



Historic Preservation Commission
Historic Preservation Commission Meeting

Thursday, March 14, 2024 @ 6:00 PM

1. Call Meeting to Order

2. Approval of Minutes

- a. February 15, 2024

3. Old Business

- a. 410 Martin Avenue - Revision to approved COA to modify driveway.

4. New Business

- a. 1103 Calhoun Avenue/PID 60137342.000 - Henry Furr - Certificate of Appropriateness (COA) for demolition and new construction.
- b. 708 Porter Avenue/PID 60137616.000 - Mike Hutto - Certificate of Appropriateness (COA) for renovations.
- c. 1416 Bowen Avenue/PID 60137128.000 - Douglas Fowles - Certificate of Appropriateness (COA) for renovations, fence, and paint.
- d. 219 Washington Avenue/PID 61360001.000 - Joanna Worch - Certificate of Appropriateness (COA) for a fence.
- e. 424 Washington Avenue/PID 60137526.000 - Joe Cloyd - Certificate of Appropriateness (COA) for signs.
- f. 604 Porter Avenue/PID 60137620.000 - Joe Cloyd - Certificate of Appropriateness (COA) for renovations.

5. Audience Request

6. Administrative

- a. 921 Ocean Ave - Ocean Springs Presbyterian Church - Repair & Replacement of Windows and Columns

7. Adjourn

**The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday February 15, 2024**

1. Call Meeting to Order

A meeting of the City of Ocean Springs Historic Preservation Commission was called to order by Chairman Michael Burns at 6:00 p.m. on Thursday, February 15, 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. Approval of Minutes

a. January 11, 2024

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

3. Old Business

a. 410 Martin Avenue - Revision to an approved COA to modify a driveway

W. Morgan presented the application. M. Burns asked the Historic Preservation Commission members if they had any questions. They did not. M. Burns asked the applicant if he wished to speak. Michael Cunningham, the applicant, distributed photos of the proposed new driveway and stated he needed a wider driveway due to the lack of on-street parking on Martin Ave. and his own need for ease of quick access out of his garage and parking area. HPC members questioned the applicant about the driveway. M. Burns asked if anyone else present wished to speak. Joanna Schavrien at 414 Martin Ave. spoke against the modified driveway and provided photos to the HPC. M. Burns asked if anyone else present wished to speak. Joanna Worch at 219 Washington Ave. spoke in favor of the modified driveway. HPC members discussed the merits of the driveway modification with the applicant and Joanna Schavrien. HPC members expressed their concerns that they did not have sufficient information to make a recommendation. A motion was made by M. Doster, seconded by B. Munro, to table the Certificate of Appropriateness (COA) modification for a driveway until the applicant could provide exact dimensions as it was impossible for them to make a decision based on speculation. The motion passed 5-0 with K. Chewning and C. Roemer absent.

b. *DEFERRED FROM DECEMBER 2023*: 1211 Bowen/ PID# 60137096.000 - Patrick Gray - Certificate of Appropriateness (COA) for carport and 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 he wished to speak. Patrick Gray, the applicant, provided a photo to the HPC. A motion was made by B. Munro, seconded by M. Doster, to approve the Certificate of Appropriateness (COA) for privacy fence based on the photo provided and the consent

from his neighbor. The motion passed 5-0 with K. Chewning and C. Roemer absent.

4. New Business

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

O. White recused himself because he is the applicant. W. Morgan presented the application. M. Burns asked the Historic Preservation Commission if they had any questions. There was discussion between applicant, HPC, and W. Morgan. A motion was made by B. Munro, seconded by C. Fowler, to approve the Certificate of Appropriateness (COA) for the side fence that matches the front fence, and to approve the gate and stamped concrete driveway. The motion passed 4-0 with K. Chewning and C. Roemer absent, and O. White recused.

5. Audience Request

None.

6. Administrative

None.

7. Adjourn

A motion was made by M. Doster, 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:
1) modify the driveway design and **2)** construct a privacy fence and driveway gate.

DATE OF APPLICATION:

January 6, 2024

PUBLIC MEETING:

Thursday, March 14, 2024 / 6:00 p.m. (**DEFERRED FROM FEB. MEETING**)

EXISTING CONDITIONS:

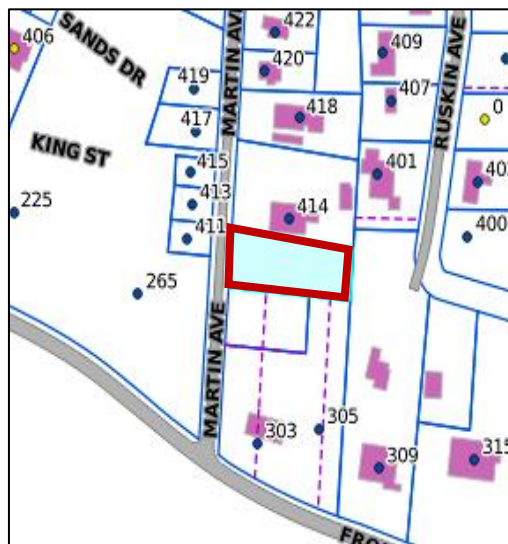
single family dwelling under construction

DESCRIPTION OF COA:

The owner requests approval to:

- 1) widen the driveway from 12 ft. to 16 ft. and 18 ft. In addition, the front yard walkway pavers are to be eliminated.
- 2) Construct a 6 ft. tall privacy fence on the north property line.
- 3) Construct a gate in the driveway.

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.

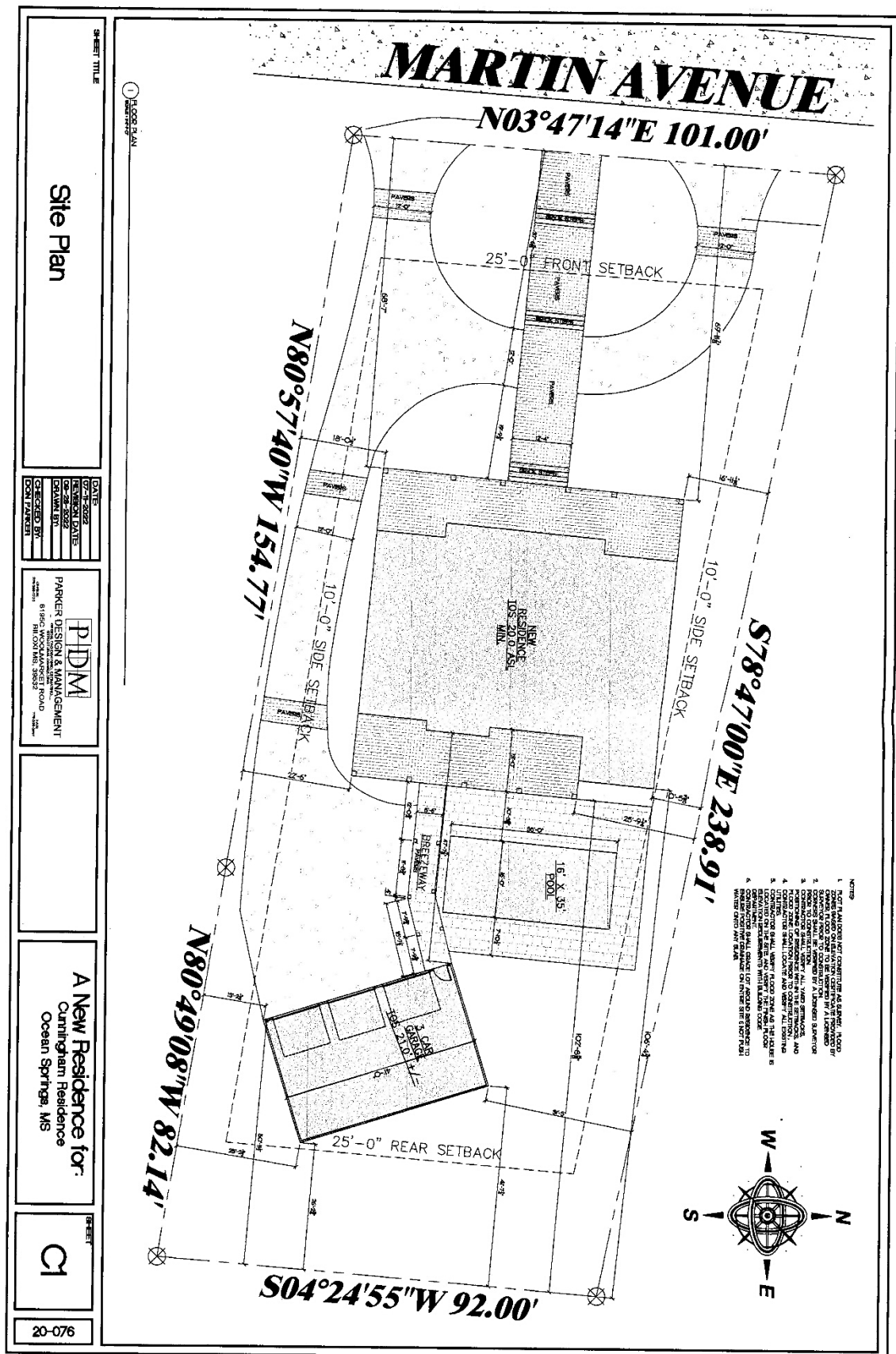
FINDINGS AND CONCLUSIONS:

- 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 amendment to the COA will increase the driveway width to 16 feet on the north side and 18 feet on the south side of the circular driveway. It is to intersect Martin Ave. 10 feet from the north lot line. 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.
- A 6 foot-tall wood/composite fence is proposed on the north and east property lines. An aluminum gate is proposed for the driveway within the rear yard area. Photos of the fence and the driveway gate are attached.
- 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.
- The Historic District Guidelines state that backyard privacy fences are acceptable. These should not extend forward of the centerline of the house and are best kept behind the rear of the building.

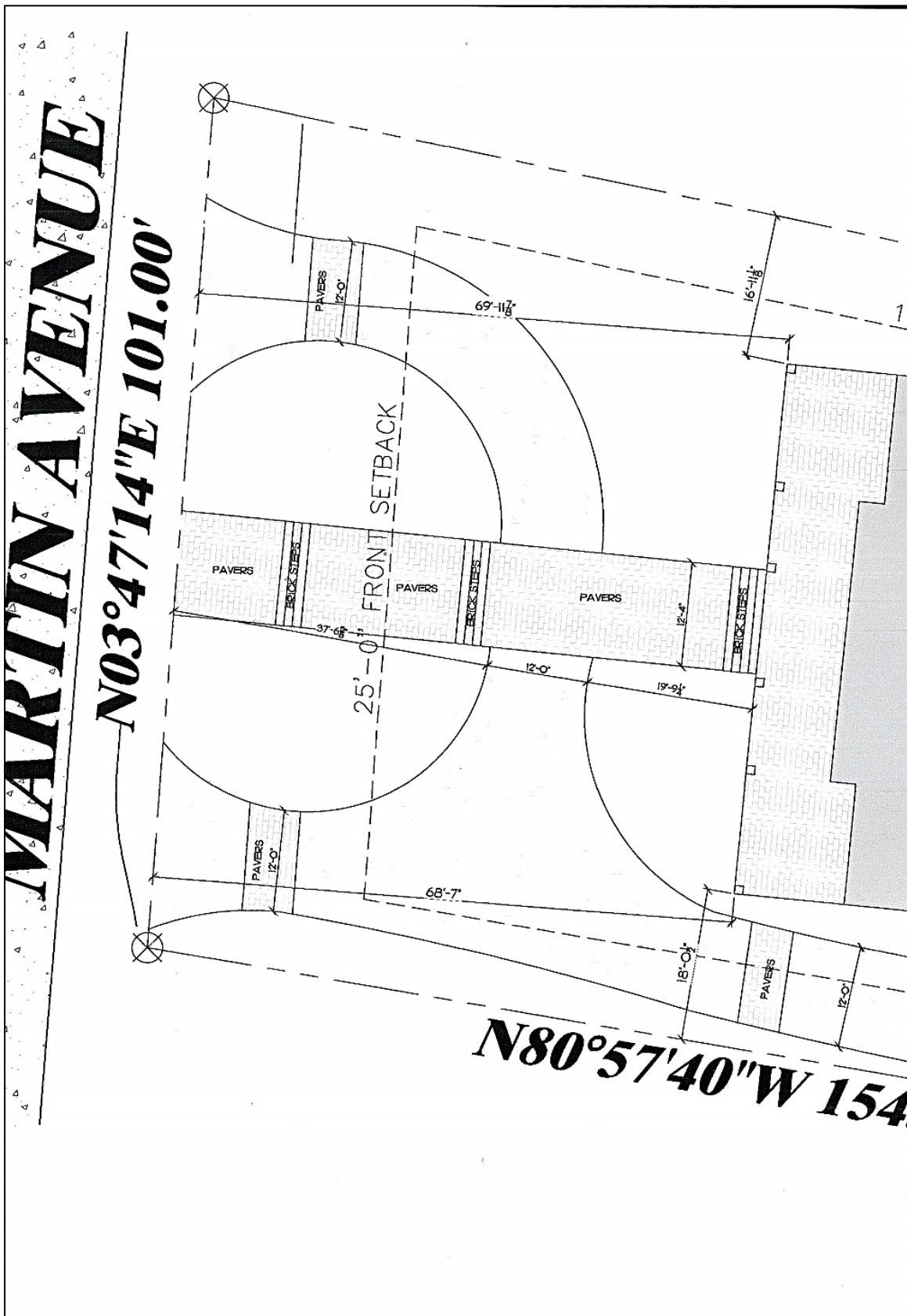
POTENTIAL MOTIONS:

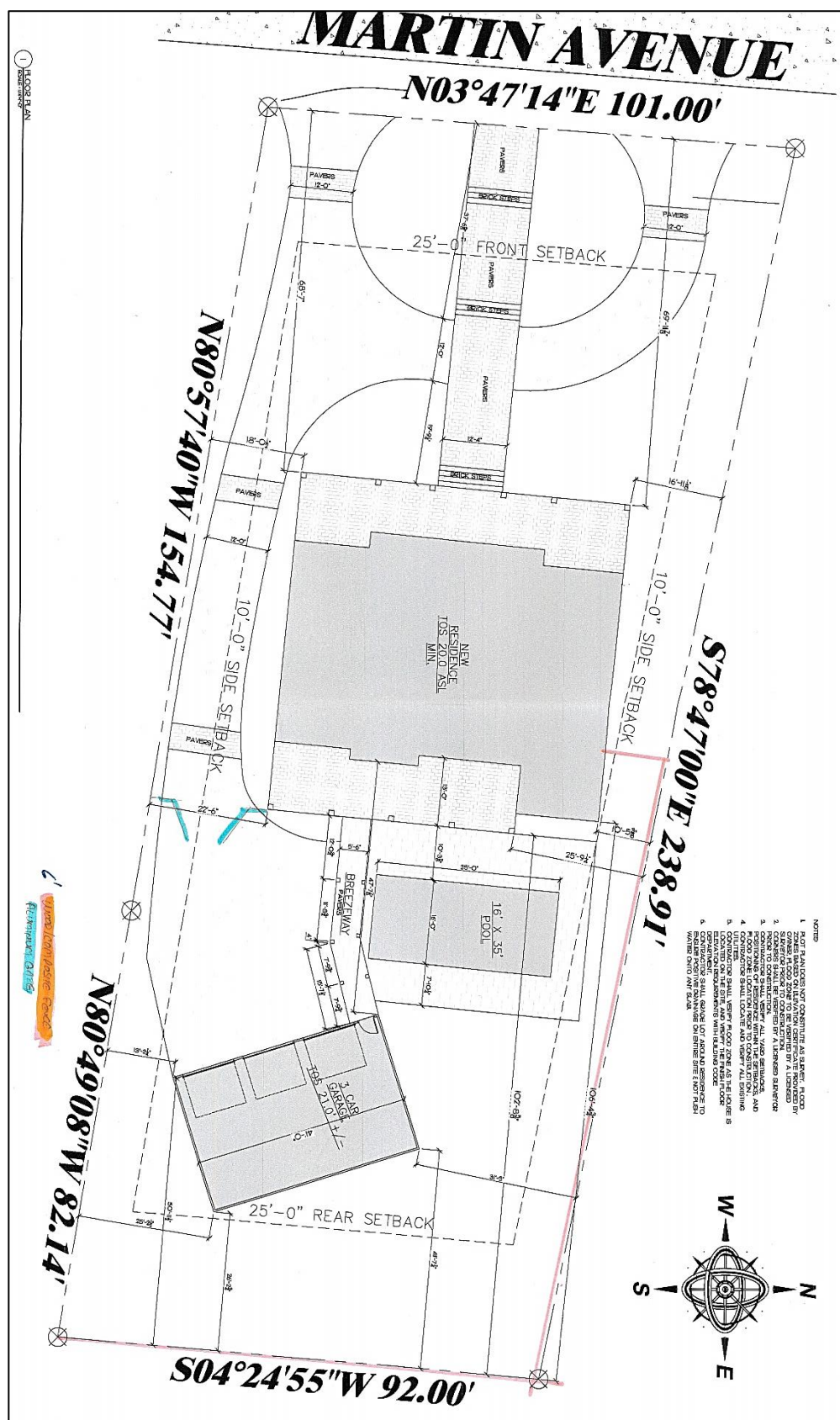
1. To approve/deny an amendment to the Certificate of Appropriateness for the design of the driveway at 410 Martin Avenue as described in the application.
2. To approve/deny a Certificate of Appropriateness for a privacy fence on the north and east property lines at 410 Martin Avenue as described in the site plan and application.
3. To approve/deny a Certificate of Appropriateness for a driveway gate at 410 Martin Avenue as described in the site plan and application.

APPROVED SITE PLAN



PROPOSED SITE PLAN









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: 2/26/2024

[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: 410 MARTIN AVE.

Property Owner(s): MICHAEL CUNNINGHAM

Parcel ID Number: _____ 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: CRAIG SMITH

Address: 7216 OCEAN SPRINGS ROAD

City: OCEAN SPRINGS State: MS Zip: 39564

Phone: 228-327-2727 Email: SMITH3272727@GMAIL.COM

Property Owner [if Different]:

Name: ~~Architect~~ MICHAEL CUNNINGHAM

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

☐ INDIAN SPRINGS

☐ LOVER'S LANE

☐ MARBLE SPRINGS

☐ OLD OCEAN SPRINGS

☐ RAILROAD

☐ SHEARWATER

☐ SULLIVAN-CHARNELY

☐ INDIVIDUAL LISTING

Requirements:

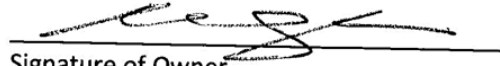
- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments,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

MICHAEL CUNNINGHAM

Printed Name of Owner


Signature of Owner

CRIG SMITH

Printed Name of Authorized Agent


Signature of Authorized Agent

2/26/2024

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: A WOOD OR COMPOSITE PRIVACY FENCE (PINK ON SITE PLAN)
WITH AN ALUMINUM GATE (BLUE ON SITE PLAN)

— Attach Additional Sheets if Needed —



— 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: _____

— **Attach Additional Sheets if Needed** —



Craig Smith <smi3272727@gmail.com>
To: Michael Cunningham <mcunningham20@gmail.com>

Will do.

[Quoted text hidden]

Wood/Composite Fence

Thu, Feb 29, 2024 at 5:38 AM

ALUMINUM 607G



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

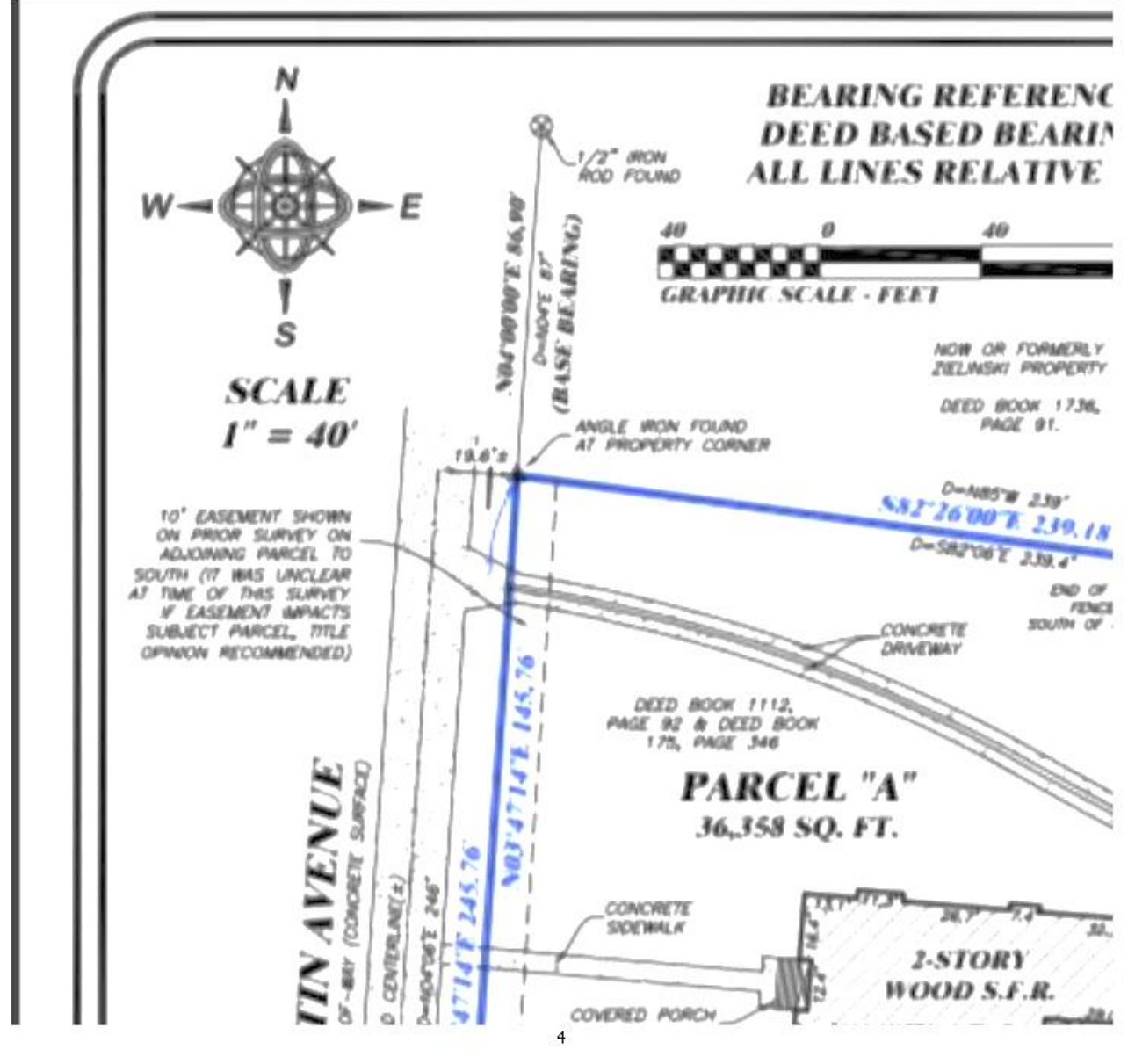
Sent from my iPhone. Please excuse any errors.

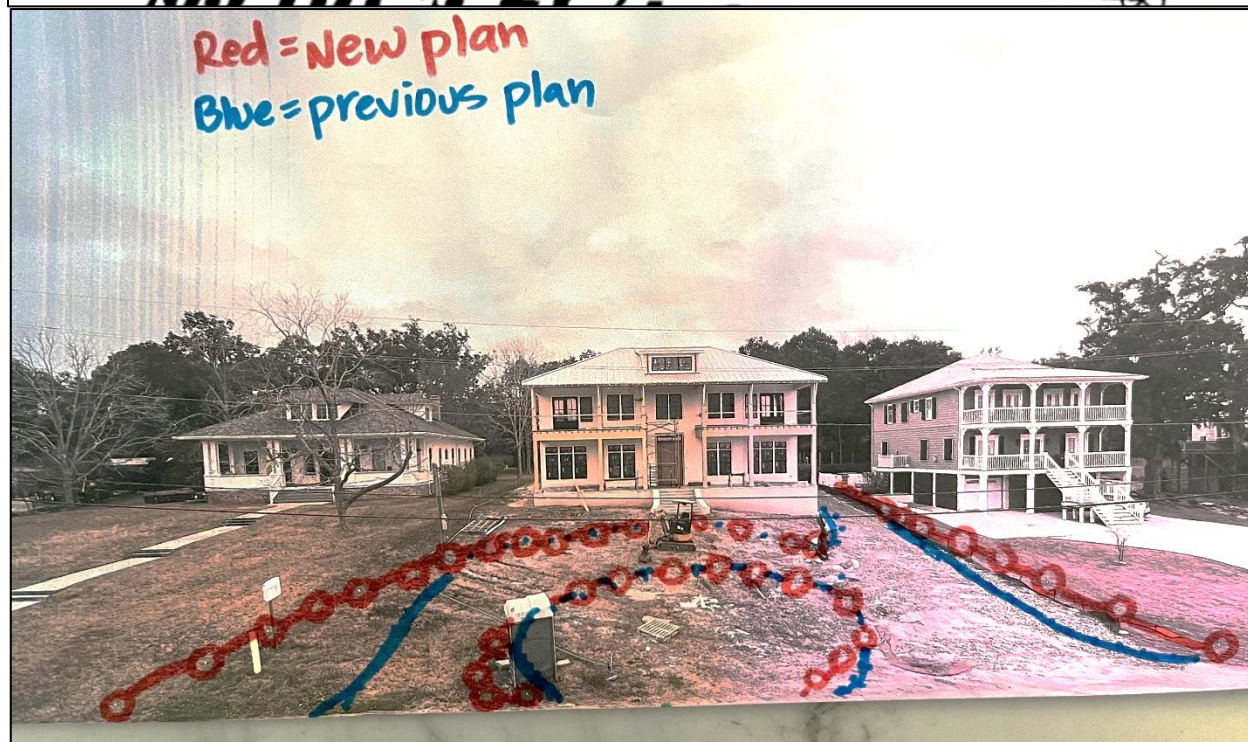
I did my best to write this email without having seen the new plans. It is based off of what has been told to us and the flags on the property. I do know that the width of the driveway has been modified since the placement of the flags, however it still goes into the green space and at the front of my 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
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: March 16, 2024

APPLICANT: Henry Furr;
Property Owner – Michelle Hodges

REQUESTED ACTION: Approval of Certificate of Appropriateness for 1) renovation and additions to the existing dwelling, and 2) selective demolition of portions of the dwelling.

DATE OF APPLICATION: February 5, 2024

LOCATION: 1103 Calhoun Ave.; Parcel Identification: 60137342.000

ADJACENT ZONING/LAND USE:

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

North, East: R-2 district; single family dwelling;

West: across Dewey Ave., R-1 district; Little Childrens' Park;

South: across Calhoun Ave., R-1 district; single family dwelling

VICINITY



Mississippi Dept. of Archives and History database: The house was built around 1890. see attached information sheet.

DESCRIPTION OF THE REQUEST:

- The dwelling's carport, back porch and 1st and 2nd floor bathrooms are to be demolished.
- The existing 1st floor windows are to be removed and replaced with new, larger windows that are more in keeping with the original windows.
- The front door is to be removed and relocated to its original location and the front porch is to be restored to its original location and size.
- A one-story addition of approximately 1,785 sq. ft. on the north side of the house will include a kitchen, garage, living, dining and master suite.
- An outdoor patio area on the west side and a new, relocated driveway on the east side are proposed.
- Site Layout – the existing structure is to be mostly retained. The new construction will be on the north (rear) side of the house. A new 2-car garage is to be located on the east side of the house with the garage doors facing east.
- A site plan, building elevation diagrams and photos of the dwelling are attached.

FINDINGS:

- The Historic District Guidelines recommend that new additions be placed on the rear of the building and should not exceed the height of the existing building. The proposed addition complies with that recommendation.
- The alterations to the existing building exterior are intended to restore its original appearance.

STAFF CONCLUSIONS: The proposed alterations and additions are consistent with the Historic District Guidelines.

PROPOSED MOTION: Recommend approval of the Certificate of Appropriateness for exterior modifications and additions to 1103 Calhoun Ave. as described in the application.



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: 1103 Calhoun Ave _____

Property Owner(s): Michelle Hodges _____

Parcel ID Number: 60137342.000 _____ Approximate Age of Home: 136 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: 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 | ☐ 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.

Michelle Hodges

Printed Name of Owner

Signature of Owner

Henry H. Furr

Printed Name of Authorized Agent

Signature of Authorized Agent

Feb. 7, 2024

Date

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

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

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: Selective demolition of the carport, back porch & 1st & 2nd floor bathrooms.

1st floor windows to be removed and replaced with new windows that are larger in keeping with original size. Removing & replacing front door back to original location. Expanding front porch back to original size & location.

— 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: New addition of kitchen, garage, living, dining & master suite. Approximately 1,785 sq ft.

— Attach Additional Sheets if Needed —

Search Results	Fact Sheet	Architectural	Photos	Map
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Location Information

(for the Lang's Seven Gabled Cottage)

Name: Lang's Seven Gabled Cottage [Lang-Madsen House]

Address: 1103 Calhoun Avenue

City/County: Ocean Springs, Jackson County

04-27-2010

A. Kidd, FEMA

Architectural Information

Construction Date: c.1890

Architectural Style(s): Queen Anne

No. of Stories: 2



1 of 4

Registration Information

NR District Name: Old Ocean Springs (1987)

NR Status: Contributing

Element No.: 444

Context/Comments

Originally listed as element #94.

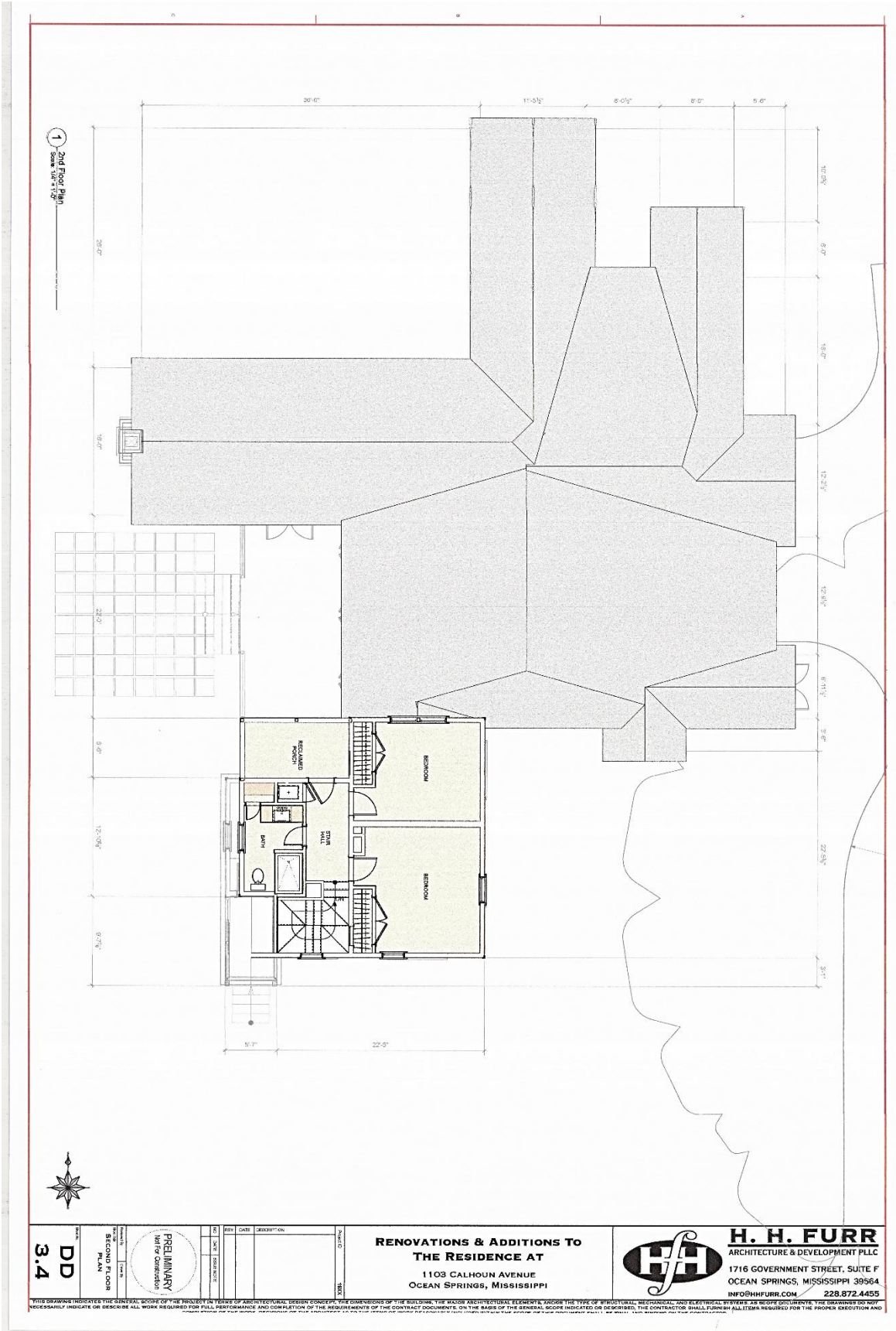


Brief Description

Two-story, frame, two-bay-wide (w-ww) Queen Anne Vernacular house with a multiple-gable roof and a gable partial porch supported by square wood posts on pedestals. The entry is a two-light door on the main façade that faces left (west). Windows are wooden 6/6 and 3/1 double-hung-sash and 25-light casement. Decorative features include a spindle frieze, lace-like brackets, chevron pattern in the porch gable, and stained glass. The house rests on a brick pier and concrete block foundation, has clapboard siding, and an asphalt shingle roof. A rear (north) partial shed porch was enclosed. A full-width shed-roof porch was appended to the rear (north) and was later screened. A shed-roof carport was added to the rear right (northeast).

Historic Information

In 1887, Joseph Kotzum, a Bohemian Immigrant who made his livelihood as a blacksmith and land speculator, purchased this lot for \$25. In March 1894, Joseph Kotzum sold Lot 4, situated on what is now the northeast corner of Calhoun and Dewey, to Emile J. Lang for \$250. Lang is attributed with building this house in 1894; however, the cost of purchase (\$250) for the lot in 1894 indicates that the house may have already been erected. The house was locally referred to as Lang's Seven Gabled Cottage. E.J. Lang later sold his residence in 1899 to Margaret L. Madsen for \$700.





DD
3.6

EXTENSION
ELEVATION

DATE: 10/10/2018

BY: [Signature]

PROJECT: [Signature]

PRELIMINARY
NOT FOR CONSTRUCTION

**RENOVATIONS & ADDITIONS TO
THE RESIDENCE AT**

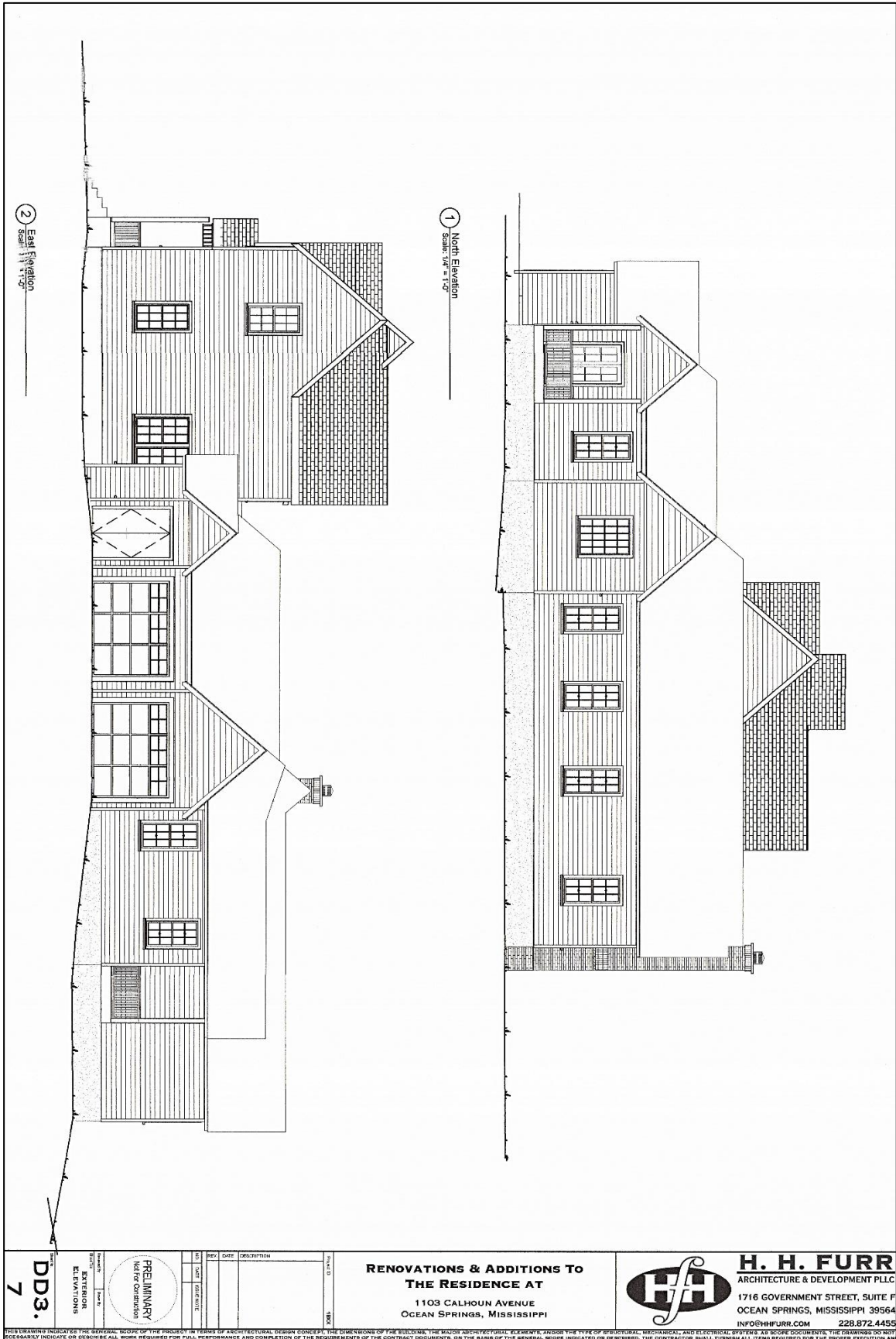
1103 CALHOUN AVENUE
OCEAN SPRINGS, MISSISSIPPI

H. H. FURR
ARCHITECTURE & DEVELOPMENT PLLC

1716 GOVERNMENT STREET, SUITE F
OCEAN SPRINGS, MISSISSIPPI 39564

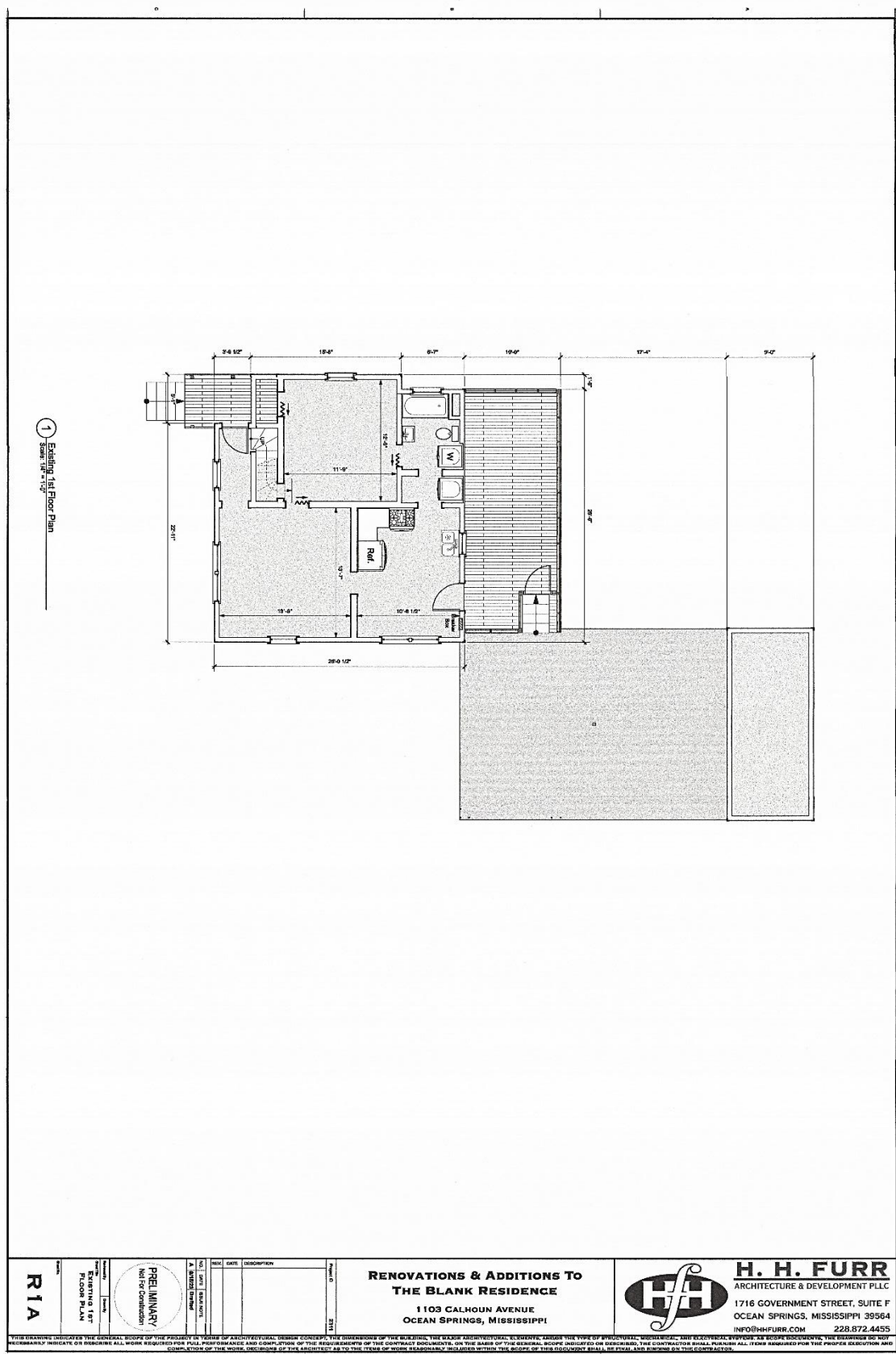
INFO@HHFURR.COM 228.872.4455

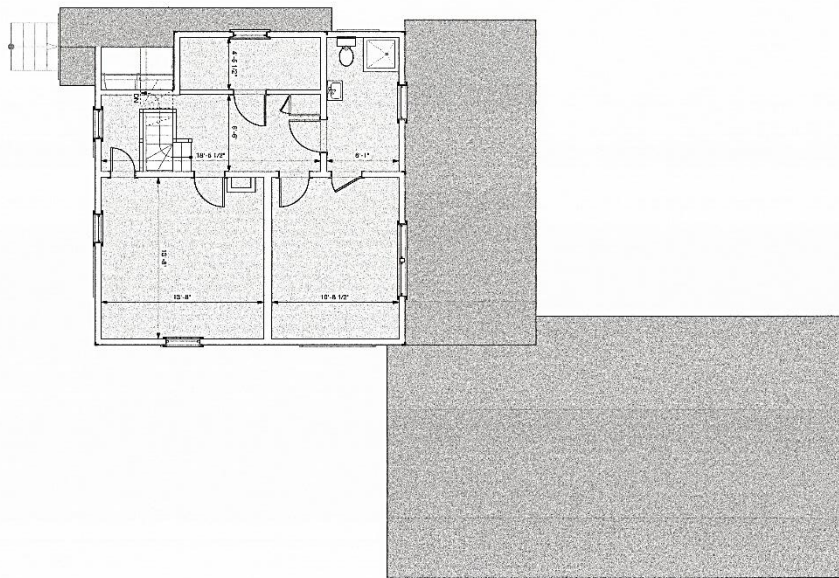
THIS DOCUMENT INDICATES THE GENERAL SCOPE OF THE PROJECT. IT IS NOT A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER EXECUTION AND COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER EXECUTION AND COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER EXECUTION AND COMPLETION OF THE PROJECT.



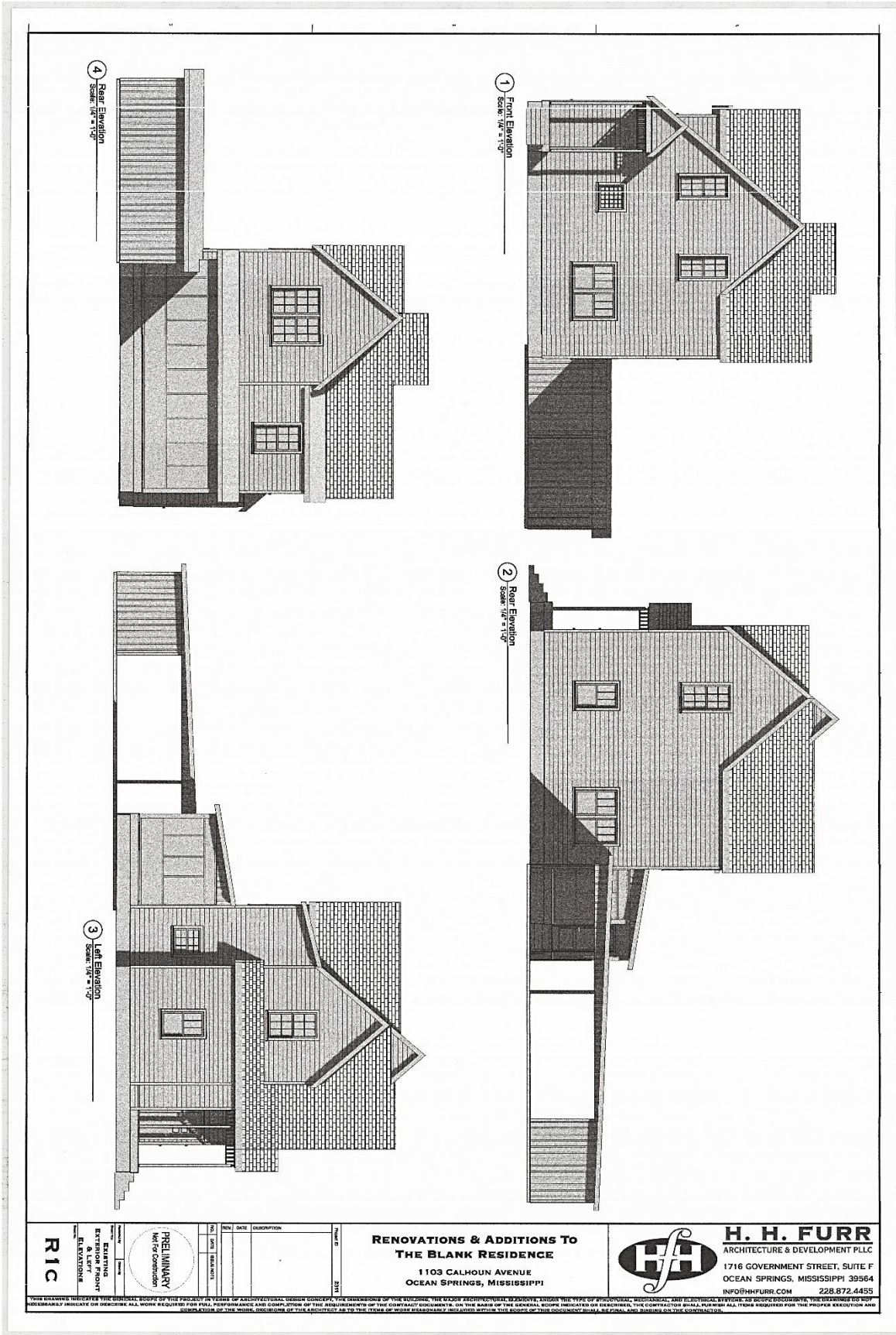
DD3. 7	PRELIMINARY NOT FOR CONSTRUCTION	DATE: _____ DESCRIPTION: _____	RENOVATIONS & ADDITIONS TO THE RESIDENCE AT 1103 CALHOUN AVENUE OCEAN SPRINGS, MISSISSIPPI	 H. H. FURR ARCHITECTURE & DEVELOPMENT PLLC 1716 GOVERNMENT STREET, SUITE F OCEAN SPRINGS, MISSISSIPPI 39564 INFO@HHFURR.COM 228.872.4455
		DRAWN BY: _____ CHECKED BY: _____		

THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND THE TYPE OF STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. AN ARCHITECTURAL DOCUMENT, THE DRAWING DOES NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND





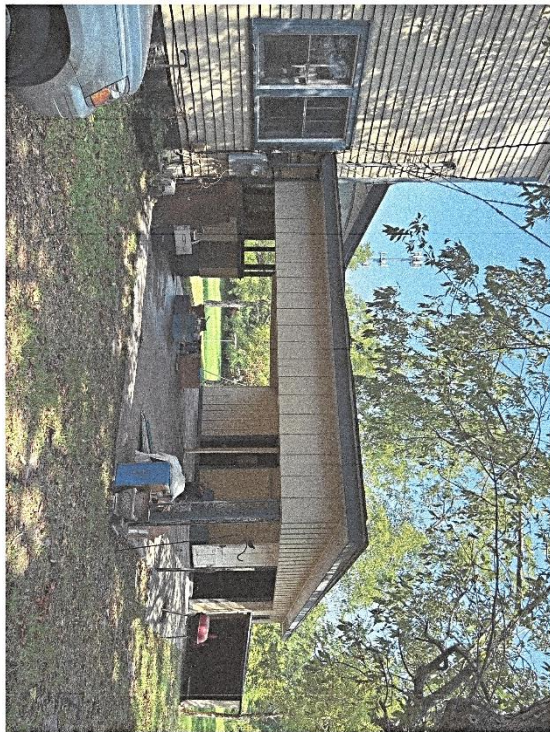
R1B EXISTING AND FLOOR PLAN	PRELIMINARY Not For Construction	NO. DATE 101 10/18/18	DESIGN 102 103	TOTAL 211	RENOVATIONS & ADDITIONS TO THE BLANK RESIDENCE 1103 CALHOUN AVENUE OCEAN SPRINGS, MISSISSIPPI	 H. H. FURR ARCHITECTURE & DEVELOPMENT PLLC 1716 GOVERNMENT STREET, SUITE F OCEAN SPRINGS, MISSISSIPPI 39564 INFO@HHFURR.COM 228.672.4455
	THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND/OR THE TYPE OF STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS AS DESIGN DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE PROJECT. MODIFICATIONS TO THE APPROVED AS-BUILT SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. ANY CHANGES TO THE PROJECT SHALL BE MADE BY THE ARCHITECT AND APPROVED BY THE CONTRACTOR.					











CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

**HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS REPORT**

PUBLIC MEETING DATE: March 12, 2024

APPLICANT(S): Mike Hutto/Versamax

CURRENT OWNER? Yes ✓ No - Cathy Reed - owner

LOCATION: 708 Porter Ave./ PID# 60137616.000

REQUESTED ACTION: Approval of a Certificate of Appropriateness (COA) for the renovation and addition to the existing rear cottage.

DATE OF APPLICATION: January 30, 2024

ADJACENT ZONING AND LAND USE:

Subject Property: **CMX-1, Neighborhood Commercial/Mixed Use district/two single family dwellings**

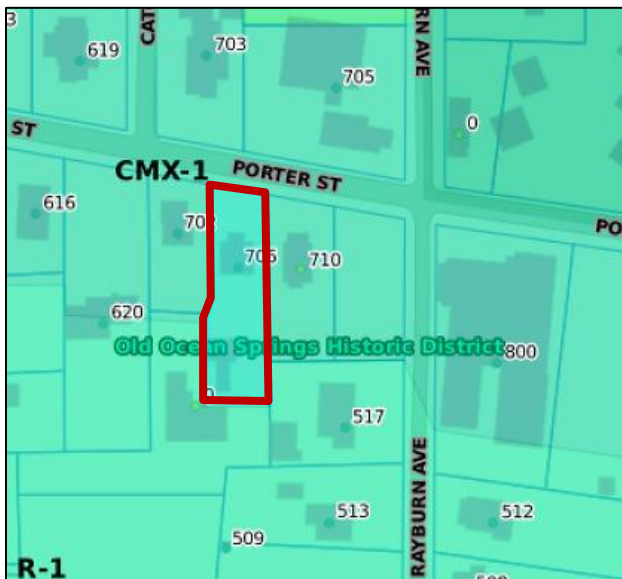
North: Across Porter Ave.- CMX-1 district; a single family dwelling and St. John's Episcopal Church.

East and West: CMX-1 district, offices in residential buildings.

South: R-1 Single Family Residential district; a single family dwelling.

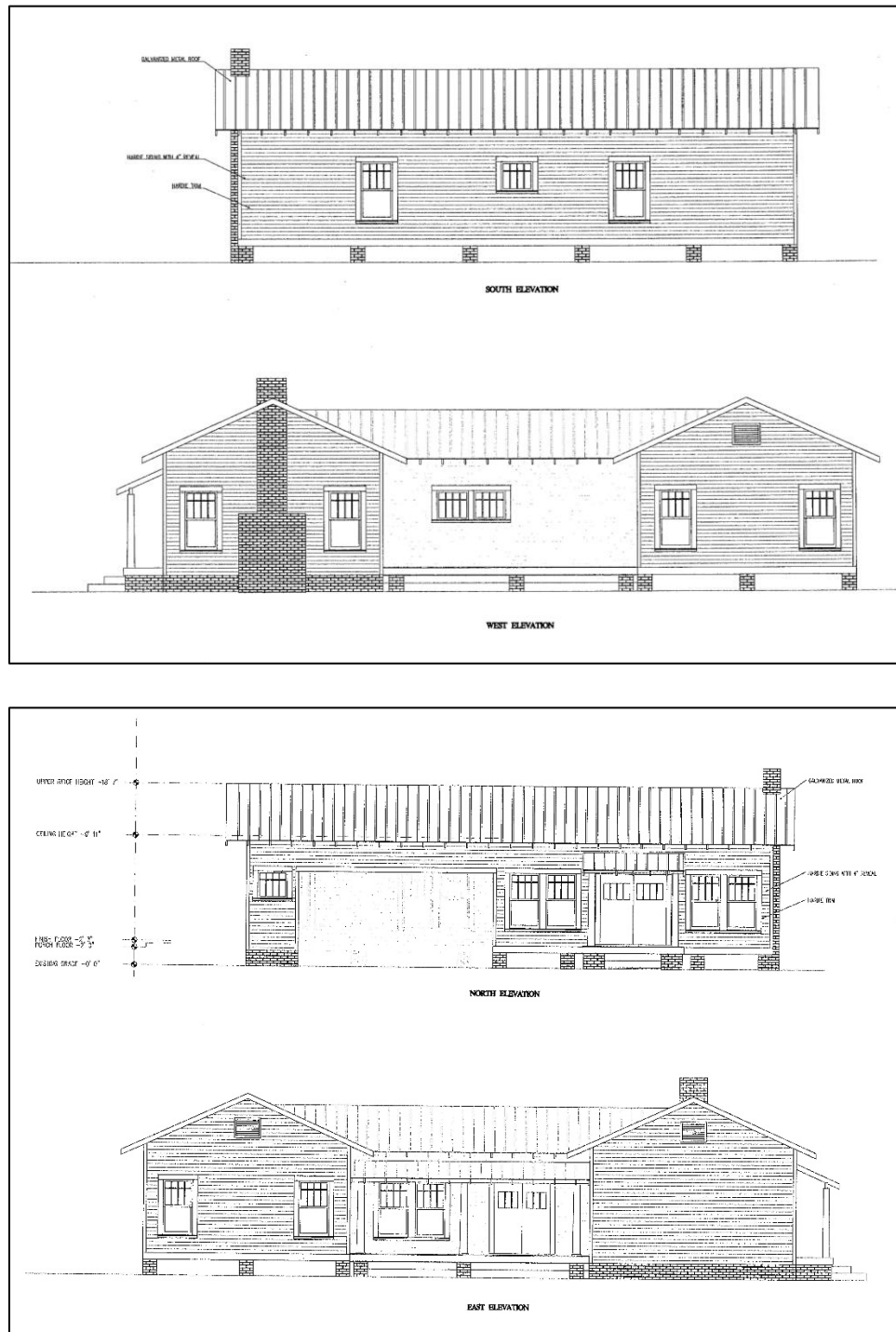
CURRENT CONDITIONS:

- Property Size: 14,000 +/- sq. ft.



MS DEPT. OF ARCHIVES AND HISTORY INVENTORY FACT SHEET: the buildings date from 1925 and the front cottage is a Craftsman bungalow.

DESCRIPTION OF REQUEST: There are currently two cottages on this lot, and date from approx. 1925. The applicant proposes to construct an addition to the side and rear of the rear yard cottage. The addition will consist of bedrooms, a kitchen and an attached carport.



COA DESIGN CHECKLIST ITEMS:

- Site Layout – the cottage is located in the rear yard area behind the front cottage. The entrance and carport will face Porter Ave.
- Siding – Hardi-plank siding
- Trim – Hardi-trim around windows
- Roof – galvanized metal roof
- Windows – eight over one shown on elevation plans; no information on material provided.
- Exterior Doors – illustrated on elevation plans; information on material not provided.
- Architectural Details – exposed rafter tails illustrated on elevation plans.

FINDINGS:

- The overall design, foundation, windows and siding appearance continue those elements of the existing cottage.
- The carport will face Porter Ave., but is located in the rear yard area.

POTENTIAL MOTION:

To recommend approval of a Certificate of Appropriateness for an addition to the rear cottage at 708 Porter Ave. as shown on the site plan and elevation drawings.



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: 1.30.24

[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: 708 PORTER AVENUE

Property Owner(s): CATHY REED

Parcel ID Number: 60137616.000 Approximate Age of Home: 100 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: MIKE HUTTO

Address: 507 GENERAL PERSHING AVE.

City: OCEAN SPRINGS, MS State: MS Zip: 39564

Phone: 228-238-7275 Email: MIKE@VERSAMAXLLC.COM

Property Owner [if Different]:

Name: CATHY REED

Address: 1516 GOVERNMENT ST

City: OCEAN SPRINGS State: MS Zip: _____

Phone: 228 326 7151 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:

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CATHY REED

Printed Name of Owner

Cathy Reed

Signature of Owner

MIKE HUTTO

Printed Name of Authorized Agent

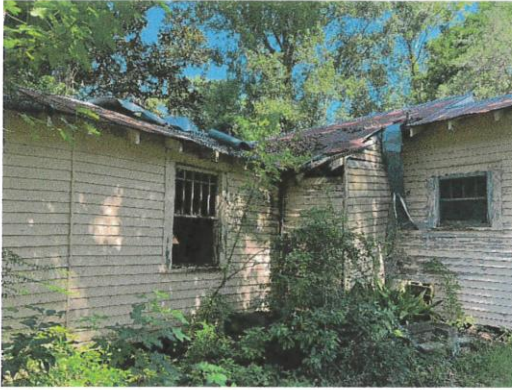
Mike Hutto

Signature of Authorized Agent

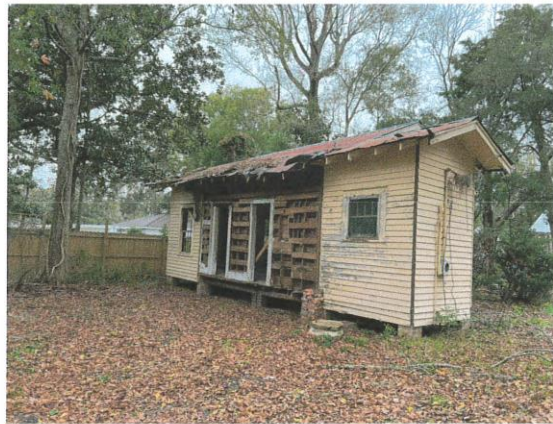
1-30-24

Date

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



Before



After



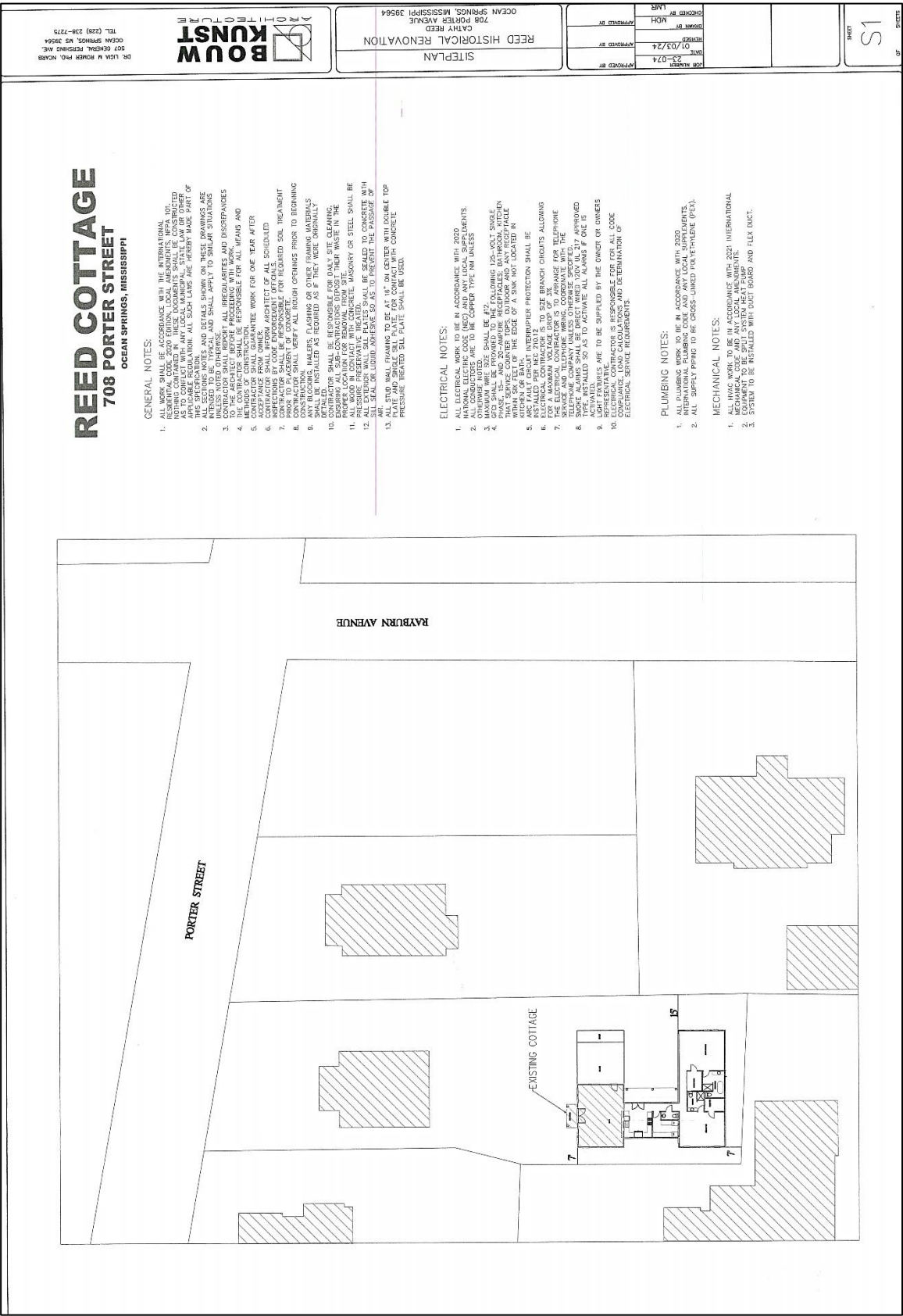
Adjacent property at rear

(License # 22666-MC) * 2011 Government St. – Ocean Springs, MS 39564 * (228) 334-5256

Chris@versamaxllc.com

www.versamaxllc.com

Page 2 of 3



REED COTTAGE

703 PORTER STREET

OCEAN SPRINGS, MISSISSIPPI

GENERAL NOTES:

1. ALL WORK SHALL BE ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC) AND THE INTERNATIONAL PLUMBING CODE (IPC) AS TO CONFLICT WITH ANY LOCAL MUNICIPAL STATE LAW OR OTHER ORDINANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE SPECIFICATIONS AND DETAILS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS. THE CONTRACTOR SHALL REPORT ALL IRREGULARITIES AND DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE IN ACCORDANCE WITH THE IMC AND THE IPC.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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ELECTRICAL NOTES:

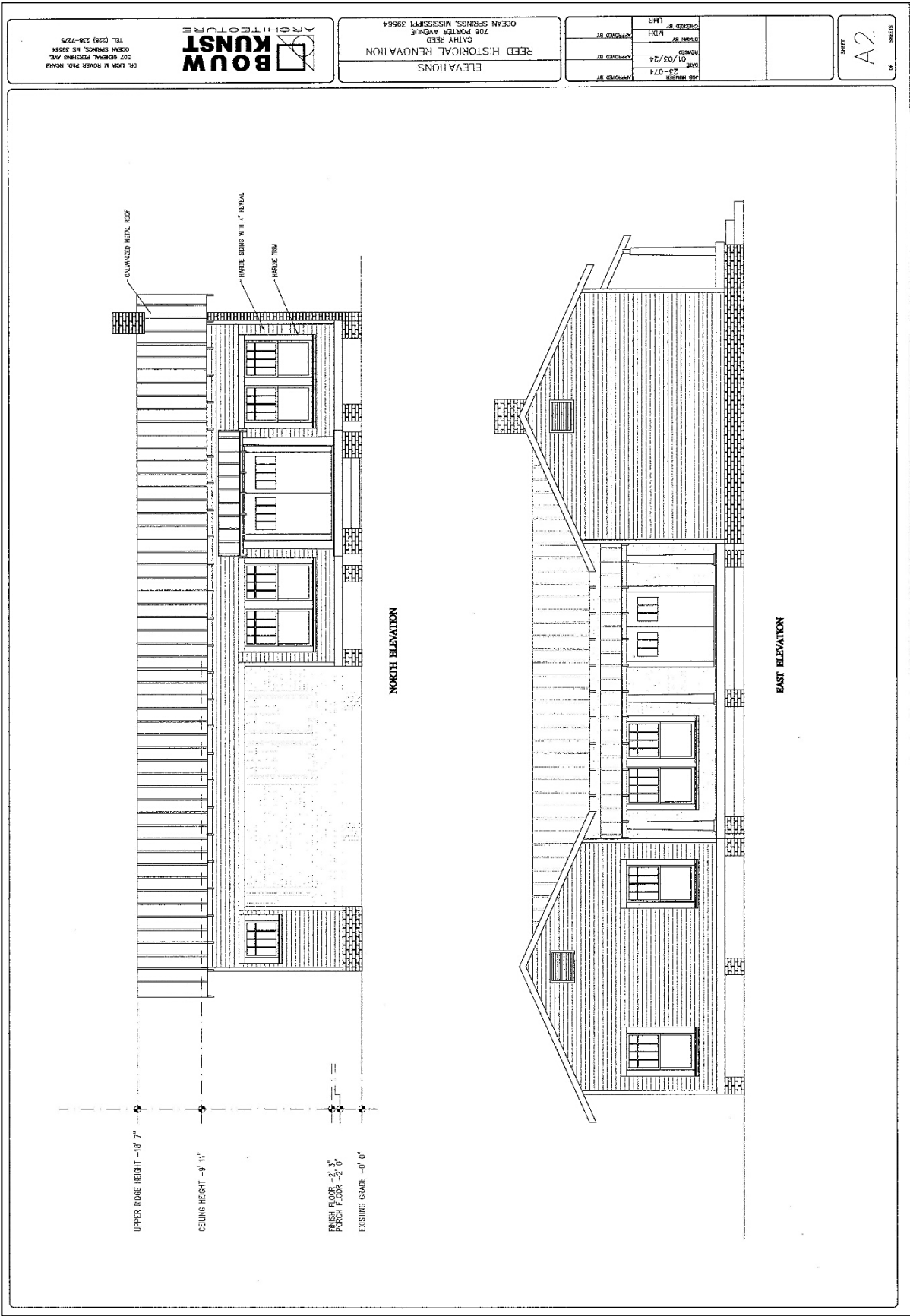
1. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH 2020 NATIONAL ELECTRICAL CODE (NEC) AND ANY LOCAL SUPPLIEMENTS.
2. ALL CONDUITS ARE TO BE COPPER TYPE UNLESS OTHERWISE NOTED.
3. MINIMUM WIRE SIZE SHALL BE #12.
4. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NEC AND ANY LOCAL SUPPLIEMENTS.
5. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
6. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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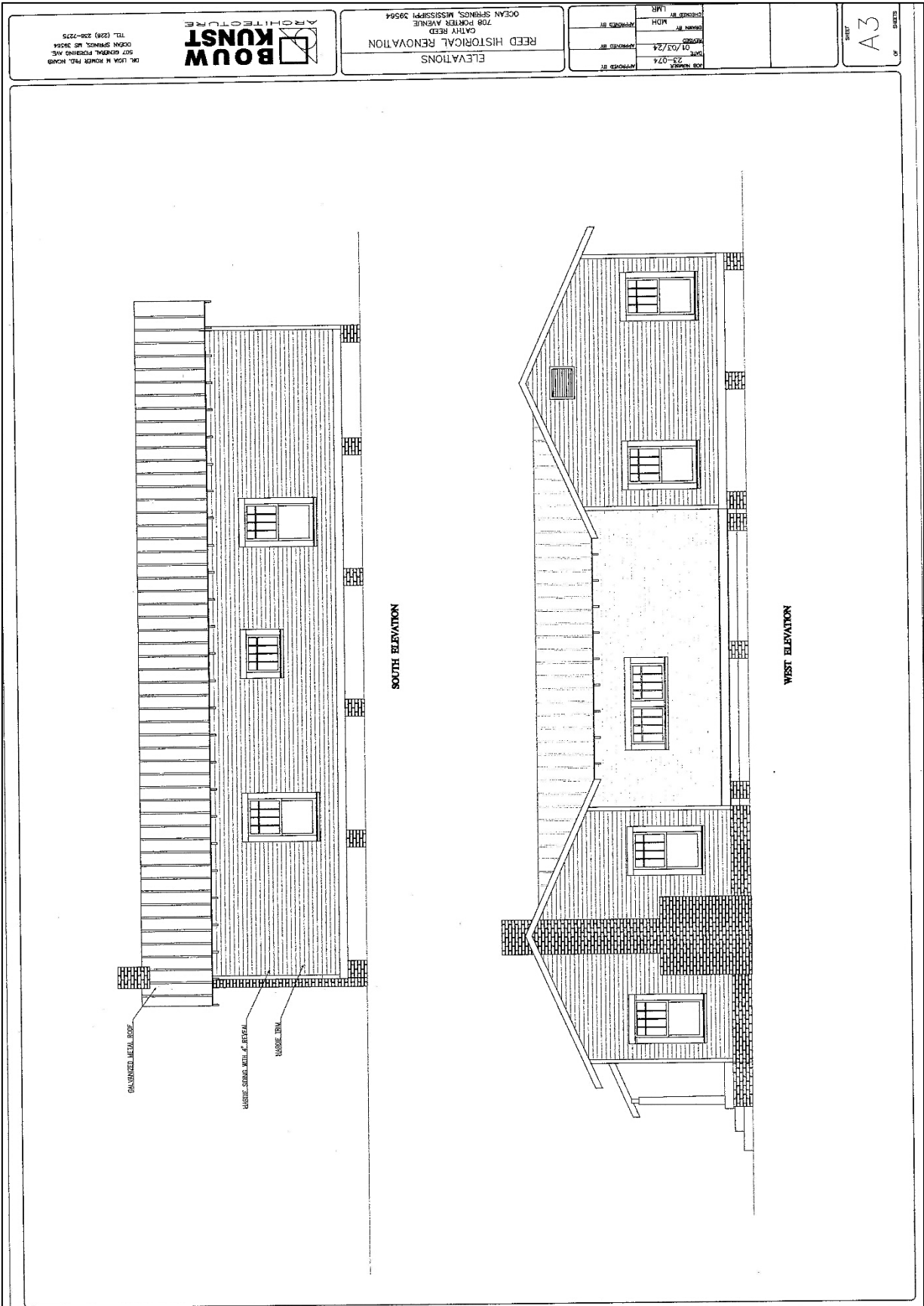
PLUMBING NOTES:

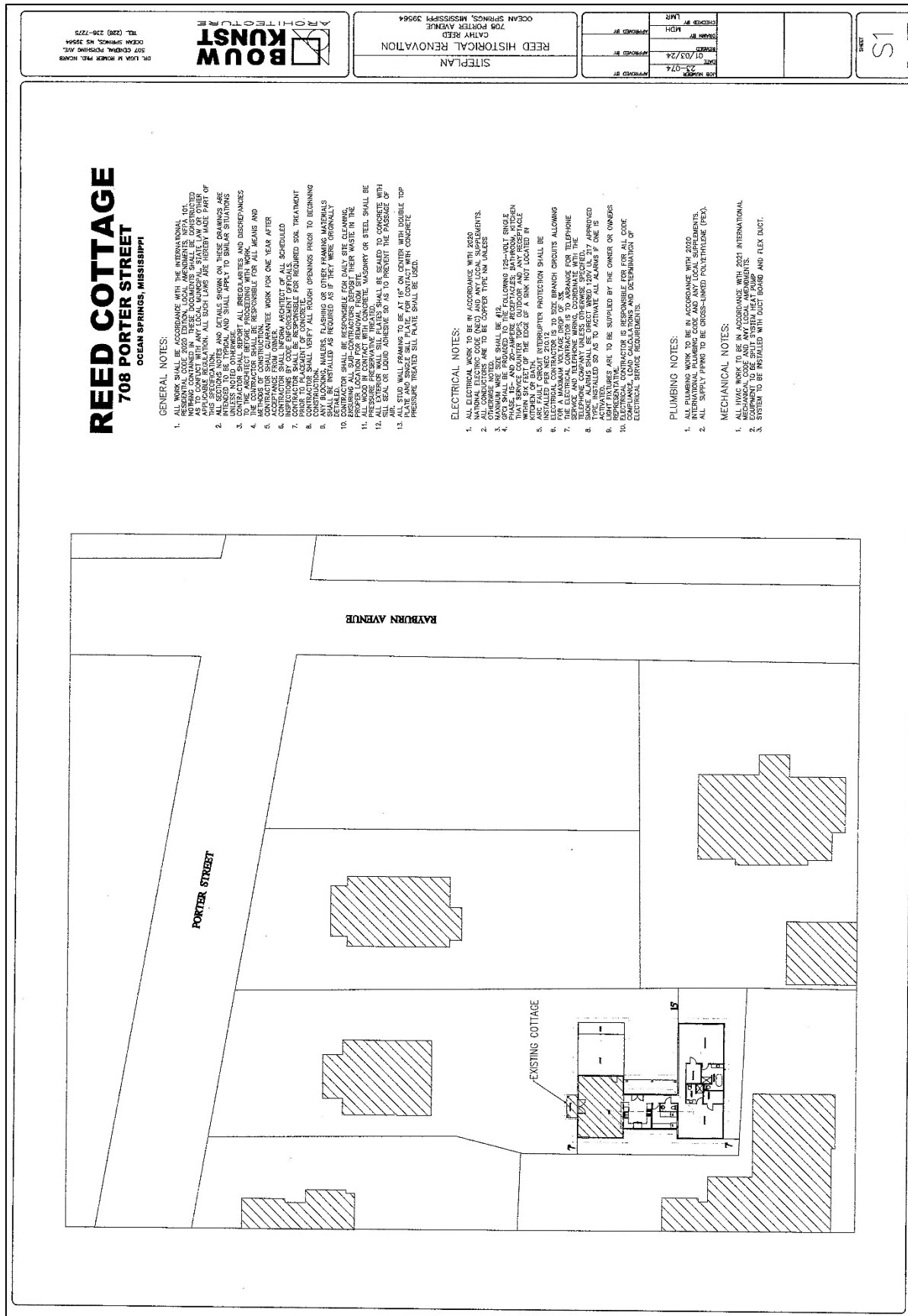
1. ALL PLUMBING WORK TO BE IN ACCORDANCE WITH 2020 INTERNATIONAL PLUMBING CODE (IPC) AND ANY LOCAL SUPPLIEMENTS.
2. ALL SUPPLY PIPING TO BE CROSS-LINKED POLYETHYLENE (PEX).

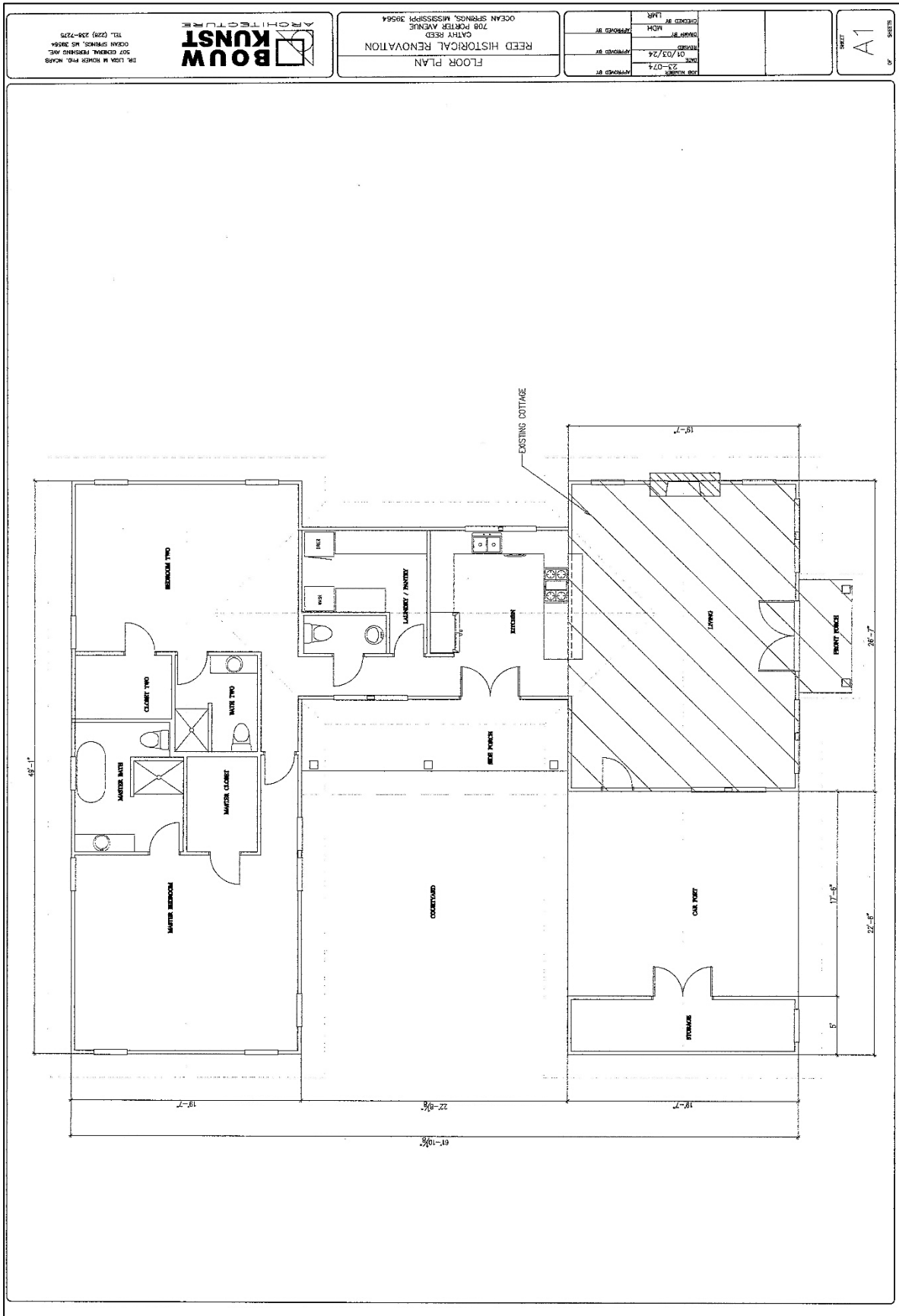
MECHANICAL NOTES:

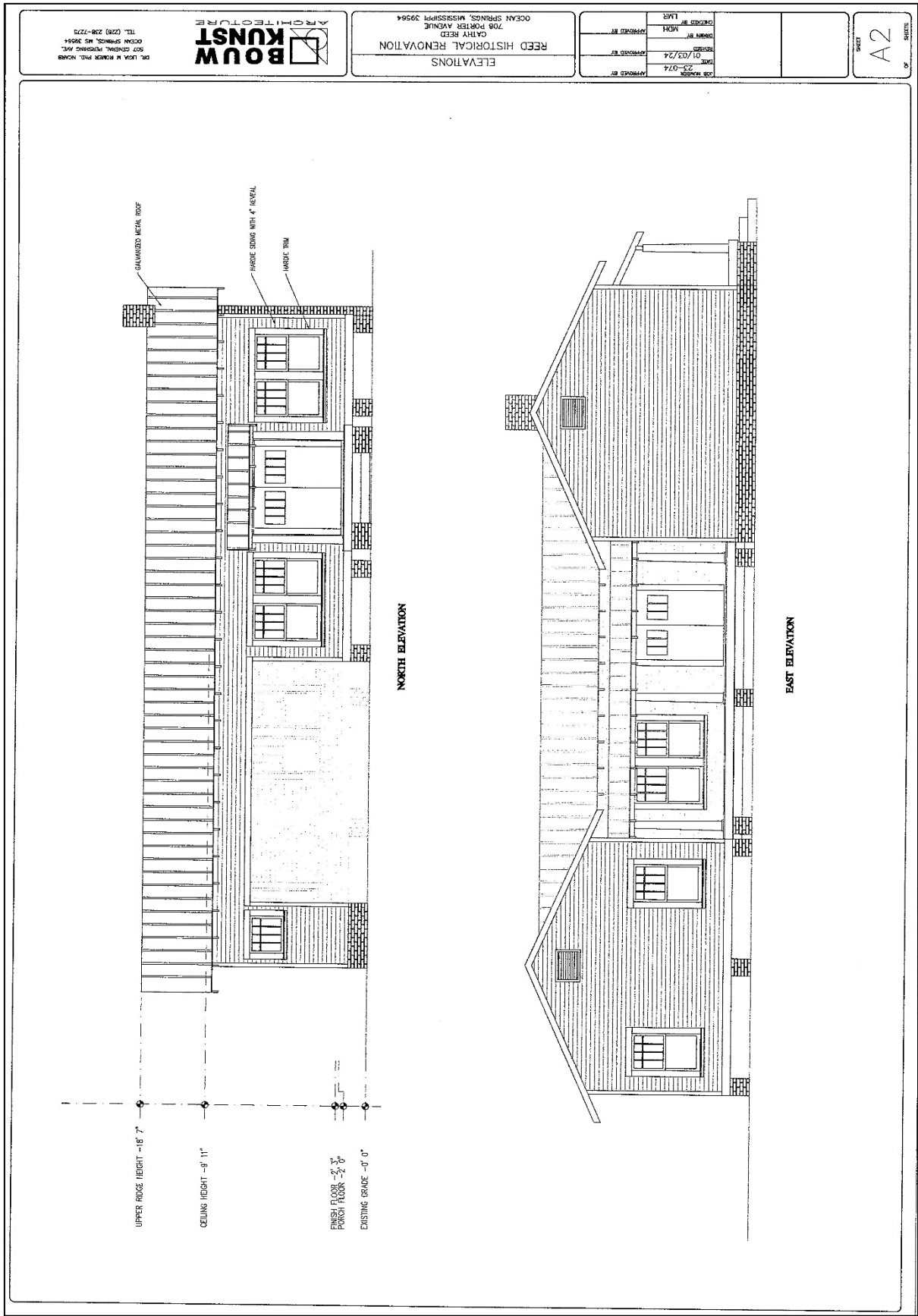
1. ALL MECHANICAL WORK TO BE IN ACCORDANCE WITH 2020 INTERNATIONAL MECHANICAL CODE (IMC) AND ANY LOCAL SUPPLIEMENTS.
2. EQUIPMENT TO BE SPACED TO MAINTAIN CLEARANCE WITH FLEX DUCT.
3. DUCTS TO BE INSTALLED WITH JUST BENDS AND FLEX DUCT.

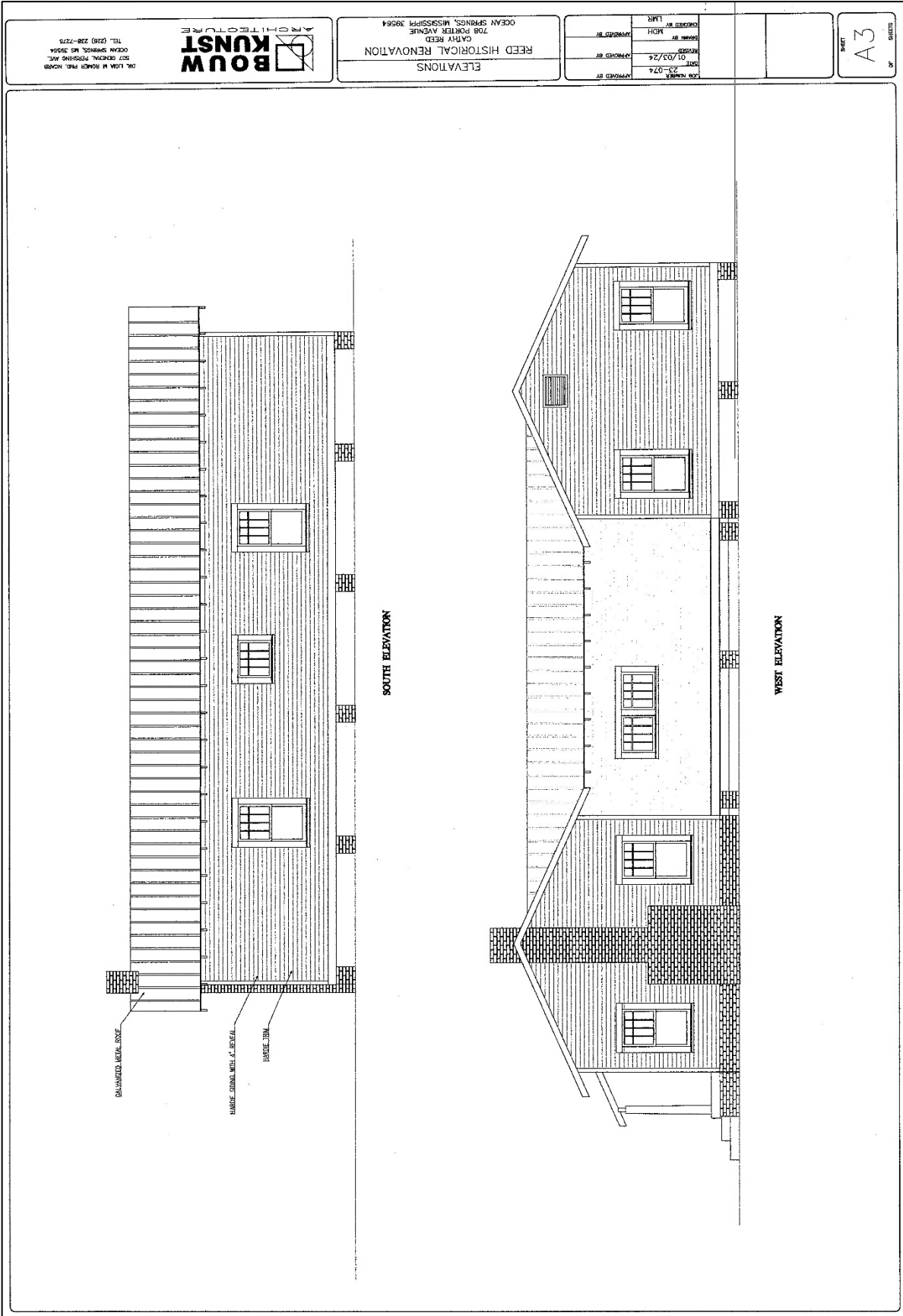












DR. LISA M. ROSE, PRA, NCARB
 207 GARDEN, MISSISSIPPI, MS 39204
 TEL. (228) 238-7275

BOUW KUNST
 ARCHITECTURE

ELEVATIONS
 REED HISTORICAL RENOVATION
 CATHY REED
 708 PORTER AVENUE
 OCEAN SPRINGS, MISSISSIPPI 39564

DATE	2-3-2024
REVISION	01/03/24
DESIGNED BY	LMH
APPROVED BY	LMH
DATE	2-3-2024
REVISION	01/03/24
DESIGNED BY	LMH
APPROVED BY	LMH

DATE
 2-3-2024
 REVISION
 01/03/24
 DESIGNER
 LMH
 APPROVED BY
 LMH

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: March 14, 2024

APPLICANT: Douglas and Alice Fowles

CURRENT OWNER? ✓Yes No

If No:

REQUESTED ACTION: Approval of Certificate of Appropriateness for 1) construction of a driveway gate, 2) construction of a carport and additional dormer, 3) modify the front porch and steps, and 4) change paint colors.

DATE OF APPLICATION: November 16, 2022

LOCATION: 1416 Bowen Avenue / PID#: 60137128.000
Bowen Avenue Historic District

ADJACENT ZONING/LAND USE:

Subject Property:	R-2, Single-Family Residential District; single-family detached dwelling.
North:	across Bowen Avenue – single-family dwellings.
East:	across General Pershing Avenue – single-family dwellings.
South and West:	single-family dwellings.

VICINITY



MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- The house was constructed in 1904. It is described as a one-story, frame, Folk Victorian house with a full width porch.

DESCRIPTION OF THE REQUEST:

- The applicant proposes to construct a 3-bay carport on the west side of the house, placed behind the mid-point of the house and facing Bowen Ave. Hardi-board lap siding that matches the existing siding and asphalt shingles that match the existing shingles are proposed for the roofing.
- A gate is to be constructed at the street end of the driveway. It will be a picket fence similar to the existing fence.
- The new dormer is to be on the east side of the dwelling. The siding and roofing are to match the existing material of the house.
- The existing brick railing around the front porch is to be replaced with wood railing. According to the owner, the brick was not original to the house, but was added in the 1960's. Wood railing is more consistent with the original material and design.
- Building elevation drawings and site plan are attached.
- The owner proposes to paint the house: Main body – Swans Mill Cream; accents – 1905 Green; trim – white to match existing. Color samples are attached.

FINDINGS:

- The proposed carport is consistent with the Historic District Guidelines. The Guidelines note that parking should be located behind the front wall of the house.
- The new dormer is to be added to the east (General Pershing) side of the house. That location is consistent with the Historic District Guidelines which recommend against dormers on the front of the house.

POTENTIAL MOTIONS:

- 1) To recommend approval of a COA for construction of a carport at 1416 Bowen Avenue as described in the application and site plan.
 - 2) To recommend approval of a COA to construct a picket fence gate along the driveway as described in the application and site plan.
 - 3) To recommend approval of a COA to construct a dormer as described in the application and site plan.
 - 4) To recommend approval of a COA to replace the brick porch railing with wood railing as described in the application and site plan.
 - 5) To recommend approval of a COA to change the paint colors as described in the application and site plan.
-



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: 2-7-24

[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: 1416 BOWEN AVE, OCEAN SPRINGS MS

Property Owner(s): DOUGLAS & ALICE FOWLES

Parcel ID Number: 60137128.000 Approximate Age of Home: 117 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: DOUGLAS FOWLES

Address: 1416 BOWEN AVE

City: OCEAN SPRINGS State: MS Zip: 39564

Phone: 228-513-9165 Email: ADFOWLES@EARTHLINK.NET

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**
☐ **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.

DOUGLAS N. FOWLES
Printed Name of Owner

[Signature]
Signature of Owner

ALICE E. FOWLES
Printed Name of Authorized Agent

[Signature]
Signature of Authorized Agent

8 FEB 2024
Date

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



— 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: ACCENT
~~MAIN BODY~~ - KILZ MAGNOLIA HOME 1905 GREEN
MAIN BODY - BENJERMIN MOORE SWANS MILL CREAM
TRIM - WHITE TO MATCH EXISTING WHITE

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

Description: ADD A GATE @ DRIVEWAY USING MATERIALS
AND COLORS TO MATCH EXISTING FENCE

— Attach Additional Sheets if Needed —



— 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: ADD CARPORT WITH STORAGE; REMOVE BRICK FROM FRONT PORCH & INSTALL WOOD RAILING & BRICK STEPS; CHANGE FRONT DOOR TO 3/4 LITE - 4 LITE; ADD DORMER TO 2ND FLR; ENLARGE BACK DECK; ADD SLIDING DOOR TO BACK.

— Attach Additional Sheets if Needed —

Alice Fowles
1416 Bowen Ave
Ocean Springs, MS 39564

City of Ocean Springs
Historic Preservation Commission
1018 Porter Ave
Ocean Springs, MS 39564

To whom it may concern,

I am writing this letter regarding our plan to remodel on our home at 1416 Bowen. One area we wish to restore is our front porch which is currently enclosed with red brick. We have been fortunate enough to talk to Mr. Endt, who was raised in our home and was a previous owner as well. Mr. Endt, informed us that the brick is not an original feature of our home but added in the 1960's by a builder named Frank Galle. Mr. Endt explained that our home was built at the same time as 1410 Bowen and had a similar front porch. A photo of 1410 can be found on the National Register of Historic Places. We have submitted a drawing reflecting our desire to restore our porch to its original design. Thank you for your consideration.

Regards,

Alice E. Fowles

A handwritten signature in blue ink that reads "Alice E. Fowles". The signature is written in a cursive style with a large, stylized 'A' and 'F'.

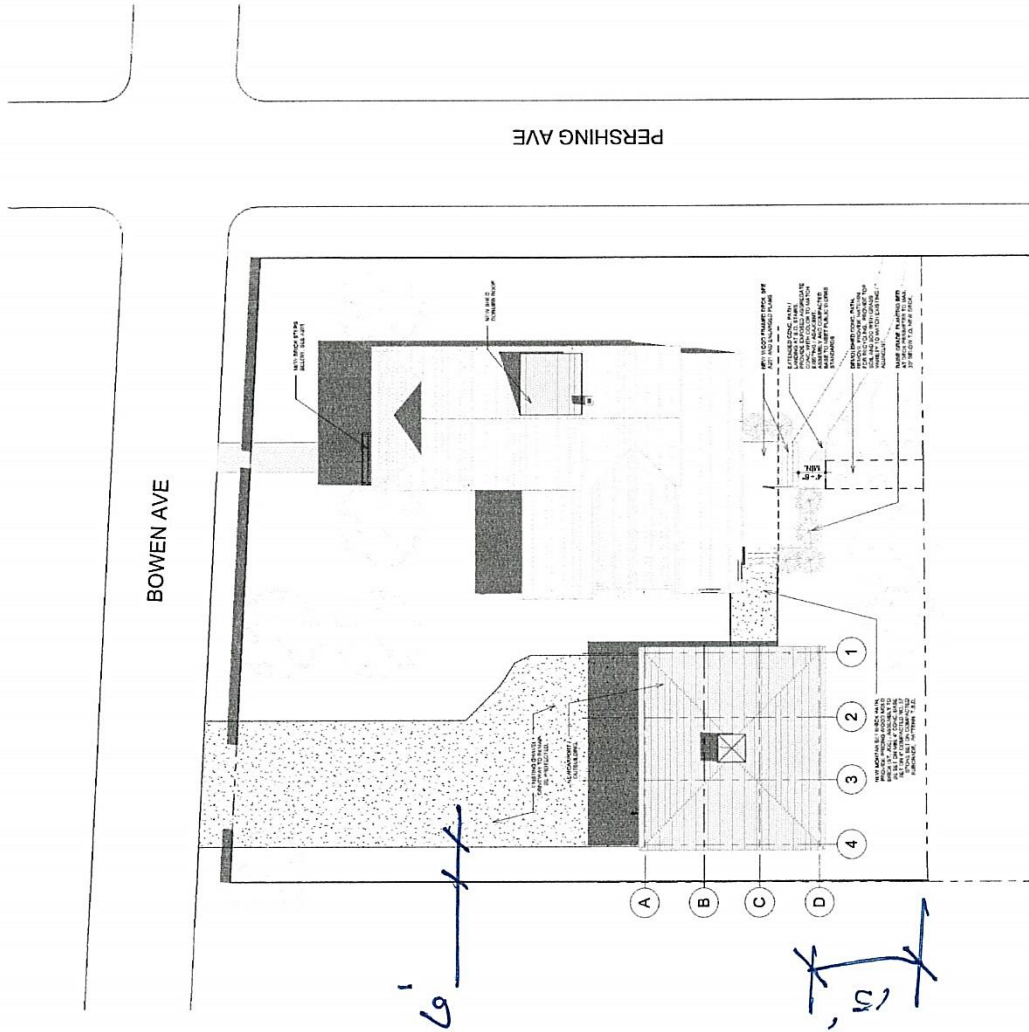
1416 BOWEN

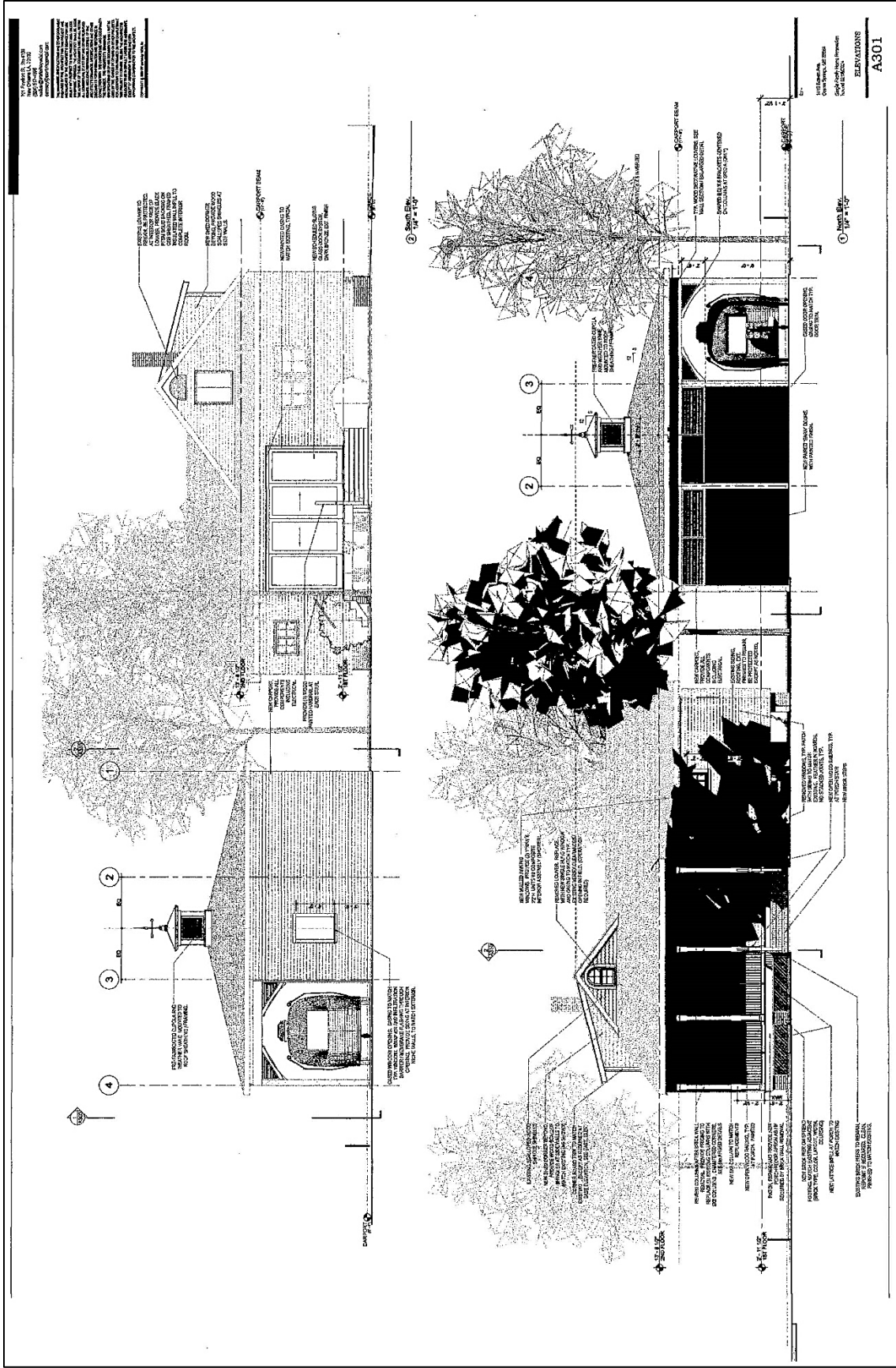


PROPOSED CARPORT LOCATION:

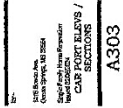








NOT TO SCALE
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1416 BOWEN AVE
ACT. GARAGE PORCH

NOT TO SCALE
1/4" = 1'-0"
DATE: 12/15/2023
DRAWN BY: [illegible]
CHECKED BY: [illegible]
PROJECT: [illegible]
SHEET: [illegible]



1416 Bowen Ave.
Garage Porch
12/15/2023
Bowen Ave 2
A912

PAINT COLOR SAMPLES:



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

**HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS REPORT**

APPLICANT(S): Greg and Joanna Worch

CURRENT OWNER? Yes ☒ No ☐

If No-List Current Owner:

LOCATION: 219 Washington Avenue / Old Ocean Springs Historic District

REQUESTED ACTION: A Certificate of Appropriateness for the installation of a six-foot tall privacy fence.

DATE OF APPLICATION: January 18, 2024

PUBLIC MEETING: Historic Preservation Commission / Thursday, March 14, 2024/6 p.m.

EXISTING CONDITIONS:



COA CONSIDERATIONS:

- The house was built in 1950 and remodeled in 1970, according to the MS Dept. of Archives and History database.
- The applicant proposes to install a six-foot tall white vinyl privacy fence along approx. 20 feet of the south property line as a screen. The fence is to replace an existing 4 ft. tall chain link fence. A photo of the proposed fence material is attached.



- The owner has also provided a photo of a six-foot wood fence as an alternative material.

FINDINGS:

- The Historic District Guidelines note that backyard privacy fences are acceptable. These should not extend forward of the centerline of the house and are best kept behind the rear of the building.
- The proposed fence is on the side (south) property line so is consistent with the Historic district recommendations.

CONCLUSION:

- The location of the proposed vinyl fence is consistent with the Historic District Guidelines.

PROPOSED MOTION: To approve the Certificate of Appropriateness for the installation of a 6-foot vinyl fence at 219 Washington Avenue, as described in the application.

PROPOSED 6-FT. VINYL FENCE





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: 1/18/24

[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: 219 WASHINGTON

Property Owner(s): JOANNA WORCH

Parcel ID Number: 61360001.000 Approximate Age of Home: 75

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: JOANNA WORCH

Address: 219 WASHINGTON

City: O.S. State: MS Zip: 39564

Phone: 228-365-9662 Email: joanna@worch.org

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.

JOANNA WORCE
Printed Name of Owner

[Signature]
Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

1/18/24
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.

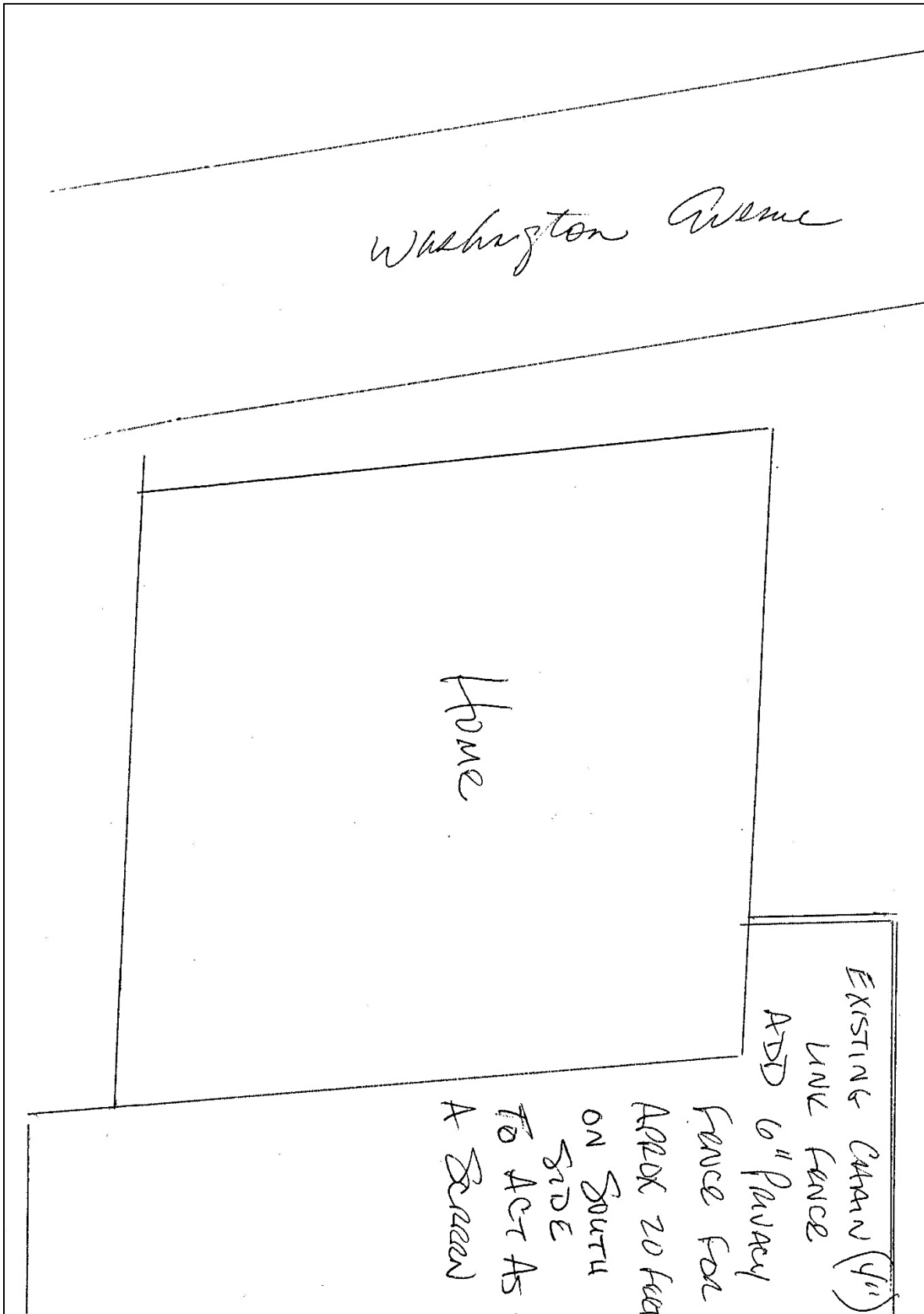
Required Attachments:

- 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.

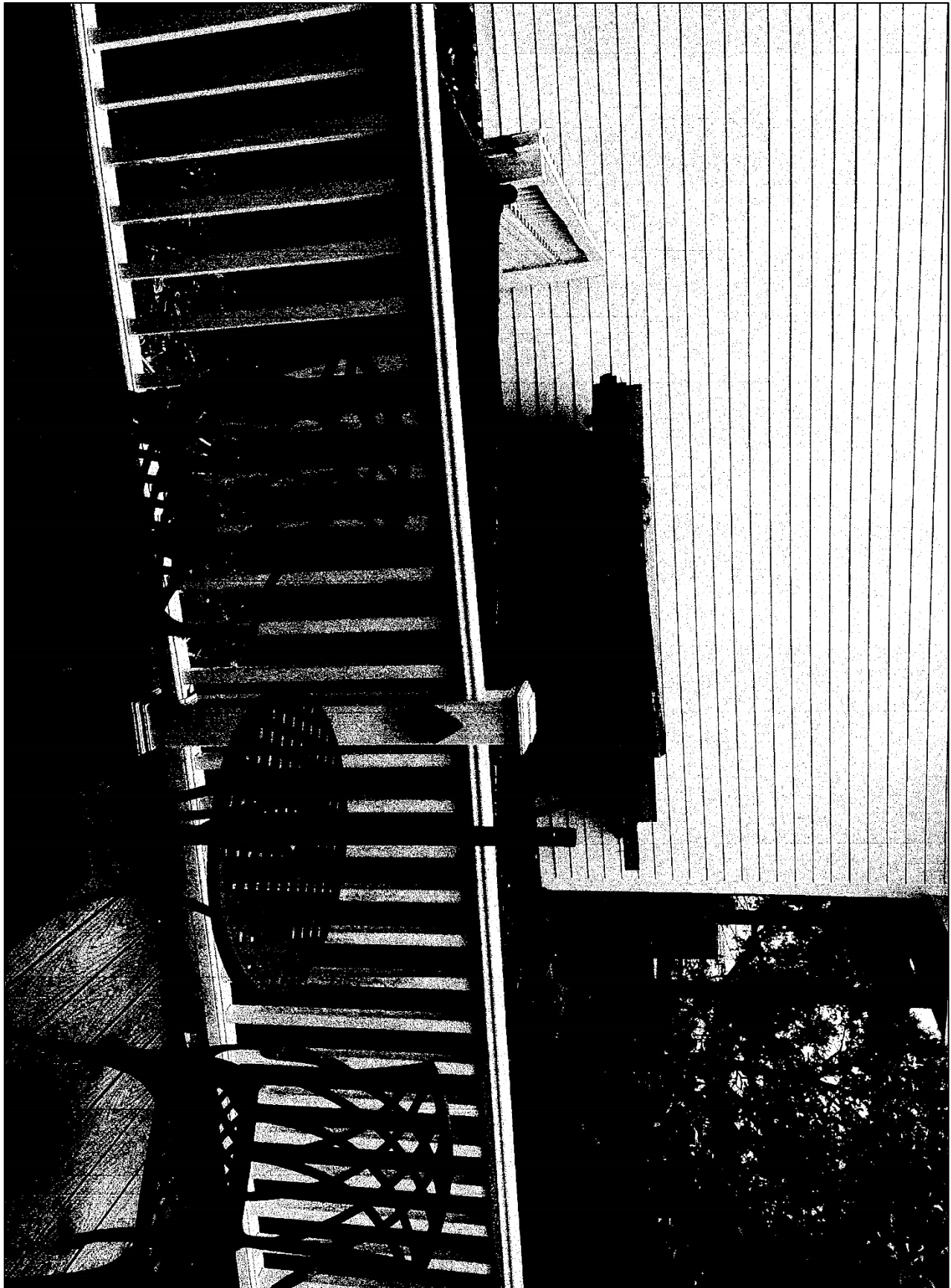
Description: WHITE VINYL FENCING 6"
SEE PHOTO

— Attach Additional Sheets if Needed —

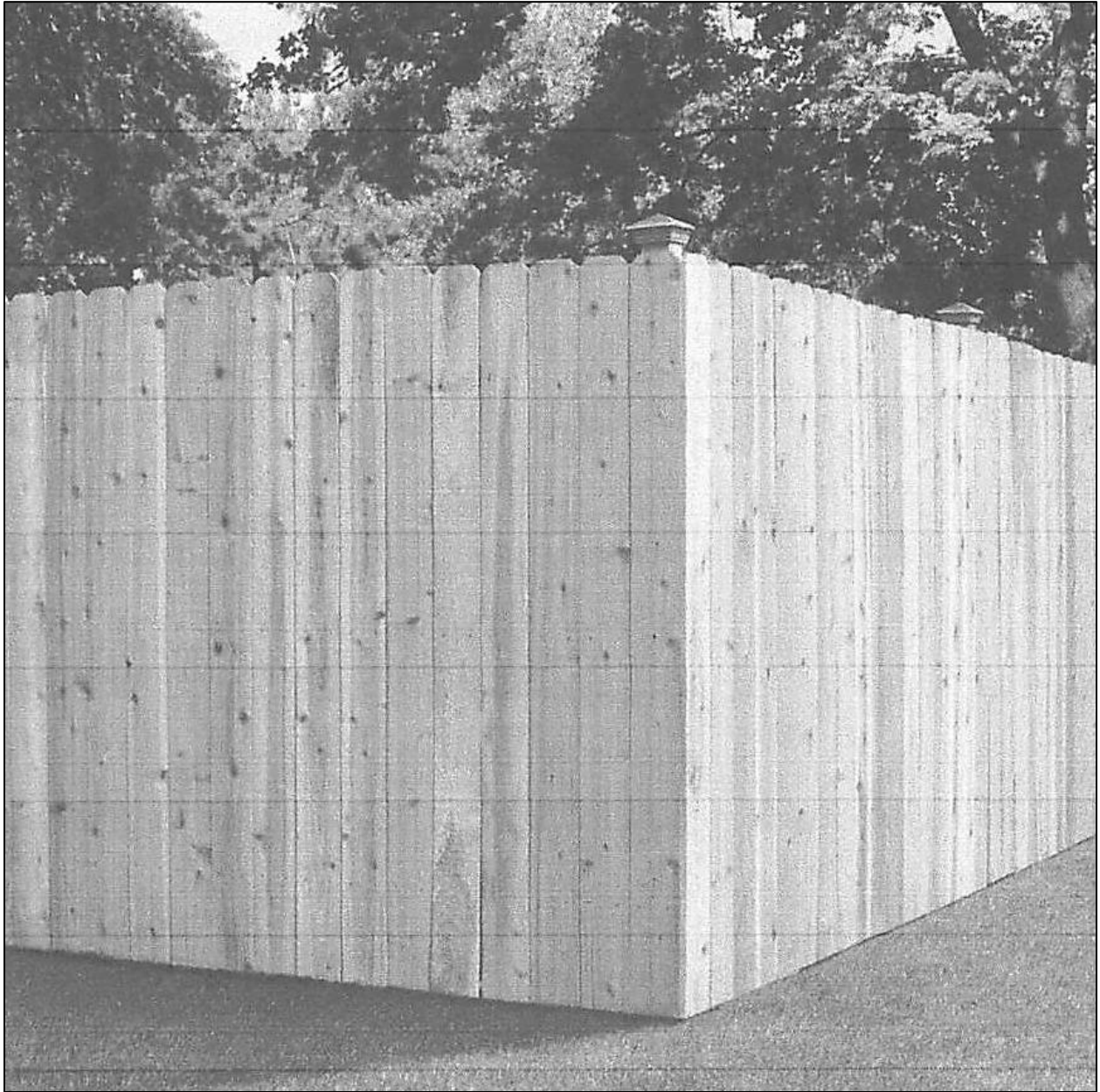
FENCE LOCATION:







ALTERNATIVE FENCE – 6 FT. WOOD



CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: March 16, 2024

APPLICANTS: Plaid Properties, LLC

REQUESTED ACTION: Approval of a free-standing sign

DATE OF APPLICATION: November 30, 2021

LOCATION: 424 Washington Avenue; Parcel Identification: 60137526.000

ADJACENT ZONING/LAND USE:

Subject Property: CMX-2, Community Commercial District; Springs Hotel

North across Joseph Street, CMX-2 District, Community Commercial / Mixed Use District; Walter Anderson Museum;

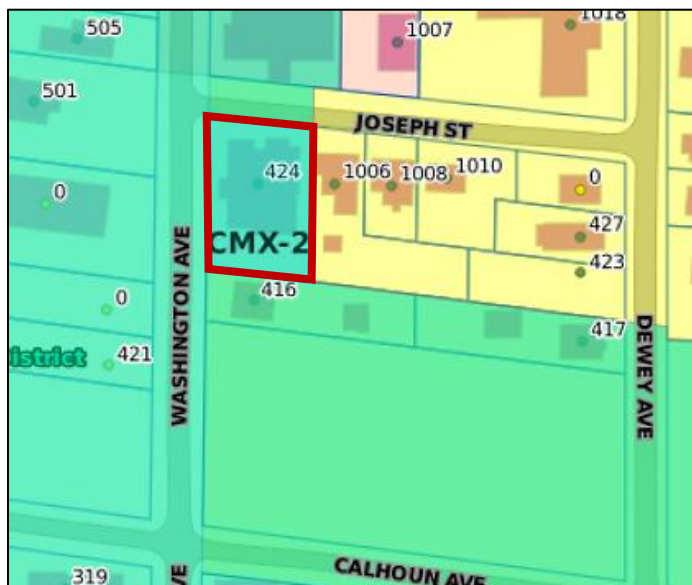
East: R-2, Single Family Residential District; single-family dwelling;

West across Washington Avenue, R-1, Single-family Residential District; single-family dwellings and St. Alphonsus Catholic Church;

South: R-1, Single-family Residential District; one single-family dwelling.

VICINITY

\n-



DESCRIPTION OF THE REQUEST:

The sign is double-sided, with 13.3 sq. ft. per face (8 ft. x 1.67 ft.). It surrounds, but is not attached to, an existing utility pole. Photos of the sign are attached.

FINDINGS:

- The Unified Development Code (UDC) on signs: *Within historic districts, the appearance, color, size, position, method of attachment, texture of materials and design of signs shall be in keeping with the collective characteristics of the structures located within the appropriate development zone;*
- The UDC sign regulations allow businesses in historic districts to have one sign with a maximum area based on the length of street frontage (12 sq. ft. of sign area per every 100 feet of street frontage). This property has 150 feet of street frontage, so is allowed a total of 18 sq. ft. of sign area. The 13.3 sq. ft. of the Springs sign is within the allowed sign area regulations.

STAFF CONCLUSION:

- The proposed sign meets the UDC requirement for sign area for a business in a historic district. The HPC should determine if the sign's appearance, color, size, position and design are in keeping with the Old Ocean Springs historic district and guidelines.

PROPOSED MOTION: Recommend approval of a free-standing sign at 424 Washington Ave. as described in the application.



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: 2/5/2024

[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: 424 Washington Ave.

Property Owner(s): Plaid Properties, LLC

Parcel ID Number: 60137526.000

Approximate Age of Home: 1992

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: Joe Cloyd

Address: 433 E. Beach Blvd

City: Ocean Springs

State: MS

Zip: 39564

Phone: 601-624-1921

Email: joe@cloyd.ms

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
☐ INDIAN SPRINGS
☐ LOVER'S LANE

☐ MARBLE SPRINGS
☒ OLD OCEAN SPRINGS
☐ RAILROAD

☐ SHEARWATER
☐ SULLIVAN-CHARNELY
☐ INDIVIDUAL LISTING

Requirements:

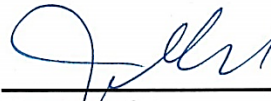
- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
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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.

Joe Cloyd

Printed Name of Owner



Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

2/5/2024

Date

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



— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

SIGNAGE

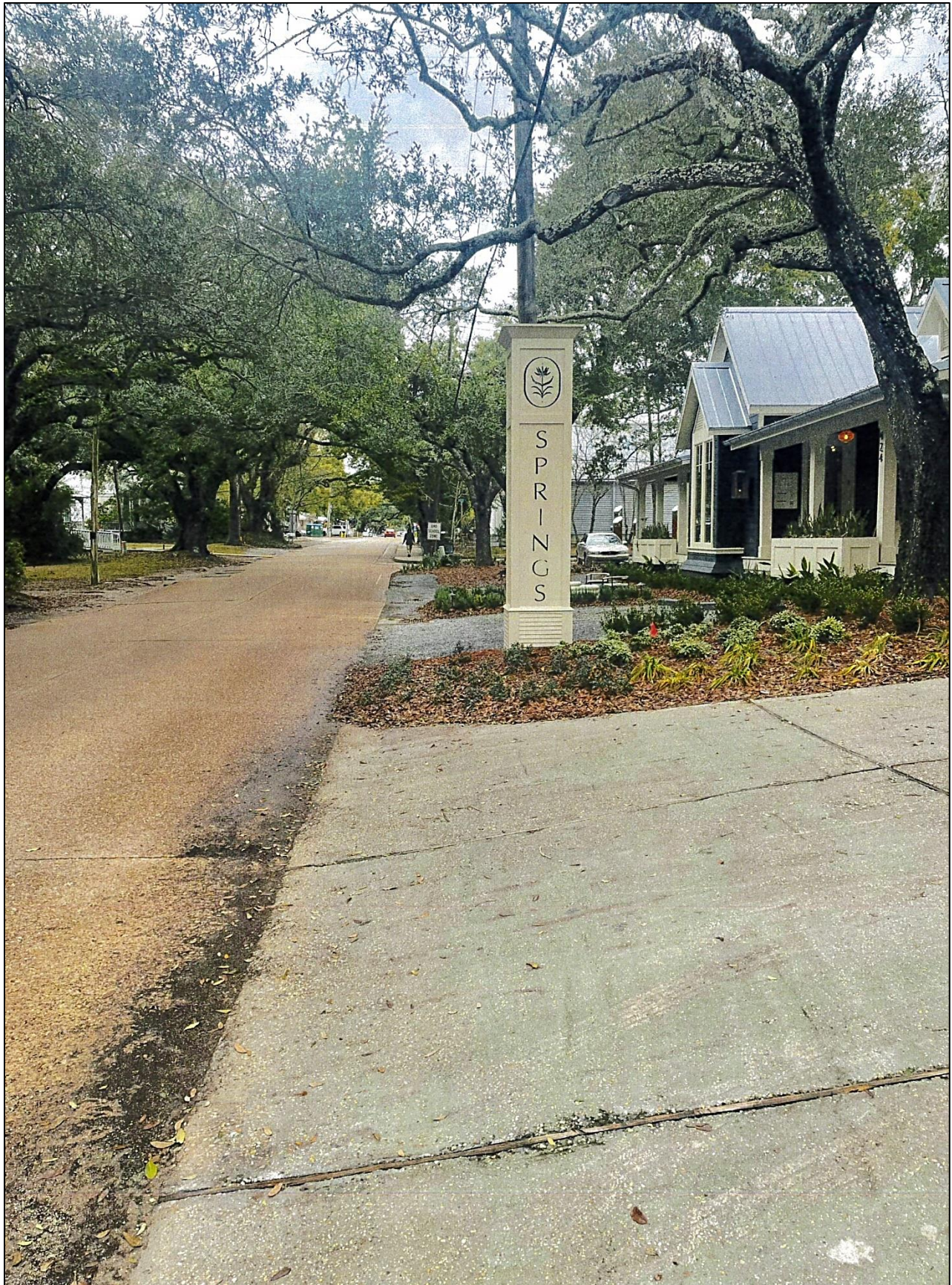
NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed 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. ☒ Scaled drawings of proposed sign; and
- b. ☒ Site plan showing locations of all structures, protected trees, and proposed sign location.

Description: See a Hachuel picture. We thought we
had permission, and ago apologise for the oversight,
There are no other sign locations, of which I am
aware, based on site constraints

— Attach Additional Sheets if Needed —





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

HISTORIC PRESERVATION COMMISSION REPORT
- CERTIFICATE OF APPROPRIATENESS REPORT -

MEETING DATE: Thursday, March 14, 2024/6pm

APPLICANT(S): Big Yella, LLC – Joe Cloyd

CURRENT OWNER? Yes ☒ No ☐

If No-List Current Owner: NA

REQUESTED ACTION: Request for a Certificate of Appropriateness (COA) to construct an addition to the east side of the building.

DATE OF APPLICATION: 02/05/2024

LOCATION: 604 Porter Street / Old Ocean Springs Historic District; PID #60137620.000

CURRENT ZONING/LAND USE: CMX-1, Neighborhood Commercial District; The Roost boutique hotel.



DESCRIPTION OF THE REQUEST:

- The addition is to create a sunroom dining area, food prep/pizza oven area and outdoor pool area bar. The addition will continue the Hardi-Board and Batten siding, Hardi-panel siding, metal roof and stainless steel cable railing that are used on the existing building. The addition's appearance and materials are highlighted on the attached plans.

COA CONSIDERATIONS/FINDINGS:

- The proposed addition will maintain the appearance of the existing Roost building.

STAFF CONCLUSION: The design and materials proposed for the addition are a continuation of the existing building.

PROPOSED MOTION: To recommend approval of a Certificate of Appropriateness for an addition to the east side of The Roost building at 604 Porter Ave. as described in the application and diagrams.



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: 2/5/2024

[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: 604 Porter Ave.

Property Owner(s): Big Yella, LLC

Parcel ID Number: 60137620.000 **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: Joe Cloyd

Address: 433 E. Beach Blvd

City: Ocean Springs **State:** MS **Zip:** 39564

Phone: 601-624-1921 **Email:** joe@cloyd.ms

Property Owner [if Different]: Same

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

☐ 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.
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Notes:

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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.

Joe Cloyd

Printed Name of Owner



Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

2/5/2024

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.

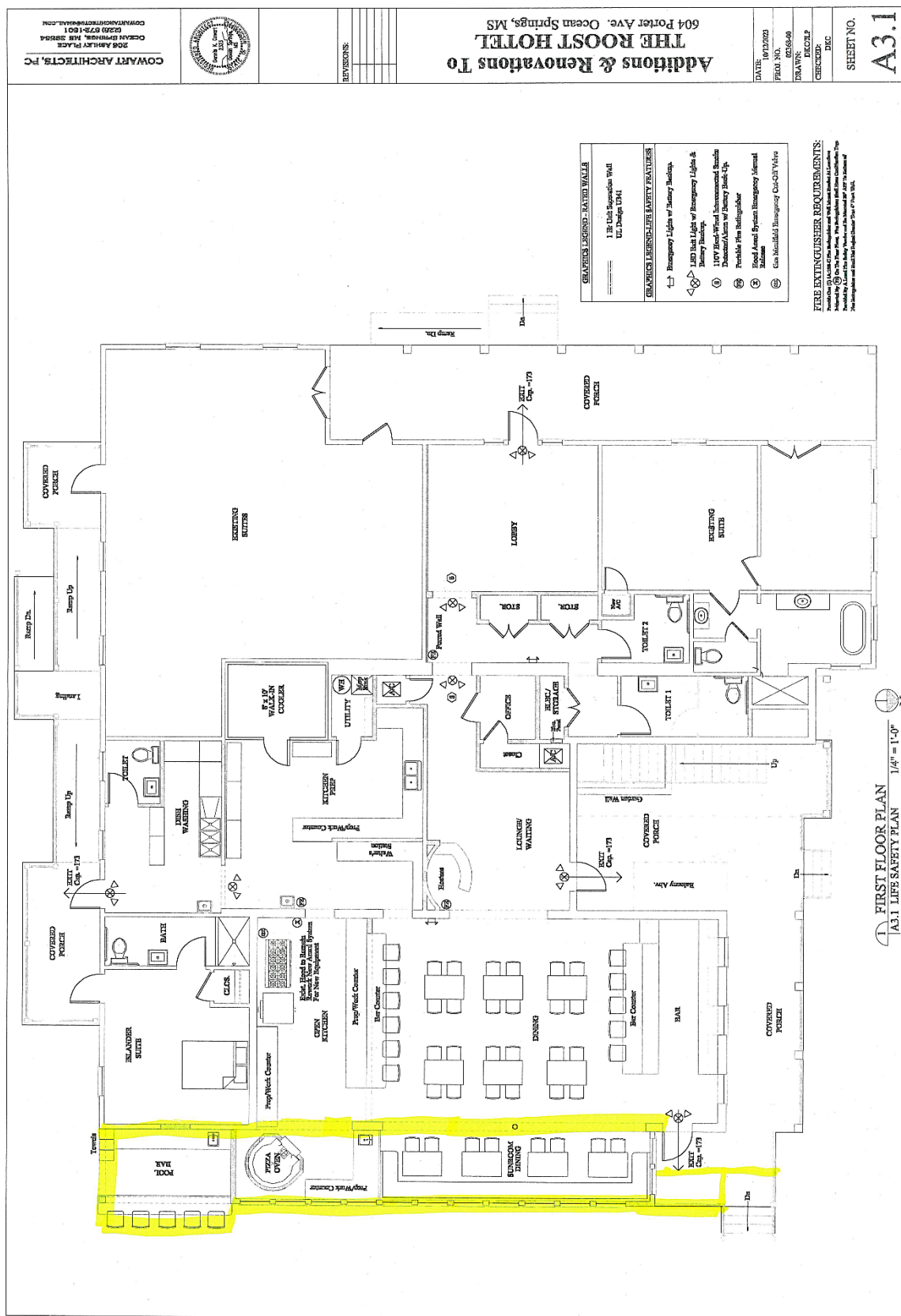
Required Attachments:

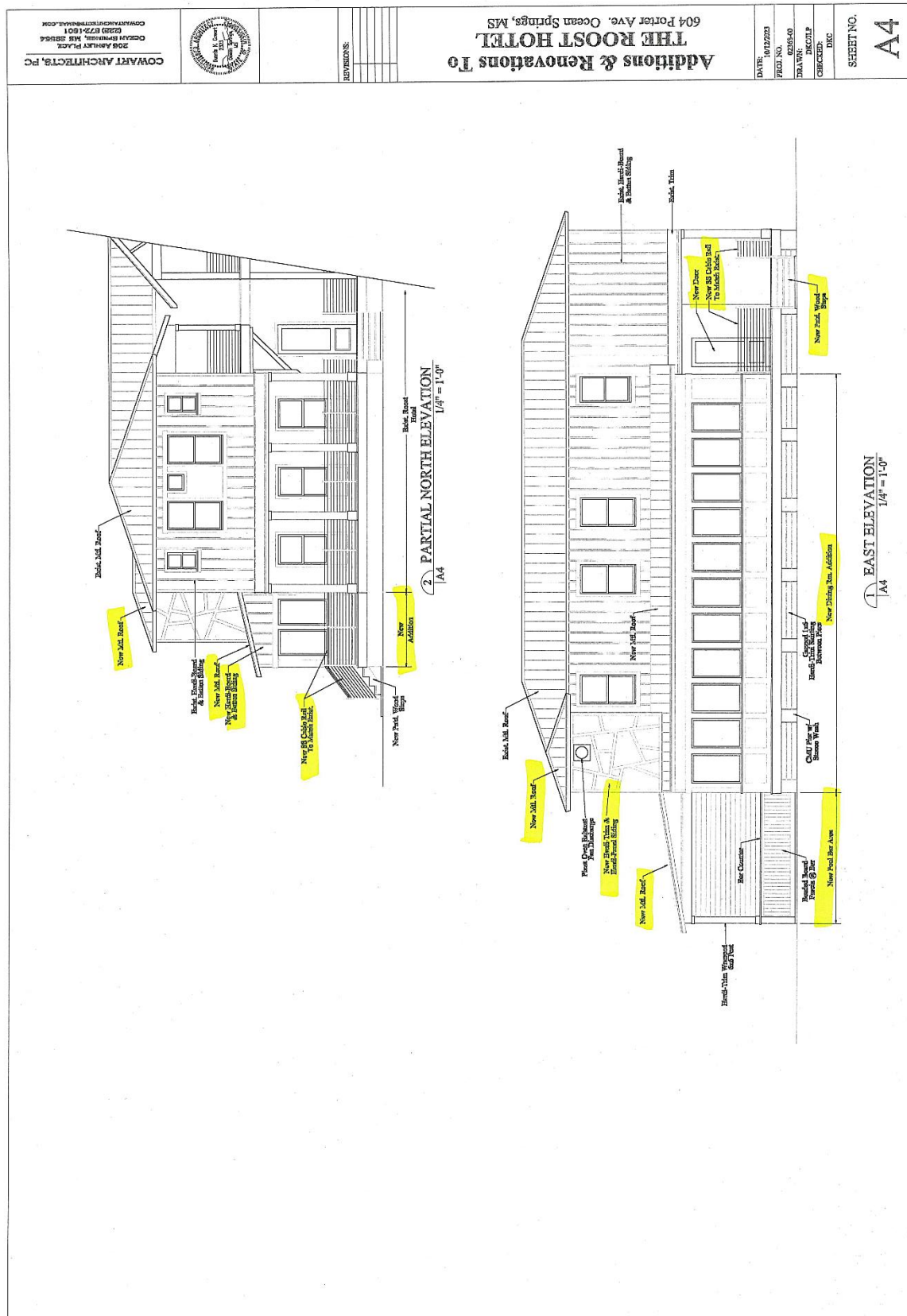
1. **Two (2)** sets of scaled drawing, which shall include:
 - a. ☒ A site plan illustrating location of proposal as well as all other structures on the site, with dimensions, setback distances, landscaping, driveways, walkways and protected trees.;
 - b. ☒ A floor plan, with dimensions as it impacts 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: See attached plans. No New paint colors
Colors are requested beyond those currently used.

— **Attach Additional Sheets if Needed** —









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: 921 Ocean Ave

Property Owner(s): First Presbyterian Church of Ocean Springs

Parcel ID Number: _____ Approximate Age of Home: 30 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: First Presbyterian Church of Ocean Springs

Address: 921 Ocean Ave

City: Ocean Springs State: MS Zip: 39564

Phone: 228 875-5326 Email: info@fpcosms.com

greg@fpcosms.com

Property Owner [if Different]:

Name: As above

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
☐ 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.

First Presbyterian Church

Printed Name of Owner

Greg Worch

Signature of Owner

Exec Dir. Operations

Printed Name of Authorized Agent

Signature of Authorized Agent

Date

3/5/2024

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



— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

MINOR RENOVATION OR 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:

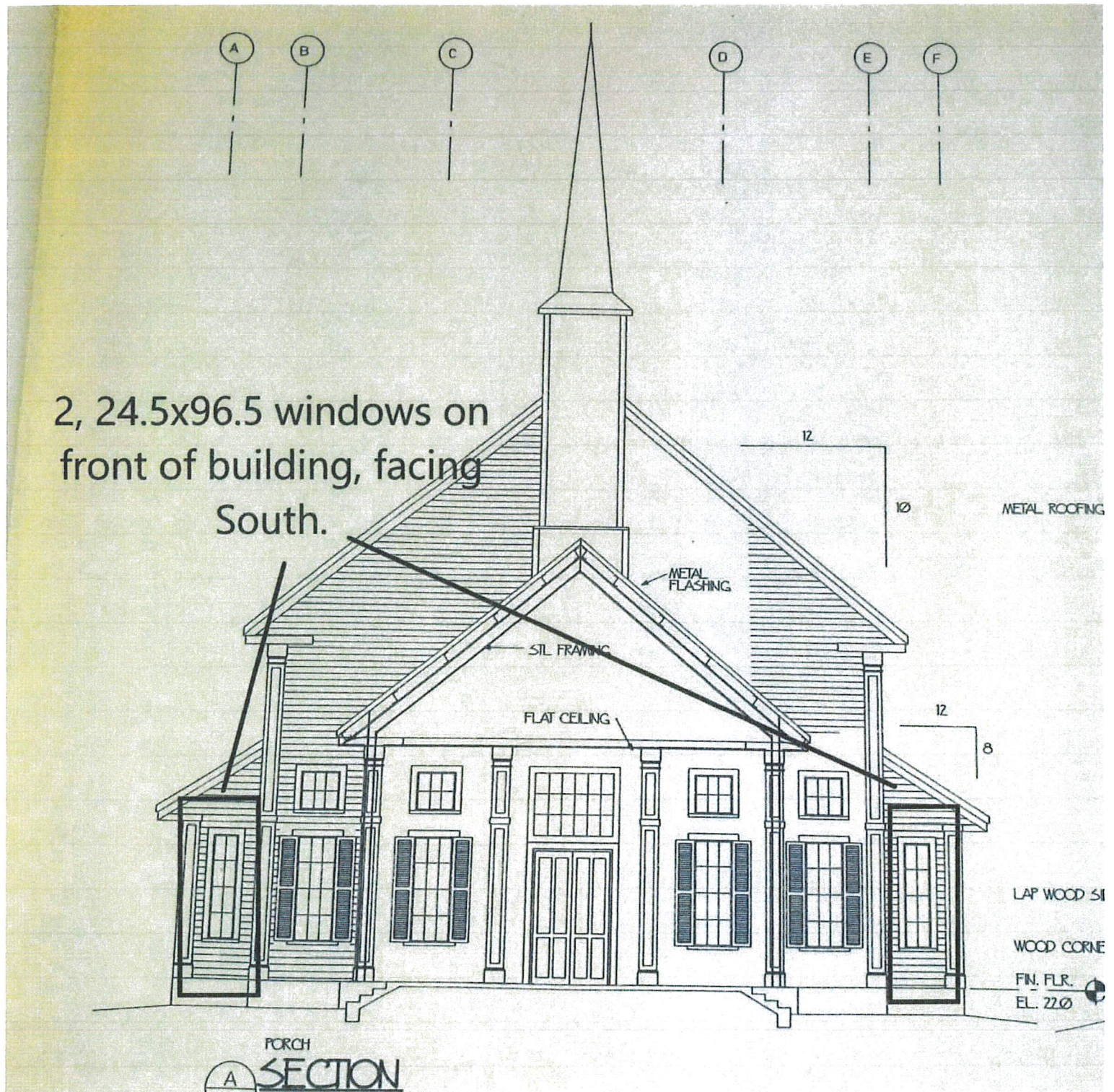
1. For work which includes changes to the exterior of existing buildings, the following is required:
 - a. _____ Elevations;
 - b. _____ Floor Plans; and
 - c. _____ Photographs of each face of the building to be renovated with details of the areas of work.

Description: ① Replacement of 10 windows as noted in the attached drawings. Replacement due to extensive rot.

Current windows are wood TDL. Replacement windows will be identical in size and will also be TDL wood windows.

② Repair of rotted wood on plank siding. Replace with Hardie of like dimensions. Remove rotting plywood from 4 columns in front of church and replace with same design in Hardie.

— Attach Additional Sheets if Needed —



The two wood windows shown above will be replaced
with two matching wood windows.

8, 3x3 windows, East
and West sides,
top level

WEST ELEVATION
SCALE 1/8" = 1'-0"

COVERED PORCH

METAL ROOFING

LAP WOOD SING

WOOD CORNER TRIM

FIN. F.L.R.
EL. 22.0

FIN. F.L.R.
EL. 22.0

7

5

6

4

3

2

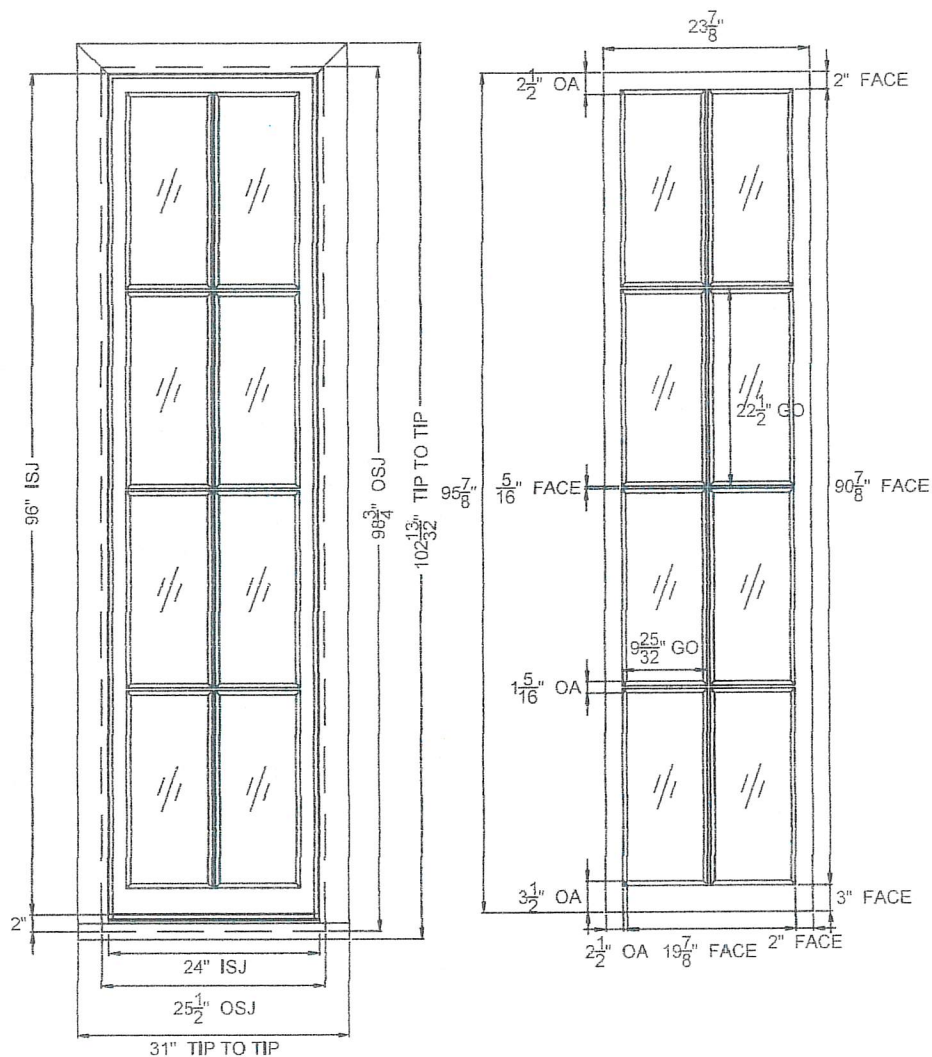
1

8

9

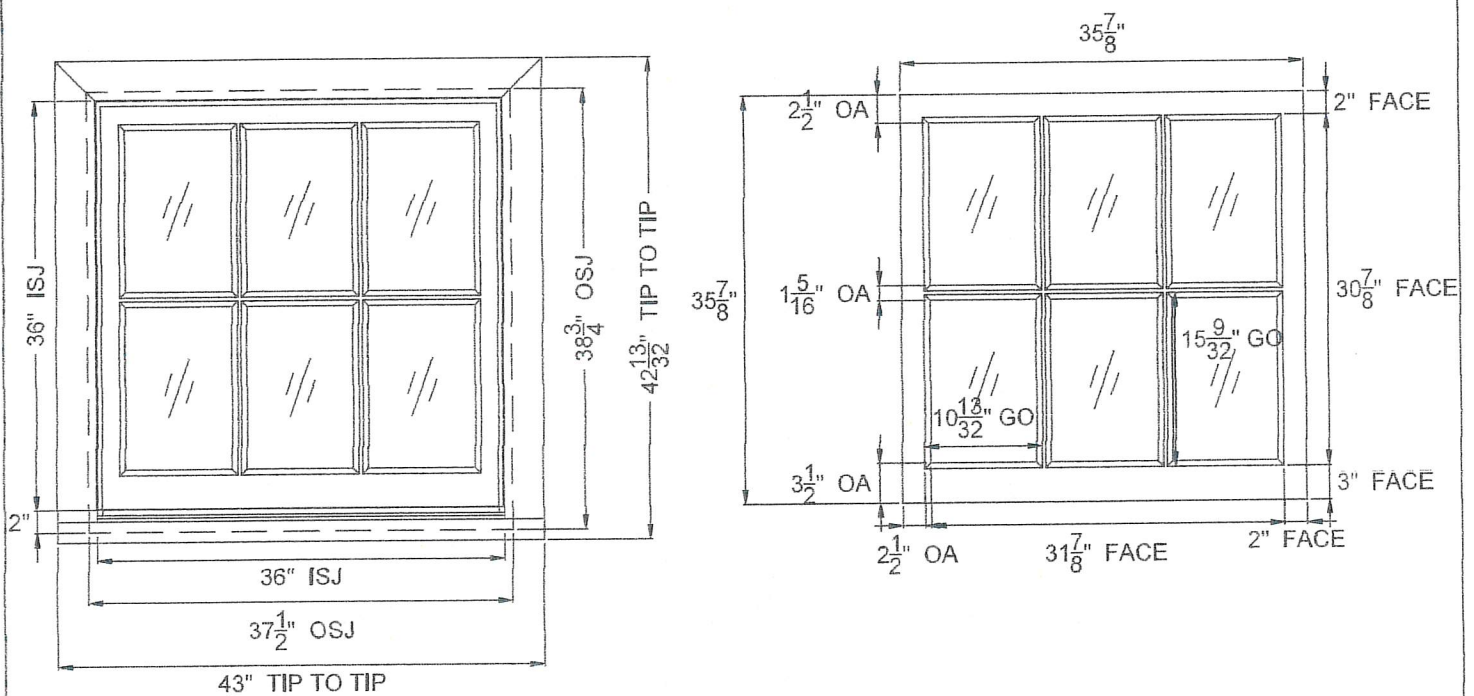
12

6



DALLAS
Millwork

X



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND $\frac{1}{2}$ " TO THE "OSJ" HEIGHT



Manufactured By:
Dallas Millwork Inc.
 PO Box 549 Hiram, GA. 30141
 770-943-3909
 770-943-3900-FAX

CUSTOMER
OCEAN SPRINGS

APPROVED BY:

X

DRAWING#

EW02152409

DATE:2/15/24

REV. #:EW1

REV DATE:02/15/24



