



**HISTORIC PRESERVATION COMMISSION MEETING AGENDA
CITY OF OCEAN SPRINGS
HISTORIC PRESERVATION COMMISSION
THURSDAY, SEPTEMBER 5, 2024 - 6:00 PM**

1. Call Meeting to Order

2. Approval of Minutes

- a. Approve 8-15-2024 Minutes

3. Old Business

- a. 1310 Bowen Ave/PID#60137138.000 – Jodi Harris – Certificate of Appropriateness, for a small golf cart cover that has already been built.

4. New Business

- a. 207 Washington Avenue/ 61360007.000 – Michelle Hodges – Certificate of Appropriateness for a retaining wall and fence
- b. 706 Porter Ave/PID#60137616.000/ Versamax – Certificate of Appropriateness for renovations to the back cottage
- c. 102 Shearwater/PID# 60130550.000 - Mary & Ken Muneoka – Certificate of Appropriateness for New Construction and Demotion of House.

5. Audience Request

6. Administrative

7. Adjourn

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

1. Call meeting to order.

A meeting of the City of Ocean Springs Historic Preservation Commission was called to order by Chairlady Bonnie Munro at 6:00 p.m. on Thursday, August 15, 2024. The members present were Michael Doster, Owen White, Charles Fowler and a new historic preservation committee, Mary (Kathy) Stafford. Staff present were Carter Thompson, Community Development Director and Jasmin Seferovic, Planner.

2. Approval of Minutes.

a) July 11, 2024

A motion was made by Owen White, seconded by Charles Fowler, to accept the minutes as submitted. The motion was carried unanimously.

3. Old Business

a) None

4. New Business

a) 317 Lovers Lane / PID#61058001.00 - Beth and Craig Joachim – Certificate of Appropriateness

Carter presented the application. The neighbor, Emily Stewart, asked is the construction of the fence included in this application. Motion was made by Michael Doster, seconded by Mary (Kathy) Stafford, to recommend approval. The motion passed unanimously.

b) 1310 Bowen Ave / PID#60137138.000 – Jodi Harris – Certificate of Appropriateness, for a small golf cart cover that has already been built

A motion was made by Charles Fowler, seconded by Michael Doster, to table item 4b to September 10, 2024, due to emergency case in the owner family. The motion passed unanimously.

c) 1011 Iberville Drive PID# 60119166.000 – 2 Fun Guys LLC - Certificate of Appropriateness for Repairs

Carter presented the application. The applicant, Erich Nichols, explained more

about exterior alterations of the house and sign replacement. Motion was made by Owen White, seconded by Michael Doster, to recommend approval. The motion passed unanimously.

5. Administrative

a) None

6. Audience Request

a) None

7. Adjourn

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

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): Jodi Harris

CURRENT OWNER? Yes ☒ No ☐

If No-List Current Owner:

LOCATION: 1310 Bowen Ave / PID: 60137138.000 / Bowen Avenue Historic District

REQUESTED ACTION: Approval of a Golf Cart Carport Installation

DATE OF APPLICATION: July 12, 2024

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

EXISTING CONDITIONS: Detached

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 build a Golf Cart Carport on the east side of the house. Dimensions are 7'8" by 11'2". The house was built in 2010.

EXISTING:



PROPOSED:



COA CONSIDERATIONS:

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

MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

The house is a one-story, frame, four-bay-wide (w-d-w-w) front-gable Post-Katrina Coastal house, built in 2010.

FINDINGS AND CONCLUSIONS:

A Golf Cart Carport Installation is consistent with the recommendations of the Historic District Guidelines.

POTENTIAL MOTION:

To approve a Certificate of Appropriateness for a Golf Cart Carport Installation at 1310 Bowen Avenue as described in the application.

To not approve a Certificate of Appropriateness for a Golf Cart Carport Installation at 1310 Bowen Avenue as described in the application.

PERMIT # 6085

RECEIVED
JUL 16 2024



City of Ocean Springs
Historic Preservation Commission
CITY OF OCEAN SPRINGS
BUILDING/PLANNING DEPARTMENT

1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564

(228) 875-4415

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: 7/12/24

[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: 1310 Bowen Ave

Property Owner(s): Jodi Harris

Parcel ID Number: _____

Approximate Age of Home: 75 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: Jodi Harris

Address: 1310 Bowen Ave

City: Ocean Springs MS

State: MS

Zip: 39564

Phone: 228.217.7890

Email: jnharris@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:

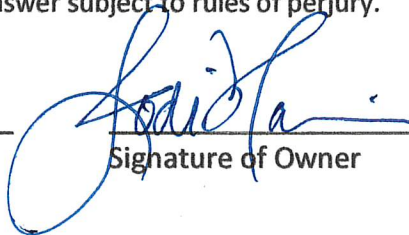
- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments,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

Jodi Harris

Printed Name of Owner



Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

7/12/24

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.

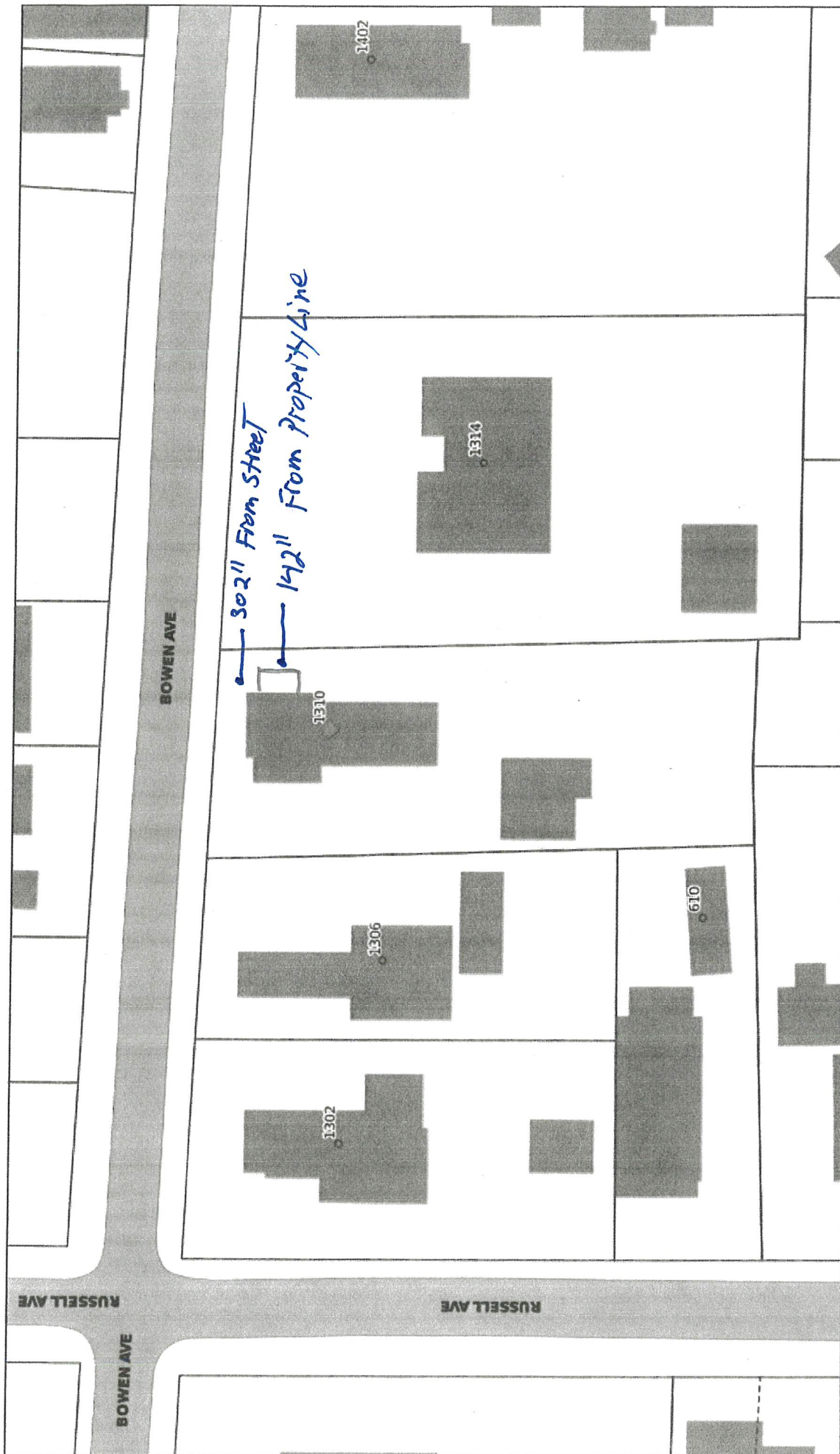
Required Attachments:

- 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: Small golf cart^{port} cover. 4 posts and a
Roof - not attached to house.

— Attach Additional Sheets if Needed —

Geoportal Map



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The City of Ocean Springs makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The City retains the right to make changes and update data on this site at anytime, without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the City of Ocean Springs for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the City's Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.

Hand-drawn diagram of a rectangular structure, likely a shed or enclosure, with dimensions and material specifications.

Dimensions:

- Top width: 7'8"
- Top width (inner): 9'4"
- Left height: 11'2"
- Left height (inner): 13'4"
- Right height: 10'8"
- Bottom height: 10'8"
- Bottom left corner: 13"
- Bottom right corner: 13"
- Left side total height: 14'2"
- Left side total height (inner): 11'8"
- Left side total height (outer): 30'2"

Materials Used:

- Treated 4x4'S - Post
- Treated 2x4'S -
- Treated 2x6'S - Rafter
- Metal Roof

Materials Used

- Treated 4x4's - Post
- Treated 2x4's -
- Treated 2x6's - Rafter
- Metal Roof
- Joist Hangers
- Lag Bolts

Page 11 of 76







SP1B No.1 SCNH
III 3 1/2 x 3 1/2
LUMBER



Permit #: 6085

Address: 1310 BOWEN AVE

City:

State:

Zip:

Owner: MAYFIELD MATTHEW B & MAYFIELD HANNA T

Owner Address: 1202 BOWEN AVE

Owner City: OCEAN SPRINGS MS

Owner State:

Owner Zip: 39564

Owner Phone:

Owner Email:

Applicant: Jodi Harris

Applicant Address: 1310 Bowen Ave

Applicant City, State, Zip: Ocean Springs, MS

Receipt #: 5655

Date: 07/17/2024

Paid By: Jodi Harris

Description: COA-HPC, 1301 Bowen

Payment Type: Check

Payment Type Description: 526

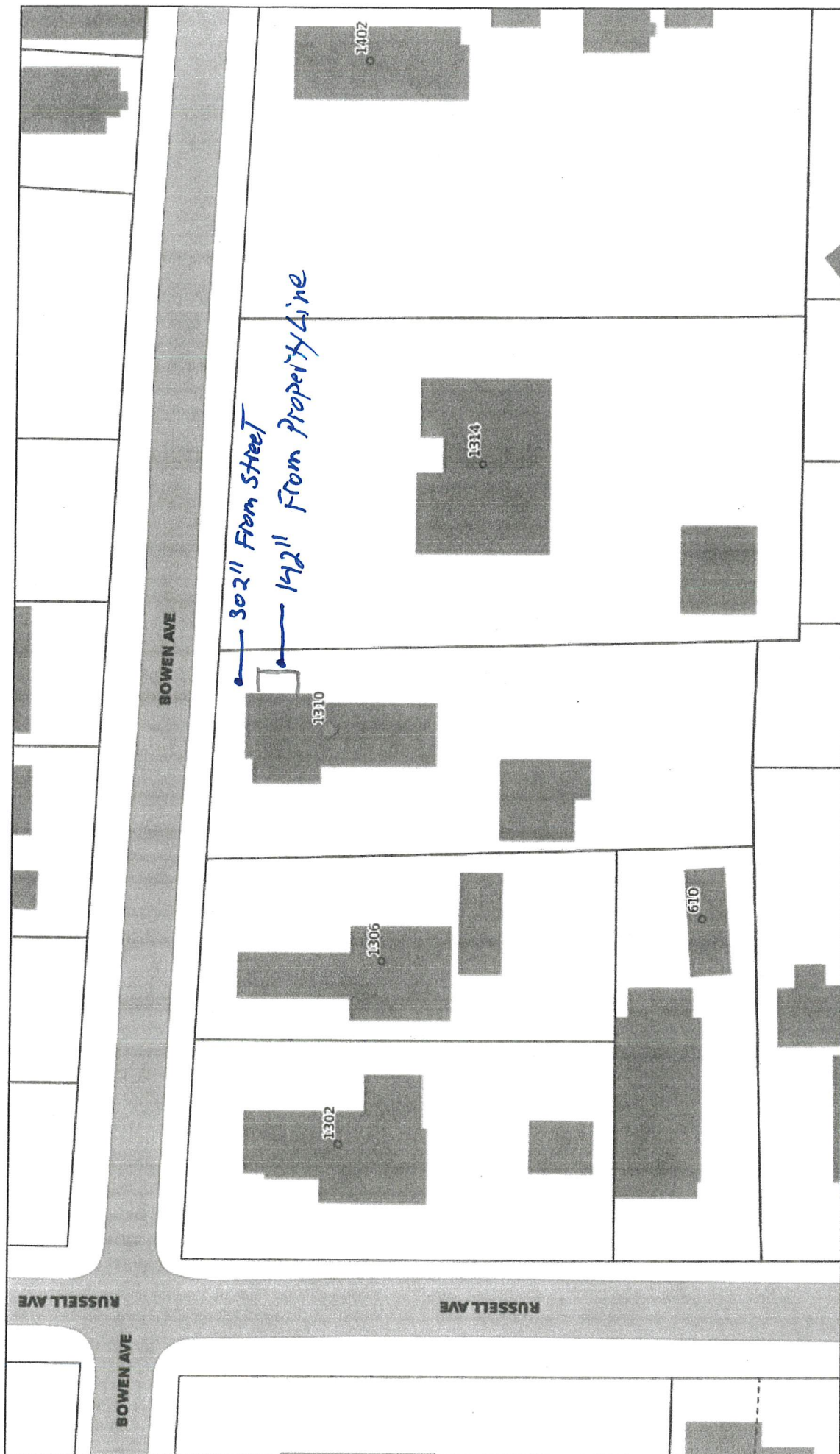
Accepted By: Jazz Seferovic

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

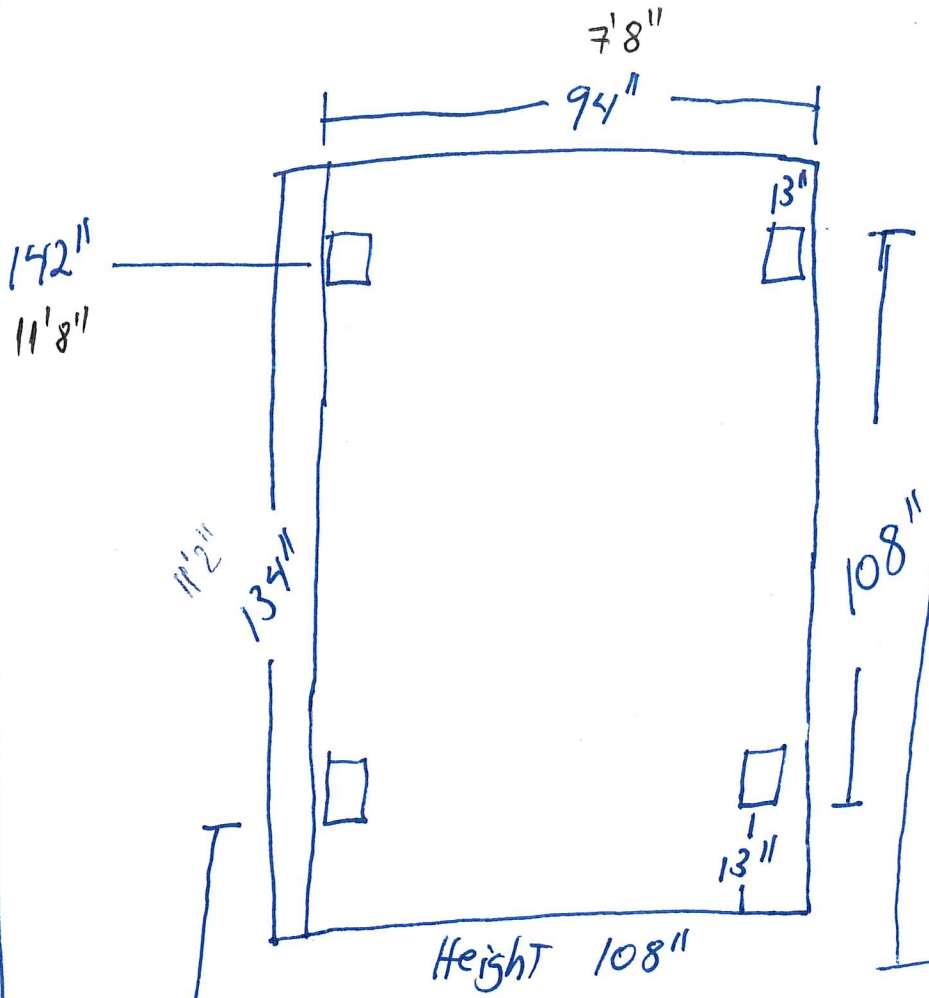


Geoportal Map



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Property Line



Materials Used

Treated 4x4'S - Post
Treated 2x4'S -
Treated 2x6'S - Rafter
Metal Roof
Joist Hangers
Lag Bolts

302"

Bowen Ave









An Application Has Been Submitted
For This Property 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): Henry Furr, HH Furr Architecture & Development LLC

CURRENT OWNER? Yes ☐ No ☒

If No-List Current Owner: Michelle Hodges

LOCATION: 207 Washington Ave / PID: 61360007.000 / Old Ocean Springs Historic District

REQUESTED ACTION: Approval of Certificate of Appropriateness (COA) for construction of a Retaining Wall & Aluminum Fence

DATE OF APPLICATION: July 26, 2024

PUBLIC MEETING: Thursday, September 5th, 2024 / 6:00 p.m.

EXISTING CONDITIONS: Single-Family dwelling

HISTORIC DISTRICT: 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.

Although settled as a colonial fishing village approximately a century after the 1699 establishment of nearby Fort Maurepas, this area experienced only limited growth until the inception of the steamer service between Mobile and New Orleans in the 1820-30s. The discovery of mineral springs near the Old Fort Bayou in the 1850s awakened new interest in the small community and heralded the construction of numerous hotels and boarding houses, as well as elaborate resort homes. Post-war prosperity and the completion of the railroad between New Orleans and Mobile encouraged this development trend.

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.

DESCRIPTION OF COA:

The property owner wants to build a stone retaining wall and black aluminum fence along the south and west side of the property. The retaining wall will step down the hill to the backyard to create a path and a slightly sloped backyard area. 4' tall black aluminum fence will start with a 10' double gate facing Washington street and along the sides and rear of the property line.

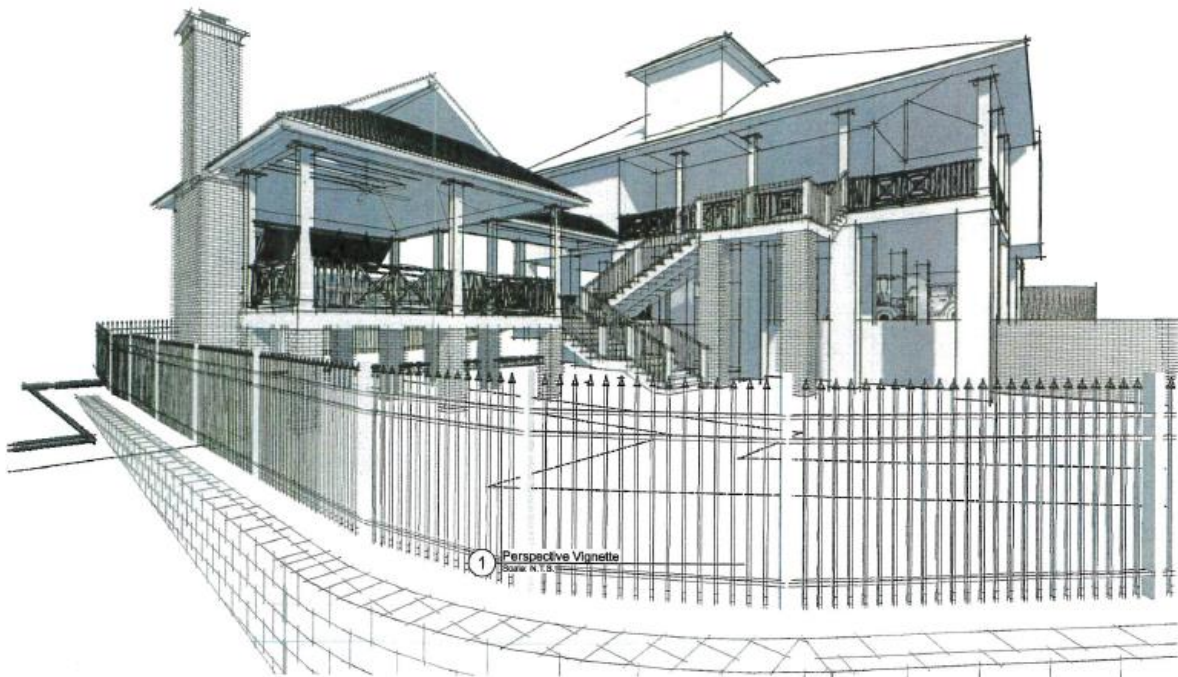
Also, property owner will start building an Open-Air Pavilion with Outdoor Kitchen, previously approved by BOA on 12/19/2023. The pavilion columns and rails will match the existing columns and rails on the home, as will the roofing and paint colors.

EXISTING:





PROPOSED:





COA CONSIDERATIONS:

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

MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

The MS Dept. of Archives and History Resources Inventory does not include this house. It was constructed after Hurricane Katrina.

FINDINGS AND CONCLUSIONS:

The construction of a Retaining Wall and Aluminum Fence is consistent with the recommendations of the Historic District Guidelines.

POTENTIAL MOTION:

To approve a Certificate of Appropriateness for a construction of a Retaining Wall & Aluminum Fence at 207 Washington Avenue as described in the application.

To not approve a Certificate of Appropriateness for a construction of a Retaining Wall & Aluminum Fence at 207 Washington Avenue as described in the application.

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6167

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: 7-26-2024

[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: 207 Washington AvenueProperty Owner(s): Michelle HodgesParcel ID Number: 61360007.000

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: Henry Furr: H. H. Furr Architecture & Development PLLCAddress: 1716 Government Street, Suite FCity: Ocean SpringsState: MSZip: 39564Phone: 228.872.4455Email: henry@hhfurr.com**Property Owner [if Different]:**Name: Michelle HodgesAddress: 207 Washington AvenueCity: Ocean SpringsState: MSZip: 39564Phone: 251.978.6784Email: 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:

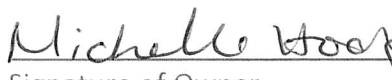
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- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction 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

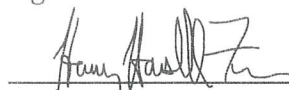
Printed Name of Owner



Signature of Owner

Henry H. Furr

Printed Name of Authorized Agent



Signature of Authorized Agent

July 26, 2023

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: _____

— Attach Additional Sheets if Needed —

— 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. X 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. X A description of the materials to be used.

Description: Addition of <4' tall split stack stone retaining wall (Unilock: Pisa or equal) along the south and westerly sides of the property. The retaining wall will step down the hill side to the backyard to create a path for yard equipment and a slightly sloped backyard area for kids and dogs to play.

Also the addition of a 4' tall Black, Aluminum Fence, to keep previously mentioned children & dogs inside not to wander the streets.. Starting with a 10' double gate facing Washington set back from the street nearly in line with the front of the home. Then long the South property line 12" north of the top of the retaining wall. Then North-westerly to the North property line Then along the North property line back to west end of the Carport.

— Attach Additional Sheets if Needed —

— 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:

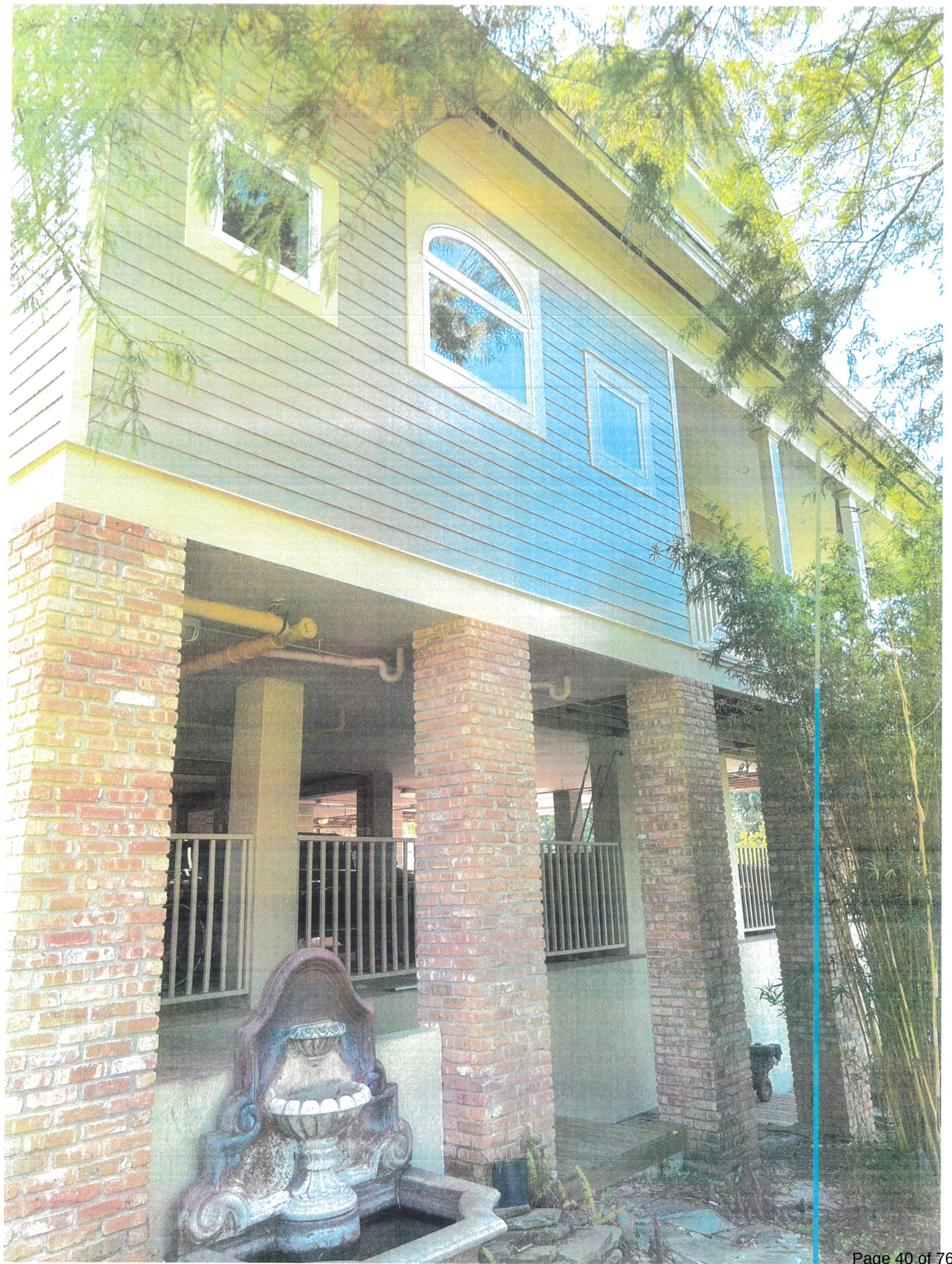
1. **Two (2)** sets of scaled drawing, which shall include:
 - a. ☒ A site plan illustrating location of proposal as well as all other structures on the site, with dimensions, setback distances, landscaping, driveways, walkways and protected trees.;
 - b. ☒ A floor plan, with dimensions as it impacts 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: Addition of an open air pavilion with outdoor kitchen to the West (behind) the existing residence. The Pavilion columns & rails will match the existings Columns & rails on the home, as will the roofing and paint colors.

— Attach Additional Sheets if Needed —













Biloxi 10PM 39532



Biloxi 10PM 39532

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Internet # 206050025 Model # 861685

FORGERIGHT

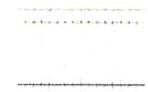
Vinings 4 ft. H x 6 ft. W Black Aluminum Pre-Assembled Fence Panel

★★★★★ (36) Questions & Answers (61)

♥ 11

Live Chat

Feedback



Hover Image to Zoom

Share Print

SPECIAL BUY \$114⁵⁹

Limit 25 per order
\$120.63





Permit #: 6167
Address: 207 WASHINGTON AVE
City:
State:
Zip:
Owner: HODGES MICHELLE
Owner Address: 207 WASHINGTON AVE
Owner City: OCEAN SPRINGS MS
Owner State:
Owner Zip: 39564
Owner Phone:
Owner Email:
Applicant: Henry Furr
Applicant Address: 1716 Government St
Applicant City, State, Zip: Ocean Springs, MS 39564
Receipt #: 5742
Date: 07/26/2024
Paid By: HH FURR Architecture & DEVELOPMENT
Description: COA - HPC, 207 Washington Ave
Payment Type: Check
Payment Type Description: 1477
Accepted By: Jazz Seferovic

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

**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: September 5th, 2024

APPLICANT(S): Mike Hutto/Versamax

CURRENT OWNER? Yes ☐ No - Cathy Reed - owner ☒

LOCATION: 706 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: August 13th, 2024

ADJACENT ZONING AND LAND USE:

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

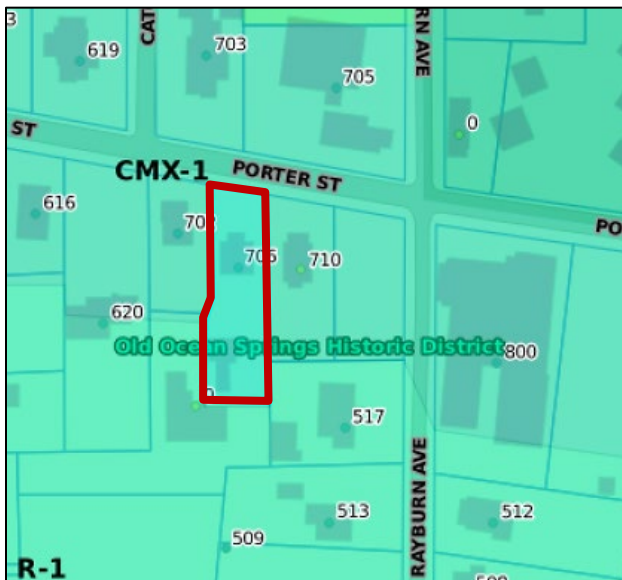
North: Across Porter Ave.- CMX-1 district; a single-family dwelling and St. John's Episcopal Church.

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 two 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.

POTENTIAL MOTION:

To recommend approval of a Certificate of Appropriateness for an addition to the rear cottage at 706 Porter Ave. as shown on the site plan and elevation drawings

Or

To recommend denial of a Certificate of Appropriateness for an addition to the rear cottage at 706 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: 8/13/24

[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: 706 Porter Ave. Ocean Springs, MS.

Property Owner(s): Cathy Reed

Parcel ID Number: 60137616.000 **Zone:** CMX-1 **Approximate Age of Home:** 100

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: Versamax

Address: 875 Barthes Street

City: Biloxi **State:** MS **Zip:** 39530

Phone: (228) 334-5262 **Email:** Mike@versamaxllc.com

Property Owner [if Different]:

Name: Cathy Reed

Address: 1516 Government Street

City: Ocean Springs **State:** MS. **Zip:** 39654

Phone: (228) 326-7151 **Email:** cathy.d.reed@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.
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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.

Cathy Reed

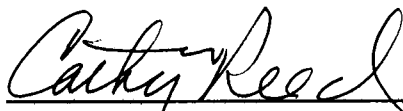
Printed Name of Owner

Mike Hutto

Printed Name of Authorized Agent

8/13/24

Date



Signature of Owner



Signature of Authorized Agent

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



Permit #: 6311

Address:

City:

State:

Zip:

Owner:

Owner Address:

Owner City:

Owner State:

Owner Zip:

Owner Phone:

Owner Email:

Applicant: Versamax

Applicant Address: 875 Barthes street

Applicant City, State, Zip:

Receipt #: 5868

Date: 08/13/2024

Paid By: Reed Luck LLC

Description:

Payment Type: Check

Payment Type Description: 1041

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



REED COTTAGE

708 PORTER STREET

OCEAN SPRINGS, MISSISSIPPI

GENERAL NOTES:

1. ALL WORK SHALL BE ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2020 EDITION, LOCAL AMENDMENTS, NFPA 101. NOTHING CONTAINED IN THESE DOCUMENTS SHALL BE CONSTRUCTED AS TO CONFLICT WITH ANY LOCAL MUNICIPAL, STATE LAW OR OTHER APPLICABLE REGULATION. ALL SUCH LAWS ARE HEREBY MADE PART OF THIS SPECIFICATION.
2. ALL SECTIONS NOTES AND DETAILS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL REPORT ALL IRREGULARITIES AND DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION.
5. CONTRACTOR SHALL GUARANTEE WORK FOR ONE YEAR AFTER ACCEPTANCE FROM OWNER.
6. CONTRACTOR SHALL INFORM ARCHITECT OF ALL SCHEDULED INSPECTIONS BY CODE ENFORCEMENT OFFICIALS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED SOIL TREATMENT PRIOR TO PLACEMENT OF CONCRETE.
8. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS PRIOR TO BEGINNING CONSTRUCTION.
9. ANY BLOCKING, NAILERS, FLASHING OR OTHER FRAMING MATERIALS SHALL BE INSTALLED AS REQUIRED AS IF THEY WERE ORIGINALLY DETAILED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY SITE CLEANING, ENSURING ALL SUB-CONTRACTORS DEPOSIT THEIR WASTE IN THE PROPER LOCATION FOR REMOVAL FROM SITE.
11. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR STEEL SHALL BE PRESSURE PRESERVATIVE TREATED.
12. ALL EXTERIOR WALL SILL PLATES SHALL BE SEALED TO CONCRETE WITH SILL SEAL OR LIQUID ADHESIVE SO AS TO PREVENT THE PASSAGE OF AIR.
13. ALL STUD WALL FRAMING TO BE AT 16" ON CENTER WITH DOUBLE TOP PLATE AND SINGLE SILL PLATE, FOR CONTACT WITH CONCRETE PRESSURE TREATED SILL PLATE SHALL BE USED.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH 2020 NATIONAL ELECTRIC CODE (NEC) AND ANY LOCAL SUPPLEMENTS.
2. ALL CONDUCTORS ARE TO BE COPPER TYPE NM UNLESS OTHERWISE NOTED.
3. MAXIMUM WIRE SIZE SHALL BE #12.
4. GFCI SHALL BE PROVIDED TO THE FOLLOWING 125-VOLT SINGLE PHASE, 15- AND 20-AMPERE RECEPTACLES; BATHROOM, KITCHEN THAT SERVICE COUNTER TOPS, OUTDOOR AND ANY RECEPTACLE WITHIN SIX FEET OF THE EDGE OF A SINK NOT LOCATED IN KITCHEN OR BATH.
5. ARC FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE INSTALLED PER NEC 210.12
6. ELECTRICAL CONTRACTOR IS TO SIZE BRANCH CIRCUITS ALLOWING FOR A MAXIMUM VOLTAGE DROP OF 3%.
7. THE ELECTRICAL CONTRACTOR IS TO ARRANGE FOR TELEPHONE SERVICE AND TELEPHONE WIRING, COORDINATE WITH THE TELEPHONE COMPANY UNLESS OTHERWISE SPECIFIED.
8. SMOKE ALARMS SHALL BE DIRECT WIRED 120V UL 217 APPROVED TYPE, INSTALLED SO AS TO ACTIVATE ALL ALARMS IF ONE IS ACTIVATED.
9. LIGHT FIXTURES ARE TO BE SUPPLIED BY THE OWNER OR OWNERS REPRESENTATIVE.
10. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FOR ALL CODE COMPLIANCE, LOAD CALCULATIONS AND DETERMINATION OF ELECTRICAL SERVICE REQUIREMENTS.

PLUMBING NOTES:

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

MECHANICAL NOTES:

1. ALL HVAC WORK TO BE IN ACCORDANCE WITH 2021 INTERNATIONAL MECHANICAL CODE AND ANY LOCAL AMENDMENTS.
2. EQUIPMENT TO BE SPLIT SYSTEM HEAT PUMP
3. SYSTEM TO BE INSTALLED WITH DUCT BOARD AND FLEX DUCT.

DR. LISA M. JONES PH.D. NCARB
507 GENERAL PERSHING AVE.
OCEAN SPRINGS, MS 39564
TEL. (228) 238-7275



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

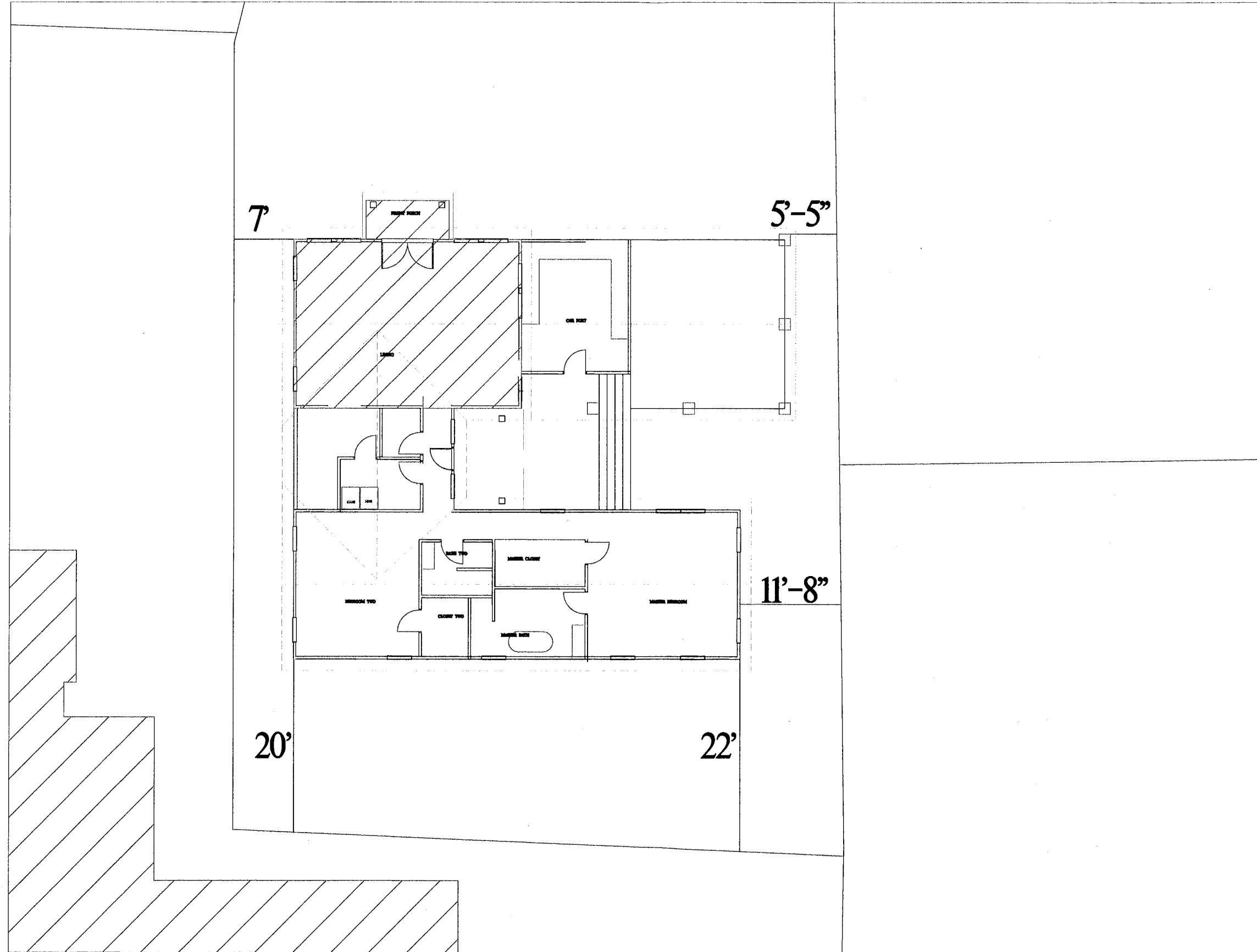
JOB NUMBER	23-074	APPROVED BY	
DATE	05/02/24	APPROVED BY	
REVISION		APPROVED BY	
DRAWN BY	MDH	APPROVED BY	
CHECKED BY	LMR	APPROVED BY	

REVISION 4 BD

SHEET

S1

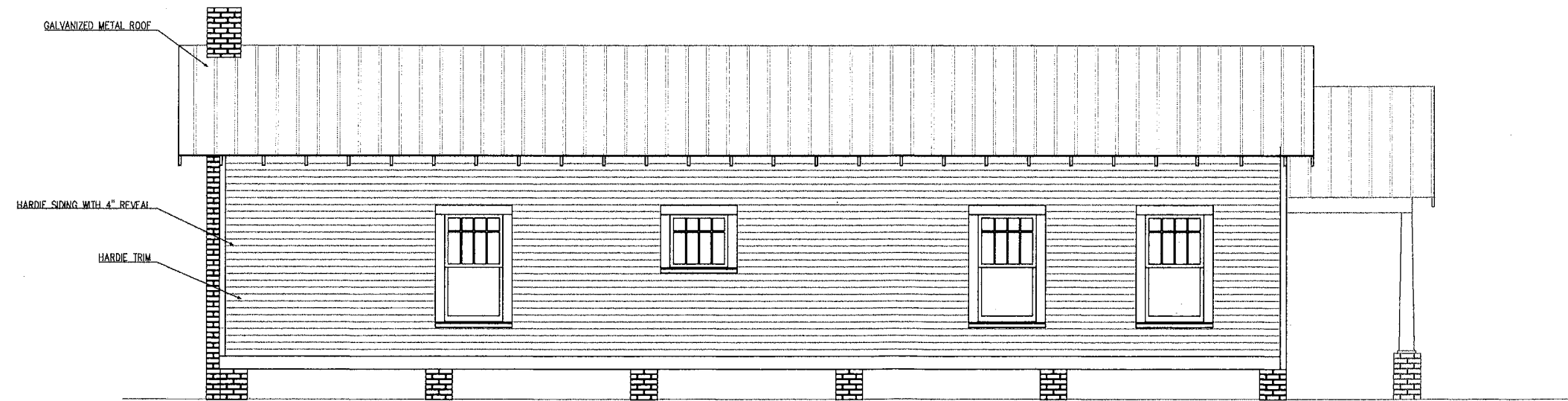
OF SHEETS



BOUW KUNST ARCHITECTURE		DR. LUCIA M. POMER, P.D., NCARB 507 GENERAL PESSING AVE. OCEAN SPRINGS, MS 39564 TEL (228) 238-7275	
SITEPLAN ENLARGED REED HISTORICAL RENOVATION CATHY REED 708 PORTER AVENUE OCEAN SPRINGS, MISSISSIPPI 39564			
JOB NUMBER 23-074	DATE 05/02/24	APPROVED BY	APPROVED BY
REVISIONS	REVISIONS	APPROVED BY	APPROVED BY
DRAWN BY MDH	CHECKED BY LMR	APPROVED BY	APPROVED BY
SHEET S2		OF SHEETS	



NORTH ELEVATION



SOUTH ELEVATION

DR. LISA M. ROMER PH.D. NCARB
307 GENERAL PERSHING AVE.
OCEAN SPRINGS, MS 39564
TEL. (228) 238-7275

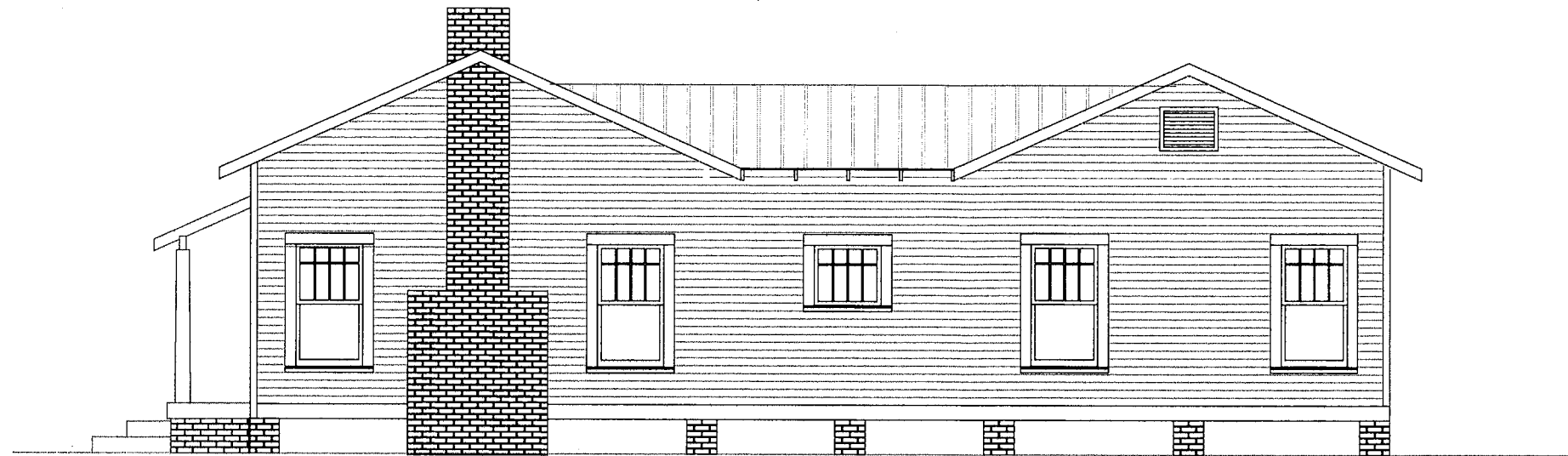
BOUW
KUNST
ARCHITECTURE

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

JOB NUMBER 23-074	APPROVED BY
DATE 05/02/24	APPROVED BY
REVISION	REVISION
DRAWN BY MDH	APPROVED BY
CHECKED BY LMR	APPROVED BY

REVISION 4 SD

SHEET
A2
OF SHEETS



WEST ELEVATION



EAST ELEVATION

DR. LISA M. ROMER PHD. NCARB
507 GENERAL PERSHING AVE.
OCEAN SPRINGS, MS 39564
TEL. (228) 238-7275



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

JOB NUMBER 23-074	APPROVED BY
DATE 05/02/24	APPROVED BY
DRAWN BY MDH	APPROVED BY
CHECKED BY LMR	APPROVED BY

REVISION 4 RD

SHEET
A3
OF SHEETS



Historic Resources Inventory Fact Sheet

[Search Results](#)
[Fact Sheet](#)
[Architectural](#)
[Photos](#)
[Map](#)

Location Information

(for the house)

Name: house

Address: 706 Porter Avenue

City/County: Ocean Springs, Jackson County

Architectural Information

Construction Date: c.1925

No. of Stories: 1

Registration Information

NR District Name: [Old Ocean Springs \(Boundary Increase\) \(2014\)](#)

NR Status: Contributing

Element No.: 254

03-08-2010

A. Kidd, FEMA



1 of 3



Brief Description

One-story, frame, three-bay-wide (w-d-w) Craftsman side-gable Bungalow with a gable-partial porch supported by box columns. Bay 2 is a 9-light square motif door. Windows are 10/1 wood double-hung-sash. Craftsman features include exposed rafters, knee braces, exposed beams, and a 7-light wood window in the gable end. The house has a post-in-ground foundation, clapboard siding, and a pressed metal roof.

Property Link

JACKSON COUNTY, MS

Current Date 2/ 8/2024

Tax Year 2023

Records Last Updated 2/ 8/2024

PROPERTY DETAIL

OWNER REED CATHY
 1516 GOVERNMENT ST
 OCEAN SPRINGS MS 39564
ACRES : .32
LAND VALUE : 84333
IMPROVEMENTS : 63820
TOTAL VALUE: 148153
ASSESSED : 22223
PARCEL 60137616.000
ADDRESS 706 PORTER

TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	1119.15	1119.15	0.00
CITY	642.69	642.69	0.00
SCHOOL	1474.50	1474.50	0.00
TOTAL	3236.34	3236.34	0.00

LAST PAYMENT DATE 12 / 29 / 2023**MISCELLANEOUS INFORMATION**

EXEMPT CODE	LEGAL	COM INTERS S/M PORTER & W/M RA
HOMESTEAD CODE None	YB	
TAX DISTRICT 4660	URN AVE N 83DEG W 152' FOR POB	
PPIN 058137	C	
SECTION 30	ONT N 83DEG W 59.9' S 2DEG E 1	
TOWNSHIP 7	17	
RANGE 8	.3' S 14DEG W 27.4' S 4DEG E 8	
	8.	
Book	Page	

[PURCHASE COUNTY TAX SALE FILES](#)
TAX SALES HISTORY, FOR UNPAID TAXES

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
NO TAX SALES FOUND		

[Back](#)

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 and Ken Muneoka

CURRENT OWNER? Yes ☒ No ☐

If No-List Current Owner:

LOCATION: 102 Shearwater Dr / PID: 60130550.000 / Shearwater Historic District

REQUESTED ACTION: Approval of Certificate of Appropriateness (COA) for demolition of the existing house and construction of a new single-family dwelling

DATE OF APPLICATION: August 5, 2024

PUBLIC MEETING: Thursday, September 12, 2024 / 6:00 p.m.

EXISTING CONDITIONS: Dilapidated single-family dwelling

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.

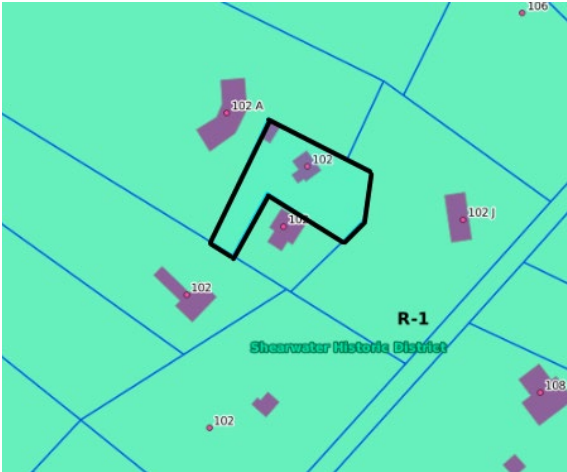
The district is significant as the site of Shearwater Pottery, nationally recognized through the works of Walter Inglis Anderson (1903-1965), muralist, potter, and artist, and the pottery of his brother, Peter. The site

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.

DESCRIPTION OF COA:

The property owner wants to demolish a dilapidated existing house and after that to build a new single-family dwelling. From the existing house, only chimney and foundation will remain. The entire new building, including metal roof, exterior siding, windows, door trim, and paint, will match adjacent Anderson home.

EXISTING:



FINDINGS AND CONCLUSIONS:

The demolition of the existing house and construction of a new single-family dwelling is consistent with the recommendations of the Historic District Guidelines.

POTENTIAL MOTION:

To approve a Certificate of Appropriateness for a demolition of the existing house and construction of a new single-family dwelling at 102 Shearwater Dr as described in the application.

To not approve a Certificate of Appropriateness for a demolition of the existing house and construction of a new single-family dwelling at 102 Shearwater Dr as described in the application.

RECEIVED

AUG/5/ 2024

CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT



City of Ocean Springs

Historic Preservation Commission

1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564

(228) 875-4415

6227

— 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: _____ 102 Shearwater Dr. _____

Property Owner(s): _____ Mary and Ken Muneoka _____

Parcel ID Number: _____ **Approximate Age of Home:** _____ 45 years _____

ACCESS: Upon application submittal, City Officials and HPC Members area 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: _____ Mary and Ken Muneoka _____

Address: _____ 102 Shearwater Dr. _____

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

Phone: _____ 504 957-5662 _____ **Email:** _____ kmuneoka@tamu.edu _____

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 |

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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.

Mary Anderson Muneoka

Printed Name of Owner

Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

August 4, 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: See Drawing Sheets CD1, D1, and D2 for images and all extent of demolition work.

The entire building is planned to be demolished to the foundation which will remain. New construction
will be built as shown in the drawings. Also, we have contacted MDAH for any historical elements
that need to be maintained. They verified this particular property is acceptable to be demolished
in its entirety. See sheet C4 for response.

— ***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: Per the attached Drawings,

there are all of the items listed above illustrated throughout the Drawing Documents.

See attached Drawing Set. This includes new construction of exterior and interior walls, floor system, and roof system.

Also includes civil, structural, electrical, and mechanical work as necessary.

— **Attach Additional Sheets if Needed** —



— 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: See the attached Drawing Set for all the items and scope
of work listed above.

— ***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: The entire building will be painted to match adjacent Anderson home.

This includes window, door trim, and exterior wall siding.

All windows and doors are to match the adjacent Anderson home windows and doors.

See Drawing Sheet G4 for reference.

— **Attach Additional Sheets if Needed** —

**APPLICATION FOR PERMIT
TREE REMOVAL/MAINTENANCE**

City of Ocean Springs Building Department
1018 Porter Avenue, Ocean Springs, MS 39564
228-875-6712 (Phone) 228-872-5427 (Fax)

Application is hereby made to the City of Ocean Springs, MS for official permission for tree removal and/or tree maintenance within the City limits. Application is being submitted in accordance with the guidelines defined in Section 4.11 of the City Unified Development Code effective April 26, 2019.

Application Date: July 24, 2023

Address/Location of Work to be Performed: 102 Shearwater Dr., Ocean Springs, MS 39564

Applicant Information:

Name: Mary Muneoka Email: kmuneoka@tamu.edu
Phone: 504 957-5662 Alt Phone: 504 957-5669

Owner Information (if different than applicant):

Name: _____ Email: _____
Phone: _____ Alt Phone : _____

Tree Contractor Information (if applicable):

Name: Out on a limb tree service LLC Email: outonalimbms@gmail.com
Phone: 228 217-2767 Alt Phone : _____

Description of work or alteration to be performed: We are renovating a small cottage and adding to the building. There is a magnolia tree in the proposed area of expansion that needs to be removed. Photos of the existing cottage with the magnolia tree marked, the proposed change in floor plan and drawing of the proposed renovations are appended.

Check the following boxes indicating the information for each has been provided and/or adhered to:

- ☒ **Site Plan for Reference (the site plan must depict where the trees are in relation to the structure(s) and street/driveway)**
- ☒ **The trees referenced in this application have been identified with ribbon (supplied by the City of Ocean Springs Building Department upon request)**
- ☒ **Picture(s) for Reference (All pictures must depict trees already marked with ribbon; if tree is not marked, it will be inelligible for TPC consideration)**

APPLICATION FOR PERMIT TREE REMOVAL/MAINTENANCE

I, the undersigned applicant, affirm that the foregoing information is true and accurate. I will have the full authority over the tree removal and/or tree alteration as described. I also acknowledge that, by submitting this application to the Tree Protection Committee, I do hereby authorize any agent of said committee to visit the location listed above as he or she deems necessary to make an informed decision regarding my application. **It is my responsibility to contact the Building Department for the decision that was made regarding the application.**

Mary Munsoka

July 24, 2023

Applicant Signature

(Date)

Office Use Only:

Building Official Findings:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MAYOR AND BOARD OF ALDERMEN AGENDA DATE: _____



— 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: There will be 1 tree removed prior to construction. This is illustrated on Drawing Sheet CD1.

2 additional trees that are not protected will also be removed. These trees are illustrated in D1-Floor Plan Demolition.

— Attach Additional Sheets if Needed —

From: [Rachel Johnson](#)
To: [Muneoka, Ken](#)
Cc: [Darla Jourdan](#)
Subject: 102 Shearwater Tree Permit
Date: Thursday, August 31, 2023 2:22:40 PM
Attachments: [image001.png](#)

This Message is From an External Sender

This message came from outside your organization

Good Afternoon,

Your request for the Magnolia tree removal at 102 Shearwater was approved pending submittal of a building permit being issued and meeting the city flood ordinance per the Building Official. We have your tree permit on file here at the office until we received the building permit application for the expansion to your home.

I apologize we did not explain this on the phone earlier. It wasn't until I went to email the permit that I noticed the Building Official's note on the permit regarding the contingency of removal. Please let me know if you have any questions.

Thank you,

Rachel Johnson

Permit Clerk

1014 Porter Ave

Ocean Springs, MS 39564

Hours M-F, 7:30am - 4:30pm



Powder Sand OC-113

Lemon Ice OC-114

Cream Silk OC-115

Pale Celery OC-116

Simply White OC-117

Snowfall White OC-118

Cloud Nine OC-119





Permit #: 6227

Address:

City:

State:

Zip:

Owner:

Owner Address:

Owner City:

Owner State:

Owner Zip:

Owner Phone:

Owner Email:

Applicant: Mary and Ken Muneoka

Applicant Address: 102 Shearwater Dr

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

Receipt #: 5801

Date: 08/05/2024

Paid By: Ken Muneoka

Description: COA-HPC, 102 Shearwater Dr, Demo & New Construction

Payment Type: Check

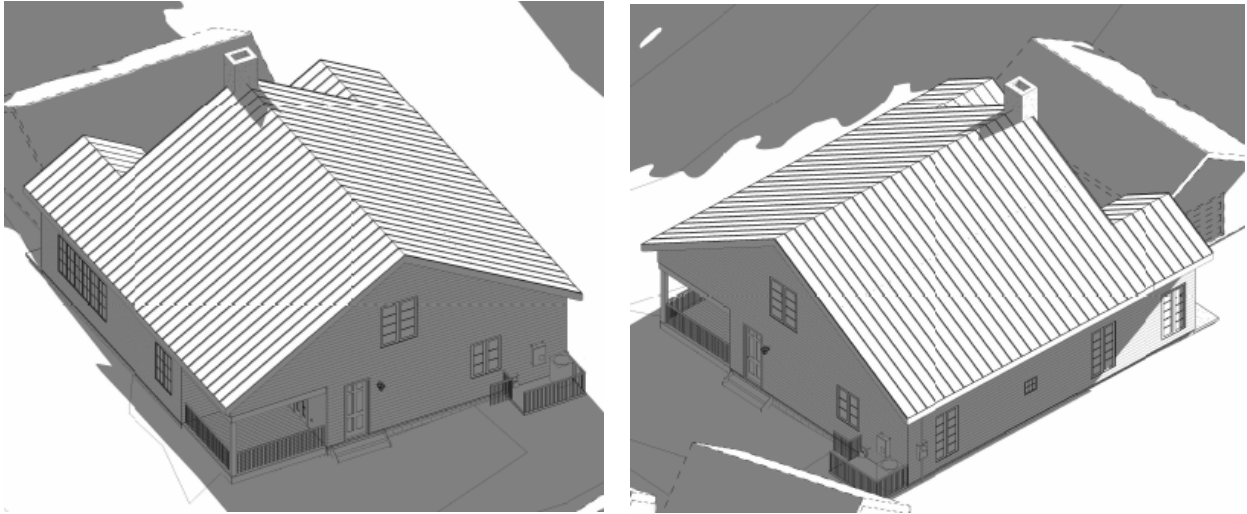
Payment Type Description: 120

Accepted By: Jazz Seferovic

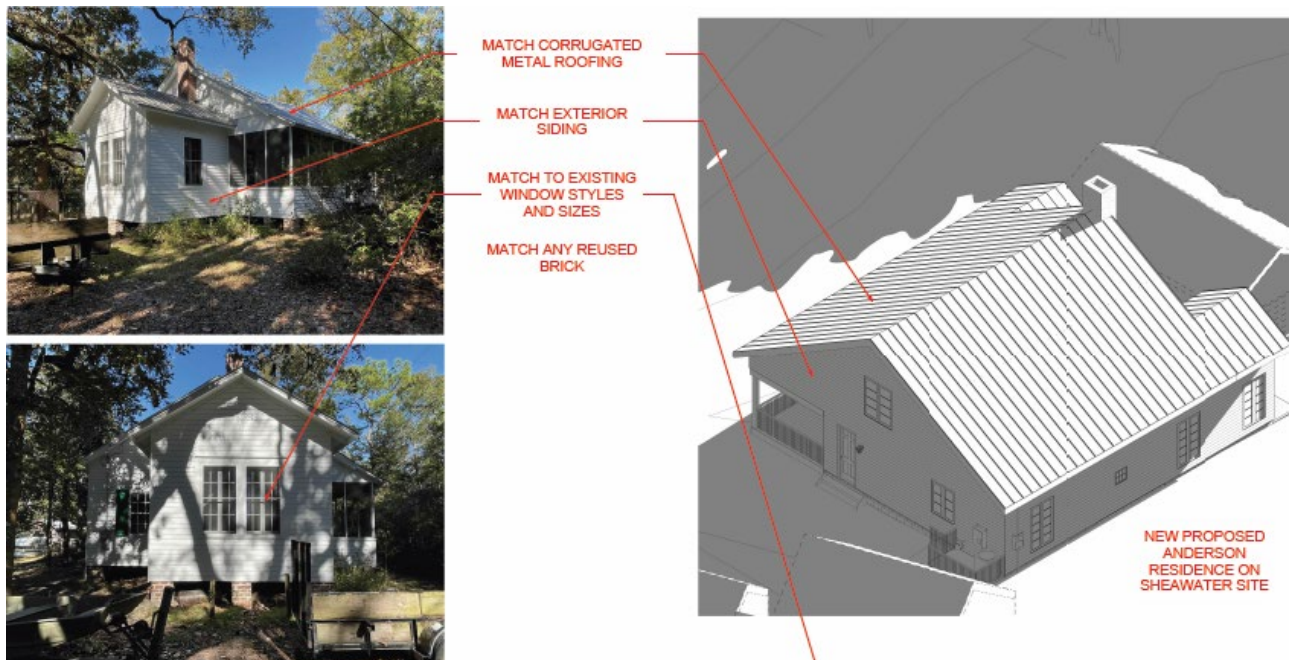
Fees Paid

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

PROPOSED:



ADJACENT ANDERSON HOME:



COA CONSIDERATIONS:

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

MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

The house was built in 1978. One-story, wood-frame vernacular house. The entry is a composite wood panel door. Distinctive features include a gable wall brick chimney, moderate overhanging eaves, and exposed rafter tails. The house rests on a concrete slab foundation, is clad in board-and-batten siding, and has a corrugated metal roof.

CLIENT
KEN
MUNEOKA

#	DESCRIPTION	DATE
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SITE PHOTOS

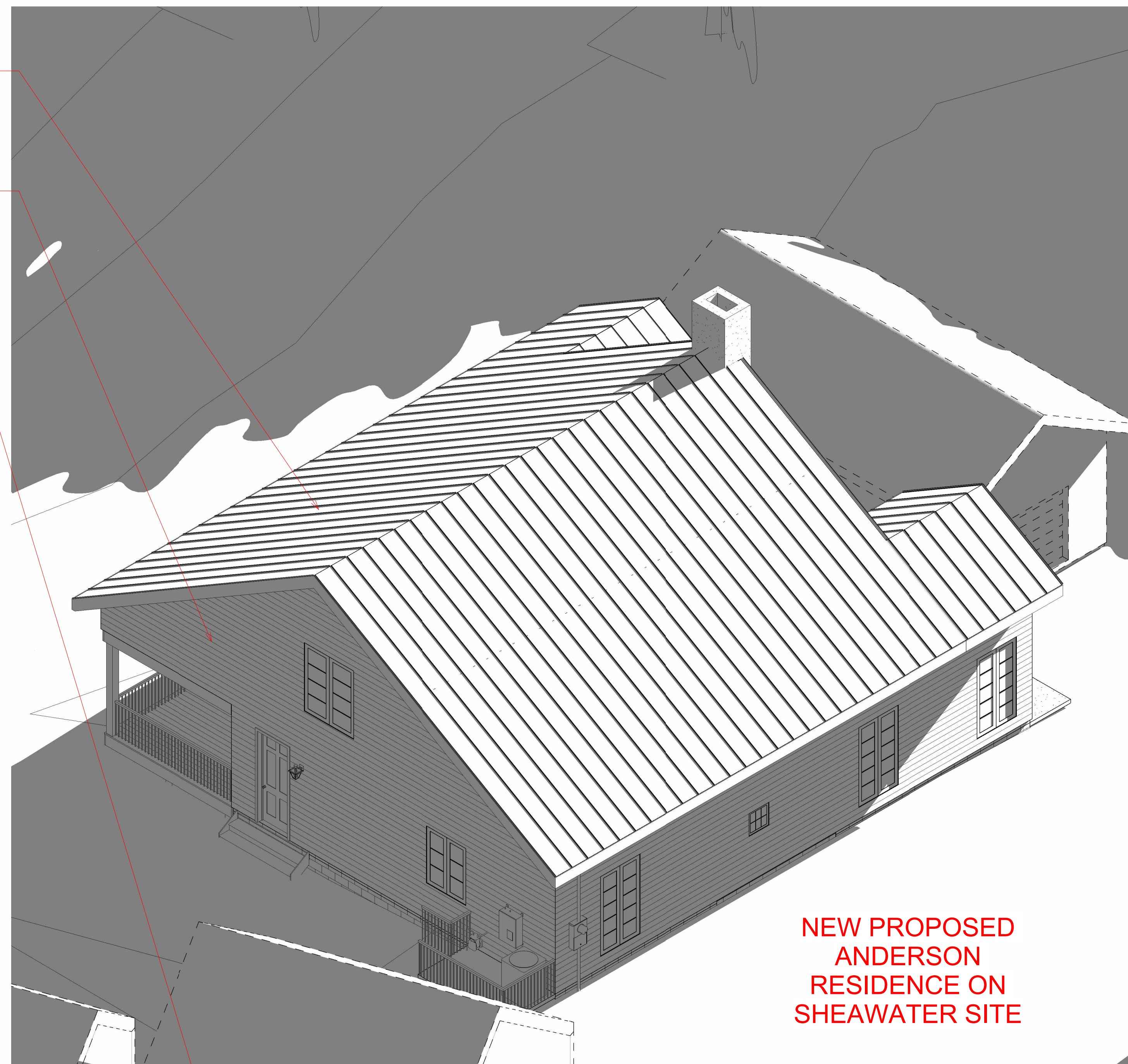
G4

SCALE $1/2" = 1'-0"$

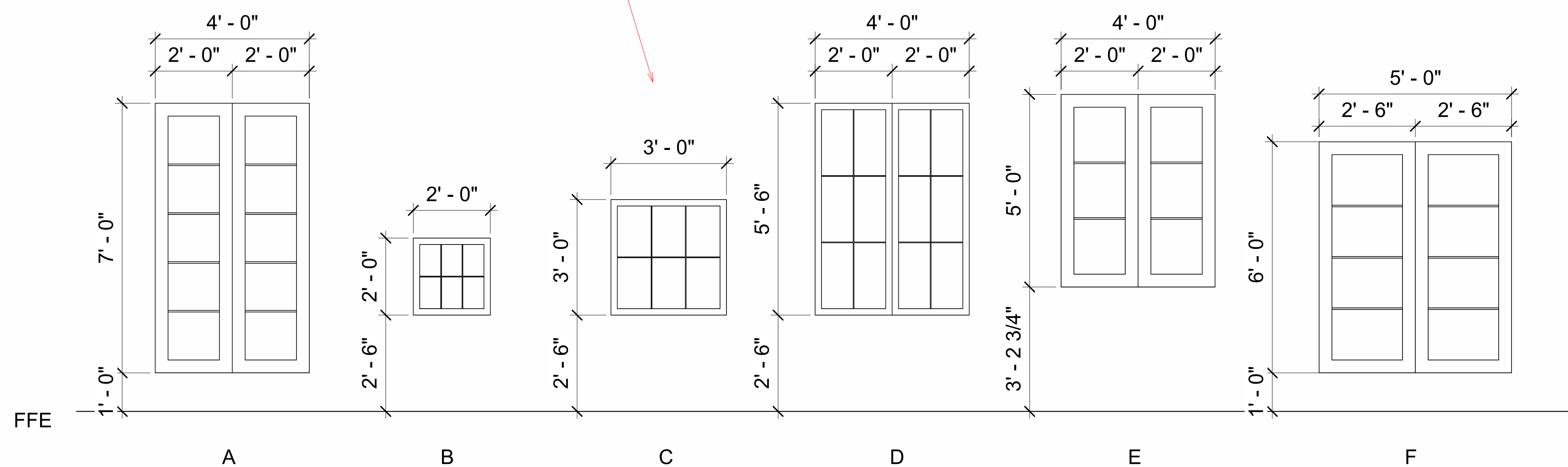


EXISTING ANDERSON
HOME LOCATED
ADJACENT TO
PROJECT SITE

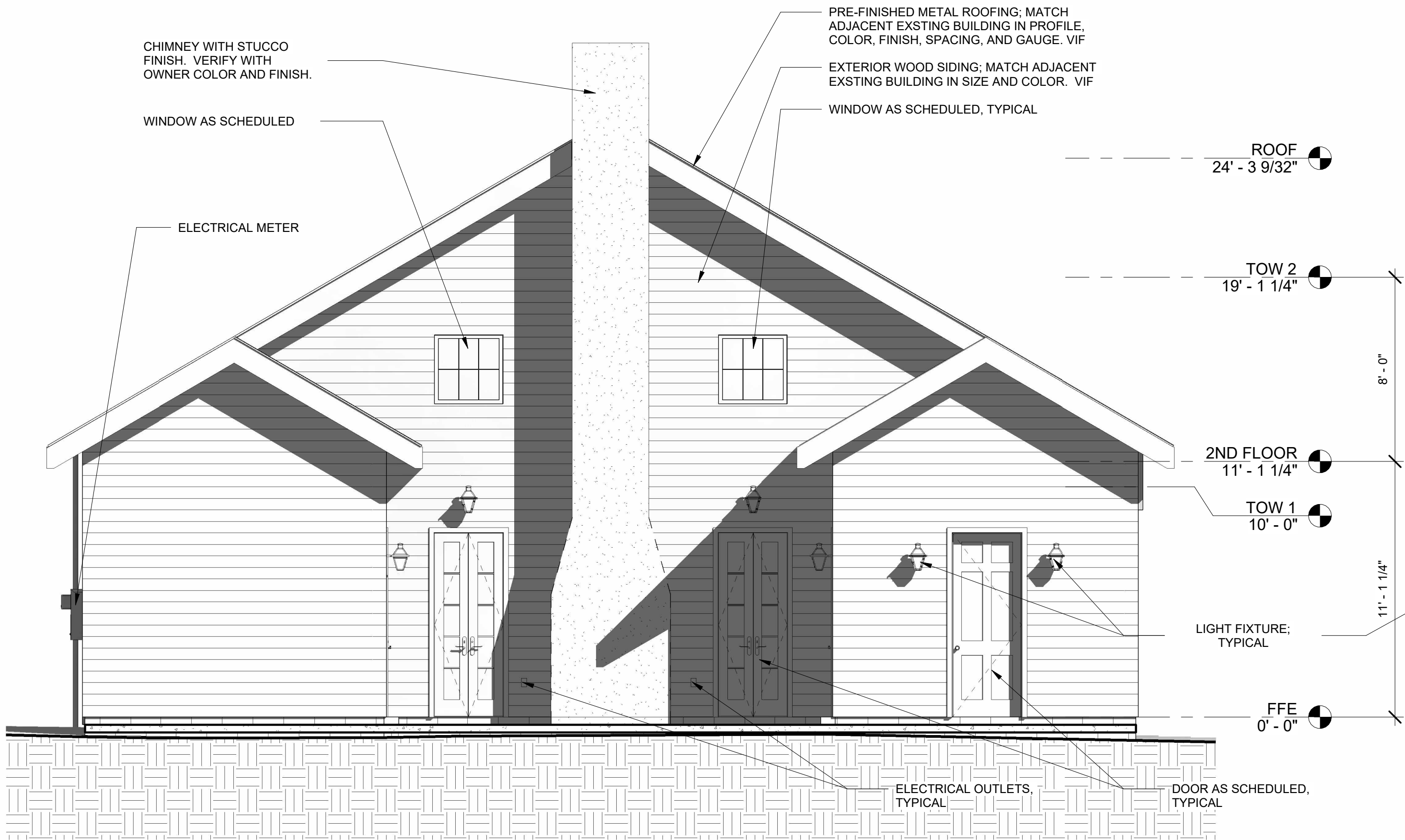
**MATCH ANY REUSED
BRICK**



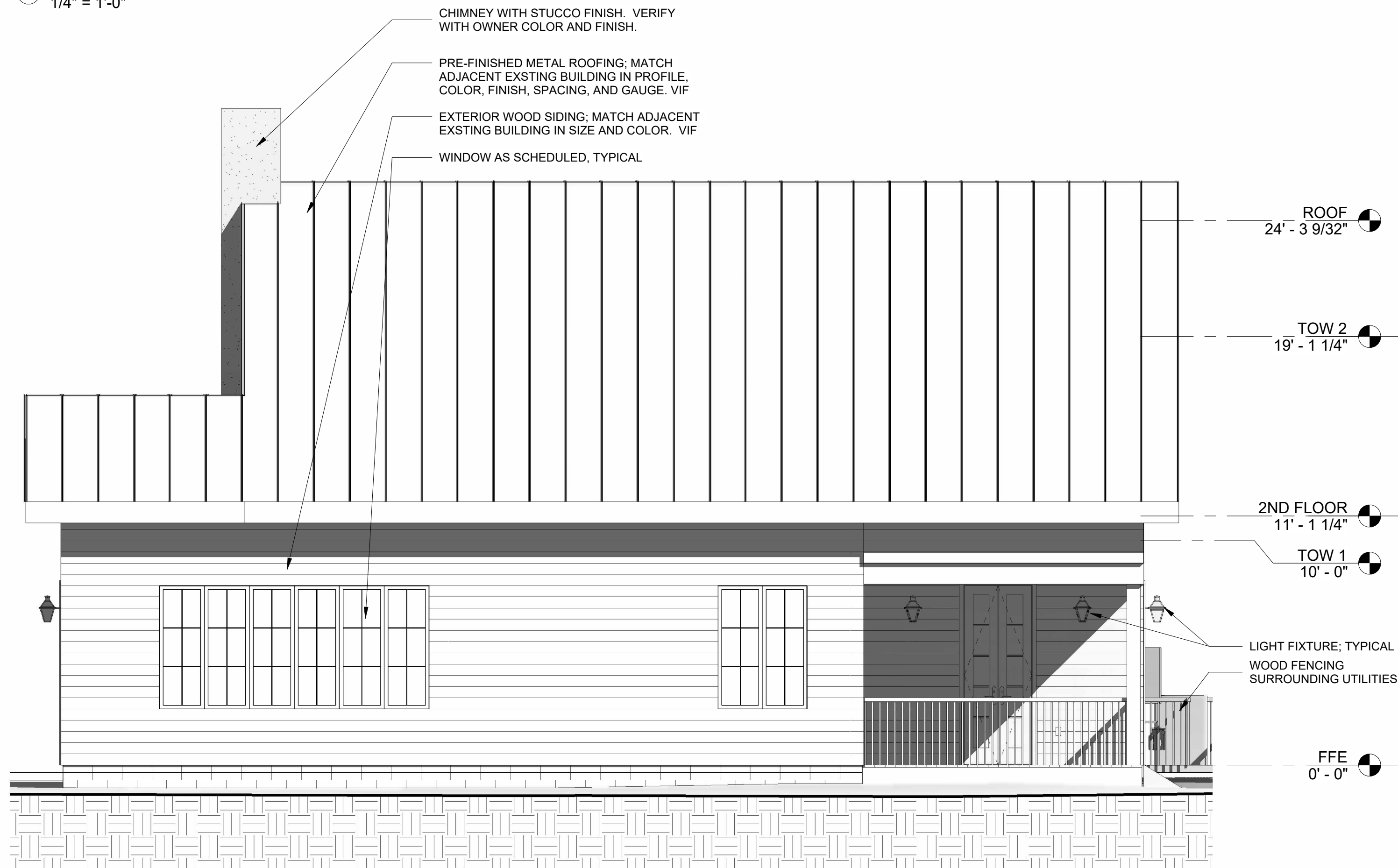
NEW PROPOSED
ANDERSON
RESIDENCE ON
SHEAWATER SITE



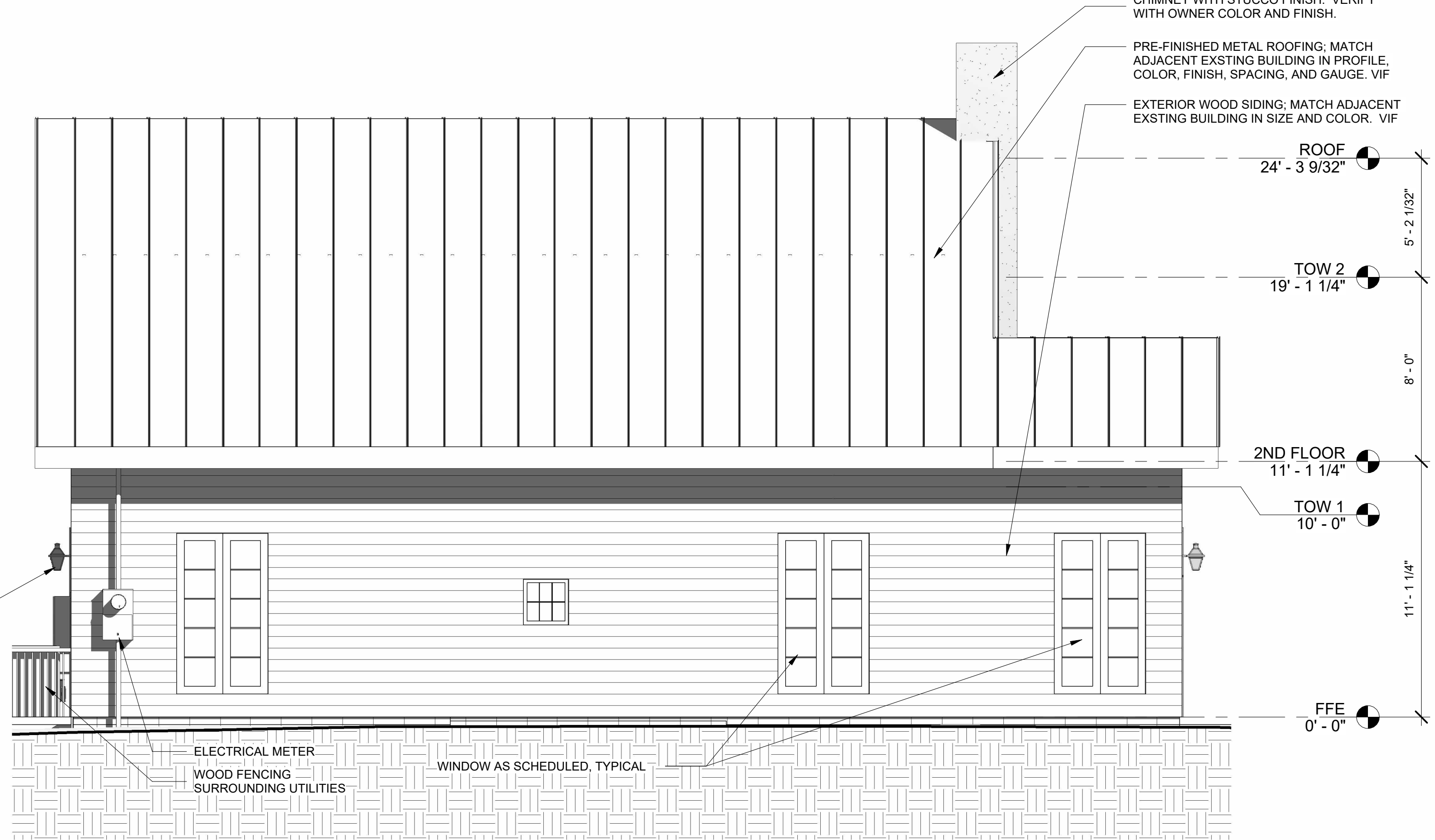
C:\ARCHITECTURE\Stewart Design\Projects\SD_23008 Muneoka Residence\Revit Files\Architectural\CURRENT Working Model\Revit Model Per Owners Revisions\SD_23008 Muneoka Residence_Arch CD.rvt
8/4/2024 10:35:16 AM



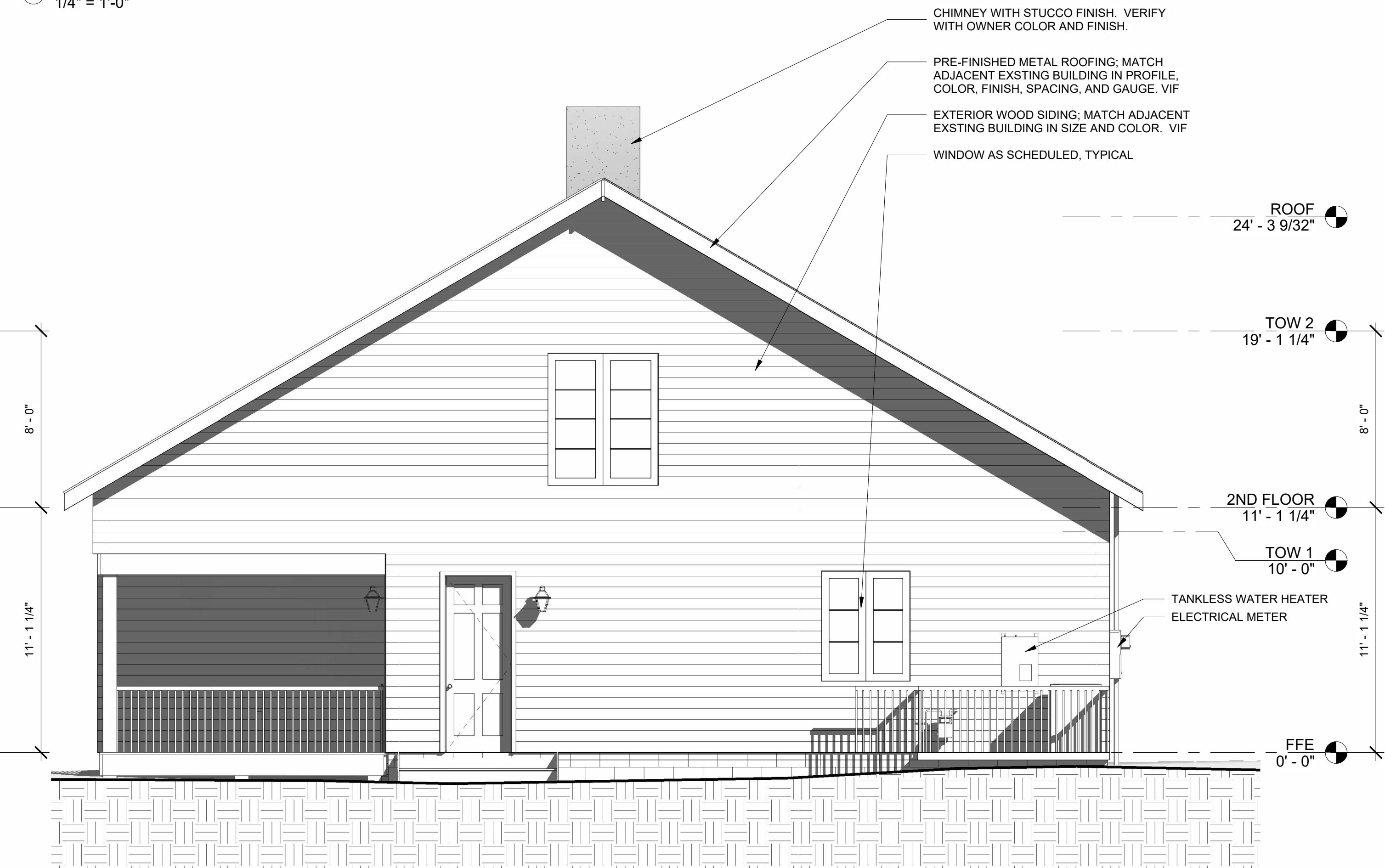
1 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



4 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

FINAL REVIEW SET

TBD

CONSTRUCTION
DOCUMENTS ARE FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION



SD_23008

MUNEOKA/ANDERSON
RESIDENCE

102
SHEARWATER
DRIVE
OCEAN
SPRINGS, MS
39564

CLIENT

KEN
MUNEOKA

#	DESCRIPTION	DATE
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ELEVATIONS

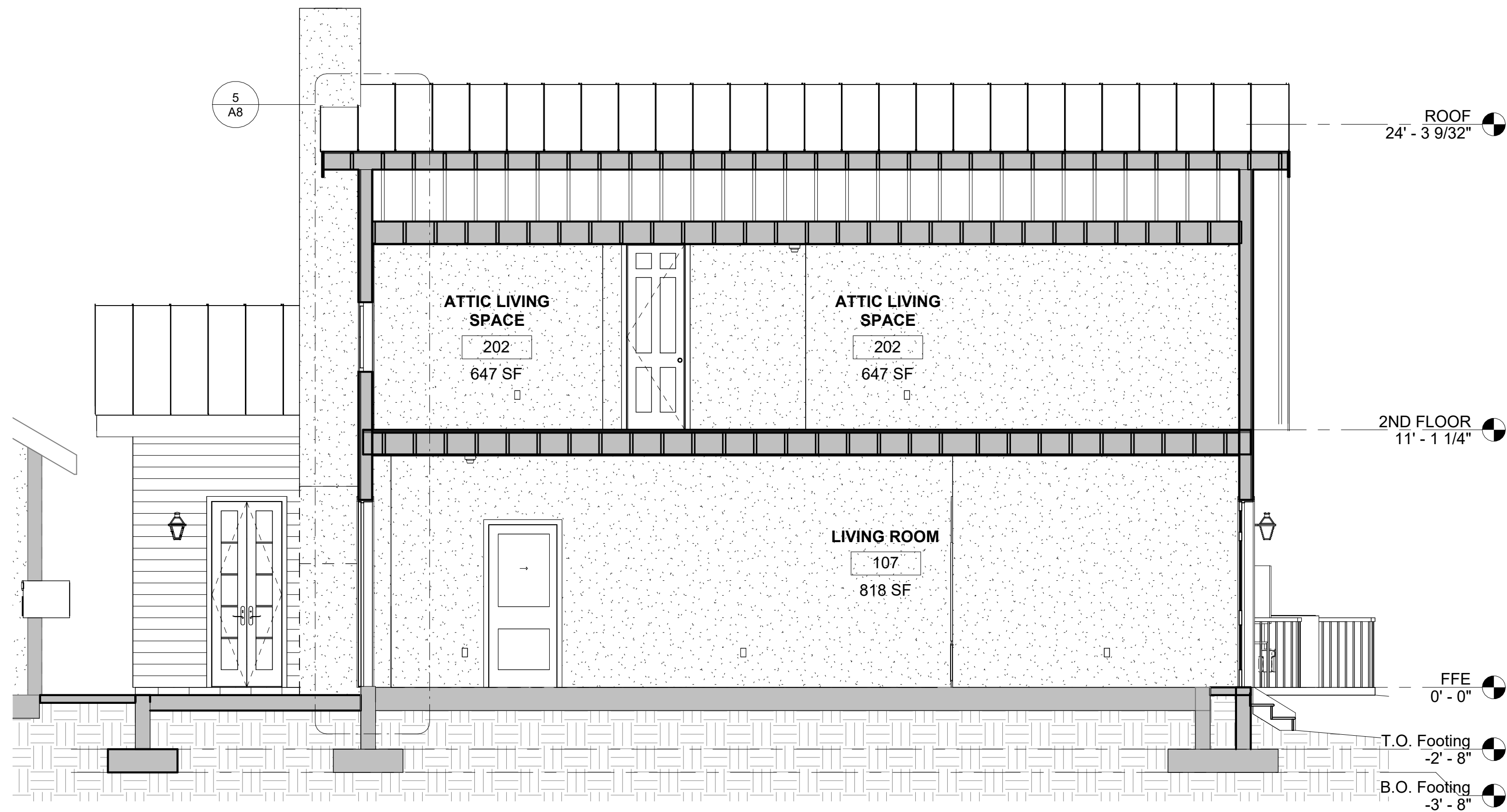
A6

SCALE 1/4" = 1'-0"

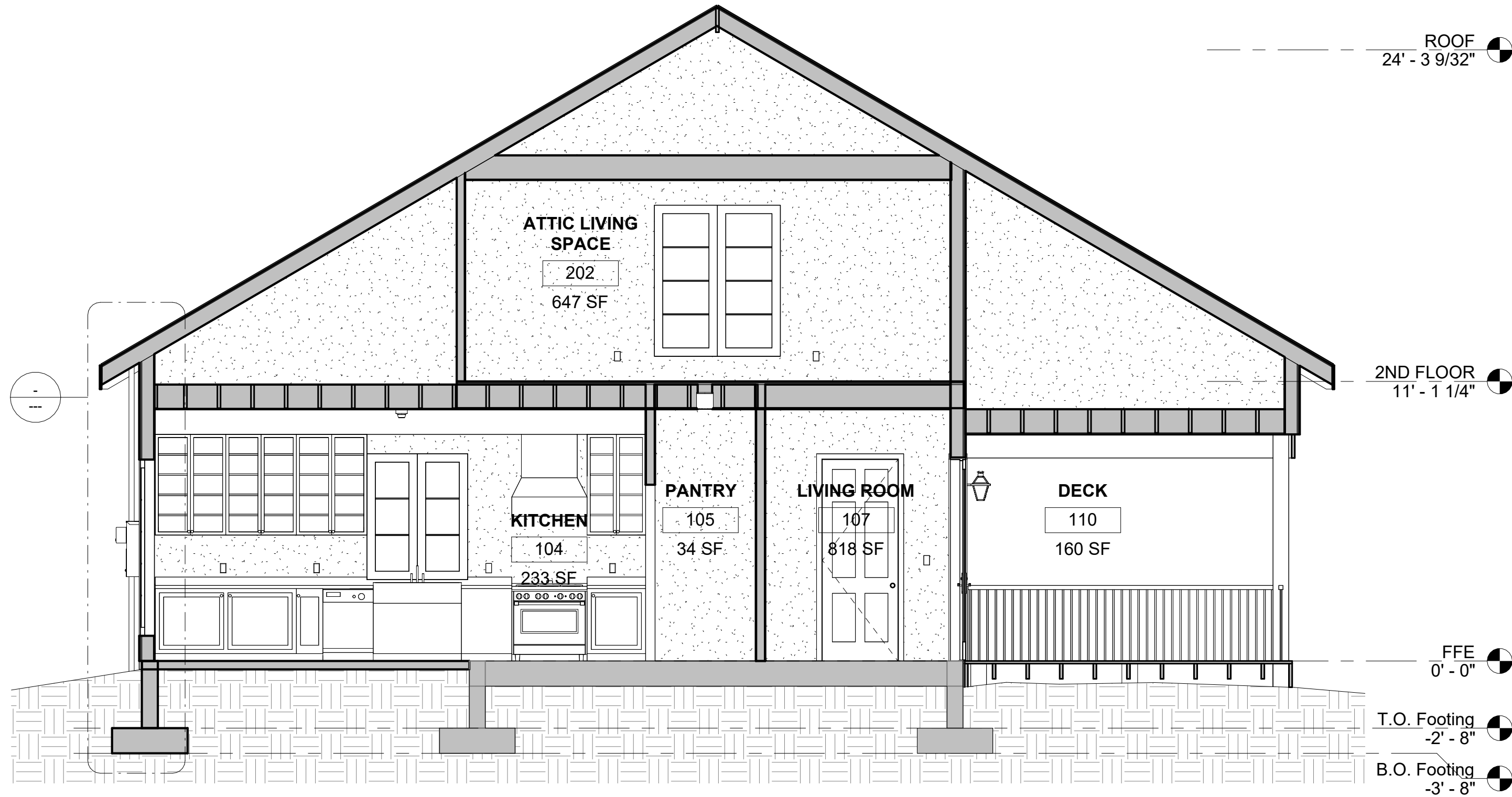
C:\ARCHITECTURE\Stewart Design\Projects\2023 Projects\SD_23008 Muneoka Residence\Revit Files\Architectural\CURRENT Working Model\Revit Model Per Owners Revisions\SD_23008 Muneoka Residence_Arch CD.rvt
8/4/2024 10:35:22 AM



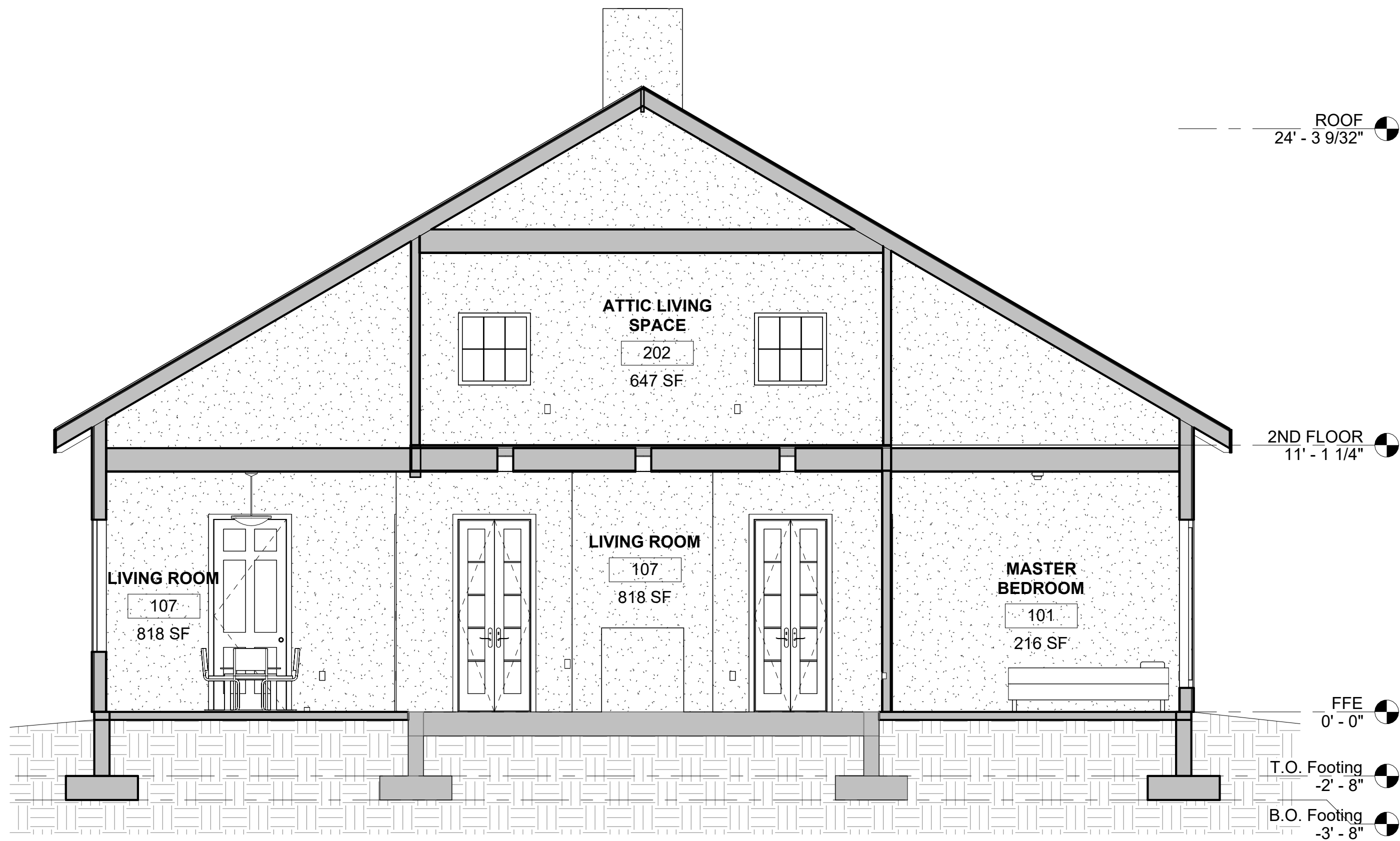
② Section 5
1/4" = 1'-0"



① Section 2
1/4" = 1'-0"



④ Section 7
1/4" = 1'-0"



③ Section 6
1/4" = 1'-0"

FINAL REVIEW SET
TBD

CONSTRUCTION
DOCUMENTS ARE FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION



SD_23008
MUNEOKA/ANDERSON
RESIDENCE

102
SHEARWATER
DRIVE
OCEAN
SPRINGS, MS
39564

CLIENT
KEN
MUNEOKA

#	DESCRIPTION	DATE
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BUILDING
SECTIONS

A7

SCALE 1/4" = 1'-0"



**CONSTRUCTION
DOCUMENTS ARE FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION**



#	DESCRIPTION	DATE
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A8

SCALE	As indicated
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