



Historic Preservation Commission

Monday, December 16, 2024 @ 5:00 PM

1. **Call Meeting to Order**
2. **Approval of Minutes**
 - a. Approval of Minutes
3. **Old Business**
 - a. None
4. **New Business - Applicants and the Public will be allotted 3 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. Please identify yourself before speaking.**
 - a. Request for a Certificate of Appropriateness - 605 Porter Avenue/PID#60137628.000 - Christine Walck adding bathrooms and extension of the back porch. The property is zoned CMX-1.
 - b. Request for a Certificate of Appropriateness for 515 Rayborn Ave – Christine Walck – to construct an accessory dwelling unit.
5. **Audience Request**
6. **Administrative**
7. **Adjourn**

**The Minutes of the City of Ocean Springs
Historic Preservation Commission
Thursday, November 7, 2024**

1. Call meeting to order.

The Chair, Michael Burns, called the meeting to order on Thursday, November 7, 2024 at 6:00. Commission members present were Karen Chewing, Kathy Stafford, Michael Doster, Michael Burns, Bonnie Munro, Owen White, Karen Chewing. Members absent was Charles Fowler. Staff present were Carter Thompson, Community Development Director and Hannah Sullivan, Planning Administrator.

2. Approval of Minutes.

- a. A motion was made by Karen Chewing and recommended by Kathy Stafford to accept the October 3, 2024, minutes. The motion passed unanimously.

3. Old Business – None

4. New Business

- a. Certificate of Appropriateness for 1212 Bowen Ave PID#61190011.000 to add a side patio, retaining wall, Sidewalk, apron with crushed limestone and all areas will be a salt finish.

The Owners daughter Christine Lemon was present to answer questions about the application. The motion was made by Bonnie Munro and seconded by Owen White to approve the application. The motion was passed unanimously.

- b. Certificate of Appropriateness for 1106 Iberville Drive PID#60119242.000

The owner Sarah Reese was present to answer questions about the Application. A motion was made by Keren Chewing and seconded by Michael Doster to approve the application. The motion was passed unanimously

- c. Certificate of Appropriateness 805 Cleveland Ave PID # 60137120.000 to paint the body/porch/deck alabaster. Also add decorative trim to be painted accessible beige.

The owner Nicole McClendon was not present to discuss the application. She did reach out prior to asking permission to be in attendance. Michael Burns approved. A motion was made by Bonnie Munro and seconded by Owen White to approve the application. The motion was passed unanimously

5.Administrative – None

6.Audience Request – None

7.Adjourn

- a. Michael Burns made a motion seconded by Karen Chewing 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: December 5, 2024

APPLICANT: Christine F. Walck

CURRENT OWNER: Stacey Perry Ornstein

REQUESTED ACTION: Approval of Certificate of Appropriateness for adding bathrooms and back porch additions.

DATE OF APPLICATION: November 11, 2024

LOCATION: 605 Porter Avenue / PID#: 60137626.000
Old Ocean Springs Historic District

ADJACENT ZONING/LAND USE:

Subject Property: CMX-1 Neighborhood Commercial Mixed Use,
North: R-2 Low Medium Density,
South: CMX-1 Neighborhood Commercial Mixed Use,
East: CMX-1 Neighborhood Commercial Mixed Use,
West: CMX-1 Neighborhood Commercial Mixed Use.

VICINITY



MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

1.5-story, frame, 2-bay-wide (w-ww) Queen Anne T-front house with an intersecting gable roof and a partially enclosed hip roof wraparound porch supported by turned posts and balustrade. Bay 1 is a wood 15/1 square motif wood picture window. Bay 2 is an enclosed portion of the porch with a pair of 3/1 wood double-hung-sash windows; the entry is located in the re-entrant angle. Other windows are 1/1 wood dhs. Distinctive features include abacus spindle freeze, pennants, and exposed rafters. The house has a brick pier foundation, clapboard siding, and an asphalt shingle roof. A gable-roof addition has been appended to the rear (north). A side-gable ell is on the left (west) side of the rear addition. A hipped-roof addition is in the right rear (northeast) re-entrant angle.

DESCRIPTION OF THE REQUEST:

- The applicant proposes to:
 - The applicant is proposing a bed and breakfast.
 - Utilizing a portion of the side porch for a new bathroom. The footprint of this bathroom is contained to the minimum to preserve as much of the porch as possible. The existing window will be relocated to the same wall for the porch remains. The new bathroom entry will utilize this original window opening. All architectural detailing (gingerbread is not original but an important addition to the story of this house) will be salvaged and reused where possible.
 - The second bathroom will be an addition that connects to the previously described bathroom. This allows for a "wrap-around" look with hip roof appropriate for the style of this house. Again, the existing window will be relocated to this bathroom to remain on the front facade of the house.
 - The last bathroom is an additional dormer on the back of the house. This dormer will also be a minimum size to have an appropriate scale to the house and in keeping with the existing second story dormers.
 - Lastly, the back porch will be extended for more guests to enjoy the future gardens on this property. All existing architectural features and detailing will be salvaged and reused appropriately with any new elements to match existing.
 - Parking and site access will be accommodated with a new drive from Porter Ave with shaded, gravel parking integrated into the landscaping for privacy.

FINDINGS:

- Historic porches should be preserved and maintained. Historic front porches should never be removed, reduced in size, or enclosed.
- Historic front & side dormers and other elements should not be removed or altered.
- Historic window openings should never be added or removed from the facade of a building.
- New window openings may be considered on side and rear elevations provided they use traditional placement patterns.
- Porch repairs Repairs and replacement materials should match as closely as possible the historic materials in composition and appearance. Special consideration should be given to roof shape and materials as well as the components of the support system (columns, balustrade, etc.). Ornamental details should be retained and repaired rather than replaced.
- New porches are best placed on the rear. New side porches may be considered based on their visibility and the overall effect on the house's form. The design of new porches should be simple and generally in keeping with the scale, period, and style of the house.

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.

POTENTIAL MOTION:

To recommend approval of a COA for modifications and additions to the exterior of 605 Porter Ave as described in the application and building plans.

To recommend denial of a COA for modifications and additions to the exterior of 605 Porter Ave as described in the application and building plans.

PLEASE CHECK DISTRICT/LISTING

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

Requirements:

- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.
- SIGN:** A sign will be placed in the front yard of the property prior to the HPC meeting to notify surrounding property owners of pending application. If the sign is not returned a \$ 25.00 fee will be assessed with the building permit.

Notes:

- Certificate of Appropriateness (COA) remains in force for two (2) years and may be extended for one (1) additional year. However, if a period of one (1) year passes and no initial construction has occurred, the COA is voided, and a new application must be submitted and approved before work may begin.
- Certificate of Appropriateness does not relieve the Property Owner from the responsibility of obtaining any other required permits. Building and other permits may be required, even if a COA is not required. For more information contact the Building Department at (228) 875-6712.
- The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Commission. The undersigned hereby certifies that the project described in the application, as detailed by plans and specification attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that a Building Permit will be required in addition to the Certificate of Appropriateness. Oath not required, but answer subject to rules of perjury.

Stacey Ornstein - Perry

Printed Name of Owner

Christine F. Walck

Printed Name of Authorized Agent

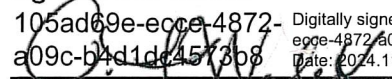
11/07/2024

Date


Stacey Perry (Nov 7, 2024 11:08 CST)

Signature of Owner

105ad69e-ecce-4872- Digitally signed by 105ad69e-
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a09c-b4d1dc4573b8 Date: 2024.11.07 11:02:25 -06'00'


Signature of Authorized Agent

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



— CERTIFICATE OF APPROPRIATENESS APPLICATION —
DESCRIPTION OF REQUEST ATTACHMENT FOR:

MINOR RENOVATION OR REPAIR

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

Required Attachments:

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

**Attachments will be sent separately - Floor plans (existing and proposed), Elevations, (existing and proposed), renderings, and photographs.*

Description:

The scope of the project is for the addition and access to bathrooms for each of the existing bedrooms for the use of a Bed and Breakfast. Where possible, the most conservative approach has been taken to minimize the alteration of the historic home. These isolated areas include:

1. Utilizing a portion of the side porch for a new bathroom. The footprint of this bathroom is contained to the minimum to preserve as much of the porch as possible. The existing window will be relocated to the same wall for the porch remaining. The new bathroom entry will utilize this original window opening. All architectural detailing (gingerbread is not original but important addition to the story of this house) will be salvaged and reused where possible.
2. The second bathroom will be an addition that connects to the previously described bathroom. This allows for a "wrap-around" look with hip roof appropriate for the style of this house. Again, the existing window will be relocated to this bathroom to remain on the front facade of the house.
3. An existing hall bathroom will be connected to an adjacent guest room by extending an existing dormer. This will have very minimal impact to the existing roof line and a good example of our design intent.
4. The last bathroom is an additional dormer on the back of the house. This dormer will also be a minimum size to have an appropriate scale to the house and in keeping with the existing second story dormers.
5. Lastly, the back porch will be extended for more guests to enjoy the future gardens on this property. All existing architectural features and detailing will be salvaged and reused appropriately with any new elements to match existing.

— **Attach Additional Sheets if Needed** —







COA Application_605 Porter Ave

Final Audit Report

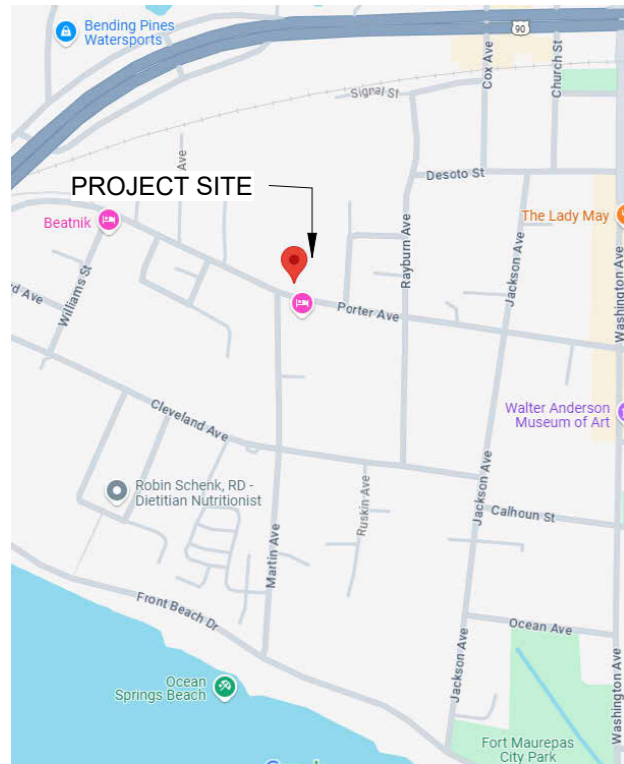
2024-11-07

Created:	2024-11-07
By:	Christine Walck (walckcf@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAARRpKL08bNexXyJ_tXxiOCihZ7WmLVHa

"COA Application_605 Porter Ave" History

-  Document digitally presigned by 105ad69e-ecce-4872-a09c-b4d1dc4573b8
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-  Document created by Christine Walck (walckcf@gmail.com)
2024-11-07 - 5:04:58 PM GMT- IP address: 198.28.165.85
-  Document emailed to Stacey Perry (sjperry@maogaming.net) for signature
2024-11-07 - 5:05:20 PM GMT
-  Email viewed by Stacey Perry (sjperry@maogaming.net)
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-  Document e-signed by Stacey Perry (sjperry@maogaming.net)
Signature Date: 2024-11-07 - 5:08:48 PM GMT - Time Source: server- IP address: 162.232.6.239
-  Agreement completed.
2024-11-07 - 5:08:48 PM GMT

VICINITY MAP



GENERAL - DRAWING...

SHEET #	SHEET NAME
A000	COVER PAGE
A001	EXISTING FIRST FLOOR PLAN
A002	EXISTING SECOND FLOOR PLAN
A100	PROPOSED FIRST FLOOR PLAN
A102	PROPOSED SECOND FLOOR PLAN
A103	EXISTING ELEVATIONS
A104	EXISTING ELEVATIONS CONT
A105	PROPOSED ELEVATIONS
A106	PROPOSED ELEVATIONS
A107	DESIGN INTENT RENDERINGS
A108	DESIGN INTENT RENDERINGS CONT

SCOPE OF WORK

THE INTENT OF THIS PROJECT IS TO SHARE A FAMILY HOME WITH THE COMMUNITY BY THE MEANS OF A BED AND BREAKFAST. TO DO THIS, EACH BEDROOM MUST HAVE AN ADJOINED BATHROOM; HOWEVER, THE DESIRE TO MINIMIZE THE ALTERATIONS OF THE PROPERTY IS ALSO OF GREAT PRIORITY. THUS, THIS PROPOSAL ENCOMPASSES THE CAREFUL CONSIDERATION OF BOTH PROGRAM REQUIREMENTS FOR AN ACTIVE PROPERTY WHILE CONTINUING THE TRADITION OF CARING FOR THIS STRUCTURE.

PROJECT DIRECTORY

OWNER:
STACEY ORNSTEIN - PERRY

DESIGNER:
CHRISTINE F. WALCK, AIA, NCIDQ
C F WALCK, PLLC
(228) 456-4447
CHRISTINE@CFWALCK.COM

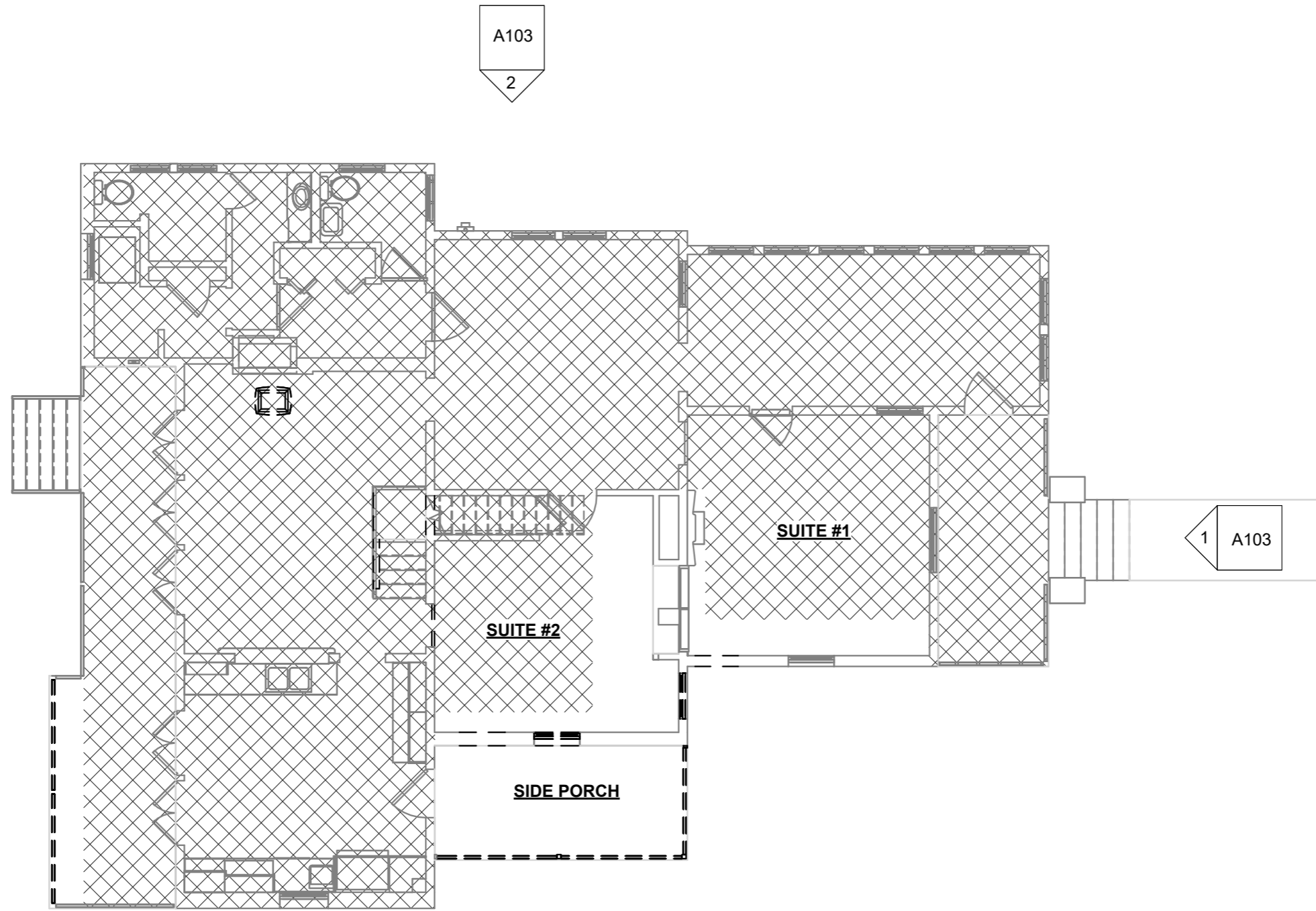


VANCLEAVE - ORNSTEIN COTTAGE RENOVATION

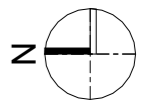
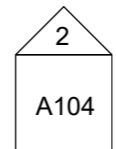
605 PORTER AVE
OCEAN SPRINGS
MS 39564

COVER PAGE

Project No.	24-018	Drawing No.	
Date	11/06/2024		A000
Alternate No.			
Addendum No.		Scale	



① EXISTING FIRST FLOOR
1/8" = 1'-0"

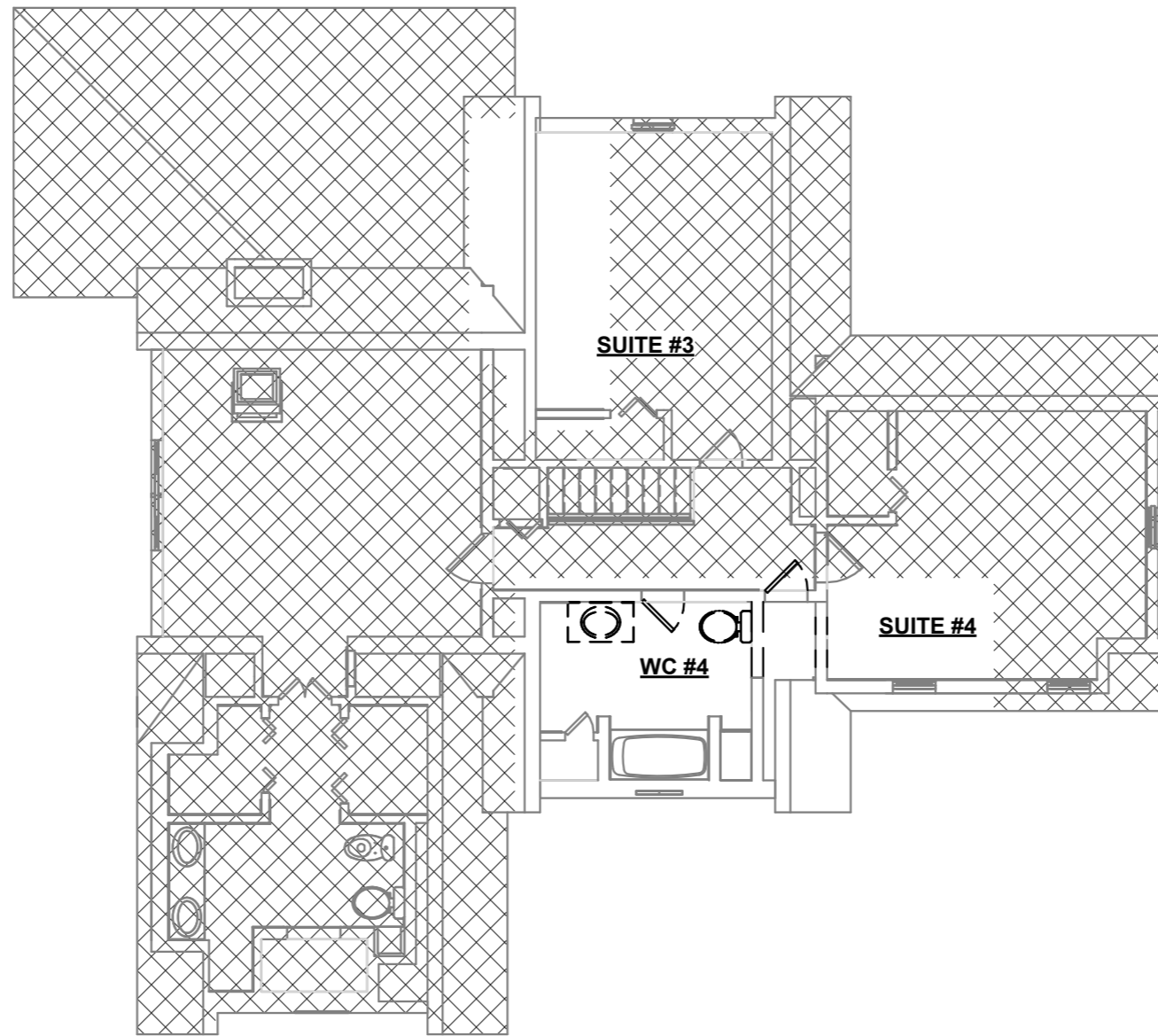


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OCEAN SPRINGS
MS 39564

EXISTING FIRST FLOOR PLAN

Project No.	24-018	Drawing No.
Date	04/22/19	A001
Alternate No.		
Addendum No.		Scale 1/8" = 1'-0"



① EXISTING SECOND FLOOR
1/8" = 1'-0"

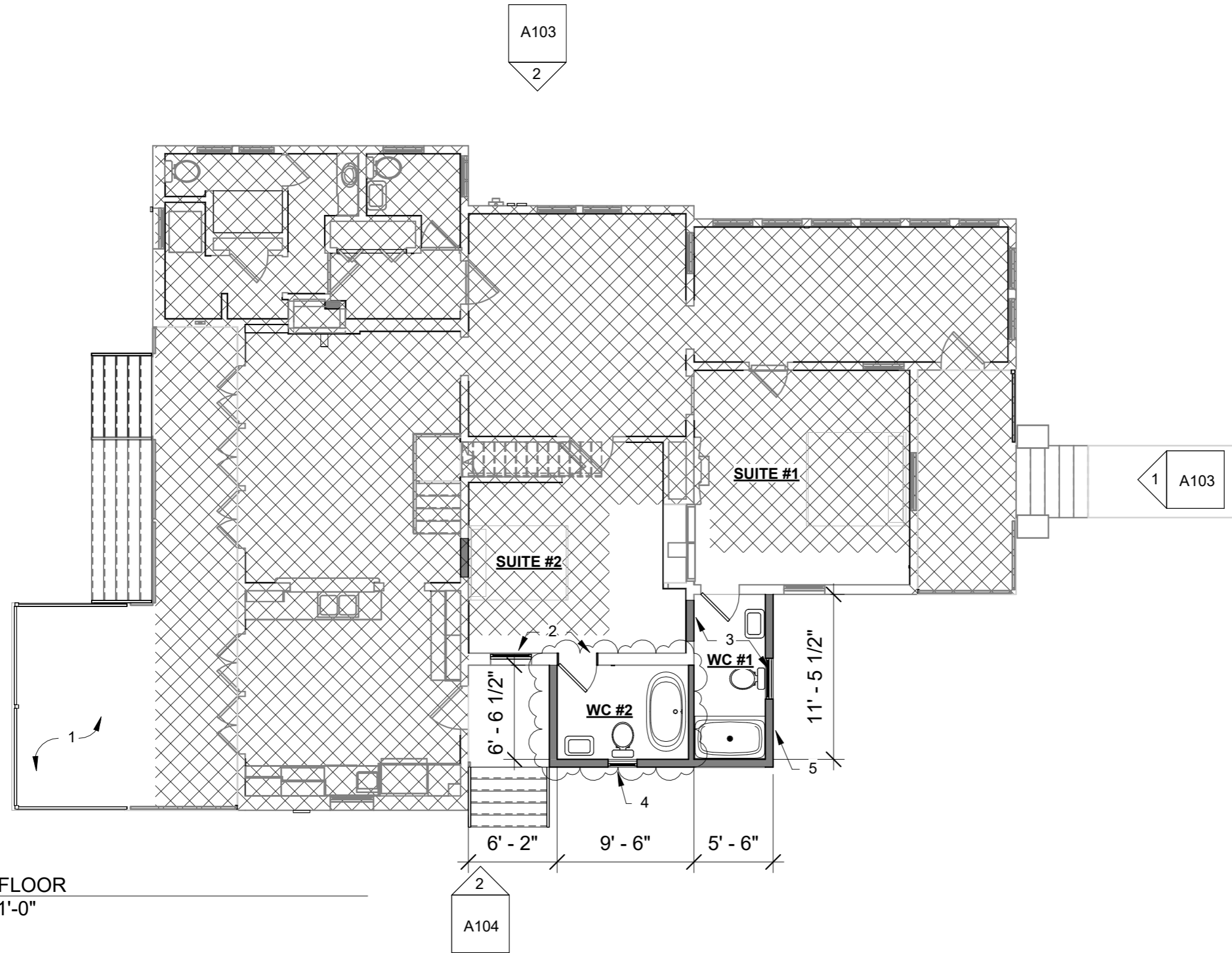


VANCLEAVE - ORNSTEIN COTTAGE RENOVATION

605 PORTER AVE
OCEAN SPRINGS
MS 39564

EXISTING SECOND FLOOR PLAN

Project No.	24-018	Drawing No.
Date	11/06/2024	A002
Alternate No.		
Addendum No.		Scale 1/8" = 1'-0"



PLAN NOTES

1. NEW PORCH EXTENSION. ALL ARCHITECTURAL ORNAMENTATION TO BE SLAVAGED AND REUSED. NEW RAILINGS AND DETAILING TO MATCH EXISTING FOR CONTINUITY.
2. EXISTING WINDOW REPLACED BY NEW WC DOOR. WINDOW TO BE REUSED AS SHOWN.
3. RELOCATE EXISTING WINDOW TO FRONT FACADE
4. UTILIZATION OF 2/3RDS EXISTING SIDE PORCH. ALL ARCHITECTURAL ORNAMENTATION TO BE SALVAGED AND REUSED
5. .NEW WC ADDITIION TO CONNECT WITH WC 2 FOR A "WRAP AROUND" FORM - APPROPRIATE FOR ARCHITECTURAL STYLE.

ADDITIONAL NOTES:

- A. EXISTING GINGERBREAD DETAILING IS NOT ORIGINAL TO STRUCTURE AND WAS ADDED IN THE 1990'S. A CONTINUATION OF THIS DETAILING IS TO BE UTILIZED THROUOUT ALL LIMITS OF WORK.
- B. EXTERIOR OF HOME IS TO BE REPAINTED - COLOR TBD.
- C. ALL NEW ROOFING AND LIKE MATERIALS WILL BE MATCHED TO EXISTING.
- D. ALL ARCHITECTURAL MILLWORK AND MATERIALS REMOVED FROM THE STURTURE IS TO BE SALVAGED. IF NOT REUSED, COORDINATE STORAGE WITH OWNER PRIOR TO REMOVAL.
- E. ALL SITE WORK HAS BEEN APPROVED BY PREVIOUS SUBMISSION.
- F. ALL NEW DOORS ARE TO BE ARCHITECTURAL SALVAGE PROVIDED BY OWNER.
- G. ALL NEW WINDOWS ARE TO MATCH EXISTING WINDOW PROFILE WITH ENHANCED PERFORMANCE.

① FIRST FLOOR
1/8" = 1'-0"

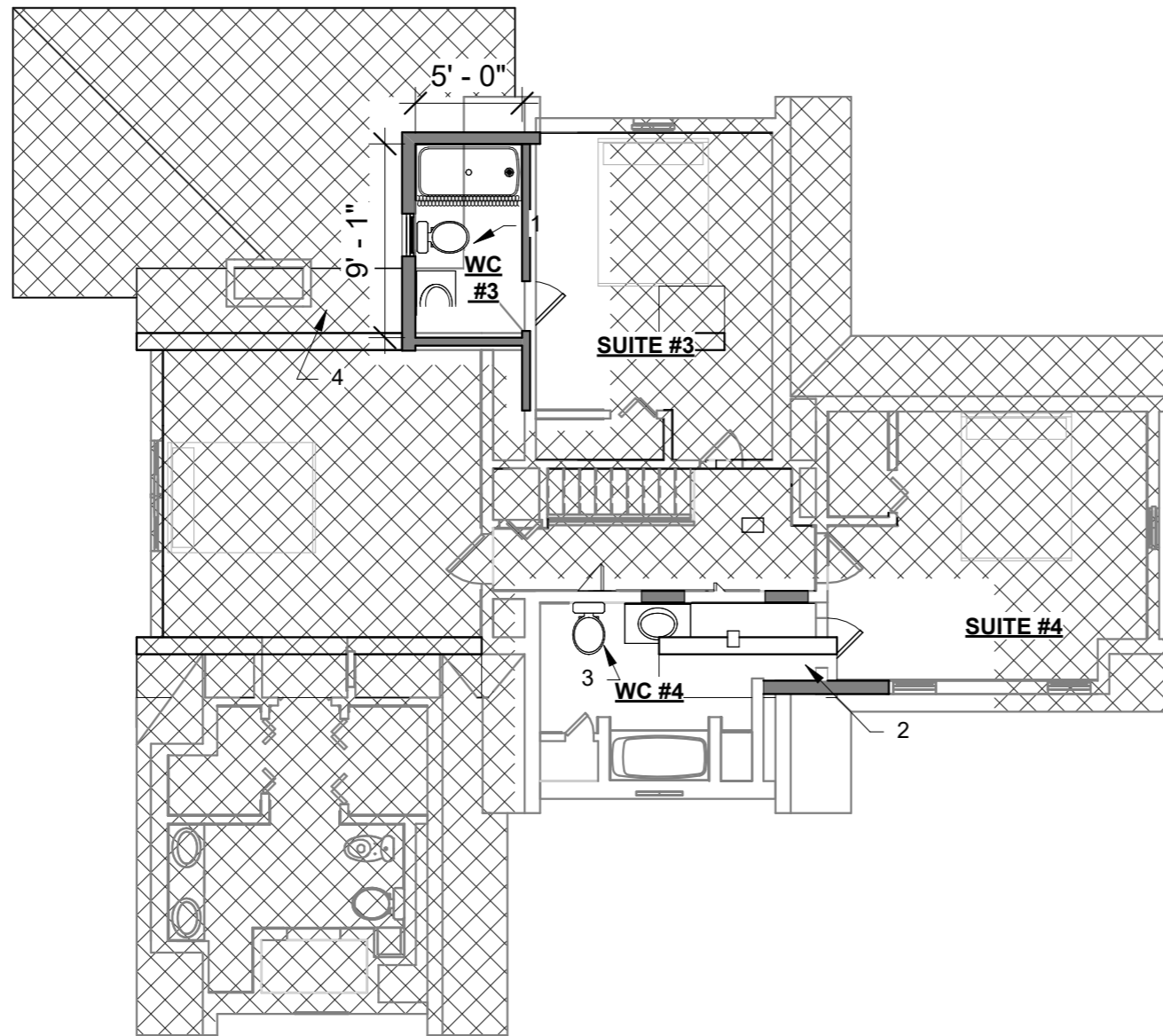


VANCLEAVE - ORNSTEIN COTTAGE RENOVATION

605 PORTER AVE
OCEAN SPRINGS
MS 39564

PROPOSED FIRST FLOOR PLAN

Project No.	24-018	Drawing No.	
Date	11/06/2024		A100
Alternate No.			
Addendum No.		Scale	1/8" = 1'-0"



① SECOND FLOOR
1/8" = 1'-0"

PLAN NOTES

1. NEW DORMER AT BACK OF HOUSE TO MATCH EXSITING DORMERS
2. EXTENSION OF EXISTING DORMER FOR CONNECTION TO EXISTING WC.
3. RELOCATE EXISTING TOILET AND VANITY FOR IMPROVED CIRCULATION.
4. SALVAGE EXISTING SKYLIGHT. COORDIINATE REUSE AND/OR STORAGE WITH OWNER.

ADDITIONAL NOTES:

- A. EXISTING GINGERBREAD DETAILING IS NOT ORIGINAL TO STRUCTURE AND WAS ADDED IN THE 1990'S. A CONTINUATION OF THIS DETAILING IS TO BE UTILIZED THROUHOUT ALL LIMITS OF WORK.
- B. EXTERIOR OF HOME IS TO BE REPAINTED - COLOR TBD.
- C. ALL NEW ROOFING AND LIKE MATERIALS WILL BE MATCHED TO EXISTING.
- D. ALL ARCHITECTURAL MILLWORK AND MATERIALS REMOVED FROM THE STURTURE IS TO BE SALVAGED. IF NOT REUSED, COORDINATE STORAGE WITH OWNER PRIOR TO REMOVAL.
- E. ALL SITE WORK HAS BEEN APPROVED BY PREVIOUS SUBMISSION.
- F. ALL NEW DOORS ARE TO BE ARCHITECTURAL SALVAGE PROVIDED BY OWNER.
- G. ALL NEW WINDOWS ARE TO MATCH EXISTING WINDOW PROFILE WITH ENHANCED PERFORMANCE

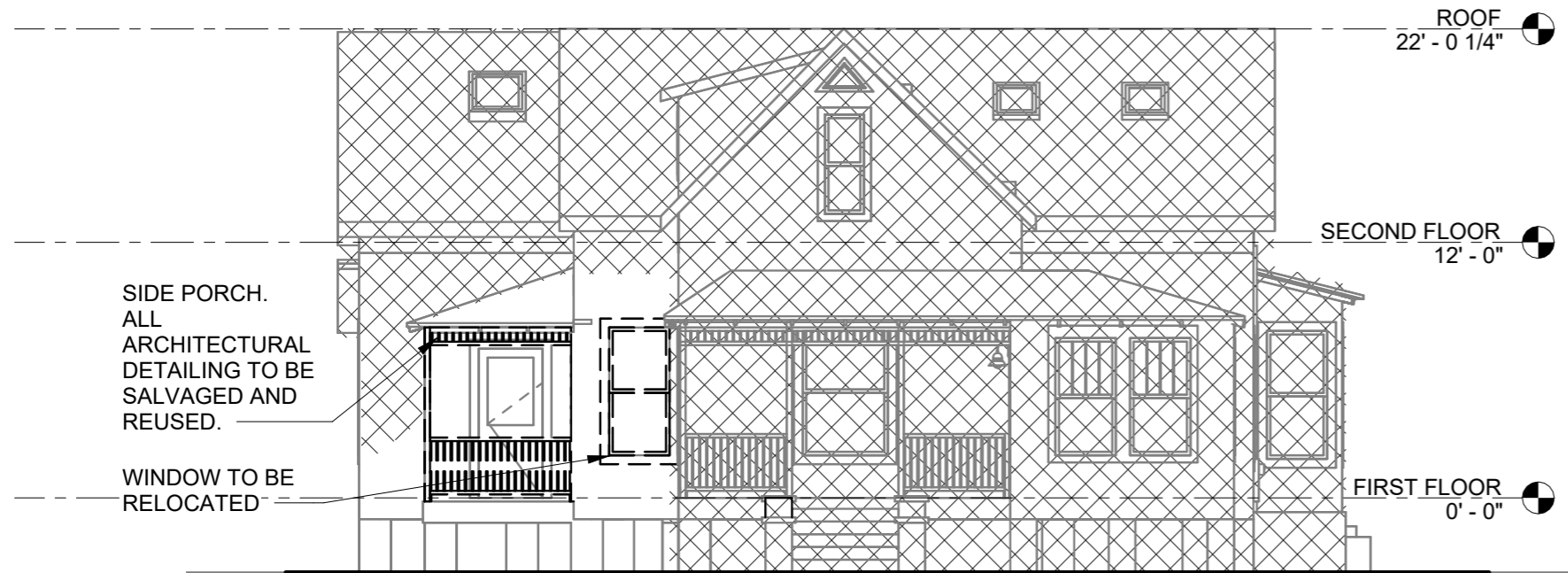


VANCLEAVE - ORNSTEIN COTTAGE RENOVATION

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PROPOSED SECOND FLOOR PLAN

Project No.	24-018	Drawing No.
Date	11/06/2024	A102
Alternate No.		
Addendum No.		Scale 1/8" = 1'-0"

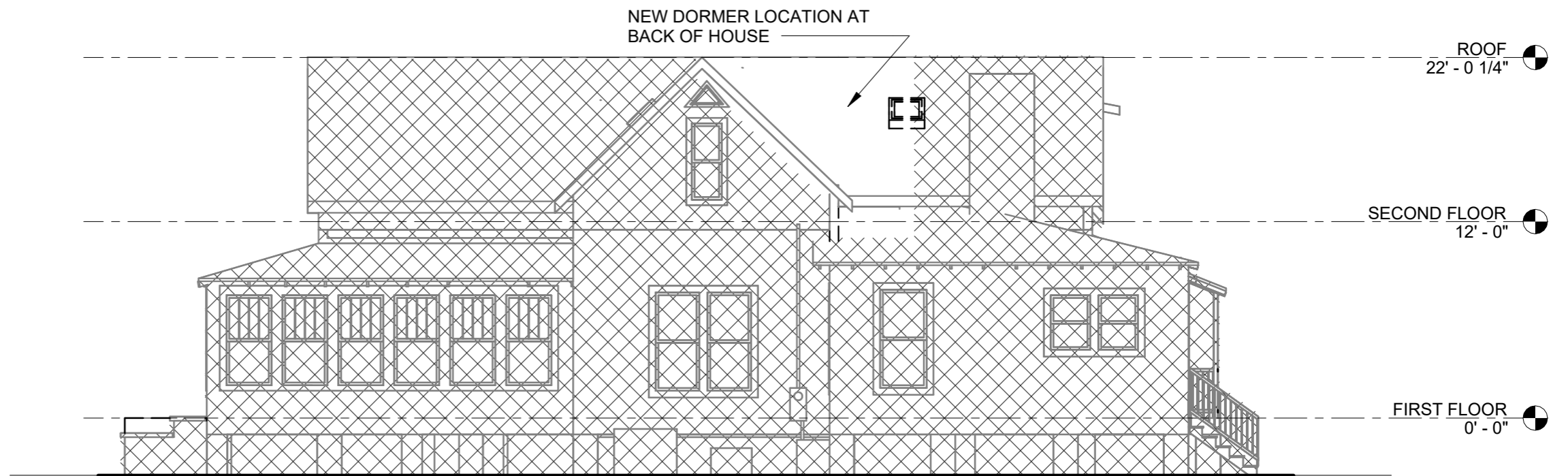


① EXISTING FRONT (SOUTH) ELEVATION
1/8" = 1'-0"

PROJECT NOTES:

- A. EXISTING GINGERBREAD DETAILING IS NOT ORIGINAL TO STRUCTURE AND WAS ADDED IN THE 1990'S. A CONTINUATION OF THIS DETAILING IS TO BE UTILIZED THROUGHOUT ALL LIMITS OF WORK.
- B. EXTERIOR OF HOME IS TO BE REPAINTED - COLOR TBD.
- C. ALL NEW ROOFING AND LIKE MATERIALS WILL BE MATCHED TO EXISTING.
- D. ALL ARCHITECTURAL MILLWORK AND MATERIALS REMOVED FROM THE STRUCTURE IS TO BE SALVAGED. IF NOT REUSED, COORDINATE STORAGE WITH OWNER PRIOR TO REMOVAL.
- E. ALL SITE WORK HAS BEEN APPROVED BY PREVIOUS SUBMISSION.
- F. ALL NEW DOORS ARE TO BE ARCHITECTURAL SALVAGE PROVIDED BY OWNER.
- G. ALL NEW WINDOWS ARE TO MATCH EXISTING WINDOW PROFILE WITH ENHANCED PERFORMANCE.

SEE PLANS FOR ADDITIONAL INFORMATION



② EXISTING SIDE (EAST) ELEVATION
1/8" = 1'-0"

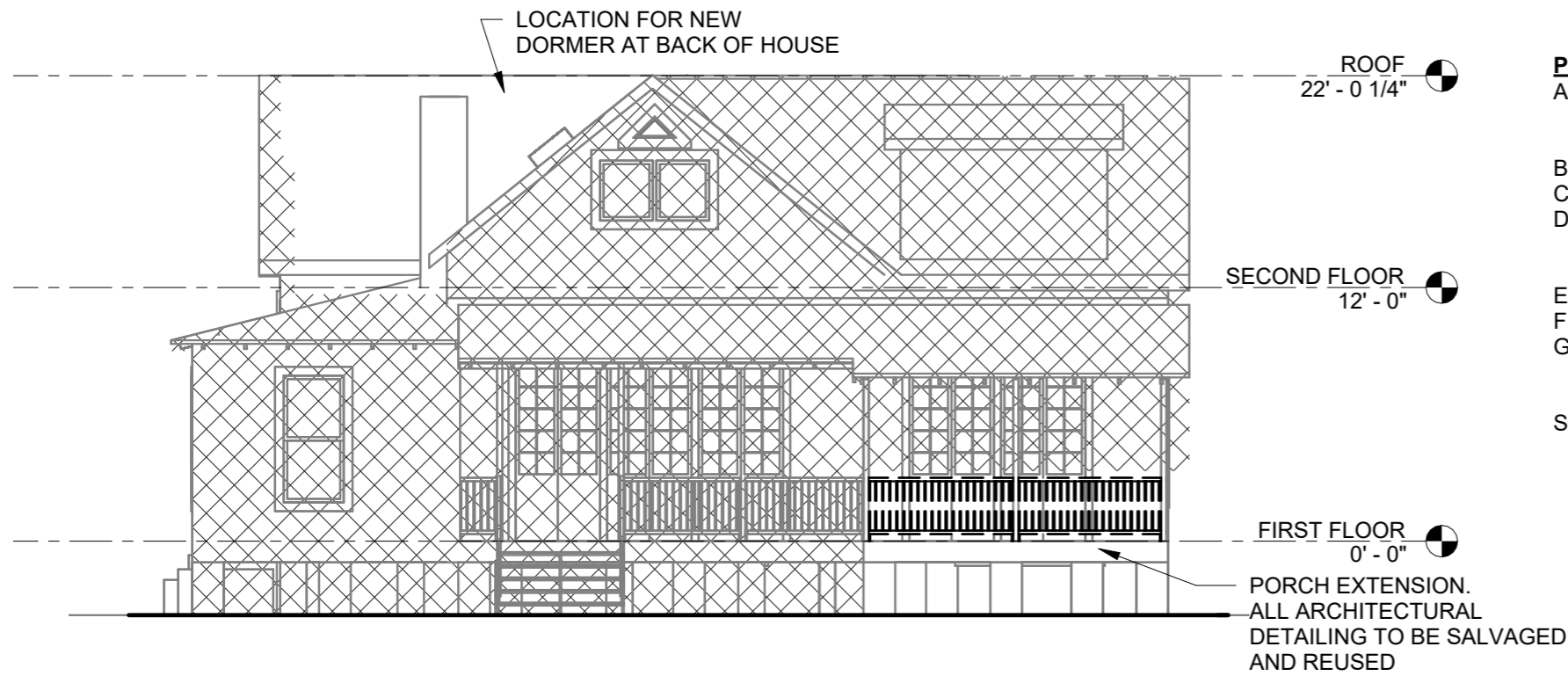


VANCLEAVE - ORNSTEIN COTTAGE RENOVATION

605 PORTER AVE
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EXISTING ELEVATIONS

Project No.	24-018	Drawing No.
Date	01/23/18	A103
Alternate No.		
Addendum No.		Scale 1/8" = 1'-0"

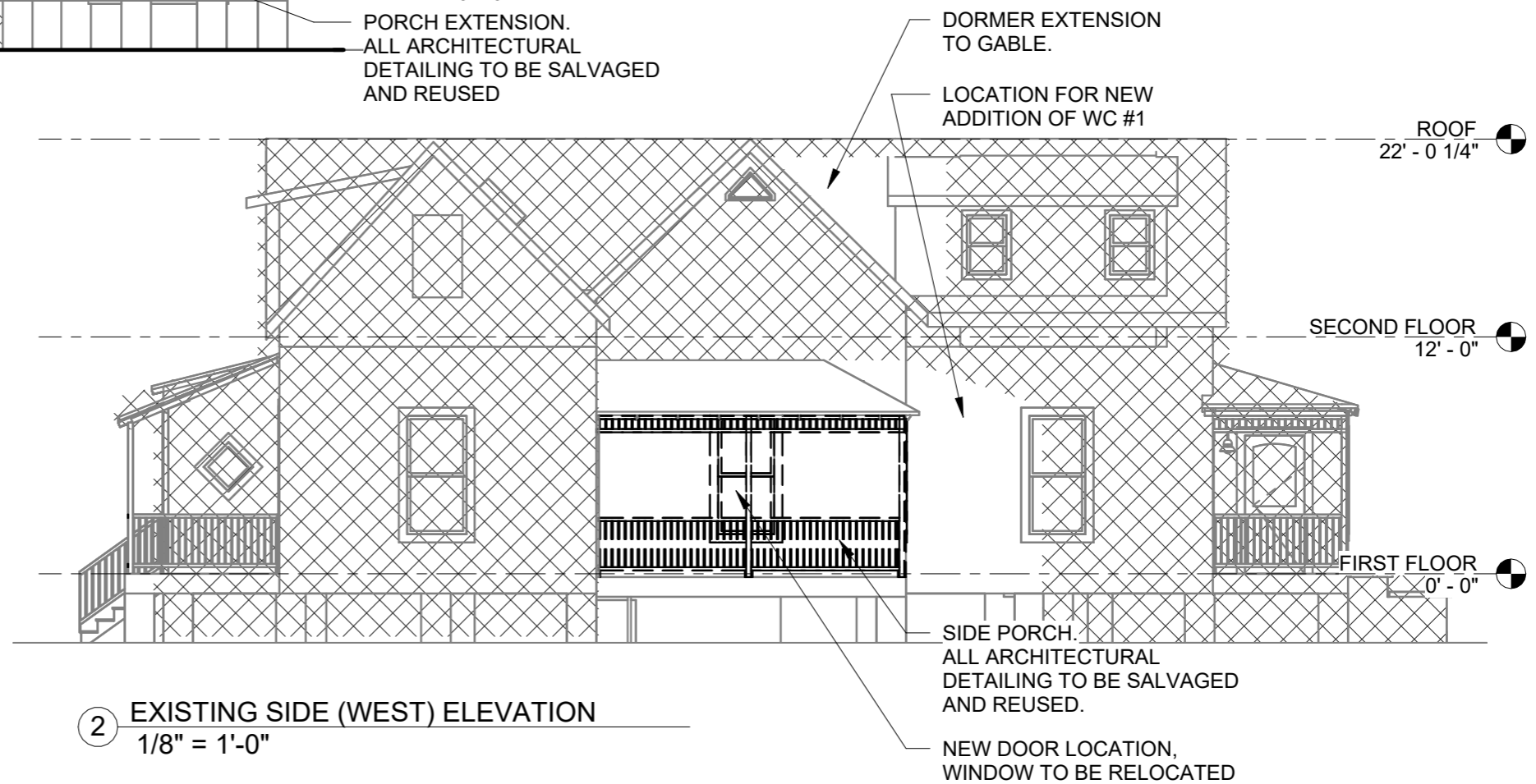


1 EXISTING BACK (NORTH) ELEVATION
1/8" = 1'-0"

PROJECT NOTES:

- A. EXISTING GINGERBREAD DETAILING IS NOT ORIGINAL TO STRUCTURE AND WAS ADDED IN THE 1990'S. A CONTINUATION OF THIS DETAILING IS TO BE UTILIZED THROUGHOUT ALL LIMITS OF WORK.
- B. EXTERIOR OF HOME IS TO BE REPAINTED - COLOR TBD.
- C. ALL NEW ROOFING AND LIKE MATERIALS WILL BE MATCHED TO EXISTING.
- D. ALL ARCHITECTURAL MILLWORK AND MATERIALS REMOVED FROM THE STRUCTURE IS TO BE SALVAGED. IF NOT REUSED, COORDINATE STORAGE WITH OWNER PRIOR TO REMOVAL.
- E. ALL SITE WORK HAS BEEN APPROVED BY PREVIOUS SUBMISSION.
- F. ALL NEW DOORS ARE TO BE ARCHITECTURAL SALVAGE PROVIDED BY OWNER.
- G. ALL NEW WINDOWS ARE TO MATCH EXISTING WINDOW PROFILE WITH ENHANCED PERFORMANCE.

SEE PLANS FOR ADDITIONAL INFORMATION



2 EXISTING SIDE (WEST) ELEVATION
1/8" = 1'-0"



VANCLEAVE - ORNSTEIN COTTAGE RENOVATION

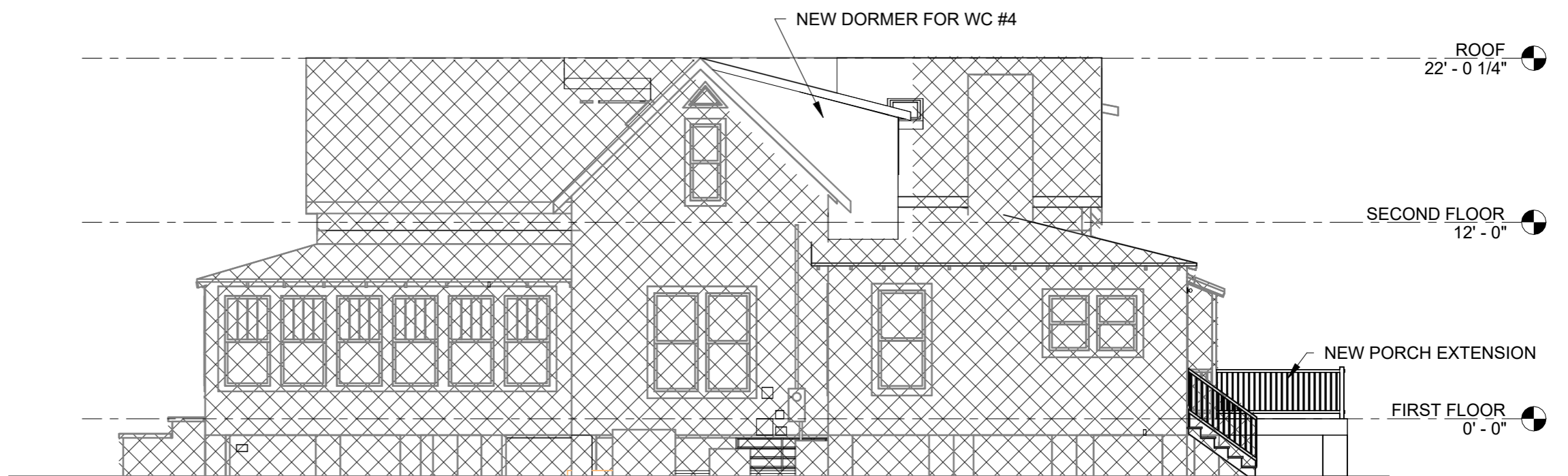
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EXISTING ELEVATIONS CONT

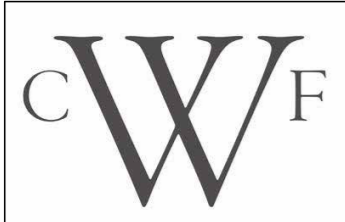
Project No.	24-018	Drawing No.
Date	01/23/18	A104
Alternate No.		
Addendum No.		Scale 1/8" = 1'-0"



1 FRONT (SOUTH) ELEVATION
1/8" = 1'-0"



2 SIDE (EAST) ELEVATION
1/8" = 1'-0"

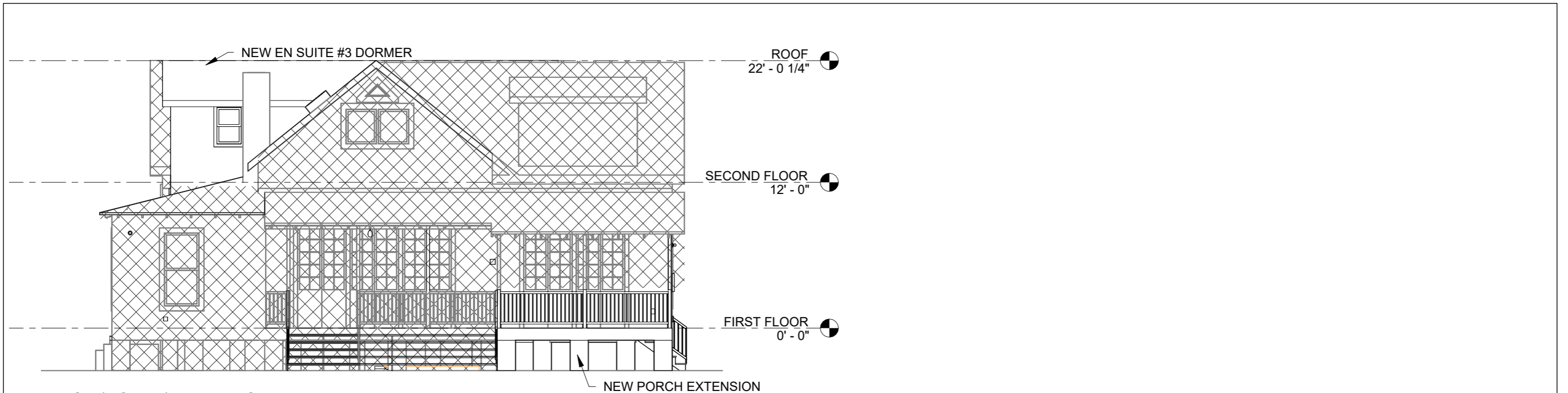


VANCLEAVE - ORNSTEIN COTTAGE RENOVATION

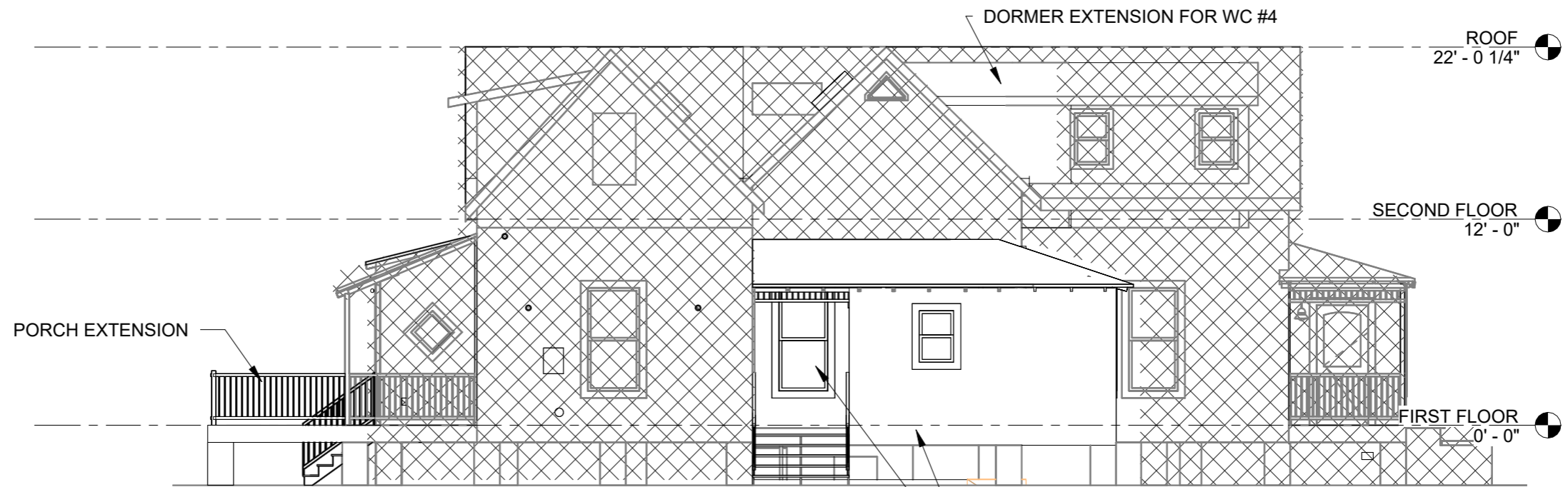
605 PORTER AVE
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MS 39564

PROPOSED ELEVATIONS

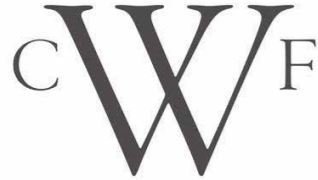
Project No.	24-018	Drawing No.
Date	01/23/18	A105
Alternate No.		
Addendum No.		Scale 1/8" = 1'-0"



1 BACK (NORTH) ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION (WEST) ELEVATION
1/8" = 1'-0"

	VANCLEAVE - ORNSTEIN COTTAGE RENOVATION	
	605 PORTER AVE OCEAN SPRINGS MS 39564	
	PROPOSED ELEVATIONS	
	Project No. 24-018	Drawing No. A106
Date 01/23/18		
Alternate No.		
Addendum No.	Scale 1/8" = 1'-0"	



EXISTING FRONT PERSPECTIVE (PORTER AVE)



PROPOSED FRONT PERSPECTIVE (PORTER AVE)



VANCLEAVE - ORNSTEIN COTTAGE RENOVATION

605 PORTER AVE
 OCEAN SPRINGS
 MS 39564

DESIGN INTENT RENDERINGS

Project No.	24-018	Drawing No.
Date	11/06/2024	A107
Alternate No.		
Addendum No.		Scale



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COMMUNITY DEVELOPMENT AND PLANNING
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OCEAN SPRINGS, MS 39566-1800
228-875-4415**

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: December 5, 2024

APPLICANT: Christine Walck

CURRENT OWNER: Harley and Angel Klein

REQUESTED ACTION: Approval of Certificate of Appropriateness for adding an accessory dwelling unit.

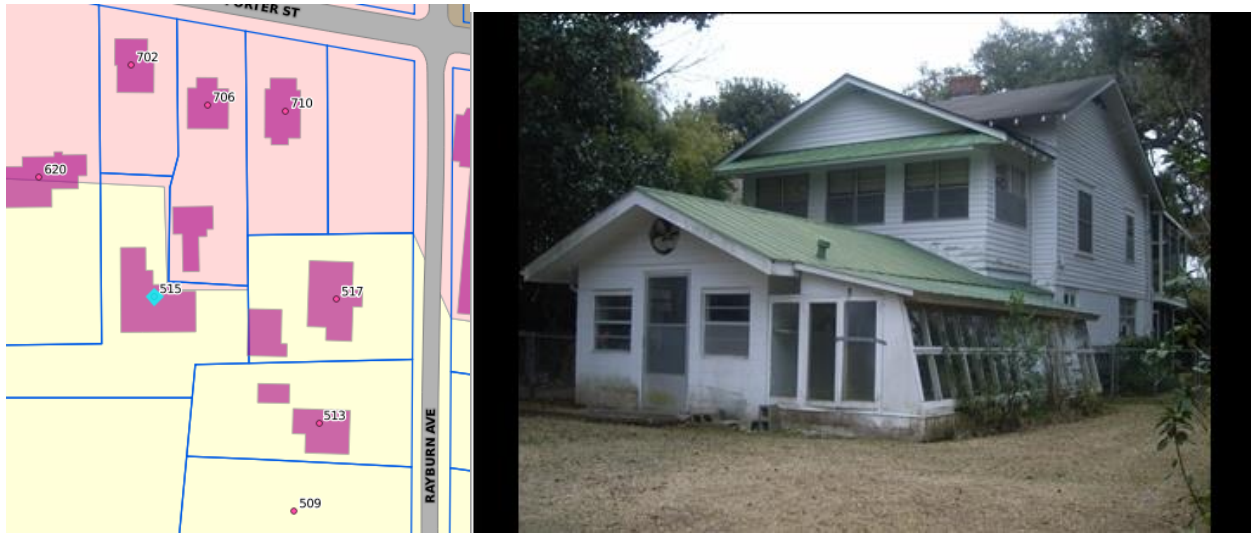
DATE OF APPLICATION: November 11, 2024

LOCATION: 515 Rayburn Ave / PID#: 60137569.000
Old Ocean Springs Historic District

ADJACENT ZONING/LAND USE:

Subject Property: R-1 Low Density Single Family
North: CMX-1 Neighborhood Commercial Mixed Use,
South: R-1 Low Density Single Family,
East: R-1 Low Density Single Family,
West: R-1 Low Density Single Family

VICINITY



MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

Constructed in 1925 and is considered contributing. Two-story, frame, Craftsman Vernacular side-gable Bungalow with a shed full-width porch supported by square wood posts on the south elevation. An enclosed gable partial porch, with a pent, is on the north elevation. Windows are 5/1 wood double-hung-sash and 2/2 aluminum d-h-s. The house has clapboard siding, exposed rafters, and an asphalt shingle roof. It has been elevated one story and the resulting space enclosed with concrete block walls to create living space. A two-story, side-gable wing projects from the east side. A one-story, concrete block, front-gable addition with a shed-roof sunroom has been added on the north elevation.

DESCRIPTION OF THE REQUEST:

- The applicant proposes to:
 - The applicant is proposing adding an accessory dwelling unit.

FINDINGS:

- An accessory is allowed in the R-1 zoning. There are additional regulations that will have to be met for accessory dwelling unit, when the building permit is applied for.
- New construction in historic neighborhoods should respect the scale existing buildings in the district. New buildings should reference existing structures for height and width.
- New buildings should replicate the foundation and story heights of adjacent and nearby historic properties.
- New buildings should reference the roof shape, pitch, and height of adjacent and nearby historic buildings.
- New buildings should draw upon the shape and composition of the main bodies of adjacent and nearby historic buildings for guidance.

STAFF CONCLUSION:

- There is no guidance on an accessory dwelling unit in the regulations.

POTENTIAL MOTION:

To recommend approval of a COA for an accessory dwelling and boat cover for 515 Rayburn Ave Porter Ave as described in the application and building plans.

To recommend denial of a COA for an accessory dwelling and boat cover for 515 Rayburn Ave as described in the application and building plans.

PLEASE CHECK DISTRICT/LISTING

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

Requirements:

- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, before Historic Preservation Commission (HPC) consideration will be scheduled. Incomplete applications can result in project delays.
- Architectural plans and rendering are encouraged; if not available, roughly scaled and dimensional drawings will suffice. Documentation must be provided in a format that can be easily copied for the design process. Architectural drawing, construction details, landscape plans, etc., should be printed on paper no larger than 11" X 17". HPC is concerned with exterior features. Interior floor plans and features are not necessary.
- **SIGN:** A sign will be placed in the front yard of the property prior to the HPC meeting to notify surrounding property owners of pending application. If the sign is not returned a \$ 25.00 fee will be assessed with the building permit.

Notes:

- Certificate of Appropriateness (COA) remains in force for two (2) years and may be extended for one (1) additional year. However, if a period of one (1) year passes and no initial construction has occurred, the COA is voided, and a new application must be submitted and approved before work may begin.
- Certificate of Appropriateness does not relieve the Property Owner from the responsibility of obtaining any other required permits. Building and other permits may be required, even if a COA is not required. For more information contact the Building Department at (228) 875-6712.
- The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Commission. The undersigned hereby certifies that the project described in the application, as detailed by plans and specification attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that a Building Permit will be required in addition to the Certificate of Appropriateness. Oath not required, but answer subject to rules of perjury.

Harley Klein

Printed Name of Owner

Christine F. Walck

Printed Name of Authorized Agent

11/06/2024

Date

Harley Klein
Harley Klein (Nov 5, 2024 20:02 CST)

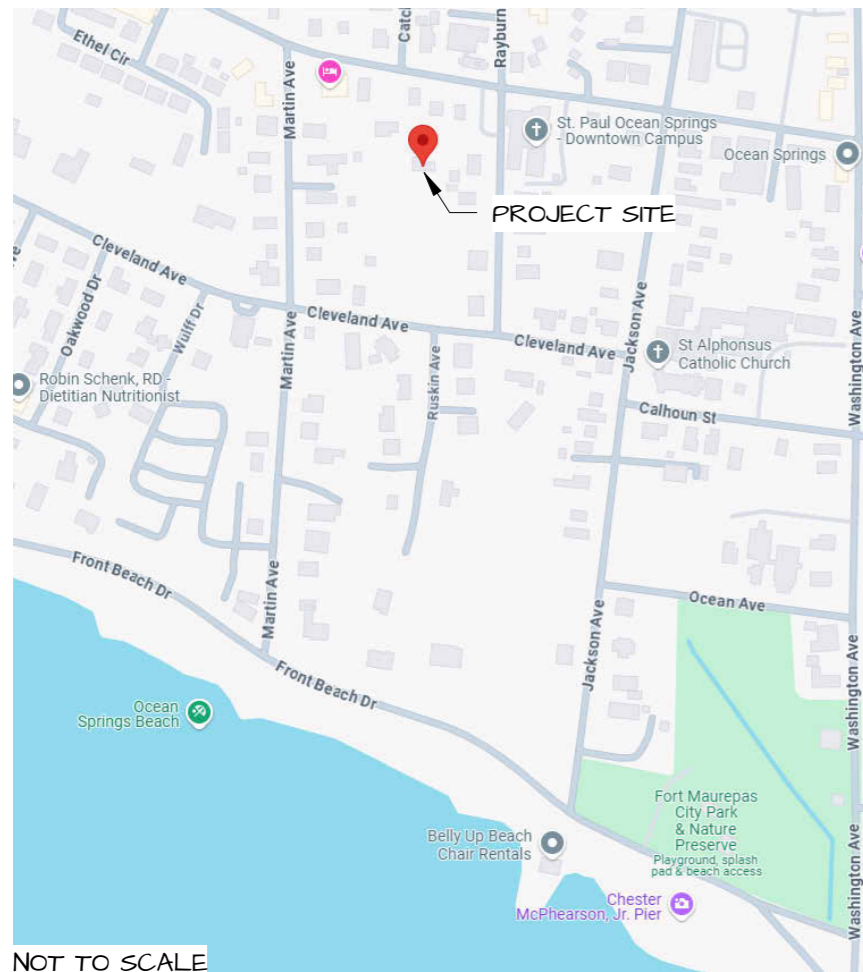
Signature of Owner



Signature of Authorized Agent

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

VICINITY MAP



NOT TO SCALE



DRAWING INDEX

SHEET #	SHEET NAME
A000	COVER PAGE
A001	SITE PLAN
A101	FLOOR PLANS
A200	EXTERIOR ELEVATIONS

PROJECT DIRECTORY

OWNER:
HARLEY & ANGELA KLEIN

ARCHITECT:
CHRISTINE F. WALCK, AIA, NCIDQ
C. F. WALCK, PLLC
(228) 456-4447
CHRISTINE@CFWALCK.COM

PROJECT SCOPE

THE SCOPE OF THIS PROJECT IS AN ACCESSORY DWELLING UNIT (ADU) FOR A FAMILY MEMBER TO AGE IN PLACE SAFELY AND COMFORTABLY. THE ADU COTTAGE IS AN EFFICIENT BUILD WITH A DESIGN INTENTION TO REFLECT THE HISTORIC CHARACTER OF THE PROPERTY AND SURROUNDING COMMUNITY. THE LIVING SPACE INCLUDES ONE BEDROOM, ONE BATHROOM, AND A LOFT FOR GUESTS AND/OR STORAGE.



KLEIN COTTAGE

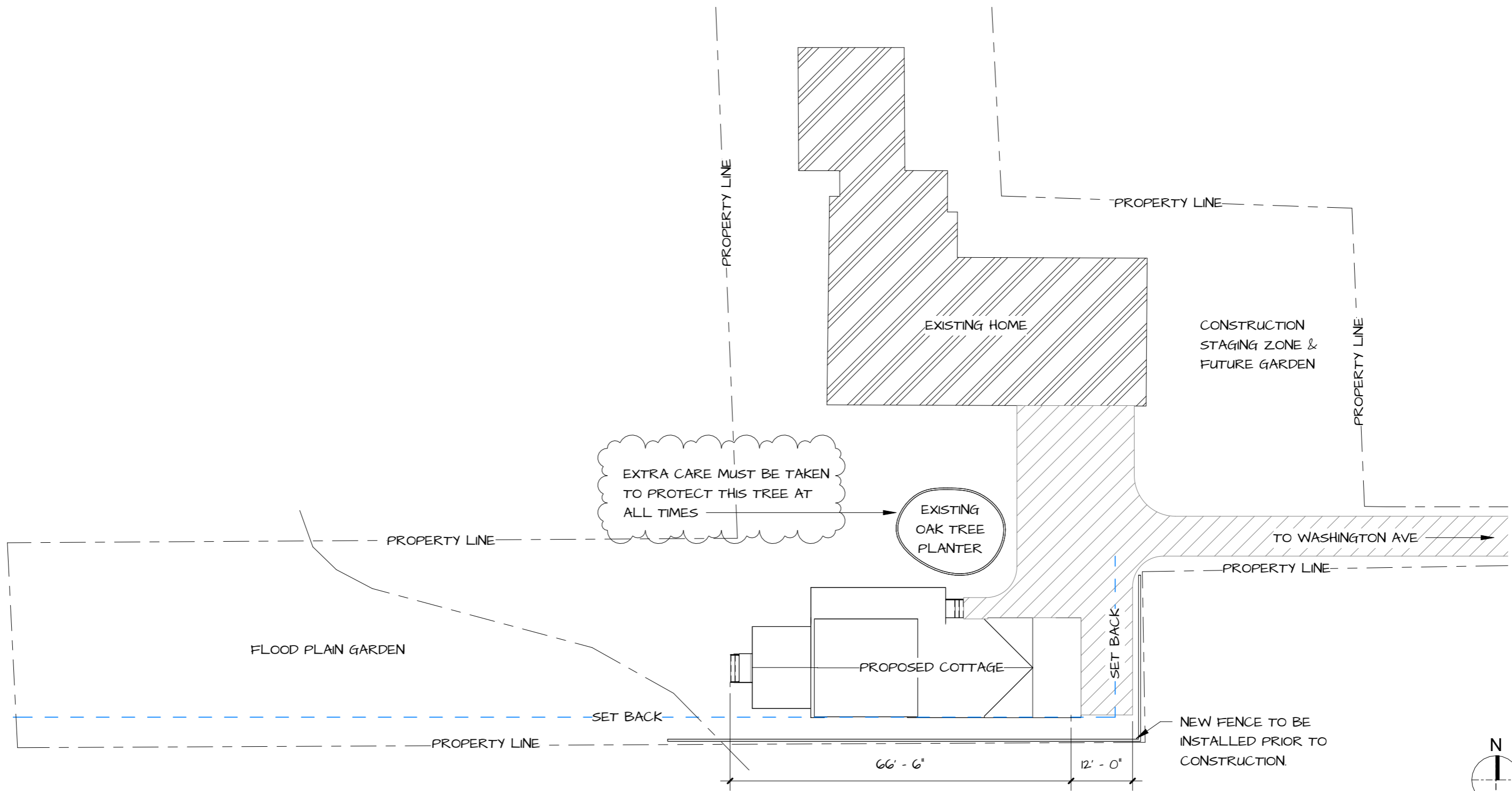
515 RAYBURN AVE
OCEAN SPRINGS, MS
39564

THESE DRAWINGS ARE SCHEMATIC AND FOR THE PURPOSE OF OSHPC SUBMISSION ONLY.

NOT FOR CONSTRUCTION

COVER PAGE

Project No.	24-020	Drawing No.	
Date	11/06/2024		A000
Alternate No.			
Addendum No.		Scale	



① SITE PLAN
1" = 20'-0"



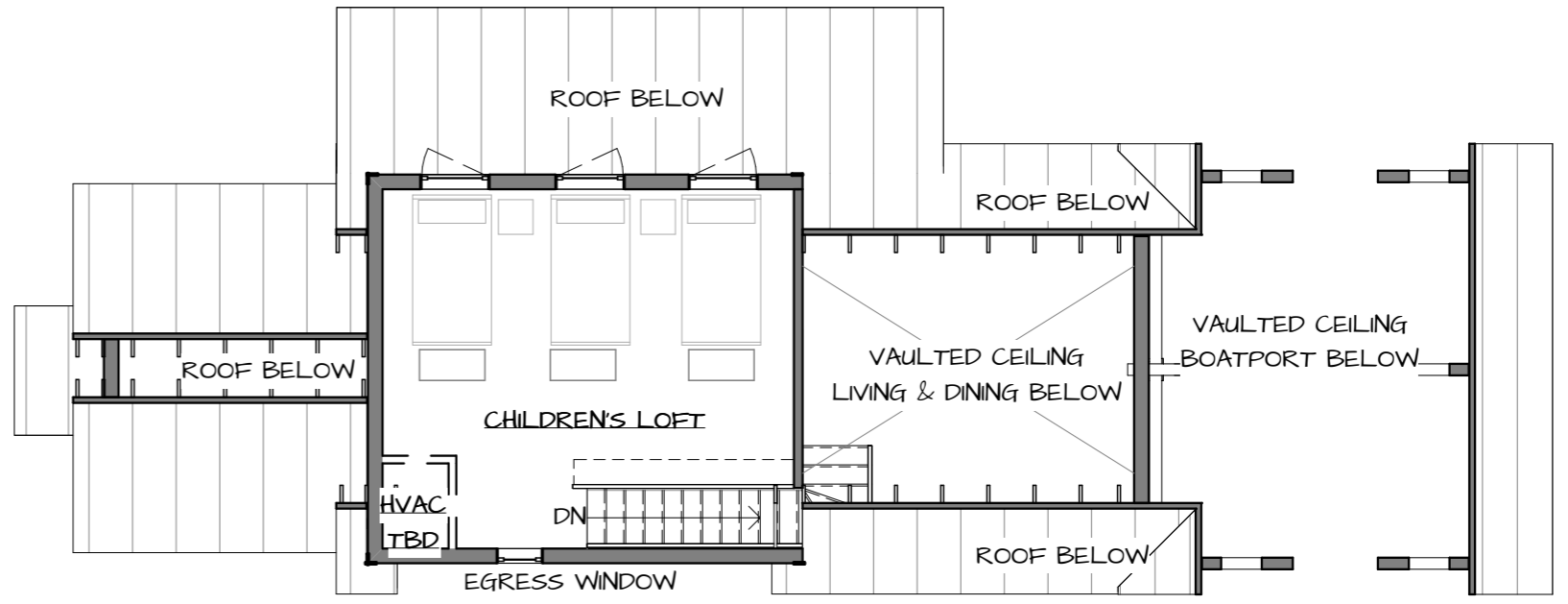
KLEIN COTTAGE
515 RAYBURN AVE
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39564

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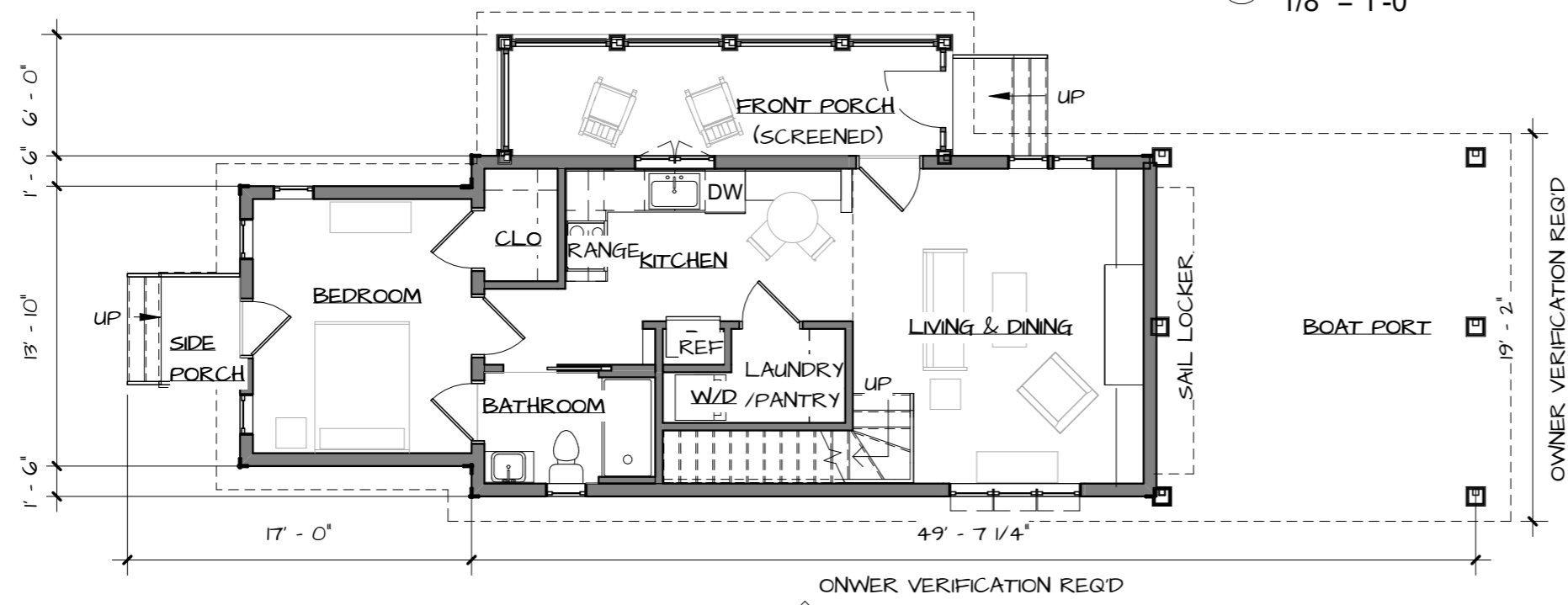
NOT FOR CONSTRUCTION

SITE PLAN

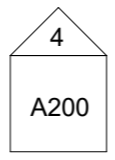
Project No.	24-020	Drawing No.	
Date	11/06/2024	A001	
Alternate No.			
Addendum No.		Scale	1" = 20'-0"



2 CHILDREN'S LOFT
1/8" = 1'-0"



1 FIRST LEVEL
1/8" = 1'-0"

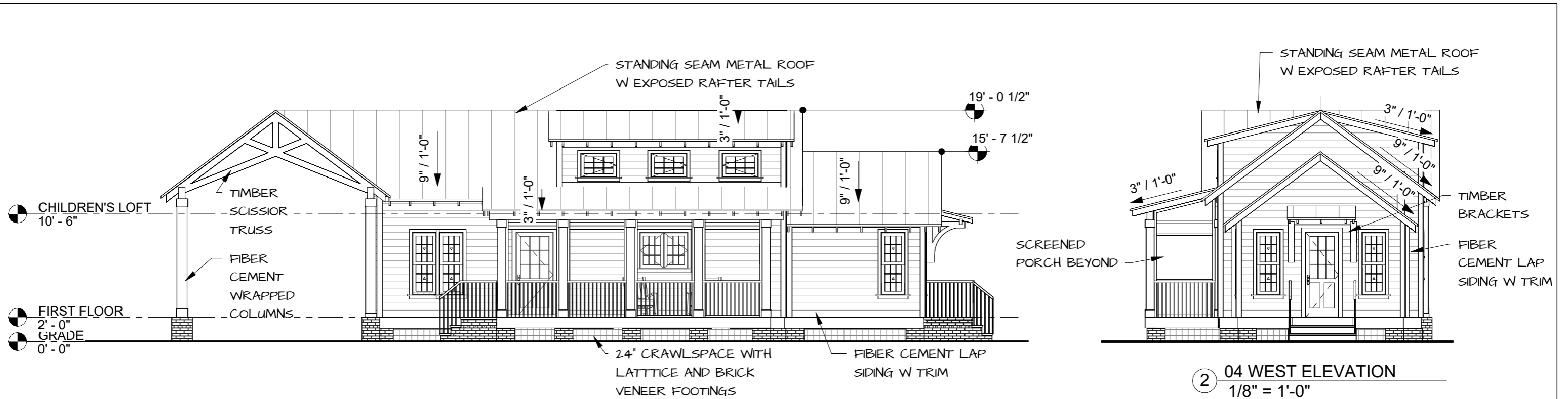


KLEIN COTTAGE
515 RAYBURN AVE
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39564

THESE DRAWINGS ARE SUBJECT TO THE PURPOSE OF OSHPC SURVEY
NOT FOR CONSTRUCTION

AREA (GROSS SQ FT)	
FIRST FLOOR:	720 SF
LOFT:	280 SF
TOTAL:	1000 SF

FLOOR PLANS	
Project No.	24-020
Date	11/06/2024
Alternate No.	
Addendum No.	
Drawing No.	A101
Scale	1/8" = 1'-0"



① 01 NORTH ELEVATION
1/8" = 1'-0"

② 04 WEST ELEVATION
1/8" = 1'-0"

③ 02 EAST ELEVATION
1/8" = 1'-0"

④ 03 SOUTH ELEVATION
1/8" = 1'-0"



KLEIN COTTAGE
515 RAYBURN AVE
OCEAN SPRINGS, MS
39564

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NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS		
Project No.	24-020	Drawing No.
Date	11/06/2024	A200
Alternate No.		
Addendum No.		Scale 1/8" = 1'-0"





Permit #: 7049

Address: 515 RAYBURN DRO AVE

City:

State:

Zip:

Owner: KLEIN DAVID HARLEY & KLEIN ANGELA DAWN

Owner Address: 515 RAYBURN AVE

Owner City: OCEAN SPRINGS MS

Owner State:

Owner Zip: 39564

Owner Phone:

Owner Email:

Applicant: Harley & Angela Klein

Applicant Address: 630D Washington Ave Suite 1

Applicant City, State, Zip: Ocean Springs MS 39564

Receipt #: 6550

Date: 11/06/2024

Paid By: Christine Walck

Description:

Payment Type: Card - Online

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