



Historic Preservation Commission
1018 Porter Avenue
Ocean Springs, MS 39564

Thursday, December 14, 2023 @ 6:00 PM

1. Call Meeting to Order

2. Old Business

- a. **PUBLIC HEARING:** 1418 Government Street/ PIO# 60137052.000 - City of Ocean Springs - Ordinance designating St. James United Methodist Church as a historic landmark site.
- b. Elect Chairman and Vice-Chairman

3. New Business

- a. 207 Washington Avenue/ PID# 61360007.000 - City of Ocean Springs - Certificate of Appropriateness (COA) for an open air pavilion with outdoor kitchen to the West, behind the existing residence.
- b. **DEFERRED:** 1211 Bowen/ PID# 60137096.000 - City of Ocean Springs - Certificate of Appropriateness (COA) for carport and privacy fence

4. Approval of Minutes

- a. November 16, 2023

5. Audience Request

6. Administrative

7. Adjourn

DESCRIPTION OF THE REQUEST: St. James United Methodist Church proposes that their church be designated a landmark site. Church officials provided a history of the church and photos of the building in support of the designation.

FINDINGS:

- The HPC initially considered and recommended approval of this request at its meeting on October 12, 2023. The Board of Aldermen (BOA) approved the request at its meeting on October 17, 2023.
- The Mississippi Department of Archives and History advised that the HPC should proceed with the creation of the Historic Landmark designation.
- The attached ordinance designates the church as a landmark site.

POTENTIAL MOTION: Recommend approval of an ordinance designating St. James United Methodist Church at 1418 Government St. as a landmark site.



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: 9/6/2023

[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: 1418 Government Street, Ocean Springs, MS 39564

Property Owner(s): St. James United Methodist Church

Parcel ID Number: _____ Approximate Age of Home: 156 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 Trustee

Name: Ralph Waller

Address: 1300 Queen Park Circle

City: Ocean Springs State: MS Zip: 39564

Phone: 228-313-0120 Email: rwaller47@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

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.

St. James United Methodist Church
Printed Name of Owner

Ralph Waller
Printed Name of Authorized Agent

9/6/2023
Date

St. James United Methodist Church
Signature of Owner

Ralph D. Waller
Signature of Authorized Agent

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

ORDINANCE NO. 2023-xxxxxx
AN AMENDMENT TO ORDINANCE NO. 13-1976

**DESIGNATING ST. JAMES UNITED METHODIST CHURCH AT 1418
GOVERNMENT STREET AS A HISTORIC LANDMARK SITE**

WHEREAS, the Mayor and Board of Aldermen of the City of Ocean springs, Mississippi, did on or about the 7th day of December, 2021, readopt an ordinance known as the Unified Development Code of Ocean Springs, Mississippi, and

WHEREAS, said ordinance provided therein for the designation of historic districts and landmark sites; and

WHEREAS, the City of Ocean Springs, Mississippi; and

WHEREAS, application was made to the Ocean Springs Historic Preservation Commission requesting that St. James United Methodist Church at 1418 Government Street be designated as a Landmark Site, with said property being described as:

Parcel ID: 60137052.000, and

WHEREAS, at its regular meeting on October 12, 2023, the Ocean Springs Historic Preservation Commission did recommend the designation of St. James United Methodist Church as a Landmark Site; and

WHEREAS, thereafter on October 17, 2023, the Ocean Springs Board of Mayor and Aldermen considered the request and the recommendation from the Historic Preservation Commission and voted to approve the recommendation, subject to the provisions of the Unified Development Code; and

WHEREAS, thereafter on December 14, 2023, the Ocean Springs Historic Preservation held a public hearing on the request as required by § 39-13-3 of the Mississippi Code Annotated and by section 2.29.5 of the Ocean Springs Unified Development Code; and

WHEREAS, thereafter, the Mayor and Board of Aldermen of the City of Ocean

Springs, Mississippi, did, on _____, approve the Landmark Site designation of St. James United Methodist Church.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Ocean Springs, Mississippi, as follows, to-wit:

SECTION 1. That the following described property be designated a Landmark Site:

Parcel ID: 60137052.000, St. James United Methodist Church.

SECTION 2. That upon adoption, the City Clerk shall cause this Ordinance, being an Amendment to the Unified Development Code, in its final form, to be published in the manner prescribed by law and to be recorded in the Book of Ordinances of the City of Ocean Springs, Mississippi.

SECTION 3. That the Mississippi Department of Archives and History be notified of the Landmark Site designation.

The above Ordinance, having been first reduced to writing, the vote was as follows:

Alderman Burgess	_____
Alderman Authement	_____
Alderman Wade	_____
Alderman Papania	_____
Alderman Blackman	_____
Alderman Impey	_____
Alderman Cox	_____

BY ORDER OF THE MAYOR AND BOARD OF ALDERMEN of the City of
Ocean

Springs, Mississippi, on this the _____ day of _____, _____.

Mayor

City Clerk

History of St. James

Saint James United Methodist Church was organized at Ocean Springs, Mississippi, in 1867, and its first sanctuary was erected until 1873. In July 1873 Edward Chase and Elizabeth W. Chase of St. Louis, Missouri, through their attorney-in-fact, George A. Cox (1811-1887), sold the N/2 of Lot 8, Block 30 (Culmsee Map of 1854) for \$50, to the Trustees of the Methodist Episcopal Church: Alfred Stewart (1836-1900+), Warner Lyman, Basile Dove (1815-1870+), and Harry Blount (1808-1889+). This lot, situated on the southwest corner of present day Government Street and General Pershing, was described in the warranty deed as having a front of 112 feet on County Road (Government Street) and 91.5 feet on Goos (General Pershing). (*JXCO Land Deed Bk. 58, pp. 467-468*)

In 1903, the Saint James congregation remodeled their original church. A cornerstone was set in 1906 at the formal dedication. It was removed in 1964 and preserved. The 1906 marker reads: St. James M.E. Church, S. Jossef Past., R.N. Jones P.E., Org. 1867, Remod. 1903, Trustees: E.S. Smith, J. Seymour, W. Lyman, W.D. Barber, T.I. Keys, Sect. Ded. By E.U.R. Lodge 4884 G.U.O. of O.F. 1906.

The old Government Street sanctuary was demolished in June 1964 and the lumber burned, and a new sanctuary was completed in July 1964. (*The Ocean Springs News, June 25, 1964, p. 1*)

In 1964, Saint James erected a new sanctuary just west of the old church. Nancy Washington (1879-1969), a long-time parishioner, related to Kay W. Casson (1916-1988) in July 1964, that she attended her first worship services in the old sanctuary, circa 1884. It was also utilized as a school building. (*The Ocean Springs News, July 23, 1964, p. 3*)

The church rectory, which faced Government Street and was west of the old church, was removed to the church lot at 709 General Pershing. This structure is now the site of the church parsonage. The rear of this building burned in August 1997 and was refurbished.

In April 1968, Saint James became affiliated with the United Methodist Church.

A chronological listing of some of the pastors of St. James through the years follows:

1926-L.E. Johnson and E.D. Smith

In January 1926, the Reverend L.E. Johnson lauded the Caucasian community at Ocean Springs and Gautier, as well as his own congregation. He said of his white brethren: "If you want peace, protection, quietness and a fair deal from citizens, come to Ocean Springs. If you attend to your own business you will get all the afore named." Reverend Johnson praised the local white Methodist minister, D.E. Vickers, for his guidance and advice upon arrival at Ocean Springs. He described this counsel as, "a light in dark places through the past years." He also noted that Reverend J.M. Thompson, of the Macedonia Baptist Church, and his congregation, "shared with us our burden," in that Macedonia had only fifty-five members in 1926, but raised \$1,823 in funds to operate Saint James. The M.E. District sent a gift of \$300, which increased the budget to \$2,123. (*The Jackson County Times, January 9, 1926, p. 1*)

OTHER FORMER PASTORS

1930 - Jerry B. Brooks and Edward A. Wilson

1942 - Reverend Smith

1943 - H. Bartee

1945 - A.L. Pittman

1952 - J.E. Davis

1956 - D.L. Morgan

1957 - Joseph Campbell (1885-1958)

1962 - H.M. Rankin

1965 - L.A. Timmons, A.W. Crump, and Lee Johnson

1969 - George Williams and Lee Johnson

1972 - G.W. Goff

Rev. Elijah Henry
Rev. Ronald Graham
Rev. Gray
Rev. Cobb
Rev. Allen Johnson

Rev. Magee
Rev. Reeves
Rev. Pierce
Rev. Mark Jones
Rev. Elsie Barnes

Rev. Peggy Gibson
Rev. Victoria Sizemore
Rev. Victoria Sizemore Tandy
Rev. Majorie Walker
Rev. Calvin Johnson

FORMER MUSICIANS

Mrs. Elizabeth Keyes

Mrs. Shirley Sinigal

Mrs. Alberta Paige

Mrs. Lina Cotton

Mrs. Mary Pierce

Mrs. Charlotte Anderson

Mr. Kenneth Wallace

Mr. Brandon Wilson

Mrs. Mamie "Mimi" Handshaw Payne

FORMER DISTRICT SUPERINTENDENTS

Rev. Orman

Rev. Bob Whiteside

Rev. Jerry Beam

Rev. E.L. Henry

Rev. David Price

Rev. McAllily

Rev. Heather Hensarling

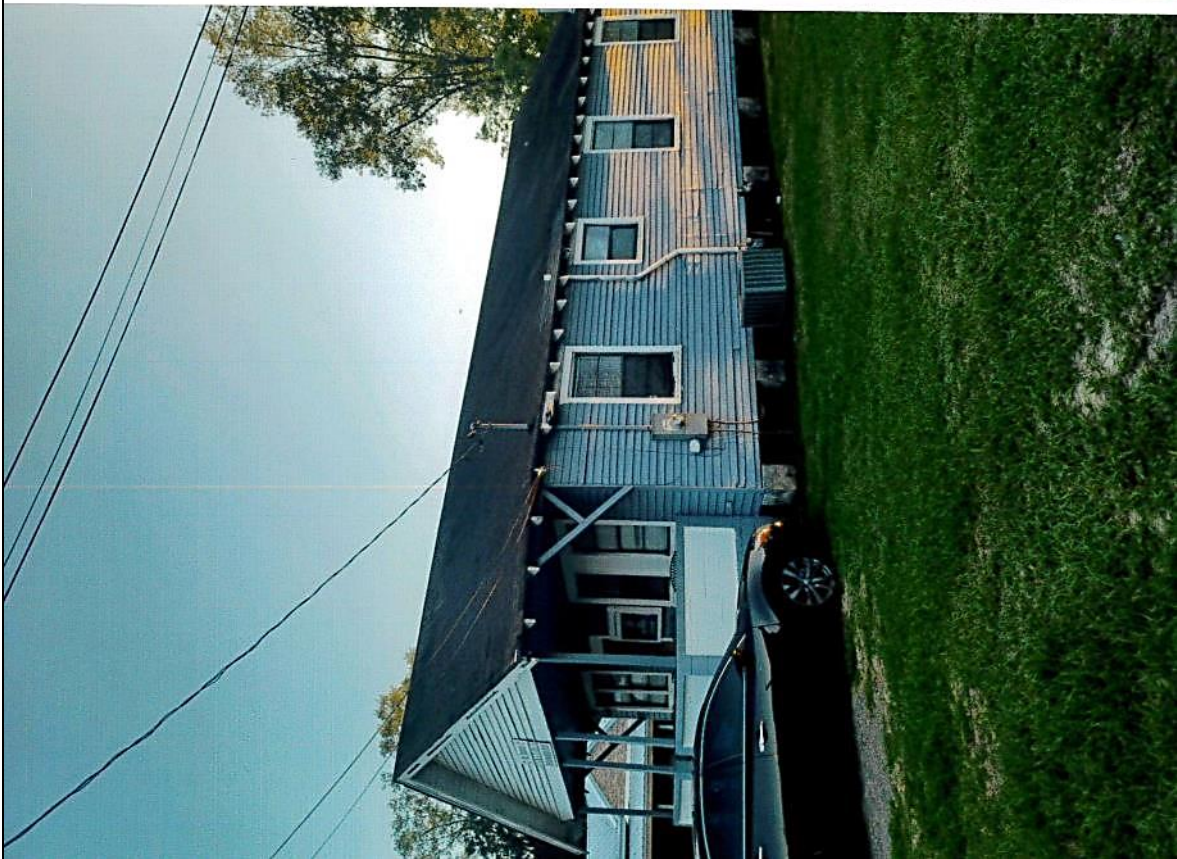
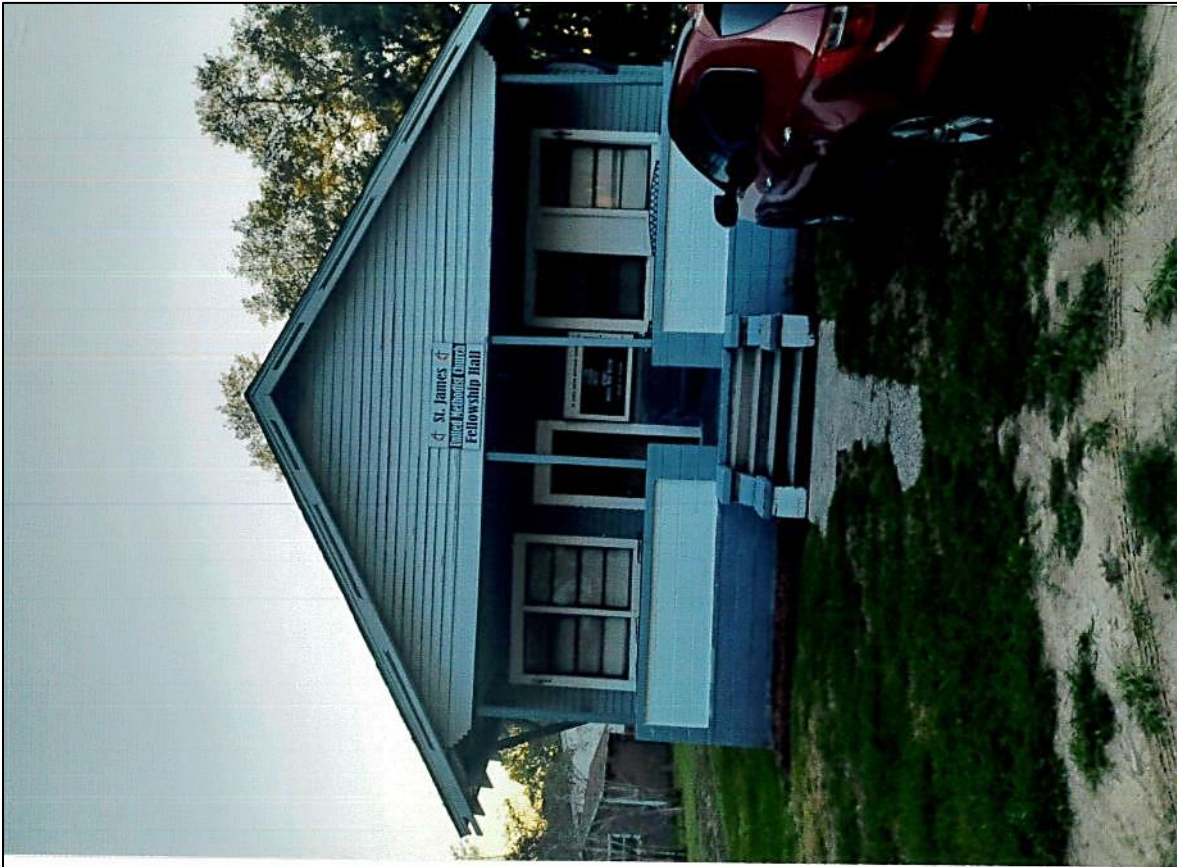
LIFETIME MEMBERS

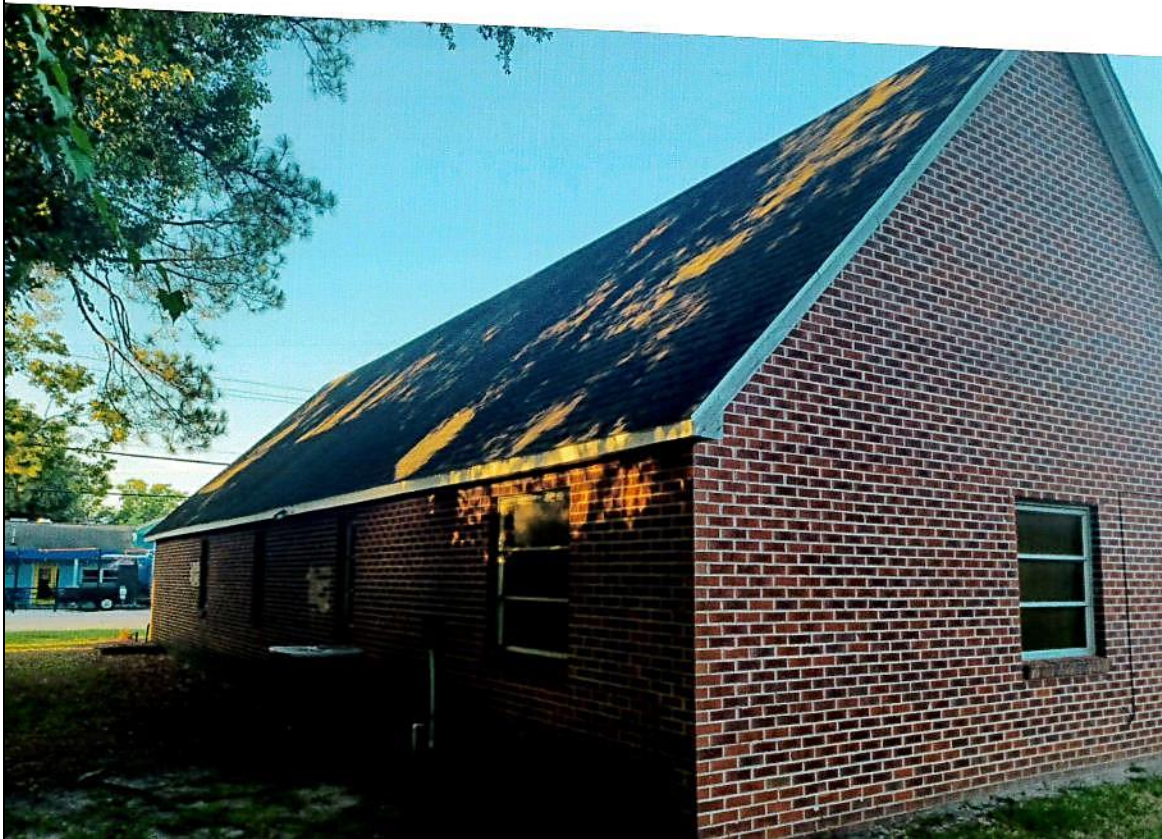
Mrs. Helena G. Oliver

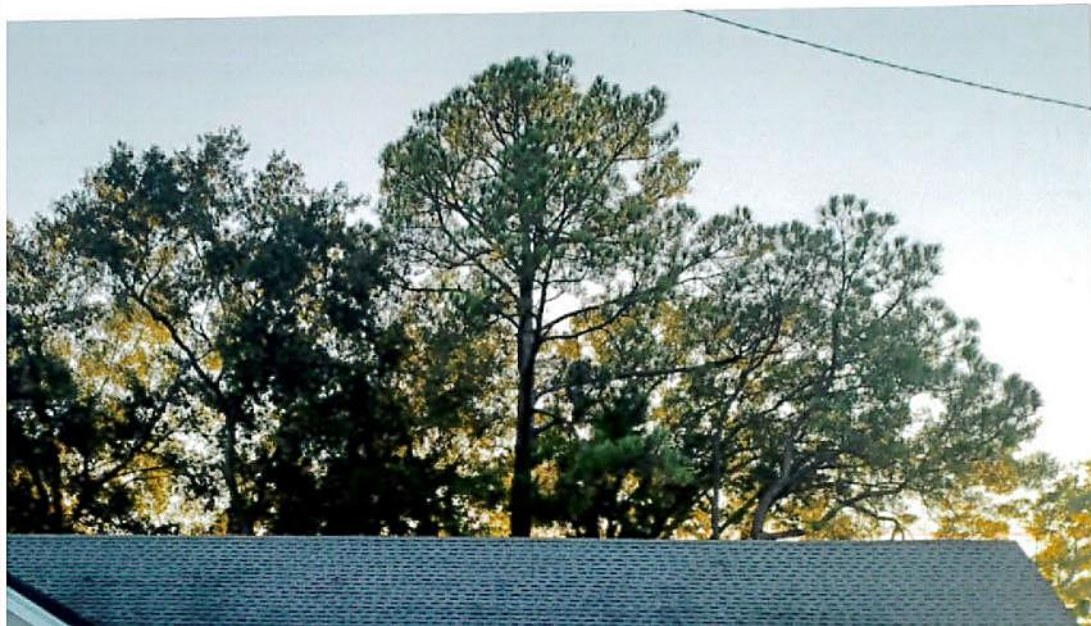
Theodore Wallace, Sr.



Saint James United Methodist Church
.1867







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

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: December 14, 2023

APPLICANT: Henry Furr, HH Furr Architects

CURRENT OWNER? Yes ☒ No

If No: Michelle Hodges

REQUESTED ACTION: Approve a Certificate of Appropriateness (COA) for the construction of an Open Air Pavilion with Outdoor Kitchen

DATE OF APPLICATION: November 7, 2023

LOCATION: 207 Washington Ave./ PID# 61360007.000 / Old Ocean Springs Historic District

ADJACENT ZONING/LAND USE:

Subject Property: R-1, Single-Family Residential District – single family dwelling;

North: R-1 District – Single family dwelling;

East: across Washington Avenue, R-1 District – single-family dwellings;

South and West: R-1 District – Marsh and bayou in Fort Maurepas Park



DESCRIPTION OF THE REQUEST: The homeowner requests a COA to construct a covered pavilion with an outdoor kitchen to the west (behind) the existing dwelling. The Pavilion columns & rails will match the existing columns & rails on the home, as will the roofing and paint colors.



FINDINGS:

- The MS Dept. of Archives and History Resources Inventory does not include this house. It was constructed after Hurricane Katrina.
- The Historic District Guidelines recommend that building additions use materials that are compatible with the existing building and new outbuildings be located to the rear of the main house. The location and material of the pavilion comply with those recommendations.

POTENTIAL MOTION: Recommend approval of a Certificate of Appropriateness for a pavilion at 207 Washington Ave. as described in the application and 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: _____

[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: 207 Washington Avenue

Property Owner(s): Michelle Hodges

Parcel ID Number: 61360007.000

Approximate Age of Home: _____

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: Henry Furr, H. H. Furr Architecture & Development PLLC

Address: 1716 Government Street, Suite F

City: Ocean Springs

State: MS

Zip: 39564

Phone: 228.872.4455

Email: henry@hhfurr.com

Property Owner [if Different]:

Name: Michelle Hodges

Address: 207 Washington Avenue

City: Ocean Springs

State: MS

Zip: 39564

Phone: 251.978.6784

Email: mhodges1585@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 |

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- **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.

Michelle Hodges

Printed Name of Owner

Signature of Owner

Henry H. Furr

Printed Name of Authorized Agent

Signature of Authorized Agent

Nov. 7, 2023

Date

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

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

New Construction, Additions, Extensive Renovation / Repair

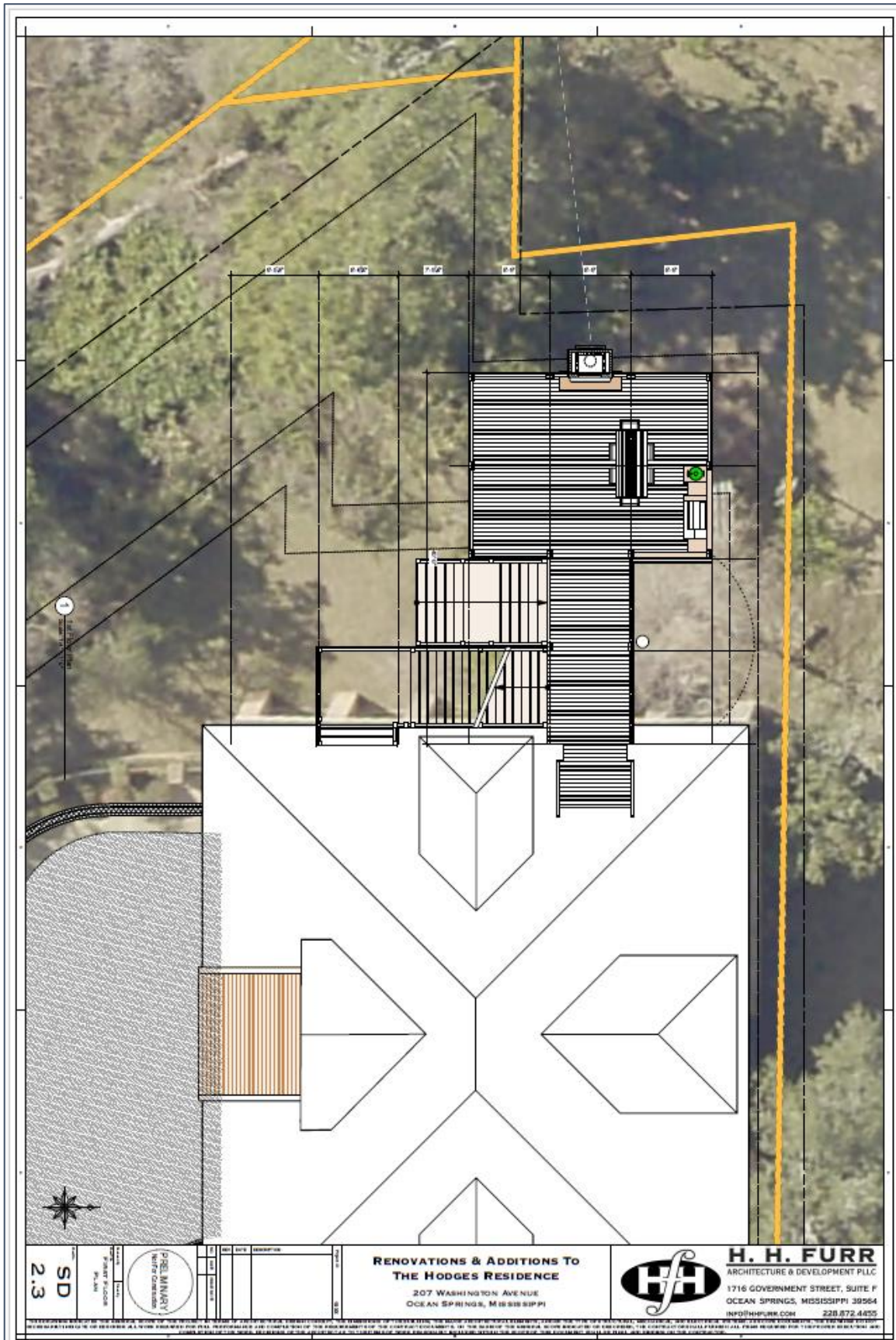
NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed 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: Addition of an open air pavilion with outdoor kitchen to the West (behind) the existing residence. The Pavilion columns & rails will match the existings Columns & rails on the home, as will the roofing and paint colors.







The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, November 16, 2023

1. Call Meeting to Order

A meeting of the City of Ocean Springs Historic Preservation Commission was called to order by Charlene Roemer at 6:00 p.m. on Thursday, November 16, 2023. Members present were Michael Burns, Michael Doster, Bonnie Monro, and Charles Fowler. Also present were Wade Morgan, City Planner, and Camille Anderson, Planning/Grants Coordinator. Karen Chewning and Owen White were absent.

2. Old Business

None

3. New Business

- a. 1208 Bowen Avenue/ PID# 61190012.000 - City of Ocean Springs - Certificate of Appropriateness (COA) for Minor Renovation or Repair: Exterior Painting, Window Replacement, Installing a Fence and Miscellaneous Repairs.

Wade presented the application. The Historic Preservation Commission discussed with the applicant. A motion was made by M. Burns seconded by M. Doster to recommend approval of the Certificate of Appropriateness as presented. The motion passed unanimously with O. White and K. Chewning absent.

4. Approval of Minutes

- a. October 12, 2023

A motion was made by B. Munro seconded by M. Burns to accept the minutes as submitted. The motion was unanimously carried with O. White and K. Chewning absent.

5. Audience Request

None

6. Administrative

- a. Nominations for Chairman and Vice-Chairman

W. Morgan stated that the Commission should submit their nominations to the Planning Department and the Commission will vote at the December meeting.

7. Adjourn

A motion was made by M. Burns seconded by M. Doster to adjourn. The motion was unanimously carried with O. White and K. Chewning absent.