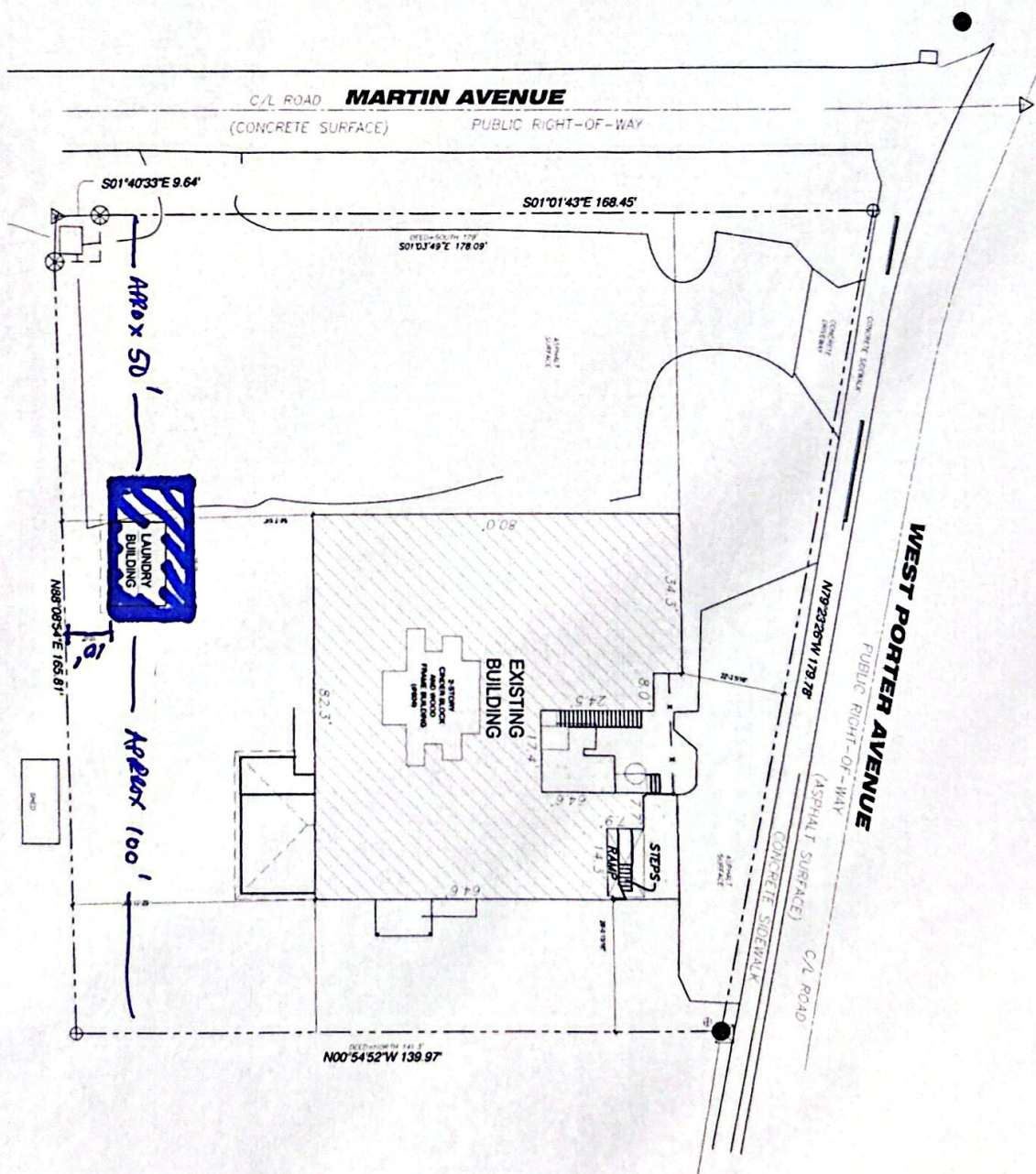
NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed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

Required Attachments:

1. Period color schemes are encouraged; however, other colors may be acceptable. **Submit color samples for:**
 - a. ☒ Main Body;
 - b. ☒ Trim or Decorative Features; and
 - c. ☒ Accent areas such as lattice, shutters, porch, deck, etc.

Description: THIS APPLICATION PROPOSES TO PAINT THE EXTERIOR OF THE BLDG & SELECT TRIM FEATURES
SHERWIN WILLIAMS PENTER GREEN WHICH IS FOUND THROUGHOUT
THE ROOST BOUTIQUE HOTEL ON THE FENCING AROUND THE PERIMETER
AND ON THE ~~THE~~ BOTTOM PART OF THE RAISED FOUNDATION LATTICE
WALK. IT IS ALSO ON MANY OF THE SIGNIFICANT ARCHITECTURAL
DETAILS AROUND THE PROPERTY. THE TRIM AND SIDING ABOVE
THE BAND WOULD BE PROPOSED TO BE SHERWIN WILLIAMS
ALABASTER WHICH IS THE COLOR OF THE OAK COTTAGE AT
THE ROOST AS WELL AS THE PIGEONIER STRUCTURE AT
THE POOL.

— Attach Additional Sheets if Needed —



ARCHITECT
BRUCE B.
TOLPAR

ARCHITECTURAL
PLANNING





LAUNDRY BLDG.
THE ROOST BOUTIQUE HOTEL
CONSTRUCTION DRAWINGS



Thompson Placemaking
ARCHITECTURE
3010 LAKELAND COVE SUITE W-1
FLOWOOD, MS 39232
WWW.THOMPSONPLACEMAKING.COM

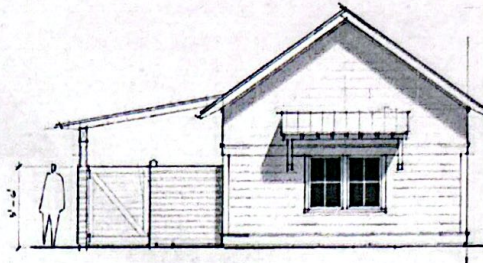




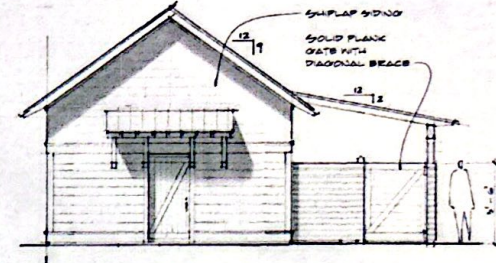
THE ROOST LAUNDRY BLDG.

JOB# 2620

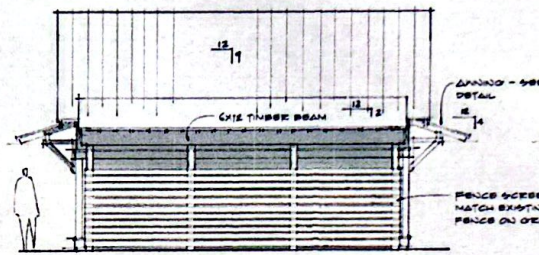
DATE
03.25.26
SHEET NUMBER
A1.1
CONSTRUCTION DOCUMENTS



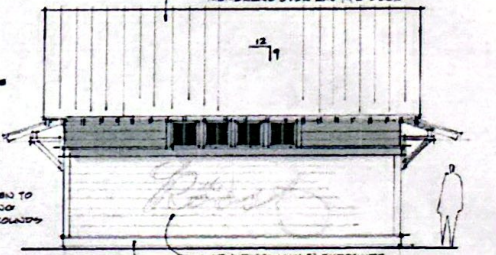
5 REAR ELEVATION
1/4" / 1'-0"



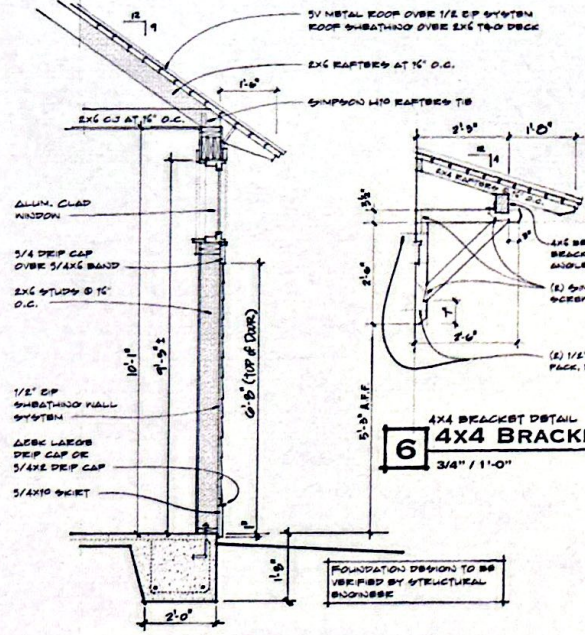
2 FRONT ELEVATION
1/4" / 1'-0"



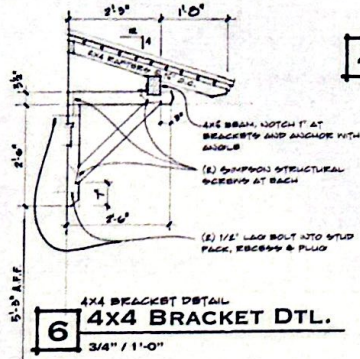
4 RIGHT SIDE ELEVATION
1/4" / 1'-0"



3 LEFT SIDE ELEVATION
1/4" / 1'-0"



7 WALL SECTION
3/4" / 1'-0"

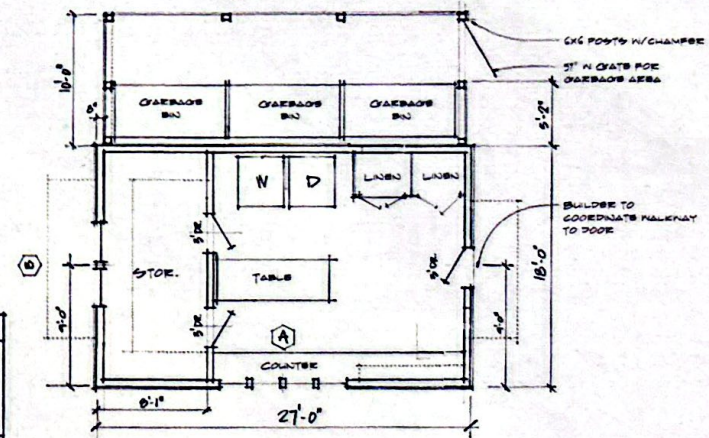


6 4X4 BRACKET DTL.
3/4" / 1'-0"

WINDOW SCHEDULE	
A	2'-0" X 2'-0" FIXED CONT. - TWO LITE
B	(2) 2'-6" X 4'-6" FIXED CONT. - FOUR LITE

ALL EXTERIOR TRIM TO BE 3/4" THICKNESS.
MULL TRIM BETWEEN WINDOWS TO BE 3/4" X 4."

- GENERAL NOTES:
1. STRUCTURAL FOUNDATION BY OTHERS.
 2. ELECTRICAL AND MECHANICAL BY OTHERS.
 3. CIVIL, SITE, AND LANDSCAPE BY OTHERS.



1 FLOOR PLAN
1/4" / 1'-0"

SHERWIN-WILLIAMS®



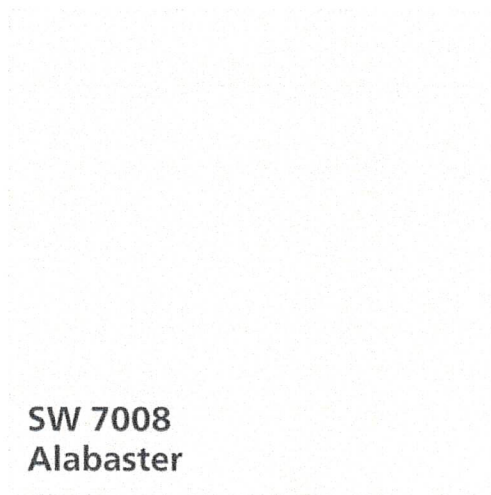
0 - \$0.00

color looks and feels in your space throughout the day. Each sample comes in a quart-sized container that holds enough paint for creating test swatches so you can choose your final color with confidence.



This product has been recently updated. **Click here for new version A91W00551.** Contact your store or rep with any questions.

Color



Feedback

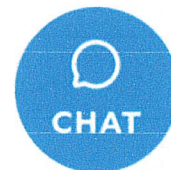
SW 7008
Alabaster

[Remove Color](#)

Actual color may vary from on-screen representation. [Details](#)

Options

Container Size:



AA



sherwin-williams.com



SHERWIN-WILLIAMS®

What can we help you find?



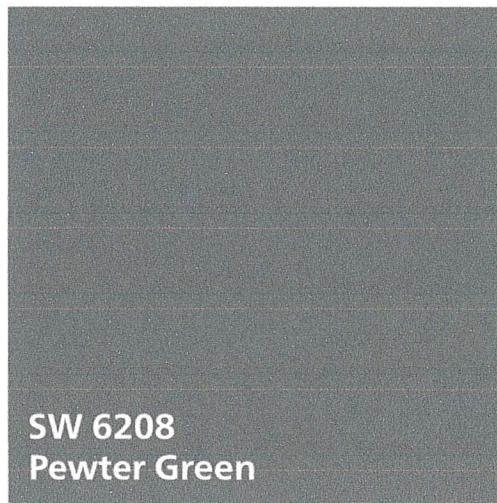
0 - \$0.00

Go® paint samples are great for giving you an idea of how a color looks and feels in your space throughout the day. Each sample comes in a quart-sized container that holds enough paint for creating test swatches so you can choose your final color with confidence.



This product has been recently updated. **Click here for new version A91T00554.** Contact your store or rep with any questions.

Color

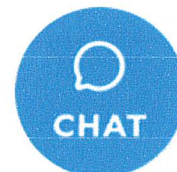


feedback

[Remove Color](#)

Actual color may vary from on-screen representation. [Details](#)

Options



AA



sherwin-williams.com



OFFICIAL RECORDS JACKSON COUNTY, MS
Josh Eldridge, Chancery Clerk
Electronically Recorded
RECORDING FEE: \$ 26.00
MINERAL TAX: \$0.00
202127552
BK: 2046 PG: 638 - 640
10/27/2021 10:57:46 AM 3 PG(S)
Receipt # 29084

Prepared by and after recording return to:
Nichols & Ash, PLLC
810 Iberville Drive
Ocean Springs, MS 39564
(228) 265-8200
Erich Nichols, MSBN 102588

File #2020-20-OS
Clio#383-00023

Indexing Instructions: Part of Lot 6, Jerome Ryan Tract and also being described as Lot 14, Block 114 of the Map of the City of Ocean Springs, Jackson County, Mississippi

WARRANTY DEED

Grantor(s):
Big Yella, LLC
Attn: Joe Cloyd
433 East Beach Drive
Ocean Springs, MS 39564
Phone: (601) 624-1921

Grantee(s):
Big Yella, LLC
Attn: Joe Cloyd
433 East Beach Drive
Ocean Springs, MS 39564
Phone: (601) 624-1921

WARRANTY DEED

FOR AND IN CONSIDERATION on this 19th day of October, 2021, of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Big Yella, LLC, a Mississippi limited liability company ("Grantor(s)"), do(es) hereby sell, grant, convey, and warrant unto Big Yella, LLC, a Mississippi limited liability company ("Grantee(s)"), the following described land and property lying and being situated in Jackson County, MS, to-wit:

Part of Lot 6, Jerome Ryan Tract and also being described as Lot 14, Block 114 of the Map of the City of Ocean Springs, Jackson County, Mississippi and being more particularly described as Tract I and Tract II in Exhibit "A" attached hereto.

TOGETHER WITH all oil, gas and mineral leases, rights or reservations belonging to Grantor(s), and improvements situated thereon and all appurtenances hereunto belonging.

This conveyance and the warranty hereof are subject to all mineral reservations of record and not belonging to Grantor(s), easements, rights-of-way, building and zoning restrictions, and restrictive covenants recorded in the office of the Chancery Clerk of Jackson County, MS, and which would affect the above-described property.

IN WITNESS WHEREOF, the signature of the undersigned for the Warranty Deed being effective as of the date first above written with actual execution by the Grantor(s) on the date so acknowledged.

Grantor(s):

Big Yella, LLC,
a Mississippi Limited Liability Company

By: _____

Joe Cloyd, Manager

STATE OF MISSISSIPPI

COUNTY OF Jackson

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19th day of October, 2021, within my jurisdiction, the within named Joe Cloyd, who acknowledged that (he) (she) is Manager of Big Yella, LLC, a MS Limited Liability Company, and that for and on behalf of the said Limited Liability Company, and as its act and deed (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said Limited Liability Company so to do.

Shastal Wood
Notary Public



EXHIBIT "A"

Legal Description

TRACT I

That certain parcel of land situated in Claim Section 37, Township 7 South, Range 8 West of Jackson County, Mississippi and being part of Lot 6 of the Jerome Ryan Tract, more particularly described as follows: Commencing at the intersection of the East line of Martin Avenue and the South line of Porter Avenue running thence South 79 degrees East along the South margin of Porter Avenue 180 feet to the Point of Beginning; thence continue South 79 degrees East along the South margin of Porter Avenue 60 feet to a point; running thence Southerly 117.2 feet to a point; running thence South 77 degrees 9 minutes West a distance of 58.8 feet; running thence North 1 degree 13 minutes West 140 feet to the Point of Beginning.

Being the same property as described as Parcel I in Special Warranty Deed, recorded in Book 1698 at Page 211 as Instrument #201300735.

AND ALSO

TRACT II

Beginning at the Southeast corner of West Porter Avenue and Martin Avenue and running thence South along the East side of Martin Avenue a distance of 179 feet, thence running East a distance of 176.5 feet, thence running North parallel with the East line of Martin Avenue a distance of 141.3 feet to the South side of West Porter Avenue, thence running North 79 degrees West a distance of 180 feet along the South side of West Porter Avenue to the Point of Beginning. Being the same property described in that Deed from E.E. Clement to George E. Amdt, dated April 22, 1907, recorded in Book 32 at Page 367 of the Land Deed Records of Jackson County, Mississippi. Said property being a part of Lot 6 of The Jerome Ryan Tract, and also being described as Lot 14, Block 114 of the Map of the City of Ocean Springs.

Being the same property as described in Special Warranty Deed, recorded in Book 1817 at Page 740 as Instrument #201607923.

**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, June 11, 2026 @ 6:00 PM

Regarding the following:

604 Porter Ave – PIDN: 60137620.000 – Big Yella, LLC – Request for Certificate of Appropriateness (COA) for:

- 1. Demolition of an existing dumpster enclosure approximately 14' x 14'.**
- 2. Construction of a new 18' x 27' laundry building with attached dumpster enclosure for The Roost Boutique Hotel.**
 - a. Proposed exterior materials include 6" smooth lap Hardie siding, 5V crimp galvalume metal roofing, open rafter tails, and shed dormers on each end of the building. The paint colors are Sherwin Williams Pewter Green for the exterior and Alabaster for trim and siding.**

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 or rwilliams@oceansprings-ms.gov.

All parties of interest shall have an opportunity to be heard.

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

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: June 11, 2026

APPLICANT: Big Yella, LLC / Adam Dial

OWNER: Six Two Zero Porter, LLC

REQUESTED ACTION: Certificate of Appropriateness (COA)

DATE OF APPLICATION: May 7, 2026

LOCATION: 620 Porter Ave - Ward 2
Old Ocean Springs Historic District

PARCEL NUMBER: 60137614.000



Figure 1: Historic Planning Commission Signage

I. REQUEST SUMMARY:

The applicant, Big Yella, LLC , is requesting approval of a Certificate of Appropriateness (COA) for:

1. Expansion of the existing white gravel driveway to a width of 24'.
2. Installation of an additional white gravel overflow parking area approximately 55' x 65' in size for use by Maringouin at the Roost.
3. Installation of a parking sign measuring approximately 18" x 24" for the Maringouin at the Roost, featuring an alabaster background, oil-rubbed bronze lettering, and decorative L-shaped signpost.

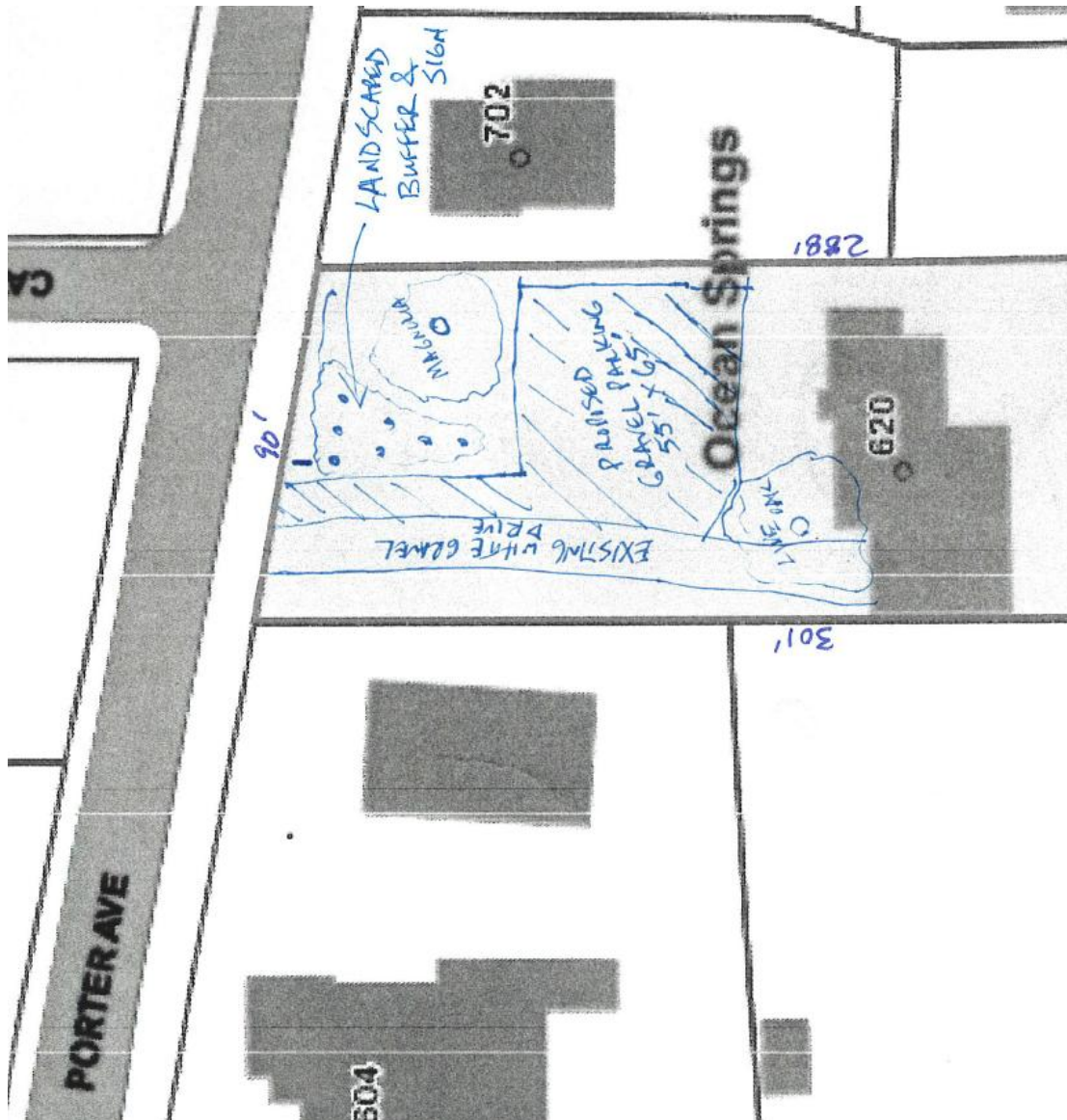


Figure 2: Proposed Site Plan

II. ZONING/LAND USE:

The subject property is zoned CMX-1, Neighborhood Commercial/Mixed Use.

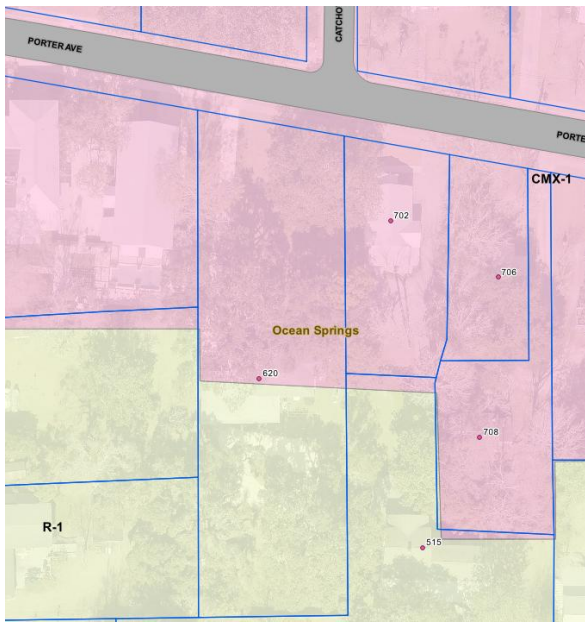


Figure 3: Adjacent Property Zoning

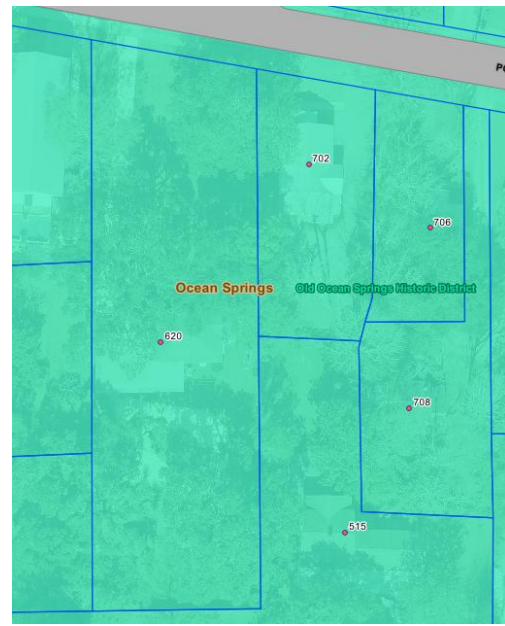


Figure 4: Old Ocean Springs Historic District

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:

- **Pavement:** The pavement guidelines emphasize preserving the historic pedestrian-oriented character of the district while minimizing the visual impact of automobiles and parking areas. Historic sidewalks, walkways, and driveways should be maintained and repaired whenever possible, using materials that match the existing character in material, color, and texture. New walkways and driveways should follow traditional development patterns within the district, with front-yard paving kept to a minimum. Driveways should generally remain narrow and provide a simple connection from the street to rear parking areas, while large front-yard drives and excessive paving are discouraged. Off-street parking should be located to the side or

rear of the property rather than between the primary building and the street, ensuring that the historic structure remains visually dominant within the streetscape.

The guidelines also encourage historically compatible paving materials such as washed aggregate, crushed limestone, pea gravel, crushed shells, and brick, while asphalt is considered inappropriate due to its negative visual impact on the historic setting.

- **Signs:** The sign guidelines emphasize that signage within the historic district should remain modest, compatible, and secondary to the historic character of the property and surrounding area. Although signs are considered non-historic features, they may be appropriate when carefully designed and placed to minimize visual impact. Signs should be limited in number and size to only what is necessary for identification and should not overwhelm or detract from the building or adjacent properties. Placement should align with neighboring properties and avoid attachment to roofs, porches, or painted wall surfaces, and no sign should extend above the nearest façade. The guidelines encourage simple geometric sign shapes or design that reference architectural features of the associated building. Materials should be compatible with the historic district, with traditional materials preferred over plastics or modern synthetic finishes. Lighting should remain minimal and shielded to prevent impacts on surrounding properties, while internally illuminated signs are considered inappropriate within historic districts. Overall, signage should complement the historic visual character of the district and maintain a restrained, historically compatible appearance.



Figure 5: Current Parking (1)



Figure 6: Current Parking (2)



Figure 7: Current Parking (3)



Figure 8: Proposed Signage

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.
- Applicant is proposing to install a gravel parking lot for overflow parking approximately 55' x 65' in front of the residence and place a 18" x 24" parking sign for use by the adjacent property, Maringouin at the Roost.

VI. PUBLIC NOTICES:

- Historic Preservation Commission yard sign and notifications were mailed to adjacent property owners within a 500-foot radius on May 22, 2026.

VII. PUBLIC FEEDBACK

None received as of June 5, 2026.

VIII. POTENTIAL MOTION

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

1. Expansion of the existing white gravel driveway to a width of 24'.
2. Installation of an additional white gravel overflow parking area approximately 55' x 65' in size for use by Maringouin at the Roost.
3. Installation of a parking sign measuring approximately 18" x 24" for the Maringouin at the Roost, featuring an alabaster background, oil-rubbed bronze lettering, and decorative L-shaped signpost

-OR-

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

1. Expansion of the existing white gravel driveway to a width of 24'.
2. Installation of an additional white gravel overflow parking area approximately 55' x 65' in size for use by Maringouin at the Roost.
3. Installation of a parking sign measuring approximately 18" x 24" for the Maringouin at the Roost, featuring an alabaster background, oil-rubbed bronze lettering, and decorative L-shaped signpost

11761



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: MAY 7th, 2026

[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: 620 PORTER AVE, OCEAN SPRINGS, MS 39564

Property Owner(s): BIG YELLA, LLC

Parcel ID Number: 60137614.000 Approximate Age of Home: 76 YRS

ACCESS: Upon application submittal, City Officials and HPC Members are authorized to enter property to view proposal unless checked below.

☐ Check here if City Officials and HPC members DO NOT have permission to enter property.

Applicant [Check one]: ☐ Architect ☐ Contractor ☒ Owner ☒ Other _____

Name: BIG YELLA, LLC - C/O ADAM DIAL

Address: 604 PORTER AVE

City: OCEAN SPRINGS, MS State: MS Zip: 39564

Phone: 228-224-0153 Email: adamdial@me.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 | ☒ Landscaping and Site Improvements (i.e. Fencing) |
| ☐ Minor Renovation / Repair | ☒ Signage |
| ☐ Exterior Painting (Contributing Structures Only) | ☐ Demolition |

PLEASE CHECK DISTRICT/LISTING

- | | | |
|---|---|---|
| ☐ BOWEN | ☐ MARBLE SPRINGS | ☐ SHEARWATER |
| ☐ INDIAN SPRINGS | ☒ OLD OCEAN SPRINGS | ☐ SULLIVAN-CHARNELLY |
| ☐ 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.

BIG YELLA, LLC
Printed Name of Owner

ADAM H. DIAL
Printed Name of Authorized Agent

5/7/2026
Date

Adam H. Dial - For BIG YELLA, LLC
Signature of Owner

Adam H. Dial
Signature of Authorized Agent

***** 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; *N/A*
 - b. ☐ Floor Plans; and *N/A*
 - c. ☒ Photographs of each face of the building to be renovated with details of the areas of work. *SITE PHOTOS*

Description: *THE APPLICATION PROPOSES THE EXPANSION OF
THE EXISTING GRAVEL DRIVE TO A WIDTH OF 24' AND
THE ADDITION OF THE SAME COLOR WHITE GRAVEL IN
AN AREA APPROXIMATELY 55' X 65' TO ACCOMMODATE
OVERFLOW PARKING FOR THE ROOST AND MARIN GROUND.*

— Attach Additional Sheets if Needed —

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

EXTERIOR PAINTING (CONTRIBUTING STRUCTURES ONLY)

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

Required Attachments:

1. Period color schemes are encouraged; however, other colors may be acceptable. **Submit color samples for:**
 - a. _____ Main Body;
 - b. _____ Trim or Decorative Features; and
 - c. _____ Accent areas such as lattice, shutters, porch, deck, etc.

Description: _____

— ***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: THE APPLICATION PROPOSES THE PLACEMENT OF
THE ATTACHED PROPOSED 18" X 24" ADDITIONAL PARKING
SIGN. THE BACKGROUND OF THE SIGN IS PROPOSED AS
SHERWIN WILLIAMS - ALABASTER WITH THE LETTERING
BEING OIL RUBBED BRONZE. THE DECORATIVE L-SHAPED
SIGN POST WOULD BE PAINTED OIL RUBBED BRONZE
AS WELL.

— Attach Additional Sheets if Needed —

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

DEMOLITION

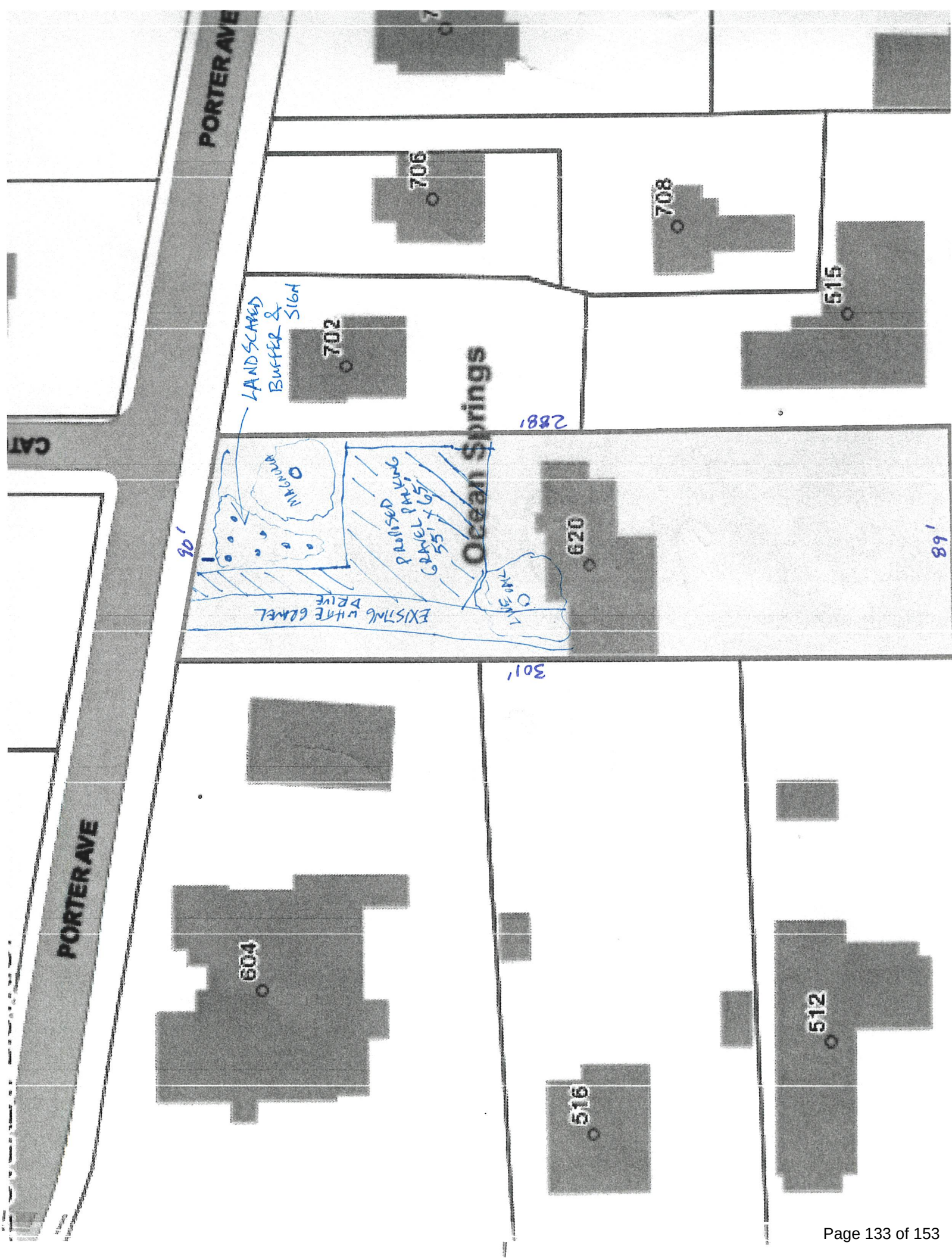
NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed 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: _____

— Attach Additional Sheets if Needed —









Marigoulin

AT THE ROOST

P



PARKING

LEASE AND PURCHASE AGREEMENT

THIS LEASE AND PURCHASE AGREEMENT (this "Agreement") is made and entered into between SIX TWO ZERO PORTER, LLC ("Lessor/Seller") and BIG YELLA, LLC ("Lessee/Purchaser") as of October 1, 2024 (the "Effective Date").

WITNESSETH:

1. Property. In consideration of the rents, terms, provisions, and covenants of this Agreement, Lessor/Seller hereby leases, lets and demises to Lessee/Purchaser, and Lessee/Purchaser hereby leases and takes the real property owner of (i) a fee simple interest in certain real property commonly known as 620 Porter Avenue, Ocean Springs, Mississippi 39564 (the "Property"), and (ii) certain improvements located thereon consisting of a house and other improvements together with all personal property, furniture, fixtures, equipment, durable goods and inventory therein or relating thereto (the "House").

2. Term. Subject to and upon the conditions set forth herein, this Agreement shall commence on the Effective Date. This Agreement shall continue for a term of five (5) years from the date of commencement and shall terminate at 11:59 P.M. CST, September 30, 2029, unless sooner terminated as hereinafter provided (the "Term").

3. Rent.

(a) Basic Rent. The Lessee/Purchaser agrees to pay to Lessor/Seller as rent for the Property the sum of [REDACTED] per month, in advance on the first day of each month during the Term (the "Rent").

(b) Additional Rent for Reimbursement of Debt Service and Expenses. Upon executing this Agreement, Lessee/Purchaser agrees to reimburse Lessor/Seller the amount of [REDACTED] for debt service paid by Lessor/Seller since acquiring the Property and [REDACTED] for reimbursement of expenses and holding costs incurred by Lessor/Seller subsequent to acquiring the Property. These amounts shall be paid as additional rent and shall be included with the first installment of the regular monthly rent payment due under this Agreement. This additional rent payment shall be due and payable on the same date as the first month's rent as specified in Section 3 of this Agreement.

(c) Utility Expense Adjustment. The estimated utility expenses, in the amount of [REDACTED] shall be deducted from the additional rent under Section 3(b), which shall represent the anticipated costs for power, gas, and water for the first twelve (12) months of the Agreement. This deduction is agreed upon by both parties to account for these utilities being initially managed by Lessor/Seller. Lessee/Purchaser shall assume responsibility for these utility expenses from the Effective Date onward, as per the terms outlined in the Agreement.

4. Use of the Property. The Property shall be used for lawful purposes, and Lessee/Purchaser shall allow Joe Cloyd to retain use of the House for storage for twelve (12) months from the Effective Date. Lessee/Purchaser shall have full use of the shed located on the Property. The parties shall comply with all governmental laws, ordinances, and regulations applicable to the use of the Property and shall promptly comply with all governmental orders and

directives for the correction, prevention, and abatement of nuisances in, upon, or connected with the premises.

5. **Insurance.** During the Term, Lessor/Seller shall maintain in effect a policy of insurance covering the personal property, furniture, fixtures, equipment, durable goods, and inventory within the House. Lessee/Purchaser shall maintain a policy or policies of insurance for liability and casualty of the structure, naming both Lessor/Seller and Lessee/Purchaser as insureds. The insurer shall agree to indemnify and hold Lessor/Seller harmless from and against all cost, expense, and/or liability arising out of, or based upon, any and all claims, accidents, injuries, or damages relating to the structure and the operations of Lessee/Purchaser conducted thereon. The minimum limits of liability of such insurance shall be not less than One Million and 00/100 Dollars (\$1,000,000.00).

6. **Taxes.** Lessee/Purchaser shall be solely responsible for the real property *ad valorem* taxes assessed against the Property during the Term. Taxes of the year 2024 shall assumed by the Lease/Purchaser.

7. **Utility Services: Parking and Lawn Care.** Lessee/Purchaser shall be solely responsible for deposits and use charges for water, sewer, telephone services, gas, electricity and all other utilities metered or charged to the Property. Lessee/Purchaser shall be responsible for the maintenance and upkeep of the parking lot and all lawn care associated with the Property. This includes, but is not limited to, regular mowing, trimming, fertilization, weed control, and general upkeep to ensure that the grounds are kept in a neat and presentable condition at all times. Lessee/Purchaser shall promptly repair any damage to the parking lot surface and ensure that it remains in good condition, free from potholes and other hazards. All maintenance and repair work shall be performed at Lessee/Purchaser's sole expense.

8. **Condemnation.**

(a) If, during the Term, all or any portion of the Property shall be taken for any public or any quasi-public use under any law, ordinance or regulation, or by right of eminent domain or by private purchase in lieu thereof, then this Agreement shall continue in full force and effect, and Lessee/Purchaser may restore and reconstruct any improvements situated on the Property to the extent necessary to make such improvements reasonably tenantable, unless Lessee/Purchaser desires to terminate this Agreement, which Lessee/Purchaser may do in its sole direction by written notice to Lessor/Seller at any time after the date physical possession of such portion of the Property is taken by the condemning authority. If Lessee/Purchaser terminates this Agreement, the Rent due hereunder shall be abated during the unexpired portion of the Term effective on the date physical possession is taken by the condemning authority and the Lessor/Seller shall receive the proceeds from the condemnation. If Lessee/Purchaser does not terminate this Agreement, then this Agreement will continue in full force and effect and, any proceeds from such condemnation shall be placed in escrow pending the purchase of the Property in accordance with the provisions of Section 13. If Lessee/Purchaser closes on the Property in accordance with the provisions of Section 13, then such proceeds shall be paid to Lessee/Purchaser, and if the Lessee/Purchaser fails to close in accordance with the provisions of Section 15 then the proceeds shall be paid to Lessor/Seller.

(b) Lessor/Seller agrees to furnish Lessee/Purchaser with written notice in respect thereof promptly after Lessor/Seller's receipt of knowledge or notification of such an occurrence and agrees not to approve any settlement of a taking or sale without the prior written consent of Lessee/Purchaser.

9. **Quiet Enjoyment.** Lessor/Seller warrants that it has full right to execute and to perform this Agreement and to grant the estate demised, and, that Lessee/Purchaser, upon making the required payments and performing the terms, conditions, covenants and agreements contained in this Agreement shall peaceably and quietly have, hold and enjoy the Property during the Term without hindrance by Lessor/Seller or its agents, or others claiming interests or rights by or through Lessor/Seller, subject, however, to the terms, covenants and conditions of this Agreement.

10. **Assignment and Sublease.** Lessor/Seller shall not have the right to transfer and assign, in whole or in part, its rights and obligations in the Property that are the subject of this Agreement. Lessee/Purchaser shall not assign this Agreement or sublet all or any part of the Property, other than to an affiliate of Lessee/Purchaser.

11. **Defaults by Lessee/Purchaser.** The following events shall be deemed to be events of default by Lessee/Purchaser under this Agreement:

(a) Failure of Lessee/Purchaser to close on the Property in accordance with the provisions of Section 13;

(b) Lessee/Purchaser shall become insolvent, or shall make a transfer in fraud of creditors, or shall make an assignment for the benefit of creditors; or

(c) Lessee/Purchaser shall file a petition under any section or chapter of the United States Bankruptcy Code, as amended, or under any similar law or statute of the United States or any state thereof, or Lessee/Purchaser shall be adjudged bankrupt or insolvent in proceedings filed against Lessee/Purchaser thereunder; or

(d) A receiver or trustee shall be appointed for all or substantially all of the assets of Lessee/Purchaser; or

(e) Lessee/Purchaser shall fail to comply with any term, provision, or covenant of this Agreement, other than the items referenced in this Section, and does not cure such failure within thirty (30) days after written notice thereof by Lessor/Seller to Lessee/Purchaser or take such action as is reasonably calculated to complete the curing thereof as soon after such thirty (30) day period as is reasonably possible.

12. **Remedies for Lessee/Purchaser's Default.** Upon the occurrence of any event of default described in Section 11 hereof and the expiration of any applicable cure period, Lessor/Seller shall have the option to pursue any one or more of the following remedies:

(a) Terminate this Agreement, in which event Lessee/Purchaser shall immediately surrender the Property to Lessor/Seller, and if Lessee/Purchaser fails so to do, then Lessor/Seller may, without prejudice to any other remedy which it may have, enter upon and take

possession of the Property and expel or remove Lessee/Purchaser and any other person who may be occupying the Property or any part thereof, without being liable for prosecution or any claim of damages therefore. Lessee/Purchaser agrees to pay to Lessor/Seller on demand the amount of all loss and damage which Lessor/Seller may suffer by reason of such termination, whether through inability to relet the Property on satisfactory terms or otherwise; or

(b) Enter upon and take possession of the Property and expel or remove Lessee/Purchaser and any other person who may be occupying the Property or any part thereof, by force if necessary, without being liable for prosecution or any claim for damages therefore and relet the Property and receive the rent therefore. Lessee/Purchaser agrees to pay to the Lessor/Seller on demand any deficiency that may arise by reason of such reletting; or

(c) Enter upon the Property, without being liable for prosecution or any claim for damages therefore and do whatever Lessee/Purchaser is obligated to do under the terms of this Agreement.

Pursuit of any of the foregoing remedies shall not preclude pursuit of any of the other remedies herein provided or any other remedies provided by law, nor shall pursuit of any remedy herein provided constitute a forfeiture or waiver of any payments due hereunder to Lessor/Seller or of any damages accruing to Lessor/Seller by reason of the violation of any of the terms, provisions and covenants herein contained. Lessor/Seller may, at its option waive any default; however, no waiver by Lessor/Seller of any violation or breach of any of the terms, provisions and covenants herein contained shall be deemed or construed to constitute a waiver of any other violation or breach of any of the terms, provisions and covenants herein contained. Lessor/Seller's acceptance of any payment due hereunder after the occurrence of an event of default, except payment in full of such sums due as hereinabove set forth, shall not be construed as a waiver of such default, unless Lessor/Seller so notifies Lessee/Purchaser in writing. Forbearance by Lessor/Seller to enforce one or more of the remedies herein provided upon an event of default shall not be deemed or construed to constitute a waiver of such default.

13. Purchase of Property.

(a) **Purchase Price.** The purchase price for the Property shall be equal to [REDACTED] (the "**Purchase Price**"), less amounts credited towards the Purchase Price under Section 13(b) below.

(b) **Rent Credit Toward Purchase Price.** Each monthly rent payment made by Lessee/Purchaser shall reduce the Purchase Price by the corresponding principal amount as outlined in the amortization schedule attached as Exhibit "A." The Purchase Price at the time of closing shall be determined by referencing the amortization schedule, accounting for payments made up to the closing date. The initial Purchase Price shall decrease in accordance with the amortization schedule with each timely rent payment.

(c) **Conveyance of Title.** The conveyance of the Property shall be made by Lessor/Seller at the Closing by a recordable Warranty Deed conveying good and marketable fee simple title to (i) the Property, (ii) all easements and rights-of-way appurtenant to the Property, and (iii) any minerals and mineral rights appurtenant to the Property or appurtenant to any easements or rights-of-way appurtenant to the Property owned by Lessor/Seller, free of all liens,

security interests, defects, leases, restrictions, assessments and encumbrances, subject only to the following items recorded in the Chancery Clerk's office of Jackson County: easements without encroachments, applicable zoning ordinance, protective covenants and prior mineral reservations. Possession of the Property shall be delivered upon the date of the Closing and immediately after delivery of the General Warranty Deed. [REDACTED]

(d) Closing and Default. The Closing shall be held on or before September 30, 2029. The Closing shall be held at a location and on a date and at a time to be specified by Lessee/Purchaser by notice to Lessor/Seller. If Lessee/Purchaser fails or is unable to close the transaction for any cause other than the act or omission of Lessor/Seller, then Lessor/Seller shall have the option to terminate this Agreement by giving notice thereof to Lessee/Purchaser, in which event the Rent shall be retained as its sole remedy. In said event, Lessor/Seller hereby waives any right to specific performance, injunctive relief or other relief to cause Lessee/Purchaser to perform its obligations under this Agreement, and Lessor/Seller hereby waives any right to damages in excess of said Rent for Lessee/Purchaser's breach of this Agreement. Further, in the event that this transaction fails to close solely due to a refusal or default on the part of Lessor/Seller, then and in such event, Lessee/Purchaser will have such rights, and may proceed against Lessor/Seller in such manner as it determines advisable, either in law or in equity, including specific performance.

(e) Pre-Payment/Closing Options. Purchaser/Lessee shall have the option of perfecting the closing after December 31, 2026. Purchaser and Seller both agree no prepayment penalties apply. The parties agree that upon mutual written agreement, the Closing can take place prior to the above date with approval of the tax attorney.

(f) Miscellaneous. It is further agreed by Lessor/Seller and Lessee/Purchaser as follows:

(g) Time. Time is of the essence as to all terms and conditions of this Agreement.

(h) Attorney's Fees. In the event either party defaults in the performance of any of the terms, covenants, agreements or conditions contained in this Agreement, and the non-defaulting party places the enforcement of all or any part of this Agreement, the collection of any payment due, or to become due, hereunder or recovery of the possession of the Property in the hands of an attorney, or employs or consults with an attorney concerning or to enforce or to defend any such non-defaulting party's rights or remedies hereunder, the defaulting party agrees to pay the non-defaulting party's costs, expenses and reasonable attorney's fees and expenses for the services of the attorney, whether suit is actually filed or not (including all reasonable attorney's fees and court costs and other expenses at trial and appellate levels) incurred therein by such successful party, which costs, expenses and reasonable attorney's fees shall be included in, and as a part of, any judgment rendered or settlement in such litigation.

(i) Entire Agreement. This instrument constitutes the entire agreement between the parties for the purposes stated herein. No other covenants, agreements, documents, understandings, warranties, or representations have been made by, or shall be binding on, either

of the parties, except as expressly stated in this instrument. No presumption shall be deemed to exist in favor of or against Lessor/Seller or Lessee/Purchaser as a result of the negotiation and preparation of this Agreement.

(j) **Modification.** Neither this instrument, nor any provision hereof, shall be waived, modified, amended, discharged or terminated, except by an instrument signed by the party against whom the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument.

(k) **Binding Effect.** All obligations hereunder shall inure to the benefit of, and shall be binding upon, the parties hereto and their respective heirs, executors, successors, representatives and permitted assigns.

(l) **Gender and Number.** As used in this instrument, the masculine shall include the feminine and the neuter, and the singular shall include the plural, and the plural shall include the singular, as the context may require.

(m) **Notices.** All notices required hereunder shall be in writing and shall be served by certified mail, return receipt requested, postage prepaid, or by email with confirmation of receipt, to the following addresses identified for each party:

To Lessor/Seller: SixTwoZero Porter, LLC
929 Washington Avenue
Ocean Springs, Mississippi 39564

To Lessee/Purchaser: Big Yella, LLC
401 Porter Avenue
Ocean Springs, Mississippi 39564

Notice will be deemed to have been given upon receipt of said notice or upon receipt of actual knowledge of the information contained in said notice by any means. The addresses for the purposes of this Subsection may be changed by giving notice hereunder. Unless and until notice of a change of address is given and received hereunder, the last addresses as provided herein will be deemed to continue in effect for all purposes hereunder.

(n) **Survival.** The terms, warranties, representations and provisions of this Agreement shall survive the Closing.

(o) **Applicable Law.** This instrument shall be governed by, and construed in accordance with, the laws of the State of Mississippi.

(p) **Captions.** The captions in this instrument are inserted only for convenience of reference and in no way define, describe or limit the scope or intent of this instrument or any of the provisions hereof.

(q) **Recordation.** Lessor/Seller and Lessee agree not to record this instrument and agree to execute a Memorandum of Lease and Purchase Agreement in the form attached

hereto as Exhibit "B" and incorporated herein by reference, which shall be recorded in the land records of Jackson County, Mississippi.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the 1st day of October, 2024.

LESSOR/SELLER:

SIXTWOZERO PORTER, LLC

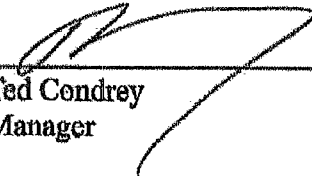
By: 

Name: Joe Cloyd

Title: Manager

LESSEE/PURCHASER:

BIG YELLA, LLC

By: 

Name: Ted Condrey

Title: Manager

OFFICIAL RECORDS JACKSON COUNTY, MS
Josh Eldridge, Chancery Clerk
Electronically Recorded
RECORDING FEE: \$ 30.00
MINERAL TAX: \$0.00
202308745
BK: 2119 PG: 833 - 841
05/10/2023 10:30:54 AM 9 PG(S)
Receipt # 10665

Prepared by and after recording return to:
Erich N. Nichols, MBN 102588
929 Washington Avenue
Ocean Springs, MS 39564
Telephone No.: (228) 206-2990
Facsimile No.: (601) 476-4951

Grantors' Names, Address and Telephone Number:
JOHN KENNETH HOLLOWAY

HEATHER HOLLOWAY-RADICIA, as Attorney-in-
Fact of MACKLYN BOND HOLLOWAY

DAVID AND DALE STECKLER LIMITED
PARTNERSHIP NO. 1

JAMES DOWNING HOLLOWAY
P.O. Box 4675
Biloxi, MS 39535
Phone: (228) 669-0603

Grantee's Name, Address and Telephone Number:
SixTwoZero Porter, LLC
929 Washington Avenue
Ocean Springs, MS 39564
Phone: (228) 206-2990

Indexing Instructions:
Section 30, Township 7 South, Range 8 West, Jackson
County being a part of Lots 5 & 6, Jerome Ryan Tract,
Jackson County, MS

**STATE OF MISSISSIPPI
COUNTY OF JACKSON**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid,
and other good and valuable consideration, the receipt and sufficiency of which is hereby
acknowledged, the undersigned JOHN KENNETH HOLLOWAY, HEATHER HOLLOWAY-
RADICIA as Attorney-in-Fact of MACKLYN BOND HOLLOWAY, DAVID AND DALE

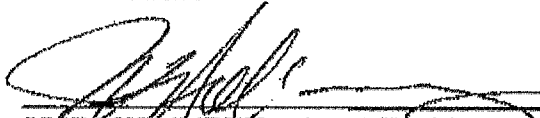
STECKLER LIMITED PARTNERSHIP NO. 1, and JAMES DOWNING HOLLOWAY ("Grantors"), do sell, grant, convey, and warrant unto SIXTWOZERO PORTER, LLC, a Mississippi limited liability company ("Grantee") the real property, together with all improvements thereon, situated in Jackson County, Mississippi, and more particularly described on Exhibit "A," which is hereby incorporated by reference.

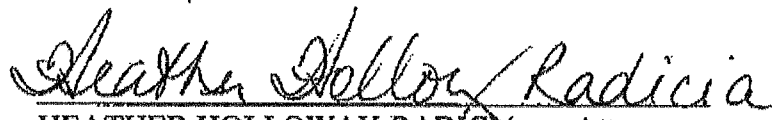
The property described in Exhibit "A" does not constitute any part of the homestead of the Grantor.

Taxes for the current year are assumed by the Grantee.

WITNESS, the Grantor has caused this instrument to be executed, this the 9th day of May, 2023.

GRANTORS:


JOHN KENNETH HOLLOWAY


HEATHER HOLLOWAY-RADICIA, as Attorney-in-Fact of MACKLYN BOND HOLLOWAY

DAVID AND DALE STECKLER LIMITED
PARTNERSHIP NO. 1

By: _____
Name: Suzanne Steckler
Title: General Partner

JAMES DOWNING HOLLOWAY

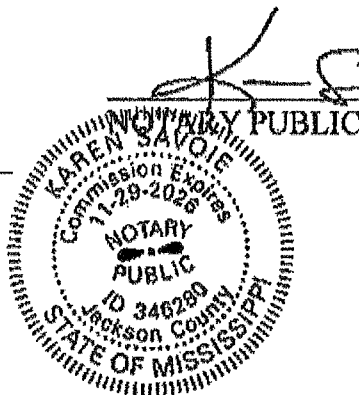
STATE OF MISSISSIPPI

COUNTY OF Jackson

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within my jurisdiction, the within named JOHN KENNETH HOLLOWAY, who acknowledges that he executed the above and foregoing instrument.

SWORN TO AND SUBSCRIBED before me this, the 9th day of May, 2023.

My Commission Expires: 11/29/2026



STATE OF MISSISSIPPI

COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this _____ day of May, 2023, within my jurisdiction, the within named SUZANNE STECKLER, who acknowledged to me that she is the general partner of DAVID AND DALE STECKLER LIMITED PARTNERSHIP NO. 1, and that as general partner of said limited partnership, and as the act and deed of said limited partnership, she executed the above and foregoing instrument, after first having been duly authorized by said limited partnership so to do.

SWORN TO AND SUBSCRIBED before me this, the ____ day of May, 2023.

NOTARY PUBLIC

My Commission Expires: _____

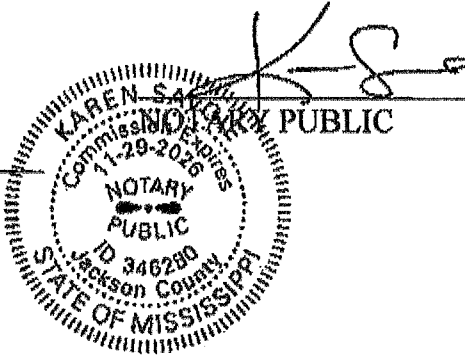
STATE OF MISSISSIPPI

COUNTY OF Jackson

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 8th day of May, 2023, within my jurisdiction, the within named, HEATHER HOLLOWAY-RADICIA, who acknowledged that she is Attorney-in-Fact of MACKLYN BOND HOLLOWAY, and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

SWORN TO AND SUBSCRIBED before me this, the 8th day of May, 2023.

My Commission Expires: 11/29/24



STATE OF MISSISSIPPI

COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within my jurisdiction, the within named JAMES DOWNING HOLLOWAY, who acknowledges that he executed the above and foregoing instrument.

SWORN TO AND SUBSCRIBED before me this, the ____ day of May, 2023.

NOTARY PUBLIC

My Commission Expires: _____

(SEAL)

EXHIBIT "A"

STECKLER LIMITED PARTNERSHIP NO. 1, and JAMES DOWNING HOLLOWAY ("Grantors"), do sell, grant, convey, and warrant unto SIXTWOZERO PORTER, LLC, a Mississippi limited liability company ("Grantee") the real property, together with all improvements thereon, situated in Jackson County, Mississippi, and more particularly described on Exhibit "A," which is hereby incorporated by reference.

The property described in Exhibit "A" does not constitute any part of the homestead of the Grantor.

Taxes for the current year are assumed by the Grantee.

WITNESS, the Grantor has caused this instrument to be executed, this the ____ day of May, 2023.

GRANTORS:

JOHN KENNETH HOLLOWAY

HEATHER HOLLOWAY-RADICIA, as Attorney-in-Fact of MACKLYN BOND HOLLOWAY

DAVID AND DALE STECKLER LIMITED
PARTNERSHIP NO. 1

By: Suzanne Steckler
Name: Suzanne Steckler
Title: General Partner

JAMES DOWNING HOLLOWAY

STATE OF MISSISSIPPI
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within my jurisdiction, the within named JOHN KENNETH HOLLOWAY, who acknowledges that he executed the above and foregoing instrument.

SWORN TO AND SUBSCRIBED before me this, the ____ day of May, 2023.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF MISSISSIPPI
COUNTY OF Hinds

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 9th day of May, 2023, within my jurisdiction, the within named SUZANNE STECKLER, who acknowledged to me that she is the general partner of DAVID AND DALE STECKLER LIMITED PARTNERSHIP NO. 1, and that as general partner of said limited partnership, and as the act and deed of said limited partnership, she executed the above and foregoing instrument, after first having been duly authorized by said limited partnership so to do.

SWORN TO AND SUBSCRIBED before me this, the 9th day of May, 2023.

Lora A. Haddon
NOTARY PUBLIC

My Commission Expires:



STECKLER LIMITED PARTNERSHIP NO. 1, and JAMES DOWNING HOLLOWAY ("Grantors"), do sell, grant, convey, and warrant unto SIXTWOZERO PORTER, LLC, a Mississippi limited liability company ("Grantee") the real property, together with all improvements thereon, situated in Jackson County, Mississippi, and more particularly described on Exhibit "A." which is hereby incorporated by reference.

The property described in Exhibit "A" does not constitute any part of the homestead of the Grantor.

Taxes for the current year are assumed by the Grantee.

WITNESS, the Grantor has caused this instrument to be executed, this the ____ day of May, 2023.

GRANTORS:

JOHN KENNETH HOLLOWAY

HEATHER HOLLOWAY-RADICIA, as Attorney-in-Fact of MACKLYN BOND HOLLOWAY

DAVID AND DALE STECKLER LIMITED
PARTNERSHIP NO. 1

By: _____
Name: Suzanne Steckler
Title: General Partner



JAMES DOWNING HOLLOWAY

STATE OF MISSISSIPPI
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this _____ day of May, 2023, within my jurisdiction, the within named, **HEATHER HOLLOWAY-RADICIA**, who acknowledged that she is Attorney-in-Fact of **MACKLYN BOND HOLLOWAY**, and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

SWORN TO AND SUBSCRIBED before me this, the ____ day of May, 2023.

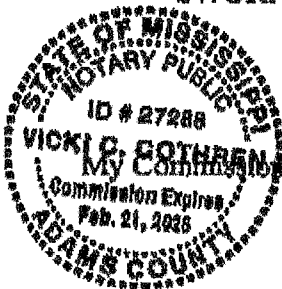
NOTARY PUBLIC

My Commission Expires: _____

STATE OF MISSISSIPPI
COUNTY OF Adams

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within my jurisdiction, the within named **JAMES DOWNING HOLLOWAY**, who acknowledges that he executed the above and foregoing instrument.

SWORN TO AND SUBSCRIBED before me this, the 9th day of May, 2023.



Expires: _____

(SEAL)

Vicki C. Cochran
NOTARY PUBLIC

Legal Description

That certain lot or parcel of land together with the improvements thereon, beginning at the Northeast corner of Mrs. F. F. Stuarts lot, on the South side of Porter Avenue, in the Town of Ocean Springs, Mississippi, running thence East along the South side of Porter Avenue Ninety (90) feet; thence South Two Hundred and Eighty-eight (288) feet to a strip of land owned by H. F. Russell; thence Westerly Eighty Nine (89) feet to the South east corner of the Stuart lot, thence Northerly Three Hundred and One (301) feet to the place of beginning, being a part of the A.M.E. Crane land in said Town.

**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, June 11, 2026 @ 6:00 PM

Regarding the following:

**620 Porter Ave – PIDN: 60137614.000 – Big Yella, LLC on behalf of Six Two Zero Porter, LLC –
Request for Certificate of Appropriateness (COA) for:**

- 1. Expansion of the existing white gravel driveway to a width of 24’.**
- 2. Installation of an additional white gravel overflow parking area approximately 55’ x 65’ in size for use by Maringouin at the Roost.**
- 3. Installation of a parking sign measuring approximately 18” x 24” for the Maringouin at the Roost, featuring an alabaster background, oil-rubbed bronze lettering, and decorative L-shaped signpost.**

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 or rwilliams@oceansprings-ms.gov.

All parties of interest shall have an opportunity to be heard.