



City of Ocean Springs Historic Preservation Commission  
1018 Porter Avenue  
Ocean Springs, MS 39564

**Thursday, August 11, 2022 @ 6:00 p.m.**

A G E N D A

**\*\*\*REVISED\*\*\***

**1. Call meeting to order**

**2. Old Business**

- a) 418 Martin Avenue – Amended COA for renovations to include carport

**3. New Business**

- a) 1211 Bowen Avenue / PID# 60137096.000 – Patrick Gray – Request for Certificate of Appropriateness (COA) for renovations.
- b) 206 Washington Avenue / PID# 60137514.000 – Connie Moran – Request for COA to install porch ceiling fans.

**4. Approval of Minutes**

- a) July 14, 2022

**5. Administrative - None.**

**6. Audience Request**

**7. Commission Discussion**

- a) Demolition

**8. Adjourn**

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:** August 15, 2022

**APPLICANT:** Patrick Mason Gray

**REQUESTED ACTION:** Approval of Certificate of Appropriateness (COA) for exterior painting and exterior modifications.

**DATE OF APPLICATION:** July 6, 2022

**LOCATION:** 1211 Bowen Avenue / PID# 60137096.000 / Bowen Avenue Historic District

**ADJACENT ZONING/LAND USE:**

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

**North:** CMX-1, Neighborhood Commercial District – commercial building;

**East:** across Russell Avenue, R-2 District – single-family dwellings;

**South:** across Bowen Avenue, R-2 District – single-family dwellings;

**West:** R-2 District, single-family dwellings.



**DESCRIPTION OF THE REQUEST:**

The COA is requested to:

- 1) paint the exterior brick;
- 2) replace the windows on the east elevation with brick;
- 3) on the rear – replace the exterior door with a window, replace the sliding doors with a French door; make the bathroom window smaller, replace the window to the master bedroom with a French door; and
- 4) replace the bathroom window on the west elevation with a smaller window.

**COA CONSIDERATIONS:** According to the MS Dept. of Archives and History (MDAH) Historic Resources Inventory, the house was built in 1968 and is ranch-style dwelling. It is considered as a “non- contributing,” structure to the historic district.

**FINDINGS:**

- The Bowen Avenue Historic District is described as a linear area of three blocks of street-oriented dwellings showing a diversity of influences.
- Samples of the proposed colors are provided.
- Elevation diagrams of each side of the house, with details about the modifications are provided.
- The requested modifications are consistent with the guidelines for the Bowen Ave. Historic District.

**STAFF CONCLUSION:**

Approval of the COA as requested.

**POTENTIAL MOTION:**

To recommend approval of a Certificate of Appropriateness for the re-painting of the exterior and the modifications to the building exterior at 1211 Bowen Avenue as described in the application.



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: 7/6/2022

[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: 1211 Bowen Ave

Property Owner(s): Patrick Mason Gray

Parcel ID Number: Approximate Age of Home: 54 years

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

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

Applicant [Check one]: Architect Contractor Owner Other

Name: Patrick Mason Gray

Address: 1211 Bowen Ave

City: Ocean Springs State: MS Zip: 39564

Phone: 228-337-2076 Email: pmasongray@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.

- Checkboxes for: 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

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

Patrick Mason Geary  
Printed Name of Owner

[Signature]  
Signature of Owner

\_\_\_\_\_  
Printed Name of Authorized Agent

\_\_\_\_\_  
Signature of Authorized Agent

7/6/2022  
Date

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

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

**DESCRIPTION OF REQUEST ATTACHMENT FOR:**

**MINOR RENOVATION OR REPAIR**

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

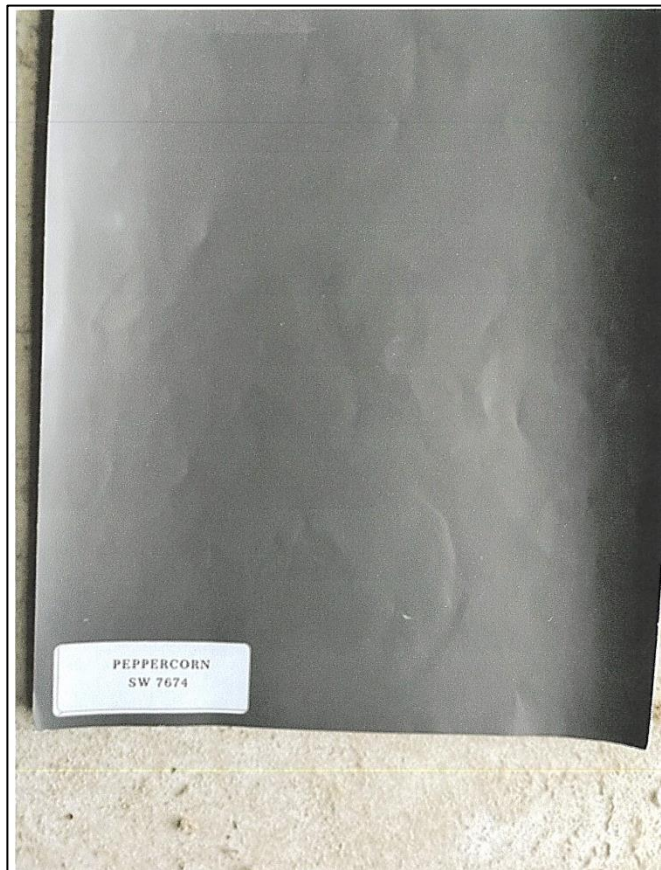
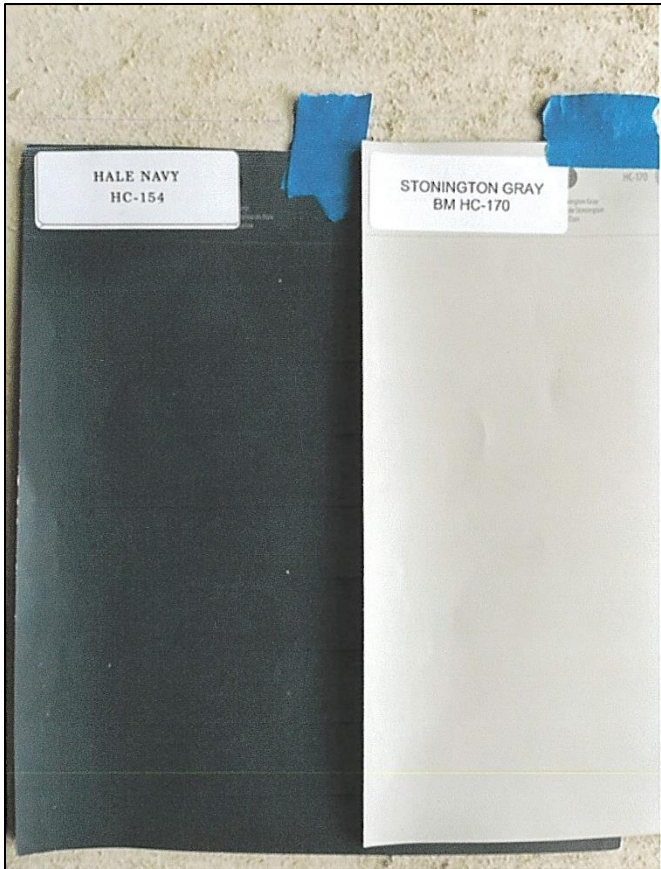
**Required Attachments:**

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

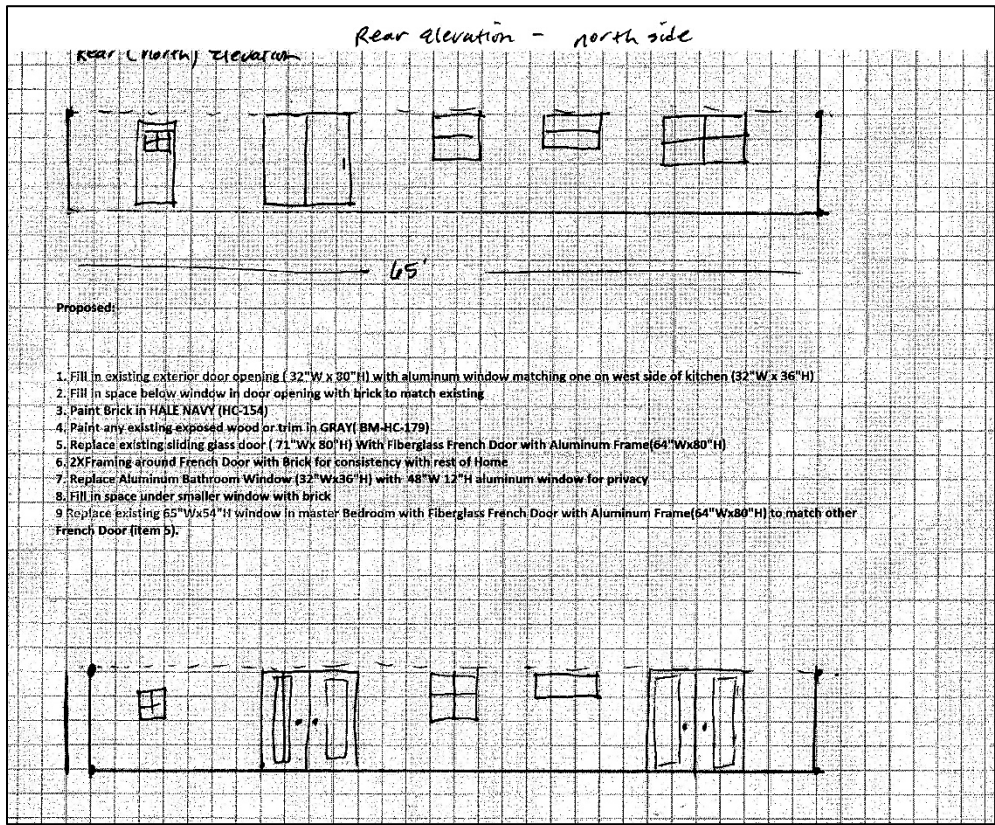
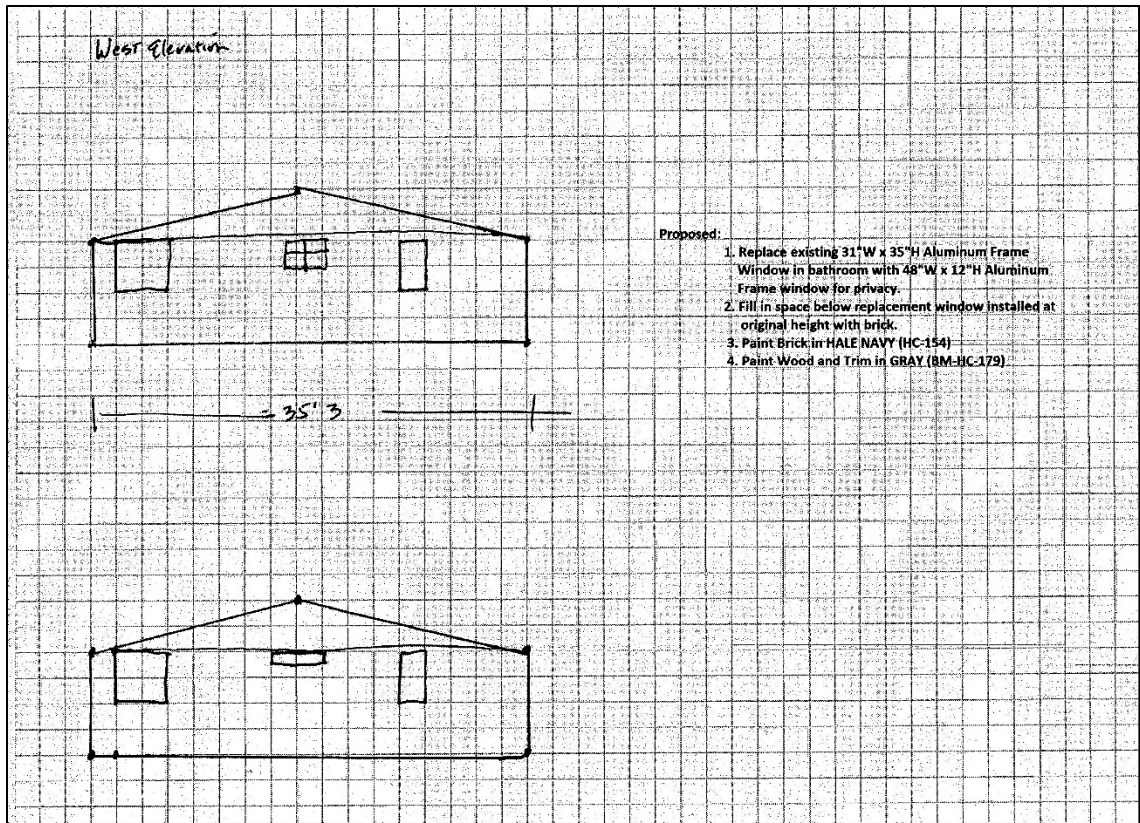
Description: \_\_\_\_\_

1. would like to paint the exterior Brick Hale Navy & any exposed wood in Gray
  2. on east elevation, fill in ~~the~~ windows around chimney with Brick & paint
  3. at rear of house - replace an exterior door w/ a window & fill space below w/ Brick, replace sliding doors with a French door  
replace a Bathroom window with one that is smaller for privacy  
replace window to the master bedroom w/ french doors to match  
entrance to kitchen -
  4. at west side of house replace exterior Bathroom window with a smaller one for privacy -
- Details of requested items are included on elevations

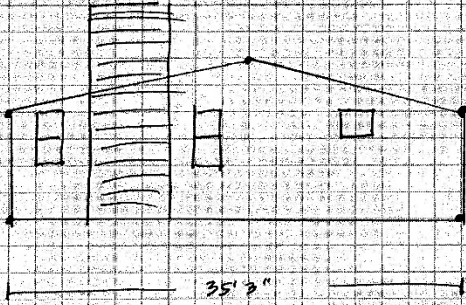
**PROPOSED COLORS:**



**PROPOSED EXTERIOR MODIFICATIONS :**

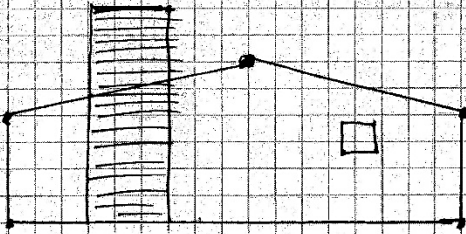


East Elevation



Proposed:

1. Fill 2 (32" W x 53" H) window openings around chimney with brick to match
2. Paint Brick in HALE NAVY (HC-154)
3. Paint Wood/Trim Surfaces in GRAY (BM-HC-179)



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228-875-4415

**HISTORIC PRESERVATION COMMISSION REPORT**

**MEETING DATE:** August 15, 2022

**APPLICANT:** Connie Moran

**REQUESTED ACTION:** Approval of Certificate of Appropriateness (COA) for the installation of ceiling fans on the front porch and the replacement of a window.

**DATE OF APPLICATION:** July 6, 2022

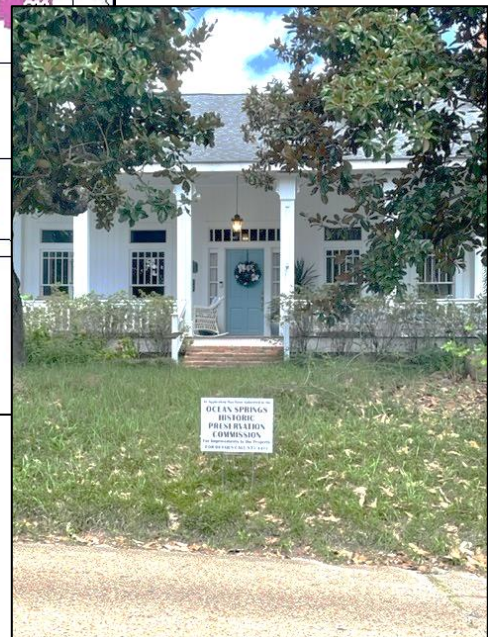
**LOCATION:** 206 Washington Avenue / PID# 60137514.000 / Old Ocean Springs Historic District

**ADJACENT ZONING/LAND USE:**

**Subject Property:** R-1, Single-Family Residential District; single family dwelling;

**North, East, South:** R-1, Single-Family Residential District – single-family dwellings;

**West:** across Washington Avenue, R-1 District – single-family dwellings.



**DESCRIPTION OF THE REQUEST:**

The COA is requested to install two (2) ceiling fans with light fixtures on the front porch and to replace an existing window on the south side of the second floor.

**COA CONSIDERATIONS:** According to the MS Dept. of Archives and History (MDAH) Historic Resources Inventory, the house was built around 1900 and is a Colonial Revival Center Hall dwelling. It is considered as a “contributing” structure to the historic district.

**FINDINGS:**

- The Historic District Guidelines do not specifically address the addition to porches of modern fixtures such as ceiling fans or lights. The guidelines note that front porches were an, “important venue for social interaction” and mainly recommends the preservation and maintenance of the porch.
- Nearby houses on Washington Avenue, as well as Jackson Avenue, have front porch ceiling fans. Front porch ceiling fans are in character with dwellings within the Old Ocean Springs Historic District.
- The applicant states the new window, “will look as close as possible to the existing window structure, probably aluminum clad in white.”

**STAFF CONCLUSION:**

Approval of the installation of two (2) ceiling fans. Approval of the replacement of a window provided the design is similar to the existing window.

**POTENTIAL MOTIONS:**

- 1) To recommend approval of a Certificate of Appropriateness for the installation of two ceiling fans on the front porch at 206 Washington Avenue as described in the application.
- 2) To recommend approval of a Certificate of Appropriateness for the replacement of a window at 206 Washington Avenue as described by the applicant.



**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: JULY 6, 2022  
 [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: 206 WASHINGTON AVE

Property Owner(s): CONNIE MORAN

Parcel ID Number: 60137514.000      Approximate Age of Home: 1860

**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: CONNIE MORAN

Address: 206 WASHINGTON AVE

City: OCEAN SPRINGS MS      State: MS      Zip: 39564

Phone: 228-219-1699      Email: MORAN.CONNIE@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.

- |   |   |
|---|---|
| <input type="checkbox"/> New Construction, Additions, Extensive Renovation / Repair | <input type="checkbox"/> Landscaping and Site Improvements (i.e. Fencing) |
| <input checked="" 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 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 |

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CONNIE MORAN  
Printed Name of Owner

Connie Moran  
Signature of Owner

\_\_\_\_\_  
Printed Name of Authorized Agent

\_\_\_\_\_  
Signature of Authorized Agent

JULY 6, 2022  
Date

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



**PROPOSED CEILING FANS AND LIGHTS:**



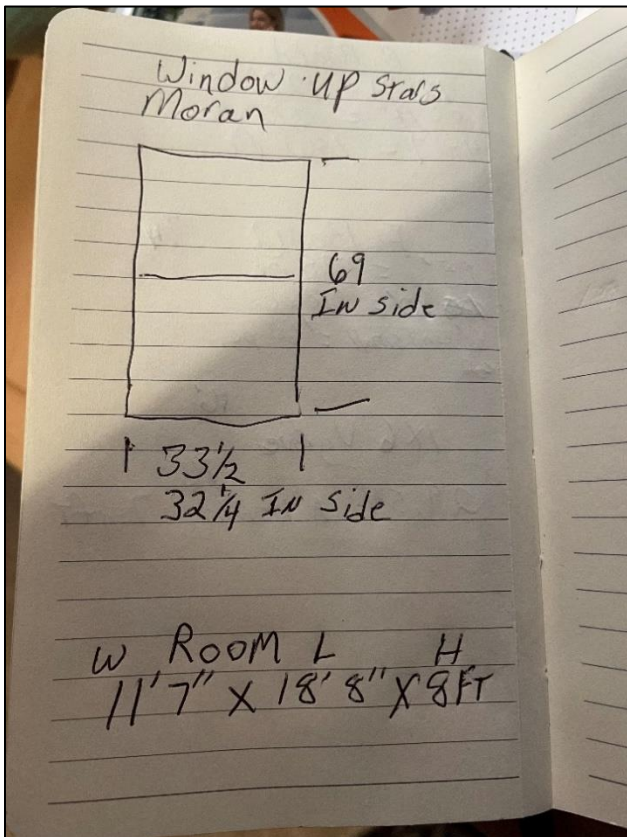
**PROPOSED LOCATIONS OF FAN AND LIGHT:**



**EXISTING WINDOW:**



**SKETCH OF PROPOSED WINDOW**



The Minutes of the City of Ocean Springs  
Historic Preservation Commission  
Thursday, July 14, 2022

1. Call meeting to order

A meeting of the City of Ocean Springs Historic Preservation Commission was called to order by Chairman Carlos Barbosa at 6:00 p.m. on Thursday, July 14 2022. Members present were Michael Burns, Matthew Pavlov, Tyler Cox, and Michael Doster. Charliene Roemer and Karen Chewing were absent. Wade Morgan, City Planner was also present.

2. Old Business – None.

3. New Business

- a) 110-A Shearwater Dr. / PID# 60130590.072 – Owen White – Request for Certificate of Appropriateness (COA) to construct a new single-family dwelling.

W. Morgan introduced the proposal. The lot is more shallow than most of the other lots on the southern boundary of Shearwater Drive. It will be concrete siding with various architectural designs. The roof will be shingled. The windows will be three-over-one.

Owen White, applicant, addressed the commission. The noted square columns in the packet will actually be craftsmen style, tapered.

A motion was made by M. Pavlov seconded by T. Cox to recommend approval with the craftsmen style columns. The motion was carried unanimously.

- b)** 422 Martin Avenue / PID# 60137604.000 – Sara Attaya & Dinah Payne – Request for COA to install hurricane shutters.

W. Morgan introduced the proposal. The correct color of the shutters is French Quarter Green, not white as presented in the packet. The Mississippi Dept. of Archives and History gave approval for this change already. The applicant provided pictures of the dwelling with shutters previously.

A motion was made by M. Doster seconded by T. Cox to recommend approval of a COA for the installation of hurricane shutters at 422 Martin Avenue. M. Pavlov added the color change to French Quarter Green. The motion was carried unanimously.

- c) 506 Martin Avenue / PID# 60137586.000 – Elizabeth & Lester McMackin – Request for COA to demolish an existing dwelling.**

W. Morgan introduced the proposal. There is an engineering assessment suggesting demolition due to structural defects. The applicant provided a sketch of what they wished to replace it with.

C. Barbosa asked if the COA was for demolition only. W. Morgan confirmed that building materials, etc. was not provided, and therefore this request is for the demolition only.

A motion was made by M. Doster seconded by M. Pavlov to recommend approval. The motion was carried unanimously.

- d) 317 Lovers Lane / PID# 61058001 – Dennis Cowart – Request for COA to demolish an existing dwelling.**

W. Morgan introduced the proposal. The architect noted various additions and modifications over the years altering the structure creating water traps and other conditions that have lead to the deterioration of the interior. A floor plan for the replacement dwelling was provided. A full COA approval will be needed at a later time with materials, etc. for the new residence.

A motion was made by M. Pavlov seconded by M. Doster to recommend approval of the demolition of the structure. The motion was carried unanimously.

- e) 306 Shearwater Drive / PID# 60130610.025 – Stuart Weidie – Request for COA to install a swimming pool.**

W. Morgan introduced the proposal. The original COA for the new residence included a site plan with a small gray square, however, the pool was not approved specifically.

M. Burns asked if there would be a fence around the pool and if that had been approved previously. The applicant explained a wrought-iron or similarly built fence would probably be installed, but they were not to that point yet.

A motion was made by M. Burns seconded by T. Cox to recommend approval of a Certificate of Appropriateness for the construction of a swimming pool at 306 Shearwater Drive, noting if a fence need to be added, it will come back for approval. The motion was carried unanimously.

#### 4. Approval of Minutes

- a) June 16, 2022**

A motion was made by M. Pavlov seconded by M. Doster to recommend approval of the minutes as submitted. The motion was carried unanimously.

5. Administrative Approval – None.

6. Audience Request

7. Adjourn

A motion was made by M. Doster to adjourn the meeting. The motion was carried unanimously.

DRAFT