



Historic Preservation Commission Meeting

Thursday, February 15, 2024 @ 6:00 PM

1. Call Meeting to Order

2. Approval of Minutes

- a. January 11, 2024

3. Old Business

- a. 410 Martin Avenue - Revision to approved COA to modify driveway.
- b. *DEFERRED FROM DECEMBER 2023*: 1211 Bowen/ PID# 60137096.000 - Patrick Gray - Certificate of Appropriateness (COA) for carport and privacy fence.

4. New Business

- a. 110-A Shearwater Drive/ PID# 60130590.072 - Owen White - Certificate of Appropriateness (COA) for a fence.

5. Audience Request

6. Administrative

7. Adjourn

**The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday January 11, 2024**

1. Call Meeting to Order

A meeting of the City of Ocean Springs Historic Preservation Commission was called to order by Michael Burns at 6:00 p.m. on Thursday, January 11, 2024. Members present were Michael Doster, Bonnie Monro, Owen White, and Charles Fowler. Also present were Wade Morgan, City Planner, and Camille Anderson, Planning/Grants Coordinator. Charlene Roemer and Karen Chewning were absent.

2. Old Business

- a. None

3. New Business

- a. 502 Martin Avenue / PID# 60137606.000 - City of Ocean Springs - Certificate of Appropriateness (COA) for privacy fence.

W. Morgan presented the application. M. Burns asked the Historic Preservation Commission if they had any questions. They did not. M. Burns asked the applicant if they wished to speak. They did not. A motion was made by B. Munro, seconded by O. White to approve the Certificate of Appropriateness (COA) for privacy fence. The motion passed 5-0 with K. Chewning and C. Roemer absent.

4. Approval of Minutes

- a. December 14, 2023

A motion was made by C. Fowler, seconded by O. White to accept the minutes as submitted. The motion passed 5-0 with K. Chewning and C. Roemer absent.

5. Audience Request

- a. Presentation by Historic Ocean Springs Association

6. Administrative

7. Adjourn

A motion was made by B. Munro, seconded by C. Fowler to adjourn the meeting. The motion passed 5-0 with K. Chewning and C. Roemer absent.

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): Michael and Rebekah Cunningham

CURRENT OWNER? Yes ☒ No ☐
If No-List Current Owner: NA

LOCATION: 410 Martin Avenue / PID: 60137428.100 / Old Ocean Springs Historic District

REQUESTED ACTION: **Amendment** to an Approved Certificate of Appropriateness (COA) to modify the driveway design.

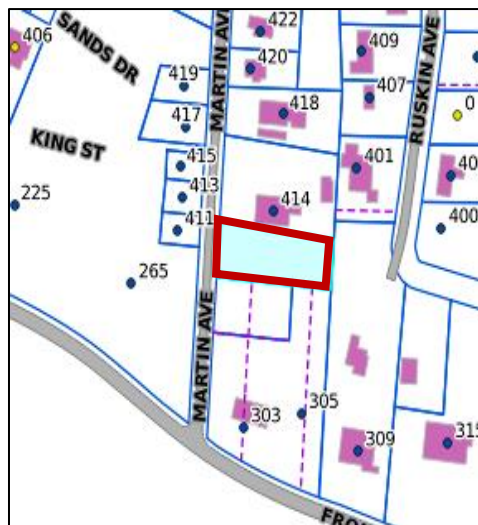
DATE OF APPLICATION: January 6, 2024

PUBLIC MEETING: Thursday, Feb. 15, 2024 / 6:00 p.m.

EXISTING CONDITIONS: single family dwelling under construction

DESCRIPTION OF COA: The owner requests approval to widen the driveway and decrease the curvature. The wider driveway will provide more width for vehicles to park and a wider curvature will make it easier for drivers to navigate the driveway. The existing Site Plan and Proposed Site Plan are attached. In addition, the front yard walkway pavers are to be eliminated.

VICINITY:



COA CONSIDERATIONS:

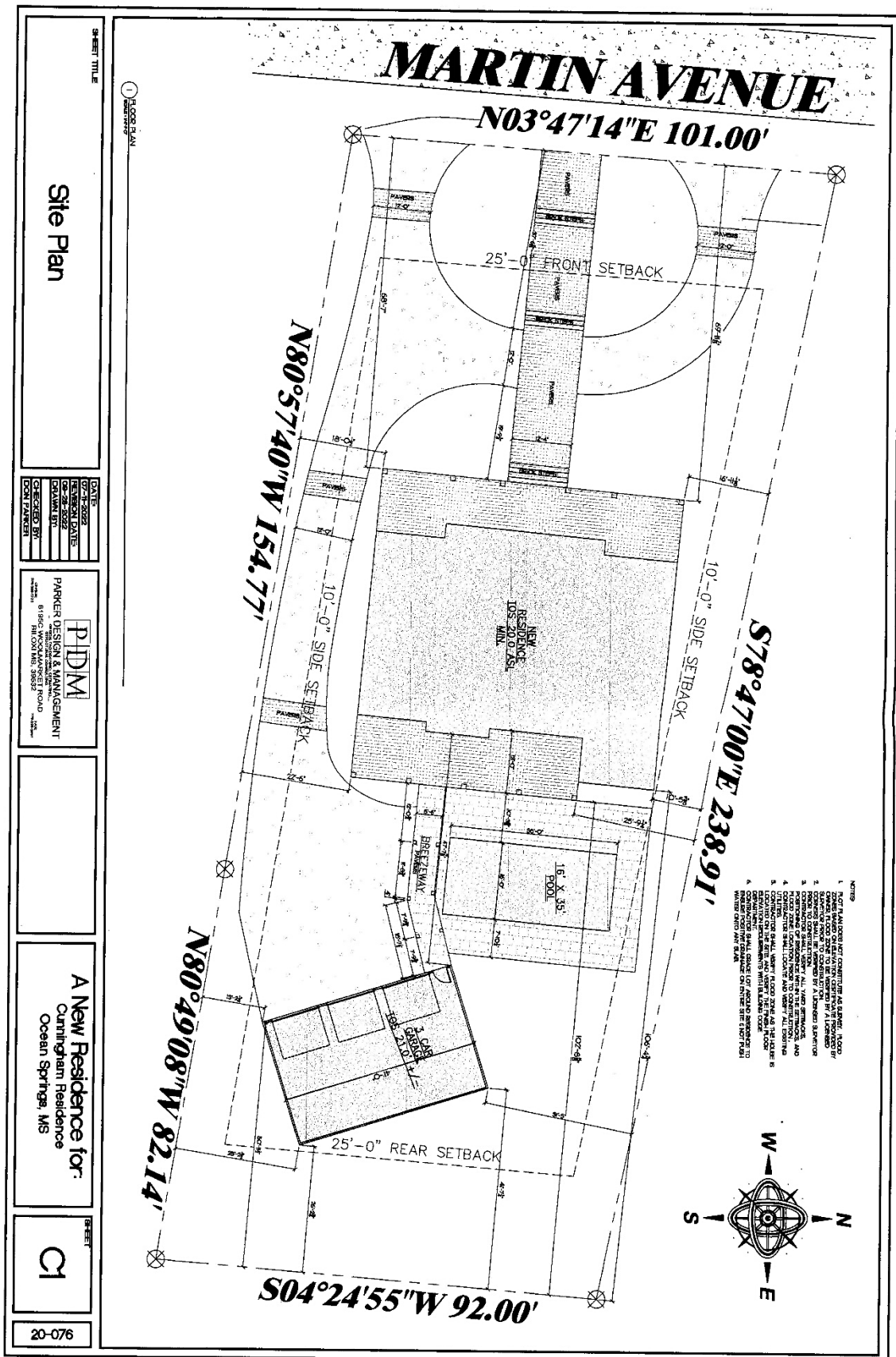
- The Old Ocean Springs Historic District is described as having, “an abundance of high-style architecture both well suited and adapted to the Gulf Coast climate and indicative of the continuous development of Ocean Springs as a resort community” and is, “a large concentration of primarily street-oriented properties, significant for its diversity of architectural styles, local stylistic adaptations and variety of building forms,” according to the Historic District Guidelines.

FINDINGS AND CONCLUSIONS:

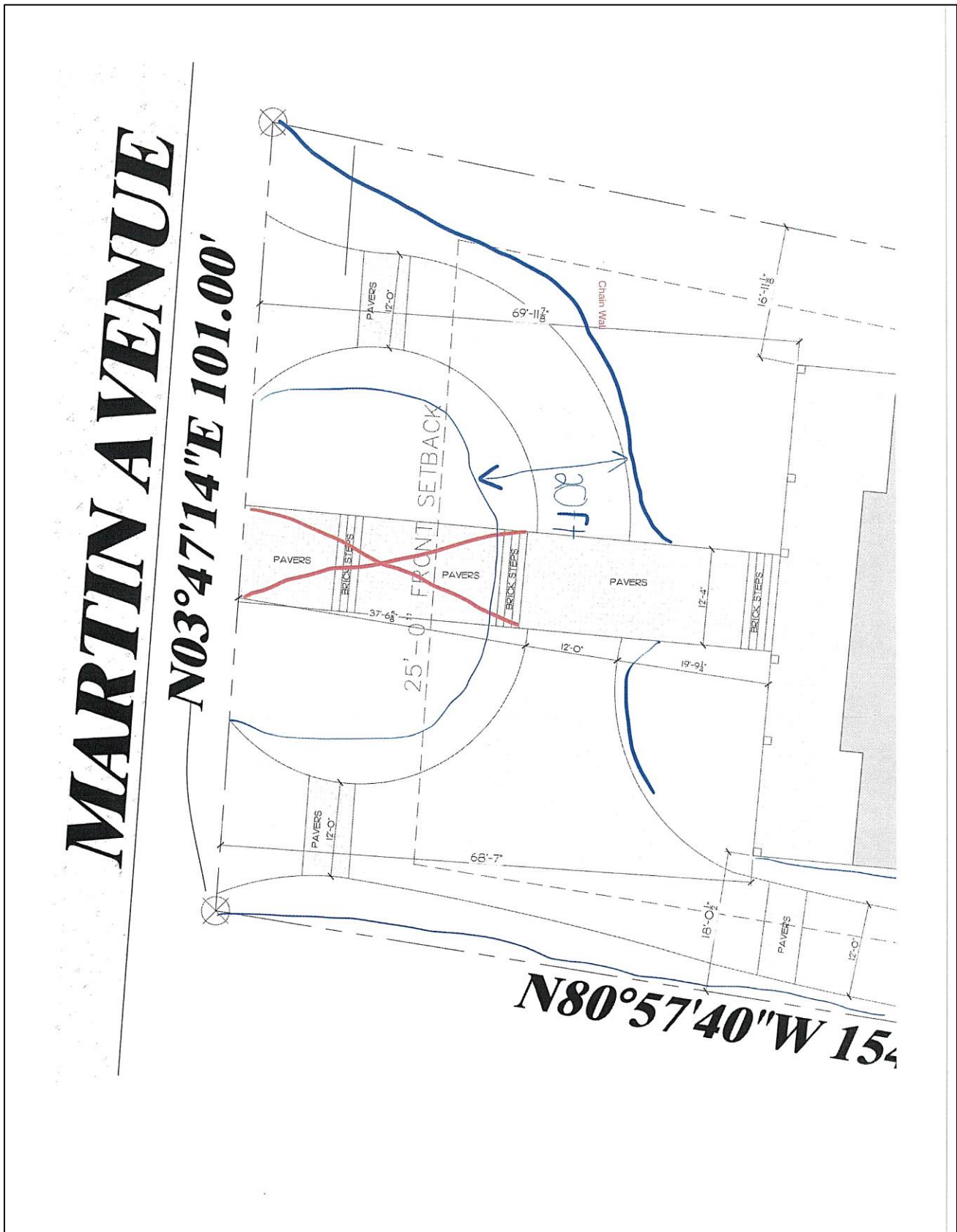
- The COA for the house was approved by the HPC on 11/10/22 and by the Board of Aldermen on 11/15/22. The approved site plan provides a 12 foot wide circular driveway that intersected Martin Ave. approximately 11 feet from the north lot line. The proposed driveway is shown by the blue line on the Proposed Site Plan.
- The proposed amendment to the COA will increase the driveway width to 20 feet and intersect Martin Ave. at the north lot line.
- The Historic District Guidelines address driveways mainly in relation to renovation and modifications to existing dwellings. The guidelines recommend that “driveways should be limited to a straight connection from the street to the rear yard and limited to the narrowest width possible. Front yard drives, such as semicircular drives, are generally inappropriate.” Also, “In general, no parking should be located between the building façade line and the street.”
- The Guidelines section on “New Construction” does not specifically address driveways other than stating that attached garages for new buildings should be located at the rear of the structure.

POTENTIAL MOTION:

To approve/deny an amendment to the Certificate of Appropriateness for the design of the driveway at 410 Martin Avenue as described in the application.



PROPOSED SITE PLAN





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: 9/22/2022

[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: 410 MARTIN AVE.

Property Owner(s): MICHAEL AND REBEKAH CUNNINGHAM

Parcel ID Number: 60137428.000, SECTION 30-7-8 Approximate Age of Home: NEW CONSTRUCTION

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: MICHAEL AND REBEKAH CUNNINGHAM

Address: 711 PINE DRIVE, OCEAN SPRINGS MS 39564

City: OCEAN SPRINGS

State: MS

Zip: 39564

Phone: 228-282-0565

Email: MCUNNINGHAM20@gmail.com

Property Owner [if Different]:

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Email: _____

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

☒ New Construction, Additions, Extensive Renovation / Repair

☐ Minor Renovation / Repair

☐ Exterior Painting (Contributing Structures Only)

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

☐ Signage

☐ Demolition

— 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: A NEW HOUSE AND SWIMMING POOL ON A VACANT
LOT LOCATED AT 410 MARTIN AVE., OCEAN SPRINGS. EXTERIOR
DETAIL AT B-3. MAHOGANY FRONT DOOR. MARVIN WINDOW DETAIL
ATTACHED. EXTERIOR COLOR BENJAMIN MOORE WHITE
DOUG

— Attach Additional Sheets if Needed —

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.

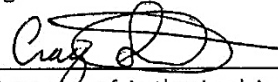
Notes:

- 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.

MICHAEL CUNNINGHAM
Printed Name of Owner

Signature of Owner

CRAIG SMITH
Printed Name of Authorized Agent


Signature of Authorized Agent

9/21/2022
Date

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

Wade Morgan

From: OS Planning
Sent: Monday, January 22, 2024 9:05 AM
To: Wade Morgan
Subject: FW: Driveway at 410 Martin Ave

Camille Anderson
City of Ocean Springs
Planning Dept.
PO Box 1800
Ocean Springs, MS 39566
Phone: (228) 875-4415

Email: osplanning@oceansprings-ms.gov

This electronic mail message, including all files or attachments, is intended exclusively for the individual or entity to which it is addressed and may contain legally privileged and confidential information. The authorized recipient of this information is prohibited from disclosing this information to any other party unless permitted or required by law or regulation. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you are not the intended recipient, please contact the sender by reply e-mail and delete the original email from your system.

-----Original Message-----

From: Joanna Schavrien <joannaschavrien@gmail.com>
Sent: Friday, January 19, 2024 4:46 PM
To: OS Planning <osplanning@oceansprings-ms.gov>
Subject: Driveway at 410 Martin Ave

Camille,

Per our conversation, I am writing about the driveway at 410 Martin Ave.

The circular driveway, (which goes against historic guidelines but was approved anyway.) has been moved from the 10 foot set back to the actual property line. We saw these plans and initially didn't speak against the driveway because of the setback, however it being moved would not look good due to the angled lot lines. The driveway will now begin at the front corner of our 110 year old home. To our knowledge these plans were not approved by the city and we do not think that having this in front of a historic home will look good. I know that driveways can be to the property line but this was not what the committee approved and we feel that this would take away from the aesthetics of an actual historic home. I just messaged the builder and told him about our conversation (that they are supposed to follow the plans approved by the committee)and gave him your number. He responded OK so they are aware of the situation.

Thank you,
Joanna Schavrien
228-669-1901

Sent from my iPhone

Wade Morgan

From: Joanna Schavrien <joannaschavrien@gmail.com>
Sent: Friday, February 9, 2024 11:59 AM
To: Wade Morgan
Subject: 410 Martin Ave/10" setback request/Feb 15 Historic Committee

Mr. Morgan,

I'm Joanna Schavrien at 414 Martin Ave. It was built in 1911 and is a Historic Home next door to the applicants of 410 Martin Ave My house is known as "Terrace Hill". We've been restoring it since 2020 according to state and local guidelines. My neighbors at 410 Martin Ave are requesting an increase in the size of their semi-circular driveway and a retaining wall. Before I get started, please understand that I am not trying to be combative towards you about this issue. I wanted to write in before you made your recommendation to the historic committee on the agenda packet. (And while I plan on attending the meeting, my husband is out of town and I have two small kids that might say otherwise. 😊) We have worked hard to restore our home under these guidelines and we were also under the impression that they were in place to protect our home. When the house next door was initially approved, our home was not considered until AFTER the committee approved their construction plans and I don't want that to happen again, especially since this particular issue will directly impact our home. (They approved it and then said "wait... isn't this next door to that really old house....." and only then did they proceed to ask questions about the historic home next door.)

I would like to start by quoting
Page 44, Section C of Ocean springs Historic Guidelines which states:

"In most areas, driveways should be limited to straight connection from the street to the rear yard and limited to the NARROWEST WIDTH possible. Front yard drives, such as semicircular drives, are generally INAPPROPRIATE."

Page 54 of our guidelines refers to new construction homes and states:

- 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.
- 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.

Due to a lot split by the previous owner of our properties, their property line starts at an angle, directly at the front corner of our historic home. (see attached) The previous plans (see attached) had a 12" foot semi circular driveway which allowed a 10" green space between our home and the start of their driveway. The submitted revisions increase the driveway to 18-20 feet wide with the full 100 foot lot frontage covered lot line to lot line with the semi-circular driveway, in front of a house that sits almost 70 feet from the road. It also includes a retaining wall which runs from the south corner of the their house

and ends at the front of our house. This is 100 feet of, to quote the Historical Guidelines, a driveway that is "generally inappropriate". I am not writing to ask why this was previously approved, or to ask you to take away that which was previously approved, or to even ask that you not allow their size increase from 12"-18". I am writing to ask for just 10 feet out of that 100 feet. Ten small feet which would allow a natural green space and break between our homes, and conform with the natural pattern and spacing established in our historic district. Ten small feet out of 100 that will keep their driveway from starting in line with the front of our historic house. I have searched all of this historic district for a driveway that is also placed at the front of an adjoining neighbor's house, and have not found any. And while the applicants may try to argue that circular driveways are in the historic district, NONE of the few (which were grandfathered in from before Katrina, gravel, or other new construction that was approved for some reason) extend the entire frontage of a lot or begin in front of a historic home or exist in the green space between two homes. I can also not find any which include a retaining wall.

Page 20 of the historic guidelines states:

Site and Setting is important to both the historic property and the district. A building is seldom seen standing alone, but rather as part of a streetscape. The character of each individual building contributes to the visual character for the street(s) and even an entire neighborhood. District boundaries are formulated upon this concept. Related design issues include landscape, fences and walls, pavement.....

A 100 foot+ semi circular driveway with a retaining wall going over green space and in front of another house is not "part of a streetscape" and contributes to that building standing alone and not conforming with the neighborhood.

It is my belief that they will still be able to use their driveway without hardship and for their intended purposes without starting it in front of our historic house.

Standard driveway sizes are 10-12 feet wide. 18 feet is the the minimum size for two cars to be able to pass each other in a driveway. The width of Martin Ave, the street in front of our homes is approximately 18 feet and 3 inches. With their cars parked in the 3 car garage, and the length (18") and width of the straight connection from the street to the garage, they should be able to fit 16+ standard size SUVs (17" long x 7" wide). (I am basing this on the driveway being at least 140" long, but I know it is much longer. From the street to the back corner of the house is about 140" and they have additional driveway behind that. I just don't have the exact measurements.). That is 16 SUVs WITHOUT the semi-circular portion of the driveway.

I am not asking that the circular driveway be removed, I am just asking for a 10" setback between the front of my home and their semi-circular driveway. A setback that gives a green space between homes and conforms with all the other homes in our district. The applicant tells us that the only way the circular driveway can be accomplished is to move it to the property line, so if that is the case, then I do ask for it to be removed, considering 16 SUVs will be able to park on the remaining straight connection from the street to the garage.

Please give my historic home the 10 little tiny feet of the respect it deserves. Please hold everyone in the historic district to the same guidelines. They were not created for just the old homes to follow but the district as a whole.

It's my hope that my home is still known as Terrace Hill and not "that old house that the neighbor's driveway starts in front of". All I ask is for 10 small feet.

Thank you for your time and consideration.

Joanna Schavrien
228-669-1901

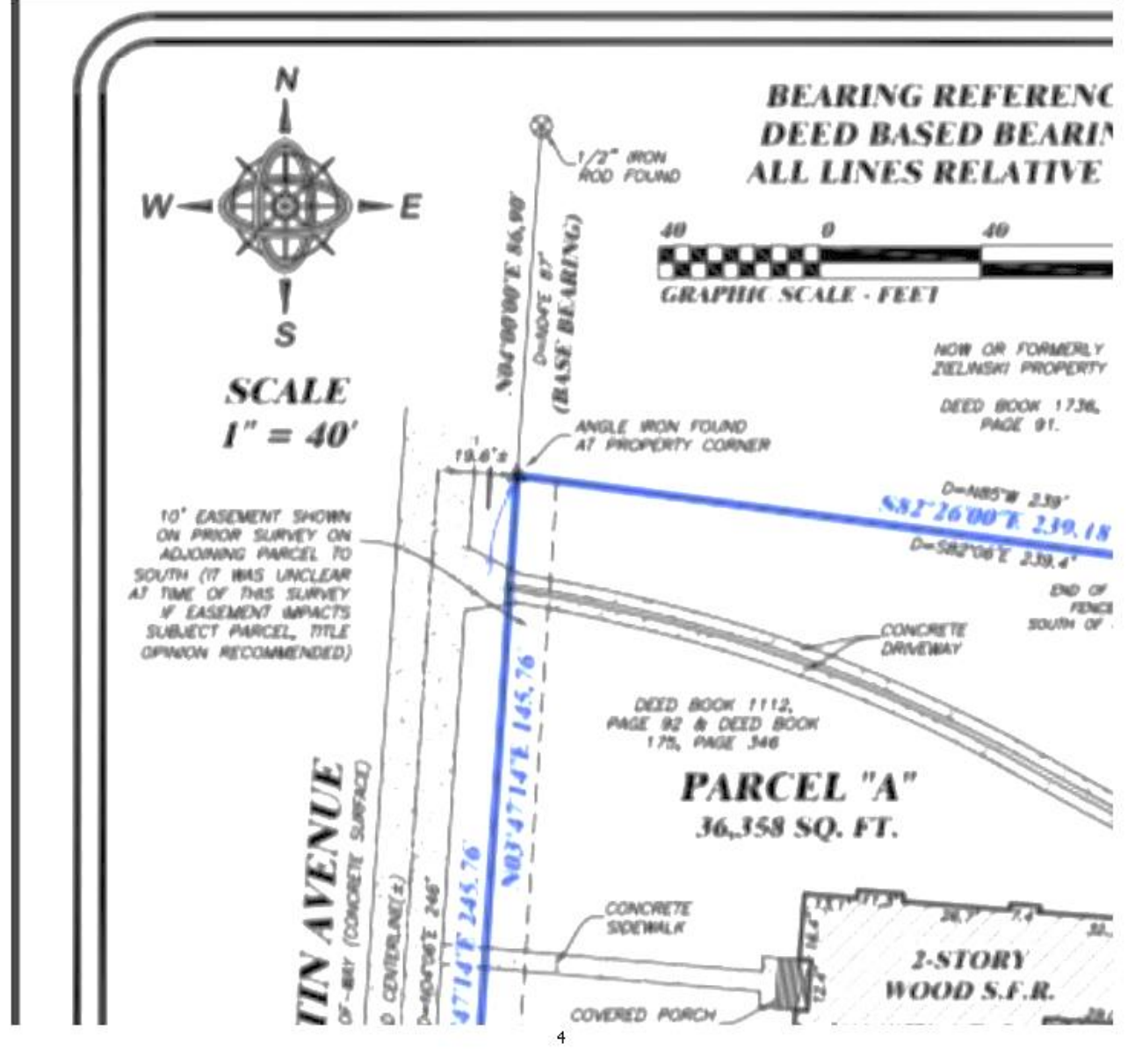
Sent from my iPhone. Please excuse any errors.

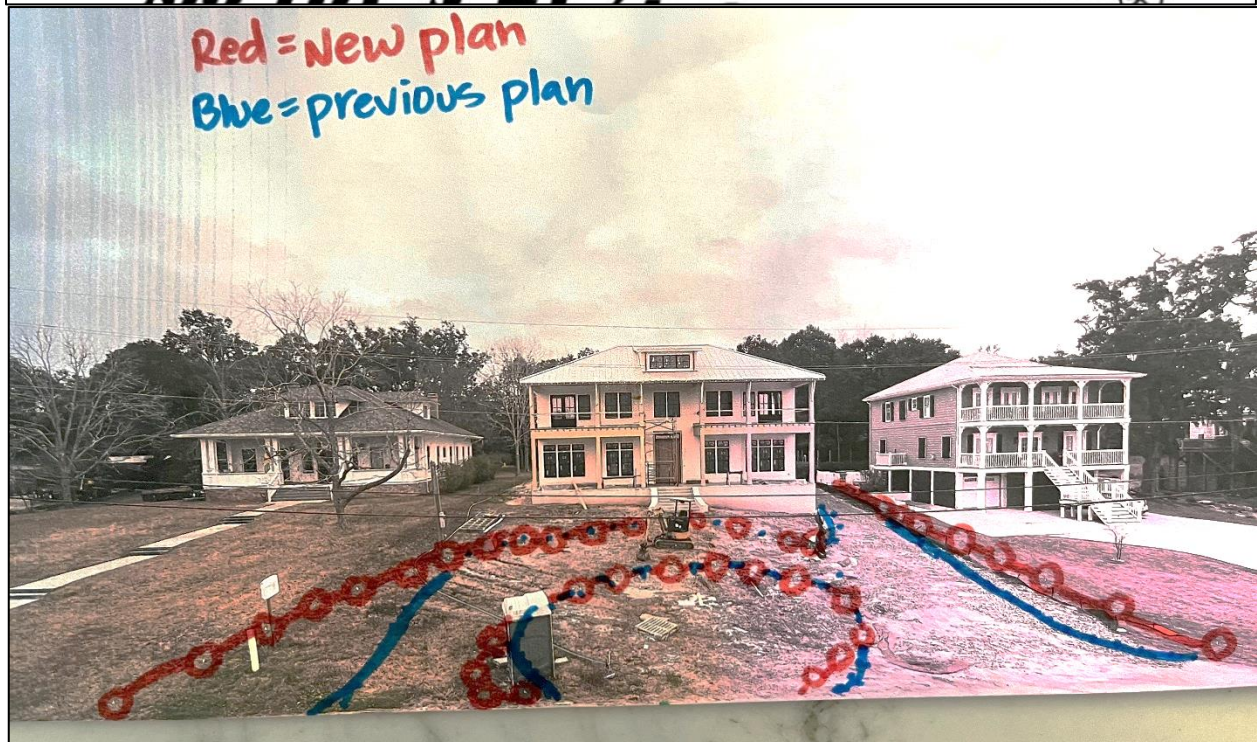
I did my best to write this email without having seen the new plans. It is based off of what has been told to us and the flags on the property. I do know that the width of the driveway has been modified since the placement of the flags, however it still goes into the green space and at the front of my house. I sent in a public records request and will write in with any corrections after I receive them, if there are any that apply. I went ahead and sent this email since I only had so much time to do so before the kids come home from school and Mardi Gras Break starts.

Sent from my iPhone

9:49

414 Martin Revised Survey





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): Patrick Mason Gray

CURRENT OWNER? Yes ☒ No ☐
If No-List Current Owner: NA

LOCATION: 1211 Bowen Avenue/PID#60137096.000/Bowen Avenue Historic District

REQUESTED ACTION: Approval of a Certificate of Appropriateness (COA) for 1) construction of a carport and 2) installation of privacy fencing

DATE OF APPLICATION: January 6, 2024

PUBLIC MEETING: Thursday, Feb. 15, 2024 / 6:00 p.m.

EXISTING CONDITIONS: single family dwelling

ADJACENT ZONING/LAND USE:

Subject Property: R-2, Single-Family Residential District – single family dwelling;

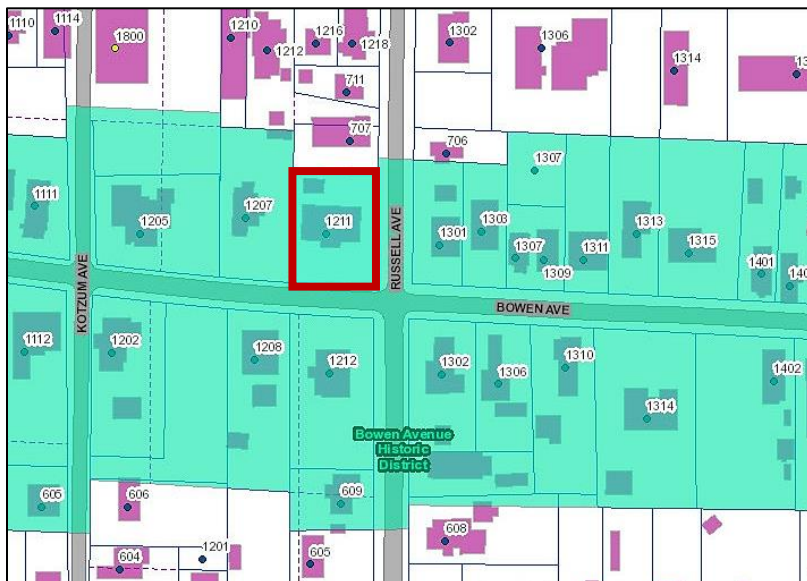
North: CMX-1, Neighborhood Commercial District–commercial building;

East: across Russell Avenue, R-2 District – single-family dwellings;

South: across Bowen Avenue, R-2 District – single-family dwellings;

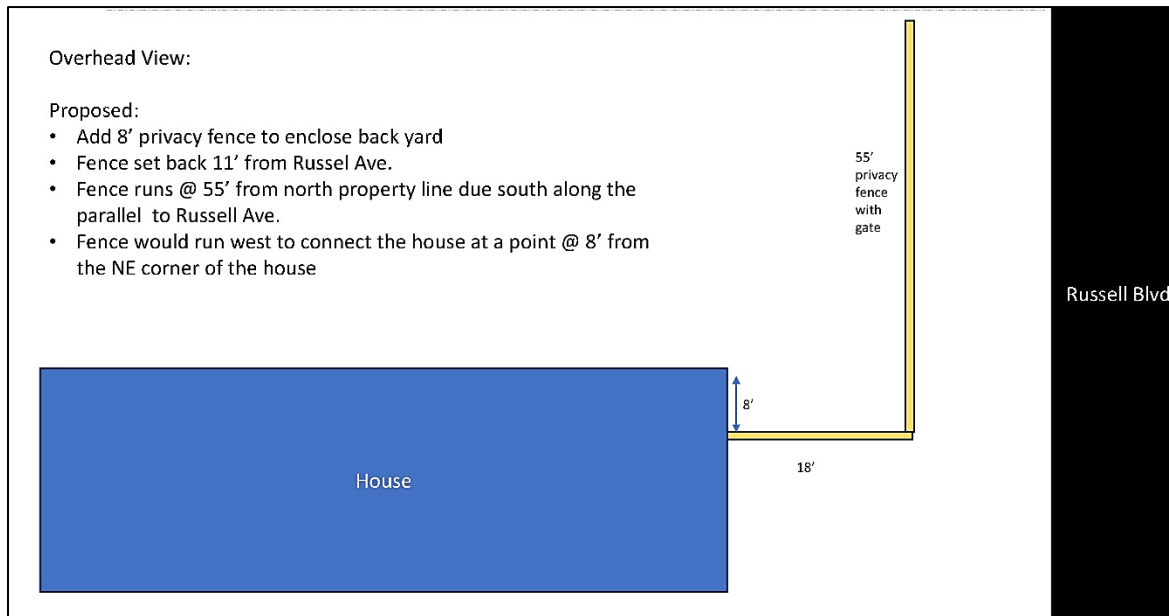
West: R-2 District, single-family dwellings.

VICINITY:



DESCRIPTION OF COA:

The carport is to be a “basic carport.....with open walls and 6”x6” posts”. It is to be 23.5 ft. x 70 ft. in dimensions to cover the rear of the driveway. The roof pitch and materials will match the house. The fence is to enclose the rear yard by connecting the house to the proposed carport and to the existing rear yard fence. The section along Russell Ave. will be located 11 feet from the street. The fence will be 8 ft. in height.



COA CONSIDERATIONS: According to the MS Dept. of Archives and History (MDAH) Historic Resources Inventory, the house was built in 1968 and is ranch-style dwelling. It is considered as a “non-contributing,” structure to the historic district.

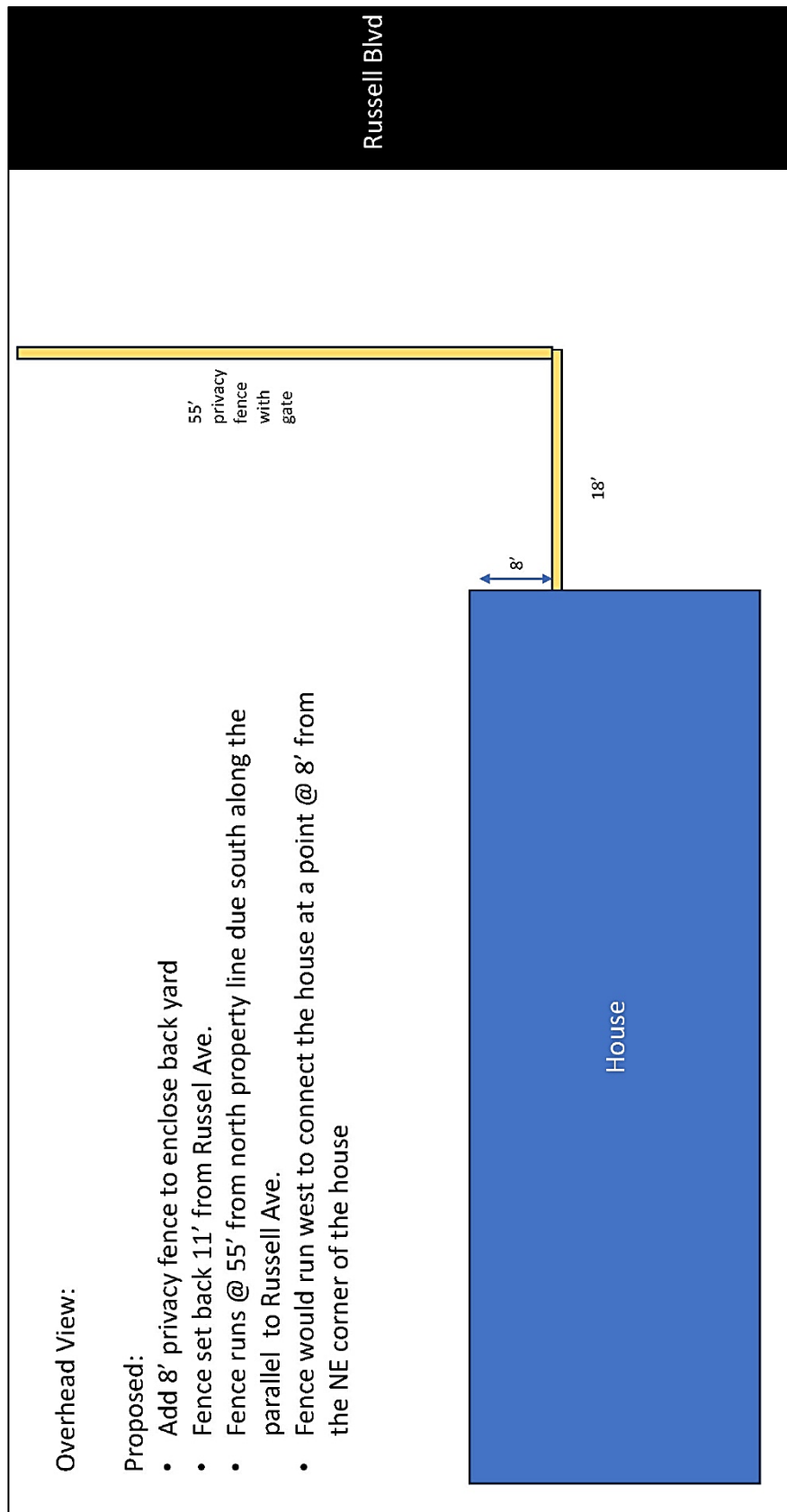
FINDINGS AND CONCLUSIONS:

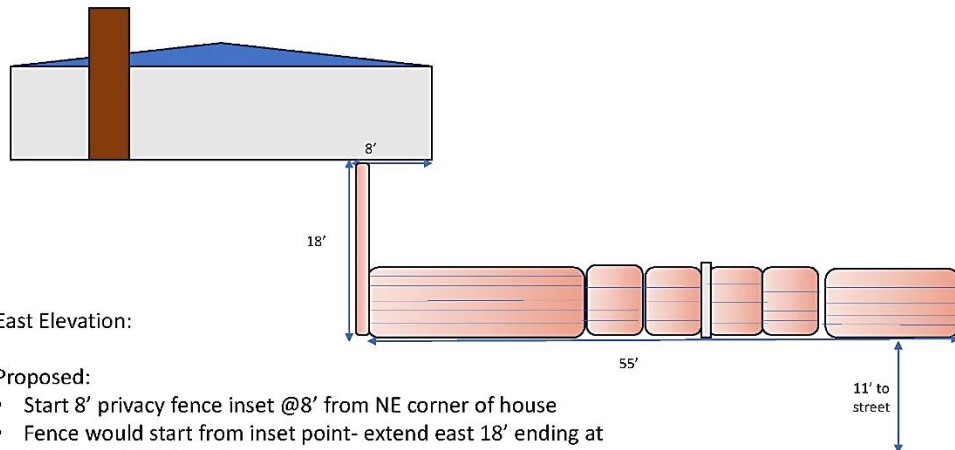
- The Bowen Avenue Historic District is described as a linear area of three blocks of street-oriented dwellings showing a diversity of influences.
- The 8 ft. fence height is the maximum height allowed by the Unified Development Code (UDC).
- The applicant has obtained approval from the property owner to the north for the height of the fence as required by the UDC.
- The Historic District Guidelines note that rear yard privacy fences are acceptable but should not extend forward of the centerline of the house and are best kept to the rear of the building. “On corner properties the impact of fences on the secondary street and adjoining properties along that street must be considered.” The guidelines also recommend that new fences closely follow established precedent within the district.

POTENTIAL MOTIONS:

1. To approve/deny a Certificate of Appropriateness for the construction of a 23.5 ft. by 70 ft. carport at 1211 Bowen Avenue as described in the application.
2. To approve/deny a Certificate of Appropriateness for the construction of a 8 ft. tall wood privacy fence at 1211 Bowen Avenue as described in the application.

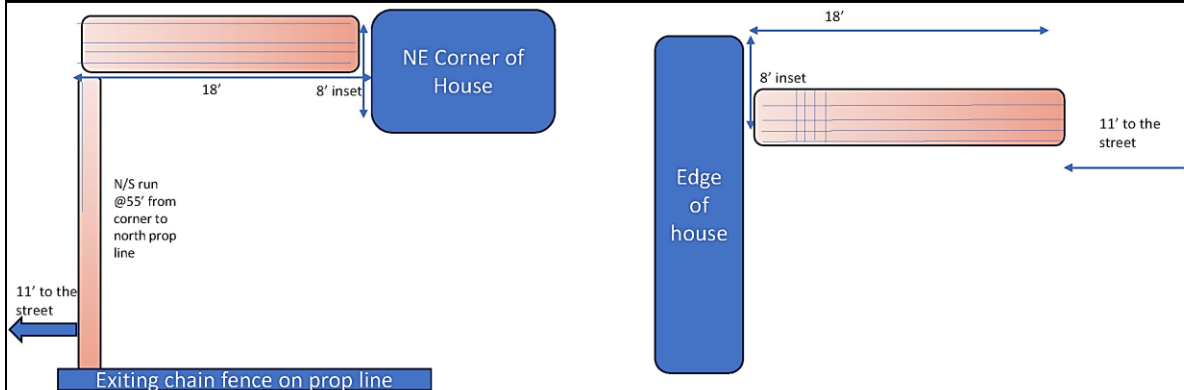
PROPOSED SITE PLAN





Proposed:

- Start 8' privacy fence inset @8' from NE corner of house
- Fence would start from inset point- extend east 18' ending at distance of 11' from Russel Ave.
- Fence would run north approximately 55' to reach property line to north
- The enclosure would include a gate in graveled driveway area and separate doors for access.
- Proposed fence would be 11' from Russel ave.

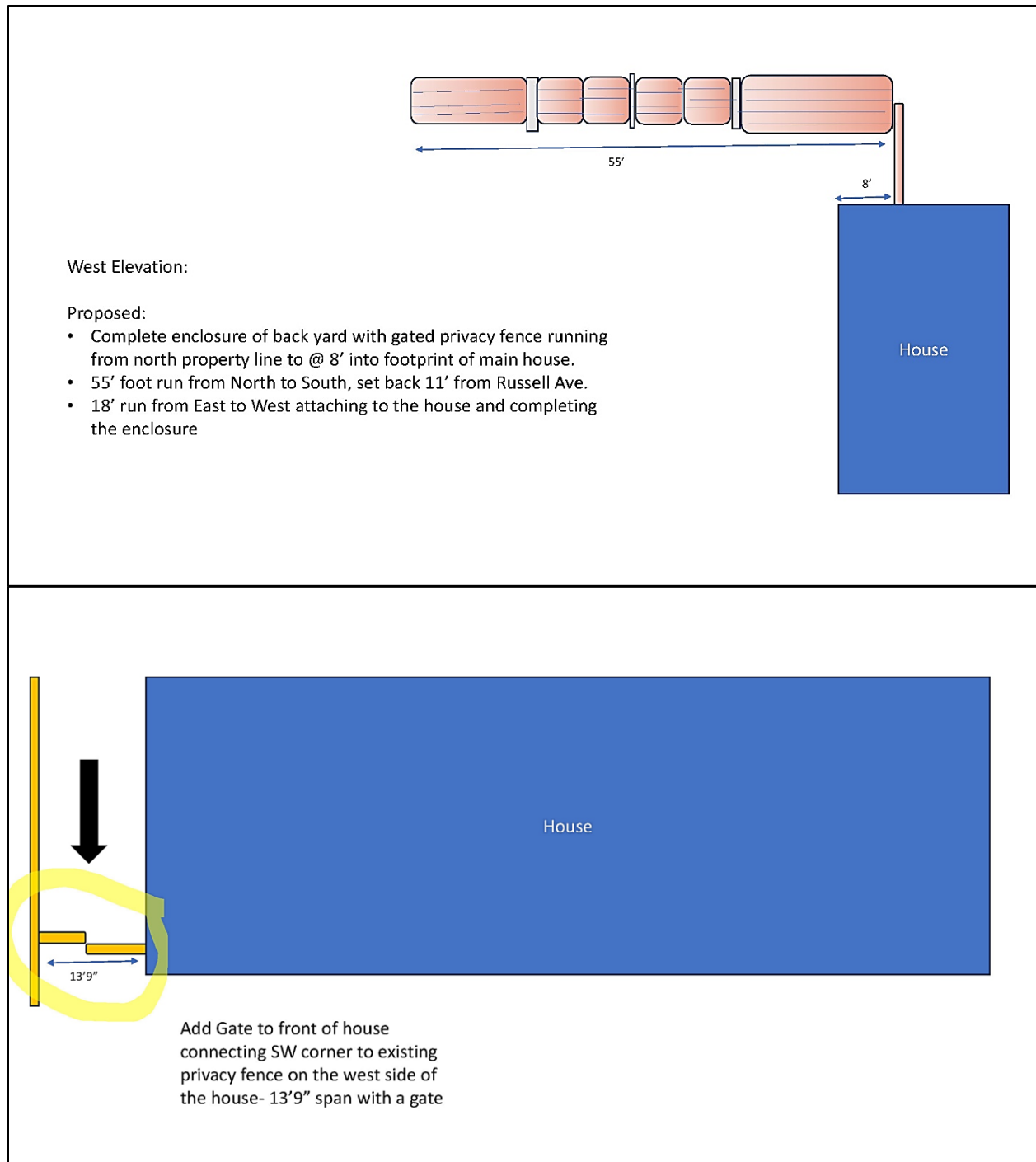


Proposed:

- 8' privacy fence runs 18' length east to west,
- Set back 11' from Russell
- Starting from 8' inside footprint of house
- Runs 55' North South to connect to Prop Line to the North

Proposed:

- Privacy fence running 18' in length length east to west, set back 11' from Russell



View from NE corner of property line
towards the house

Proposed fence would be set back from the
road 11' connecting to existing fence to the
north on the property line.



View from Russell Blvd facing east

Proposed carport fence would be 11' from
the road with a gate to access the back yard
located over the gravel area.



View from Bowen facing North towards the house at 1211 Bowen Ave

Proposed gate would connect existing privacy fence to the house allowing for the back yard to be enclosed.

Fence to complete the enclosure would run from a point 8' inside the NE corner of the house approximately 18' east/west to a point 11' from the road connecting to the North/South run of fence.



View from back yard facing East towards Russell

Proposed fence would run from the existing fence on the north property line, shown on the left of this image to connect to a perpendicular run connecting to a point 8' from the NE corner of the house.





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: 10/24/2023

[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: 1211 Bowen Ave

Property Owner(s): Patrick Mason Gray

Parcel ID Number: 60137096.000 Approximate Age of Home: 55 years

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

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

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

Name: Patrick Mason Gray

Address: 1211 Bowen Ave

City: Ocean Springs State: MS Zip: 39564

Phone: 228-337-2078 Email: pmasongray@gmail.com

Property Owner [if Different]:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

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

☒ New Construction, Additions, Extensive
Renovation / Repair

☐ Minor Renovation / Repair

☐ Exterior Painting (Contributing Structures Only)

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

☐ Signage

☐ Demolition

PLEASE CHECK DISTRICT/LISTING

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

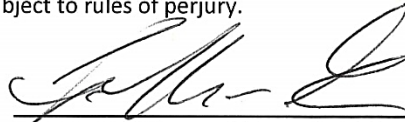
Requirements:

- 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.

Patrick Mason Gray
Printed Name of Owner


Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

10/26/2023
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: Basic carport set back 9' from the street with open walls except for the privacy fence, set back to enclose the yard. Structure of 6x6 posts & pitch/roof materials to match the house. 23'6" wide, 20' deep to cover rear of the driveway.

— **Attach Additional Sheets if Needed** —



— 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: privacy fence and gate to enclose Backyard at
1211 Bowen. Gate at front to connect existing fence
to the house. Back fence to enclose yard to connect
house to proposed carport; then to fence at
property line in the back. Height in Back to match existing
fence at 6'.

— Attach Additional Sheets if Needed —

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

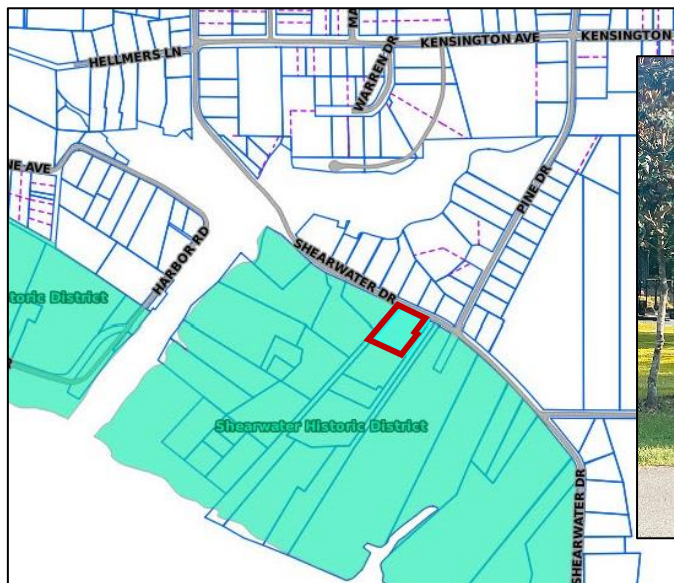
REQUESTED ACTION: Approval of a Certificate of Appropriateness for construction of 1) a side lot line fence; 2) installation of an entrance gate, and 3) construction of a stamped concrete driveway entrance.

DATE OF APPLICATION: Jan. 5, 2024

PUBLIC MEETING: Thursday, February 15, 2024 / 6 p.m.

EXISTING CONDITIONS: single family dwelling.

VICINITY:



DESCRIPTION OF REQUEST: 1) To construct a 208-foot-long, four-foot-tall, ranch-style rail fence along the east property line. The fence is to match the existing fence along Shearwater Dr. 2) install a driveway entrance gate, with a maximum height of 76 in. 3) replace the gravel entrance drive with a stamped concrete entrance. Photos of the gate and entrance are attached.

COA CONSIDERATIONS:

- 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.”

FINDINGS:

- 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 to match the existing fence.
- The Historic District Guidelines include gates in the same category as fences.

PROPOSED MOTIONS:

1 - To approve a Certificate of Appropriateness for the construction of a fence along the east property line at 110-A Shearwater Drive.

2 - To approve a Certificate of Appropriateness for the construction of a driveway entry gate at 110-A Shearwater Drive.

3 - To approve a Certificate of Appropriateness for the installation of a stamped concrete entry 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: 1-5-24

[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

City: Ocean Springs State: MS Zip: 39564

Phone: 205-415-1981 Email: owhi+3@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:

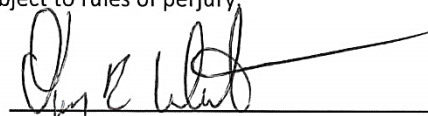
- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments,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

OWEN WHITE

Printed Name of Owner



Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

12-22-23

Date

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



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

LANDSCAPING AND SITE IMPROVEMENTS SUCH AS FENCING

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

Required Attachments:

- 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: _____

★ 208 LF of 4' x 4 rail ranch style wooden fence. Will match frontage fencing

★ Replace gravel entrance with stamped concrete with border (picture provided)

★ Install driveway gate entrance, auto open Model 1701 18' Oval Swing, Dark Bronze, (Picture provided) 60" on end rising to 76" in the center.

— Attach Additional Sheets if Needed —

