Historic Preservation Commission

Thursday, November 7, 2024 @ 6:00 PM

1. **Call Meeting to Order**

2. **Old Business**
   a. None

3. **Approval of Minutes**
   a. Approve 10-3-2024 Minutes

4. **New Business**
   a. Approve a Certificate of Appropriateness 1212 Bowen Avenue PID#61190011.000 to add a side patio, retaining wall, sidewalk, apron with crushed limestone and all areas will be a rock salt finish.
   b. Approve a Certificate of Appropriateness 1106 Iverville Drive PID#60119242.000 to encapsulate and enclose in the crawl space.
   c. Approve a Certificate of Appropriateness 805 Cleveland Avenue PID#60137120.000 to paint to the body and porch and deck alabaster. Also to add decorative trim to be painted accessible beige.

5. **Audience Request**
   a. Applicants and the Public will be allotted 5 minutes each to discuss each item, for a maximum period of 30 minutes. The Applicant may be given additional time to address the Historic Preservation Commission at the end of each item. The Historic Preservation Commission will take all comments under advisement. Please identify yourself before speaking.

6. **Administrative**

7. **Adjourn**

The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, October 3,2024

1. Call meeting to order.

   The Chair, Michael Burns, called the meeting to order on Thursday, October 3rd,2024 at 6:09 PM in efforts to wait on all members to arrive. Other Commission members present were Charles Fowler, Karen Chewning, and Kathy Stafford. Members absent were Bonnie Munro, Owen White and Michael Doster. Staff present were Carter Thompson, Community Development Director and Hannah Sullivan, Planning Administrator.

2. Approval of Minutes.

   a. A motion was made by Karen Chewning and recommended by Kathy Stafford to accept the September 5th, 2024, minutes. The motion passed unanimously.

3. Old Business – None

4. New Business

   a. Certificate of Appropriateness for 704 Church Street PID#60119142.000 for installation of aluminum fence and gate material

      The Owner Steve Gallagher was available to answer questions. The motion was made by Karen Stafford and seconded by Charles Fowler to approve the application. The motion passed unanimously.

   b. Certificate of Appropriateness for 916 State Street PID#60119582.000 to install lattice to enclose of the crawl space.

   The owner Rena Oliver was available to answer questions. It was discussed how more of these requests from residents might be made in the future at the request of homeowners insurance companies. The Motion was made by Charles Fowler and seconded by Karen Chewning to approve the application. The motion passed unanimously.

5.Adminsitrative – None

DRAFT

6.Audience Request – None

7.Adjourn

a. Kathy Stafford made a motion seconded by Charles Fowler to adjourn the meeting. The motion 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: November 23, 2024

APPLICANT: Scott Lemon

CURRENT OWNER? Scott Lemon

REQUESTED ACTION: Approval of Certificate of Appropriateness for modifications and additions to exterior of the house.

DATE OF APPLICATION: September 19, 2024

LOCATION: 1212 Bowen Avenue / PID#: 60190011000
Bowen Avenue Historic District

ADJACENT ZONING:

Subject Property: **R-2, Single-Family Residential District; single-family detached dwelling;**

East, West, North, South: R-2, Single-Family Residential District; single-family detached dwellings.

VICINITY

MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

- The house is titled the "Frederick S. Bradford House," built in 1915, and is registered as a contributing building in the historic district.

DESCRIPTION OF THE REQUEST:

- The applicant proposes to;
- Add side patio with grass inlay to the south side of the house;
- Build a retaining wall to the front door from the driveway ;
- Place an apron on the driveway and border the driveway with crushed limestone;
- All concrete areas will have rock salt finish.

FINDINGS:

- The design guidelines to not speak to about patios.
- 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 historic guidelines do not speak to driveway aprons or concrete finishes.

STAFF CONCLUSION:

- The proposed additions and modifications are either consistent with the Historic District Guidelines or can be recommended for approval at the discretion of the HPC.

PROTENTIAL MOTION:

To recommend approval of a COA for modifications and additions to the exterior of 1212 Bowen Avenue as described in the application.

To recommend denial of a COA for modifications and additions to the exterior of 1212 Bowen Avenue as described in the application.

City of Ocean Springs

Historic Preservation Commission

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

(228) 875-4415

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

Application Date: 9-19-24

[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: 1212 Bowen Ave OS, MS 39564

Property Owner(s): SBKL33, llc - Scott & Barbara Lemon

Parcel ID Number: _____ **Zone:** _____ **Approximate Age of Home:** 1915

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: Scott Lemon

Address: 126 Holcomb Blvd

City: OS State: MS Zip: 39564

Phone: 228.355.1600 Email: slemon@lemonpnohler.com

Property Owner *[if Different]*:

Name: Same

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.

Scott Lemon	
Printed Name of Owner	Signature of Owner
Printed Name of Authorized Agent	Signature of Authorized Agent
Date	

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

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

MINOR RENOVATION OR REPAIR

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

1. For work which includes changes to the exterior of existing buildings, the following is required:
   a. _____ Elevations;
   b. _____ Floor Plans; and
   c. _____ Photographs of each face of the building to be renovated with details of the areas of work.

Description: Add Back patio south of House

retaining wall & sidewalk to front door from driveway

Apron on Bowen for driveway and Border for crush limestone driveway

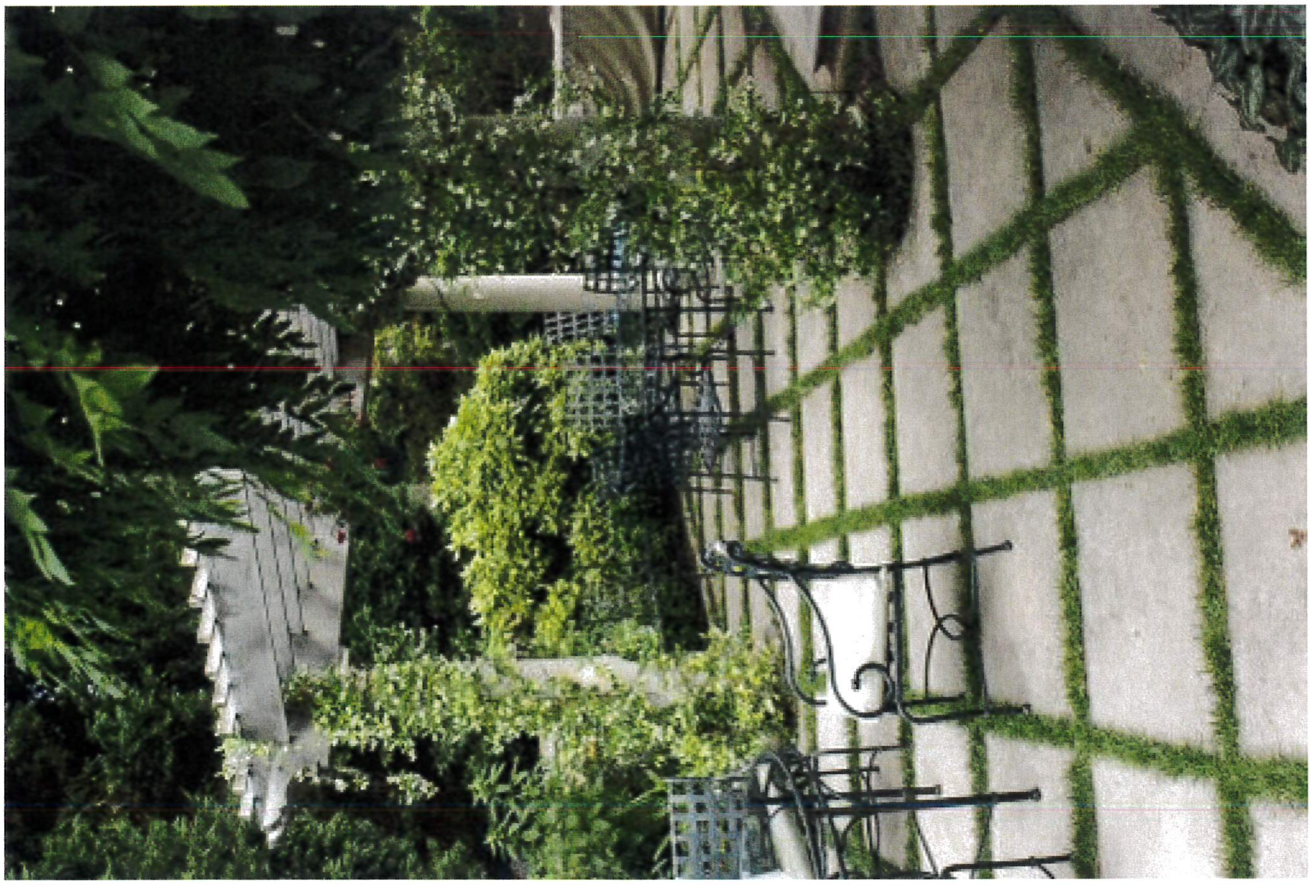
All areas concrete with rock salt finish

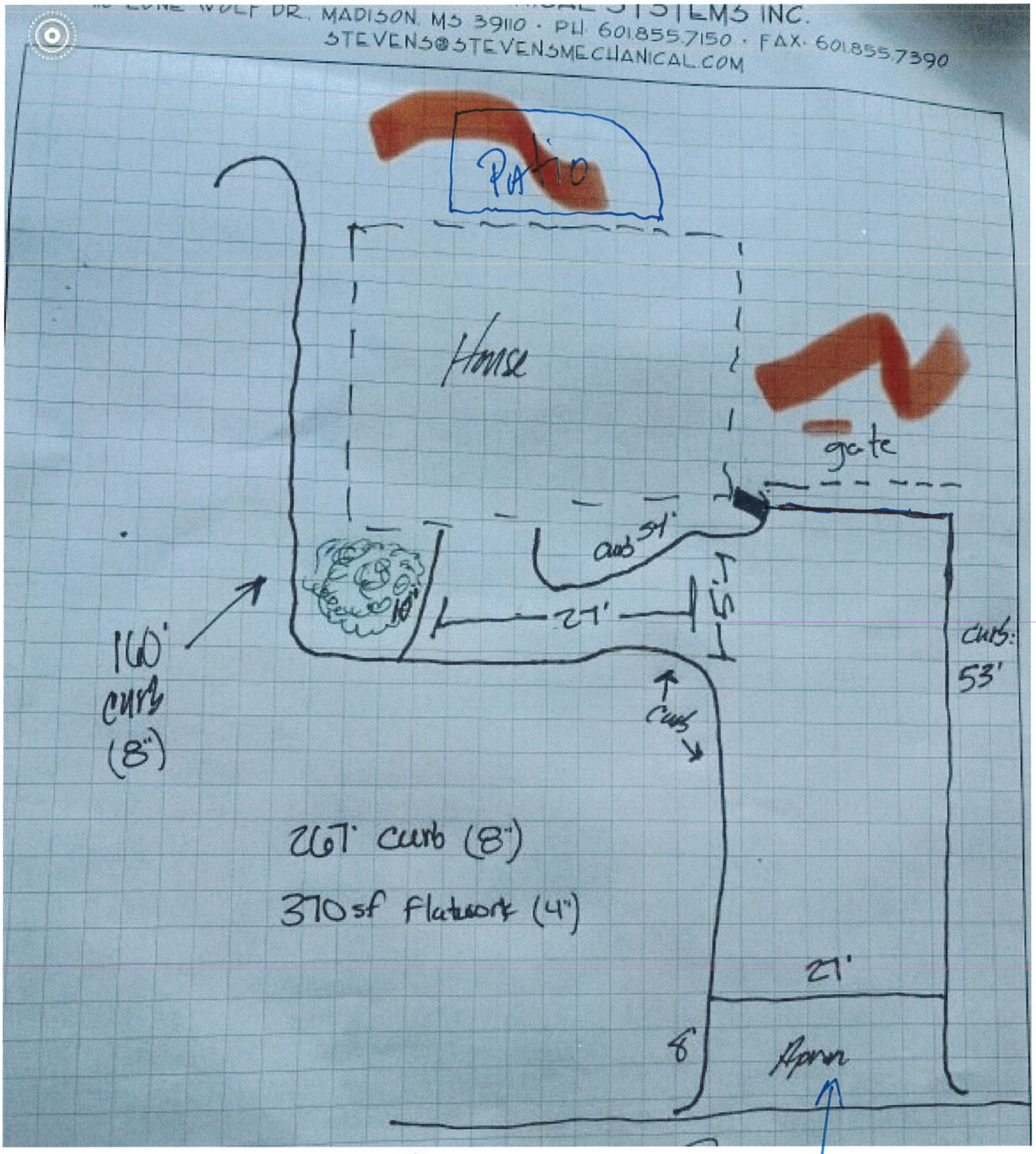
— Attach Additional Sheets if Needed —

1212 Bowen Avenue

landscape improvements to a historic property

- *Concrete Curbing to retain garden beds*
- *Concrete Driveway Apron for Limestone Driveway*
    - *Rock Salt Concrete Finish*
- *Patio with Diamond pattern as a not to the original diamond shaped windows on the back of the house*
    - *Pattern to be repeated on driveway apron*





1212 Bowen Ave

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Permit #: 6678
Address: 126 HOLCOMB BLVD
City:
State:
Zip:
Owner: LEMON SCOTT BRADFORD & BARBARA B
Owner Address: 126 HOLCOMB BLVD
Owner City: OCEAN SPRINGS MS
Owner State:
Owner Zip: 39564
Owner Phone:
Owner Email:
Applicant: Barbara & Scott Lemon
Applicant Address: 126 Holcomb Blvd
Applicant City, State, Zip: Ocean Springs
Receipt #: 6198
Date: 09/23/2024
Paid By: Scott Lemon
Description:
Payment Type: Check
Payment Type Description: Check # 8106
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**

LIVE

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: November 23, 2024

APPLICANT: Sarah Reese

CURRENT OWNER? Sarah Reese

REQUESTED ACTION: Approval of Certificate of Appropriateness to enclose the crawl space and encapsulate the crawl space for moisture protection.

DATE OF APPLICATION: September 25, 2024

LOCATION: 1106 Iberville Drive/PID#60119242.000 –

ADJACENT ZONING:

Subject Property: Low-Density Single-Family Dwelling

East: R-1, Low-Density Single-Family Dwelling

West, R-1, Low-Density Single-Family Dwelling

North, R-1, Low-Density Single-Family Dwelling

South: CH, Regional Commercial

VICINITY

MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

The house is located in the Marble Springs Historic District. The Marble Springs Historic District is an irregularly shaped area located in proximity to Old Fort Bayou. Nineteenth and turn-of-the-century residential architecture lines Iberville Drive, a street shaded by live oaks, between N. Washington and Sunset avenues. The varied scale of the dwellings and the lots reflects the rise and decline of one of Ocean Springs' most important attractions - Marble Springs.

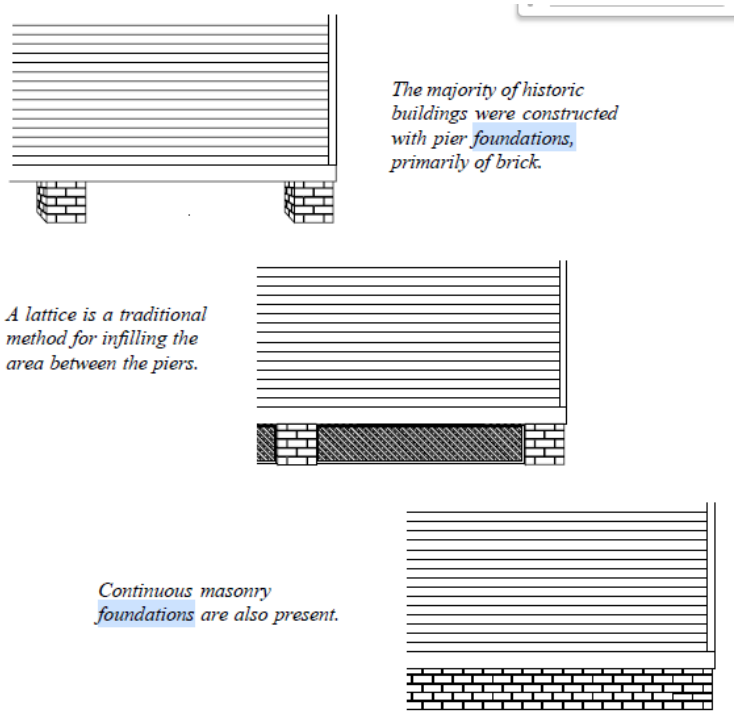
This house was built by Francisca V. Garrard, who owned the property from 1886-1909. The house was later owned by Walter G. & Martha J. Minnemeyer, who owned the house from 1931-1969. One-story, wood-frame, four-bay (WW-W-D-W) Craftsman bungalow, with a side-gable roof and a gabled entry porch supported by square posts and spanned by a plain balustrade. Bay #1 is an addition. Windows are 3/1 and 9/1 wood DHS with faux shutters. Decorative features include brickwork on the left-side (east) chimney and stick-work in the porch gable. A fascia board covers the rafter ends. The house has a brick pier foundation, clapboard siding, and an asphalt shingle roof. A full-width shed-roofed addition extends across the rear (south).

DESCRIPTION OF THE REQUEST:

- The applicant proposes to enclose the crawl space and install a moisture barrier.

FINDINGS:

Prior to World War II, houses in the South were usually built raised on piers to provide ventilation for heat and moisture. Although ventilated continuous foundations became more popular and common place toward the mid-century, pier foundations remained the dominant choice for most construction. The subsequent popularity of slab foundations in post-War houses and, more recently, FEMA requirements for flood prone areas have magnified the importance of foundations as a visual identifier of a house's place and time.



A. Historic foundation design and materials should be maintained and preserved. Should circumstance require a foundation to be rebuilt, the design and materials should replicate the original.

B. Open pier foundations, while an important design element, are impractical with respect to energy efficiency, plumbing insulation, and pest control. Nonetheless, the appearance of an open pier foundation should remain even if infilled. The infill materials should be recessed to differentiate between the pier and the infill. Further differentiation may be accomplished by painting the infill a darker color than the piers. Lattice, square or diamond, may be used either alone or in conjunction with

solid infill.

C. Front porch foundations should never be infilled with solid material. Lattice may be used.

STAFF CONCLUSION

- The proposed additions and modifications are either consistent with the Historic District Guidelines or can be recommended for approval at the discretion of the HPC.

PROTENTIAL MOTION:

To recommend approval of a COA to enclose the crawl space and install a moisture barrier.

To recommend denial of a COA to enclose the crawl space and install a moisture barrier.

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: 9/25/24

[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: 1106 Iberville Drive

Property Owner(s): Sarah Reese

Parcel ID Number: _____ **Zone:** _____ **Approximate Age of Home:** 120

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: Sarah Reese

Address: 1106 Iberville Drive

City: Ocean Springs State: MS Zip: 39564

Phone: 228-860-7278 Email: reese2066@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.

Sarah Reese

Printed Name of Owner

Sarah Reese

Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

9/25/24

Date

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

OCEAN SPRINGS
MISSISSIPPI

— 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: Professional recommendation to encapsulate the crawl space of my home to resolve current moisture issues which are causing damage to the foundation of the home and flooring. Encapsulation entails having the crawl space (currently lattice) enclosed by a mason with either cinder blocks (requested material by owner) or bricks. After mason enclosing space, AFS comes in to lay moisture barrier underneath the home. A small door will also be installed so crawl space can still be accessed for future needs. The crawl space is not visible from the front of the house unless you are standing on the front porch as it is blocked by landscaping. Attaching photographs of home. Also attaching photographs of sample home showing cinder block work, as well as the moisture barriers underneath home that will be installed (but not visible unless you are underneath home).

— Attach Additional Sheets if Needed —

LIVE
PLEASE DO NOT REMOVE SIGN FROM YARD
An Application Has Been Submitted
For This Property To The
OCEAN SPRINGS
HISTORIC PRESERVATION
COMMISSION
FOR DETAILS CALL 875-4415

ISEDL05

MDAH Historic Resources Inventory Fact Sheet

Search Results | Fact Sheet | Architectural | Photos | Map

Location Information
(for the Garrard House)

Name: Garrard House

Address: 1106 Iberville Avenue

City/County: Ocean Springs, Jackson County

Architectural Information

Construction Date: c.1930

No. of Stories: 1

Registration Information

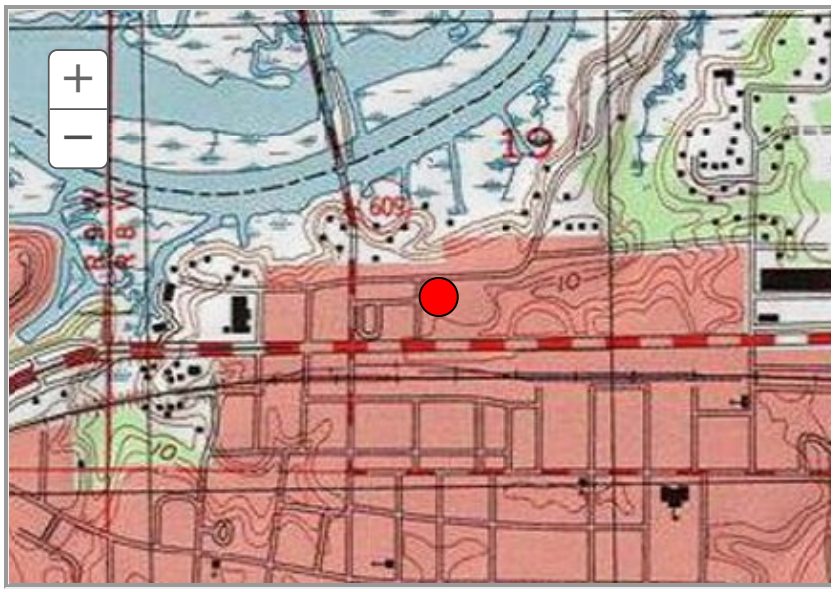
NR District Name: Marble Springs (1987)

NR Status: Contributing

Element No.: 9

Dec. 2009 FEI

1 of 3



Brief Description

One-story, wood-frame, four-bay (WW-W-D-W) Craftsman bungalow, with a side-gable roof and a gabled entry porch supported square posts and spanned by a plain balustrade. Bay #1 is an addition. Windows are 3/1 and 9/1 wood DHS with faux shutte Decorative features include brickwork on the left-side (east) chimney and stick-work in the porch gable. A fascia board covers the ra ends. The house has a brick pier foundation, clapboard siding, and an asphalt shingle roof. A full-width shed-roofed addition exte across the rear (south).

Historic Information

This house was built by Francisca V. Garrard, who owned the property from 1886-1909. The house was later owned by Walter G Martha J. Minnemeyer, who owned the house from 1931-1969.

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: November 23, 2024

APPLICANT: Nicole McClendon

CURRENT OWNER? Nicole McClendon

REQUESTED ACTION: Approval of Certificate of Appropriateness for exterior painting.

DATE OF APPLICATION: October 15, 2024

LOCATION: 805 Cleveland Avenue/PID# 60137120.000

ADJACENT ZONING:

Subject Property: R-1 Low-Density Single-Family Dwelling

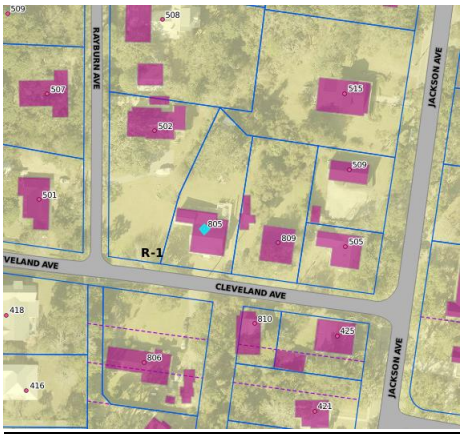
East: R-1, Low-Density Single-Family Dwelling

West, R-1, Low-Density Single-Family Dwelling

North, R-1, Low-Density Single-Family Dwelling

South: R-1, Low-Density Single-Family Dwelling

VICINITY



MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

The house is located in the Old Ocean Springs 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.

One-story, frame, five-bay-wide (w-w-d-w-w) side-gable vernacular Center Hall residence with a full-width hip roof porch supported by square posts spanned by replacement turned balustrade. Windows are 2/2 wooden double hung- sash and 1/1 vinyl d-h-s. The house has a brick pier foundation, clapboard siding, and a corrugated metal roof. A three-bay-wide side-gable addition has been appended to the left (northwest) elevation, and a shed roof addition that has 6/6 vinyl d-h-s windows with faux muntins spans the rear (north). The property is contributing.

DESCRIPTION OF THE REQUEST:

The applicant proposes to paint the entire exterior of the house. Ms. McClendon will bring paint swatches to the meeting.

FINDINGS:

A Certificate of Appropriateness (COA) is required for paint colors for all locally designated buildings whether a Mississippi Landmark, listed a “pivotal” or “contributing” structure in the National Register of Historic Places, or a “non-contributing” property. There are three basic approaches for historic buildings: scientific, historical, and boutique. These are explained below, however note that boutique is inappropriate.

• The scientific approach is based upon physical examination of the layers of paint on the building and replicating the original colors; this approach is always encouraged.

• The historical approach uses colors and placement appropriate to the date, type, and style of the building to be painted. Several books are available to assist in choosing colors in such a manner; this is a recommended approach.

• The boutique approach results in “painted ladies” whose multitude of garish colors is inappropriate for historic houses and their neighborhoods. Historic buildings of modest architecture look best with simple paint schemes.

• Unpainted masonry buildings should never be painted. The addition of paint to a masonry structure may cause interior moisture problems and will introduce long term maintenance problems.

• Masonry buildings that are currently painted may be repainted; colors similar to the underlying masonry are desirable. If a historically painted building reveals a specific paint scheme, the reuse of the original paint scheme is most appropriate

STAFF CONCLUSION:

- The HPC Board will have to determine if the paint colors are acceptable.

PROTENTIAL MOTION:

To recommend approval of a COA to paint the exterior of the house with the colors provided by the applicant.

To recommend denial of a COA to paint the exterior of the house with the colors provided by the applicant.

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: 10·15·24
[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: 805 Cleveland Ave

Property Owner(s): David & Nicole McClendon

Parcel ID Number: 40137120.000 **Approximate Age of Home:** 110 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: Nicole McClendon

Address: 116 Halstead Rd.

City: Ocean Springs State: MS Zip: 39564

Phone: 228-282-8383 Email: Mcclendonfamily1@gmail.com

Property Owner *[if Different]*:

Name: N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

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

- ☐ New Construction, Additions, Extensive Renovation / Repair
- ☐ Minor Renovation / Repair
- ☑ Exterior Painting (Contributing Structures Only)
- ☐ Landscaping and Site Improvements (i.e. Fencing)
- ☐ Signage
- ☐ Demolition

— Certificate Of Appropriateness Application —

Description of Request Attachment for:

DEMOLITION

NOTE: Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.

Required Attachments:

a. _____ Photographs of all sides of the structure to be removed;

b. _____ Site plan showing locations of structures, fences, walls, walkways, and protected trees;

c. _____ Provide a sketch showing intent for the property. In considering an application for the demolition of a landmark or resource with a historic district, the following shall be considered:

1. The individual historical or architectural significance of the resource;
2. The importance or contribution of the resource to the aesthetics of the district;
3. The difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail; and
4. The proposed replacement structure and the future utilization.

Description: _____

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— Attach Additional Sheets if Needed —

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

— 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: _____

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— 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: _____

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— Attach Additional Sheets if Needed —

MDAH Historic Resources Inventory Fact Sheet

Search Results | Fact Sheet | Architectural | Photos | Map

Location Information
(for the house)

Name: house

Address: 805 Cleveland Avenue

City/County: Ocean Springs, Jackson County

Architectural Information

Construction Date: c.1910

No. of Stories: 1.5

Registration Information

NR District Name: Old Ocean Springs (1987)

NR Status: Contributing

Element No.: 99

NR District Name: Old Ocean Springs (Boundary Increase) (2014)

NR Status: Contributing

Element No.: 449

Context/Comments

Originally listed as element #99.

02-08-2010 M. Richardson, FEI

2 of 3

Brief Description

One-story, frame, five-bay-wide (w-w-d-w-w) side-gable vernacular Center Hall residence with a full-width hip roof porch supported by square posts spanned by replacement turned balustrade. Windows are 2/2 wooden double hung-sash and 1/1 vinyl d-h-s. The house has a brick pier foundation, clapboard siding, and a corrugated metal roof. A three-bay-wide si gable addition has been appended to the left (northwest) elevation, and a shed roof addition that has 6/6 vinyl d-h-s windows with faux muntins spans the rear (north).

LIVE
1305
PLEASE DO NOT REMOVE SIGN FROM YARD
An Application Has Been Submitted
For This Property To The
OCEAN SPRINGS
HISTORIC PRESERVATION
COMMISSION
FOR DETAILS CALL 875-4415

City of Discovery
OCEAN SPRINGS
MISSISSIPPI

Permit #: 6893
Address:
City:
State:
Zip:
Owner:
Owner Address:
Owner City:
Owner State:
Owner Zip:
Owner Phone:
Owner Email:
Applicant: Nicole McClendon
Applicant Address: 116 Halstead
Applicant City, State, Zip: Ocean Springs
Receipt #: 6392
Date: 10/18/2024
Paid By: Nicole McClendon
Description:
Payment Type: Check
Payment Type Description: Check # 787
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**