



Historic Preservation Commission

Thursday, October 3, 2024 @ 6:00 PM

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
 - a. Thursday, September 5th, 2024**
- 3. Old Business**
- 4. New Business**
 - a. Certificate of Appropriateness for 704 Church Street PID#60119142.000 for installation of aluminum fence and gate material
 - b. Certificate of Appropriateness for 916 State Street PID# 60119582.000 to install lattice to enclose of the crawl space.
- 5. Audience Request**
- 6. Administrative**
- 7. Adjourn**

**The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, September 5th, 2024**

1. Call meeting to order.

The Chair, Michael Burns, called the meeting to order on Thursday, September 5th, 2024 6:00PM. Other Commission members present were Charles Fowler, Bonnie Muron, Owen White, Michael Foster, Karen Chewning, and Kathy Stafford. Staff present were Carter Thompson, Community Development Director and Hannah Sullivan, Planning Administrator.

2. Approval of Minutes.

a. August 15th A motion was made by Bonnie Munro and recommended by Michael Doster to accept the August 15, 2024, minutes. The motion passed unanimously.

3. Old Business

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

The owner Jodi Harris was available to answer questions. Michael Barnes asked Ms. Harris about paint swatches. Michael Barnes asked Ms. Harris about paint swatches. Michael Burns asked about paint swabs and the applicant had been provided none. The motion was made by Bonnie Munro and seconded by Charles Fower to approve the gold cart cover. The motion passed unanimously.

Old Business

c. 207 Washington Avenue/PID#61360007.000 – Michelle Hodges – Certificate of Appropriateness for a retaining wall and fence.

The owner Michelle Hodges was available to answer questions. Michael Barnes asked Ms. Hodges about paint swatches. Michael Burns asked about paint swabs and the applicant that none had been provided. The motion was made by Karen Chewning and seconded by Owen White to approve the Certificate of Approval rates for a retaining wall, fence and pergola. The motion passed unanimously.

d. 706 Porter Ave/PID#60137616.000/Versamax – Certificate of Appropriateness for renovations to the back cottage.

Micheal Burns asked about the renovations and Mike Hutto briefly explained that there would be renovations and a slight expansion of the building permit. The motion was made by Bonnie Munro and seconded by Micheal Doster to approve renovations to the back cottage. The motion passed unanimously

- e. 102 Shearwater/PID# 60130550.000 - Mary & Ken Muneoka – Certificate of Appropriateness for New Construction and Demotion of House.

The applicant was available to answer questions. Micheal Burns added that the house that was built in 1970. The motion was made by Bonniie Munro and seconded by Karen Chewning to apopylar the Certificate of Appropriateness for demolition of the current structure and application for a new residence.

- f. Administrative

- a) Carter Thompson Community Development Director speaking about the historic districts update is in the RFP process and MDAH is managing that process. Ms. Thompson also discussed the other members attending.

- g. Audience Request

- a) None

- h. Adjourn

- a. Michael Doster made a motion and seconded by Micheal Doster to adjourn the meeting. The motion carried unanimously.

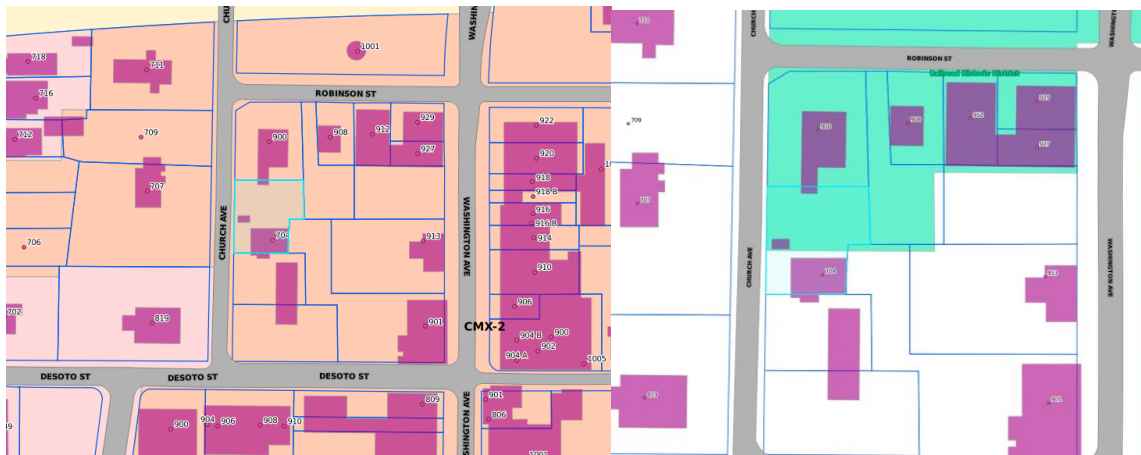
CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
P.O BOX 1800, OCEAN SPRINGS, MS 39566-1800
228-875-4415

CERTIFICATE OF APPROPRIATENESS REPORT

APPLICANT(S): Steve Gallagher
CURRENT OWNER? Steve Gallagher
LOCATION: 704 Church Street
REQUESTED ACTION: Approval of a certificate of appropriateness for an aluminum fence.
DATE OF APPLICATION: 9-7-2024
PUBLIC MEETING: October 3rd, 2024.

EXISTING CONDITIONS:

- The subject property is zoned CMX-2. The property is located at 704 Church Street.



A CONSIDERATIONS:

- The Railroad Historic District is located primarily on the north side of Robinson Street, south of the railroad, between Church Avenue and Handy Avenue, plus the subject property south of Robinson Street. It is described as illustrative of transportation and industrial influences related to the railroad. It is significant for its railroad-related architecture.
- The applicant proposes to erect an aluminum fence.

FINDINGS:

New walls or fences should closely follow established precedent within the district. Front yard fences should not exceed four feet in height and should have open rather than solid designs. The fence design should be consistent with the style of the house on the property. For example, a wrought iron fence does not match the style of a Craftsman bungalow. Chain-link, concrete blocks, split-rails, and railroad ties are inappropriate materials for front yards.

PROPOSED MOTION:

To approve the certificate of appropriateness for an aluminum fence.

OR

To deny the certificate of appropriateness for an aluminum fence.





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

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: 9-5-2024
 [Applications are due by the 7th of each month for consideration the FOLLOWING month.]

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

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

Property Address: 704 CHURCH AVENUE
 Property Owner(s): STEVE GALLAGHER
 Parcel ID Number: 60119142-000 Approximate Age of Home: 75

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

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

Applicant [Check one]: Architect Contractor Owner Other _____

Name: STEVE GALLAGHER
 Address: 1816 SEASHORE AVE
 City: Ocean Springs State: MS Zip: 39564
 Phone: 228-347-0488 Email: Steve@chsms.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.

- | | |
|---|--|
| <input type="checkbox"/> New Construction, Additions, Extensive Renovation / Repair | <input checked="" type="checkbox"/> Landscaping and Site Improvements (i.e. Fencing) |
| <input type="checkbox"/> Minor Renovation / Repair | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Exterior Painting (Contributing Structures Only) | <input type="checkbox"/> Demolition |

PLEASE CHECK DISTRICT/LISTING

- | | | |
|---|--|---|
| <input 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 checked="" 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.

STEVE CALLAGHER
Printed Name of Owner


Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

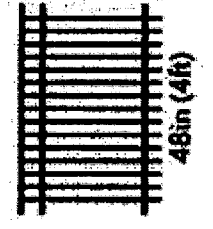
9/5/2024
Date

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

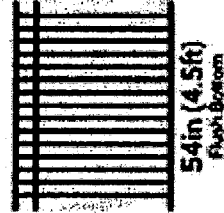


704 Church St

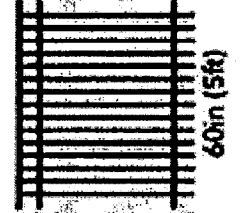
Available Heights



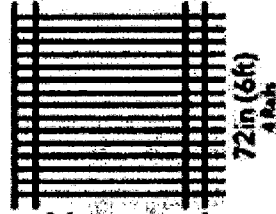
48in (4ft)



54in (4.5ft)
Flush Bottom



60in (5ft)



72in (6ft)
4 Rows

SITE PLAN

Geoportal Map

↑ NORTH

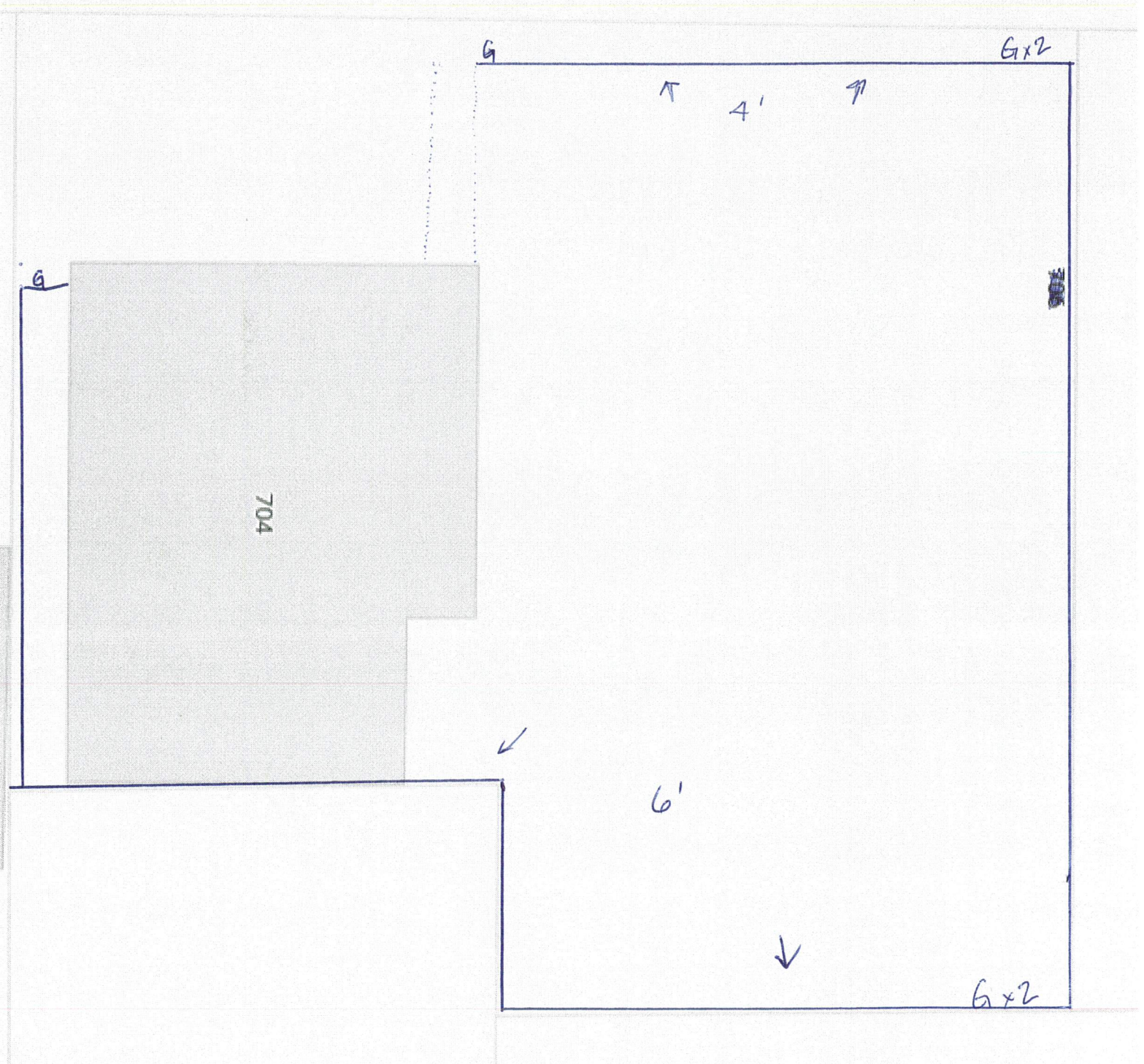


DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The City of Ocean Springs makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said 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.

Church St

Church St

G = 6x16





Permit #: 6516

Address:

City:

State:

Zip:

Owner:

Owner Address:

Owner City:

Owner State:

Owner Zip:

Owner Phone:

Owner Email:

Applicant: Steve Gallagher

Applicant Address: 1816 Seashore Dr

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

Receipt #: 6048

Date: 09/06/2024

Paid By: Steve Gallagher

Description:

Payment Type: Check

Payment Type Description: CHECK # 8263

Accepted By: Hannah Sullivan

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

CERTIFICATE OF APPROPRIATENESS REPORT

APPLICANT(S): Rana E. Oliver

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

LOCATION: 916 State Street / Railroad Historic District

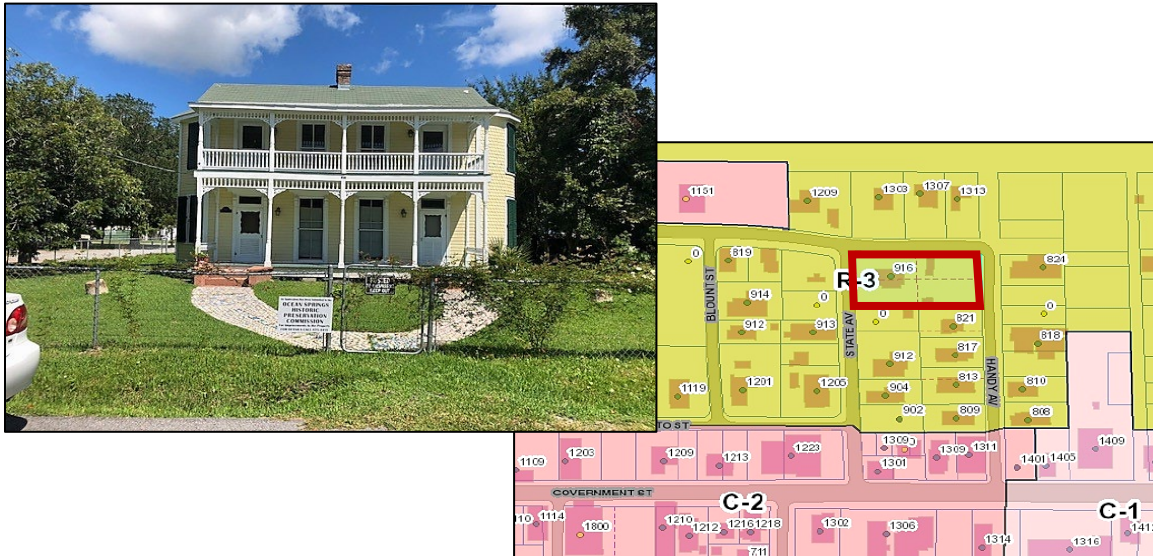
REQUESTED ACTION: Approval of a certificate of appropriateness for lattice to enclose the crawl space.

DATE OF APPLICATION: 9-7-2024

PUBLIC MEETING: October 3rd, 2024.

EXISTING CONDITIONS:

- The subject property is zoned R-3, two-family residential. It is located on the southeast corner of State Avenue and Robinson Street, and also has frontage on Handy Avenue.



A CONSIDERATIONS:

- The Railroad Historic District is located primarily on the north side of Robinson Street, south of the railroad, between Church Avenue and Handy Avenue, plus the subject property south of Robinson Street. It is described as illustrative of transportation and industrial influences related to the railroad. It is significant for its railroad-related architecture.
- The applicant proposes to enclose here crawl space with wood lattice.

FINDINGS:

- The Historic District Guidelines call for new driveways to connect directly from the street to the rear yard, and parking spaces to be located in the rear yard. The proposed driveway and parking space comply with those guidelines by locating the parking area behind the house and connected to a side street.

PROPOSED MOTION:

To approve the certificate of appropriateness to enclose the crawl space with lattice.

OR

To deny the certificate of appropriateness to the crawl space with lattice.



CARTER-CALLOWAY HOUSE

Built in 1906-07 by African American William Louis Carter, this vernacular Queen Anne style house features an unusual exterior shape. It is popularly known as the "Steamboat House" because its shape suggests the outline of a ship, with a sharply angled projecting bay at one end resembling a ship's bow and a curved projecting bay at the other end suggesting a stern. The Carter-Calloway House was listed in the National Register of Historic Places in 1987.

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



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

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: 9-7-24
[Applications are due by the 7th of each month for consideration the FOLLOWING month.]
APPLICATION FEE: \$51.00 – Cash, Check (Payable to CITY OF OCEAN SPRINGS), C/C – 3% fee
\$1.00 fee is per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated
***** APPLICANT MUST ATTEND HEARING *****

Property Address: 916 State Street
Property Owner(s): Roxa E. Oliver
Parcel ID Number: 60719582-000 Approximate Age of Home: 118 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: _____
Address: 916 State St. Ocean Springs MS 39564
City: _____ State: _____ Zip: _____
Phone: (510) 459-9855 Email: RO946@aol.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



Permit #: 6517
Address: 916 STATE AVE
City:
State:
Zip:
Owner: OLIVER RANA E
Owner Address: P O BOX 1056
Owner City: OCEAN SPRINGS MS
Owner State:
Owner Zip: 39566
Owner Phone:
Owner Email:
Applicant: Rana Oliver
Applicant Address: 916 State St
Applicant City, State, Zip: Ocean Springs, MS 39564
Receipt #: 6049
Date: 09/06/2024
Paid By: Rana Oliver
Description:
Payment Type: Cash
Payment Type Description:
Accepted By: Hannah Sullivan

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