



Historic Preservation Commission
1018 Porter Avenue
Ocean Springs, MS 39564

Thursday, June 15, 2023 @ 6:00 PM

1. Call Meeting to Order

2. Old Business

- a. **DEFERRED from 5/11/23:** 1112 Bowen Avenue / PID# 61190014.000 – Matthew and Ashley Lott – Request for a Certificate of Appropriateness (COA) to demolish and replace the attached garage, and to remodel the kitchen with a room over the new garage.

3. New Business

- a. 1126 Iberville Drive / PID# 60119202.000 – Natalie Illg – Request for a Certificate of Appropriateness (COA) for new fence.
- b. 506 Martin Avenue / PID# 60137586.000 – Elizabeth & Lester McMackin – Request for a Certificate of Appropriateness (COA) for new construction.
- c. 900 Robinson Street / PID# 60119126.000 – Jonathan Cothorn / Sand Gnat Properties, LLC – Request for a Certificate of Appropriateness (COA) for new construction.

4. Approval of Minutes

- a. May 11, 2023

5. Audience Request

6. Administrative

7. Adjourn

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800 / OCEAN SPRINGS, MS 39566-1800
228-875-4415

HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS REPORT

MEETING DATE: June 15, 2023

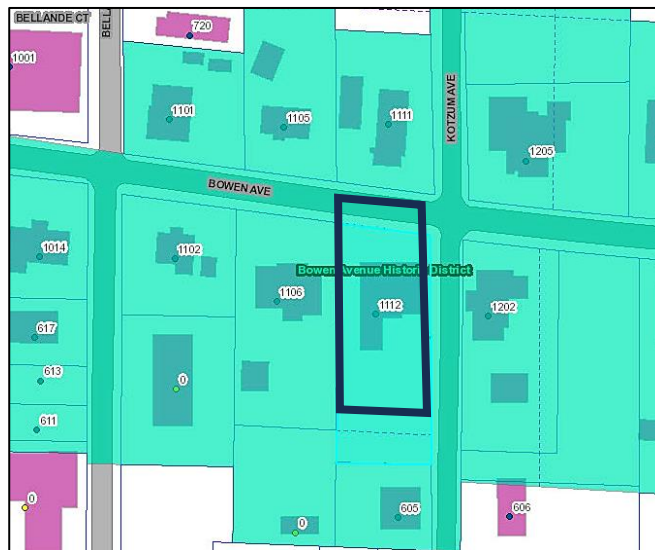
APPLICANT: Matthew and Ashley Lott

REQUESTED ACTION: Approval of a Certificate of Appropriateness (COA) for Demolition of an Existing Carport and Construction of a Garage and Living Space

DATE OF APPLICATION: April 12, 2023

LOCATION: 1112 Bowen Avenue / PID# 61190014.000 / Bowen Avenue Historic District

EXISTING CONDITIONS: The property is a single-family dwelling.



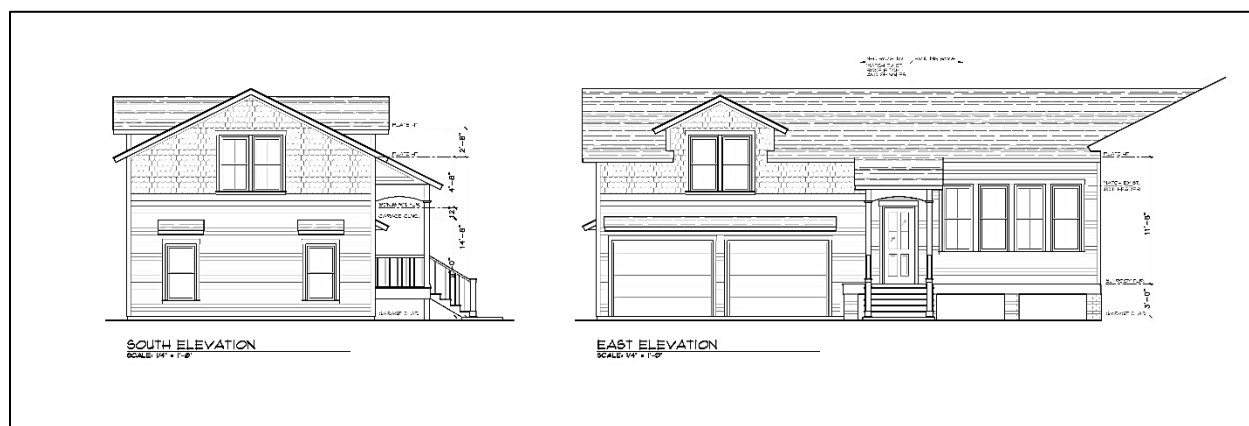
DESCRIPTION OF COA REQUEST:

The homeowners request a COA to **1)** demolish the existing cinderblock carport on the south side of the dwelling, **2)** construct a new 2-car garage with 539 sq. ft. bonus room above, in the approximate location of the existing carport, and **3)** construct a new 20 foot, 10 inch-wide driveway to align with the new garage.

EXISTING CARPORT



PROPOSED ELEVATIONS



COA CONSIDERATIONS:

The Bowen Avenue Historic District is notable for its, “cohesive collection of residential architecture. Oriented to the street, the dwellings are either vernacular or have few stylistic details, with high-style architecture being the exception rather than the rule. Even so, the district displays examples of Victorian Italianate, Creole Cottages, Bungalows, Victorian Shotguns, and Queen Anne Cottages.”

HISTORIC RESOURCES INVENTORY:

The MS Dept. of Archives and History Historic Resources Inventory states 1112 Bowen was built in 1900 and represents, “a house built by a skilled tradesman. Joseph Pol was a ship carpenter from Pascagoula and a native from Spain. The house is architecturally significant in the history of Ocean Springs because of its unique blend of the Italianate and Queen Anne styles. The imbricated shingles and turned posts, which the gallery is embellished with, are Queen Anne features and are found elsewhere in Ocean Springs. The wide, bracket-supported eaves are found in many nineteenth century styles including the Italianate and Queen Anne. The tower, the cynosure of the composition, is the most emphatically Italianate element in the design of the house. It is a stylistic feature which is unique in the city.”

FINDINGS:

- According to the applicant, the addition will be painted white and black (trim and shutters consistent with main home) and blend in with the main home as much as possible. All materials will be wood.

STAFF CONCLUSION:

The new construction is consistent with the material and characteristics of the existing dwelling and is consistent with the guidelines for the Bowen Ave. historic district.

POTENTIAL MOTION: To recommend approval of a COA at 1112 Bowen Ave. for demolition and exterior additions and modifications as described in the application and elevation plans.



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

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: _____

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

APPLICATION FEE: \$51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee
\$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

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

Property Address: 1112 Bowen Ave.
Property Owner(s): Matthew and Ashley Lott
Parcel ID Number: 61190014.00 Approximate Age of Home: 130 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: Matthew and Ashley Lott

Address: 1112 Bowen Ave.

City: Ocean Springs State: MS Zip: 39504

Phone: 228-806-0975 Email: matt@mattlottlaw.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:

- 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.

matt lott

Printed Name of Owner

[Signature]

Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

4-12-23
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: _____

The attached garage, which was built in the 1950's, is to be torn down. It is rotten and likely to collapse. A new garage addition will be built in its place.

— Attach Additional Sheets if Needed —



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

New Construction, Additions, Extensive Renovation / 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.

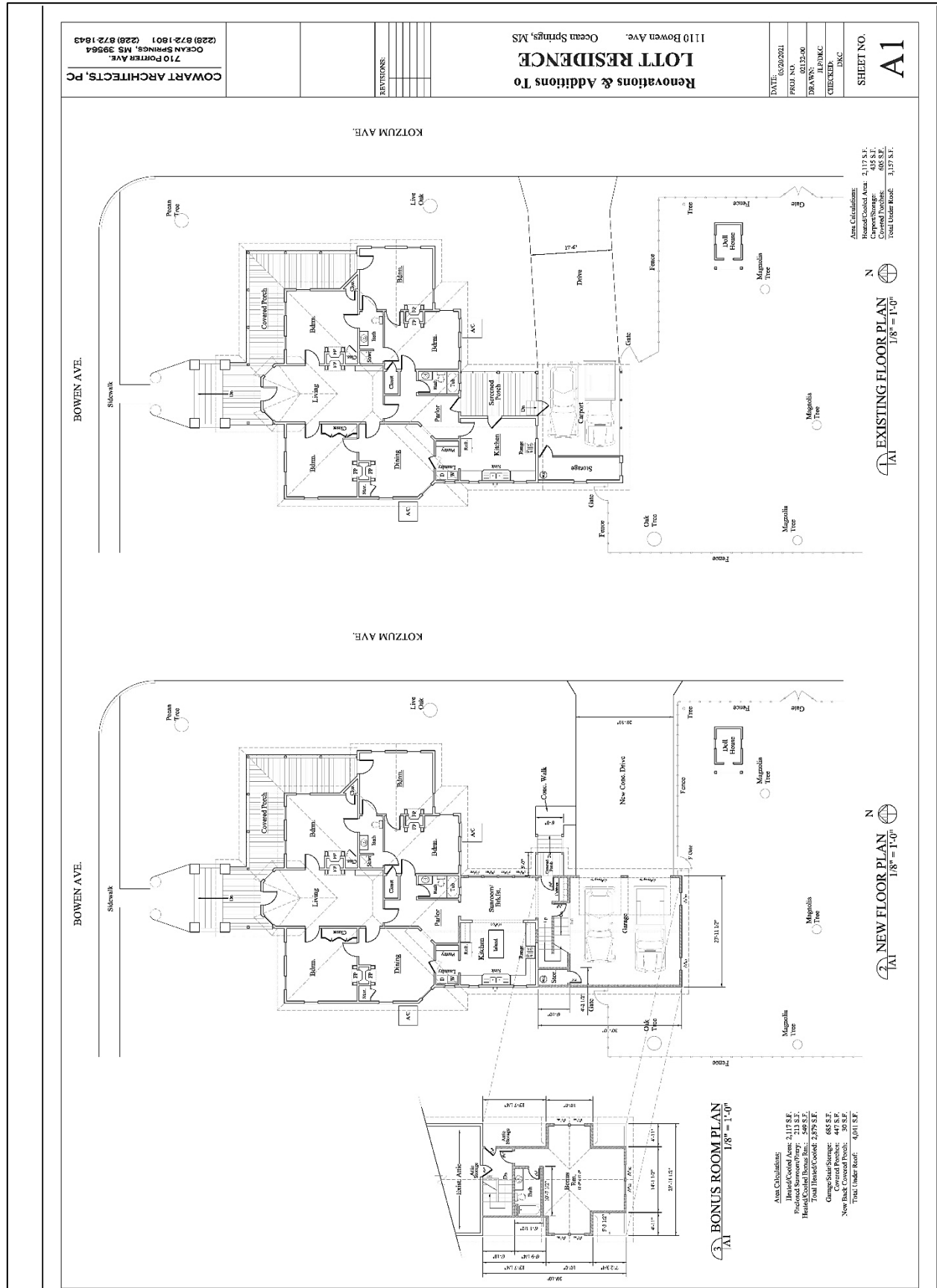
Required Attachments:

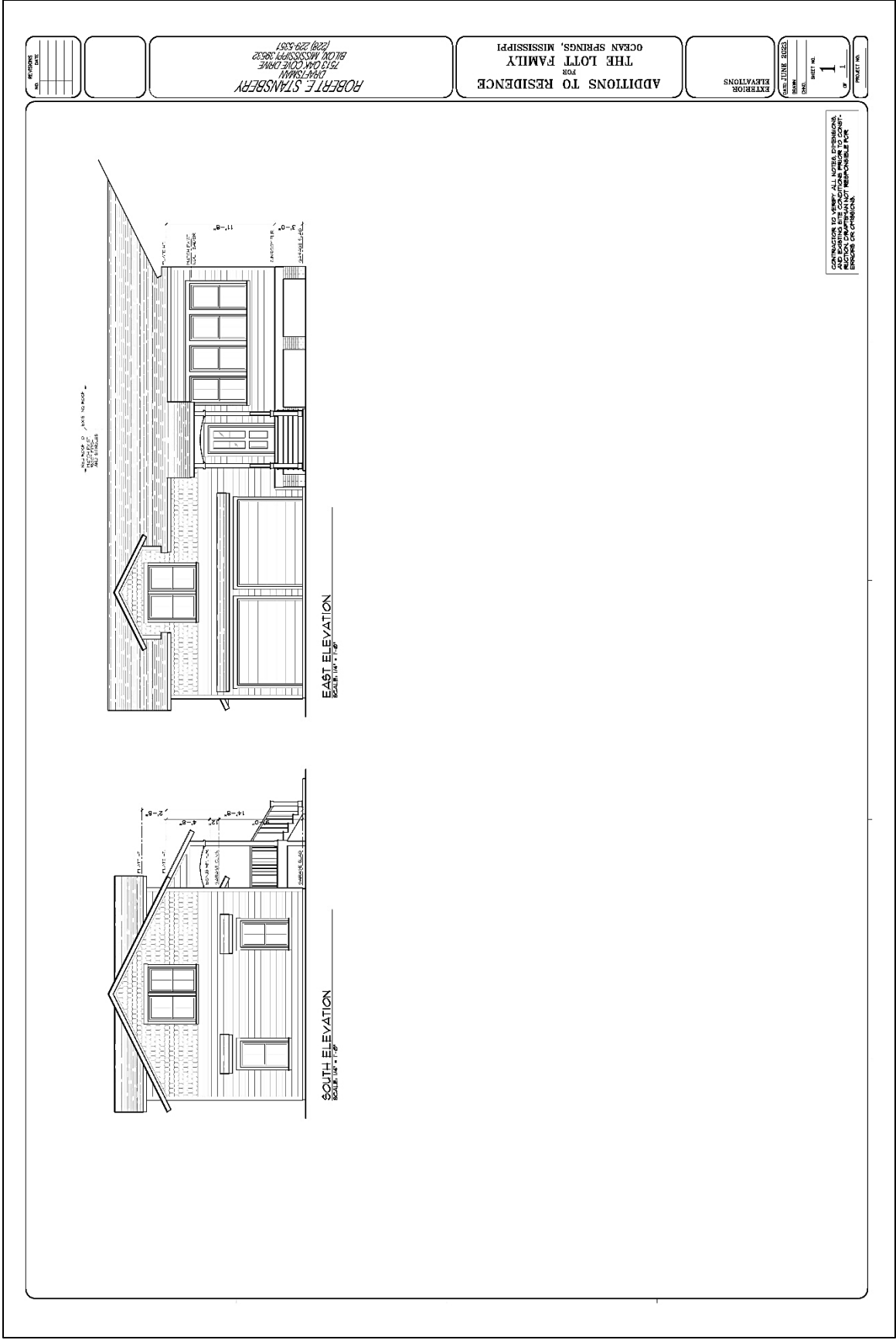
1. **Two (2)** sets of scaled drawing, which shall include:
 - a. ☐ A site plan illustrating location of proposal as well as all other structures on the site, with dimensions, setback distances, landscaping, driveways, walkways and protected trees.;
 - b. ☐ A floor plan, with dimensions as it impacts the exterior of the structure;
 - c. ☐ A drawing with dimensions of all affected exterior elevations;
 - d. ☐ Notes describing exterior materials to be used. (i.e. walls, roof, trim, cornice, windows, doors, etc.);
 - e. ☐ Detailed drawings or photographs of any decorative architectural details. (i.e. columns, balustrades, modillions, etc.); and
 - f. ☐ Paint samples and plan keyed to location of each color (*Pivotal Structures Only*).
2. Photographs of the subject structure to be worked on, and adjacent property structures.
 - a. ☐ Subject property; and
 - b. ☐ Adjacent property structures.

Description:

Kitchen Remodel, new garage
addition with a room built above the
garage.

— Attach Additional Sheets if Needed —





CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800 / OCEAN SPRINGS, MS 39566-1800
228-875-4415

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: June 15, 2023

APPLICANT: Natalie Illg

REQUESTED ACTION: Approval of a Certificate of Appropriateness (COA) for the construction of fencing

DATE OF APPLICATION: May 1, 2023

LOCATION: 1126 Iberville Drive / PID# 60119202.000; Marble Springs Historic District

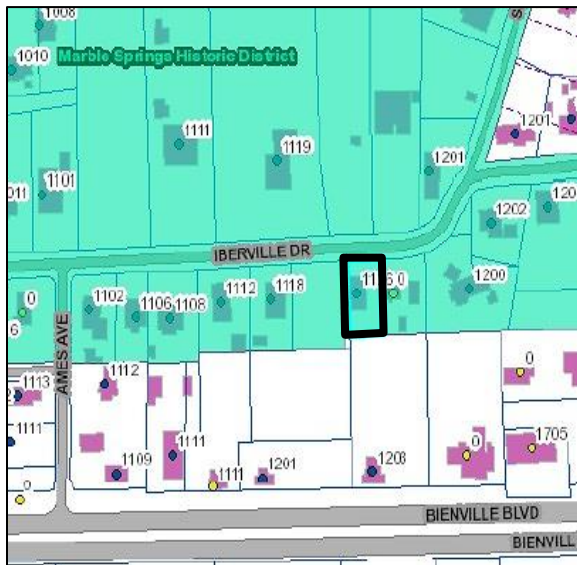
ADJACENT ZONING/LAND USE:

Subject Property: R-1, Single Family Residential Use district/a single family dwelling;

North, East and West: R-1 Residential district; single family dwellings

South: C-H Regional Commercial; commercial establishments along Bienville Blvd.

VICINITY:



FINDINGS:

- The historic district guidelines state “backyard privacy fences are acceptable. These should not extend forward of the centerline of the house and are best kept behind the rear of the building.” Also, dark colored chain link fences may be placed in rear yards – any portion visible from the street should be screened with evergreen vegetation.
- The proposed fences along the rear property line, east side of the house and west side of the house are consistent with the design guidelines.
- In order for the proposed chain-link fence along the west property line to be consistent with both the design guidelines and the fence regulations, it should not extend any closer to the street than the front line of the dwelling.

STAFF CONCLUSION: The proposed COA is consistent with the design guidelines provided the chain link fence is modified as noted above.

PROPOSED MOTION: To recommend approval of a COA at 1126 Iberville Drive for property line and interior fencing as described in the application and elevation plans



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

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: 6/1/23

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

APPLICATION FEE: **\$51.00** — Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C — 3% fee
\$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

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

Property Address: 1126 Iberville Dr. Ocean Springs MS

Property Owner(s): Natalie Tilg

Parcel ID Number: _____ Approximate Age of Home: 8 years

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

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

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

Name: Natalie Tilg

Address: 1126 Iberville Dr.

City: Ocean Springs State: MS Zip: 39564

Phone: (504) 723-1833 Email: natalieilgerna@gmail.com

Property Owner [if Different]:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

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

☐ New Construction, Additions, Extensive
Renovation / Repair

☐ Minor Renovation / Repair

☐ Exterior Painting (Contributing Structures Only)

☒ Landscaping and Site
Improvements (i.e. Fencing)

☐ Signage

☐ Demolition

PLEASE CHECK DISTRICT/LISTING

- | | | |
|---|--|---|
| ☐ BOWEN | ☒ MARBLE SPRINGS | ☐ SHEARWATER |
| ☐ INDIAN SPRINGS | ☐ OLD OCEAN SPRINGS | ☐ SULLIVAN-CHARNELLY |
| ☐ LOVER'S LANE | ☐ RAILROAD | ☐ INDIVIDUAL LISTING |

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- 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.

Natalie Illy
Printed Name of Owner

Natalie Illy
Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

5/1/23
Date

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



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

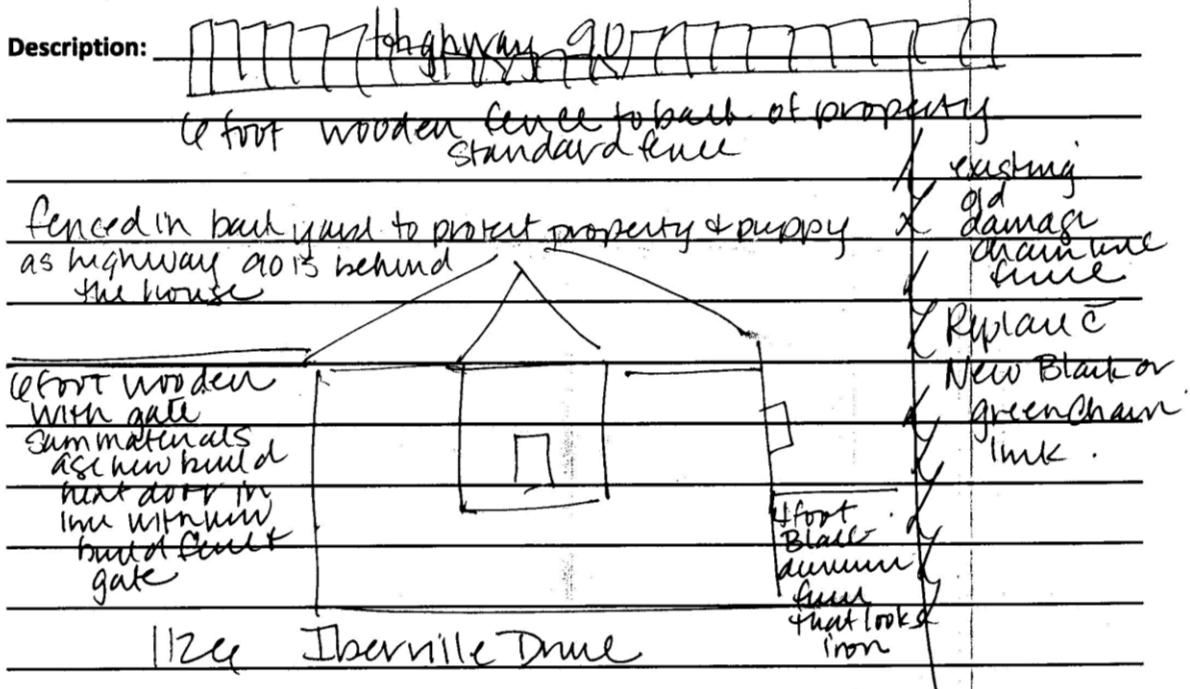
LANDSCAPING AND SITE IMPROVEMENTS SUCH AS FENCING

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

Required Attachments:

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

Description:



— Attach Additional Sheets if Needed —

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800 / OCEAN SPRINGS, MS 39566-1800
228-875-4415

HISTORIC PRESERVATION COMMISSION REPORT
Certificate of Appropriateness Report

APPLICANT(S): Elizabeth and Lester McMackin

CURRENT OWNER? Yes ☒ No ☐

LOCATION: 506 Martin Avenue / Old Ocean Springs Historic District
PID#: 60137586.000

REQUESTED ACTION: Approval of a Certificate of Appropriateness (COA) for the construction of a new dwelling

DATE OF APPLICATION: May 1, 2023

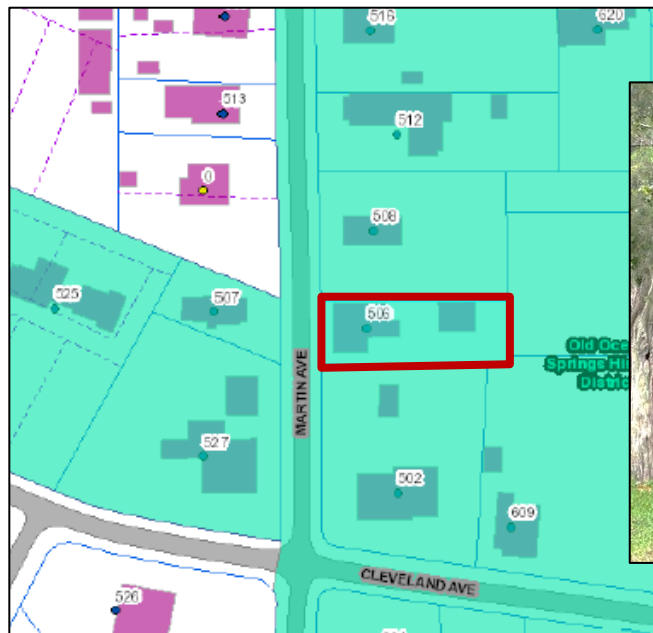
ADJACENT ZONING/LAND USE:

Subject Property: R-1, Single Family Residential Use district/a single family dwelling.

North, East and South: R-1 Residential district; single family dwellings.

West: across Martin Ave., R-1 Residential district; single family dwellings.

VICINITY:



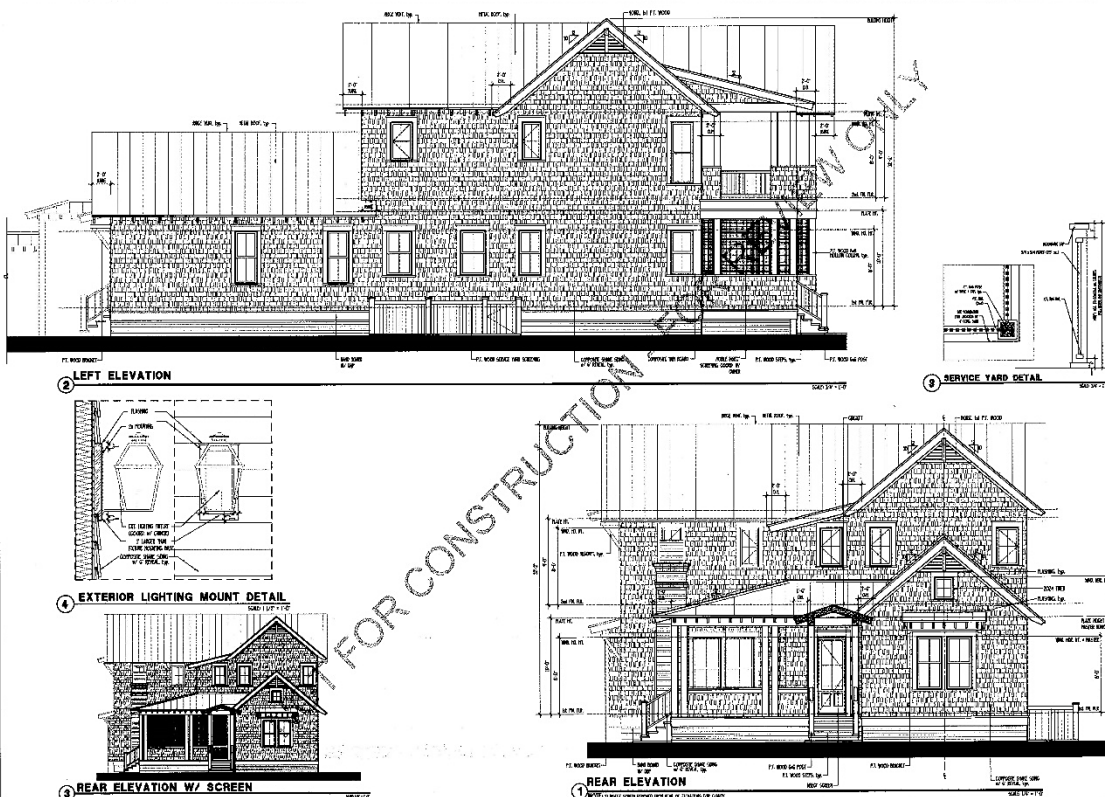
GENERAL DESCRIPTION OF THE REQUEST:

The plan proposes a 2,639 sq. ft., 2-story dwelling with a garage in the rear yard.

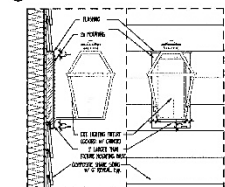


4 FRONT ELEVATION W/ SCREEN

SCALE 1/8" = 1'-0"



2 LEFT ELEVATION



4 EXTERIOR LIGHTING MOUNT DETAIL



3 REAR ELEVATION W/ SCREEN

3 SERVICE YARD DETAIL

**MCMACKIN
RESIDENCE - 23314**
506 MARTIN AVENUE, OCEAN SPRINGS, MISSISSIPPI

ALISON K. HARRIS
ARCHITECT
1000 W. 10TH AVE., SUITE 100
TULSA, OK 74106
918.438.1234
www.alisonharris.com

PROJECT INFORMATION
PROJECT NAME: MCMACKIN RESIDENCE - 23314
PROJECT ADDRESS: 506 MARTIN AVENUE, OCEAN SPRINGS, MISSISSIPPI
ARCHITECT: ALISON K. HARRIS
DATE: 01/20/2023
SCALE: 1/8\"/>

REVISIONS

NO.	DATE	DESCRIPTION
1	01/20/2023	ISSUED FOR PERMIT

3



FINDINGS:

- The demolition of the existing dwelling was approved by the HPC on July 14, 2022, and by the Board of Aldermen on July 19, 2022.
- The dwelling is proposed to have a screened porch on the front. The historic district guidelines recommend against front porch enclosures. However, the existing dwelling has a screened porch on the front and there are other dwellings in the immediate vicinity with screened front porches. A screened porch on the proposed dwelling is consistent with the vicinity's character.

COA CHECKLIST:

- **SITE LAYOUT:** The house is to be placed 19.5 feet from the front property line, which matches the front setback of the existing house.
- **VEHICLE PARKING LOCATION:** A 2-car garage is in the rear yard.
- **DRIVEWAY MATERIAL:** A gravel driveway is proposed on the south side of the parcel, leading from the street to the garage.
- **BUILDING SIDING:** composite (Hardie shingle) shake siding.
- **TRIM MATERIAL:** wood and composite (Hardie trim).
- **FOUNDATION:** concrete piling with pressure treated "hogspen" lumber.
- **ROOF STYLE AND MATERIAL:** standing seam metal; white color (tentative).
- **DOORS:**
- **WINDOWS:** double hung.
- **COLORS:** siding and trim – Stonington Gray; doors and windows – classic white; samples provided.

STAFF CONCLUSION: The proposed dwelling is consistent with the design guidelines and/or the existing dwelling on the property.

POTENTIAL MOTION: To recommend approval of a COA for construction of a new dwelling at 506 Martin Ave., including a gravel driveway, as described in the application and building plans.



City of Ocean Springs

HISTORIC PRESERVATION COMMISSION

ADDRESS: 1014 Porter Ave, Ocean Springs, MS. 39564 PH: (228)-875-4415 FAX: (228)-872-5427

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: May 8, 2023

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

APPLICATION FEE: \$50.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee

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

Property Address: 506 Martin Avenue

Property Owner(s): Elizabeth & Lester McMackin

Parcel ID Number: 60137586.000

Approximate Age of Home: 114

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

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

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

Name: Elizabeth & Lester McMackin

Address: 3603 Perryman Road

City: Ocean Springs

State: MS **Zip:** 39564

Phone: 228.324.4188/228.365.2190

Email: mcmackin.les@gmail.com

Property Owner [if Different]:

Name: N/A

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**

506 Martin Avenue

Exterior materials notes:

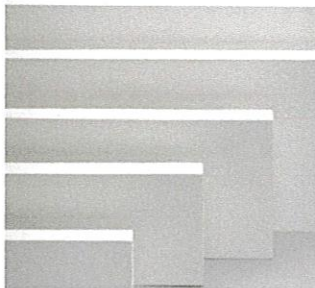
- Exterior walls – Hardie Shingle Siding – Straight Edge Panel – 0.25” thick – tentatively to be painted “Stonington Gray” from the Benjamin Moore Historical Collection



- Roof - Standing Seam metal roof that is tentatively planned to be Stone White



- Trim – Hardie Trim Boards - tentatively to be painted “Stonington Gray” from the Benjamin Moore Historical Collection



- Windows will double hung with impact glass and the planned color will be a “Classic White”
- Doors are planned to be a “Classic White”

Justification for requesting enclosing the front porch with screen.

The Ocean Springs historical district has a guideline that states that front porches should not be enclosed in any manner, however we are requesting to have our front porch be enclosed by screening.

The proposed screened-in porch design is in keeping with the overall character and aesthetic of the historical house (built in 1908) currently on the lot that will be demolished because of its distressed condition. The porch will be designed with materials and colors that match or complement the existing architectural style of the purposed house that the is being requested to be constructed in place of the existing house.

The primary reason for requesting that the front porch be enclosed with screen is to add additional living space to the house that takes advantage of the climate and the location, while at the same providing a barrier from the insects that prevent open air gatherings many times throughout the year. The house is designed in a manner that embraces using the front porch as additional gathering and living space taking advantage of the breezes from the water and the hospitality of the neighborhood.

There are also many homes located throughout the historic districts of the City that have screened in front porches, a sample of some are shown in the photos listed below.





508 Martin- Property directly to the North

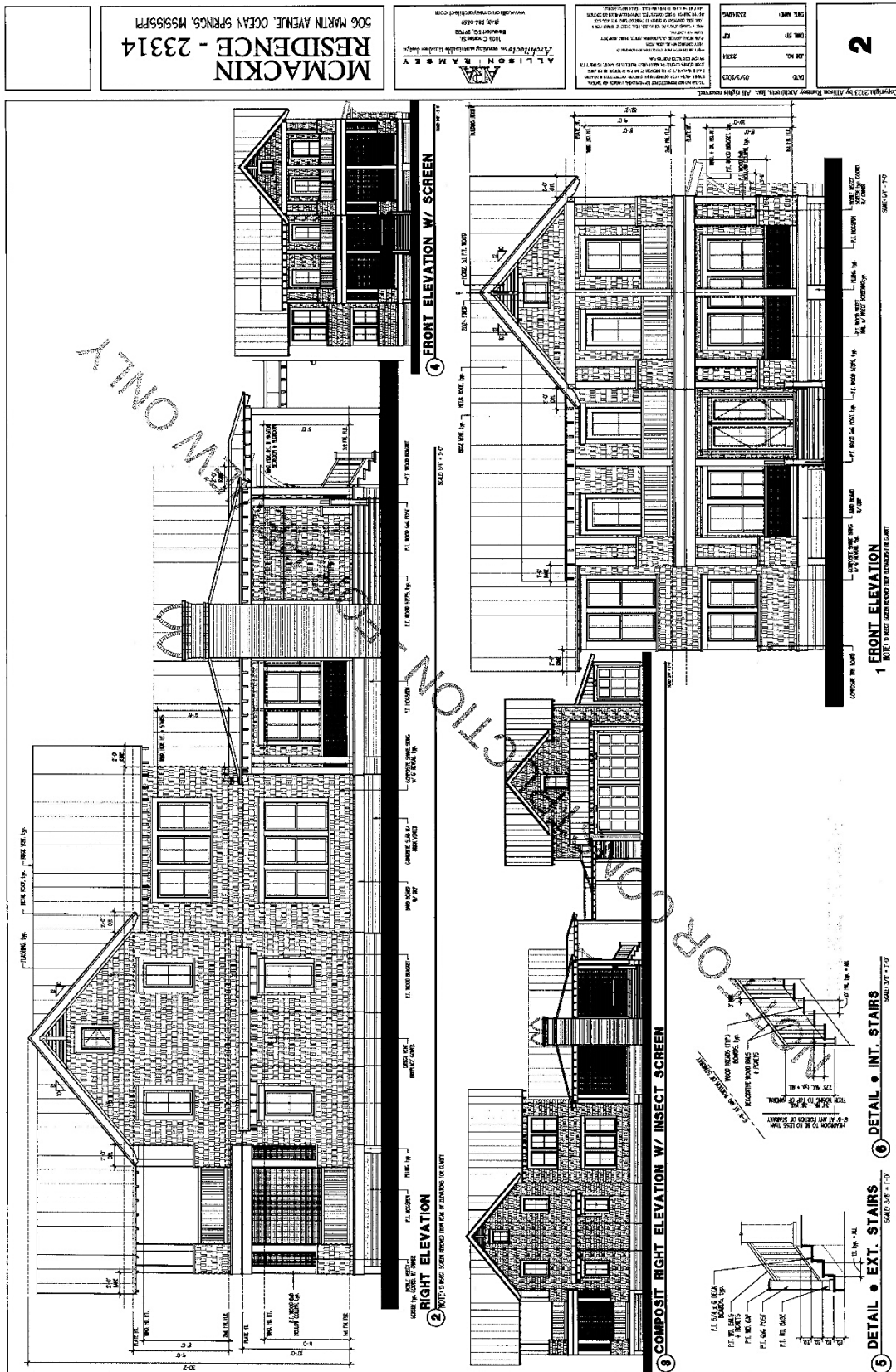


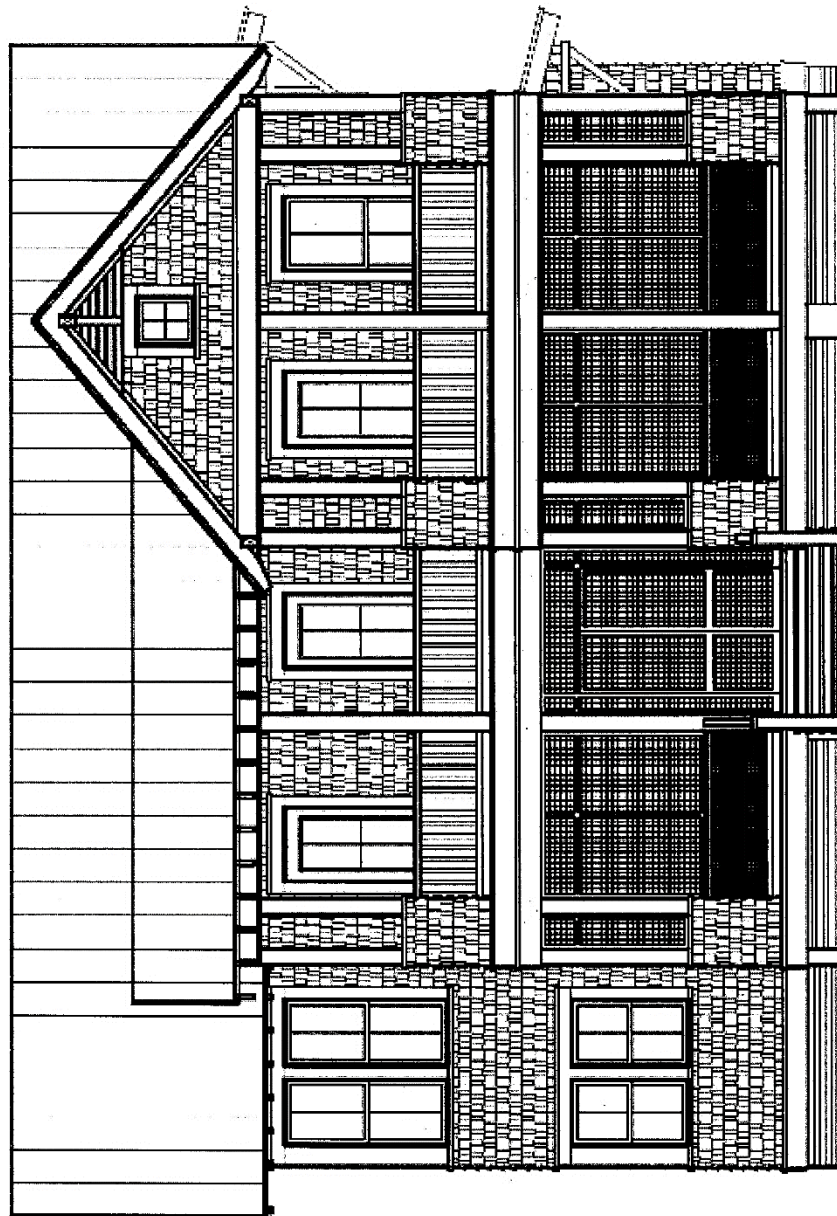
506 Martin-Current Structure



502 Martin-Property directly to the South

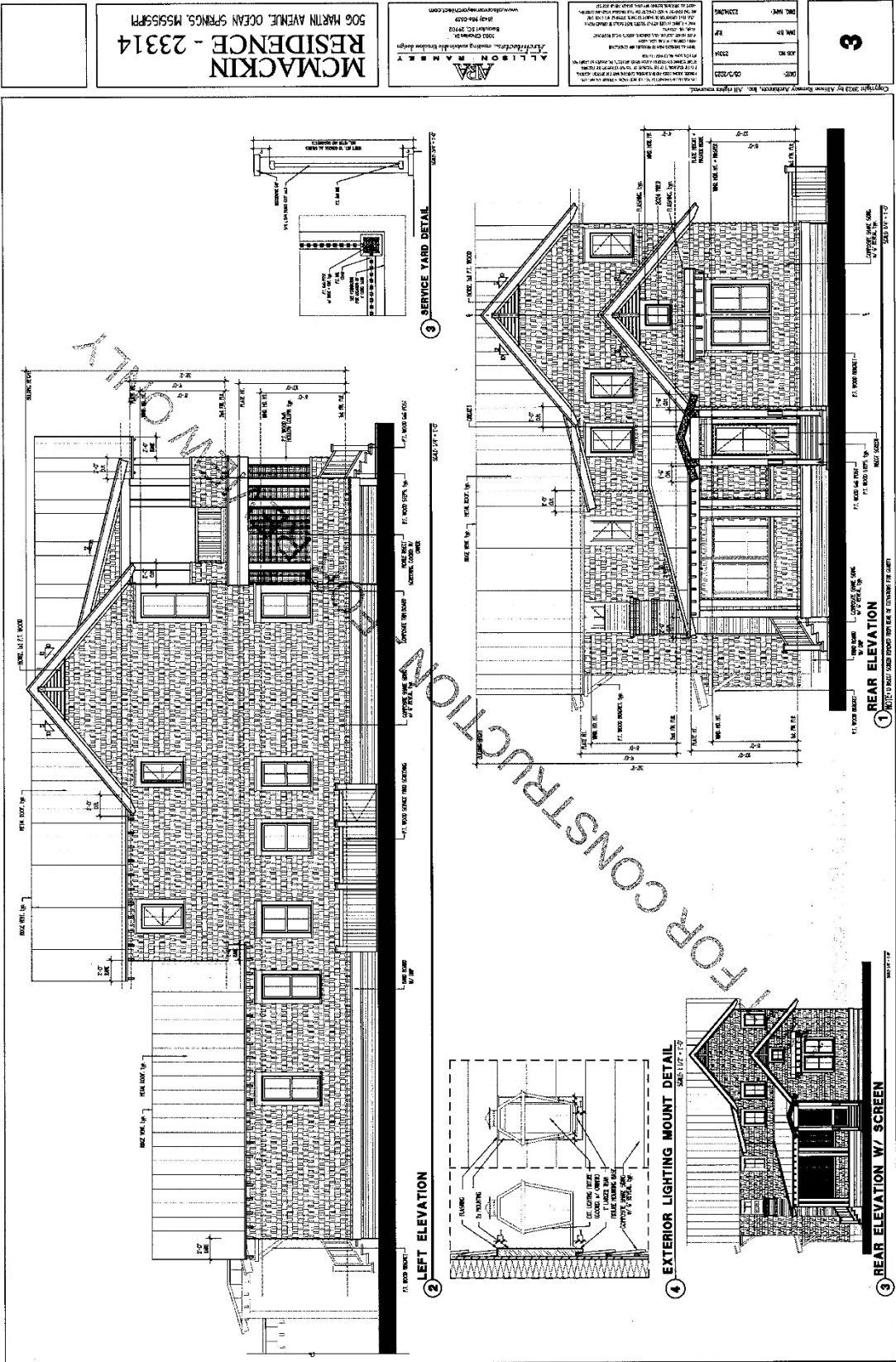
[illegible]

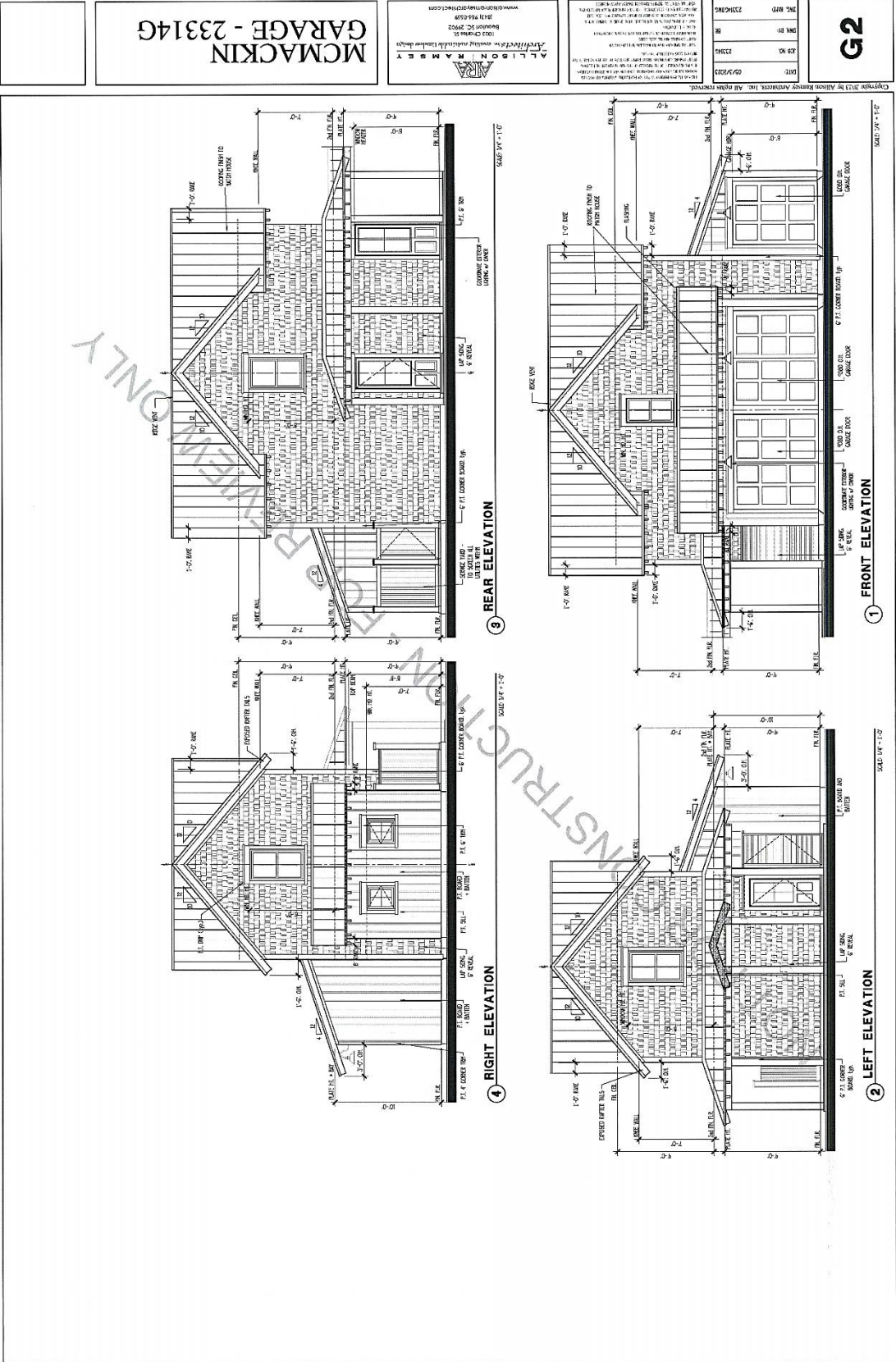




4 FRONT ELEVATION W/ SCREEN

SCALE 1/8" = 1'-0"





CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800 / OCEAN SPRINGS, MS 39566-1800
228-875-4415

HISTORIC PRESERVATION COMMISSION REPORT
Certificate of Appropriateness Report

APPLICANT(S): Jonathan Cothorn, Sand Gnat Properties, LLC

CURRENT OWNER? Yes ☒ No ☐

LOCATION: 900 Robinson St. / Railroad Historic District
PID#: 60119126.000

REQUESTED ACTION: Approval of a Certificate of Appropriateness (COA) for the construction of a residential townhouse and apartment development

DATE OF APPLICATION: May 7, 2023

ADJACENT ZONING/LAND USE:

Subject Property: CMX-2, Community Commercial/Mixed Use district/vacant lot (former site of the Cochran-Casanova building).

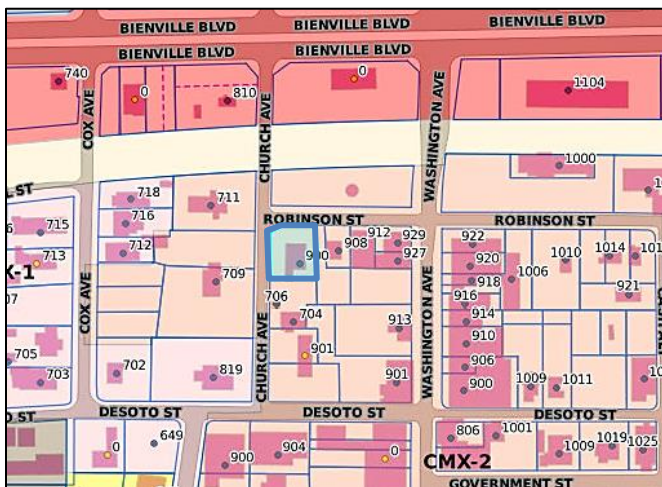
North: across Robinson St., CMX-2 district, Marshal Park.

East: CMX-2 district; access drive to a commercial parking lot.

South: CMX-2 district, office building.

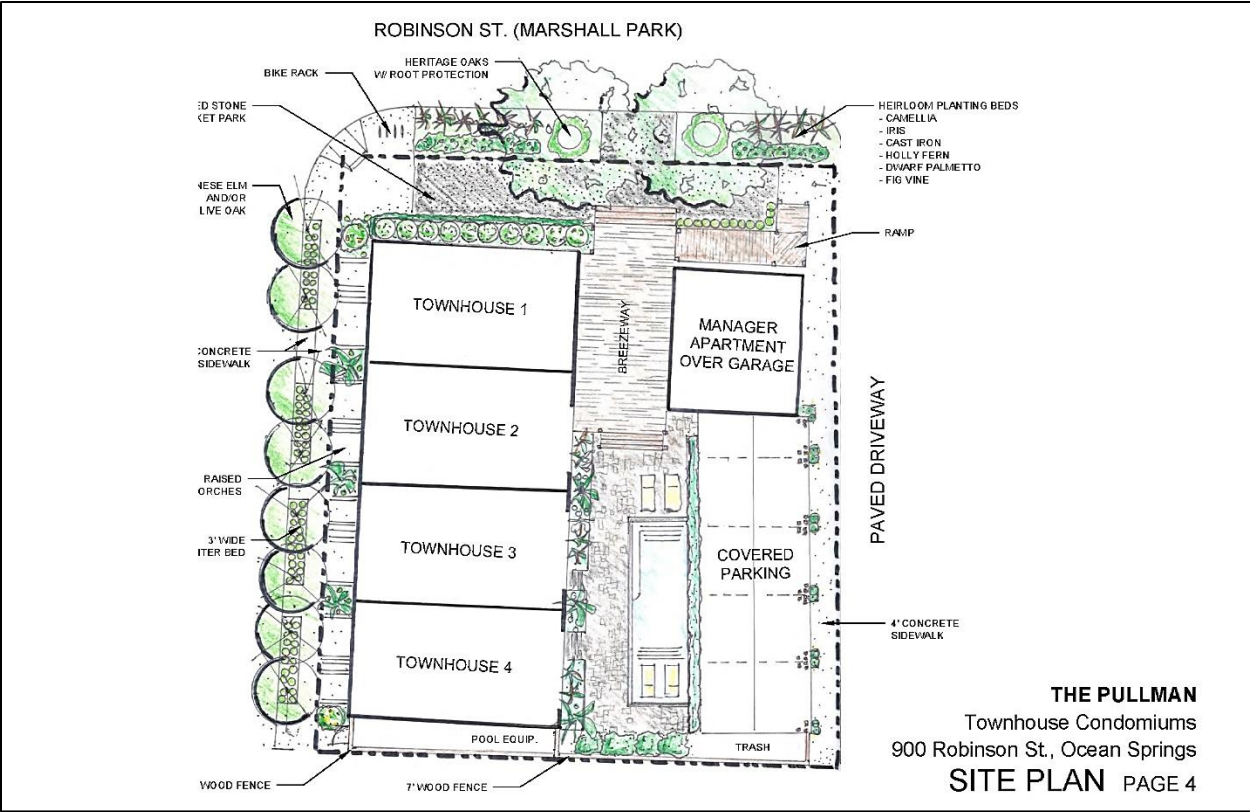
West: across Church Ave., CMX-2 district, single family dwelling.

VICINITY:



GENERAL DESCRIPTION OF THE REQUEST:

The plan proposes 4, two-story townhouses fronting Church Ave. and an apartment over a garage fronting Robinson St. Seven covered parking spaces, accessed from a private drive connected to Robinson St. are proposed.



FINDINGS:

- The Railroad Historic District is “located along the railroad corridor which runs on an east-west path through Ocean Springs' historic areas. Illustrative of transportation and industrial influences, the buildings in the district reflect uses related to the railroad and the surrounding African-American community. The district is significant for its railroad-related architecture, including residential, transportation, and commercial resources.”

COA CHECKLIST:

- **SITE LAYOUT:** The townhouse building is to be placed 5 feet from Church St. and 10 feet from Robinson Ave.
- **VEHICLE PARKING LOCATION:** A 2-car garage and 5-car covered parking structure accessed via a private access easement are on the east side of the site.
- **DRIVEWAY MATERIAL:** existing paved driveway leading from the street to the garage.
- **BUILDING SIDING:** composite (Hardie board) lap siding.
- **TRIM MATERIAL:** wood and composite (Hardie trim).
- **FOUNDATION:** not indicated on the plans.
- **ROOF STYLE AND MATERIAL:** architectural asphalt shingles.
- **DOORS:** wood panel to match windows.
- **WINDOWS:** wood, double hung, with simulated divided lites. Operable shutters provided.
- **COLORS:** siding and trim – Light Slate Gray; doors and windows – black; shutters – dark slate gray; samples provided.
- **OTHER:** horizontal wood fence on the south property line.

STAFF CONCLUSION: The proposed dwelling is consistent with the design guidelines.

PROPOSED MOTION: To recommend approval of a COA for construction of a townhouse and apartment development at 900 Robinson Ave. as described in the application and building plans



City of Ocean Springs

HISTORIC PRESERVATION COMMISSION

ADDRESS: 1014 Porter Ave, Ocean Springs, MS. 39564 PH: (228)-875-4415 FAX: (228)-872-5427

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: 5/7/2023

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

APPLICATION FEE: \$50.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee

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

Property Address: 900 Robinson St.

Property Owner(s): Jonathan Cothorn, Sand Gnat Properties, LLC

Parcel ID Number: 60119126.000

Approximate Age of Home: N/A

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: Jonathan Cothorn

Address: 631 Louisa St.

City: New Orleans

State: MS

Zip: 70117

Phone: 504-609-9334

Email: jondcothorn@gmail.com

Property Owner [if Different]:

Name: same

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:

- 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.

Jonathan Cothorn

Printed Name of Owner


Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

5/7/2023

Date

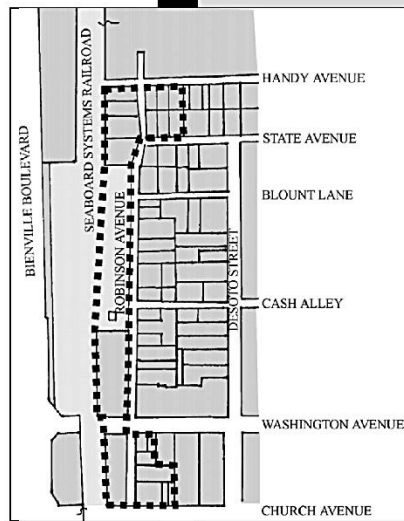
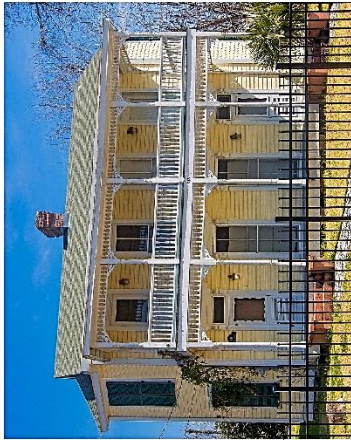
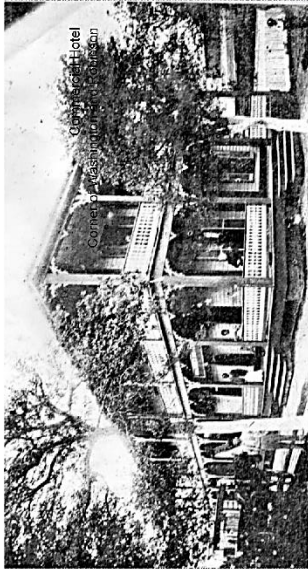
******* APPLICANT MUST ATTEND HEARING *******

Railroad Historic District

The Railroad Historic District is located along the railroad corridor which runs on an east-west path through Ocean Springs' historic areas. Illustrative of transportation and industrial influences, the buildings in the district reflect uses related to the railroad and the surrounding African-American community. These turn-of-century resources reveal the great influence of the railroad upon Ocean Springs' development.

The African-American neighborhood developed in proximity to the Louisville & Nashville railroad line. As a common business practice of the late-nineteenth century, the L & N Railroad Company contributed to neighborhood growth through the construction of worker housing. A prominent structure, the L & N RR Depot, soon adjoined the railroad as the company and the community prospered. Commercial enterprises opened in proximity to the railroad as well.

The district is significant for its railroad-related architecture, including residential, transportation, and commercial resources. Four dwellings, built c. 1890 by C.W. Madison for railroad worker rental housing, are similar to most of the residential housing. Stylistic details are present on a few of these vernacular frame dwellings. The district is highlighted by a few highly-styled buildings, the Louisville & Nashville Railroad Depot, the classically influenced Old Farmers and Merchants State Bank, and the Carter-Callaway residence.



Railroad Historic District, Ocean Springs Historic District, 1990

The district encompasses several
individually significant properties:

Carter-Callaway House,

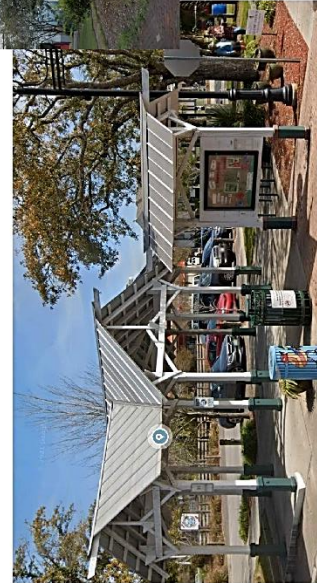
National Register, 1987.

Louisville & Nashville Railroad Depot,

National Register, 1987.

Old Farmers and Merchants State Bank,

National Register, 1987.



THE PULLMAN
Townhouse Condomiums
900 Robinson St., Ocean Springs
Historic Context PAGE 3

The Pullman

PROJECT ADDRESS: 900 ROBINSON ST., OCEAN SPRINGS, MS 39564 (CORNER OF ROBINSON ST. AND CHURCH ST.)

OWNER: SAND GNAT PROPERTIES, LLC
JONATHAN COTHERN, MANAGER
631 LOUISA ST., NEW ORLEANS 70117
(504) 609-9934

LOCAL PROPERTY MANAGERS:
BETTY DOSTER (MOTHER) 228-238-9708
AMANDA GOODWIN (SISTER) 228-872-0743

GEOTECHNICAL: W GEOTECHNICAL AND TESTING
ARBORIST: FULGHAM'S TREE PRESERVATION
ENGINEER OF RECORD: (DON PARKER?)
GENERAL CONTRACTOR: (BUTLER HOMES?)

PROJECT DESCRIPTION:

PHASE 1: CONSTRUCTION OF FOUR RESIDENTIAL, 3-STORY TOWNHOUSES.

PHASE 2: CONSTRUCTION OF A COURTYARD, SWIMMING POOL, COVERED PARKING SPACES AND SERVICES ON AN EXISTING REAR ALLEY WITH LEGAL, PERMANENT ACCESS SERVITUDE.

TO BE CONSTRUCTED AS FUTURE CONDOMINIUM HOA WITH UNDIVIDED IMPROVEMENTS.

TO BE CONSTRUCTED TO ALLOW SHORT TERM RENTAL OPTION.

NO SUBDIVISION REQUESTED.

ZONING REQUIREMENTS:

BASE ZONING: CNX-2 URBAN CENTER (NEIGHBORHOOD CORRIDOR) UDC 3.3

ALLOWABLE BUILDING HEIGHT: 35' OR 4 STORIES

BUILDING SETBACKS: (CORNER LOT)
FRONT: 5 FEET (CHURCH ST.)

SIDE: 5 FEET (PARCEL 60119142.000)

STREET SIDE: 10 FEET (ROBINSON ST. W/OAK TREE CANOPIES AND ROOTS);

REAR: 5 FEET (REDUCED FROM 10' BY EXISTING DRIVEWAY WITH LEGAL ACCESS SERVITUDE. ALSO

REDUCED BY UDC TARI F 3.8 FOR DOWNTOWN DEVELOPMENT DISTRICT.)

PERMITTED USES INCLUDE: SHORT TERM RENTAL, MULTIFAMILY RESIDENTIAL, HOTEL AND RETAIL

SETBACK ENCROACHMENTS 3.7.17:

GARAGE SETBACK 3 FEET IN SIDEYARD ALLOWED EQUIPMENT, FENCES, DECKS, ETC. ALLOWED

HISTORIC DISTRICT: RAILROAD HISTORIC DISTRICT

CERTIFICATE OF APPROPRIATENESS REQUIRED

RELATE TO RAILROAD RELATED HISTORIC BUILDINGS

APPROPRIATE PLACEMENT, SIZE, SHAPE, OPENINGS, MATERIALS, DETAILS AND COLOR

OVERLAY: DOWNTOWN OVERLAY 3.9.5

NEIGHBORHOOD TRANSITION CORRIDOR

INCREASED DENSITY; BUILT TO SETBACK; REDUCED SETBACKS.

PROVIDE STREET TREES, PORCHES, RAISED FOUNDATIONS, SIDEWALK IMPROVEMENTS, REAR PARKING, BICYCLE RACKS AND TREE CANOPY PRESERVATION.

OVERLAY: DESIGN OVERLAY (CHAPTER 4)

APPROPRIATE ARCHITECTURAL FEATURES, ARTICULATED FACADES, SUBDUED COLORS, 3' HIGH PARKING SCREENING

STREETSCAPE AND PARKING STANDARDS

PARKING SPACES REQUIRED: 6

PARKING SPACES PROVIDED: 7

REDUCED FOR CNX-2 (UDC 4.7.5): REQUIRES 1 PER

DWELLING UNIT WITH ON-STREET PARKING AND PARKING LOTS ADJACENT

LIGHTING INTENSITY LEVELS (UDC 4.9.2): 1 – 3 fc

LANDSCAPING (UDC 4.10.5), TREE PRESERVATION (UDC 4.11) AND STREET TREES (UDC 4.12) REQUIRED

ARBORIST RECOMMENDATION IS TO PLACE SHALLOW

ROOTS AT LEAST 15' FROM TRUNK BASED ON ROOT SCANS

DUMPSTER SCREENING (UDC 4.10.6)

SHORT TERM RENTAL ORDINANCE REQUIREMENTS:

SMOKE DETECTORS IN ALL SLEEPING AREAS AND CORRIDORS LEADING TO SLEEPING AREAS. CARBON MONOXIDE DETECTORS IN SAME AREAS IF RESIDENCE HAS GAS SERVICE.

EMERGENCY LIGHTING WITH BATTERY BACKUP IN EACH STAIR AND CORRIDOR (WALL POWER RECEPTACLE TYPE)

TYPE 2A.108C FIRE EXTINGUISHER @75' TRAVEL

DISJUNCT OR ON EACH FLOOR

MAIN AND DISTRIBUTION PANELS MUST HAVE ALL CIRCUITS LABELED PROPERLY

SLEEPING AREAS MUST HAVE TWO MEANS OF EGRESS

ADDRESS CLEARLY DISPLAYED ON BUILDING

GFCI RECEPTACLE WITHIN 6 FEET OF WATER

FLOOD ZONE:

FEMA FLOOD ZONE: X

REQUIRED BFE: N/A

DIRM MAP/PANEL NO: 28059C0287G

APPLICABLE BUILDING CODES:

2017 NFPA 101 (OR 2012 IFC?)

2018 IRC

2018 INTERNATIONAL PLUMBING CODE

2018 INTERNATIONAL FUEL GAS CODE

2018 INTERNATIONAL MECHANICAL CODE

2017 NATIONAL ELECTRIC CODE

SPRINKLER SYSTEM NOT REQUIRED BY BUILDING CODES FOR MULTIFAMILY RESIDENTIAL

ACCESSIBILITY REQUIREMENTS:

FAIR HOUSING ACCESSIBILITY REQUIREMENTS: N/A (MULTI-STORY WITH NO ELEVATOR)

ADA ACCESSIBILITY TO ALL COMMON USE AREAS.

THE PULLMAN

Townhouse Condominiums

900 Robinson St., Ocean Springs

ZONING AND ORDINANCES

PAGE 4



THE PULLMAN
Townhouse Condominiums
900 Robinson St., Ocean Springs
SITE PLAN PAGE 4

STRUCTURAL DESIGN SOLUTIONS
 S D S
 81950 WOOLMARKET ROAD
 BLOOMING, MS 39532
 662-867-1111

The Pullman
 Jonathan Cothran
 900 Robinson Ave
 Ocean Springs, MS 39564

NORTH ELEVATION

SHEET TITLE
 DATE
 REVISION DATE
 DRAWN BY
 CHECK BY

SHEET
 B4



① NORTH ELEVATION
 1/8" = 1'-0"

NOT FOR CONSTRUCTION

STRUCTURAL DESIGN SOLUTIONS
 S D S
 81950 WOOLMARKET ROAD
 SUITE 100
 BLOOMING, MS, 38502

The Pullman
 Jonathan Cothran
 900 Robinson Ave
 Ocean Springs, MS 39564

WEST ELEVATION

DATE: _____
 REVISION DATE: _____
 DRAWN BY: _____
 CHECK BY: _____

SHEET: B5



SDS
STRUCTURAL DESIGN SOLUTIONS
10115 WOODLAND DRIVE
BILLOKI, MS 39532
81550 WOODMARKET ROAD

The Pullman
Jonathan Cothem
900 Robinson Ave
Ocean Springs, MS 39564

EAST ELEVATION

SHEET TITLE
DATE
REVISION DATE
DRAWN BY
CHECK BY

SHEET
B6



STRUCTURAL DESIGN SOLUTIONS
 S D S
 81950 WOOLMARKET ROAD
 BLOOMING, MS, 39532
 601.967.1111

The Pullman
 Jonathan Cothran
 900 Robinson Ave
 Ocean Springs, MS 39564

SOUTH ELEVATION

SHEET TITLE

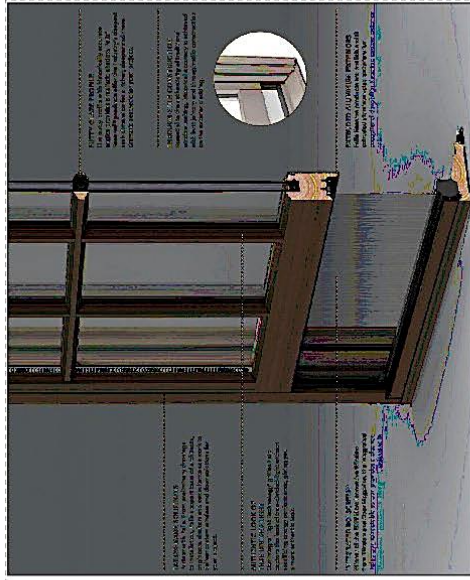
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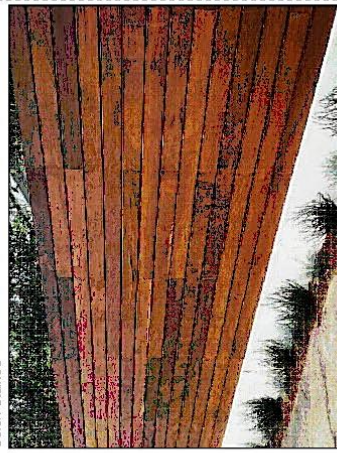
North
 1/4" = 1'-0"

NOT FOR CONSTRUCTION

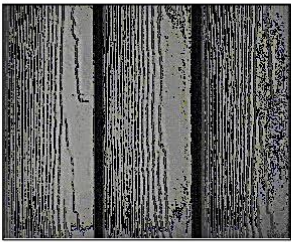


Double Hung Windows w/Simulated Divided Lites
Historic Replica Collection
Material: Wood, Double Pane Color: Black

Horizontal Wood Fence
Material: 2x10 Pine
Color: Stained

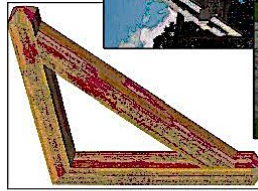
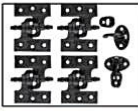


THE PULLMAN
Townhouse Condominiums
900 Robinson St., Ocean Springs
Building Elements PAGE ?



6" Lap Siding, 12" Band Boards and 4"-6" Trim
Material: Wood Pattern, Wood Composite ("Hardie Board")
Color: Light Slate Gray

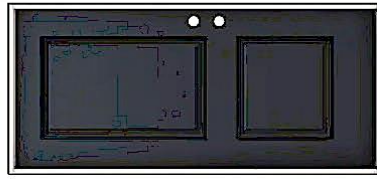
Operable Lowered Shutter
Material: Wood Composite or Solid Vinyl
Color: Dark Slate Gray



Post and Beam Columns and Brackets
Exposed Bolted Hardware



Wood Panel Doors to match windows
Color: Black



Standing Seam Metal Roofing
Color: Galvalume or Galvanized



Half-round Metal Gutter
Color: Galvalume or Galvanized



Guardrails: Square Post and Pickets
Material: Wood or Wood Composite
Color: Dark Slate Gray

The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, May 11, 2023

1. Call Meeting to Order

A meeting of the City of Ocean Springs Historic Preservation Commission was called to order by Wade Morgan, City Planner in the absence of Chairman Carlos Barbosa and Vice Chair Charlene Roemer at 6:00 p.m. on Thursday, May 11, 2023. Members present were Michael Burns, Owen White, Michael Doster, and Karen Chewning. Charlene Roemer, Carlos Barbosa, Matthew Pavlov, and Tyler Cox were absent. Also present were Wade Morgan, City Planner, and Carolyn Martin, Planning/Grants Administrator.

2. Old Business

- a. 418 Martin Avenue / PID: 60137430.000 - Approval of an amendment to the approved Certificate of Appropriateness (COA) for exterior painting, the installation of a metal roof, and landscaping.

This item was left off the original agenda in error. W. Morgan presented the proposal modifying the previously approved COA. The National Park Service (NPS) will potentially be requiring the roof to utilize shingles rather than a metal roof. This modification will add that ability pending NPS requirements.

A motion was made by M. Burns and seconded by M. Doster to approve the request as presented. The motion was carried unanimously.

3. New Business

- a. 1102 Bowen Avenue / PID# 60137452.050 – Charles Christopher and Mary Ashbaker – Request for a Certificate of Appropriateness (COA) to modify exterior colors of both the main body and trim of a Contributing Structure.

W. Morgan introduced the proposal.

Color changes are typically an administrative approval not requiring a COA unless the property is listed as a Contributing Property. This property is contributing and the COA is required to move forward.

A motion was made by M. Doster and seconded by M. Burns to recommend approval of

the color modification as presented. The motion was carried unanimously.

- b. 617 Bellande Avenue / PID# 60137448.000 – Katherine Segarra and J. B. Segarra – Request for a Certificate of Appropriateness (COA) to construction front yard and rear yard fences on the property.

W. Morgan introduced the proposal to: 1) Construct an 8 foot-tall, stockade-style, wood fence along the rear property line which abuts the parking lot for the shops along Washington Ave. The existing chainlink fence will be removed. 2) Construct a 48 inch-tall, wood picket fence along the front property line. A 3-foot-tall gate is also proposed.

A motion was made by K. Chewning and seconded by M. Doster to recommend approval of the request as presented. The motion was carried unanimously.

- c. **DEFERRED:** 1112 Bowen Avenue / PID# 61190014.000 – Matthew and Ashley Lott – Request for a Certificate of Appropriateness (COA) to demolish and replace the attached garage, and to remodel the kitchen with a room over the new garage.

This item was deferred to the June HPC agenda by request of the applicant.

4. Approval of Minutes

- a. April 13, 2023

A motion was made by K. Chewning and seconded by M. Burns to recommend approval of the minutes as submitted. The motion carried unanimously.

5. Audience Request

None.

6. Administrative

None.

7. Adjourn

A motion was made by M. Doster and seconded by O. White to adjourn the meeting. The motion was carried unanimously.