



Historic Preservation Commission

Thursday, July 11, 2024 @ 6:00 PM

1. Call Meeting to Order

2. Approval of Minutes

- a. June 13, 2024

3. Old Business

4. New Business

- a. 110 Shearwater Drive/ PID 30130590.055 – Martin and Lisa Wagoner. Certificate of Appropriateness for a new home.
- b. 1402 Bowen Ave / PID 60137136.000 – Kathy and Carolyn Stafford. Certificate of Appropriateness for replacement of front siding and paint color.

5. Audience Request

6. Administrative

7. Adjourn

**The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, June 13, 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, June 13, 2024. The members present were Michael Burns, Michael Doster, Bonnie Munro, and Owen White. Karen Chewning, Charlene Roemer and Charles Fowler were absent. Staff present were Carter Thompson, Community Development Director, Jasmine Seferovic, Planner, and Samantha Pauls, Planning Assistant.

2. Approval of Minutes.

a. May 16, 2024

A motion was made by Bonnie Munro, seconded by Michael Doster, to accept the minutes as submitted. The motion was carried unanimously.

3. Old Business

None.

4. New Business

a. 800 Porter Avenue /PID 60137108.000 –St Paul Methodist Church - Certificate of Appropriateness for a new monument sign.

The applicant, Mark Tramontana, was present. Mark explained and provided pictures of the proposed new sign. A motion was made by Charlene Roemer, seconded by Michael Doster, to recommend approval. The motion passed unanimously.

b. 110C Shearwater Drive/ PID 30130590.000 – Jeffery and Sallie Noblin Certificate of Appropriateness for a new home.

The applicant, Chuck Weems, contractor representative, was present. A motion was made to recommend approval by Bonnie Munro, seconded by Michael Doster. The motion passed unanimously.

5. Administrative

None.

6. Audience Request

None.

7. Adjourn

A motion was made by Michael Doster, seconded by Owen White, to adjourn the meeting. The motion was carried unanimously.

DRAFT

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: July 11, 2024

APPLICANTS: Craig Smith

OWNER: Martin and Lisa Wagoner

PARCEL: 60130590.055

REQUESTED ACTION: Approval of a Certificate of Appropriateness (COA) for new single-family residence.

DATE OF APPLICATION: June 20, 2024

LOCATION: 110 Shearwater Drive

ADJACENT ZONING/LAND USE:

Subject Property: R-1 Single Family Residential District;

South, West and East: R-1 District, Single Family Dwellings.

North: Across Shearwater Drive, R-1 District; Single Family Dwellings

HISTORIC DISTRICT:

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 ice house 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.

Construction of new single-family home and front entry closed garage.

Recommendation to approve.

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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): Mary “Kathy” Stafford

CURRENT OWNER? Yes ☐ No ☒

If No-List Current Owner: Carolyn J. Stafford

LOCATION: 1402 Bowen Ave / PID: 60137136.000 / Bowen Avenue Historic District

REQUESTED ACTION: Approval for the Exterior Alterations of the House (New Siding and Painting)

DATE OF APPLICATION: July 3, 2024

PUBLIC MEETING: Thursday, July 11, 2024 / 6:00 p.m.

EXISTING CONDITIONS: Dilapidated façade and faded paint.

HISTORIC DISTRICT: 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 treeshaded, are isolated from through traffic and newer areas of development.

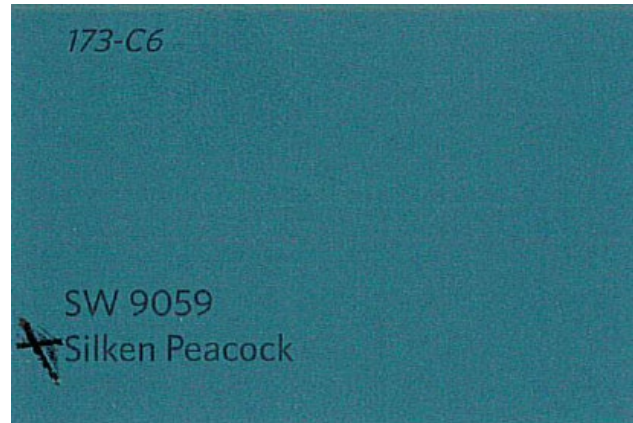
DESCRIPTION OF COA:

The property owner wants to renovate the old and dilapidated exterior of the house. Renovations will include new front siding, window frames, caulking, painting, and repair of any underlining damage discovered. The proposed new paint is Silken Peacock, as you can see in the picture below. The house is approximately 110 years old, and it's located in The Bowen Avenue Historic District.

EXISTING:



PROPOSED:



COA CONSIDERATIONS:

Request is in compliance with Regulations for the City of Ocean Springs.

MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

The house was constructed in 1906 and classified as a “vernacular bungalow”.

FINDINGS AND CONCLUSIONS:

The Alterations are consistent with the recommendations of the Historic District Guidelines.

POTENTIAL MOTION:

To approve a Certificate of Appropriateness for the Exterior Alterations of the House at 1402 Bowen Avenue as described in the application.

To not approve a Certificate of Appropriateness for the Exterior Alterations of the House at 1402 Bowen Avenue 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: 7/3/2024

[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: 1402 Bowen Avenue

Property Owner(s): Carolyn J. Stafford

Parcel ID Number: 60137136.000 **Zone:** R-2 **Approximate Age of Home:** 110 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 Resident

Name: Mary K Stafford (Kathy)

Address: 1402 Bowen Avenue

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

Phone: 228-327-2064 **Email:** kathystafford@hotmail.com

Property Owner [if Different]:

Name: Carolyn J. Stafford

Address: 1402 Bowen Avenue

City: Ocean Springs **State:** MS **Zip:** 39501

Phone: 228-327-2063 **Email:** carolyn44x@gmail.com

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

☐ New Construction, Additions, Extensive
Renovation / Repair

☒ Minor Renovation / Repair

☒ Exterior Painting (Contributing Structures Only)

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

☐ Signage

☐ Demolition

PLEASE CHECK DISTRICT/LISTING

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

Requirements:

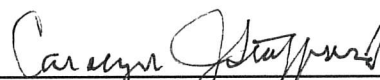
- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments,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

Carolyn J Stafford

Printed Name of Owner


Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

Date

07/03/2024

******* 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: Photographs are attached. Paint sample attached.

Front of the house siding replaced. Installation of new fiber cement board (lap siding), caulk and painting of new siding and repair any underlining damage discovered.

— Attach Additional Sheets if Needed —



— 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: Siding on front of house will be painted ~~Prussian Blue~~ paint sample attached.

SILKEN Peacock

— Attach Additional Sheets if Needed —

173-C1

173

SW 9054
Little Boy Blu

173-C2

SW 9055
Billowy Breeze

173-C3

SW 9056
French Moire

173-C4

SW 9057
Aquitaine

173-C5

SW 9058
Secret Cove

173-C6

SW 9059
~~X~~ Silken Peacock

173-C7



Permit #: 5956

Address:

City:

State:

Zip:

Owner:

Owner Address:

Owner City:

Owner State:

Owner Zip:

Owner Phone:

Owner Email:

Applicant: Mary K Stafford

Applicant Address: 1402 Bowen Ave.

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

Receipt #: 5542

Date: 07/03/2024

Paid By: Mary Stafford

Description:

Payment Type: Cash

Payment Type Description:

Accepted By: Sam Pauls

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