



Historic Preservation Commission

Thursday, January 2, 2025 @ 5:00 PM

1. Call Meeting to Order

2. Approval of Minutes

- a. Approval of Minutes: December 16, 2024

3. Old Business

- a. None.

4. New Business - Applicants and the public is invited to address the Commission for up to 3 (three) minutes (regarding issues listed on this agenda). The Commission will take all comments under advisement for potential action at a later date if warranted.

- a. Request for a Certificate of Appropriateness – 1406 Bowen Ave/PIDN: 60137132.000 – Chad Fazzio, agent, demolishing existing addition located in rear of house and adding extension of concrete slab and new addition to match the aesthetics of the main structure.
- b. Request for a Certificate of Appropriateness – 706 Porter Ave/PIDN: 60137616.000 – Cathy Reed, owner, to replace the existing front porch, steps and railings.

5. Audience Request - Applicants and the public is invited to address the Commission for up to 3 (three) minutes. The Commission will take all comments under advisement for potential action at a later date if warranted.

6. Administrative

7. Adjourn

**The Minutes of the City of Ocean Springs
Historic Preservation Commission
Monday, December 16, 2024**

1. Call meeting to order.

The Chair, Michael Burns, called the meeting to order on Monday, December 16, 2024, at 5:20 pm. Commission members present were Charles Fowler, Michael Burns, and Kathy Stafford. Commission members present via phone were Karen Chewing and Owen White. Members absent were Bonnie Munro. Staff present were Carter Thompson, Community Development Director, Hannah Sullivan, Planning Administrator, and Elizabeth Dill, Planner.

2. Approval of Minutes.

A motion was made by Karen Chewing and recommended by Charles Fowler to accept the November 7, 2024, minutes. The motion passed unanimously.

3. Old Business – None

4. New Business

Michael Burns recused himself from this agenda item. Kathy Stafford filled in as Vice Chairman.

- a. Certificate of Appropriateness for 605 Porter Ave (PIDN: 60137628.000) – Christine Walck – adding additional bathrooms and front porch renovations were postponed per applicant.

A motion was made by Charles Fowler, second by Karen Chewing to recommend Approval. The motion passed unanimously.

Michael Burns returned.

- b. Certificate of Appropriateness for 515 Rayburn Ave (PIDN: 60137596.000) – Christine Walck – to construct an accessory dwelling unit.

A motion was made by Karen Chewing, second by Kathy Stafford to recommend Approval. The motion passed unanimously.

5. Administrative – None

6. Audience Request – None

7. Adjourn

A motion was made by Karen Chewning, second by Charles Fowler to adjourn the meeting. The motion was 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: January 2, 2025

APPLICANT: Chad Fazzio

CURRENT OWNER: James Waddell

REQUESTED ACTION: Approval of Certificate of Appropriateness for demolishing existing addition located in rear of house and adding extension of concrete slab and new addition to match the aesthetics of the main structure.

DATE OF APPLICATION: December 5, 2024

LOCATION: 1406 Bowen Ave (PIDN: 60137132.000)
Old Ocean Springs Historic District

ADJACENT ZONING/LAND USE:

Subject Property: R-2 Low-Medium Density

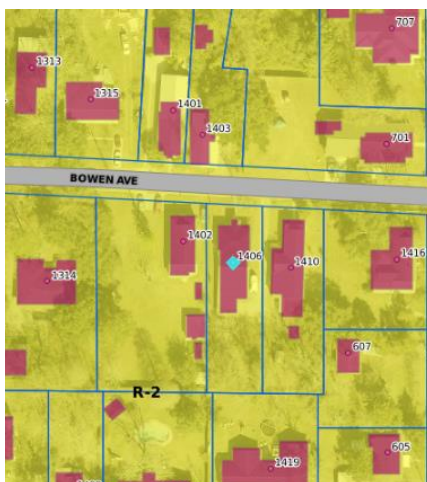
North: R-2 Low-Medium Density

South: R-2 Low-Medium Density

East: R-2 Low-Medium Density

West: R-2 Low-Medium Density

VICINITY



MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

One-story, frame, three-bay-wide (ww-d-ww) vernacular hip-roofed Bungalow. The entry is sheltered by a hip-roof entry porch supported by turned posts. Windows are 3/1 wooden double-hung-sash and 1/1 aluminum d-h-s with faux 6/6 muntins. The house rests on brick piers, is clad in asbestos shingles, and has a pressed metal roof. There are gable and shed-roofed additions in the rear (south).

DESCRIPTION OF THE REQUEST:

The applicant proposes to:

- The applicant is proposing to demolish the existing addition.
- Extending the concrete slab to accommodate the new addition and carport.
- Wants new addition to match the current aesthetics of the main structure.

FINDINGS:

- When making additions to historic structures, it is imperative that the changes respect the integrity of both the original building and the district.
- Additions should always maintain the scale and proportions of the original build and not overwhelm the original building.
- Additions should not obscure the form, orientation, or symmetry (or asymmetry) of the original building.
- Additions should use materials and components compatible with the original building — similar siding, roofing, and windows.
- Ornamentation of new additions should not exceed the degree of ornamentation on the original structure. If ornamentation from the main building is to be repeated on the additions, consider using an abstracted form of the original ornamentation.
- Additions should be designed in a fashion that is reversible if the addition is ever removed. Loss of historic materials —walls, windows, and doors— should be kept to a minimum.
- Additions should be constructed in a manner that does not create a false sense of history and should be easily discernible from the core historic structure. That is an addition should not be built to appear as though it were an original component of the building.
- On rear additions for non-corner properties, additions have a greater leeway in terms of form, materials, ornamentation, and window placement.
- Additions should never be placed on the front of any historic building. Generally, it is best for new additions to be placed to the rear of the building away from the public view.

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 demolition of current addition and to extend and rebuild addition to match aesthetics of main structure of 1406 Bowen Ave.

To recommend denial of a COA for demolition of current addition and to extend and rebuild addition to match aesthetics of main structure of 1406 Bowen Ave.



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: 12/5/24

[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: 1406 Bowen Avenue

Property Owner(s): James Waddell

Parcel ID Number: 60137132.000 Zone: R-2 Approximate Age of Home: 78 YEARS
* Renovated completely in 2018

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: James Waddell

Address: 1406 Bowen Avenue

City: Ocean Springs

State: MS Zip: 39565

Phone: 305-304-0126

Email: jwad888220@aol.com

Property Owner [if Different]:

* chad 228-218-2435

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.

James Waddell
Printed Name of Owner

James Waddell
Signature of Owner

Chad Fazio
Printed Name of Authorized Agent

Chad Fazio
Signature of Authorized Agent

12/5/24
Date

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



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

DEMOLITION

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

Required Attachments:

- a. _____ Photographs of all sides of the structure to be removed;
- b. _____ Site plan showing locations of structures, fences, walls, walkways, and protected trees;
- c. _____ Provide a sketch showing intent for the property. In considering an application for the demolition of a landmark or resource with a historic district, the following shall be considered:
 1. The individual historical or architectural significance of the resource;
 2. The importance or contribution of the resource to the aesthetics of the district;
 3. The difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail; and
 4. The proposed replacement structure and the future utilization.

Description:

Please see sheet A-100 on the Plans for demo details.
The proposed demolition includes the existing, modern (year built is unknown) Addition located at the rear (south) of the contributing structure on home. It also includes the existing concrete slab where the proposed addition would sit. The intent of the demolition is to provide space to build the new addition & pour new slab.

— Attach Additional Sheets if Needed —



— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

EXTERIOR PAINTING (CONTRIBUTING STRUCTURES ONLY)

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

Required Attachments:

1. Period color schemes are encouraged; however, other colors may be acceptable. **Submit color samples for:**
 - a. _____ Main Body;
 - b. _____ Trim or Decorative Features; and
 - c. _____ Accent areas such as lattice, shutters, porch, deck, etc.

Description: N/A - Only proposed addition would
be painted to match the contributing
structure

— Attach Additional Sheets if Needed —



— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

MINOR RENOVATION OR REPAIR

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

Required Attachments:

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

Description: N/A - Project proposed is for an
Addition / extensive RENOVATION / Repair

— Attach Additional Sheets if Needed —



— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

SIGNAGE

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. _____ Scaled drawings of proposed sign; and
- b. _____ Site plan showing locations of all structures, protected trees, and proposed sign location.

Description:

N/A

— Attach Additional Sheets if Needed —















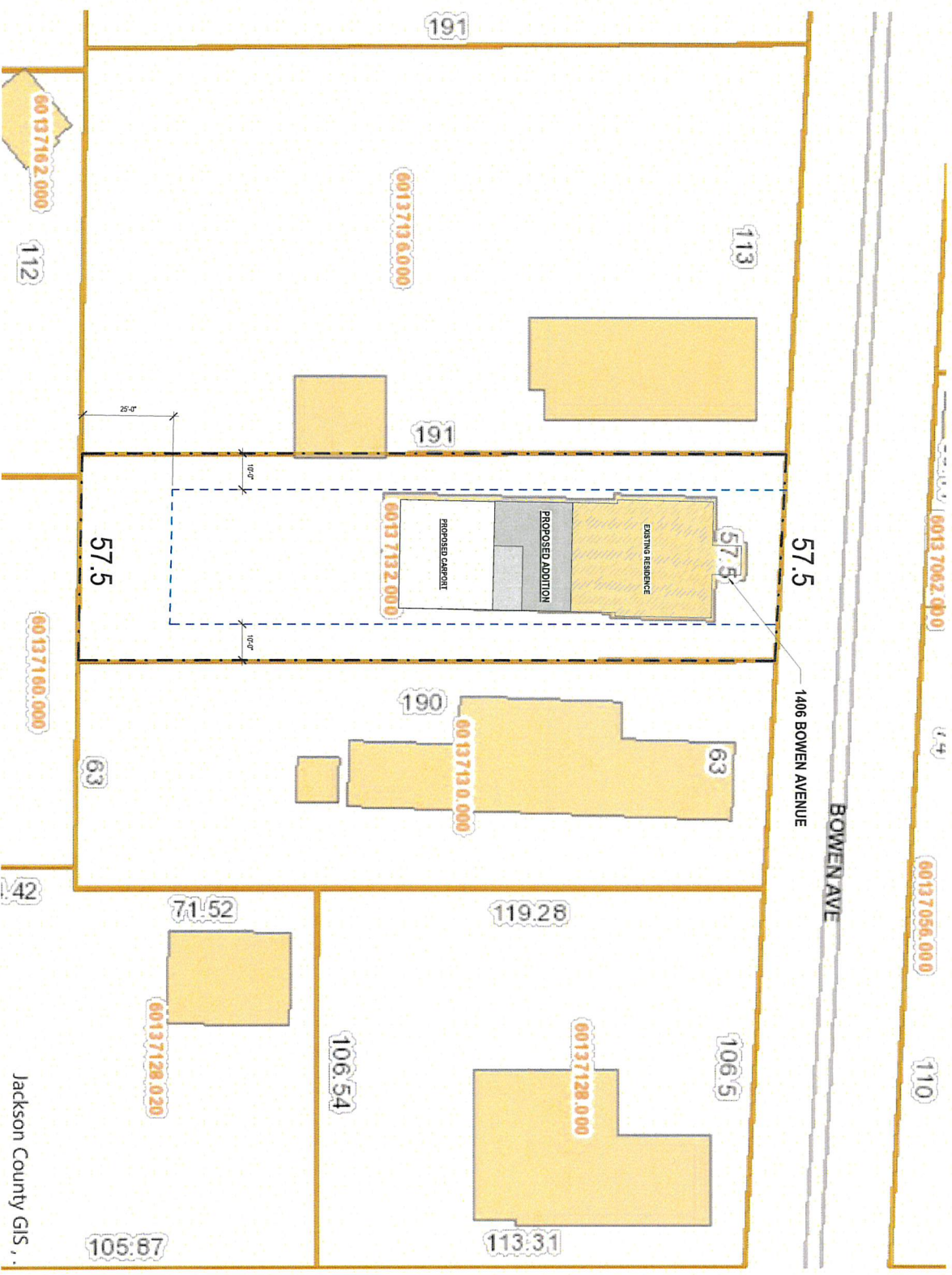
WADDELL RESIDENCE - RENOVATION / ADDITION

1406 BOWEN RD
OCEAN SPRINGS, MS 39564

FINAL CONSTRUCTION DOCUMENTS
MAY 7, 2024

SHEET INDEX

- A000 SITE PLAN
- A001 1ST FLOOR - EXIST / NEW - FOUNDATION
- A002 DETAILS
- A100 1ST FLOOR - EXIST / DEMO
- A110 1ST FLOOR PLAN - EXIST / NEW
- A120 ROOF PLAN - EXIST / DEMO & EXIST / NEW
- A200 ELEVATIONS - EXIST / NEW
- E100 ELECTRICAL PLAN



PARCEL #: 60137132.000

WADDELL RESIDENCE
PHYSICAL ADDRESS:
1406 BOWEN AVENUE
OCEAN SPRINGS, MS 39564

FLOOD ZONE:
ZONE X, X500
ELEVATION - 22.00; EXISTING FFE IS RAISED (TYP)

OCEAN SPRINGS CITY ZONING:
R-2, LOW-MEDIUM DENSITY RESIDENTIAL SETBACKS:
FRONT - 25'
REAR - 25'
SIDE - 10'
STREET SIDE - 10'
MAX HEIGHT - 35'

--- PROPERTY LINE
--- ZONING SETBACK

NOTES:
1. THE PROPOSED RENOVATION / ADDITION IS LOCATED TO THE SOUTH OF THE PRIMARY EXISTING RESIDENCE. FOOTPRINTS AS SHOWN ON THE SITE PLAN (JACKSON COUNTY GIS MAP).

SITE PLAN

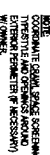
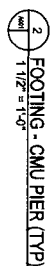
WADDELL RESIDENCE - RENOVATION

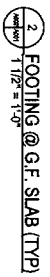
1 SITE PLAN - EXISTING/NEW
1/16" = 1'-0"
SCALE: 1/16"=1'-0"

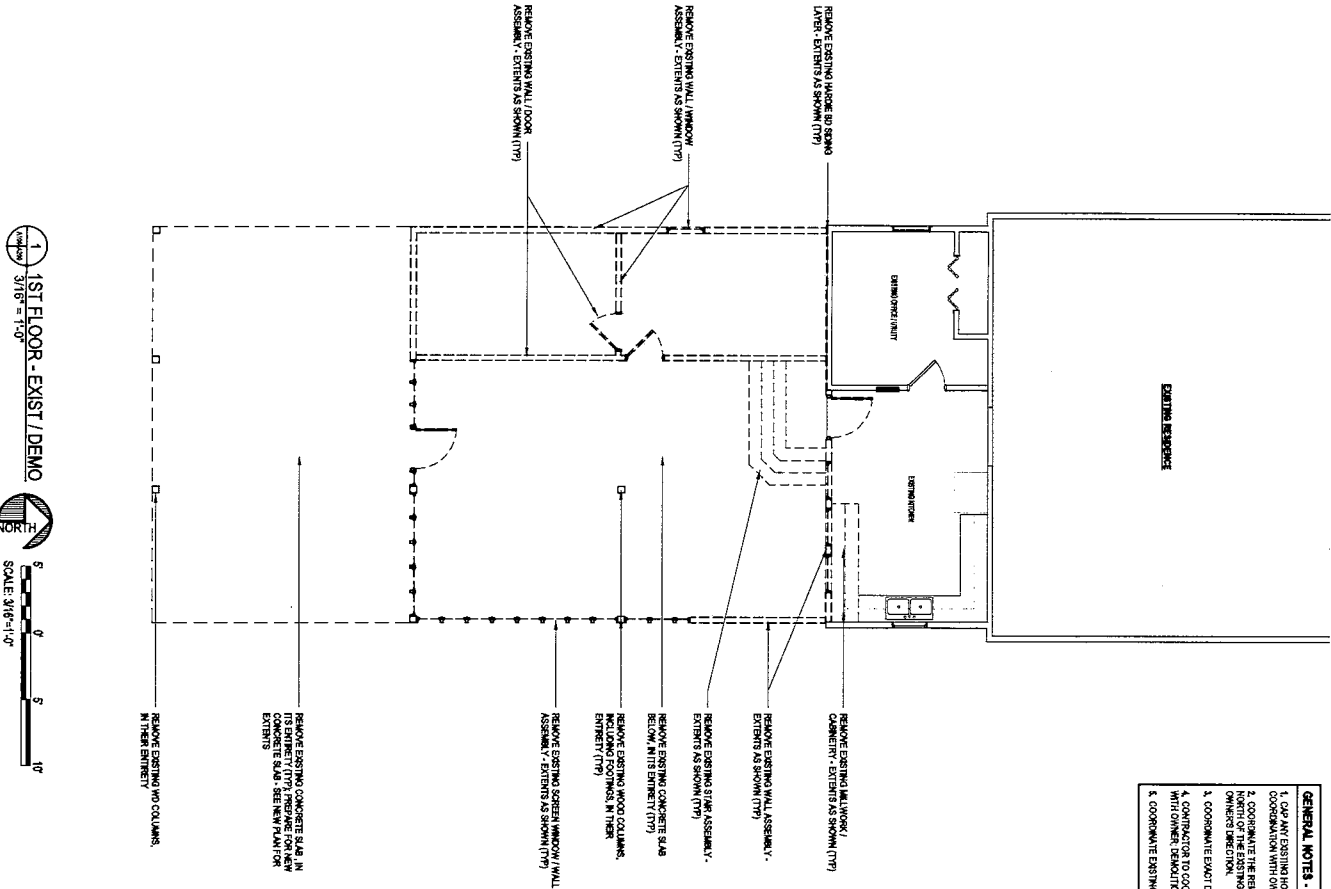


Jackson County GIS

NUMBER: 2024-01
DATE: MAY 7, 2024
DRAWN: PCW
A000







- GENERAL NOTES - DEMO FLOOR PLAN**
1. COORDINATE EXISTING ROSE BRICK LOCATIONS ON EXTERIOR WALLS AND RELOCATE THROUGH CORRIDOR WITH OWNER.
 2. COORDINATE THE REMOVAL OF EXISTING STORAGE SPACE WITH THE OWNER'S INTENTION AND SITE. ALL DEMOLITION TO BE COORDINATED WITH OWNER'S INTENTION.
 3. COORDINATE EXISTING DEMOLITION SPACE WITH OWNER PRIOR TO COMMENCING WORK.
 4. CONTRACTOR TO COORDINATE UTILITY ROUGH-IN TYPES/LOCATIONS FOR NEW WORK WITH OWNER. DEMOLITION IS REQUIRED.
 5. COORDINATE EXISTING TREES TO REMAIN WITH OWNER.

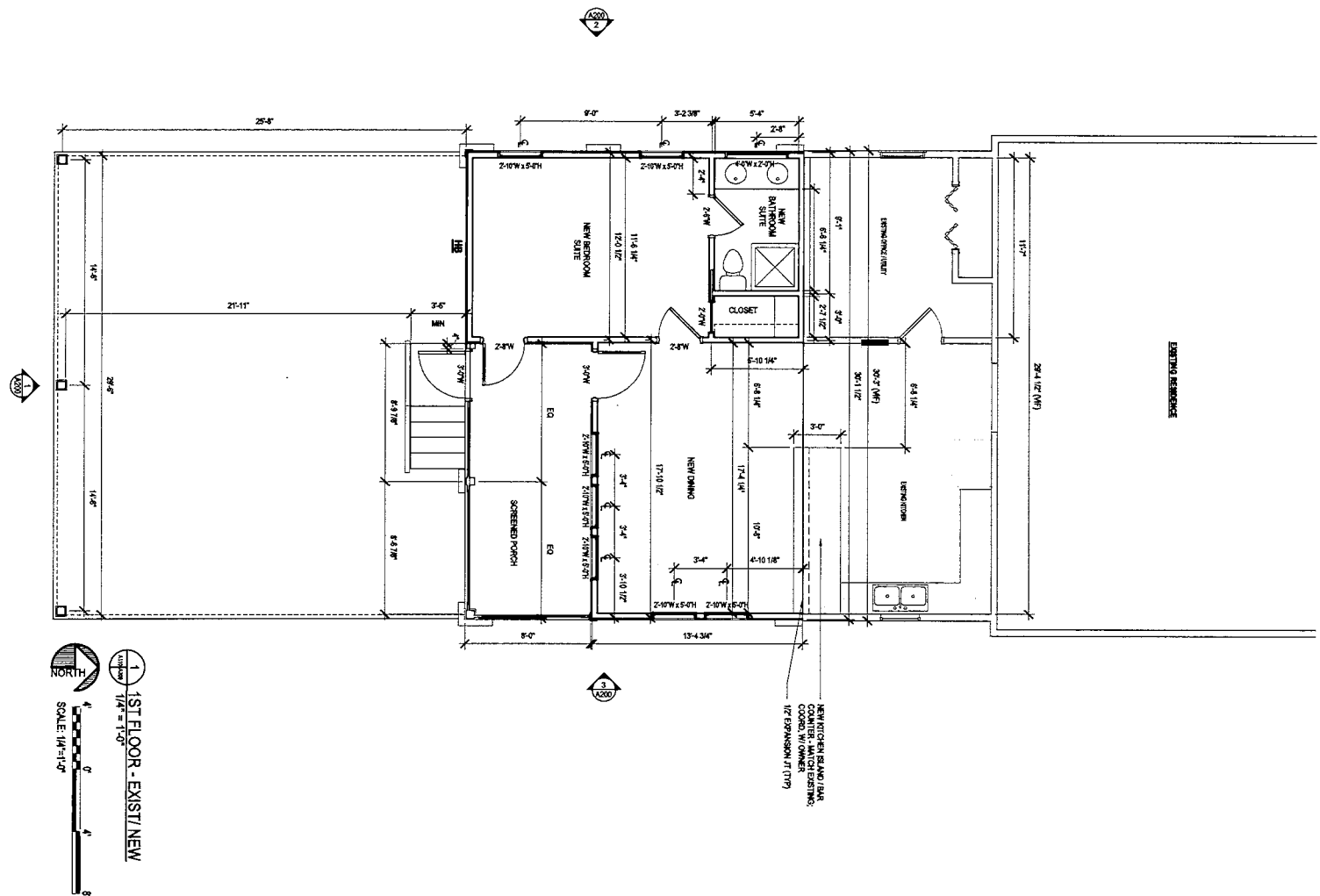
1ST FLOOR - EXIST / DEMO

WADDELL RESIDENCE - RENOVATION

1 1ST FLOOR - EXIST / DEMO
SCALE: 3/16"=1'-0"

NUMBER: 2024-01
DATE: MAY 7, 2024
DRAWN: PCW

A100



1 1ST FLOOR - EXIST/NEW
1/4" = 1'-0"
1/8" = 1'-0"
SCALE: 1/4" = 1'-0"

SQ. FOOTAGE	
504 SF - ADDITION (HEATED/COOLED)	
79 SF - COVERED PORCH (COUNTED AS 1/2)	
304 SF - CLAPPORT (COUNTED AS 1/2 - 780 SF)	
989 SF TOTAL	

GENERAL NOTES:

1. DIMENSIONS ARE TYPICALLY TAKEN FROM INSIDE FACE OF STUD TO CENTER OF STUD UNLESS NOTED AS CLEAR (CL) FROM INSIDE FACE TO INSIDE FACE OF FINISH.
2. COORDINATE DOOR HEIGHTS/MATERIAL FINISH TYPE WITH OWNER. DOOR WIDTHS ARE LISTED ON THE FLOOR PLAN. COORDINATE DOOR HEIGHTS SHALL BE COORDINATED AS WELL.
3. HVAC UNIT IS LOCATED ON THE EXISTING SIDE OF THE EXTERIOR WALL. THE EXTERIOR WALL IS TO BE REMOVED AND A NEW EXTERIOR WALL IS TO BE CONSTRUCTED WITH HVAC SUB-CONTRACTOR & OWNER. COORDINATE EXTERIOR CONDENSER UNIT(S) LOCATIONS WITH OWNER.
4. COORDINATE HOSE BIBS & SPRINKLER OUTLET LOCATIONS ON EXTERIOR WALLS WITH OWNER (LOCATIONS CURRENTLY SHOWN).
5. TYPICAL CEILING HEIGHTS ARE 8'-0" UNLESS NOTED OTHERWISE. COORDINATE CEILING HEIGHTS OF ALL SPACES WITH OWNER.
6. COORDINATE OUTTER/CONDUIT SYSTEMS WITH OWNER. ALSO WITH FINISHED SPOTS SYSTEM.
7. COORDINATE ADDITIONAL AUTO ACCESS LOCATIONS WITH OWNER.

PLAN LEGEND

HB HOSE BIB LOCATION

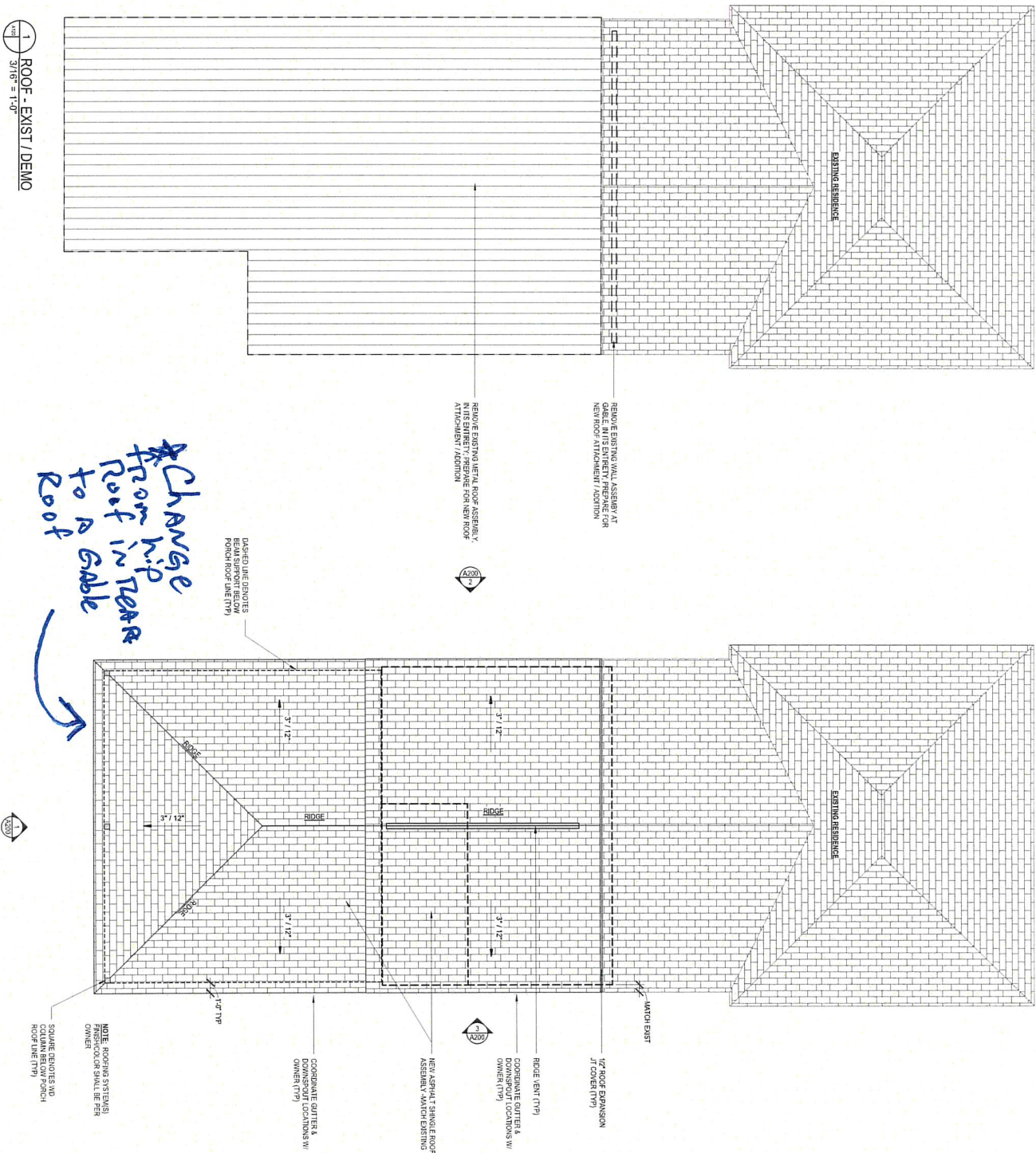
COORDINATE EXACT LOCATIONS WITH OWNER.

ADJUSTED SPAN TABLES FOR 130 MPH EXPOSURE B WIND ZONE

MEMBER TYPE	2 x 6				2 x 8				2 x 10				2 x 12			
	17'0" C.	17'0" C.	17'0" C.	17'0" C.	17'0" C.	17'0" C.	17'0" C.	17'0" C.	17'0" C.	17'0" C.	17'0" C.	17'0" C.	17'0" C.	17'0" C.	17'0" C.	17'0" C.
RAFTERS																
NO. 1 SOUTHERN YELLOW PINE	9'2"	7'8"	6'8"	11'8"	10'11"	8'2"	13'8"	12'0"	16'11"	14'11"	11'5"					
20 LL 100L																
CEILING JOIST																
NO. 2 SOUTHERN YELLOW PINE	13'11"	12'8"	9'10"	17'7"	15'2"	12'5"	20'11"	18'1"	26'11"	24'4"	19'10"					
FLOOR JOIST - BIRCHGLEN																
NO. 2 SOUTHERN YELLOW PINE	11'3"	10'5"	8'8"	16'11"	13'3"	10'10"	18'1"	15'8"	22'10"	21'4"	16'5"					
20 LL 100L																
NO. 2 SOUTHERN YELLOW PINE	10'3"	9'4"	7'7"	13'8"	11'10"	8'8"	16'2"	14'0"	19'11"	18'5"	13'5"					
40 LL 100L																

Table 1 - 30 psf Ground Snow Load **, 10 psf Dead Load, 1.15 Load Duration Factor
**Equivalent to a 24 psf Design Roof Snow Load

Grade	Clear Opening	Span of Supported Roof Framing							
		16'	20'	24'	28'	32'	36'	40'	
No. 1	4'	(1)2 x 6	(1)2 x 6	(1)2 x 6	(1)2 x 6	(1)2 x 6	(1)2 x 6	(1)2 x 6	(1)2 x 6
	6'	(1)2 x 8	(1)2 x 10	(1)2 x 10	(1)2 x 12	(1)2 x 12	(1)2 x 12	(1)2 x 12	(1)2 x 10
	8'	(1)2 x 12	(1)2 x 10	(1)2 x 10	(1)2 x 10	(1)2 x 12	(1)2 x 12	(1)2 x 12	(1)2 x 12
	10'	(1)2 x 10	(1)2 x 10	(1)2 x 12	(1)2 x 12	(1)2 x 10	(1)2 x 10	(1)2 x 12	(1)2 x 12
No. 2	4'	(1)2 x 6	(1)2 x 6	(1)2 x 6	(1)2 x 6	(1)2 x 6	(1)2 x 6	(1)2 x 6	(1)2 x 6
	6'	(1)2 x 8	(1)2 x 10	(1)2 x 10	(1)2 x 12	(1)2 x 12	(1)2 x 12	(1)2 x 12	(1)2 x 10
	8'	(1)2 x 12	(1)2 x 10	(1)2 x 10	(1)2 x 10	(1)2 x 12	(1)2 x 12	(1)2 x 12	(1)2 x 12
	10'	(1)2 x 10	(1)2 x 10	(1)2 x 12	(1)2 x 12	(1)2 x 10	(1)2 x 10	(1)2 x 12	(1)2 x 12
No. 3	4'	(1)2 x 6	(1)2 x 6	(1)2 x 6	(1)2 x 6	(1)2 x 6	(1)2 x 6	(1)2 x 6	(1)2 x 6
	6'	(1)2 x 8	(1)2 x 10	(1)2 x 10	(1)2 x 12	(1)2 x 12	(1)2 x 12	(1)2 x 12	(1)2 x 10
	8'	(1)2 x 12	(1)2 x 10	(1)2 x 10	(1)2 x 10	(1)2 x 12	(1)2 x 12	(1)2 x 12	(1)2 x 12
	10'	(1)2 x 10	(1)2 x 10	(1)2 x 12	(1)2 x 12	(1)2 x 10	(1)2 x 10	(1)2 x 12	(1)2 x 12

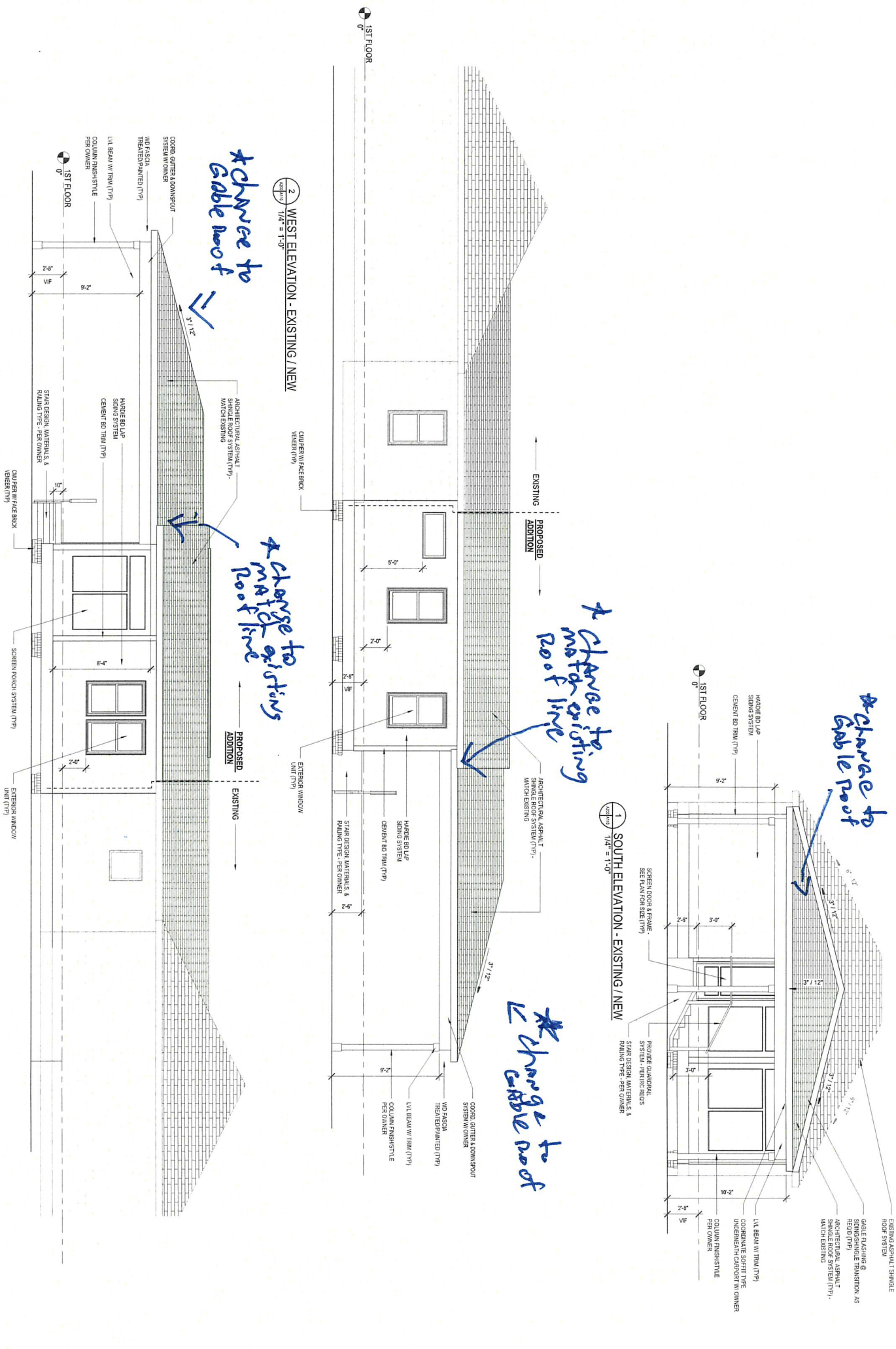


ROOF PLANS - EXIST / DEMO & EXIST / NEW

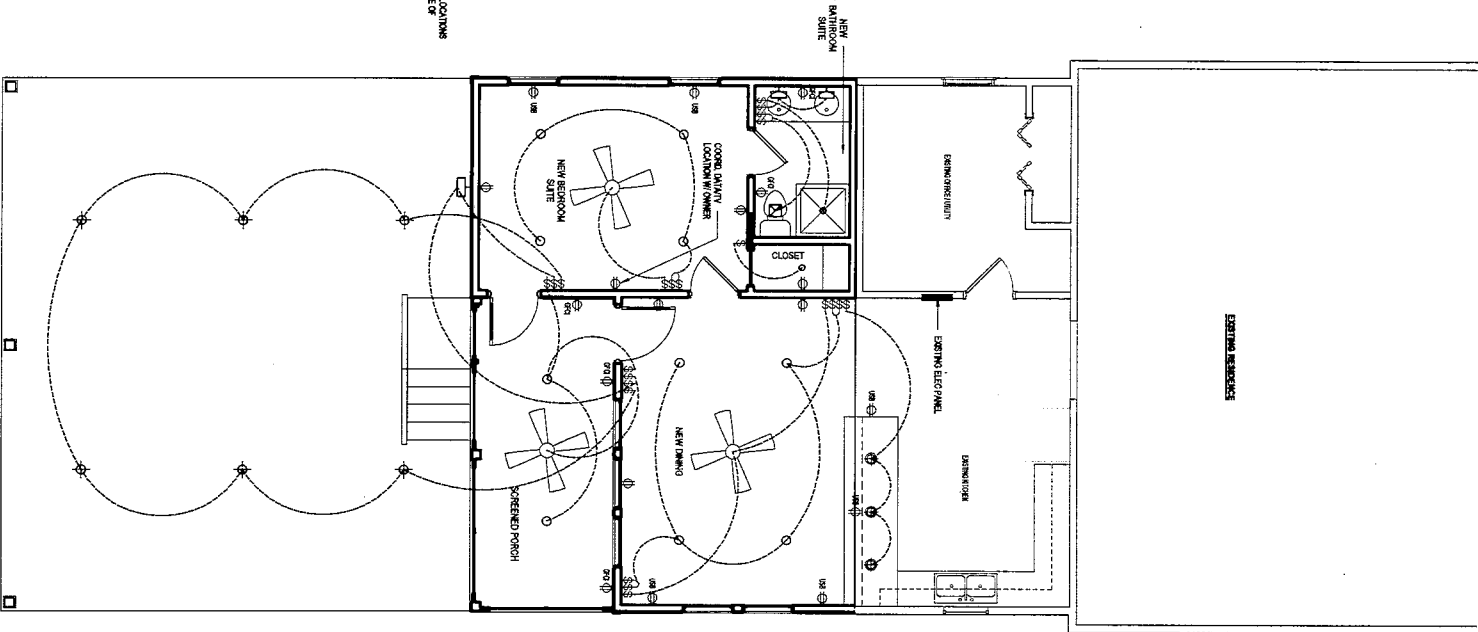
WADDELL RESIDENCE - RENOVATION

NUMBER 20241
DATE MAY / 2024
DRAWN PCW

A120



NOTE: COORDINATE OUTLET LOCATIONS WITH MECHANICAL WORK OF SCOTT W. OWEN (TM)



LEGEND - ELECTRICAL	
RECESSED CAN LIGHT FIXTURE	○
WALL MOUNTED LIGHT FIXTURE (INTERIOR OR EXTERIOR)	⊥
CEILING MOUNTED LIGHT FIXTURE	⊕
PENDANT LIGHT FIXTURE	+
CEILING FAN, COORD. TYPE IN OWNER	⊗
EXHAUST FAN/LIGHT COMBO	⊞
SPECIAL ELEC CONNECTION - COORD. TYPE FOR OWNER (RECS. (TM))	⊙

- NOTES:
- COORDINATE FAN SWITCH & LIGHTING LOCATIONS WITH OWNER (TM)
 - COORDINATE EXHAUST LOCATION & CONNECTION TYPE WITH OWNER (TM)
 - COORDINATE CONNECTION TO EXISTING ELECTRICAL WITH OWNER (TM)
 - COORDINATE LIGHT FIXTURE TYPE WITH OWNER (TM)
 - COORDINATE LIGHT FIXTURE TYPE WITH OWNER (TM)

1 1ST FLOOR - EXIST/NEW - ELECTRICAL



NUMBER: 2024
DATE: MAY/2024
DRAWN: PCW

E100



Permit #: 7249

Address: 1406 BOWEN AVE

City:

State:

Zip:

Owner: WADDELL JAMES H JR

Owner Address: 1406 BOWEN AVE

Owner City: OCEAN SPRINGS MS

Owner State:

Owner Zip: 39564

Owner Phone:

Owner Email:

Applicant: James Waddle

Applicant Address: 1406 Bowen Ave

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

Receipt #: 6748

Date: 12/05/2024

Paid By: Chad Fazzio

Description:

Payment Type: Cash

Payment Type Description:

Accepted By: Elizabeth Dill

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



1406

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

HISTORIC PRESERVATION COMMISSION REPORT

MEETING DATE: January 2, 2025

APPLICANT: Cathy Reed

CURRENT OWNER: Cathy Reed

REQUESTED ACTION: Approval of Certificate of Appropriateness for replacing front porch, steps and railings.

DATE OF APPLICATION: December 6, 2024

LOCATION: 706 Porter Ave (PIDN: 60137616.000)
Old Ocean Springs Historic District

ADJACENT ZONING/LAND USE:

Subject Property: CMX-1 Neighborhood Commercial/Mixed Use

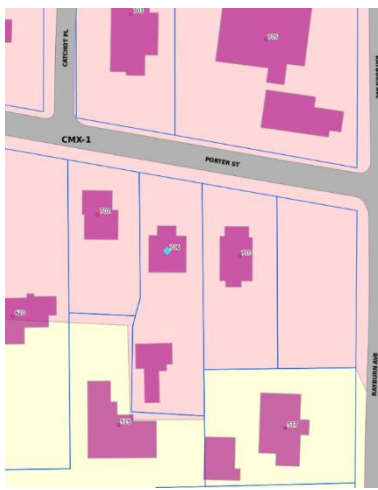
North: CMX-1 Neighborhood Commercial/Mixed Use

South: R-1 Low Density Single Family

East: CMX-1 Neighborhood Commercial/Mixed Use

West: CMX-1 Neighborhood Commercial/Mixed Use

VICINITY



MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY:

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

DESCRIPTION OF THE REQUEST:

The applicant proposes to:

- Remove porch decking and step and replace with new wood.
- Remove old screen frame.
- Reenforce railing and handrails.

FINDINGS:

- Historic porches should be preserved and maintained. Historic front porches should never be removed, reduced in size, or enclosed.
- 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.

POTENTIAL MOTION:

To recommend approval of a COA for the renovations and modifications to the front porch of 706 Porter Ave.

To recommend denial of a COA for the renovations and modifications to the front porch of 706 Porter Ave.



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: 12-16-24

[Applications are due by the 7th of each month for consideration the FOLLOWING month.]

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

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

Property Address: 706 Porter
Property Owner(s): Cathy Reed Reed ~~Enterprise~~ Luck
Parcel ID Number: 60137616.000 Approximate Age of Home: 90

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: Cathy Reed

Address: 1576 Government St

City: OS State: MS Zip: 39564

Phone: 228 326 7151 Email: reedenterpriseinfo@gmail.com

Property Owner [if Different]:

Name: Sam

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.

Cathy Reed
Printed Name of Owner

Cathy Reed
Signature of Owner

Printed Name of Authorized Agent

Signature of Authorized Agent

12/9/24
Date

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



— CERTIFICATE OF APPROPRIATENESS APPLICATION —

DESCRIPTION OF REQUEST ATTACHMENT FOR:

LANDSCAPING AND SITE IMPROVEMENTS SUCH AS FENCING

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

Required Attachments:

- a. _____ Drawing or photograph of the type of fence, wall, or gate proposed;
- b. _____ Site plan with dimensions, showing placement of any proposed change to the property as it relates to the property boundaries and all other buildings or site facilities – including protected trees; and
- c. _____ A description of the materials to be used.

Description: Front Porch & Steps
remove porch decking & steps-
replace w/wood
remove old screen frame
reinforce railing & hand rails
very similar to 710 Porter next door

— Attach Additional Sheets if Needed —

Index as: **Platted Unit #15, Cottages at Oak Park Condominiums, Jackson County, MS**

Prepared By and Return To:

Sarah D. Rimes
1000 North Halstead Road, Suite B
Ocean Springs, MS 39564
(228) 875-2307
MS Bar No. 101555

State of Mississippi
County of Jackson

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **Don Reno Ashby**, 166 Carolina Club Drive, Grandy, NC 27939, 843-864-8598, do hereby sell, convey and warrant unto **Branam Holdings LLC, a Mississippi Limited Liability Company**, 21 Pier Point, Lumberton, MS 39455, 601-991-4012, all of that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Platted Unit Number 15, Cottages at Oak Park Condominiums, together with interest in the common areas thereof, on file and of record in the Office of the Chancery Clerk of Jackson County, Mississippi, recorded in Plat Book 26 at Page 15 thereof, and according to the Declaration of Condominiums as recorded in Book 2094 at Page 299, thereof and all subsequent amendments thereto; reference to which is hereby made in aid of and as a part of this description.

The above described property constitutes no part of the homestead of the Grantor(s) above.

This conveyance is subject to any and all covenants, rights of way, easements, oil, gas, and other mineral reservations, restrictions and other reservations of record in the office of the Chancery Clerk of Jackson County, Mississippi.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

File No.: 24-19994N

NONE

The owner and/or contractor state that no chattel mortgages, conditional sales contracts, security agreements, financing statements, retention of title agreements, personal property leases or the like have been given or are now outstanding as to any materials, fixtures, appliances, furnishings or equipment placed upon, installed in or upon the aforesaid premises or the improvements thereon, and that all plumbing heating, lighting, refrigerating and other equipment stored or installed is fully paid for and,

The owner and/or contractor hereby request(s) Stewart Title Guaranty Company to issue its policy or policies of title insurance, or endorsements thereto, upon said real estate without exception therein as to any possible unfilled mechanics' or materialmen's lien, and in consideration thereof, and as an inducement therefor, the undersigned does hereby agree to indemnify and hold harmless the said Stewart Title Guaranty Company of and from any and all loss, cost, damage and expense of every kind including attorney's fees, which said Stewart Title Guaranty Company shall suffer or may suffer or incur or become liable for under its said policy or policies now to be issued, or any reissue, renewal or extension thereof, or a new policy anytime issued upon said real estate, part thereof or interest therein arising, directly or indirectly, out of or on account of any such mechanics' or materialmen's liens, claim or claims as a result of the undersigned unpaid bills or in connection with its enforcement of its rights under this agreement.

The undersigned purchaser(s) (if applicable) state(s) that he/they has/have no notice of any unpaid bills or claims for labor or services performed or materials furnished on the above described land, except:
(If none, state "None")

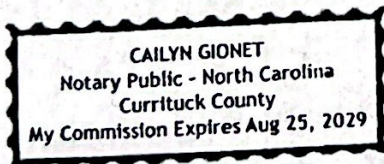
NONE

Don Reno Ashby
Don Reno Ashby

SWORN TO AND SUBSCRIBED before me, by the owner (or Seller), contractor or purchaser whose signature appears above, this the 10th day of December, 2024.

My Commission Expires: August 25th 2029

Cailyn Gionet
Notary Public:



WITNESS MY SIGNATURE, on this the 10 day of December, 2024.

Don Reno Ashby
Don Reno Ashby

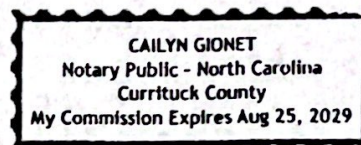
State of North Carolina
County of Currituck

PERSONALLY appeared, before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named Don Reno Ashby, who acknowledged to me that he executed, signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 10th day of December, 2024.

Cailyn Gionet
Notary Public

My Commission expires: August 25th 2029



Parcel Number: 61058035.000

File No.: 24-19994N







Permit #: 7270

Address: 706 PORTER ST

City:

State:

Zip:

Owner: REED CATHY

Owner Address: 1516 GOVERNMENT ST

Owner City: OCEAN SPRINGS

Owner State: MS

Owner Zip: 39564

Owner Phone: 228-326-7151

Owner Email: cathy.d.reed@gmail.com

Applicant: Cathy Reed

Applicant Address: 1516 Government St

Applicant City, State, Zip: Ocean Springs MS 39564

Receipt #: 6770

Date: 12/09/2024

Paid By: Cathy Reed

Description:

Payment Type: Check

Payment Type Description: Check #1062

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



MOON PIE

706

706

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