



Historic Preservation Commission
1018 Porter Avenue
Ocean Springs, MS 39564

Thursday, September 14, 2023 @ 6:00 PM

1. Call Meeting to Order

2. Old Business

- a. 506 Martin Avenue/ PID# 60137586.000 – Les McMackin - Amendment to an approved COA to revise the location of the garage.
- b. 317 Lovers Lane / PID# 61058001.000/61058003.000 – Dennis Cowart – COA request for a new 2 story residence. *Deferred from the August 10, 2023 agenda.*

3. New Business

- a. 802 Iberville Drive / PID# 61030003.000 – Clay Wiser – Certificate of Appropriateness (COA) for a new residence.
- b. **DEFERRED:** 400 Front Beach Drive / PID# 61335034.000 & 61335031.000 – City of Ocean Springs – Certificate of Appropriateness (COA) for a Public Event Center & Marina.

4. Approval of Minutes

- a. August 10, 2023

5. Audience Request

- a. Presentation by Chelsea Prince Regarding Historic Districts

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 REPORT
Old Business 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: Amendment to an Approved Certificate of Appropriateness (COA) to revise the location of the garage.

DATE OF APPLICATION: May 1, 2023

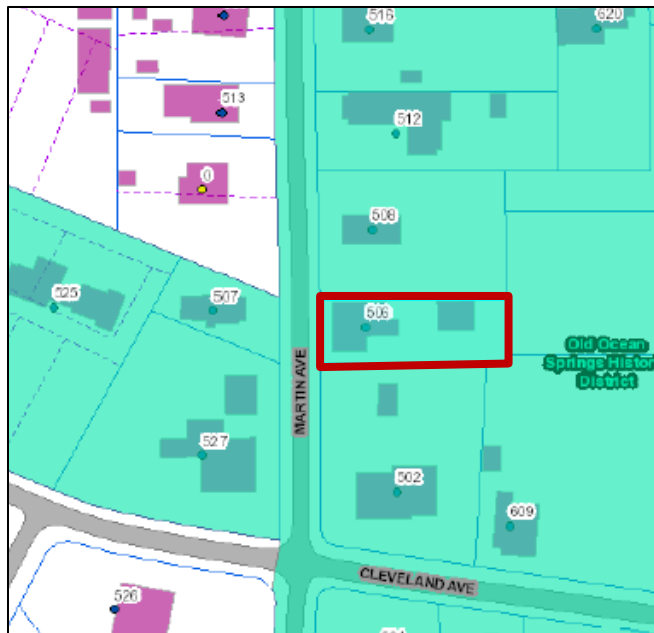
ADJACENT ZONING/LAND USE:

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:



DESCRIPTION OF THE REQUEST:

A 2,639 sq. ft., 2-story dwelling with a garage in the rear yard was recommended by the HPC on 6/15/23 and approved by the Board of Aldermen on 6/20/23.

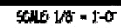
The approved plan placed the 2 car garage in the rear yard directly behind the house. The applicant requests approval to construct the garage in the southeast corner of the property. The purpose of the

new location is to allow an existing Live Oak tree to be incorporated into the rear yard landscape plan. The attached plans illustrate the approved and proposed locations.

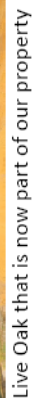
FINDINGS:

The Historic District Guidelines recommend that garages be located behind the front line of the house. The proposed location is consistent with the guidelines.

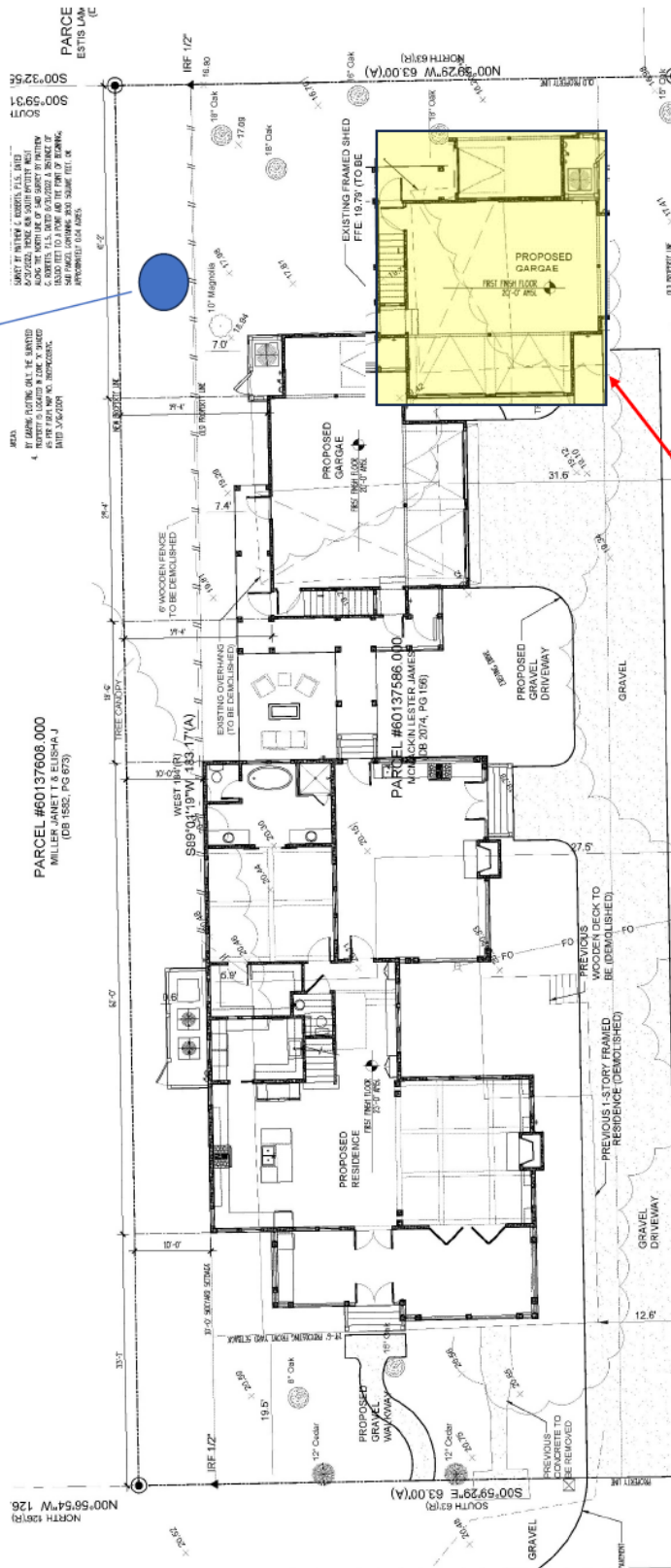
POTENTIAL MOTION: To recommend approval of the amendment to the COA for 506 Martin Ave., to construct the garage in the southeast corner of the property.



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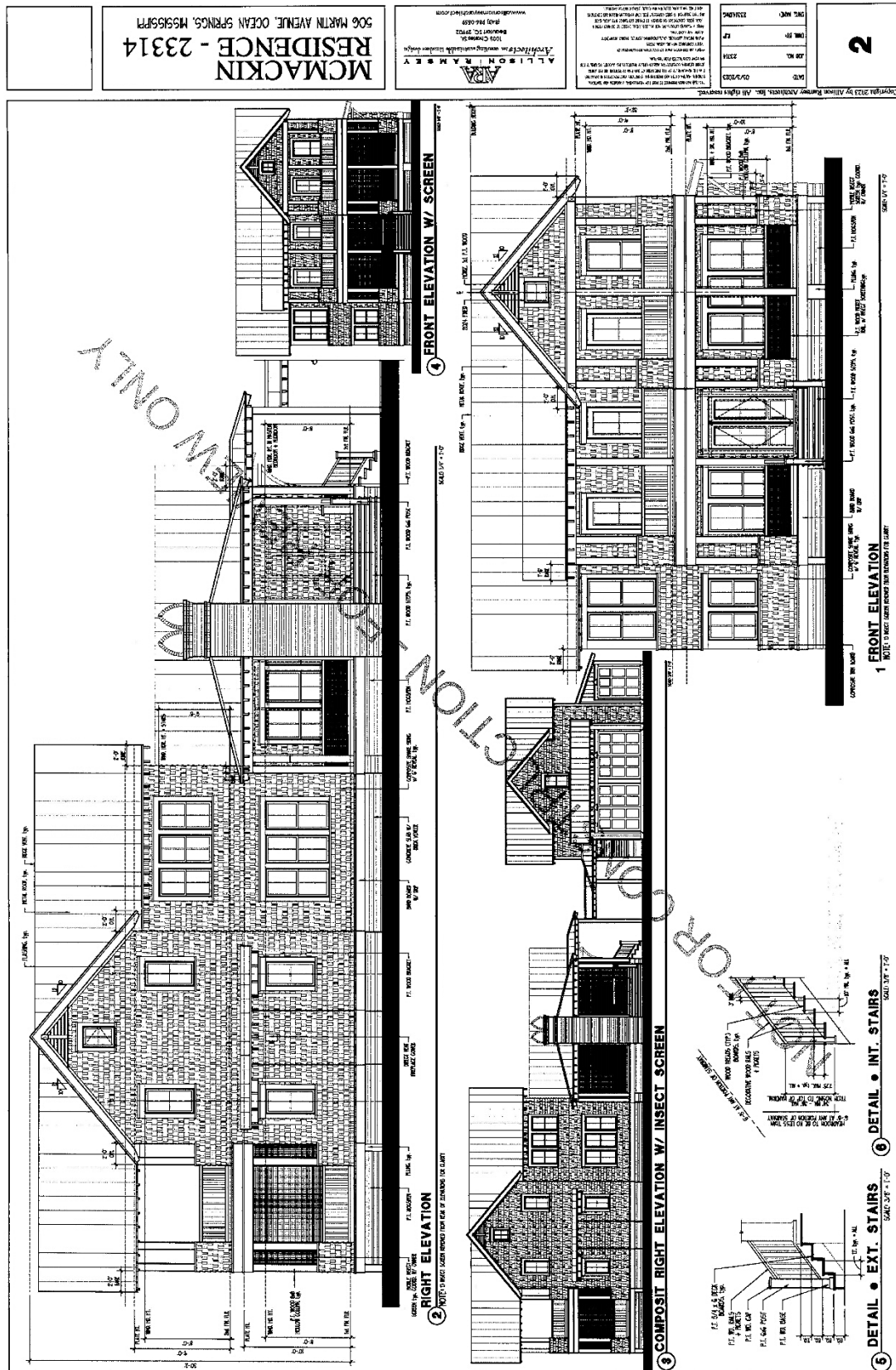
Live Oak that is now part of our property



Proposed Revised Site Plan

Requesting to rotate the garage around to southeast corner of the property, to allow for the inclusion of the live oak into the landscape design of the property





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, 61058003.000 and 61058005.000

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

DATE OF APPLICATION: July 7, 2023

PUBLIC MEETING: Thursday, September 14, 2023 / 6 p.m.
Deferred from August 10, 2023

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.
- **The co-owners of the adjacent property at 319 Lovers Lane submitted a comprehensive list of objections to the applicant's COA. That document is attached to the end of this report.**

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: The plan proposes a 4 foot-tall aluminum picket fence and gate along the front property line and the side lot lines.**

FINDINGS:

- **The Historic District Guidelines are recommendations for the HPC to use in evaluating plans for new construction and building modifications. They are intended to assist decision-makers in developing design solutions which satisfy the City's historic preservation ordinances. The HPC may recommend building placement, design and materials if they conclude that the plans for the individual property being reviewed are equal to or more appropriate than the historic district guidelines.**
- The placement of the dwelling on the property, its 2-story height and the design elements accommodate the water-front location and coastal climate.

<u>PROPOSED MOTION:</u> To recommend approval of a Certificate of Appropriateness for the construction of a dwelling at 317 Lovers Lane.
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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 | ☐ 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.

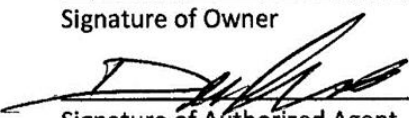
Notes:

- 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.

CRAIG JONCHAM
Printed Name of Owner

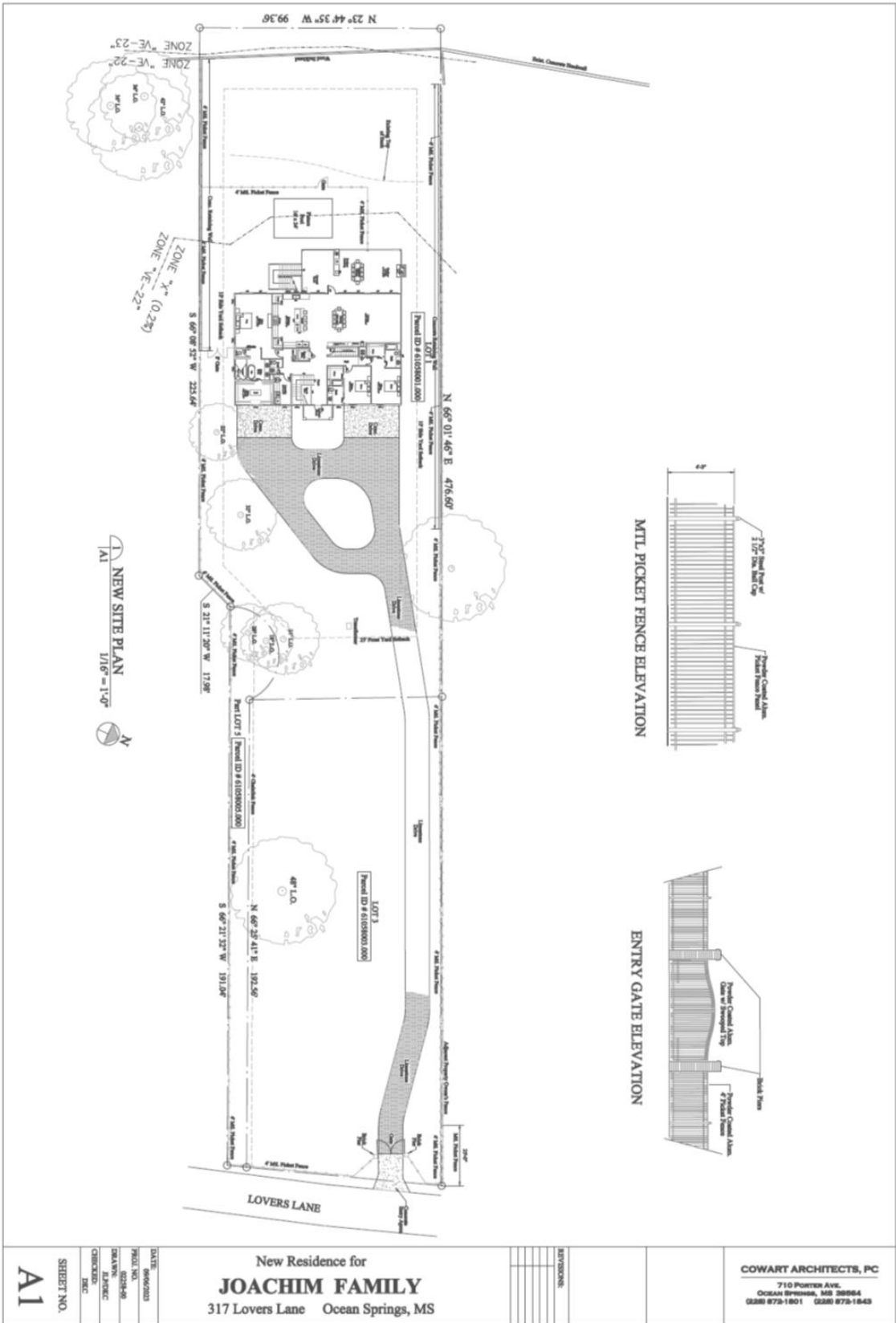
Signature of Owner

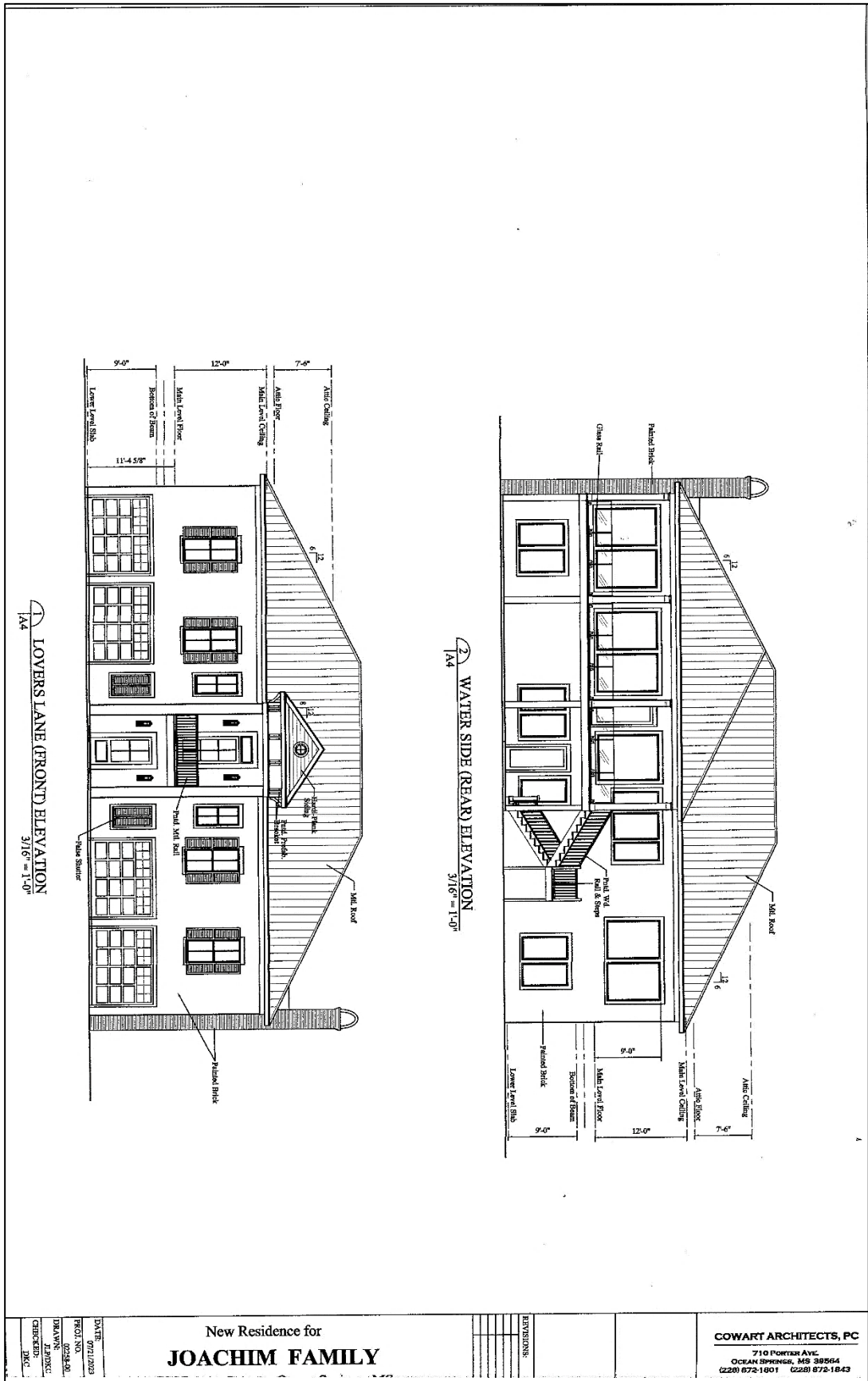
DEMMUS COWLEY
Printed Name of Authorized Agent

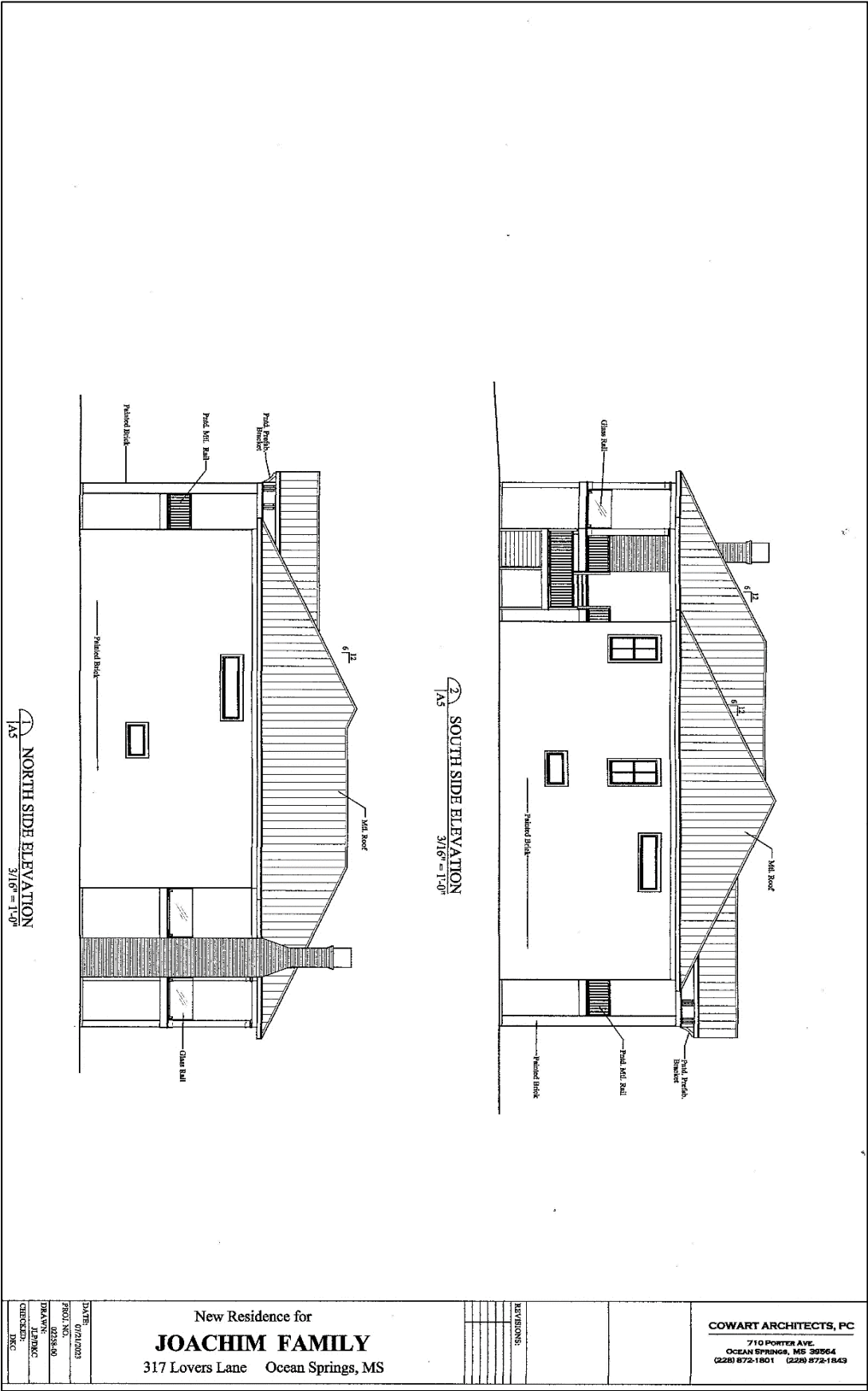

Signature of Authorized Agent

07/07/2023
Date

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







Concerns and Objections to the Application for COA to build a new 2 Story Residence - 317 Lover's Lane
Submitted by: Emily Stewart, Elizabeth Connor and Ellen Connor – property co-owners of 319 Lover's Lane

We are the co-owners of the adjacent property located at 319 Lovers Lane. Our grandfather, Donald Connor, the former Mayor of Ocean Springs, was instrumental in establishing and appointing this Historic Commission during his term in Office, therefore, it is important to us that the new proposed home honors our family ties to the land by meeting the established historic guidelines and keeps with the spirit of the original Folk Victorian style home that was demolished.

We have the following four objections to the current COA application as well as the necessary references in the Historic Preservation Commission guidelines to support these objections.

Lover's Lane Historic District

The Lover's Lane Historic District occupies the western shore of a small peninsula which separates the Back Bay of Biloxi from the mouth of the Old Fort Bayou, the stream that undulates along the northern limits of the historic development of Ocean Springs. Turn-of-the-century, grand summer estates reflect the development and popularity of Ocean Springs as a resort community. As the name of the bayou suggests, the peninsula was the site of Fort Maurepas, the original French settlement in the colony of Louisiana founded by Pierre Le Moyne d'Iberville on April 8, 1699. Lover's Lane, a large, imposing residence, was built in 1909 by the late Mr. J. B. Connor, a prominent local businessman and civic leader. Although private ownership has prevented extensive archaeological excavation, evidence of seventeenth-century European settlement and the presence of a salt-catholoned ship from the same era indicate the archaeological potential of this area.

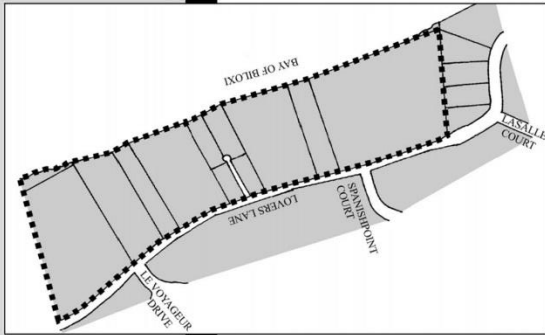
The district is significant for its eclectic high-style residential architecture, including examples of Greek Revival, Queen Anne, and the Spanish Colonial Revival styles. Buildings within the district, dating from the 1870s through the 1920s, are highly representative of the architectural styles of the period. In 1920, the historic district was established by the Ocean Springs Board of Commissioners to accommodate the climatic challenges of the Gulf Coast. The orientation of the properties toward the bay, the generous scale of landscape design, and the survival of oyster shell paths contribute to the visual character of the area.

Historic District Profiles

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Lover's Lane Historic District
National Register of Historic Places
Ocean Springs Historic District, 1996



Area Specific Guidelines

In addition to general guidelines, area specific guidelines are included when applicable. Area specific guidelines are divided into two categories: **Streetfront Properties** and **Waterfront Properties**. These additional guidelines are included to allow for historic differences between these two types of properties. In general, most properties within the Bower Avenue, Indian Springs, Marble Springs, Railroad, and Old Ocean Springs historic districts are street-oriented, whereas the properties within the Lover's Lane and the Sullivan-Chamley historic districts are water-oriented and the Shearwater Historic District properties share characteristics of both categories. Because of the unique topography of each district, a few properties in each district may reflect a different category than the majority of the district's properties. Each property, regardless of district, should be evaluated and protected for its unique character. The area specific guidelines provide additional information to allow for a customized fit of the general guidelines.

Classification System

Buildings within Ocean Springs' historic districts are also classified by contribution: **Primary, Contributing, Marginal, Non-Contributing, and Inertive**. These terms refer to the contribution that each individual property makes to the visual character of the overall historic district. For information regarding the current classification of each property, please reference the local designation report as well as historic resource survey updates. Definitions for each type of property are included in the glossary.

Special Considerations

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Special Properties

In Ocean Springs' residential historic districts, there are also several historic properties that are not residential in character. These are buildings constructed to serve the surrounding neighborhood or around which the neighborhood developed. As such, these properties must be valued and protected for their unique characteristics with extra consideration given to their impact upon the visual character of the overall historic district. As they expand and prosper from the surrounding neighborhood, these properties must be careful not to diminish or destroy the residential character of the same historic areas they serve.

Churches

Church, government, and bank buildings are types of civic and institutional facilities found within historic districts. These types of properties are typically preeminent within the surrounding open space. As gathering places for the public, original design focused upon both size and design in scale with the surrounding context. Even more so than residential properties, the majority of these buildings reflect and exhibit specific architectural styles.

Rayburn Avenue



Transportation Industry

The L & N Railroad Depot is one example of a transportation and industry related historic property. Such buildings are usually free standing and are often close to a transportation corridor. With the exception of rail passenger depots, these resources generally have a utilitarian appearance.



Robinson Avenue



Washington Avenue

1. The proposed structure is closer to the bulkhead by approximately 20'. The original home was set back approximately 100 ft, and according to this site plan this proposed structure including the porch is set approx. 80 ft from the bulkhead. This along with the proposed pool and surrounding fence will obstruct views of the water from our home and does not align with the guidelines below.

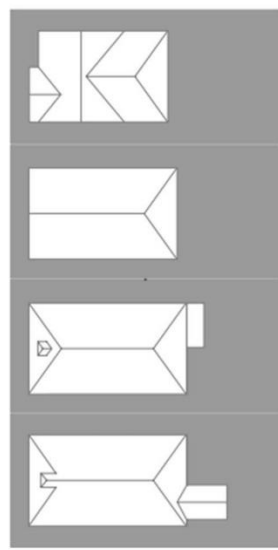
Exhibit A - from the Historic District Design Guidelines

Placement

In historic neighborhoods, the placement of buildings follows an established rhythm composed of three components: **spacing, setback, and orientation**. Spacing is the distance between individual buildings; setback is the distance between the foremost part of the building and the street. The combination of spacing and setback is an important character defining element of a district's streetscape.

Orientation refers to the angle of a building's facade in reference to the street. Buildings in historic neighborhoods generally follow an established orientation creating strong continuity along the streetscape.

- A. New construction in historic neighborhoods should conform to the existing rhythm by respecting the established pattern of spacing and setbacks. New construction should never break with the established pattern.
- B. New construction in historic neighborhoods should repeat the established pattern of orientation used by existing buildings.



The combination of lot constraints, construction techniques, and social custom lead to regular placement patterns along the Ocean Springs' streets. Infill construction should look to contributing houses near where the new building will be located.

Area Specific Guidelines

Streetfront Properties

For these properties, placement is essential to the continuity of the streetscape. Variation in placement occurs because of the manner and age in which the lots subdivided; however, most districts have a standardized range set by historic buildings which should not be compromised by new construction nor additions.

Waterfront Properties

Designed to take best advantage of the view, these historic buildings developed along the waterfront with property lines extending back to a common road. Construction along access roads between the common road and the waterfront is inappropriate.

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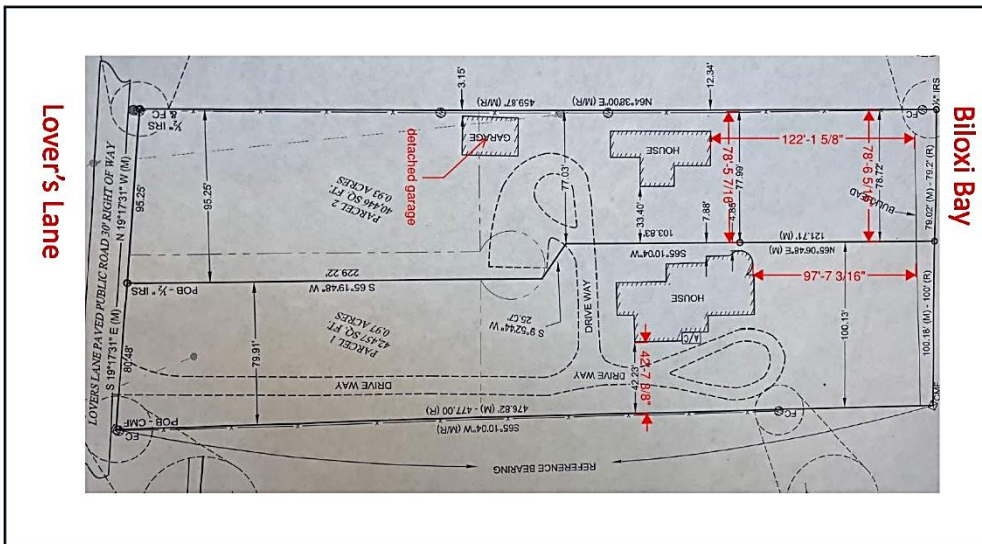
a.

**Exhibit B – Site Survey of the
Original Historic Home Footprint
in relationship to our structure @
319 Lovers Lane.**

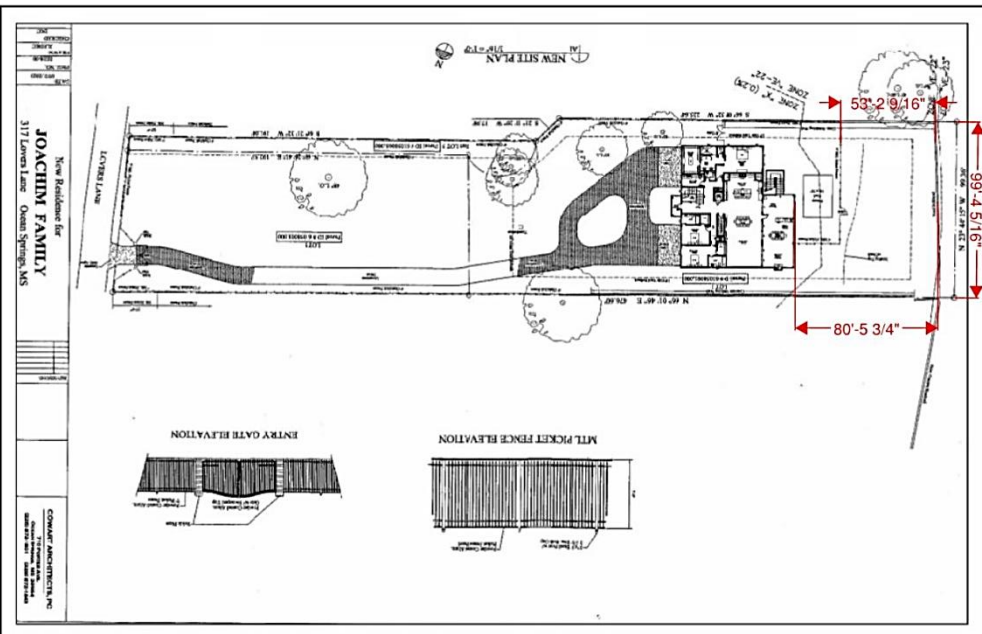
**Exhibit C – Joachim Proposed Site
Plan**

8/14/2023

b.



c.



2. The proposed plans do not honor the architecture and design of the original home. If you refer to the application that was submitted when ascertaining the COA for demolition of the original structure, you will note that the proposed new construction description indicated including a wraparound porch and a similar street-side porch, as well as the roof pitches and exterior materials will match the existing structure in a combination of lap siding and shingles. The plans submitted for approval today do not include these features as the proposed exterior is primarily brick, as well as the plans include many other design elements that do not align with the Folk Victorian style of the original home that was demolished.

Furthermore, the proposed glass railings indicated on the 2nd floor porch located on the water side are not considered a historic design element.

Exhibit D – excerpt from the Application for the COA to Demolish the original residence... see attachment for full application

New Residence Proposed:

A new residence is being proposed on the side with both a waterfront wrap around porch and front porch similar to the existing structure. Roof pitches and exterior materials will match the existing structure in a combination of lap siding and shingles with roof pitches similar to the existing structure. A corner exterior porch will be incorporated and connected to the water-side exterior porch. The entire structure will be elevated on piers for future storm surge mitigation and partially enclosed to conceal parking below the elevated structure. The new structure will be submitted for full review by the HPC.

d.

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Exhibit E - From the Historic Guidelines – Page 24 – Area Specific Guidelines regarding Waterfront properties

Exhibit F - Proposed Front Elevation of New Construction (Waterside)

e.

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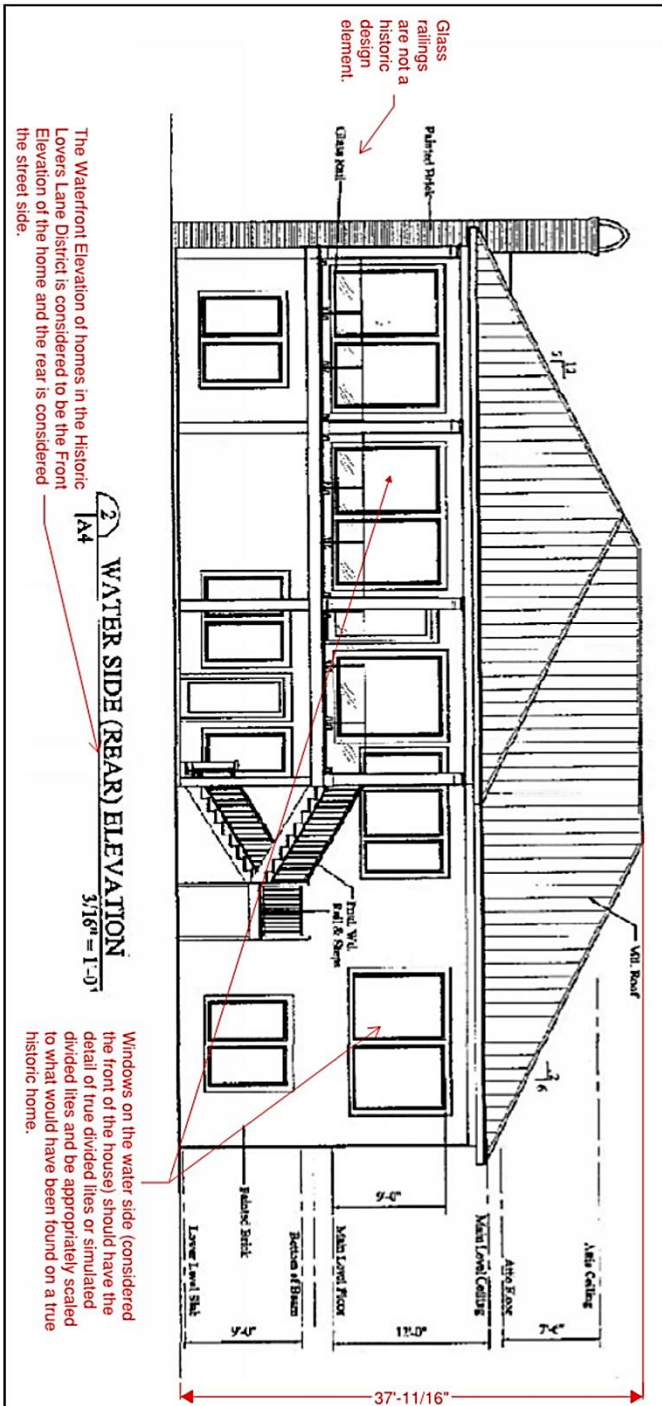
Area Specific Guidelines

Streetfront Properties

The primary facade of these properties is the elevation facing the street, in other words the most visible side of the structure. Corner properties have two sides facing streets and therefore two primary facades.

Waterfront Properties

The primary facade is usually the elevation facing the water; in other words, that side is considered the "front" of the structure. Some of these properties may also have a second side facing toward a rear street and therefore two primary facades.



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f.

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g.

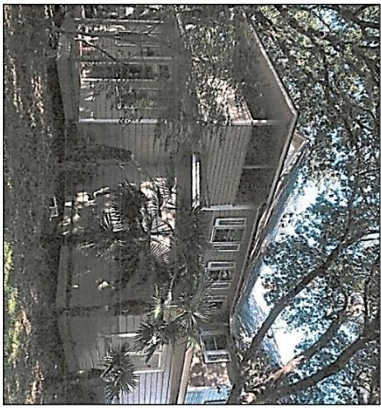
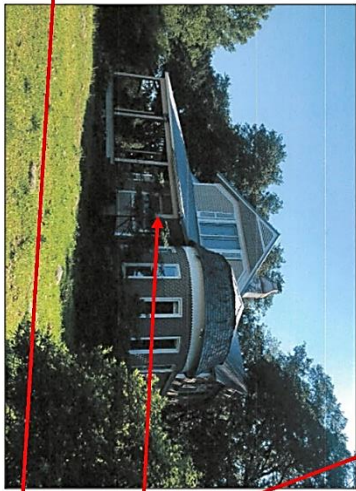
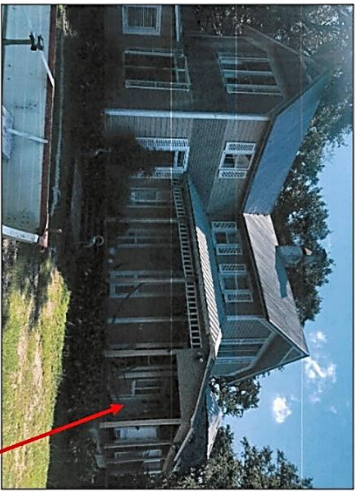
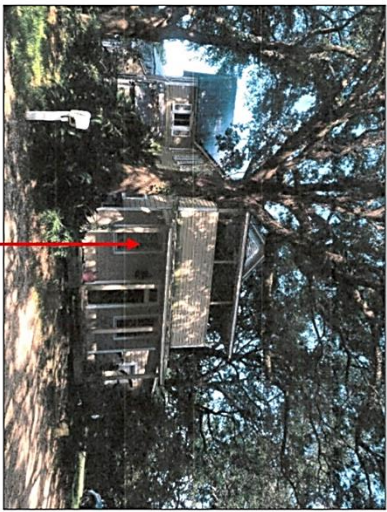
ATTACHMENTS Page 6 of 10 HPC Item 3.d 	
ATTACHMENTS Page 7 of 10 HPC Item 3.d 	
ATTACHMENTS Page 8 of 10 HPC Item 3.d 	Street Side (Back) of Original Demolished Home Waterside (Front) of Original Home Demolished Live Oak Tree that was demolished with the home.

Exhibit G – Photos of the original historic Victorian home for reference showing wraparound porch, lap siding, fret work, and shingles.

8/14/2023

3. The proposed orientation and overall width of the structure will impede the view of the water upon entry to the property. This was maintained before the demolition of the previous house and is also outlined in the HPC Guidelines.

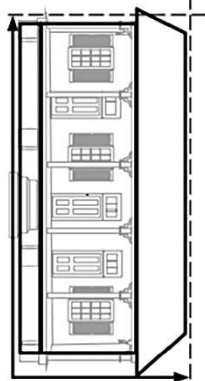
Exhibit H – Pg 56. of the Historic Design Guidelines - Size and Shape of New Construction

Size & Shape

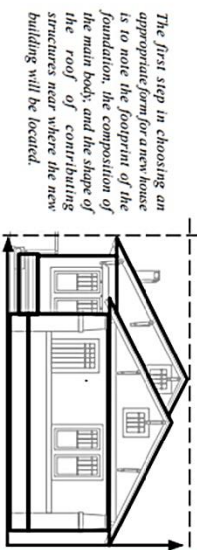
Scale - a building's height, width, and depth - is an important component of the visual continuity in historic districts. Just as buildings' fronts establish a facade-line along the street, their height establishes a height-line. In combination with width and depth, this creates the perceived "size" to which most buildings in the district conform.

A building's **form** or overall shape is a comprised of variety of parts or blocks. Vertically there are three divisions in the form: the foundation, the body, and the roof. New buildings should reference historic examples of foundation, body, and roof form as well as the manner in which these elements are composed. More modern expressions of form should be reserved for the rear of the structure where they are hidden from public view.

- A. New construction in historic neighborhoods should respect the scale existing buildings in the district. New buildings should reference existing structures for height and width.
- B. New buildings should replicate the foundation and story heights of adjacent and nearby historic properties.
- C. New buildings should reference the roof shape, pitch, and height of adjacent and nearby historic buildings.
- D. New buildings should draw upon the shape and composition of the main bodies of adjacent and nearby historic buildings for guidance.



The first step in determining the appropriate scale for a new house is to note the height, width, and depth of contributing structures near where the new building will be located. Foundation heights and story heights are also important components of scale.



The first step in choosing an appropriate form for a new house is to note the footprint of the foundation, the composition of the main body, and the shape of the roof of contributing structures near where the new building will be located.

Area Specific Guidelines

In terms of size and shape, the guidelines apply to street-oriented properties and water-oriented properties in the same manner.



Jackson Avenue

h. 56

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i.

Exhibit I – photo before home was demolished with Live Oak tree adjacent to the right of original structure.

Exhibit J– photo after original structure was demolished with the Live Oak tree having been demolished as well. Would like confirmation that this tree removal was approved by the Tree Protection Department?

8/14/2023



j.

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4. The proposed location of the pool and garage does not meet the HPC guidelines. The proposed pool is on the water side of the home, which according to the guidelines should be avoided. They state that any recreational features should be set in the rear of the home, which for waterfront homes is on the street side. In fact, this land is depicted as an appropriate example within the guidelines.

Exhibit L – From Historic Design Guidelines - Recreation & Mechanical – References proper pool location.

8/14/2023

I.

Recreation & Mechanical

Modern recreation and mechanical systems are more recent features that add to the comfort and enjoyment of daily life. Such features include air-conditioners, satellite dishes, utility conduit, pools, decks, patios, and play equipment. Sensitive placement of these items will reduce their impact on the historic character of the district.

- Modern recreation and mechanical features should not be visible from the public view. They should never be placed on the facade 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.
- Window unit air conditioners should not be placed in facade windows.
- Small security lights are acceptable, although they should be limited to a brightness that does not overwhelm.

Area Specific Guidelines

Streetfront Properties

The general guidelines apply to street-oriented properties with few variations.

Waterfront Properties

For these properties, visibility remains the key issue. Rear yards and front yards are highly visible areas from either the street or the water. Therefore, side yards and screened rear corners present the best opportunities for recreation and mechanical systems. For example, where the drive approaches the right rear corner of a building, the left side yard or the left rear yard are the best areas for maintaining low visibility for modern conveniences.

Exhibit M – Adjacent Neighbor and the appropriate garage location only attached by covered walkway

Exhibit N - From the Historic Guidelines – Page 49 – References Garage Guidelines



m.

n.

B.1 New outbuildings should not be placed in front of the main house.

B.2 New garages should not be attached to historic houses.

C.1 New outbuildings should not overlie the main building.

D.1 Garage doors should use the same materials and designs as those found on historic garages in the district.

D.2 Visible out buildings should use traditional design and materials.

B.1 Outbuildings placed in front of the primary structure negatively impact the property and the district as a whole.

B.2 New outbuildings must not be out of scale with the primary structure.

D.2 Prehistoric, nontraditional design buildings should not be placed with the public view.

Submission Materials Needed with Application

For new outbuildings:
Site plan showing placement and dimensions; elevation drawings of all four sides - including door and window information such as exterior trim, material info, muntin design; materials description including roofing, siding, and foundation; manufacturer's spec sheets (encouraged)

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Thank you for your time and for allowing me to present our concerns. We hope that you will take them into consideration when determining whether to approve this COA request, especially since they are each based on the guidelines of this commission. My sisters and I believe in this Commission's goal of ensuring that future generations have the opportunity to enjoy the benefits of Ocean Springs' rich architectural heritage.

8/14/2023

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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 Joachim

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

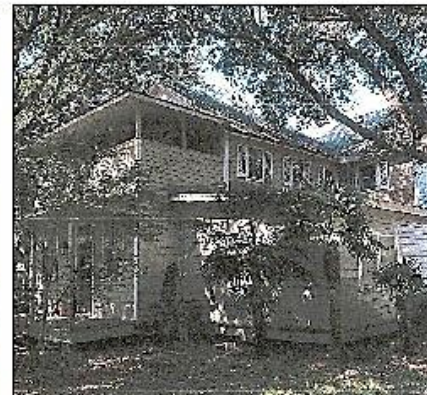
REQUESTED ACTION: Approval of a Certificate of Appropriateness for the demolition of the existing building.

DATE OF APPLICATION: June 7, 2022

PUBLIC MEETING: Thursday, July 14, 2022 / 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.
- MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY FACT SHEET –
 - The house was built in approx. 1926. It is classified as “Contributing: to the Lovers Lane district.
 - A two-story, wood-frame house with central chimneys and a gable roof, porch and turreted bay on west side. Entrance from porch is through a single glazed door in period wood frame and full-length shutters. Windows are 2/2 DHS in wood frames, with shutters. House is clad in weatherboard siding with horizontal band of coursed shingles at the top and flush board at the bottom. Half-timber paneling enriches the upper gable portion. Half-timber paneling adorns the upper portion of the main gable. Entrance is trimmed with small panes. Turreted bay enclosed with vertical casements. Addition to north side with shed roof.

FINDINGS:

- The applicant has provided justification for the demolition (attached). He notes that inappropriate additions and modifications were made to the house in the 1950's and 1960's that have seriously altered the original historic structure and have created water traps and roofing conditions that cannot be practically mitigated.
- The applicant has provided photos of the existing dwelling's exterior (attached).
- The applicant has provided a floor plan of a proposed new dwelling.

PROPOSED MOTION: To recommend approval of a Certificate of Appropriateness for the demolition of the 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: _____

[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 JOACHIM

Parcel ID Number: 61058001.000

Approximate Age of Home: 116 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: DENNIS COWART

Address: 710 PORTER AVE.

City: OCEAN SPRINGS

State: MS Zip: 39564

Phone: (228) 872-1801

Email: cowartarchitects@gmail.com

Property Owner [if Different]:

Name: CRAIG JOACHIM

Address: 317 LOVERS LANE

City: OCEAN SPRINGS

State: MS Zip: 39564

Phone: (228) 324-5612

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 EXIST. HOUSE

PLEASE CHECK DISTRICT/LISTING

☐ BOWEN
☐ INDIAN SPRINGS
☒ LOVER'S LANE

☐ MARBLE SPRINGS
☐ OLD OCEAN SPRINGS
☐ RAILROAD

☐ SHEARWATER
☐ SULLIVAN-CHARNELY
☐ 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 JOACHIM
Printed Name of Owner

Signature of Owner

DENNIS COWART
Printed Name of Authorized Agent

[Signature]
Signature of Authorized Agent

06/07/2022
Date

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

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR: DEMOLITION OF RESOURCES

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: _____

SEE ATTACHED SHEET.

APPLICANT'S JUSTIFICATION FOR DEMOLITION:

COA Description of work

Demolition:

Demolition of Existing Historic Residential structure located at 317 Lovers Lane. After multiple past renovations and modifications to the existing historic home the Owner is requesting demolition of the existing structure and replacement with a new single family residence elevated for future storm surges and in keeping with the Design Guidelines and requirements for new construction in the City of Ocean Springs Historic Preservation Commission guidelines.

Reason for Demolition: Wood deterioration and water infiltration continues to affect the existing structure and multiple attempts have been made to renovate and correct deterioration and water infiltration issues without success. Inappropriate additions and modifications made in the 1950's and 60's have seriously altered the original historic structure and created water traps and roofing conditions that cannot be practically mitigated as they exist. Approximately \$550,000 has been spent by the family to renovate and make the structure usable and inhabitable with limited success. Water infiltration continues to exist at the front porch addition and at various roofing areas in the house and the stability of the structure is now compromised.

New Residence Proposed:

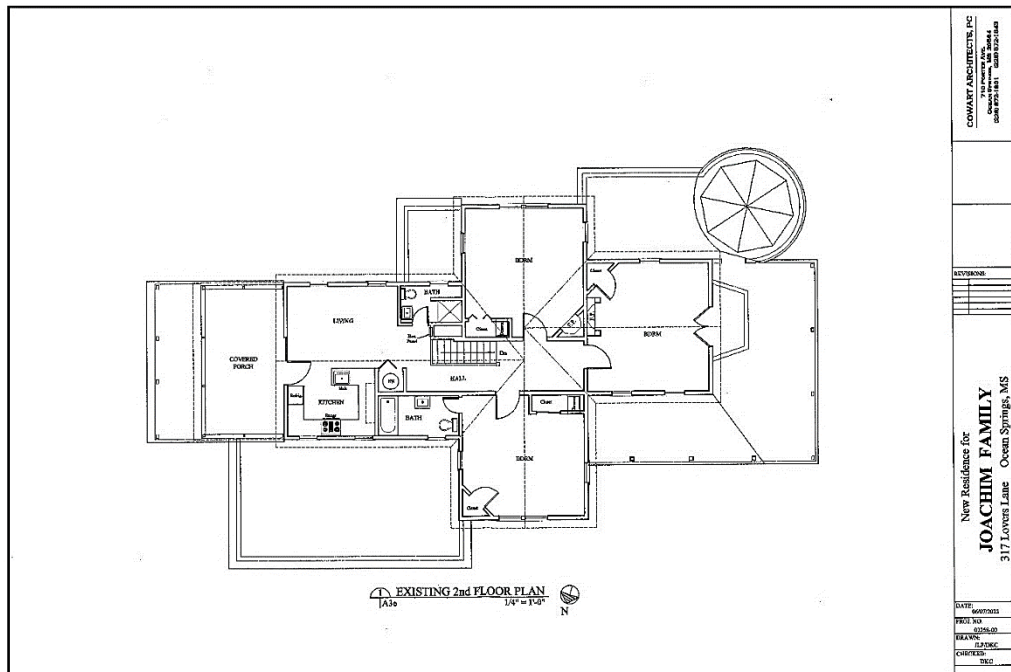
A new residence is being proposed on the site with both a waterfront wrap around porch and front porch similar to the existing structure. Roof pitches and exterior materials will match the existing structure in a combination of lap siding and shingles with roof pitches similar to the existing structure. A corner exterior porch will be incorporated and connected to the water-side exterior porch. The entire structure will be elevated on piers for future storm surge mitigation and partially enclosed to conceal parking below the elevated structure. The new structure will be submitted for full review by the HPC.



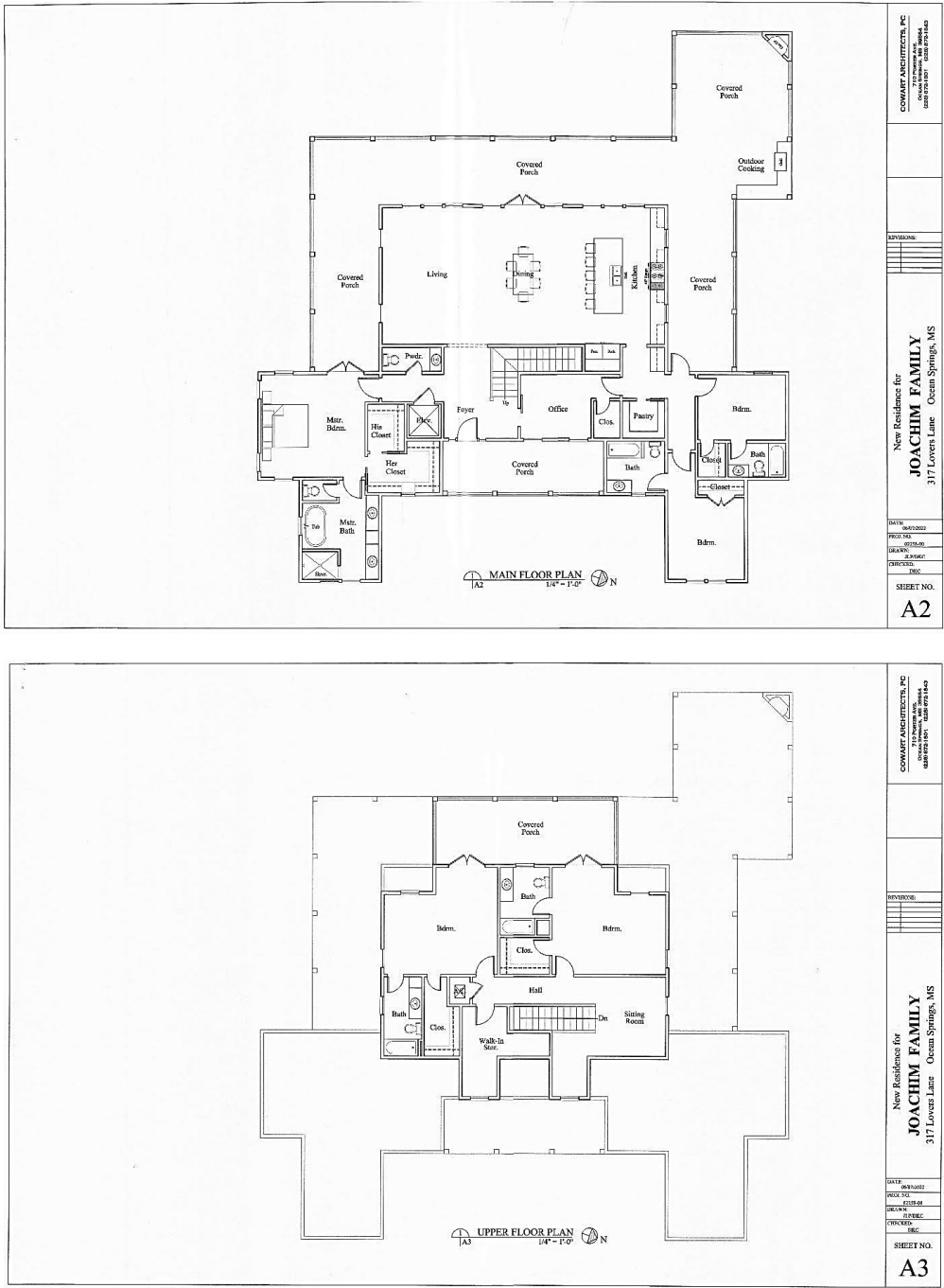




Architectural floor plan of the existing first floor of a residence. The plan shows a central hall connecting various rooms: a large living area with a fireplace, a dining room, a kitchen with a curved bay window, a breakfast room, two bedrooms, a bathroom, a utility room, and a covered porch. Stairs lead up and down from the hall. A north arrow and scale bar (1/4" = 1'-0") are provided. The plan is labeled "EXISTING 1st FLOOR PLAN".



PROPOSED FLOOR PLANS



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

HISTORIC PRESERVATION COMMISSION
Certificate of Appropriateness Report

APPLICANT(S): Clay T. Wiser

CURRENT OWNER? Yes ☒ No ☐

LOCATION: 802 Iberville Drive / PID# 61030003.000 / Indian Springs Historic District

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

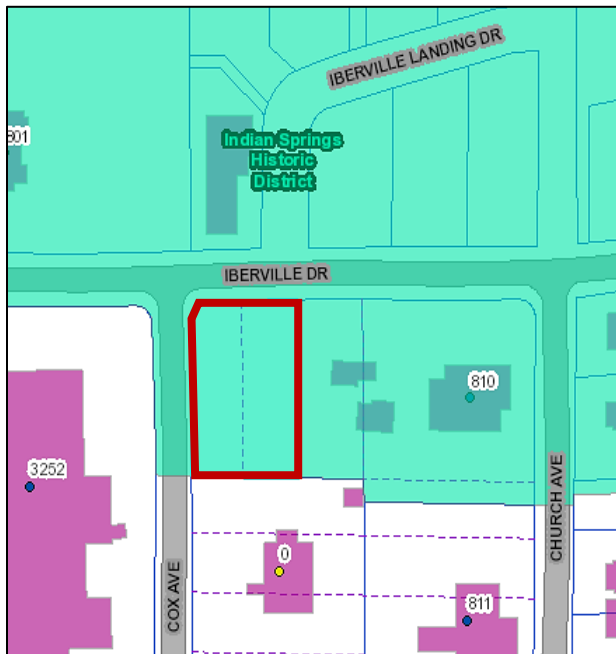
DATE OF APPLICATION: August 7, 2023

PUBLIC MEETING: Thursday, September 14, 2023 / 6:00 p.m.

EXISTING CONDITIONS: undeveloped.

DESCRIPTION OF COA: The owner requests a COA to build a two-story single family with garage that fronts on Cox Ave. A swimming pool and detached guest cottage with a separate driveway to Iberville Dr. are proposed in the rear yard.

VICINITY:



ADJACENT LAND USE:

Subject Property: RM-2, Multi-Family District – undeveloped parcel;

North: across Iberville Drive, RM-2, Multi-Family District – single-family dwellings in the Iberville Landing subdivision;

East: RM-2, Multi-Family District – undeveloped parcel;

West: M1, Manufacturing and Industrial District – PFG Precision Optics building;

South: CH, Regional Commercial District; restaurant.

COA CONSIDERATIONS:

- The Indian Springs Historic District is described as, “having a greater sense of informality in terms of layout than that of the other districts, this district encompasses a variety of residential architecture from the 1850s to the 1930s. The rehabilitation of many residences within this area for professional use reflects the modern movement to appreciate and reuse historic buildings within the community. 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,” according to the Historic District Guidelines.

COA CHECKLIST:

- **SITE LAYOUT:** The house is to be placed 20 feet from the front (Cox Ave.) property line and 36 feet from the side (Iberville Dr.) property line, which complies with the property’s zoning requirement.
- **VEHICLE PARKING LOCATION:** A 2-car, attached garage is proposed in line with the front of the house.
- **BUILDING SIDING:** brick, terra cotta color to be finished with Romabio lime wash. An example photo is attached.
- **TRIM MATERIAL:** composite corbels, decorative iron porch railing, brick trim around windows.
- **FOUNDATION:** same brick and finish as siding.
- **ROOF STYLE AND MATERIAL:** architectural shingles, Antique Slate color. An example photo is attached.
- **DOORS:** a gated entryway is proposed. Door details not provided.
- **WINDOWS:** multiple lights with black-colored casing.
- **DETACHED GUEST COTTAGE/OFFICE:** Information on exterior material not provided.
- **FENCING:** already in place as approved by the HPC on April 29, 2022.

FINDINGS:

- The historic district guidelines recommend that garages in new construction should be located at the rear of the structure. However, the proposed placement on the front of the house is consistent with existing new dwellings on Iberville Landing Dr. that are within the Indian Springs Historic District.

PROPOSED MOTIONS:

To approve a Certificate of Appropriateness for the construction of a new dwelling at 802 Iberville Drive as described in the application and 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: 802 IBERVILLE DR.

Property Owner(s): CAY WISER

Parcel ID Number: 61030003.000 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: CAY WISER

Address: 1306 BOWEN AVE.

City: OCEAN SPRINGS State: MS Zip: 39564

Phone: 228-861-5066 Email: CTWC@COASTWIDE.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 |

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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.

CAY T WISER
Printed Name of Owner

Cay T Wiser
Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

7/24/2023
Date

***** **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: CONSTRUCTION OF NEW HOUSE ON VACANT LOT
AND CONSTRUCTION OF SWIMMING POOL.

— 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: _____

* Please see the following
pages for the information
Requested AND example photos.

— Attach Additional Sheets if Needed —

WISER HOUSE
802 Iberville Drive
Ocean Springs, MS 39564

SPECIFICATIONS FOR HISTORIC REVIEW

The House Exterior Photo Number One

A mid-century look. The brick is named Colonial Brick from South Alabama Brick. A regular red/terra cotta brick that is painted with an application of Romabio lime wash.

The windows will be Marvin Windows with black casing showing to the outside.

The House Shingles Photo Number Two

The roofing shingles are GAF Architectural Shingles. Camelot II. The color, Antique Slate

The House Fencing Photo Number Three

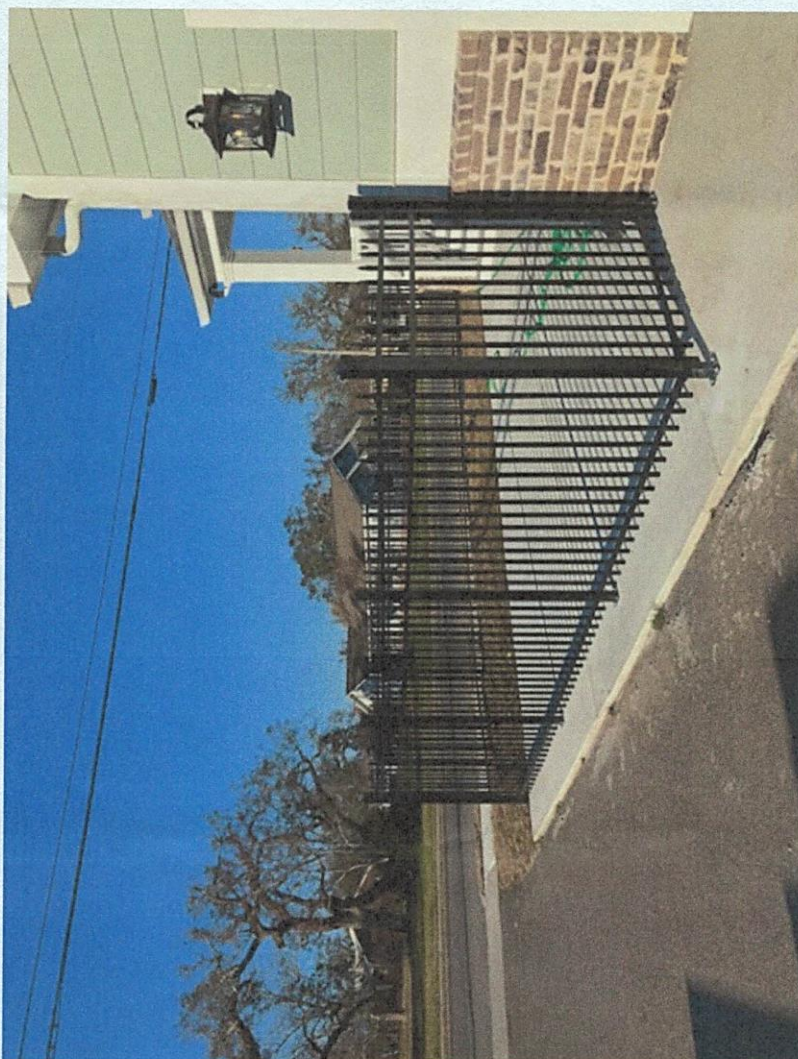
I came before the Historic Review in the Spring of 2022 to put up a fence just along the property line at 802 Iberville Drive. The fencing is a four foot tall black aluminum fence. It was permitted and installed by Southern Exterior Fence Company. This is also the fencing that is in place at 810 Iberville Drive. (The very large white house on the corner.) This is that exact fencing.



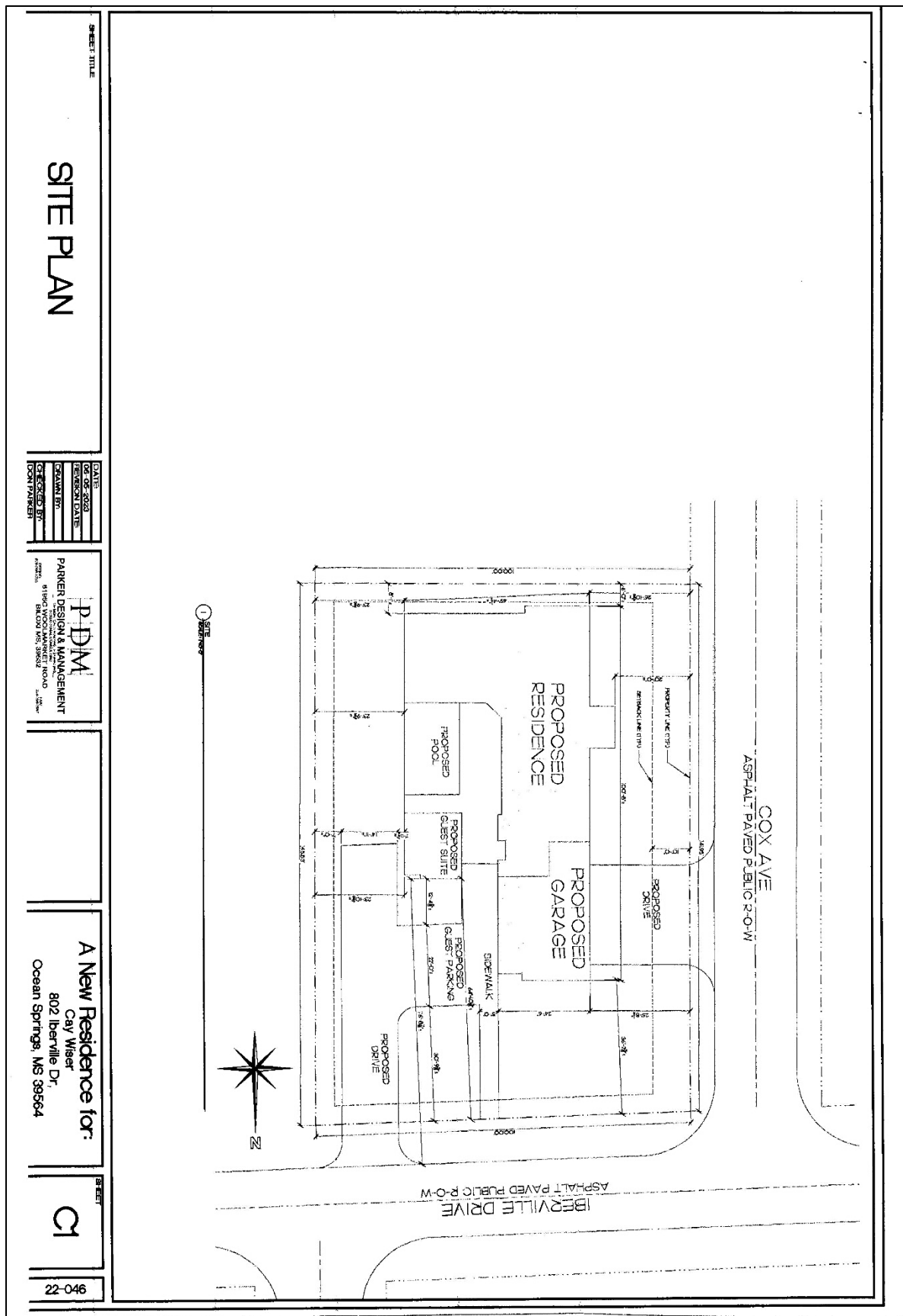
#2



#3



ATTACHMENTS



First Floor Plan

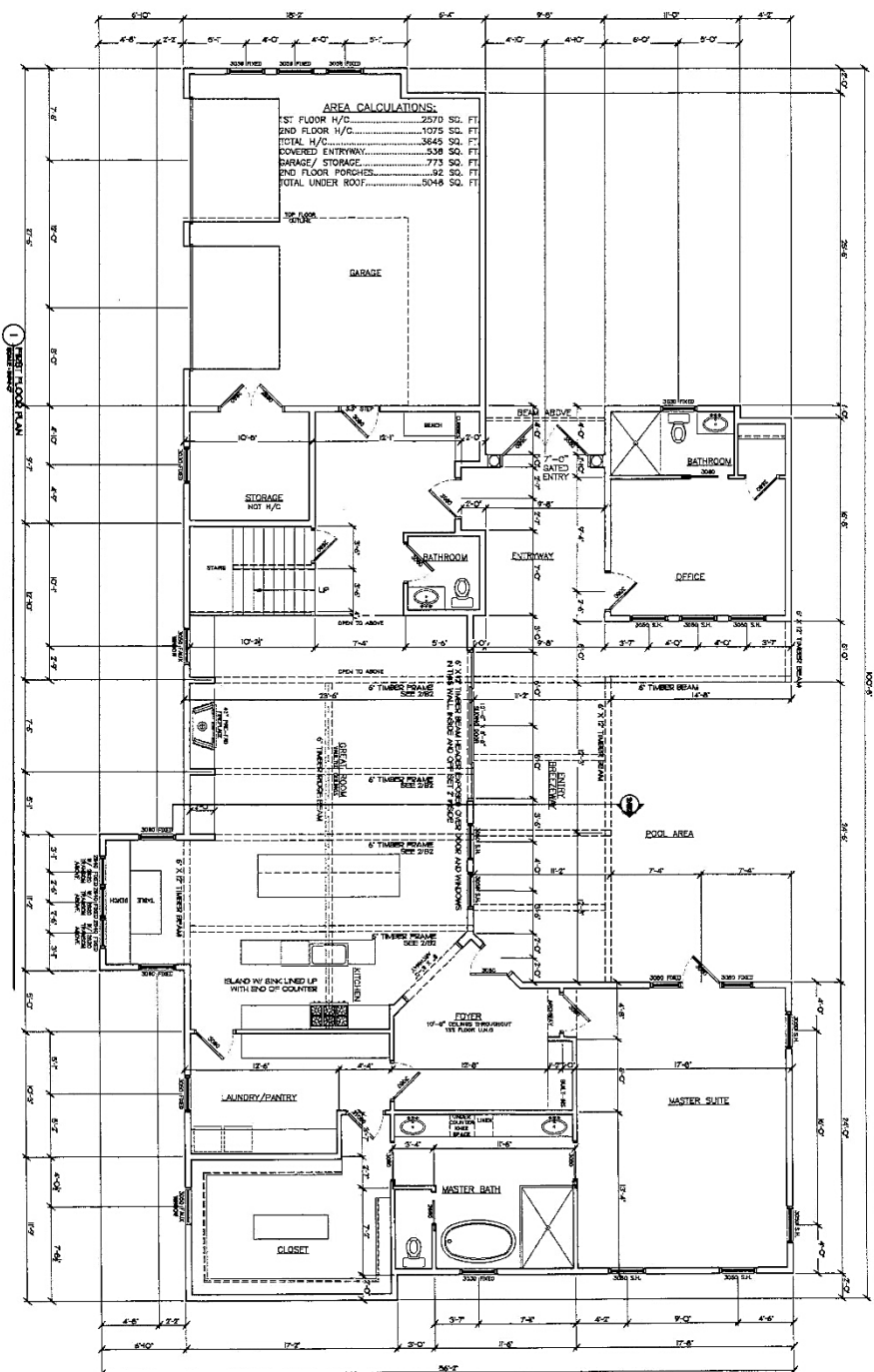
DATE	05-05-2020
DESIGN DATE	
DRAWN BY	ADAM B.
CHECKED BY	ADAM B.
ICON PARKER	

PDM
PARKER DESIGN & MANAGEMENT
11700 W. PARKWAY
SUITE 100
OCEAN SPRINGS, MS 38954

A New Residence for:
Cay Wiser
802 Iberville Dr.
Ocean Springs, MS 38954

B1

22-046



22-046

Roof Plan and Wall Section

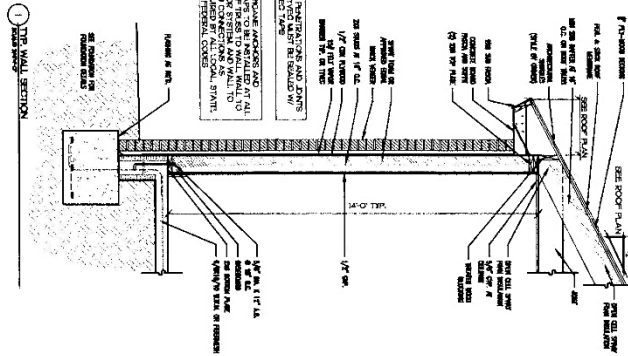
DATE	02-06-2020
DESIGN DATE	
DESIGN BY	
CHECKED BY	
FOR PARTIAL	

PDM
PARKER DESIGN & MANAGEMENT
8150 WOODLAND DRIVE, SUITE 200
BIRMINGHAM, AL 35242

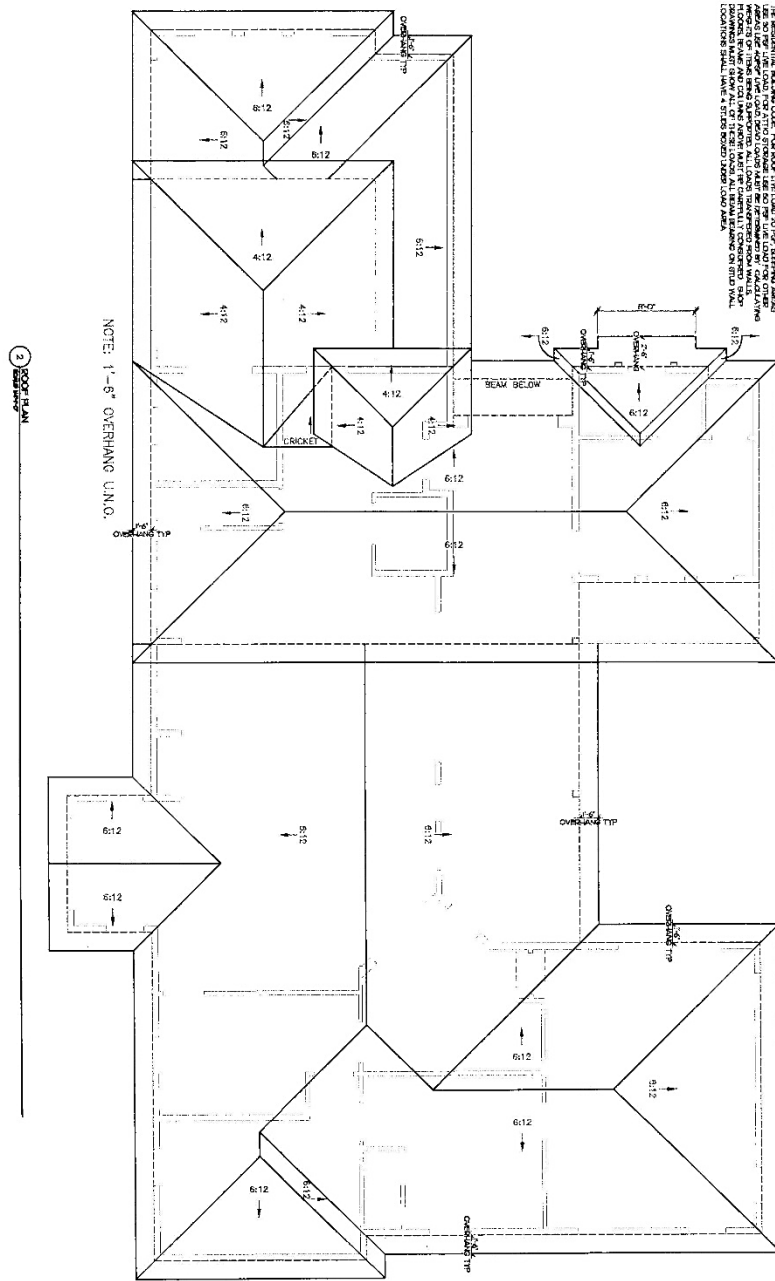
A New Residence for:
Cay Wiser
802 Iberville Dr.
Ocean Springs, MS 38564

B3

22-046

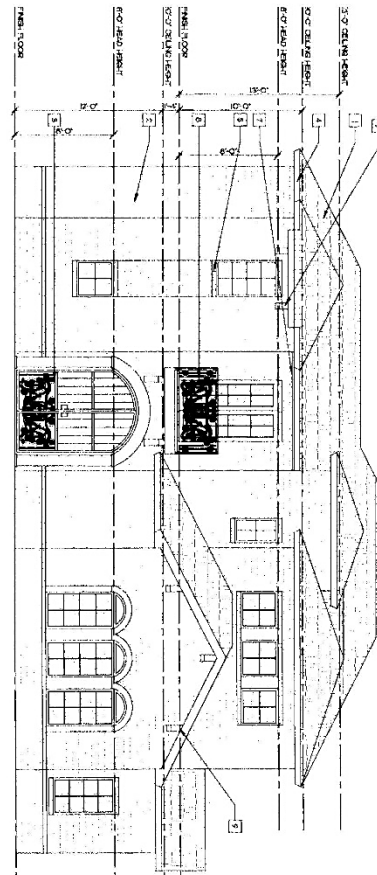


NOTES:
1. ALL ROOFING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. THE ROOF SHALL BE INSTALLED OVER A 1/2\"/>

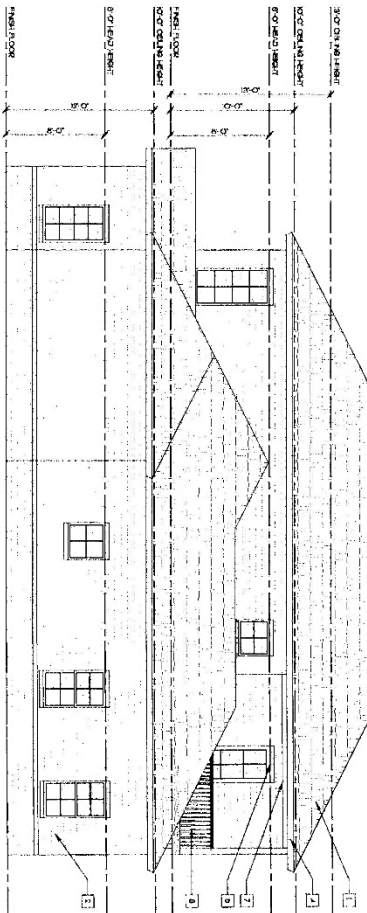


NOTE: 1'-6\"/>

MARK	EXTERIOR FINISH SCHEDULE
1	ARCHITECTURAL SHINGLES (COLOR AND STYLE BY OWNER)
2	STD. WOOD BRICK (COORD. BRICK AND MORTAR W/ OWNER)
3	GATED EXTERIOR (STYLE BY OWNER)
4	6" ENE TRIM
5	BRICK TRIM
6	CLONAY CUSTOM GARAGE DOOR (COORD. W/ OWNER)
7	12" PORCH BEAM
8	PAVING (STYLE BY OWNER)
9	COMPOSITE DOORBELLS



① FRONT ELEVATION



② SIDE ELEVATION

SHEET TITLE

Elevations

DATE	02-02-2023
REVISION DATE	
DRAWN BY	DAVID RYAN
CHECKED BY	DAVID RYAN
FOR PARKER	

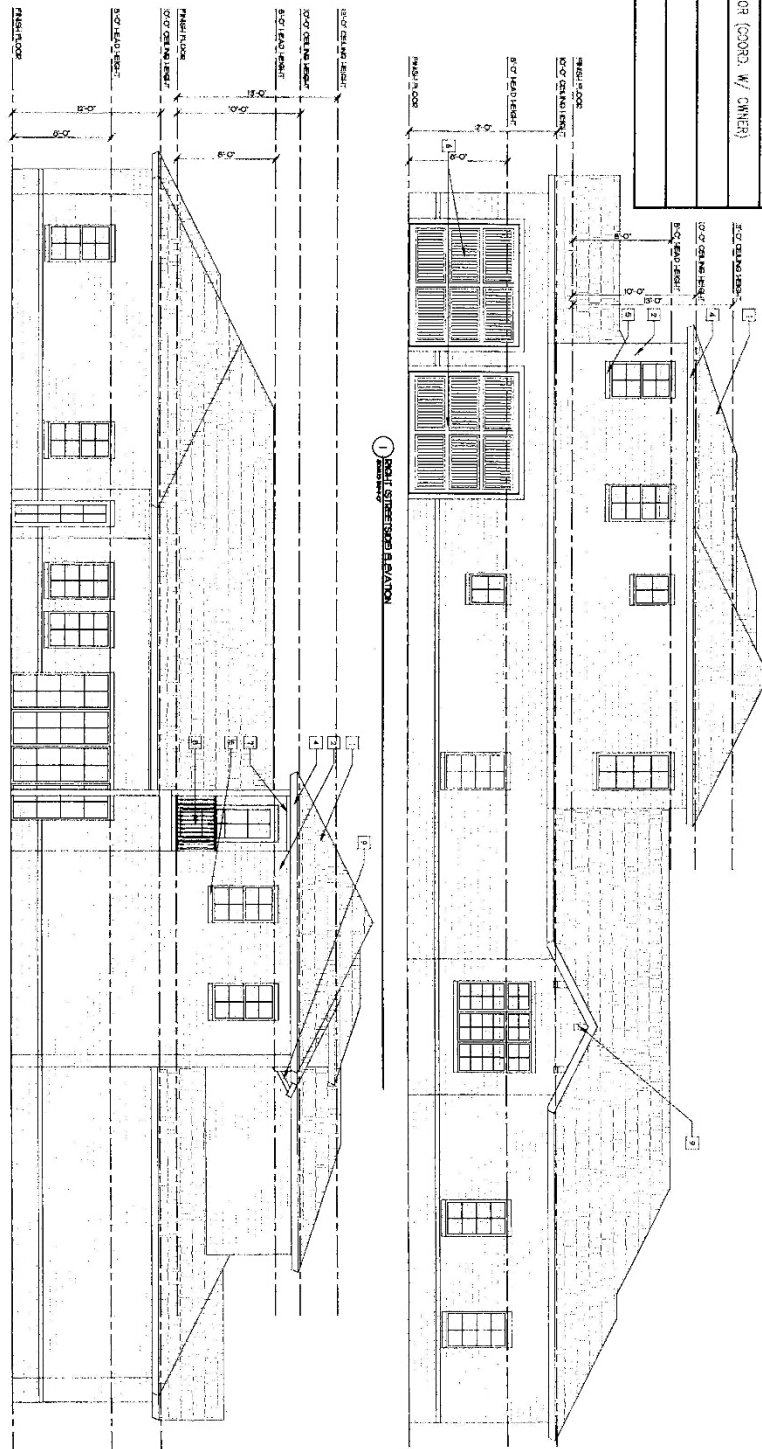
PDM
PARKER DESIGN & MANAGEMENT
81902 WOODLAND DRIVE
BILLOWS MS, 38622

A New Residence for:
Cay Wiser
802 Iberville Dr.
Ocean Springs, MS 38564

B4

22-046

MARK	EXTERIOR FINISH SCHEDULE
1	ARCHITECTURAL SHINGLES (COLOR AND STYLE BY OWNER)
2	0.2" MORTAR BRICK (COLOR, BRICK AND MORTAR W/ OWNER)
3	GATED ENTRYWAY (STYLE BY OWNER)
4	6" EAVE TRIM
5	BRICK TRIM
6	CLOPPAY CUSTOM GARAGE DOOR (COLOR, W/ OWNER)
7	12" PORCH BEAM
8	PAINTING (STYLE BY OWNER)
9	COMPOSITE CORBELS



SUBJECT TITLE

Elevations

DATE:	06-06-2023
REVISION DATE:	
DRAWN BY:	
CHECKED BY:	
DON PARKER	

P D M
PARKER DESIGN & MANAGEMENT
1990 WOOLMARKET ROAD
BIRMINGHAM B5 3SS
0121 222 1111

A New Residence for:
Cay Wisner
802 Iberville Dr.,
Ocean Springs, MS 39564

B5

22-046

The Minutes of the City of Ocean Springs Historic Preservation Commission Thursday, August 10, 2023

1. Call Meeting to Order

A meeting of the City of Ocean Springs Historic Preservation Commission was called to order by Chairman Carlos Barbosa at 6:00 p.m. on Thursday, -, 2023. Members present were Carlos Barbosa, Michael Burns, Karen Chewning, Owen White, Michael Doster, and Charlene Roemer. Matthew Pavlov was absent. Also present were Deputy City Clerk Vicky Hupe, City Planner Wade Morgan, and Planning & Grants Administrator Carolyn Martin.

The Chairman called the meeting to order.

2. Old Business

None.

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.

W. Morgan presented the application. Owen White recused himself from this item as he is the owner/applicant.

A motion was made by C. Roemer seconded by M. Burns to recommend approval for the construction of a front yard fence at 110-A Shearwater Drive. The motion was unanimously carried.

- b. 317 Lovers Lane / PID# 61058001.000/61058003.000 – Dennis Cowart – COA request for a new 2 story residence.

W. Morgan presented the application. Questions and undetermined measurements related to the fence did not have sufficient information to make a recommendation. This was discussed to be removed from this request until more information is available.

Emily Stewart - 319 Lovers Lane - spoke in opposition of the request. She is a family member and has concerns including 1) the proposed structure is closer to the bulkhead than previous structure by 20 feet and it will obstruct view, 2) the previous application to demolish the old structure noted that the new home would be Folk Victorian, 3) proposed orientation and width will impede view of water from the entry per the guidelines, and 4) location of the pool does not meet guidelines as it on the water side of the home - claiming that the rear is on the street side for water front properties. Also, the garage should not be attached per the guidelines.

Leigh - neighbor on Lovers Lane had questions on the height of the building as well as potential drainage problems that may occur. It was clarified that any fill or land work would be an issue for the Building or Planning departments separately.

It was clarified that the plans show a future pool but there are no details in this particular plan to review. W. Morgan clarified that the pool location meets the UDC standards for placement and is considered within the COA.

A motion was made by M. Burns seconded by C. Roemer to table this request to receive documentation from Ms. Stewart to add to the minutes, as well as the details of the demolition approval for consideration.

- c. 303 Front Beach Dr / PID# 60137429.000 – Mike & Julia Illanne – COA request to add covered sections of porch to match existing.

W. Morgan presented the application. A motion was made by C. Roemer seconded by M. Burns to recommend approval of the construction of additional roofing and supports at 303 Front Beach Drive. The motion was unanimously carried.

d. 1007 Iberville Dr / PID# 60119172.000 – Marques Thomas – COA request for a new 6-unit hotel and swimming pool.

W. Morgan presented the application. Marques Thomas clarified information related to access and parking, as well as history of the prior structure.

A motion was made by K. Chewning seconded by O. White to recommend approval of the new 6-unit hotel and swimming pool at 1007 Iberville Drive. The motion was unanimously carried.

4. Approval of Minutes

a. 06_15_2023_HPC_Minutes

A motion was made by C. Roemer seconded by K. Chewning to recommend approval of the minutes from June 15, 2023. The motion was unanimously carried.

5. Audience Request

None.

6. Administrative

W. Morgan reported that a cottage behind the Moon Pie Cottage at 706 Porter Avenue was demolished due to the unsafe condition from a previous fire. This approval was given based on the confirmation by the Building Official of the condition.

7. Adjourn

A motion was made by M. Burns seconded by C. Roemer to adjourn the meeting. The motion was unanimously carried.