



Historic Preservation Commission

Thursday, May 9, 2024 @ 6:00 PM

1. Call Meeting to Order

2. Approval of Minutes

- a. April 11, 2024

3. Old Business

- a. None.

4. New Business

- a. 1211 Bowen /PID 60137096.000 – Patrick Mason - Certificate of Appropriateness for installation of seamless gutters.
- b. 520 Jackson Ave/PID 60137210.00 – Chuck and April Borois – Certificate of Appropriateness for a partial demolition of a structure.
- c. 110A Shearwater Drive/PID 360130560.072 – Owen White - Certificate of Appropriateness for an entrance gate.
- d. 1101 Iberville Drive/PID 60119164.000 - Mitchell Properties – Troy and Kim Mitchell – Improvements to non-attached garage, add two windows, a door and a door overhang.

5. Audience Request

6. Administrative

7. Adjourn

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

Address	Applicant Name	Phone Number	Contacted	Attending
1416 Bowen Avenue	Douglas Fowles	N/A	Yes	No

Meeting Next Month: **Yes/No**

Items proposed on Agenda:

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, April 11, 2024. The members present were Michael Doster, Charlene Roemer, and Karen Chewning. Charles Fowler and Owen White were absent. Staff present were Wade Morgan, City Planner, and Carter Thompson, Community Development Director.

When the meeting first opened, the Board did not have a quorum from 6:00 p.m. to 6:19 p.m. Karen Chewning attended the meeting by teleconference pursuant to Section 25-41-5 of the Mississippi Code. Let the minutes reflect that there is a speaker in the meeting room that all those present can hear Karen Chewning.

2. Old Business – None.

3. New Business.

- a) 1416 Bowen Avenue / PID# 60137128.000 – Douglas Fowles – Request for Certificate of Appropriateness (COA) to remove 24 ft. of picket fence, install a 10'x24' concrete apron, and install a 24'x70' gravel driveway with brick at the joints.

Wade Morgan introduced the proposal.

A motion was made by Michael Doster and seconded by Charlene Roemer to recommend approval. The motion was carried unanimously.

4. Approval of Minutes.

- a) March 14, 2024

A motion was made by Michael Doster seconded by Charlene Roemer recommend approval of the minutes as submitted. The motion was carried unanimously.

5. Administrative Approval.

None.

6. Audience Request.

None

7. Adjourn

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

DRAFT

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

**HISTORIC PRESERVATION COMMISSION
*Certificate of Appropriateness Report***

APPLICANT(S): Patrick Gray

CURRENT OWNER? Yes ☒ No ☐

If No-List Current Owner:

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

REQUESTED ACTION: Approval of a Certificate of Appropriateness (COA) for adding gutters to the structure.

DATE OF APPLICATION: April 19, 2024

PUBLIC MEETING: Thursday, May 9, 2024 / 6:00 p.m.

EXISTING CONDITIONS: Single family dwelling. The structure is noncontributing. One-story, frame, five-bay-wide (w-www-d-ww-ww) side-gable Ranch house with a gable-partial porch supported by metal Tuscan columns. Windows are 2/2 aluminum double-hung-sash, in singles, pairs, and ribbons. Distinctive features include wide eaves, an exterior brick chimney on the right (east) elevation, and composite-wood boards and battens in the gable ends. The house rests on a concrete slab, is clad with brick veneer, and has asphalt shingles.

DESCRIPTION OF COA: The homeowner requests a COA to construct to add gutter to the structure.

VICINITY:



COA CONSIDERATIONS:

- The Bowen Avenue Historic District encompasses a linear area of three blocks of Bowen Avenue, which runs east-west between Ward and Washington avenues. The district is composed of the frontage properties along Bowen Avenue between General Pershing and Bellande avenues. As a middle-class development, these street-oriented dwellings reveal the diversity of influences within a prestigious resort community. Initially developed from 1890 to 1930, the neighborhood grew slightly northeast of the Old Ocean Springs area. Citizens of more moderate means built this residential area as evidenced by the uniformity and modesty of both scale and detailing.



The district is significant for its cohesive collection of residential architecture. Oriented to the street, the dwellings are either vernacular or have few stylistic details, with high style architecture being the exception rather than the rule. Even so, the district displays examples of Victorian Italianate, Creole Cottages, Bungalows, Victorian Shotguns, and Queen Anne Cottages. The residences of this street, which remains narrow, and trees shaded, are isolated from through traffic and newer areas of development.

FINDINGS:

- The Historic District Guidelines only mention gutters as routine maintenance. “Work involving minimal repairs, specifically repair of deteriorated or damaged parts of a building provided that the repair work be "in kind," matches the original exactly in terms of material, size, design, texture, color, etc. For example, a) minor repairs to an existing buildings' chimneys, stairs, and porches, b) painting, except where the color is subject to ordinance, and c) repairs to an existing roof, gutters, or flashing; to qualify as routine maintenance, such repairs must not alter the visual character of the building”.

STAFF CONCLUSION:

- The proposed gutter is in line with routine maintenance in Bowen Avenue Historic District guidelines.

PROPOSED MOTION:

- The Historic Preservation Commission recommends approval of the Certificate of Appropriateness for the adding gutters to 1211 Bowen 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: 4/19/2024

[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: 1211 Bower

Property Owner(s): Patrick Gray

Parcel ID Number: 60137096.000 Approximate Age of Home: 55 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: Patrick Mason Gray

Address: 1211 Bower

City: Ocean Springs State: MS Zip: 39564

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

Property Owner [if Different]:

Name:

Address:

City: State: Zip:

Phone: Email:

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

☐ New Construction, Additions, Extensive
Renovation / Repair

☒ Minor Renovation / Repair

☐ Exterior Painting (Contributing Structures Only)

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

☐ Signage

☐ Demolition

PLEASE CHECK DISTRICT/LISTING

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

Requirements:

- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.
- **SIGN:** A sign will be placed in the front yard of the property prior to the HPC meeting to notify surrounding property owners of pending application. If the sign is not returned a \$ 25.00 fee will be assessed with the building permit.

Notes:

- Certificate of Appropriateness (COA) remains in force for two (2) years and may be extended for one (1) additional year. However, if a period of one (1) year passes and no initial construction has occurred, the COA is voided, and a new application must be submitted and approved before work may begin.
- Certificate of Appropriateness does not relieve the Property Owner from the responsibility of obtaining any other required permits. Building and other permits may be required, even if a COA is not required. For more information contact the Building Department at (228) 875-6712.
- The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Commission. The undersigned hereby certifies that the project described in the application, as detailed by plans and specification attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that a Building Permit will be required in addition to the Certificate of Appropriateness. Oath not required, but answer subject to rules of perjury.

Patrick Mason Gray

Printed Name of Owner

[Signature]

Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

4/19/2027
Date

***** **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: add aluminum seamless gutters to front and
Back elevations of house at 1211 Bowen -
white

— Attach Additional Sheets if Needed —



Permit #: 5401

Permit Date: 04/24/24

Permit Type: COA - HPC

Floodzone:

BFE:

Building Permit Sub-Type:

Electrical Permit Sub-Type:

Mechanical Permit Sub-Type:

Plumbing Permit Sub-Type:

Golf Cart Permit Sub-Type:

Tree Permit Sub-Type:

Sign Permit Sub-Type:

Applicant Name: Patrick Mason Gray

Applicant Address: 1211 Bowen Ave

Applicant City, State, Zip: Ocean Springs, MS 39564

Applicant Phone: 228-337-2078

Applicant Email: pmasongray@gmail.com

Owner Name: Patrick Mason Gray

Job Address: 1211 Bowen Ave

Job City: Ocean Springs

Owner Phone: 228-337-2078

Owner Email:

Square Feet: 0

Project Cost: 0

Job Description:

HPC District: Bowen Avenue

Status: Pending

Assigned To: Carter Thompson

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
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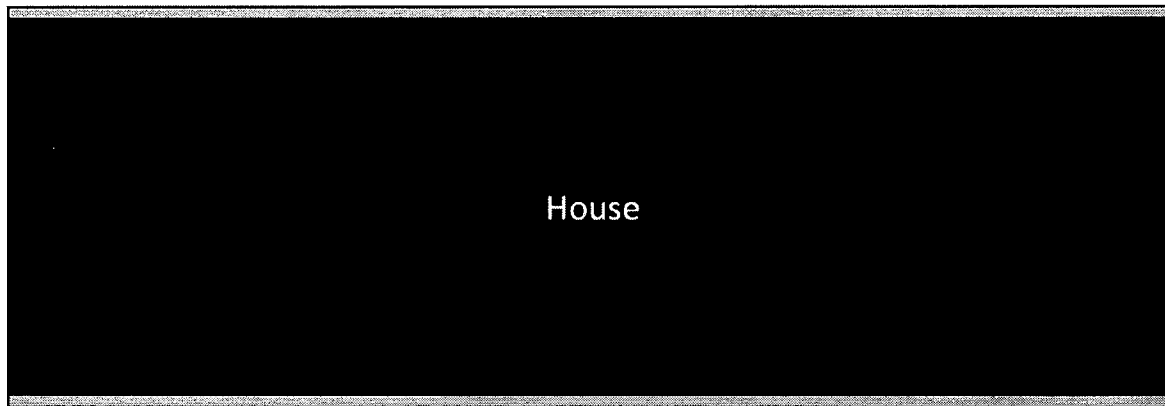


An Acquisition Has Been Submitted
For This Property To The
**OCEAN SPRINGS
HISTORIC PRESERVATION
COMMISSION**
For Implementation Of The Property
FOR DETAILS CALL 815-441-1

Overhead View:

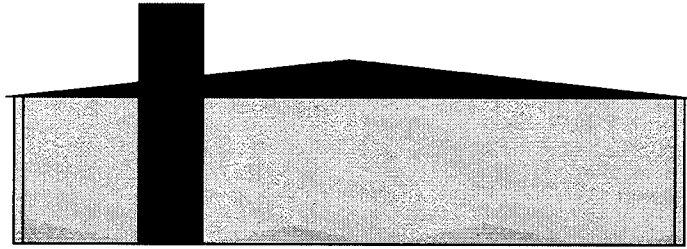
Proposed:

- Add gutters to front and back of house



18'

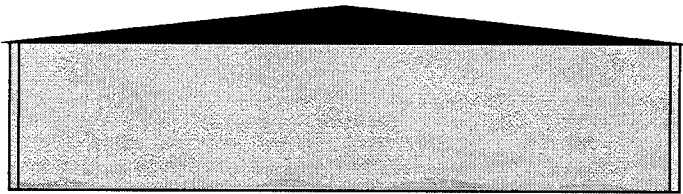
Russell Blvd



East Elevation:

Proposed:

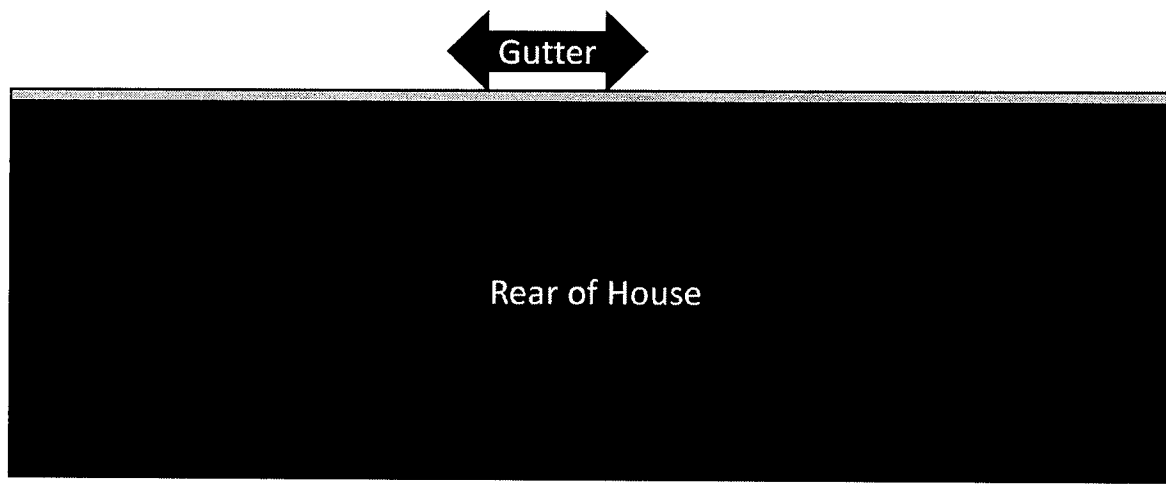
- Downspout may be visible on east



West Elevation:

Proposed:

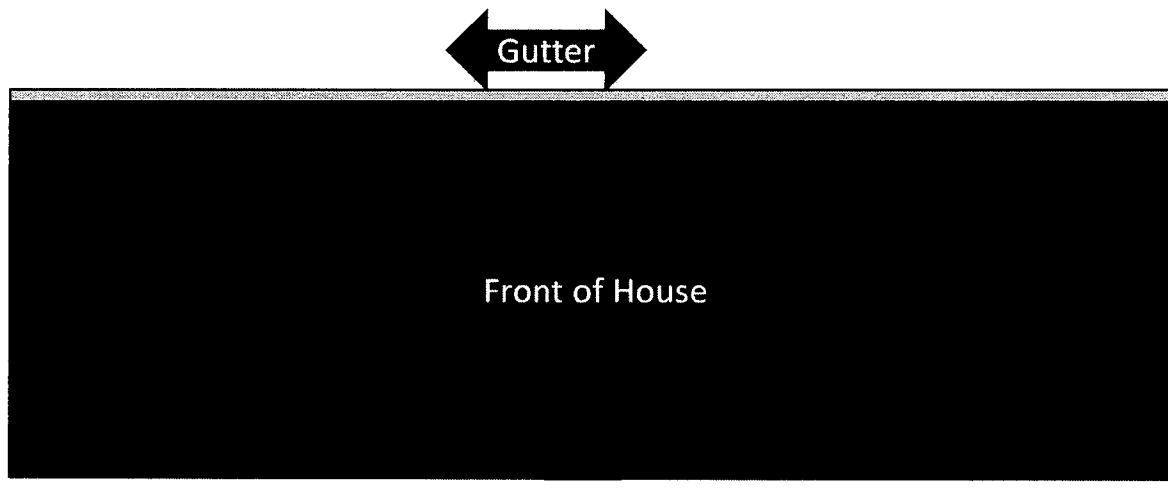
- Downspout may be viewable on the west side



North Elevation- view from north property line:

Proposed:

- Gutter running length of rear of home



South Elevation- view looking north:

Proposed:

- Gutter running length of front of home

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

Proposed gutter would run the length of the front of the house and the overhang of the porch



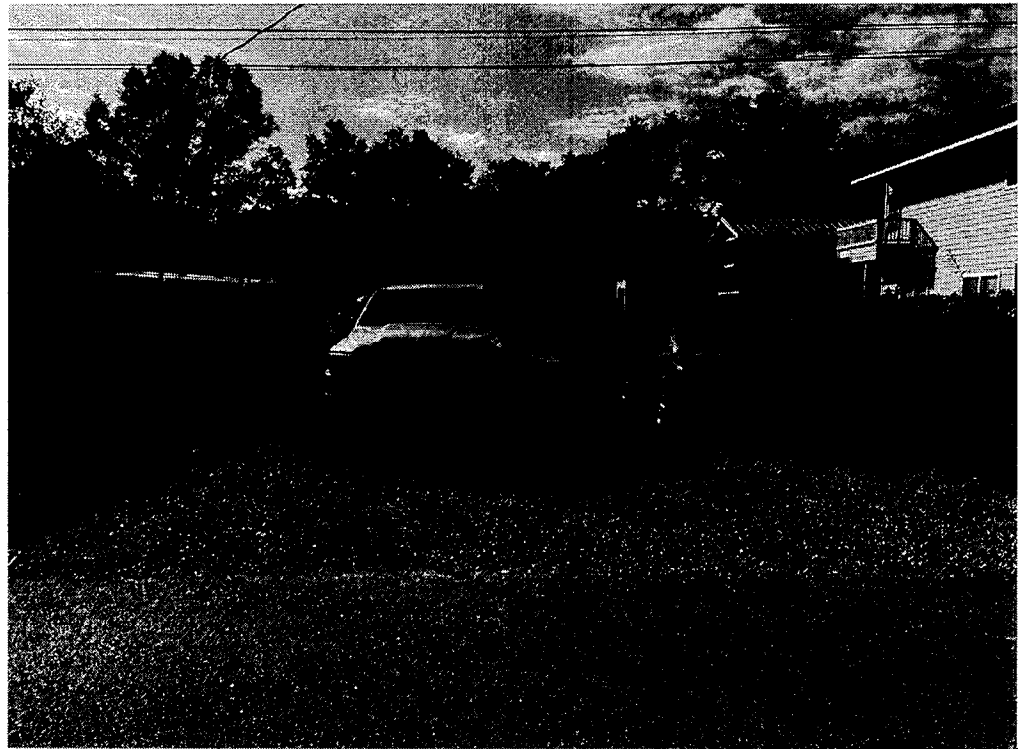
View from NE corner of property line
towards the house

Proposed gutter would run the roofline of
the rear of the house.



View from Russell Blvd facing east

No changes to west elevation of home.



View of east elevation

No proposed changes to east elevation



**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): Chuck and April Bordis

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

LOCATION: 520 Jackson Avenue/PID# 60137210.000/ Old Ocean Springs Historic District

REQUESTED ACTION: Approval of a Certificate of Appropriateness (COA) for partial areas of demolition of a structure due to deterioration.

DATE OF APPLICATION: April 25, 2024

PUBLIC MEETING: Thursday, May 9th, 2024 / 6:00 p.m.

EXISTING CONDITIONS: Single family dwelling. One-story, frame, three-bay-wide (d-d-d) hip-roofed Greek Revival Side-Hall residence with an inset full-width porch supported by square box columns and ornamented with a denticulated cornice. Bays 1 and 2 are 6-light over 1-panel French doors with 3-light transoms, entablatured lintels, and working shutters. Bay 3 is a 4-light over 2- panel door with a Greek key architrave. Windows are 6/6 wooden double-hung-sash with working shutters. The house has a brick pier foundation, clapboard and flush board siding, and a corrugated metal roof. Gable and shed-roof additions have been appended to the rear (east) facade.

An early resident of this house was Captain Lawrence Hansen of New Orleans. He was a Danish mariner who immigrated to New Orleans prior to the Civil War. He purchased this residence in 1876 and it remained in his family until 1958 when it was sold to radio personality Harriette Knox Widmer as her retirement home. Widmer was famous for portraying African American characters on the radio including appearances on the 'Amos and Andy Show' and the Aunt Jemima pancake flour advertisements.

DESCRIPTION OF COA: The homeowner requests a COA to demo areas that have rotted.

VICINITY:



CONSIDERATIONS:

- The Old Ocean Springs Historic District is comprised of several residential blocks situated to the south and west of the city's central business district. This district is unique because of its history of mixed use (residential, commercial, professional, etc.) particularly along Jackson and Washington avenues. The area reveals 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.



The district, a large concentration of primarily street-oriented properties, is significant for its diversity of architectural styles, local stylistic adaptations, and variety of building forms. Greek Revival, Queen Anne, and Craftsman stylistic interpretations predominate upon Creole cottages, Planter's cottages, shotgun houses, and bungalow forms. Climatic influences are reflected by both the scarcity of chimneys and the plethora of porches. The area also encompasses churches and community buildings, as well as numerous residences rehabilitated for modern non-residential uses.

FINDINGS:

- The Secretary of the Interior states Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

STAFF CONCLUSION:

- The proposed partial demolition is generally consistent with the historic district guidelines on demolition.

PROPOSED MOTION:

- The Historic Preservation Commission recommends approval of the Certificate of Appropriateness for the partial demolition of a structure located at 520 Jackson Ave, as described in the application.

5400



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: 520 JACKSON AVE OCEAN SPRINGS, MS 39564

Property Owner(s): CHUCK AND APRIL BORDIS

Parcel ID Number: 6013 7210.00 Approximate Age of Home: 150 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: CHUCK + APRIL BORDIS

Address: 520 JACKSON AVE

City: OCEAN SPRINGS State: MS Zip: 39564

Phone: 228. 249. 2107 Email: cbordis@bordisdanels.com

Property Owner [if Different]:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

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

☒ New Construction, Additions, Extensive
Renovation / Repair

☐ Minor Renovation / Repair

☐ Exterior Painting (Contributing Structures Only)

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

☐ Signage

☒ Demolition



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

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: _____

— Attach Additional Sheets if Needed —

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.

Chuck Berrios
Printed Name of Owner

ACB
Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

4/15/24
Date

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



Permit #: 5400

Address:

City:

State:

Zip:

Owner:

Owner Address:

Owner City:

Owner State:

Owner Zip:

Owner Phone:

Owner Email:

Applicant: Chuck & April Bordis

Applicant Address: 520 Jackson Ave

Applicant City, State, Zip: Ocean Springs, MS 39564

Receipt #: 5022

Date: 04/25/2024

Paid By: Gaston C Bordis IV

Description:

Payment Type: Check

Payment Type Description: 1287

Accepted By: Rachel Johnson

Fees Paid

Fee Name	Description	Factor	Total Fee Amount	Amount Paid
Administrative Fee		0.00	1.00	1.00
COA		0.00	50.00	50.00
			Total:	\$51.00

Location Information

(for the Hansen-Verrette House)

Name: Hansen-Verrette House

Address: 520 Jackson Avenue

City/County: Ocean Springs, Jackson County

Architectural Information

Construction Date: 1860

Architectural Style(s): Greek Revival

No. of Stories: 1

Registration Information

NR District Name: Old Ocean Springs (1987)

NR Status: Contributing

Element No.: 474

Context/Comments

Originally listed as element #59.

02-03-2010

A. Kidd, FEMA



1 of 3



Brief Description

One-story, frame, three-bay-wide (d-d-d) hip-roofed Greek Revival Side-Hall residence with an inset full-width porch supported by square box columns and ornamented with a denticulated cornice. Bays 1 and 2 are 6-light over 1-panel French doors with 3-light transoms, entablatured lintels, and working shutters. Bay 3 is a 4-light over 2-panel door with a Greek key architrave. Windows are 6/6 wooden double-hung-sash with working shutters. The house has a brick pier foundation, clapboard and flush board siding, and a corrugated metal roof. Gable and shed-roof additions have been appended to the rear (east) facade.

Historic Information

An early resident of this house was Captain Lawrence Hansen of New Orleans. He was a Danish mariner who immigrated to New Orleans prior to the Civil War. He purchased this residence in 1876 and it remained in his family until 1958 when it was sold to radio personality Harriette Knox Widmer as her retirement home. Widmer was famous for portraying African American characters on the radio including appearances on the 'Amos and Andy Show' and the Aunt Jemima pancake flour advertisements.







**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): Owen White

CURRENT OWNER? Yes ☒ No ☐

If No-List Current Owner:

LOCATION: 110A Shearwater Drive / PID# 30130590.072/

REQUESTED ACTION: Approval of a Certificate of Appropriateness (COA) for the approval of an installed entry fence.

DATE OF APPLICATION: April 19, 2024

PUBLIC MEETING: Thursday, May 9th, 2024 / 6:00 p.m.

EXISTING CONDITIONS: Single family dwelling.

DESCRIPTION OF COA: The homeowner requests a COA to add a decorative fence to the front gate area.

VICINITY:



COA CONSIDERATIONS:

- The Shearwater Historic District consists of a series of bluffs overlooking the Mississippi Sound. The area includes a variety of water-oriented residential architecture secluded by long drives and intense vegetation. More recent construction respects the integrity of the dynamic waterfront sites providing a visual record of architectural development in Ocean Springs.



This area, the site of continuous occupation since the early 1800s, includes the remnants of two grand estates. On the c. 1850 Kendall property, an icehouse and two gravesites remain. The Tiffen Place encompasses the c. 1840 Greek Revival residence and its dependencies; Mrs. Annette McConnell Anderson purchased this property in 1918 as an artist's colony and idyllic setting. Her three children included Peter, Walter, and Mac. Named Shearwater Pottery, the compound served as the family home and became the site of multiple pottery buildings, which have remained in continuous use. Residential construction in proximity to these estates developed primarily between 1937 and 1978.

The district is significant as the site of Shearwater Pottery, nationally recognized through the works of Walter Inglis Anderson (1903-1965), muralist, potter, and artist, and the pottery of his brother, Peter. The site and setting, more so than the architecture, define the visual character of the pottery complex. The tree-shaded properties facing the sound represent examples of the southern farmhouse, Bungalow, French Provincial farmhouse, and Colonial Revival.

FINDINGS:

- The Historic District Guidelines state that new fences should closely follow established precedent within the district. Also, front yard fences should not exceed four feet in height and should have open rather than solid designs. 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 Unified Development Code (UDC) requires that fences within the front yard be 4 feet or less in height.
- Walls and fences shall not impede or divert the flow of storm water;

- Walls and fences shall not block access to any above ground, pad mounted transformer, and shall provide a minimum clear access to the transformer doors, as required by the utility company; and D. Solid walls and fences shall not create a stockade appearance. This can be accomplished by undulating the fence plan. Fences over eighty (80) feet long shall have no more than 50% of their length on a continuous line. The remaining length shall be set back a minimum of six (6) feet.
- Permission may be granted for a solid fence or wall to a maximum height of eight (8) feet within the required front yard setback, provided the following conditions are met: (a) a notarized statement from the adjoining property owners (property across public easements or streets shall be considered as adjoining) must be filed indicating no objections to this fence; and (b) the request along with the notarized statement must be referred to the building inspector and the City planner for approval.

STAFF CONCLUSION:

Staff recommends approval of the Certificate of Appropriateness for the gate to the front entrance of 110- A Shearwater Drive, with the stipulation that the applicant will receive approval from the Zoning Board of Adjustment for variance or a notarized statement from the adjoining property owners (property across public easements or streets shall be considered as adjoining) must be filed indicating no objections to this fence; to the height of the fence in the front setback and the applicant secures s building permit.

PROPOSED MOTION:

The Historic Preservation Commission recommends approval of the Certificate of Appropriateness for the front gate located to at 110A Shearwater Drive, as described in the application, with stipulation that the homeowner receive a variance from the Zoning Board of Adjustment or a notarized statement from the adjoining property owners (property across public easements or streets shall be considered as adjoining) must be filed indicating no objections to this fence; to the height of the fence in the front setback and the applicant secures s Building Permit.



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

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

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

APPLICATION FEE: \$51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee
\$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated

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

Property Address: 110A SHEARWATER DR, OCEAN SPRINGS, MS
Property Owner(s): OWEN WHITE
Parcel ID Number: 60130590.072 **Approximate Age of Home:** LYR

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

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

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

Name: OWEN WHITE

Address: 110A SHEARWATER DR

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

Phone: 205-415-01981 **Email:** OWHITE3@yahoo.com

Property Owner [if Different]:

Name: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone: _____ **Email:** _____

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

- | | |
|---|--|
| ☐ New Construction, Additions, Extensive Renovation / Repair | ☒ 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.
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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.

Owen White
Printed Name of Owner

Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

4-16-24
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: SIDE Gate will be permanently
SEALED AND shut, with NO access from
either side.

Amended DRIVEWAY Gate

— Attach Additional Sheets if Needed —



Permit #: 5344

Address: 110-A SHEARWATER DR

City:

State:

Zip:

Owner: Owen White

Owner Address: 4651 Rosser Farms Parkway

Owner City: Bessemer

Owner State: AL

Owner Zip: 39564

Owner Phone: 601-579-0222

Owner Email:

Applicant: Owen White

Applicant Address: 110-A Shearwater Drive

Applicant City, State, Zip: Ocean Springs, MS 39564

Receipt #: 4964

Date: 04/19/2024

Paid By: Owen White

Description: COA-HPC - 110-A Shearwater

Payment Type: Check

Payment Type Description: Ck# 514

Accepted By: Carter Thompson

Fees Paid

Fee Name	Description	Factor	Total Fee Amount	Amount Paid
Administrative Fee		0.00	1.00	1.00
COA		0.00	50.00	50.00
			Total:	\$51.00

An Application Has Been Submitted to the
**OCEAN SPRINGS
HISTORIC
PRESERVATION
COMMISSION**
For Improvements to the Property
FOR DETAILS CALL 875-4415





**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): Troy and Kimberly/ Mockingbird Inn

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

LOCATION: 1101 Iberville Avenue/ PID# 60119164.000/ Marble Springs Historic District

REQUESTED ACTION: Approval of a Certificate of Appropriateness (COA) for the renovation of a garage to remove existing siding, construct two windows, a door, and a door overhang.

DATE OF APPLICATION: April 1st, 2024

PUBLIC MEETING: Thursday, May 9, 2024 / 6:00 p.m.

EXISTING CONDITIONS: Single family dwelling. 1.5-story, wood-frame, five-bay (D-W-DD-W-W) vernacular center-hall house with a side-gable roof and a wraparound porch with hipped roof. Porch is supported by square posts and spanned by a plain balustrade. Bay #3 has a transom over both doors. Windows are 2/4 full-height wood DHS and 1/1 wood OHS. A large gable dormer is on the primary (south) elevation. The house has a brick pier foundation, vinyl siding, and an asphalt shingle roof. A shed-roof addition extends from the rear (north}.

DESCRIPTION OF COA: The homeowner requests a COA to construct for the renovation of a garage to remove existing siding, add two windows, a door and a door overhang.

VICINITY:



COA CONSIDERATIONS:

- The Marble Springs Historic District is an irregularly shaped area located in proximity to Old Fort Bayou. Nineteenth and turn-of-the-century residential architecture lines Iberville Drive, a street shaded by live oaks, between N. Washington and Sunset avenues. The varied scale of the dwellings and the lots reflects the rise and decline of one of Ocean Springs' most important attractions - Marble Springs.
- The district, a cluster of street-oriented homes, is significant for its contrast of building scale and style. Houses on the north side of the street are more elaborate in terms of architectural style and larger in mass, setback, and lot size. In contrast, the south side dwellings are smaller, more vernacular and denser. The district also encompasses a replica of the historic springhouse.



FINDINGS:

- Historic outbuildings are very significant landscape components and should be preserved and maintained. Outbuildings should be treated in manner consistent with the rehabilitation guidelines for houses with regard to foundations, exterior treatments, details, windows, doors, and roofs. Replacement materials should match the original.
- The Historic District Guidelines State if replacement is necessary, replacement windows should match the originals in design, placement, and configuration. Wood windows are the preferred replacement, but substitute materials may be considered including, in order of preference: paintable cellular PVC, wood clad with metal, and wood clad with vinyl. Modern stock windows are almost always inappropriate replacements and are to be avoided.
- Historic window openings should never be added or removed from the facade of a building. New window openings may be considered on side and rear elevations provided they use traditional placement patterns.
- Windows and doors on new buildings should be similar in size to those present on historic buildings within the district.
- If replacement is necessary, replacement doors and related elements should match the original in material, appearance, and configuration. Modern stock doors are almost always inappropriate replacements and are to be avoided.

STAFF CONCLUSION:

- The Historic Preservation Commission recommends approval of the Certificate of Appropriateness for the renovation of a garage to remove existing siding, construct two windows, a door, and a door overhang at 1101 Iberville Drive, as described in the application.

PROPOSED MOTION:

- Recommend approval of the Certificate of Appropriateness for the renovation of a garage to remove existing siding, construct two windows, a door, and a door overhang. at 1101 Iberville Drive, as described in the application.

Search Results	Fact Sheet	Architectural	Photos	Map
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Location Information

(for the Watkins House)

Name: Watkins House

Address: 1101 Iberville Avenue

City/County: Ocean Springs, Jackson County

Architectural Information

Construction Date: c.1900

No. of Stories: 1.5

Registration Information

NR District Name: Marble Springs (1987)

NR Status: Contributing

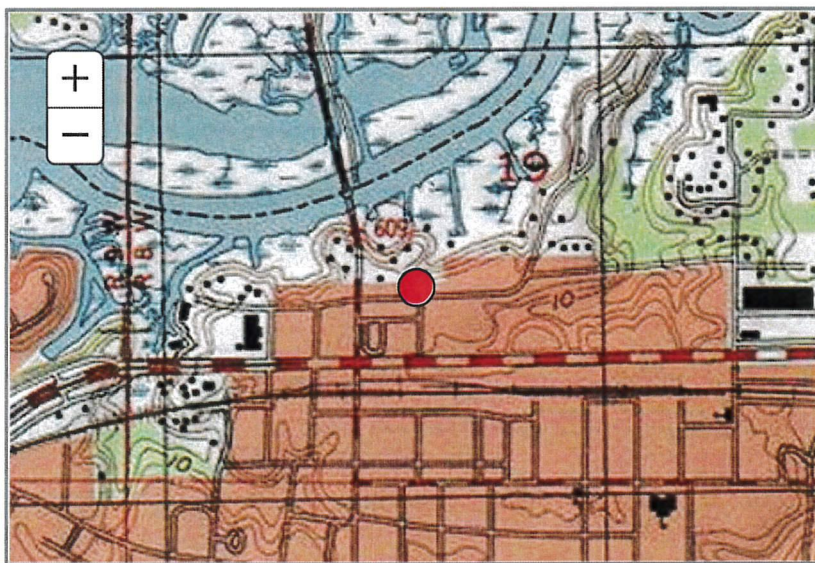
Element No.: 6

Dec. 2009

FEMA



1 of 3



Brief Description

1.5-story, wood-frame, five-bay (D-W-DD-W-W) vernacular center-hall house with a side-gable roof and a wraparound porch with hipped roof. Porch is supported by square posts and spanned by a plain balustrade. Bay #3 has a transom over both doors. Windows are 2/4 full-height wood DHS and 1/1 wood DHS. A large gable dormer is on the primary (south) elevation. The house has a brick pier foundation, vinyl siding, and an asphalt shingle roof. A shed-roof addition extends from the rear (north).

Historic Information

This house was built for Mr. & Mrs. William Watkins in 1910. The house was later sold by MRs. Watkins to Hattie Weeks Darsey (1858-1939) in 1926. Ms. Darsey transferred it to her neices Jesse M. Boyd (1881-1963) and Ethel Weeks Rice (1887-1969) the same year.



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: 4/1/24

[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: The Mockingbird Inn - 1101 Iberville

Property Owner(s): Troy & Kim Mitchell - Mitchell Properties, Inc.

Parcel ID Number: 6019164.200

Approximate Age of Home: 125 yrs.

If possible contact us to meet if they need to enter the property as we have guests on property most of the time.
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: Troy & Kimberly Mitchell

Address: 1101 Iberville Dr.

City: Ocean Springs State: MS Zip: 39564

Phone: 217-246-8119 / 217-491-1479 Email: +kmitchell1996@gmail.com

Property Owner [if Different]:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

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

☐ New Construction, Additions, Extensive

☐ Renovation / Repair

☒ Minor Renovation / Repair

☐ Exterior Painting (Contributing Structures Only)

☐ Landscaping and Site

Improvements (i.e. Fencing)

☐ Signage

☐ Demolition

PLEASE CHECK DISTRICT/LISTING

☐ BOWEN
☐ INDIAN SPRINGS
☐ LOVER'S LANE

☒ MARBLE SPRINGS
☐ OLD OCEAN SPRINGS
☐ RAILROAD

☐ SHEARWATER
☐ SULLIVAN-CHARNELY
☐ INDIVIDUAL LISTING

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Kimberly Mitchell
Printed Name of Owner

Kimberly Mitchell
Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

4/1/24
Date

******* 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: We would like to make improvements to a non-attached garage by removing the existing aluminum garage door.
After removal, we would like to reframe & add two windows,
a door & door hangover. The door, windows & porch light
would match the existing home. The wood the frame out
and side the front would match the existing wood above
the garage door. The door overhang will have either a
tin roof or shingled to match the home. All would be
Painted White to match the existing color of the garage
& house. With a painted black door to match the doors existing
We believe this will improve the aesthetic & make that building blend
nicely with the old home for the neighborhood & our guests.
— Attach Additional Sheets if Needed —



Permit #: 5146

Address: 1101 IBERVILLE DR

City:

State:

Zip:

Owner: MITCHELL PROPERTIES LLC

Owner Address: 1123 WEST STATE ST

Owner City: JACKSONVILLE IL

Owner State:

Owner Zip: 62650

Owner Phone:

Owner Email:

Applicant: Troy & Kim Mitchell

Applicant Address: 1101 Iberville

Applicant City, State, Zip: Ocean Springs, MS 39564

Receipt #: 4777

Date: 04/01/2024

Paid By: Mitchell Properties, LLC

Description:

Payment Type: Check

Payment Type Description: 1014

Accepted By: Camille Anderson

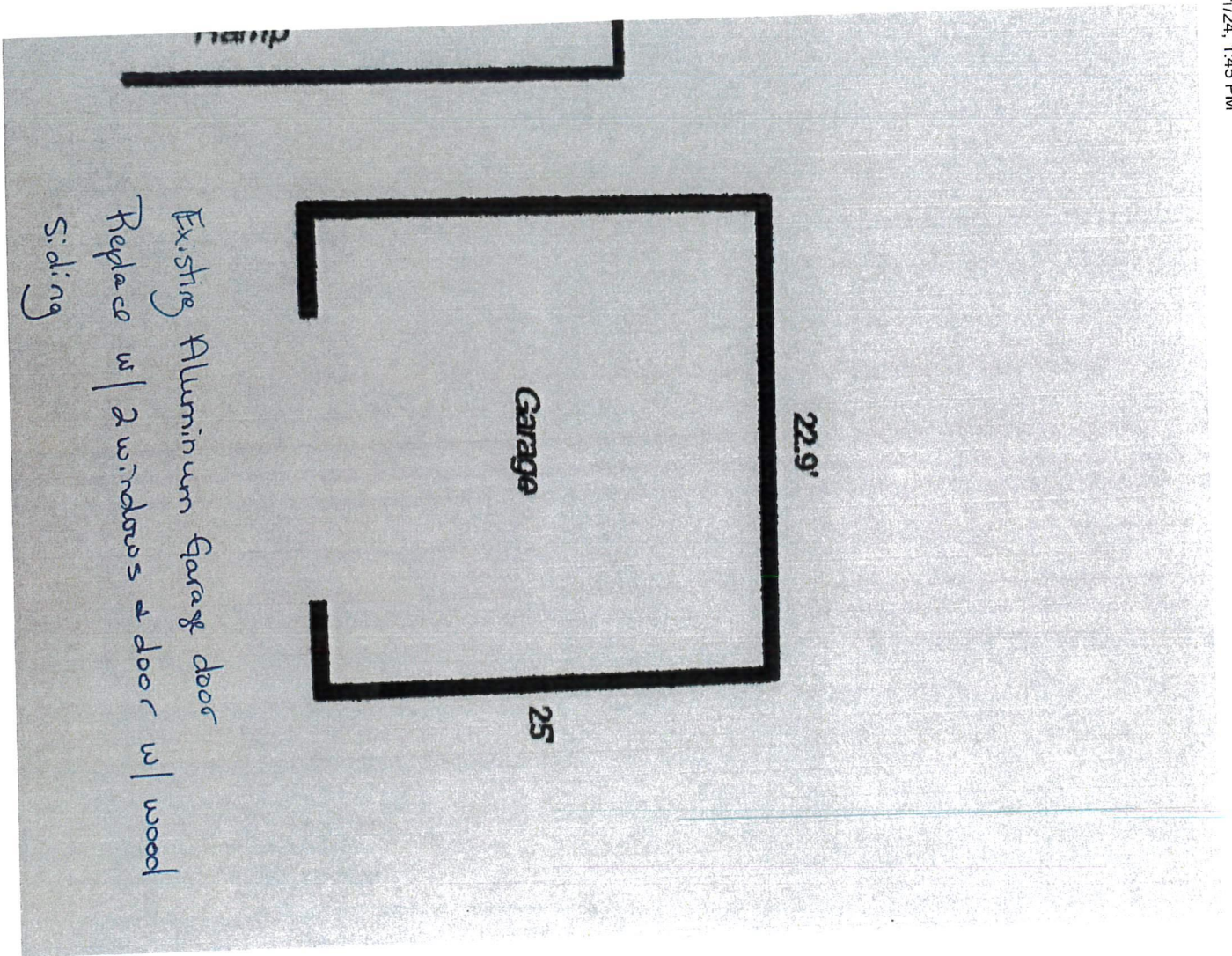
Fees Paid

Fee Name	Description	Factor	Total Fee Amount	Amount Paid
Administrative Fee		0.00	1.00	1.00
COA		0.00	50.00	50.00
			Total:	\$51.00

An Application Has Been Submitted
For This Property To The
**OCEAN SPRINGS
HISTORIC PRESERVATION
COMMISSION**
For Improvememts to the Property
FOR DETAILS CALL 875-4415







Garage Dimensions



- (1) 3' x 6' 8" Door
w/ glass in center
(Example attached)
- (2) ~~wooden doors~~ 3' x 5' windows
on each side



Door Hangover
but to extend
over both windows
appx 18' feet



Doorway
overhang
example
18ft. wide

Another Example of existing door on house
will match as close as possible for garage

Light beside
door match for
garage



Existing doors on the house. Will match

