



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

Thursday, January 12, 2023 @ 6:00 p.m.

A G E N D A

1. Call meeting to order

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.

4. Approval of Minutes

- a) December 15, 2022

5. Administrative - None.

6. Audience Request

7. Adjourn

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

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: January 12, 2023

APPLICANT: Douglas Fowles
CURRENT OWNER? Yes No
If No: Susan Mueller

REQUESTED ACTION: Approval of Certificate of Appropriateness for Construction of a Gravel Driveway

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

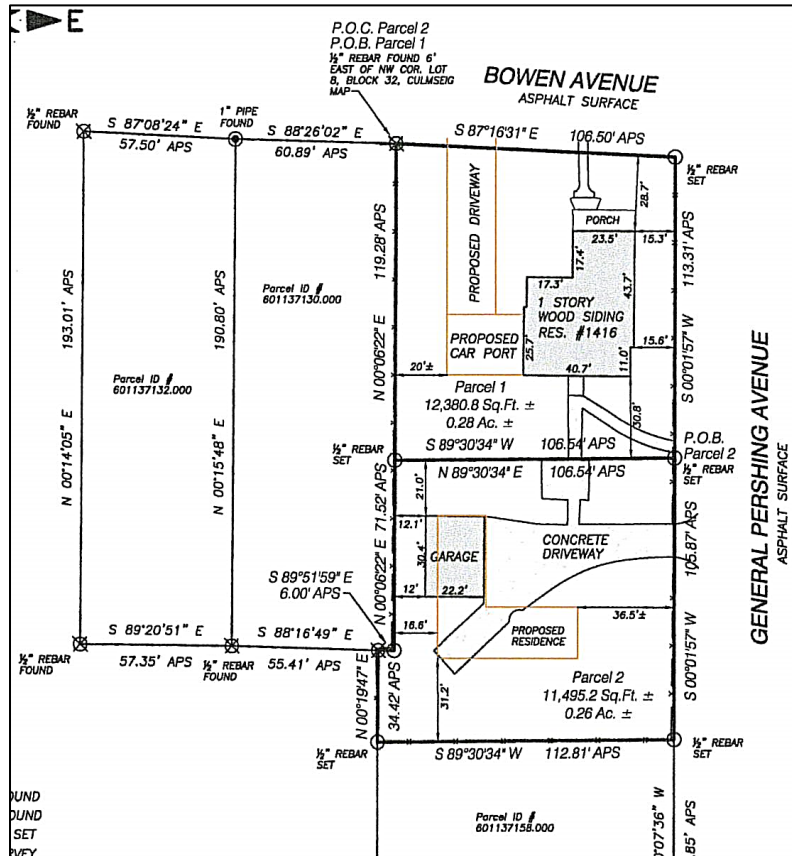


MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- 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 24-foot-wide gravel driveway on the west side of the lot. A carport/garage is not proposed at present.



FINDINGS:

- The applicant notes that the property currently has no driveway.
- The proposed gravel driveway is generally consistent with the Historic District Guidelines. The Guidelines note that off-street parking should be located to the side or rear of properties and driveways should be limited to a straight connection from the street to the rear yard and limited to the narrowest width possible. "The most appropriate paving materials are washed aggregate, crushed limestone, pea gravel, crushed shells, and brick".

POTENTIAL MOTION: To recommend approval of a COA for construction of a gravel driveway at 1416 Bowen Avenue as described in the application and site plan.



**City of Ocean Springs
HISTORIC PRESERVATION COMMISSION**

ADDRESS: 1014 Porter Ave, Ocean Springs, MS. 39564 PH: (228)-875-4415 FAX: (228)-872-5427

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: _____
 [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: 1416 BOWEN AVE., OCEAN SPRINGS

Property Owner(s): SUSAN MULLER

Parcel ID Number: 6-01-37-128.000 Approximate Age of Home: 116

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 NEW OWNER IN DECEMBER

Name: DOUGLAS FOWLES

Address: _____

City: HOUSTON State: TX Zip: _____

Phone: 281-796-3572 Email: alfowles123@gmail.com

Property Owner [if Different]:

Name: SUSAN MULLER

Address: 1416 BOWEN

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

Phone: 228-875-7508 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

ADDING NEW DRIVEWAY & CARPORT
EXISTING PARCEL HAS NO DRIVEWAY

PLEASE CHECK DISTRICT/LISTING

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> BOWEN | <input type="checkbox"/> MARBLE SPRINGS | <input type="checkbox"/> SHEARWATER |
| <input type="checkbox"/> INDIAN SPRINGS | <input type="checkbox"/> OLD OCEAN SPRINGS | <input type="checkbox"/> SULLIVAN-CHARNELY |
| <input type="checkbox"/> LOVER'S LANE | <input type="checkbox"/> RAILROAD | <input type="checkbox"/> 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.

Susan Muehle
 Printed Name of Owner

Authentisign

 11/15/2022 3:13:38 PM GMT
 Signature of Owner

 Printed Name of Authorized Agent
 11/15/2022

 Signature of Authorized Agent

 Date

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



Application for driveway for 1416 Bowen

10 x 24 foot concrete apron at Bowen Avenue with removal of approximately 24 feet of picket fencing.

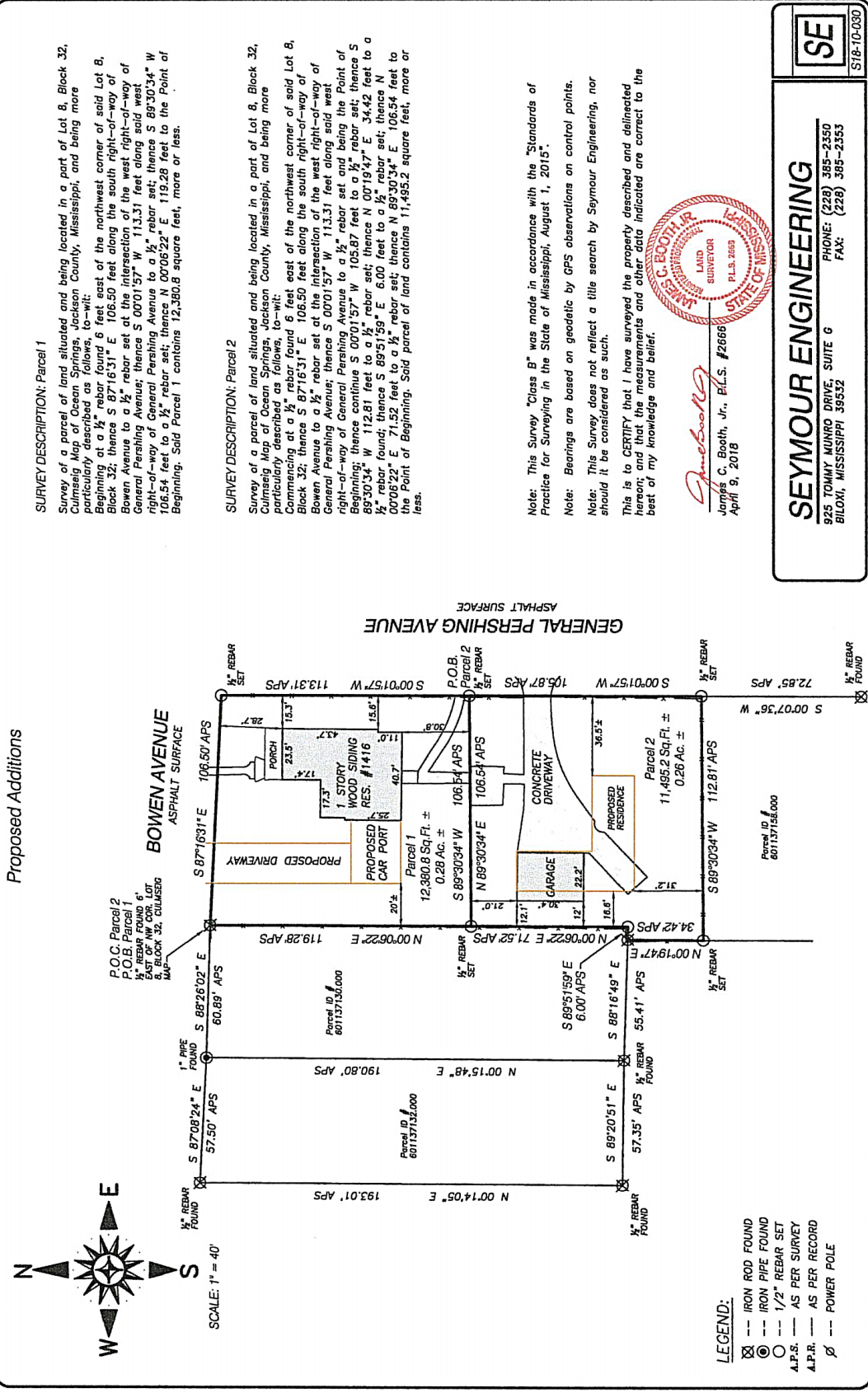
2 car driveway 24 feet wide to accommodate 2 cars and approximately 70 feet in length. Driveway will be approximately 20 feet from the property line on the west side.

Driveway to be gravel or concrete with brick at joints. Applicant asks that this board vote for approval of gravel. Applicant requests an email interim vote if concrete is determined to be the applicant's choice of material.

No garage or carport proposed at this time.

PROPOSED DRIVEWAY LOCATION:





SURVEY DESCRIPTION: Parcel 1

Survey of a parcel of land situated and being located in a part of Lot B, Block 32, Culmseeig Map of Ocean Springs, Jackson County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a 1/2" rebar found 6 feet east of the northwest corner of said Lot B, Block 32; thence S 87°16'31" E 106.50 feet along the south right-of-way of Bowen Avenue to a 1/2" rebar set at the intersection of the west right-of-way of General Pershing Avenue; thence S 00°01'57" W 113.31 feet along said west right-of-way of General Pershing Avenue to a 1/2" rebar set; thence S 89°30'34" W 106.54 feet to a 1/2" rebar set; thence N 00°06'22" E 119.28 feet to the Point of Beginning. Said Parcel 1 contains 12,380.8 square feet, more or less.

SURVEY DESCRIPTION: Parcel 2

Survey of a parcel of land situated and being located in a part of Lot B, Block 32, Culmseeig Map of Ocean Springs, Jackson County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" rebar found 6 feet east of the northwest corner of said Lot B, Block 32; thence S 87°16'31" E 106.50 feet along the south right-of-way of Bowen Avenue to a 1/2" rebar set at the intersection of the west right-of-way of General Pershing Avenue; thence S 00°01'57" W 113.31 feet along said west right-of-way of General Pershing Avenue to a 1/2" rebar set and being the Point of Beginning; thence continue S 00°01'57" W 105.87 feet to a 1/2" rebar set; thence S 89°30'34" W 112.81 feet to a 1/2" rebar set; thence N 00°19'47" E 34.42 feet to a 1/2" rebar found; thence S 89°51'59" E 6.00 feet to a 1/2" rebar set; thence N 00°06'22" E 71.52 feet to a 1/2" rebar set; thence N 89°30'34" E 106.54 feet to the Point of Beginning. Said parcel of land contains 11,495.2 square feet, more or less.

Notes: This Survey "Class B" was made in accordance with the "Standards of Practice for Surveying in the State of Mississippi, August 1, 2015".

Note: Bearings are based on geodetic by GPS observations on control points.

Note: This Survey does not reflect a title search by Seymour Engineering, nor should it be considered as such.

This is to CERTIFY that I have surveyed the property described and delineated herein; and that the measurements and other data indicated are correct to the best of my knowledge and belief.



James C. Booth, Jr., P.E., P.L.S. #2666
 April 9, 2018

SE 518-10-030

SEYMOUR ENGINEERING

925 TOMMY MUNRO DRIVE, SUITE G
 BILOXI, MISSISSIPPI 39552

PHONE: (228) 385-2350
 FAX: (228) 395-2353

Proposed Additions

- LEGEND:**
- ⊗ --- IRON ROD FOUND
 - ⊙ --- IRON PIPE FOUND
 - --- 1/2" REBAR SET
 - A.P.S. --- AS PER SURVEY
 - A.P.R. --- AS PER RECORD
 - ⊘ --- POWER POLE

The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, December 15, 2022

1. Call meeting to order

A meeting of the City of Ocean Springs Historic Preservation Commission was called to order by Chairman Carlos Barbosa at 6:00 p.m. on Thursday, December 15, 2022. Members present were Michael Burns, Tyler Cox, Michael Doster, Charliene Roemer, and Karen Chewning. Matthew Pavlov was absent. Amanda Moser, Planning/Grants Coordinator was also present.

2. Old Business – None.

3. New Business

- a) 1212 Bowen Avenue / PID 61190011.000 – Tall Architects – Request for Certificate of Appropriateness (COA) to renovate the existing dwelling.

Madison Talley, Tall Architects, introduced the proposal. She explained the house will be painted using Bruton White for the body, China White for the trim, and boneblack for the slat and porch colors. She discussed a proposed screen porch on the rear of the house and a new landing and stairs on the west side of the house. A. Moser added a crushed limestone walking path would be constructed. T. Cox asked about the replacement of the concrete stairs with wooden stairs.

A motion was made by C. Roemer seconded by T. Cox to recommend approval for a COA for modifications and additions to the exterior of 1212 Bowen Avenue as described in the application and building plans. The motion was carried unanimously.

- b) 414 Martin Avenue / PID# 60137428.000 – Joanna Schavrien – Requesting for COA to replace the existing metal roof with a presidential shake roof and install a shed dormer on the north façade.

Scott Schavrien introduced the proposal. He discussed the damage of the existing metal roof and what it would take to repair it. He proposes to replace it with a shingle roof with a shake style, weathered wood finish (CertainTeed Presidential brand). He then discussed the necessity of a dormer on the north façade so they can use the attic space in the future. The dormer is needed for headspace to enter the attic.

A motion was made by M. Burns seconded by C. Roemer to recommend approval of a COA for the removal of the existing metal roof and the installation of a shingle roof with

a shake appearance at 414 Martin Avenue, as described in the application. The motion was carried unanimously.

A motion was made by M. Doster seconded by K. Chewning to recommend approval of a COA for the construction of a dormer on the north building façade at 414 Martin Avenue as described in the application. The motion was carried unanimously.

4. Approval of Minutes

a) November 11, 2022

A motion was made by M. Doster seconded by M. Burns to recommend approval of the minutes as submitted. The motion was carried unanimously.

5. Administrative Approval – None.

6. Audience Request

7. Adjourn

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

DRAFT