

The Minutes of the City of Ocean Springs
Historic Preservation Commission
Special Call Meeting - Monday, June 15, 2026 @ 10:30 a.m.

1. Call Meeting to Order

Commissioner Owen White called the Special Call Meeting of the Historic Preservation Commission to order on Monday, June 15, 2026, at 10:30 a.m. at City Hall Boardroom, 1018 Porter Avenue, Ocean Springs, Mississippi. Members present in person were Owen White and Robert Brown. Commissioners Karen Chewning and Susan Wooten attended the meeting by teleconference pursuant to Mississippi Code § 25-41-5. A speakerphone was present in the meeting room and all persons in attendance were able to hear the Commissioners. Absent were Bonnie Munro, Charles Fowler, and Kathy Stafford. Also present were Amanda Crose, Planning Director, and Rae Williams, Planning Technician.

2. Approval of Minutes

- a. May 14, 2026

A motion was made by Robert Brown, seconded by Susan Wooten, to approve May 14, 2026, meeting minutes as presented. The motion carried unanimously (4-0).

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**

Commissioner White announced that he would recuse himself from consideration of Item 3(a) due to his ownership interest in the application. Following the recusal, the remaining Commission members did not constitute a quorum necessary to consider the request. Therefore, the item was deferred to a future meeting of the Historic Preservation Commission.

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

The applicant's representative, Dennis Cowart, was present to answer questions from the Commission.

Mr. Cowart explained that St. John's Episcopal Church entered into an agreement with The Art House to utilize the building as its new downtown location. He stated the proposed improvements included construction of a new front porch to create a more prominent entrance, installation of an ADA-accessible ramp, a handicap parking space at the rear of the building, minor modifications to rear windows to provide additional interior wall space, removal of storm windows, and restoration of the original wood windows.

Commissioner Wooten asked whether the rear improvements would be visible from Porter Avenue.

Mr. Cowart stated that the rear improvements would not be visible from Porter Avenue and only the front porch would be visible from the public right-of-way.

A motion was made by Karen Chewning, seconded by Robert Brown, to recommend approval of the Certificate of Appropriateness as presented. The motion carried unanimously (4-0).

- 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**

Planning Director Amanda Crose advised the Commission that the applicant, Greg Worch, was unable to attend the meeting; however, Clay Brown, a designated representative was present to answer any questions.

No concerns or questions were raised by the Commission.

A motion was made by Susan Wooten, seconded by Owen White, to recommend approval of the Certificate of Appropriateness as presented. The motion carried unanimously (4-0).

- 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**

Planning Director Amanda Crose advised the Commission that the applicant was unable to attend due to a medical appointment. She stated that all information related to the request had been provided in the application packet.

Commissioner Wooten questioned a rendering included with the application, noting that it appeared to depict stairs leading to the elevator entrance.

Ms. Crose clarified that the rendering was conceptual in nature and intended only to illustrate the appearance of the structure. She explained that the final design would not require stairs to access the elevator.

A motion was made by Karen Chewning, seconded by Owen White, to recommend approval of the Certificate of Appropriateness as presented. The motion carried unanimously (4-0).

- 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**

The applicant Adam Dial was present to answer questions from the Commission; however, the commissioners had no questions or concerns regarding the request.

A motion was made by Karen Chewning, seconded by Susan Wooten, to recommend approval of the Certificate of Appropriateness as presented. The motion carried unanimously (4-0).

- 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**

The applicant Adam Dial was present to answer questions from the Commission.

Commissioner Wooten expressed concern regarding the visibility of the proposed overflow parking area and inquired about measures that would be taken to screen the parking area from public view.

Mr. Dial explained that landscaping had been incorporated into the proposal to create a visual buffer along Porter Avenue. He stated that existing magnolia trees would be supplemented with additional landscaping to screen the parking area from the street and noted that the proposed gravel surface would match existing gravel parking areas on nearby properties.

Following review of the site plan, Commissioner Wooten acknowledged the proposed landscape buffer shown in the application materials.

Commissioner White stated that his primary concern was ensuring that the landscaped area remained in place and was not utilized for additional parking.

Mr. Dial confirmed the landscaped area would remain as a buffer and would not be used for parking.

A motion was made by Owen White, seconded by Karen Chewning, to recommend approval of the Certificate of Appropriateness for the parking area expansion, subject to the installation and maintenance of the landscape buffer shown on the site plan, with the landscaped area remaining dedicated to landscaping and not being utilized for overflow parking. The motion carried unanimously (4-0).

5. Audience Request

None.

6. Administrative

None.

7. Adjourn

A motion was made by Karen Chewning, seconded by Owen White, to adjourn the meeting. The motion carried unanimously (4-0).

The meeting adjourned at 10:43 a.m.