



Historic Preservation Commission
1018 Porter Avenue
Ocean Springs, MS 39564

Thursday, August 10, 2023 @ 6:00 PM

1. Call Meeting to Order

2. Old Business

3. New Business

- a. 110 A Shearwater Drive / PID# 60130590.072 – Owen White – Certificate of Appropriateness (COA) request to install a 4 ft high H-Rail fence.
- b. 317 Lovers Lane / PID# 61058001.000/61058003.000 – Dennis Cowart – COA request for a new 2 story residence.
- c. 303 Front Beach Dr / PID# 60137429.000 – Mike & Julia Illanne – COA request to add covered sections of porch to match existing.
- d. 1007 Iberville Dr / PID# 60119172.000 – Marques Thomas – COA request for a new 6-unit hotel and swimming pool.

4. Approval of Minutes

- a. 06_15_2023_HPC_Minutes

5. Audience Request

6. Administrative

7. Adjourn

CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
P.O BOX 1800, OCEAN SPRINGS, MS 39566-1800
228-875-4415

CERTIFICATE OF APPROPRIATENESS REPORT

APPLICANT(S): Owen White

CURRENT OWNER? Yes ☒ No ☐

LOCATION: 110-A Shearwater Drive / Shearwater Historic District
PID#: 60130590.072

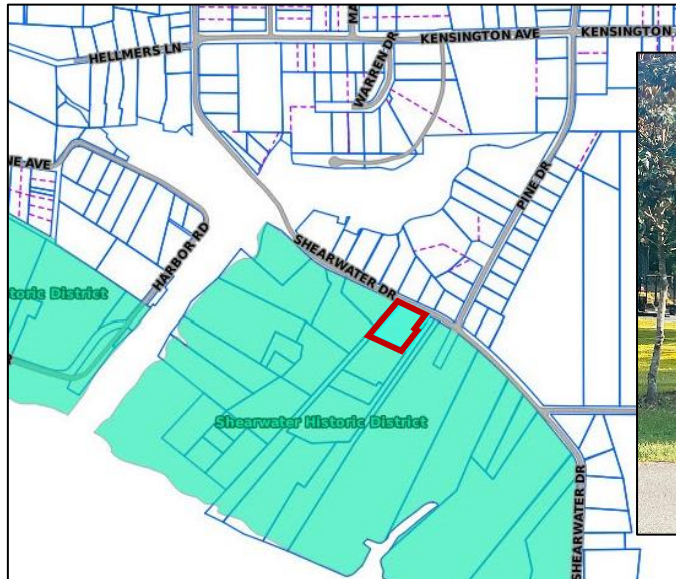
REQUESTED ACTION: Approval of a Certificate of Appropriateness for construction of a front yard fence.

DATE OF APPLICATION: June 1, 2022

PUBLIC MEETING: Thursday, August 10, 2023 / 6 p.m.

EXISTING CONDITIONS: single family dwelling.

VICINITY:



DESCRIPTION OF REQUEST: To construct a 155-foot-long, four-foot-tall, H-rail fence, with 6x6 posts and 2x6 fence runners. The fence is to be of treated lumber and painted Luxury Linen (same color as the house trim).

COA CONSIDERATIONS:

- The dwelling on this parcel was recommended by the HPC on July 14, 2022, and approved by the Board of Aldermen on July 19, 2022.
- According to the Historic District Guidelines, the Shearwater District includes a, “variety of water-oriented residential architecture secluded by long drives and intense vegetation. More recent construction respects the integrity of the dynamic waterfront sites providing a visual record of architectural development in Ocean Springs.”
- The Historic District Guidelines recommend that new fences closely follow precedents within the district. Front yard fences should not exceed four feet in height and should have an open rather than solid design. The proposed fence is similar in height to a fence at 106-A Shearwater Dr. that was approved by the HPC in January, 2021.

FINDINGS:

- The proposed fence is consistent with the Historic District Guidelines regarding fences.

PROPOSED MOTION: To approve a Certificate of Appropriateness for the construction of a front yard fence at 110-A Shearwater Drive.



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: 110A SHEARWATER DRIVE

Property Owner(s): OWEN WHITE

Parcel ID Number: 60130590.072 Approximate Age of Home: 1yr

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, OCEAN

City: OCEAN SPRINGS State: MS Zip: 39564

Phone: 205-415-1981 Email: OWHIT3@YAHOO.COM

Property Owner [if Different]:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

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

☐ New Construction, Additions, Extensive
Renovation / Repair

☐ Minor Renovation / Repair

☐ Exterior Painting (Contributing Structures Only)

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

☐ Signage

☐ Demolition



— 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.

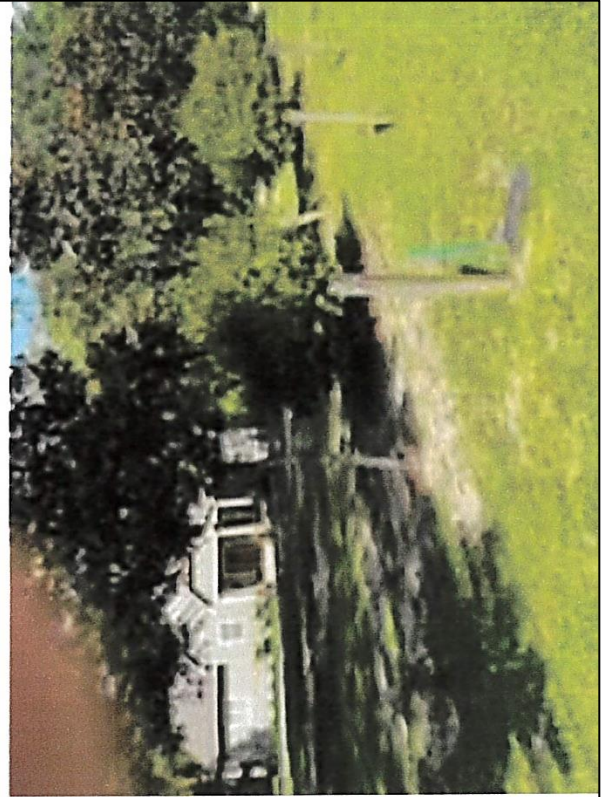
Required Attachments:

- a. ☒ Drawing or photograph of the type of fence, wall, or gate proposed;
- b. ☒ 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
- c. ☒ A description of the materials to be used.

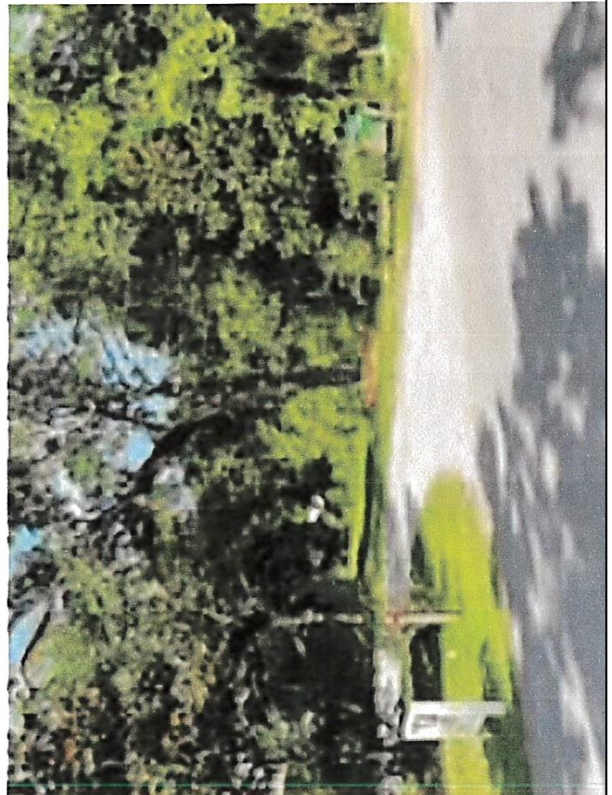
Description 3155' of 4' H-RAIL FENCE 6x6 POST
WITH 2x6 RUNNERS. PICTURE ATTACHED.
BUILT WITH TREATED LUMBER
FENCE WILL BE PAINTED THE SAME COLOR
OF THE HOUSE TRIM WHICH IS VALSPAR
COLOR C151 LUXURY LINEN
(SAMPLE ATTACHED)

— Attach Additional Sheets if Needed —



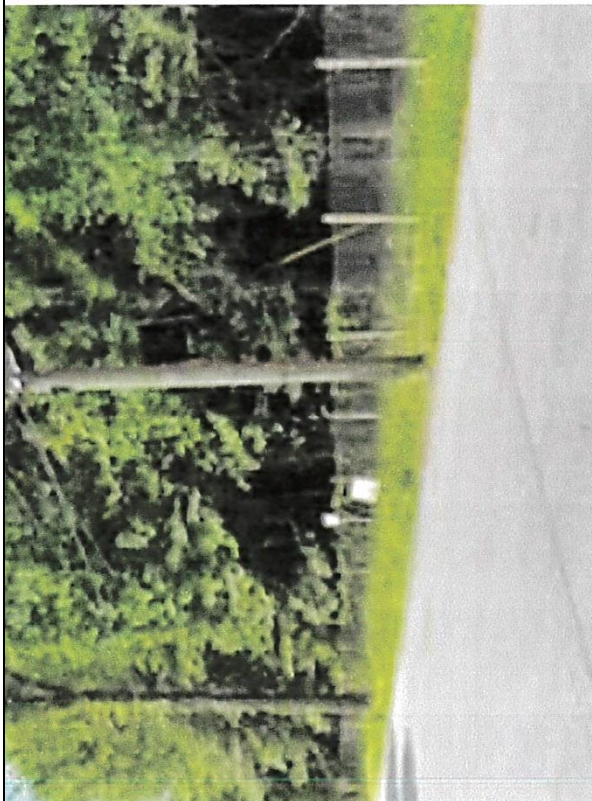


Visual of Fence being proposed

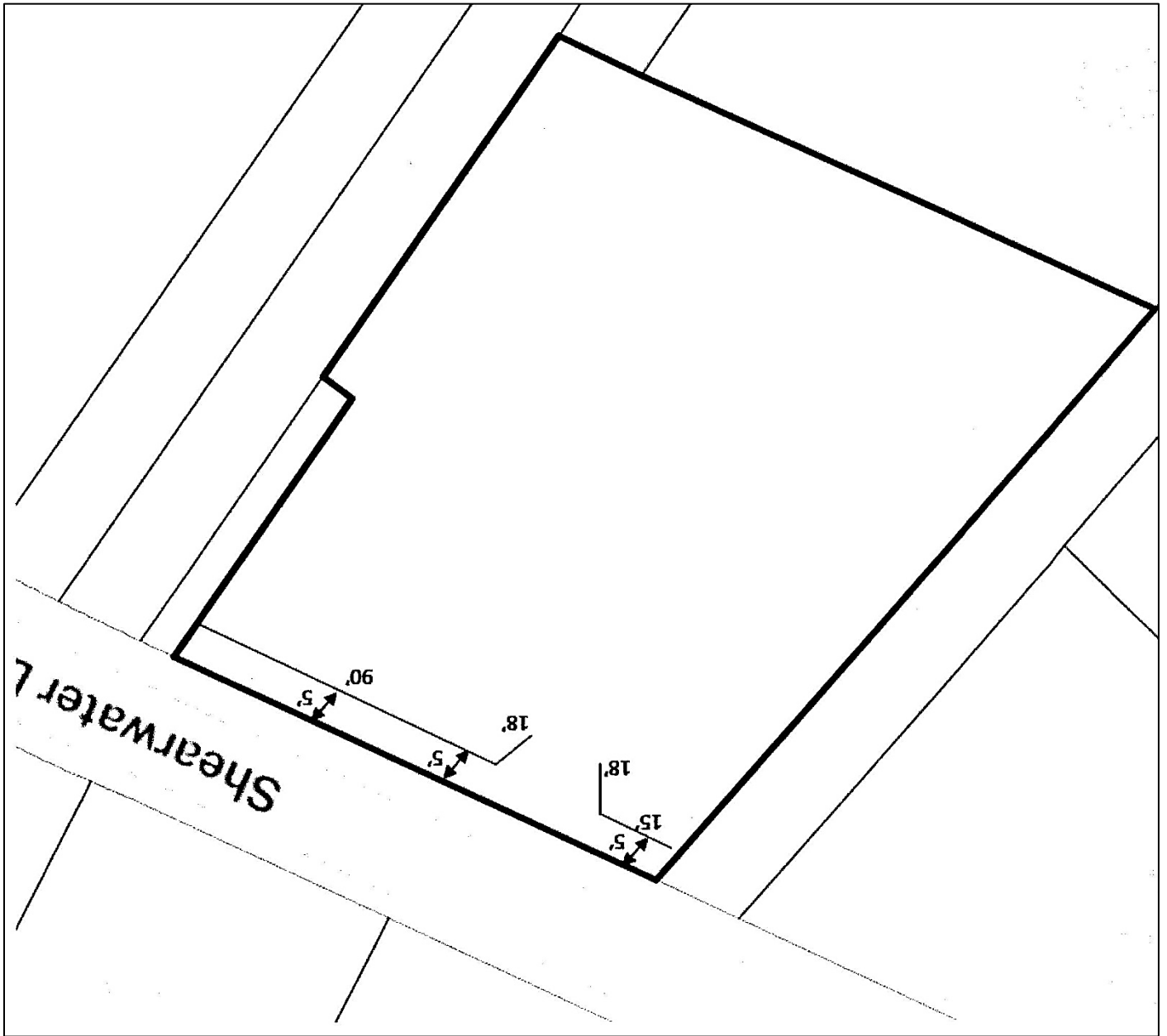




106A Shearwater Drive



112 Shearwater Drive



CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
P.O BOX 1800, OCEAN SPRINGS, MS 39566-1800
228-875-4415

CERTIFICATE OF APPROPRIATENESS REPORT

APPLICANT(S): Dennis Cowart

CURRENT OWNER? Yes ☐ No ☒

If No-List Current Owner: Craig and Beth Joachim

LOCATION: 317 Lovers Lane / Lovers Lane Historic District
PID # 61058001.000 and 61058003.000

REQUESTED ACTION: Approval of a Certificate of Appropriateness for the construction of a 2-story dwelling.

DATE OF APPLICATION: July 7, 2023

PUBLIC MEETING: Thursday, August 10, 2023 / 6 p.m.

EXISTING CONDITIONS:

- The subject property is Lots 1 and 3 of the Connor Subdivision.



COA CONSIDERATIONS:

- The Lovers Lane Historic District is located on a portion of Lovers Lane only on the South side. It is described as being significant for its eclectic, high-style residential architecture, including examples of Greek Revival, Queen Anne, and Spanish Colonial Revival styles. The dwellings date from the 1870s through the 1920s and also exhibit local adaptations of architectural styles designed to accommodate the Gulf Coast climate.
- The demolition of the existing house was approved by the HPC on July 12, 2022 and by the Board of Aldermen on July 17, 2022.

COA CHECKLIST:

- SITE LAYOUT: The proposed dwelling is to be constructed near the center of Lot 1 of the subdivision, providing a view of the bay. Porches are proposed on the front and rear.
- BUILDING SIDING: brick and Hardi-plank siding.
- TRIM MATERIAL: pre-fab molded fiberglass and composite material.
- ROOF MATERIAL: :galvanized metal.
- EXTERIOR DOORS: aluminum-clad wood and painted wood;
- WINDOWS: aluminum-clad wood with 5 SDL muntins.
- OTHER: shutters of composite material with operable hardware.
- DRIVEWAY: crushed limestone with concrete entry pad at the street.
- FENCE AND GATE:
 - a. The plan proposes a 7 foot-tall aluminum picket fence and gate along the front property line and the front 25 feet of the side lot lines, and a 4 foot chain link fence along the remainder of the side lot lines.
 - b. The Unified Development Code (UDC) limits fences within the front yard area to 4 feet in height. In addition, the Historic District Guidelines recommend a 4 foot maximum height for front yard fences.
 - c. Chain link fences are allowed to extend no closer to the front lot line than the front of the dwelling on the adjacent lot. The house at 311 Lovers Lane is 208 feet from Lovers Lane.

FINDINGS:

- The placement of the dwelling on the property, its 2-story height and the design elements accommodate the water-front location and coastal climate.
- The picket fence along the front property line must be revised to be a maximum of 4 feet tall or relocated to be at least 25 feet behind the front property line.
- The chain link fence along the side property line must be revised so it is behind the front line of the adjacent house.

PROPOSED MOTION: To recommend approval of a Certificate of Appropriateness for the construction of a dwelling at 317 Lovers Lane.



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: 07/07/2022

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

Anticipated HPC Meeting Date (Planning Dept to complete): _____

The Commission meets at 6:00pm on the second Thursday of every month

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

Property Address: 317 LOVERS LANE

Property Owner(s): CRAIG & BETH JOACHIM

Parcel ID Number: 61058001.000 & 61058003.000 Approximate Age of Home: NEW

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: DENNIS COWART

Address: 206 ASHLEY PLACE

City: OCEAN SPRINGS State: MS Zip: 39564

Phone: (228) 872-1801 Email: cowartarchitects@gmail.com

Property Owner [if Different]:

Name: CRAIG & BETH JOACHIM

Address: 317 LOVERS LANE

City: OCEAN SPRINGS State: MS Zip: 39564

Phone: _____ Email: cjoachim1965@gmail.com

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.

CRAIG JOHNSON
Printed Name of Owner

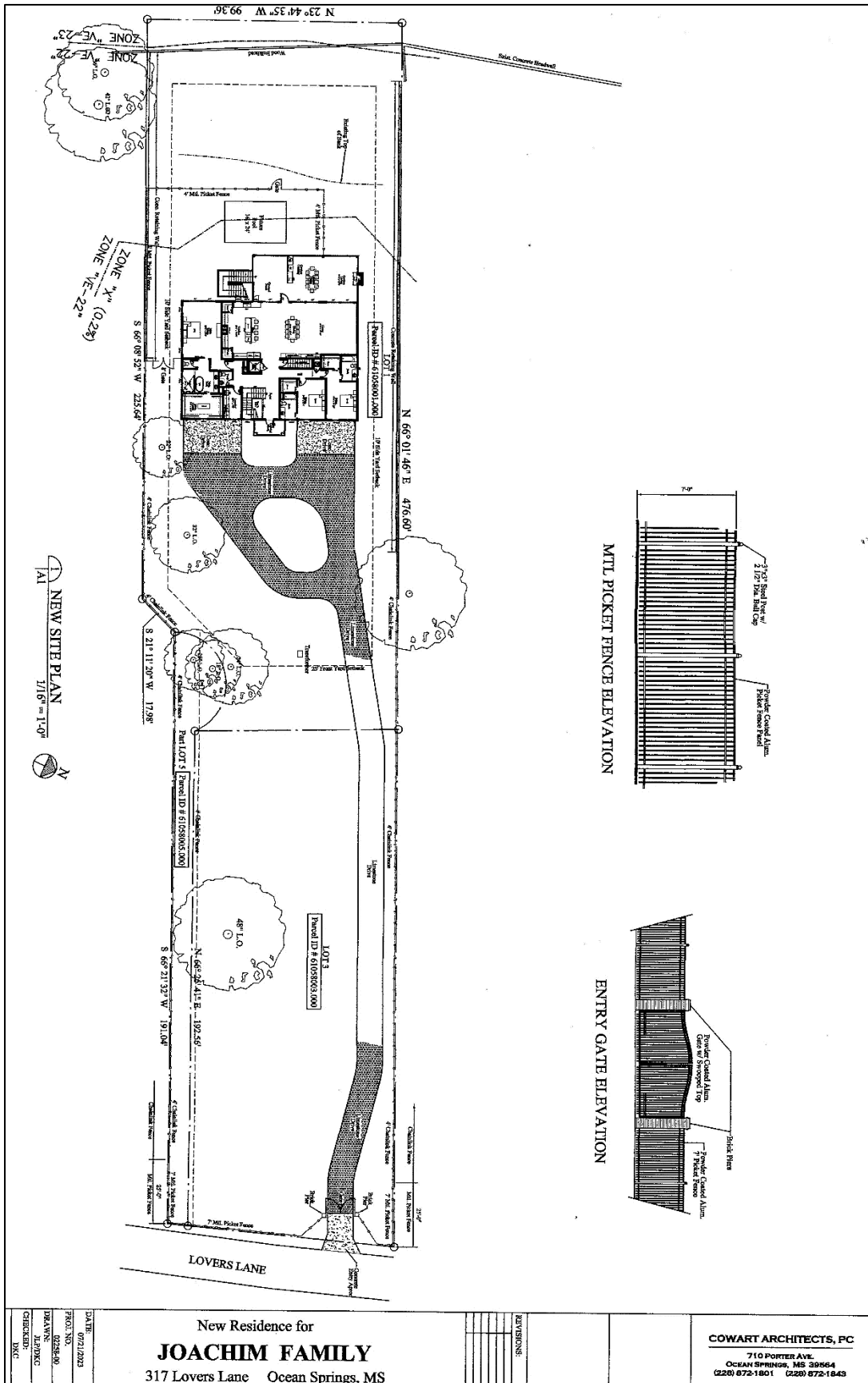
Signature of Owner

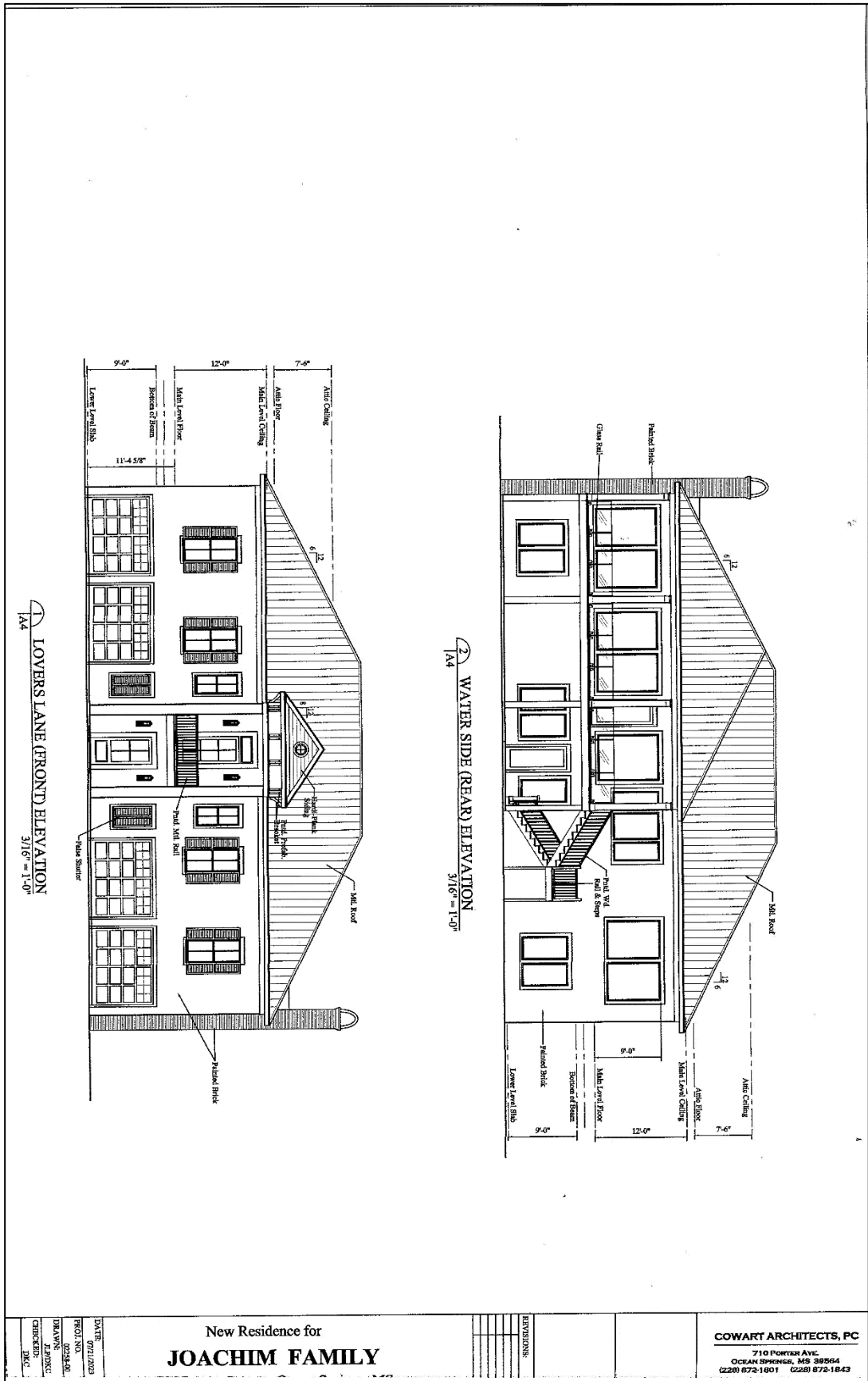
DEMMUS COWLEY
Printed Name of Authorized Agent

[Signature]
Signature of Authorized Agent

07/07/2023
Date

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





CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
P.O BOX 1800, OCEAN SPRINGS, MS 39566-1800
228-875-4415

CERTIFICATE OF APPROPRIATENESS REPORT

APPLICANT(S): Charles M. & Julia R. Illanne

CURRENT OWNER? Yes ☒ No ☐

If No-List Current Owner:

LOCATION: 303 Front Beach Drive, PID# 60137429.000 / Old Ocean Springs Historic District

REQUESTED ACTION: Approval of the Addition of Roof Cover on sections of the rear porch.

DATE OF APPLICATION: 6/29/2023

PUBLIC MEETING: Thursday, August 10, 2023/6 pm

EXISTING CONDITIONS:



DESCRIPTION OF REQUEST: The owners propose to extend the existing roof and construct new roofing over areas of the deck that are currently uncovered. The porch cover will match the existing standing seam metal roof and supporting columns and trim will match the existing material and design.

COA CONSIDERATIONS:

- The applicant emphasizes that the proposed roofing will be on the rear of the house and will match the existing materials used.

FINDINGS:

- The additions are consistent with the existing design and material used on the house.

PROPOSED MOTION: To approve a Certificate of Appropriateness for the construction of additional roofing and supports at 303 Front Beach Drive.



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

#2892

— 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: 303 Front Beach Drive
Property Owner(s): Mike & Julia Illanne
Parcel ID Number: 60137429.000 Approximate Age of Home: 7 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: Mike Illanne
Address: 303 Front Beach Drive
City: Ocean Springs State: MS Zip: 39564
Phone: 713 441 4801 Email: cmillanne@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 | ☐ 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:

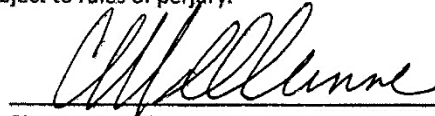
- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, 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.



Printed Name of Owner



Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

29 June 2023

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.

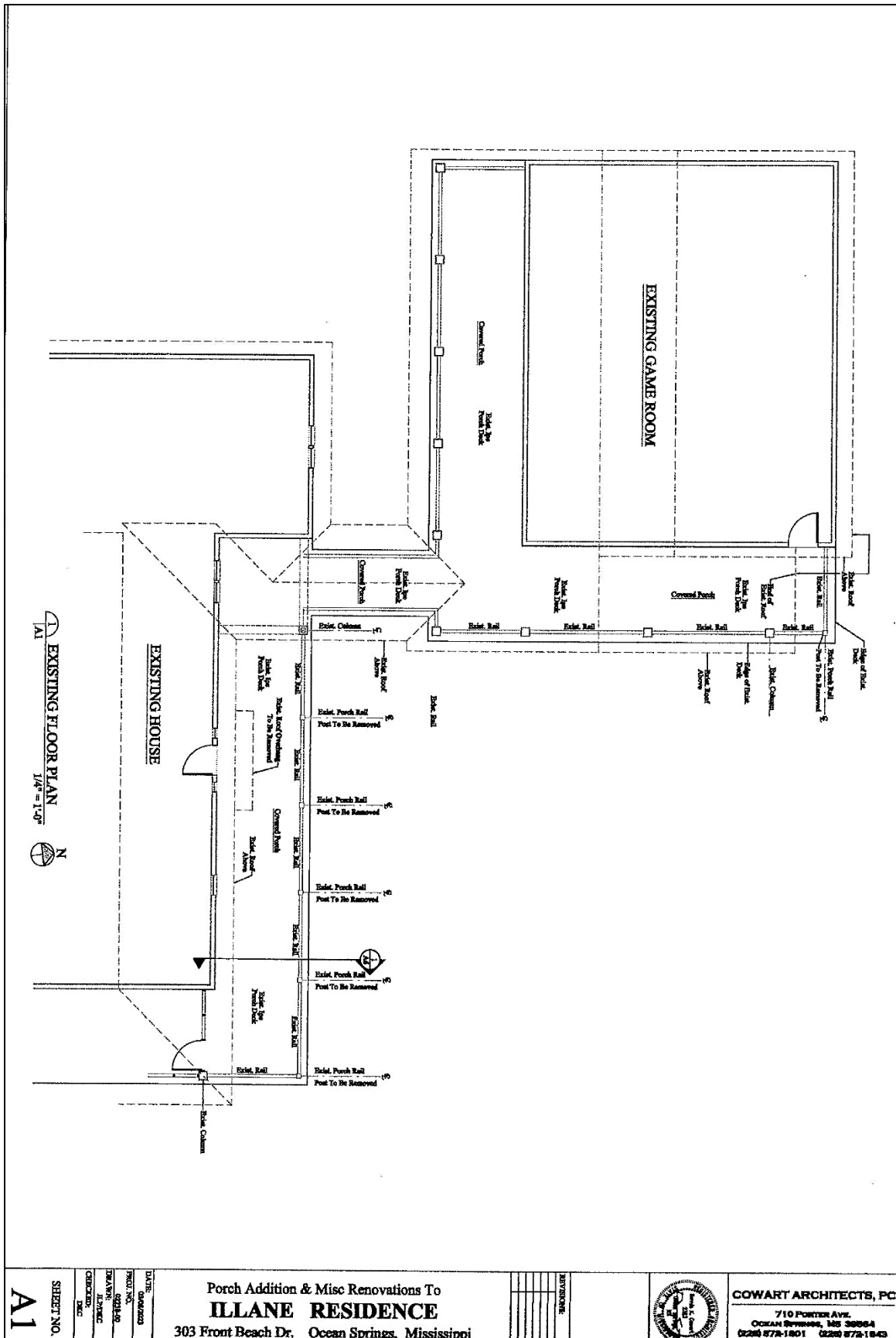
Required Attachments:

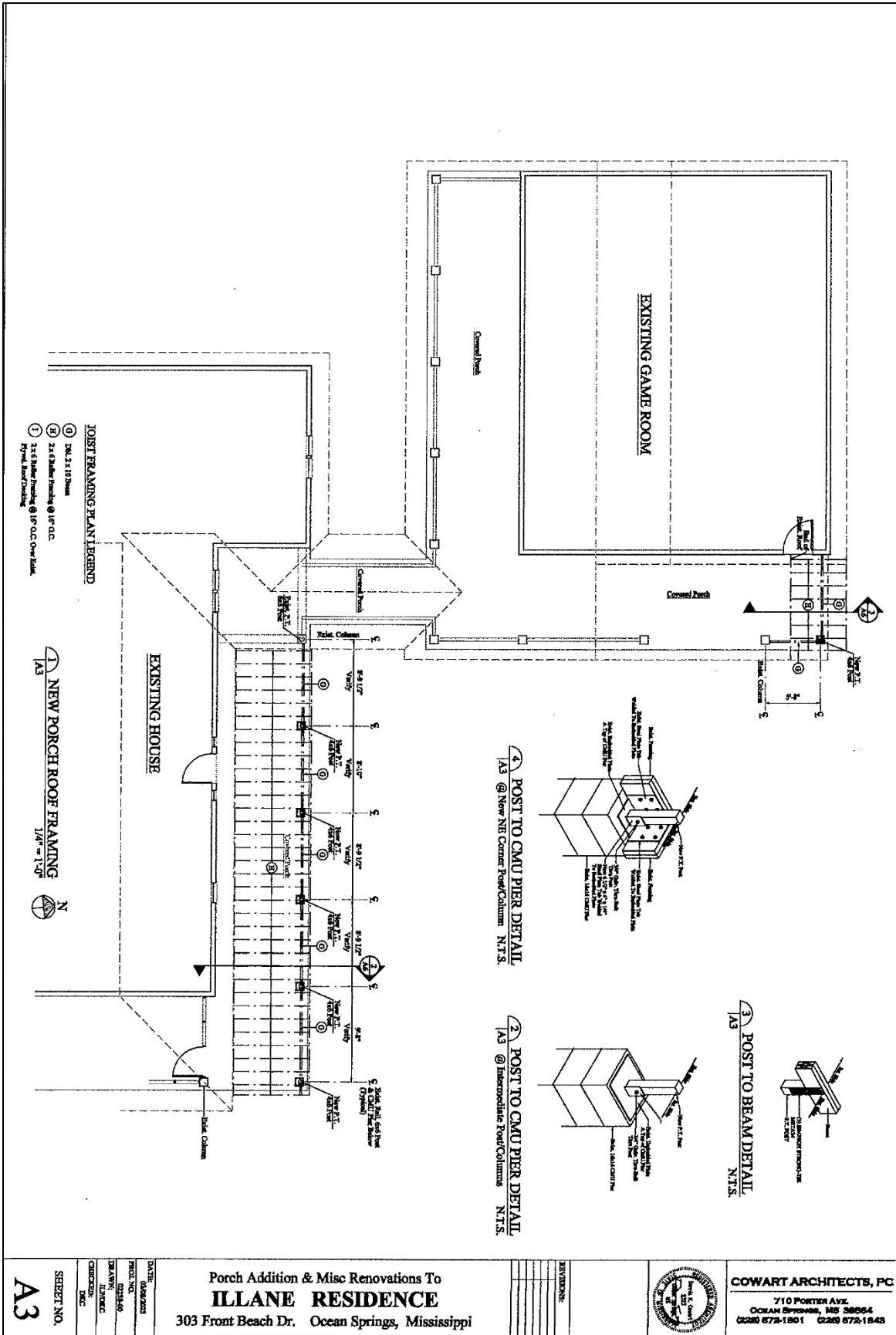
- a. Drawing or photograph of the type of fence, wall, or gate proposed;
- b. Site plan with dimensions, showing placement of any proposed change to the property as it relates to the property boundaries and all other buildings or site facilities – including protected trees; and
- c. A description of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

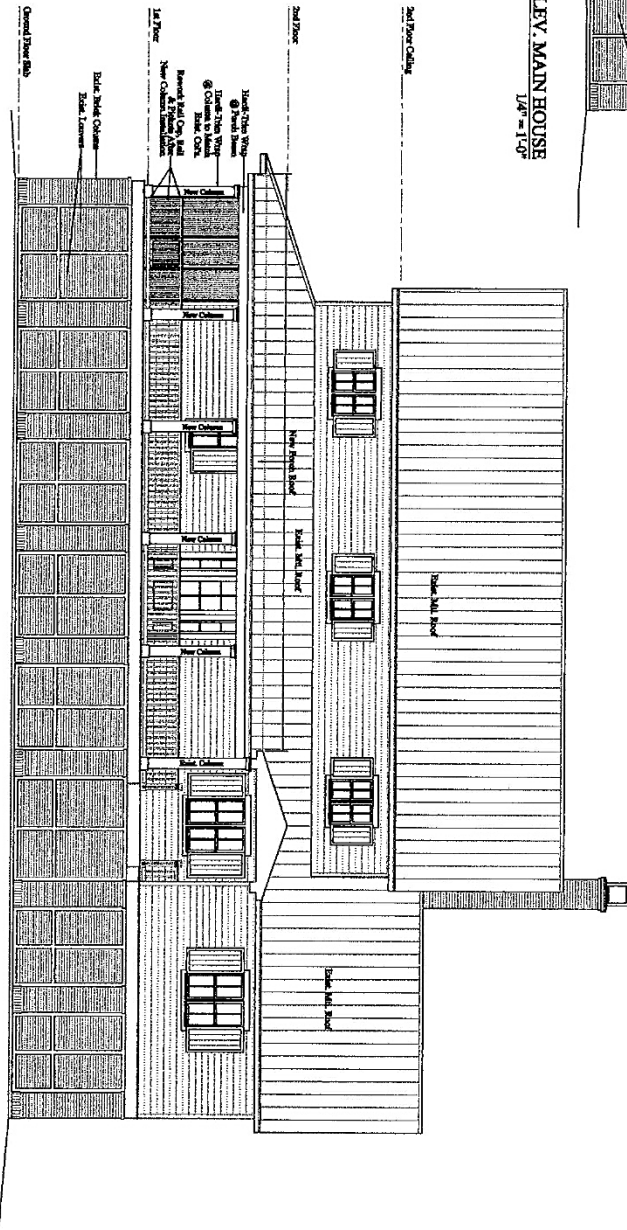
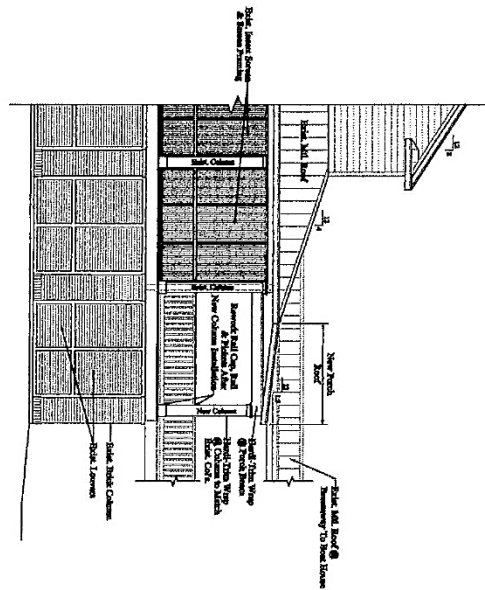
Description: Add cover on uncovered sections of porch @ back of existing house and game room for 303 Front Beach Drive. The Porch cover will be the same material to match existing standing seam roof. Supporting columns and trim will match existing material (wood) and design. Paint color (white) to match existing buildings.

— Attach Additional Sheets if Needed —

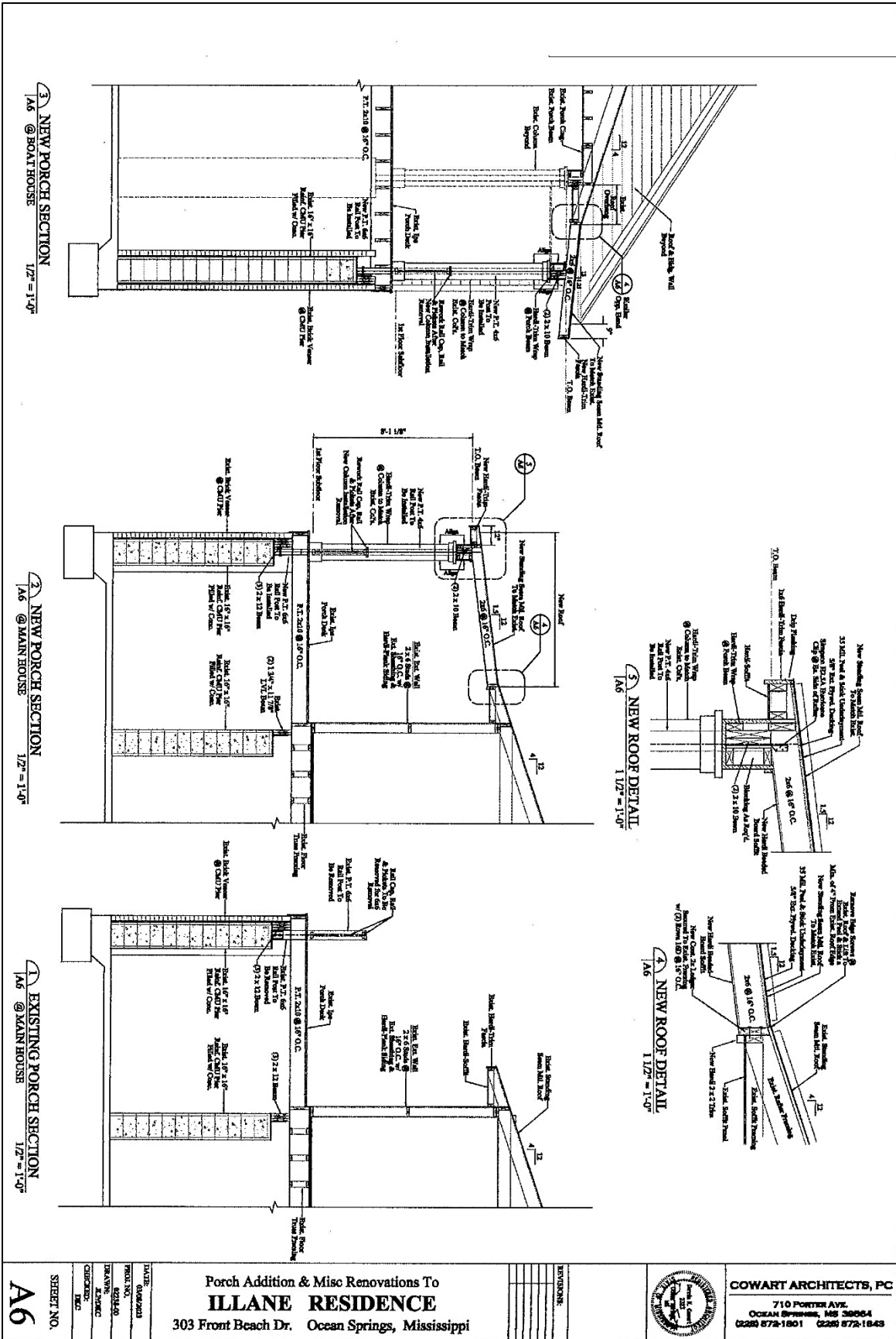
Attachments: A1-A6. Coward Architects PC







REVISIONS:		COWART ARCHITECTS, PC 710 PORTER AVENUE OAKMAN SPRINGS, MS 38864 (628) 872-1801 (228) 872-1843
1. Initial Design 2. Preliminary Design 3. Final Design 4. Construction Documents 5. Construction Administration		



CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
P.O BOX 1800, OCEAN SPRINGS, MS 39566-1800
228-875-4415

CERTIFICATE OF APPROPRIATENESS REPORT

APPLICANT(S): Marques Thomas, DBA ECO Homes, LLC

CURRENT OWNER? Yes ☐ No ☒

If No-List Current Owner: The Grotto Group, LLC

LOCATION: 1007 Iberville Dr., Marble Springs Historic District
PID # 60119172.000

REQUESTED ACTION: Approval of a Certificate of Appropriateness for the construction of a 2-story hotel consisting of 2 buildings with a swimming pool.

DATE OF APPLICATION: July 5, 2023

PUBLIC MEETING: Thursday, August 10, 2023 / 6 p.m.

EXISTING CONDITIONS:

- The subject property is 61 ft. x 146 ft. (8,906 sq. ft.) and is vacant. The previous historic building was deconstructed/demolished in 2016/2017.



COA CONSIDERATIONS:

- The Marble Springs Historic District is an irregularly shaped area located in proximity to Old Fort Bayou. Nineteenth and turn-of-the-century residential architecture lines Iberville Drive, a street shaded by live oaks, between N. Washington and Sunset avenues. The district is significant for its highly diverse concentration of architectural forms and styles, including somewhat free and individual interpretations and blends of Greek Revival, Queen Anne, Colonial Revival, and Craftsman styles. The structures are generally one- and two-story frame construction and oriented to the street.
- The property is zoned C-H, Regional Commercial District, which permits the proposed use of a hotel.

COA CHECKLIST:

- SITE LAYOUT: The proposed buildings are to be located at the rear of the parcel, with parking in the front.
- BUILDING SIDING: Hardi-plank siding.
- TRIM MATERIAL: Hardi-board and composite material.
- ROOF MATERIAL: architectural shingles, black color.
- EXTERIOR DOORS: ¾ glass composite material;
- WINDOWS: plygem, no grids.
- OTHER: brick support columns.

FINDINGS:

- The placement of the buildings is consistent with the office building at 1011 Iberville and the boutique hotel at 1101 Iberville Dr. Also, the previous, demolished building on the property was approximately 51 feet from the street.

PROPOSED MOTION: To recommend approval of a Certificate of Appropriateness for the construction of a hotel at 1007 Iberville Drive 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: 7/5/23

[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: 1007 Fernville Dr OS

Property Owner(s): The Grotto Group LLC

Parcel ID Number: 6-01-19-172.000 Approximate Age of Home: Ø

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: ECO Homes LLC - Marques Monroe

Address: PO Box 831

City: Biloxi State: MS Zip: 39527

Phone: 228-217-4200 Email: marques4042@gmail.com

Property Owner [if Different]:

Name: Howard Bryant for The Grotto Group, LLC

Address: 1221 John Dailey Drive

City: Gautier State: MS Zip: 39553

Phone: (601) 618-3282 Email: hgbryant@gmail.com

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.

Howard Bryant for
The Grotto Group, LLC

Printed Name of Owner

Marysue Thomas

Printed Name of Authorized Agent

1-31-23

Date



Signature of Owner



Signature of Authorized Agent

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

— 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:

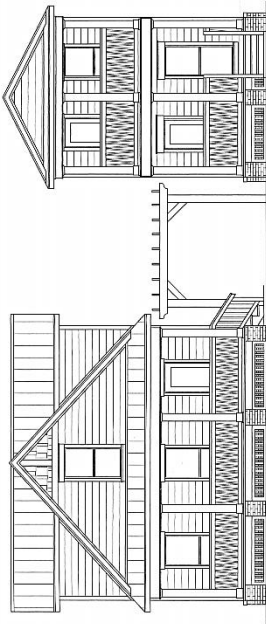
1. **Two (2)** sets of scaled drawing, which shall include:
 - a. ☒ A site plan illustrating location of proposal as well as all other structures on the site, with dimensions, setback distances, landscaping, driveways, walkways and protected trees.;
 - b. ☒ A floor plan, with dimensions as it impacts 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:

Our plan is to bring this property back to life. We going to construct A six unit hotel with A outdoor pool and entertainment area. This will match the six cottages we discovered when we tried to remodel the original home.

— Attach Additional Sheets if Needed —

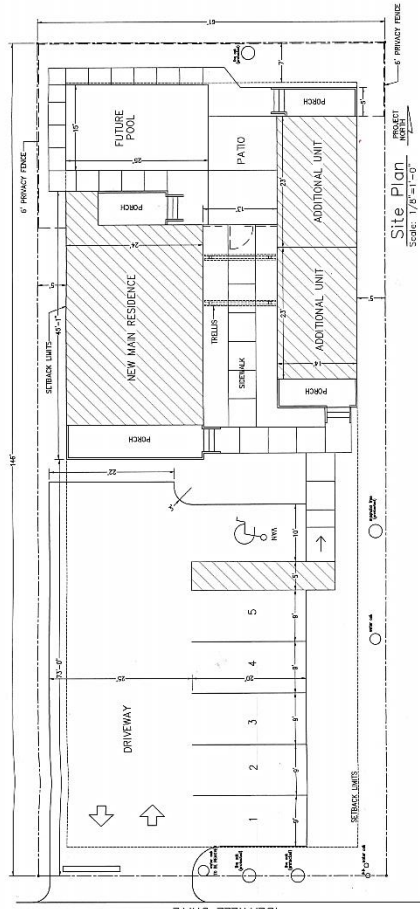
9/25/16



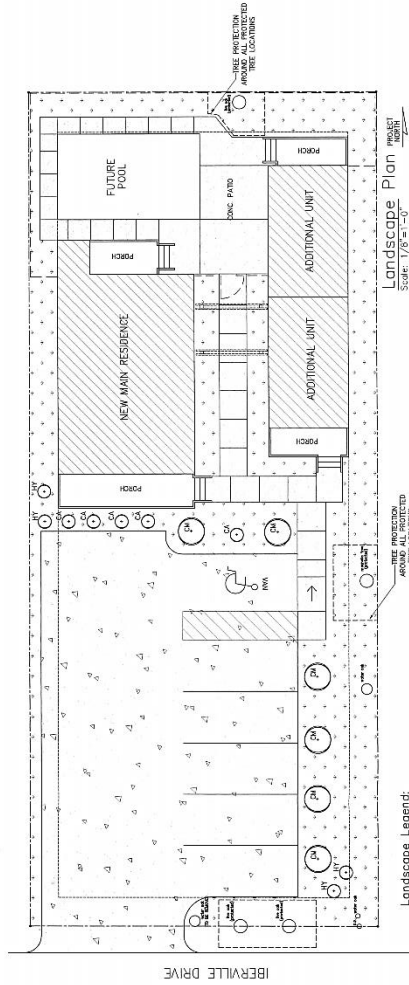
Iberville Conceptual
Front Elevation
Scale: 1/8"=1'-0"

COLOR SCHEME:

ROOFING: ARCHITECTURAL SHINGLE -BLACK
EXTERIOR WALLS: PAINTED HARDIE-ALABASTER
SOFFET: PAINTED- PURE WHITE
ACCENTS: PAINTED- CRUSHED ICE
BRICK VENEER: OLD CHICAGO
WINDOWS: PLYGEM-WHITE (NO GRID)
DOORS: 3/4 GLASS COMPOSITE WOOD GRAIN



Site Plan
Scale: 1/8"=1'-0"



Landscape Plan
Scale: 1/8"=1'-0"

ZONING INFORMATION PROVIDED BY
CITY OF OCEAN SPRINGS, MS WEBSITE
UNIFIED DEVELOPMENT CODE

PROPERTY CRITERIA:
PDMM# 5018172.000

ZONING--CH

STREET FRONT YARDS: 10'

FRONT 5' SIDE 5' 10' & REAR: 10'

PARKING SPACE REQUIRE: 1 SPACE FOR

EVERY 1,000 S.F. MINIMUM

2700 S.F. OFFICINALLY REQUIRED

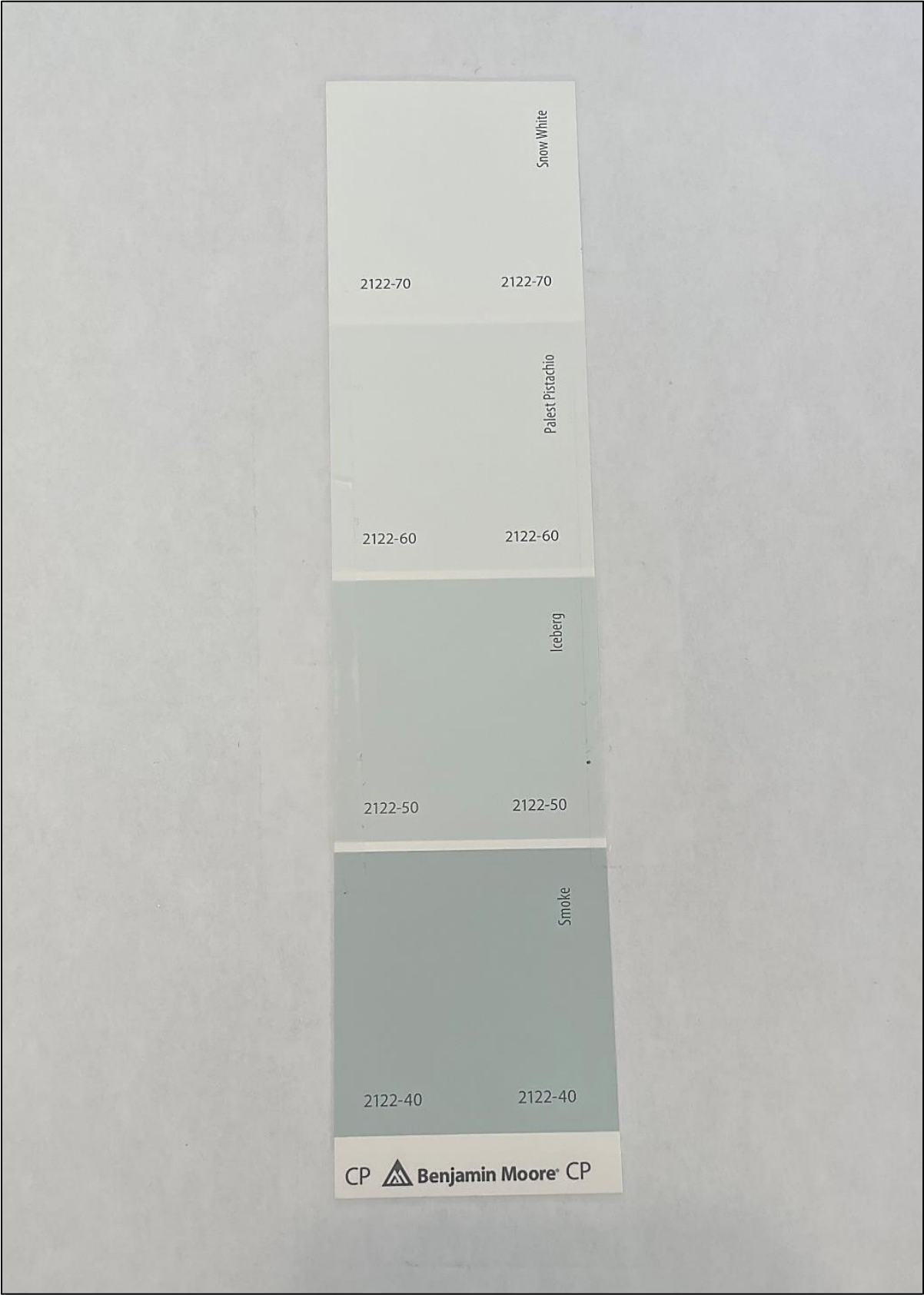
REQUIRED, 5 SHOWN NOT INCLUDING 1/2

Project Name:
New Project for
Marques Thomas
Ocean Springs, Mississippi

EXAMPLES OF PROPOSED BUILDINGS AND POOL:



PROPOSED COLORS:



The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, June 15, 2023

1 Call Meeting to Order

A meeting of the City of Ocean Springs Historic Preservation Commission was called to order Chairman Carlos Barbosa and Vice Chair Charlene Roemer at 6:00 p.m. on Thursday, June 15, 2023. Members present were Michael Burns, Owen White, Michael Doster, Matthew Pavlov, and Karen Chewning. Also present were Wade Morgan, City Planner, Carolyn Martin, Planning/Grants Administrator and Dawn Underwood, Planning/Grants Coordinator.

2 Old Business

- a. **DEFERRED from 5/11/23:** 1112 Bowen Avenue / PID# 61190014.000 – Mathew 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. Charlene Roemer motioned for approval and Michael Doster seconded the motion. The motion was unanimously approved.

3 New Business

- a. 1126 Iberville Drive / PID# 60119202.000- Natalie Illg- Request for a certificate of Appropriateness (COA) for new fence.
Wade Morgan introduced the proposal and Natalie Illg spoke about her submission. Charlene Roemer recommended a picket fence on the front and west side of the property and a 6' wooden fence on the rear and the east side of the property. Michael Doster seconded the motion. The motion was unanimously approved.
- b. 506 Martin Avenue / PID# 60137586.000-Elizabeth & Lester McMackin- Request for a Certificate of Appropriateness (COA) for new construction.

Michael Doster made a motion for approval and Michael Burns seconded the motion. The motion was unanimously approved.

- c. 900 Robinson Street / PID# 60119126.000- Jonathan Cothorn / Sand Gnat Properties, LLC- Request for a Certificate of Appropriateness (COA) for new construction.

Michael Doster recused himself from this request.

Michael Burns motioned for approval and Owen White seconded that motion. The motion was unanimously approved.

4. Approval of Minutes

a. May 11, 2023

A motion was made by Michael Burns and seconded by Charlene Roemer 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 Charlene Roemer and seconded by Michael Burns to adjourn the meeting. The motion was carried unanimously.