



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

**Thursday, July 14, 2022 @ 6:00 p.m.**

A G E N D A

**1. Call meeting to order**

**2. Old Business – None.**

**3. New Business**

- a) 110-A Shearwater Drive / PID# 60130590.072 – Owen White – Request for Certificate of Appropriateness (COA) to construct a new single-family dwelling.
- b) 422 Martin Avenue / PID# 60137604 – Sara Attaya & Dinah Payne – Request for COA to install hurricane shutters.
- c) 506 Martin Avenue / PID# 60137586.000 – Elizabeth & Lester McMackin – Request for COA to demolish an existing dwelling.
- d) 317 Lover’s Lane / PID# 61058001.000 – Dennis Cowart – Request for COA to demolish an existing dwelling.
- e) 306 Shearwater Drive / PID# 60130610.025 – Stuart Weidie – Request for COA to install a swimming pool.

**4. Approval of Minutes**

- a) June 16, 2022

**5. Administrative - None.**

**6. Audience Request**

**7. Adjourn**

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

**CERTIFICATE OF APPROPRIATENESS REPORT**

**APPLICANT(S):** Owen White

**CURRENT OWNER?** Yes  No

**LOCATION:** 110-A Shearwater Drive / Shearwater Historic District  
PID#: 60130590.072

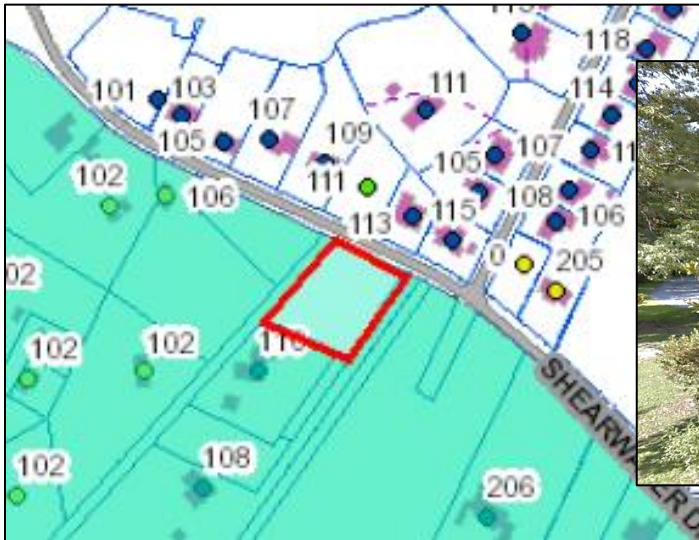
**REQUESTED ACTION:** Approval of a Certificate of Appropriateness for a new single-family dwelling with an attached garage and an attached golf cart garage.

**DATE OF APPLICATION:** June 1, 2022

**PUBLIC MEETING:** Thursday, July 14, 2022/ 6 p.m.

**EXISTING CONDITIONS:** A gravel driveway extends from Shearwater Drive through the property and connects to the parcel to the south.

**VICINITY:**



**COA CONSIDERATIONS:**

- The plans propose a single-story, single-family, detached dwelling.
- According to the Historic District Guidelines, the Shearwater District includes a, “variety of water-oriented residential architecture secluded by long drives and intense vegetation. More recent construction respects the integrity of the dynamic waterfront sites providing a visual record of architectural development in Ocean Springs.”

**COA CHECKLIST:**

- SITE LAYOUT: The proposed dwelling is to be constructed in the southern area of the parcel, 42.7 feet from the southern parcel boundary.
- BUILDING SIDING: concrete siding with concrete shakes on two of the front elevation eaves.
- TRIM MATERIAL: Vinyl soffits and aluminum fascia; see the building elevation drawings and color chart for details.
- ROOF MATERIAL: “Heritage Weathered Wood” shingles.
- EXTERIOR DOORS: see the elevation drawings;
- WINDOWS: the building elevation drawings indicate 3 over 1 windows; materials not indicated.
- OTHER: see the building elevation drawings for architectural details.

**FINDINGS:**

- Unlike other parcels in the district, this property is not a large, waterfront parcel, so the ability to provide a long drive with intense vegetation is limited. The proposed dwelling and its setting are consistent with the Shearwater Historic District guidelines given the parcel’s characteristics.

**PROPOSED MOTION:** To approve a Certificate of Appropriateness for the construction of a single-family dwelling at 110-A Shearwater Drive.



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: 6/1/22
[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: 110 A Shearwater Dr. Ocean Springs, MS. 39564
Property Owner(s): Owen White
Parcel ID Number: 60130590-072 Approximate Age of Home: New Construction

ACCESS: Upon application submittal, City Officials and HPC Members area 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: Owen White
Address: 4651 Rosser Farms Parkway
City: Bessemer State: AL Zip: 35022
Phone: 205-415-1981 Email: owen.white@cnrgstores.com

Property Owner (if Different):
Name:
Address:
City: State: Zip:
Phone: Email:

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

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

PLEASE CHECK DISTRICT/LISTING

- BOWEN
- INDIAN SPRINGS
- LOVER'S LANE
- MARBLE SPRINGS
- OLD OCEAN SPRINGS
- RAILROAD
- SHEARWATER
- SULLIVAN-CHARNELY
- INDIVIDUAL LISTING

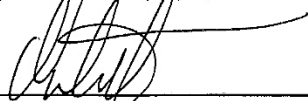
**Requirements:**

- 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.

OWEN WHITE  
Printed Name of Owner

  
Signature of Owner

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

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

5-27-22  
Date

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

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

**New Construction, Additions, Extensive Renovation / Repair**

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

**Required Attachments:**

1. **Two (2)** sets of scaled drawing, which shall include:
  - a.  A site plan illustrating location of proposal as well as all other structures on the site, with dimensions, setback distances, landscaping, driveways, walkways and protected trees.;
  - b.  A floor plan, with dimensions as it impacts the exterior of the structure;
  - c.  A drawing with dimensions of all affected exterior elevations;
  - d.  Notes describing exterior materials to be used. (i.e. walls, roof, trim, cornice, windows, doors, etc.);
  - e.  Detailed drawings or photographs of any decorative architectural details. (i.e. columns, balustrades, modillions, etc.); and
  - f.  Paint samples and plan keyed to location of each color (*Pivotal Structures Only*).
2. Photographs of the subject structure to be worked on, and adjacent property structures.
  - a.  Subject property; and
  - b.  Adjacent property structures.

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

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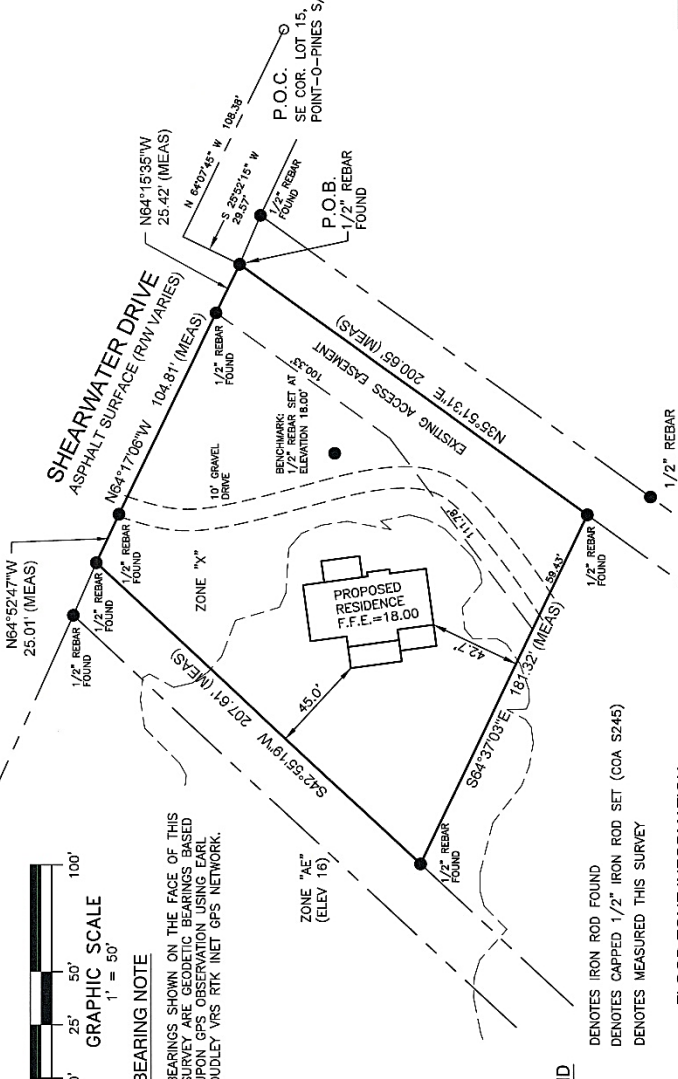
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— Attach Additional Sheets if Needed —

**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE SECTION 30, TOWNSHIP 7 SOUTH, RANGE 16 WEST, JACKSON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:  
 COMMENCING AT THE SOUTHEAST CORNER OF LOT 15, POINT-O-PINES SUBDIVISION; THENCE N 64°07'45" W 108.38 FEET TO A POINT; THENCE S 25°52'15" W 29.57 FEET TO A 1/2" REBAR FOUND ON THE SOUTH MARGIN OF SHEARWATER DRIVE AND BEING THE POINT OF BEGINNING; THENCE N 64°11'706" W 104.81 FEET TO A 1/2" REBAR FOUND; THENCE N 64°52'47" W 25.01 FEET TO A 1/2" REBAR FOUND; THENCE S 42°55'19" W 207.61 FEET TO A 1/2" REBAR FOUND; THENCE S 64°37'03" E 181.32 FEET TO THE POINT OF BEGINNING; THENCE N 35°51'31" E 200.65 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 0.76 ACRE, MORE OR LESS, AND SUBJECT TO AN ACCESS EASEMENT:

A PARCEL OF LAND SITUATED IN THE SECTION 30, TOWNSHIP 7 SOUTH, RANGE 16 WEST, JACKSON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:  
 COMMENCING AT THE SOUTHEAST CORNER OF LOT 15, POINT-O-PINES SUBDIVISION; THENCE N 64°07'45" W 108.38 FEET TO A POINT; THENCE S 25°52'15" W 29.57 FEET TO A 1/2" REBAR FOUND ON THE SOUTH MARGIN OF SHEARWATER DRIVE AND BEING THE POINT OF BEGINNING; THENCE N 64°11'35" W 28.42 FEET TO A 1/2" REBAR FOUND; THENCE S 35°51'30" W 100.33 FEET TO A POINT; THENCE S 53°15'16" W 111.78 FEET TO A POINT; THENCE N 64°11'35" W 104.81 FEET TO A POINT; THENCE N 35°51'31" E 200.65 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 0.15 ACRE, MORE OR LESS.



**LEGEND**

- IRF DENOTES IRON ROD FOUND
- IRS DENOTES CAPPPED 1/2" IRON ROD SET (COA S245)
- (MEAS) DENOTES MEASURED THIS SURVEY

**NOTES**

1. NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND EXTENT OF THE PROPERTY REPRESENTED BY THIS SURVEY DOES NOT IMPLY OR GUARANTEE TITLE TO ANY PERSONS OR PARTIES. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS THAT WOULD BE DISCOVERED IN A TITLE INVESTIGATION, NOT SHOWN ON THIS PLAN WHICH COULD AFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.
2. BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.
3. THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.
4. THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.

**REFERENCE MATERIAL**

- 1) JACKSON COUNTY GIS WEBSITE
- 2) DEED BOOK 2009 PAGES 779-784

**SURVEYOR CERTIFICATION**

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE INSTRUMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



*James C. Booth, Jr.*  
 JAMES C. BOOTH, JR., P.L.S., #2666  
 MAY 27, 2022

**FLOOD ZONE INFORMATION**

THIS PROPERTY IS LOCATED IN ZONES "X" AND "AE" (BASE ELEV. 16), AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NUMBER 28059C02896, REVISED 03/16/2009.


**PREPARED BY:**

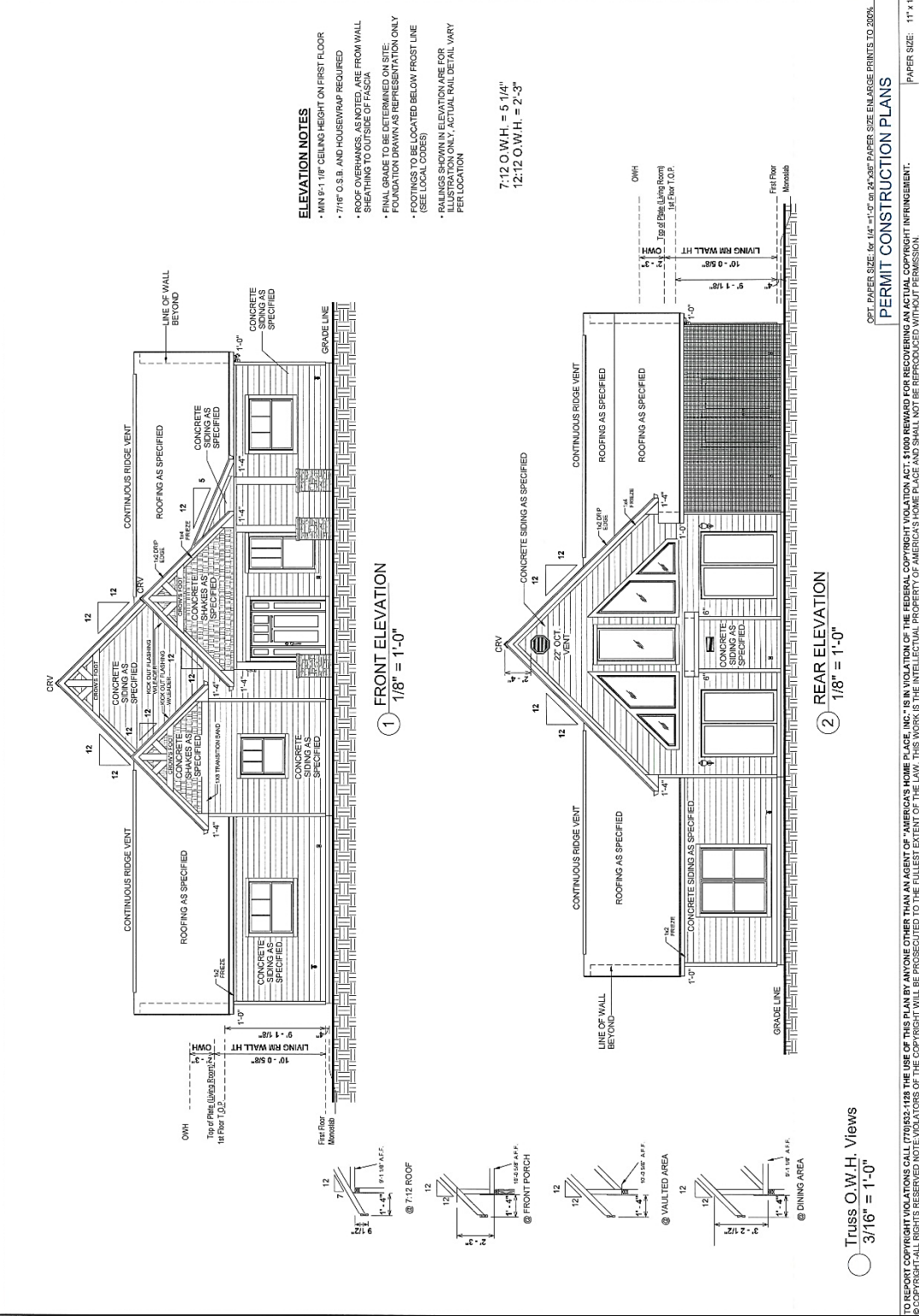
**MACHADO PATANO**  
 CIVIL  
 ELECTRICAL  
 MECHANICAL  
 SURVEYING  
 918 Howard Ave., Suite F  
 Biloxi, Mississippi 39530  
 P: 228.388.1950 | F: 228.388.1971  
 www.mpenq.us

**BOUNDARY SURVEY & SITE PLAN**

A PARCEL OF LAND SITUATED IN  
 SEC. 30, T. 7 S., R. 8 W., CITY OF  
 OCEAN SPRINGS, JACKSON CO., MS

SCALE: SHOWN
PROJECT NO: 0772267
DATE: 05/16/2022
DRAWN BY: JCB
CHECKED BY: GCT
SHEET NO: SA-01
SHEET 1 OF 1

PROPERTY OF:  SHEET NUMBER: _____		SCALE: As Indicated PAPER SIZE: 11" x 17"
PRINT DATE: 1/06/2022	FOUNDAION TYPE: MONOSLAB	FRONT & REAR ELEVATIONS
CHECKED BY: LV	JOB: 46-22-066	OWEN WHITE
AP	THE: PLEASANTVIEW	FOR: OWEN WHITE
DRAWN BY:	DEFFICE: HATTISBURG SALES D.B.	110 A SHEARWATER DRIVE, OCEAN SPRINGS - MS. 39564
REVISION	REVISION	REVISION
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**LEFT & RIGHT ELEVATION**

**E-2**

PROPERTY OF: **AMERICA'S HOME PLACE, INC.**

DATE: 10/08/2022

PRINT DATE: 10/08/2022

FOUNDATION TYPE: **MONOSLAB**

CHECKED BY: **2x4 EXTERIOR WALLS**

JOB NO: **46-22-066**

THE: **PLEASANTVIEW**

FOR: **OWEN WHITE**

OFFICE: **110 A SHEARWATER DRIVE, OCEAN SPRINGS - MS, 39564**

DESIGNED BY: **HATTISBURG SALES**

DRAWN BY: **D.B.**

SOLD BY: **D.B.**

Revision Number	Revision Description	Date
1	AS BUILT	1/8/22
2	REVISED PER PERMIT	1/11/22
3	REVISED PER PERMIT	1/11/22
4	REVISED PER PERMIT	1/11/22
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50	REVISED PER PERMIT	1/11/22

**ELEVATION NOTES**

- MIN 9'-1 1/8" CEILING HEIGHT ON FIRST FLOOR
- 7/16" O.S.B. AND HOUSEWRAP REQUIRED
- ROOF OVERHANGS, AS NOTED, ARE FROM WALL SHEATHING TO OUTSIDE OF FASCIA
- FINAL GRADE TO BE DETERMINED ON SITE; FOUNDATION DRAWN AS REPRESENTATION ONLY (SEE LOCAL CODES)
- FOOTINGS TO BE LOCATED BELOW FROST LINE PER LOCATION
- RAILINGS SHOWN IN ELEVATION ARE FOR ILLUSTRATION ONLY, ACTUAL RAIL DETAIL VARY PER LOCATION

7:12 O.W.H. = 5 1/4"  
12:12 O.W.H. = 2'-3"

OPT. PAPER SIZE: 10" x 15" or 20" x 30" PAPER SIZE ENLARGE PRINTS TO 200%.

**PERMIT CONSTRUCTION PLANS**

TO REPORT COPYRIGHT VIOLATIONS CALL (770)513-1123 THE USE OF THIS PLAN BY ANYONE OTHER THAN AN AGENT OF "AMERICA'S HOME PLACE, INC." IS IN VIOLATION OF THE FEDERAL COPYRIGHT VIOLATION ACT. \$1,000 REWARD FOR RECOVERING AN ACTUAL COPYRIGHT INFRINGEMENT.

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PAPER SIZE: 11" x 17" SCALE: 1/8" = 1'-0"

HATTIESBURG  
4700 Hardy Street, Suite N  
Hattiesburg, MS 39402  
Phone: 601.579.0222



**Custom Home Builders**

DESIGNER SHOW ROOMS

ALABAMA  
FLORIDA (FL. # CR-C057203)  
GEORGIA  
LOUISIANA  
MISSISSIPPI  
NORTH CAROLINA  
OHIO  
SOUTH CAROLINA  
TENNESSEE  
TEXAS  
VIRGINIA

Owen White

**Building Site Address: 110A Shearwater Drive  
Ocean Springs, MS 39564**

**Exterior Colors:**

Front Door & Crow's Feet - Antiquarian Brown

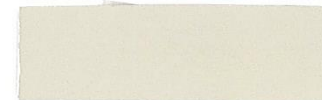


Entire House-Cement Siding-Evergreen Fog

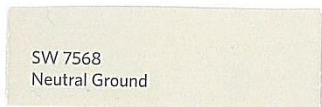


Soffit & FACIA - Almond

*Vinyl soffit  
Aluminum Facia*



Exterior Columns - Neutral Ground



With Stone Footings-Stone Dutch Quality  
Sienna Dry Stack



Shingles- Heritage-Weathered Wood



**AmericasHomePlace.com**

The Home You Want... Where You Want It

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

**HISTORIC PRESERVATION COMMISSION**  
*Certificate of Appropriateness Report*

**APPLICANT(S):** Sara Attaya

**CURRENT OWNER?** Yes  No

**LOCATION:** 422 Martin Avenue / Old Ocean Springs Historic District  
PID#: 60137604.000

**REQUESTED ACTION:** Approval of a Certificate of Appropriateness (COA) to install shutters.

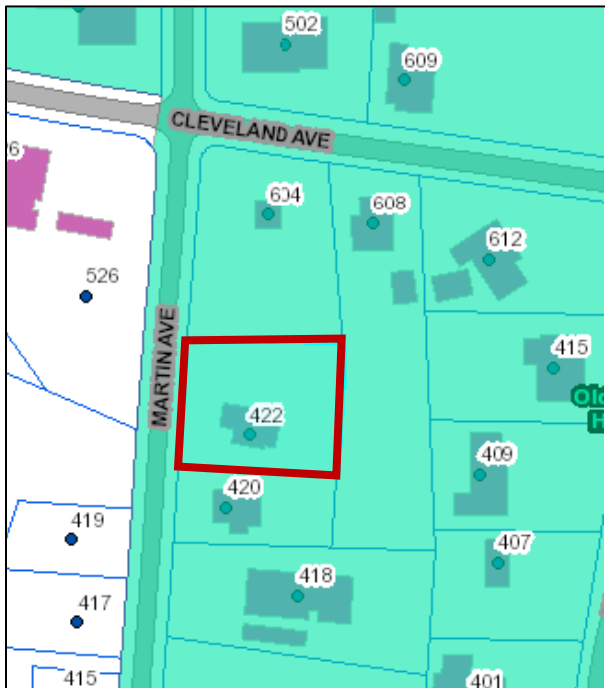
**DATE OF APPLICATION:** June 1, 2022

**PUBLIC MEETING:** Thursday, July 14, 2022 / 6:00 p.m.

**EXISTING CONDITIONS:** One single-family dwelling.

**DESCRIPTION OF COA:** The homeowner proposes to install hurricane shutters on the dwelling's windows.

**VICINITY:**



**COA CONSIDERATIONS:**

- The Old Ocean Springs Historic District is described as having, “an abundance of high-style architecture both well suited and adapted to the Gulf Coast climate and indicative of the continuous development of Ocean Springs as a resort community,” and is, “a large concentration of primarily street-oriented properties, significant for its diversity of architectural styles, local stylistic adaptations and variety of building forms,” according to the Historic District Guidelines.
- The property is the Honor-Attaya House. It was originally constructed around 1890. It is a “contributing” structure, according to the Miss. Dept. of Archives and History (MDAH) Resources Inventory. In 2007 the owners entered into a Maintenance Easement with MDAH.

**FINDINGS:**

- MDAH approved the shutters on June 6, 2022.
- The applicant has provided historical photos of the house with shutters. (attached)

**PROPOSED MOTION:**

To approve a Certificate of Appropriateness for the installation of hurricane shutters at 422 Martin 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: 6/1/22
[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: 422 Martin Ave
Property Owner(s): Sara Attaya
Parcel ID Number: 60137604.000
Approximate Age of Home: 150? yrs
Claim section 30-7-8

ACCESS: Upon application submittal, City Officials and HPC Members area 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: Sara Attaya
Address: 422 Martin Ave
City: Ocean Springs State: MS Zip: 39564
Phone: 504 346 9451 Email: dmpayne@uno.edu spattaya@loyno.edu

Property Owner [if Different]:
Name:
Address:
City: State: Zip:
Phone: Email:

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

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

**PLEASE CHECK DISTRICT/LISTING**

- |   |   |   |
|---|---|---|
| <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.

Sara Attaya  
Printed Name of Owner

Sara Attaya  
Signature of Owner

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

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

6/1/22  
Date

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

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

**DESCRIPTION OF REQUEST ATTACHMENT FOR:**

**New Construction, Additions, Extensive Renovation / Repair**

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

**Required Attachments:**

1. **Two (2)** sets of scaled drawing, which shall include:
  - a. N/A A site plan illustrating location of proposal as well as all other structures on the site, with dimensions, setback distances, landscaping, driveways, walkways and protected trees.;
  - b. N/A A floor plan, with dimensions as it impacts the exterior of the structure;
  - c.      A drawing with dimensions of all affected exterior elevations;
  - d.      Notes describing exterior materials to be used. (i.e. walls, roof, trim, cornice, windows, doors, etc.);
  - e.      Detailed drawings or photographs of any decorative architectural details. (i.e. columns, balustrades, modillions, etc.); and
  - f.      Paint samples and plan keyed to location of each color (*Pivotal Structures Only*).
2. Photographs of the subject structure to be worked on, and adjacent property structures.
  - a.      Subject property; and
  - b.      Adjacent property structures.

**Description:** We want to add hurricane shutters to prevent  
another 2005 destruction of the house.  
All the required attachments were sent to  
Mr. Morgan & Ms Moser 6/1/22.

— Attach Additional Sheets if Needed —

**MDAH APPROVAL:**



P.O. Box 571  
Jackson, MS 39205-0571  
601-576-6850  
mdah.ms.gov

June 6, 2022

Dr. Dinah Payne  
University of New Orleans  
Kirschman Hall, Room 359B  
2000 Lakeshore Dr.  
New Orleans, LA 70148

**RE: Honor-Attaya House - 422 Martin Avenue – Storm Shutters  
MDAH Project # 06-034-22  
Inventory # 059-OCN-0483-NRD  
Ocean Springs, Jackson County**

Dear Dr. Payne:

We have reviewed the Easement Administration Form received June 2, 2022, regarding the above-referenced project. We have found the project to be acceptable and in accordance with the Historic Preservation Easement recorded April 10, 2007, and the Secretary of the Interior's *Standards for Rehabilitation*.

Please accept this letter as authorization to proceed with the project as described in the submitted documents. If there are any changes to the project, please contact me at [mtingle@mdah.ms.gov](mailto:mtingle@mdah.ms.gov) or (601) 576-6952.

Sincerely,

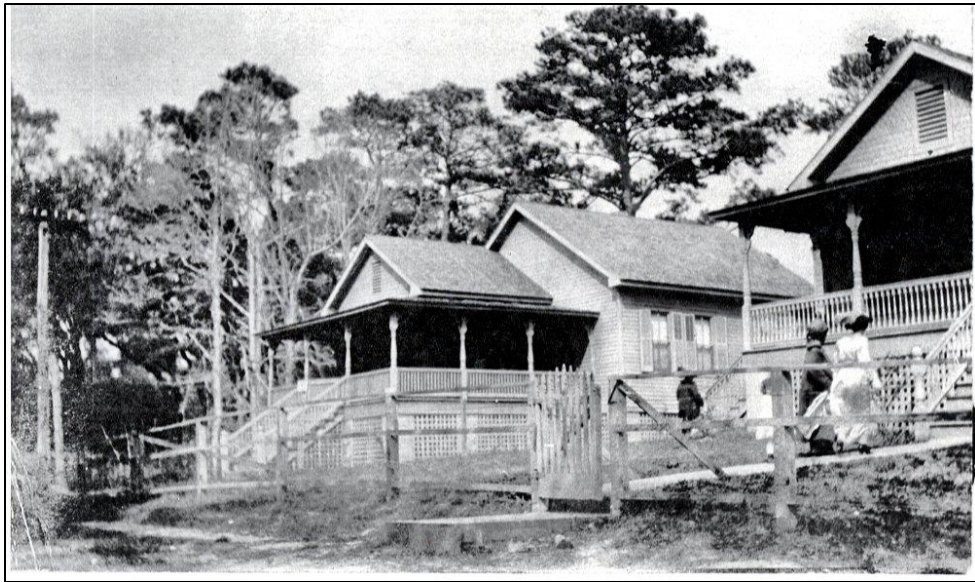
A handwritten signature in cursive script that reads "Mingo Tingle".

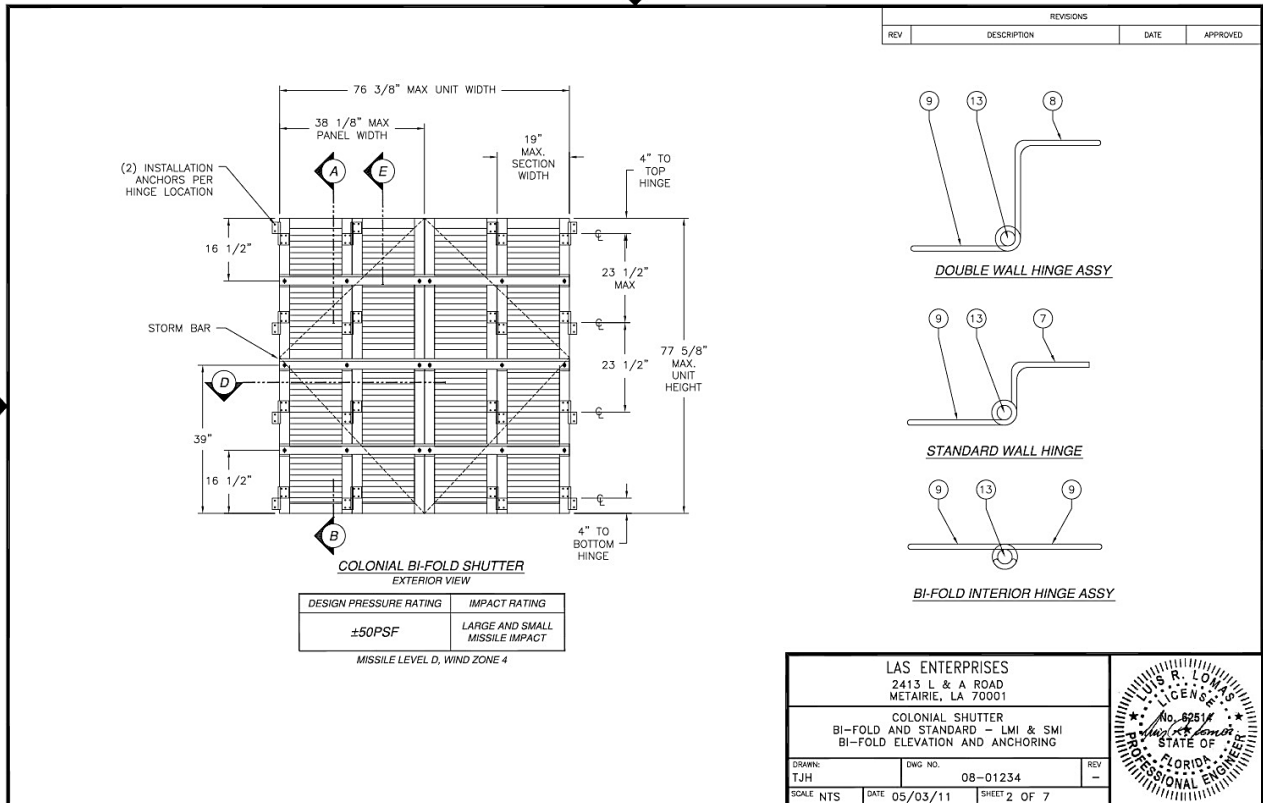
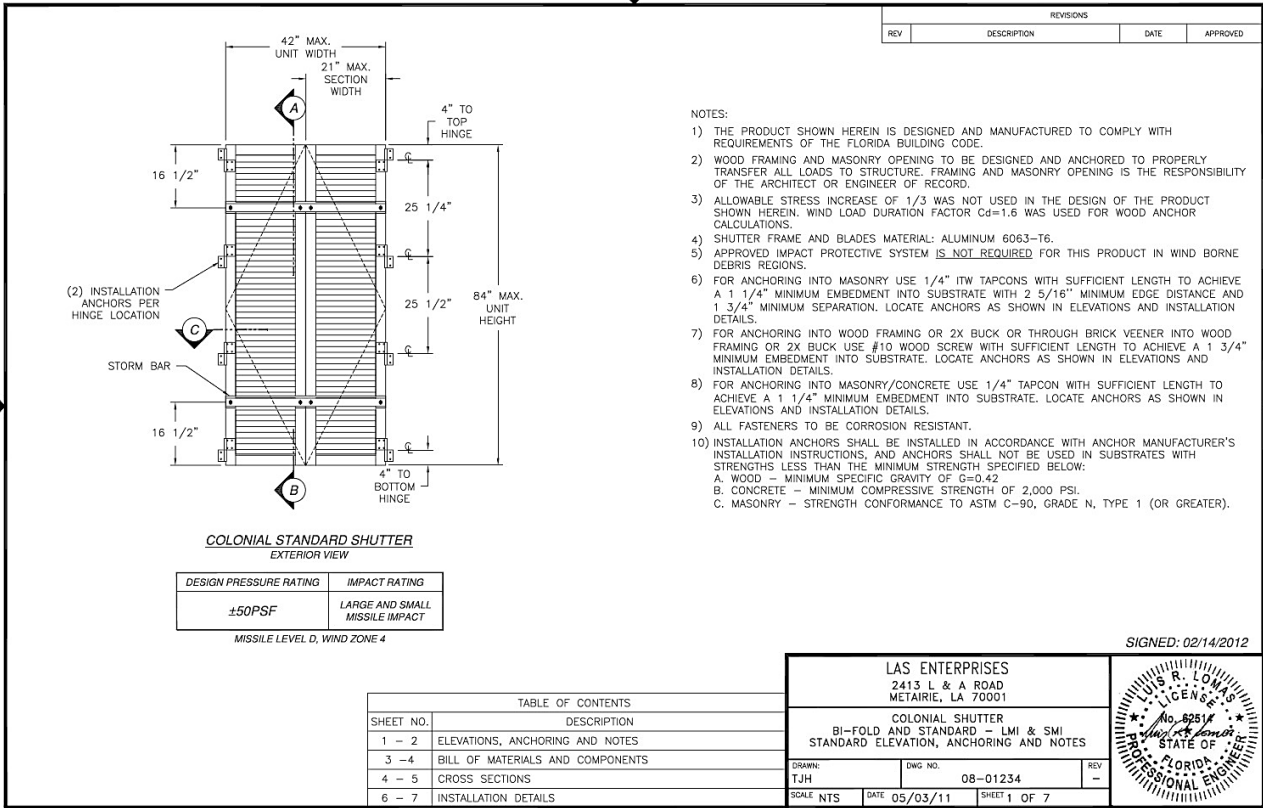
Mingo Tingle  
Chief, Technical Preservation Services

c: Statewide Survey File  
Easement File

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Board of Trustees: Spence Flatgard, president | Hilda Cope Povall, vice president | Kimberly L. Campbell | Nancy Carpenter |  
Betsey Hamilton | Web Heidelberg | Edmond E. Hughes Jr. | Mark E. Keenum | Helen Moss Smith





COLOR SAMPLE



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

**HISTORIC PRESERVATION COMMISSION**  
*Certificate of Appropriateness Report*

**APPLICANT(S):** Elizabeth and Lester McMackin

**CURRENT OWNER?** Yes  No

**LOCATION:** 506 Martin Avenue / Old Ocean Springs Historic District  
PID#: 60137586.000

**REQUESTED ACTION:** Approval of a Certificate of Appropriateness (COA) to demolish the dwelling.

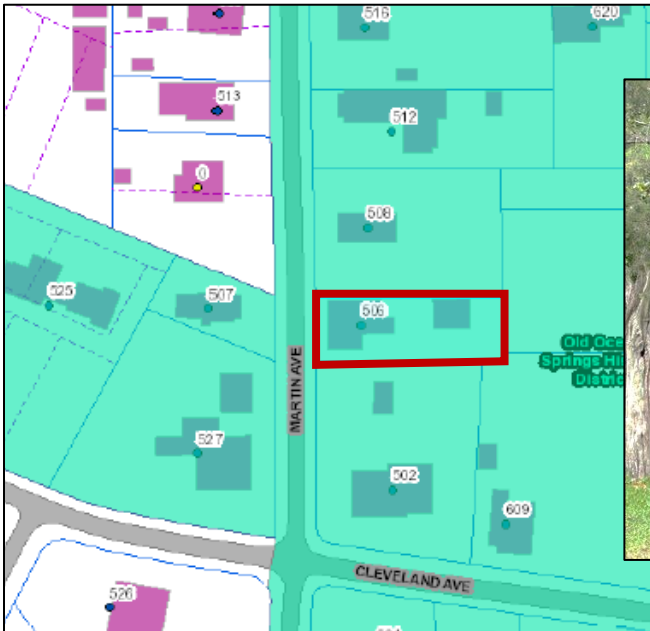
**DATE OF APPLICATION:** June 6, 2022

**PUBLIC MEETING:** Thursday, July 14, 2022 / 6:00 p.m.

**EXISTING CONDITIONS:** One single-family dwelling.

**DESCRIPTION OF COA:** The property owners propose to demolish the existing dwelling and out-building.

**VICINITY:**



**COA CONSIDERATIONS:**

- The Old Ocean Springs Historic District is described as having, “an abundance of high-style architecture both well suited and adapted to the Gulf Coast climate and indicative of the continuous development of Ocean Springs as a resort community,” and is, “a large concentration of primarily street-oriented properties, significant for its diversity of architectural styles, local stylistic adaptations and variety of building forms,” according to the Historic District Guidelines.
- According to the MDAH Resources Inventory, the house was originally built in 1908 and is considered “contributing” due to its age.
- The owners request the COA to demolish the dwelling due to its overall condition and documented structural defects. They note that the dwelling has had at least 3 separate additions that have left little to no historically correct elements. Their goal is to build a new house that will fit into the character of the neighborhood.

**FINDINGS:**

- The applicants have provided a structural condition assessment that concludes “that the residence is in poor structural condition and should be torn down. Any attempts to renovate the structure will likely result in uncovering unforeseen conditions. Further the structural condition of the house will not provide a sound framework to build upon.”
- The applicants have provided photos of the house.
- The applicants have submitted a site plan for a replacement dwelling.

**PROPOSED MOTION:**

To approve a Certificate of Appropriateness for the demolition of the dwelling and outbuilding at 506 Martin Avenue.



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: June 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: 506 Martin Avenue
Property Owner(s): Elizabeth & Lester McMackin
Parcel ID Number: 60137586.000 Approximate Age of Home: 114

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

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

Applicant [Check one]: Architect Contractor Owner Other
Name: Elizabeth & Lester McMackin
Address: 3603 Perryman Road
City: Ocean Springs State: MS Zip: 39564
Phone: 228.324.4188/228.365.2190 Email: mcmackin.les@gmail.com

Property Owner [if Different]:
Name: N/A
Address:
City: State: Zip:
Phone: Email:

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

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

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.

Elizabeth McMackin/ Lester McMackin  
\_\_\_\_\_  
Printed Name of Owner

  
\_\_\_\_\_  
Signature of Owner

N/A  
\_\_\_\_\_  
Printed Name of Authorized Agent

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

6/6/2022  
\_\_\_\_\_  
Date

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

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

**DESCRIPTION OF REQUEST ATTACHMENT FOR:**

**DEMOLITION**

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**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.   X   Photographs of all sides of the structure to be removed;
- b.   X   Site plan showing locations of structures, fences, walls, walkways, and protected trees;
- c.   X   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:** We are requesting the demolition of the existing dwelling and out building based on the overall condition and the documented structural defects as defined in the engineers report. The original dwelling had additions at least three (3) separate times in the past, along with several interior renovations they have left little to no historically correct elements in the house, and added to the structural demise of the dwelling. The goal will be to design and build a house that will fit into the character of the lot and the neighborhood in conjunction with the historic guidelines.

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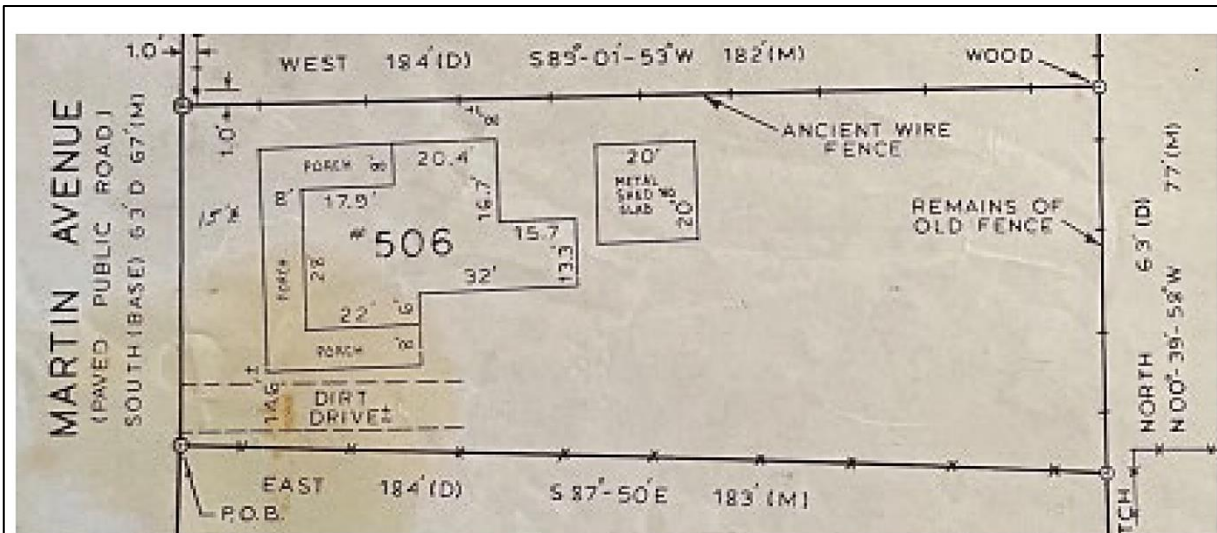
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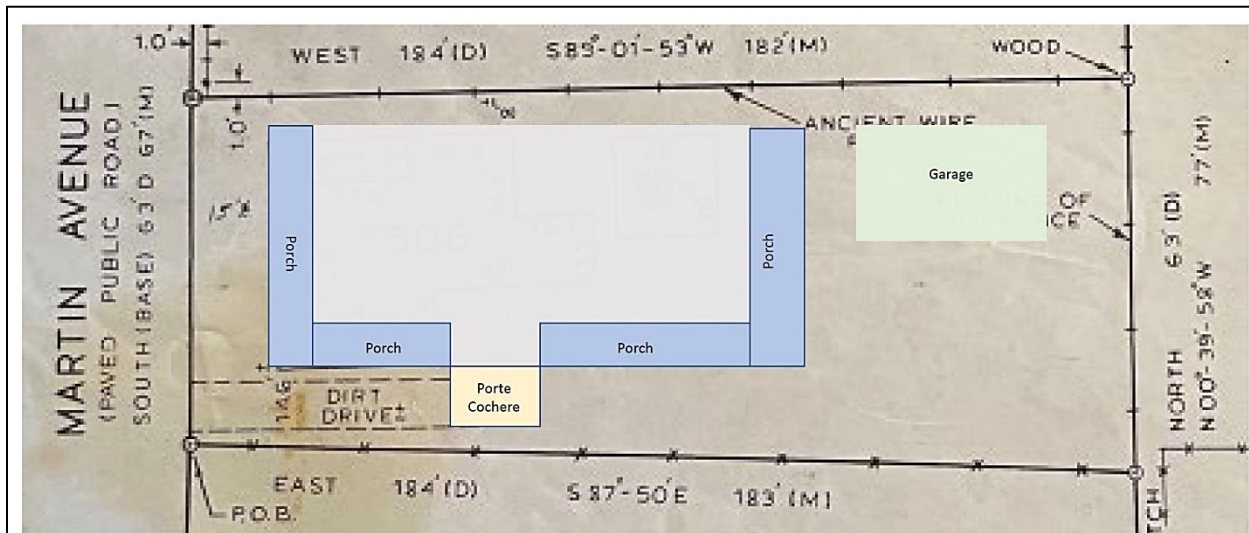
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Existing Building Plot



Rough Draft of Proposed new Building Plot – main house 46'x90'



Right Side of house – Looking North



Left Side of house – Looking South



Rear of house – Looking West

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

***CERTIFICATE OF APPROPRIATENESS REPORT***

**APPLICANT(S):** Dennis Cowart

**CURRENT OWNER?** Yes  No

**If No-List Current Owner:** Craig Joachim

**LOCATION:** 317 Lovers Lane / Lovers Lane Historic District  
PID # 61058001.000

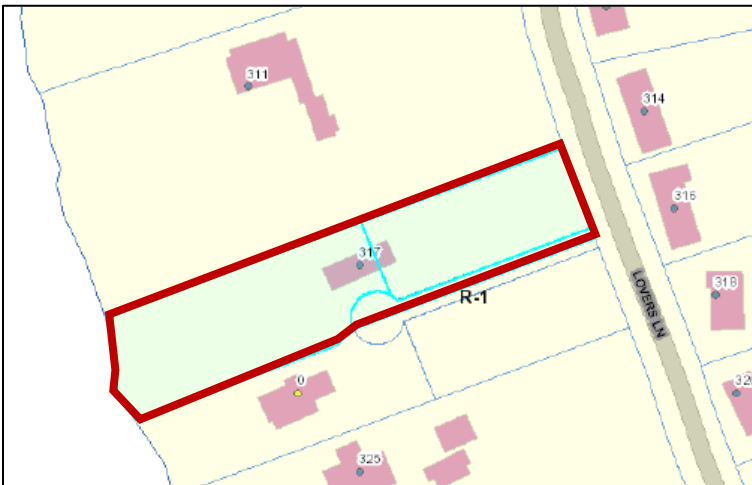
**REQUESTED ACTION:** Approval of a Certificate of Appropriateness for the demolition of the existing building.

**DATE OF APPLICATION:** June 7, 2022

**PUBLIC MEETING:** Thursday, July 14, 2022 / 6 p.m.

**EXISTING CONDITIONS:**

- The subject property is Lots 1 and 3 of the Connor Subdivision.



**COA CONSIDERATIONS:**

- The Lovers Lane Historic District is located on a portion of Lovers Lane only on the South side. It is described as being significant for its eclectic, high-style residential architecture, including examples of Greek Revival, Queen Anne, and Spanish Colonial Revival styles. The dwellings date from the 1870s through the 1920s and also exhibit local adaptations of architectural styles designed to accommodate the Gulf Coast climate.
- MS DEPT. OF ARCHIVES AND HISTORY RESOURCES INVENTORY FACT SHEET –
  - The house was built in approx. 1926. It is classified as “Contributing: to the Lovers Lane district.
  - A two-story, wood-frame house with central chimneys and a gable roof, porch and turreted bay on west side. Entrance from porch is through a single glazed door in period wood frame and full-length shutters. Windows are 2/2 DHS in wood frames, with shutters. House is clad in weatherboard siding with horizontal band of coursed shingles at the top and flush board at the bottom. Half-timber paneling enriches the upper gable portion. Half-timber paneling adorns the upper portion of the main gable. Entrance is trimmed with small panes. Turreted bay enclosed with vertical casements. Addition to north side with shed roof.

**FINDINGS:**

- The applicant has provided justification for the demolition (attached). He notes that inappropriate additions and modifications were made to the house in the 1950’s and 1960’s that have seriously altered the original historic structure and have created water traps and roofing conditions that cannot be practically mitigated.
- The applicant has provided photos of the existing dwelling’s exterior (attached).
- The applicant has provided a floor plan of a proposed new dwelling.

**PROPOSED MOTION:** To recommend approval of a Certificate of Appropriateness for the demolition of the dwelling at 317 Lovers Lane.



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: \_\_\_\_\_  
 [Applications are due by the 7th of each month for consideration the FOLLOWING month.]  
 Anticipated HPC Meeting Date (Planning Dept to complete): \_\_\_\_\_  
 The Commission meets at 6:00pm on the second Thursday of every month  
 \*\*\*\*\* APPLICANT MUST ATTEND HEARING \*\*\*\*\*

Property Address: 317 LOVERS LANE  
 Property Owner(s): CRAIG JOACHIM  
 Parcel ID Number: 61058001.000 Approximate Age of Home: 116 YRS.

ACCESS: Upon application submittal, City Officials and HPC Members area 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: DENNIS COWART  
 Address: 710 PORTER AVE.  
 City: OCEAN SPRINGS State: MS Zip: 39564  
 Phone: (228) 872-1801 Email: cowartarchitects@gmail.com

Property Owner [if Different]:  
 Name: CRAIG JOACHIM  
 Address: 317 LOVERS LANE  
 City: OCEAN SPRINGS State: MS Zip: 39564  
 Phone: (228) 324-5612 Email: cjoachim1965@gmail.com

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 EXIST. HOUSE

**PLEASE CHECK DISTRICT/LISTING**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> BOWEN                   | <input type="checkbox"/> MARBLE SPRINGS    | <input type="checkbox"/> SHEARWATER         |
| <input type="checkbox"/> INDIAN SPRINGS          | <input type="checkbox"/> OLD OCEAN SPRINGS | <input type="checkbox"/> SULLIVAN-CHARNELY  |
| <input checked="" 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.
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- **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.

CRAIG JOACHIM  
Printed Name of Owner

\_\_\_\_\_  
Signature of Owner

DENNIS COWART  
Printed Name of Authorized Agent

  
Signature of Authorized Agent

06/07/2022  
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:** \_\_\_\_\_

**SEE ATTACHED SHEET.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

**APPLICANT'S JUSTIFICATION FOR DEMOLITION:**

COA Description of work

Demolition:

Demolition of Existing Historic Residential structure located at 317 Lovers Lane. After multiple past renovations and modifications to the existing historic home the Owner is requesting demolition of the existing structure and replacement with a new single family residence elevated for future storm surges and in keeping with the Design Guidelines and requirements for new construction in the City of Ocean Springs Historic Preservation Commission guidelines.

Reason for Demolition: Wood deterioration and water infiltration continues to affect the existing structure and multiple attempts have been made to renovate and correct deterioration and water infiltration issues without success. Inappropriate additions and modifications made in the 1950's and 60's have seriously altered the original historic structure and created water traps and roofing conditions that cannot be practically mitigated as they exist. Approximately \$550,000 has been spent by the family to renovate and make the structure usable and inhabitable with limited success. Water infiltration continues to exist at the front porch addition and at various roofing areas in the house and the stability of the structure is now compromised.

New Residence Proposed:

A new residence is being proposed on the site with both a waterfront wrap around porch and front porch similar to the existing structure. Roof pitches and exterior materials will match the existing structure in a combination of lap siding and shingles with roof pitches similar to the existing structure. A corner exterior porch will be incorporated and connected to the water-side exterior porch. The entire structure will be elevated on piers for future storm surge mitigation and partially enclosed to conceal parking below the elevated structure. The new structure will be submitted for full review by the HPC.

QUITCLAIM DEED: (DEED BOOK 960, PAGE 933)

Commencing at the SE corner of Section 24, Township 7 South, Range 9 West, thence West 2845 feet; thence North 1026 feet; thence S64°-38'W 459.87 feet; thence N24°-49'-57"W 79.2 feet to the Point of Beginning of the tract herein conveyed, thence N24°-49'-57"W 100 feet; thence N65°-10'-04"E 277 feet; thence S24°-28'-23"E 79.55 feet; thence Westerly around a curve with a radius of 20 feet a distance of 54.67 feet; thence S20°-19'-48"W 17.6 feet; thence S65°-06'-48"W 225.64 feet to the Point of Beginning, being Lot 1 of Corner Subdivision of Lot 4, Block 104, Section 24, Township 7 South, Range 9 West (as per Plat Book 15, Page 45).

This is to CERTIFY that I have surveyed the property herein described and delineated, and that the measurements and other data indicated are correct to the best of my knowledge and belief.



ERIC MENNHENNETT P.L.L.C.  
24 March, 2011  
Class 4, B

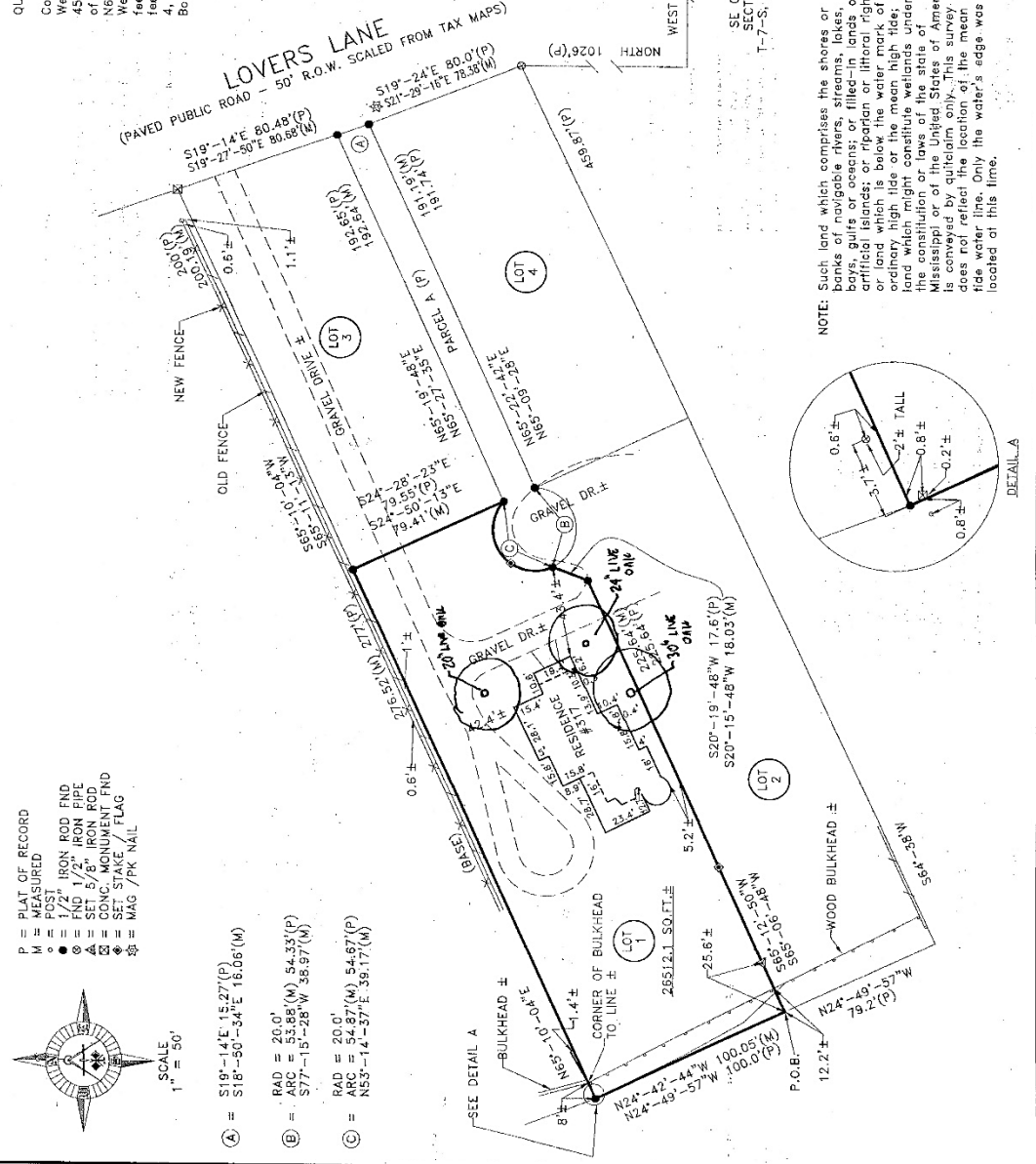
NOTE: Utilities not located except as shown.

NOTE: Survey performed without benefit of current title exam.

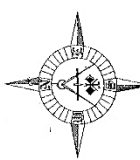
NOTE: Building setbacks, elevations, wetlands determination and other data to be prescribed by appropriate governing bodies.

NOTE: Boundary surveys are based upon the recorded subdivision plat in cases of regular subdivision lots. Boundary surveys of properties not a part of a regular subdivision are based upon title information provided by the party requesting the survey. Boundary survey plats reflect information discovered by close surveying in the normal course of a boundary survey. The plat does not show any possible condition affecting the property, easements, servitudes, building ordinances, zoning and other legal encumbrances may exist. Consult a title attorney if you wish to discover all the legal encumbrances attached to property.

ERIC (Rick) MENNHENNETT  
Professional Land Surveyor  
(MAIL) PO Box 4842  
Biloxi, MS 39635  
(228) 436-9701 (office)  
(228) 436-9702 (FAX)



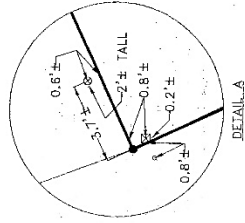
- P = PLAT OF RECORD
- M = MEASURED
- = 1/2" IRON ROD END
- = FND 1/2" IRON PIPE
- △ = SET 5/8" IRON ROD
- ▲ = CONC. MONUMENT FND
- ◆ = SET STAKE / FLAG
- ⊙ = MAG / PK NAIL



SCALE  
1" = 50'

- A = S19°-14'E 15.27'(P)  
S18°-50'-34 E 16.06'(M)
- B = RAD = 20.0'  
ARC = 53.88'(M) 54.33'(P)  
S77°-15'-28"W 36.97'(M)
- C = RAD = 20.0'  
ARC = 54.87'(M) 54.67'(P)  
N53°-14'-57 E 39.17'(M)

NOTE: Such land which comprises the shores or banks of navigable rivers, streams, lakes, bays, gulfs or oceans, or filled-in lands or artificial islands; or riparian or littoral rights; or land which is below the water mark of the ordinary high tide or mean high tide, or land which is subject to the jurisdiction under the constitution or laws of the state of Mississippi or of the United States of America is conveyed by quitclaim only. This survey does not reflect the location of the mean high tide water line. Only the water's edge was located at this time.



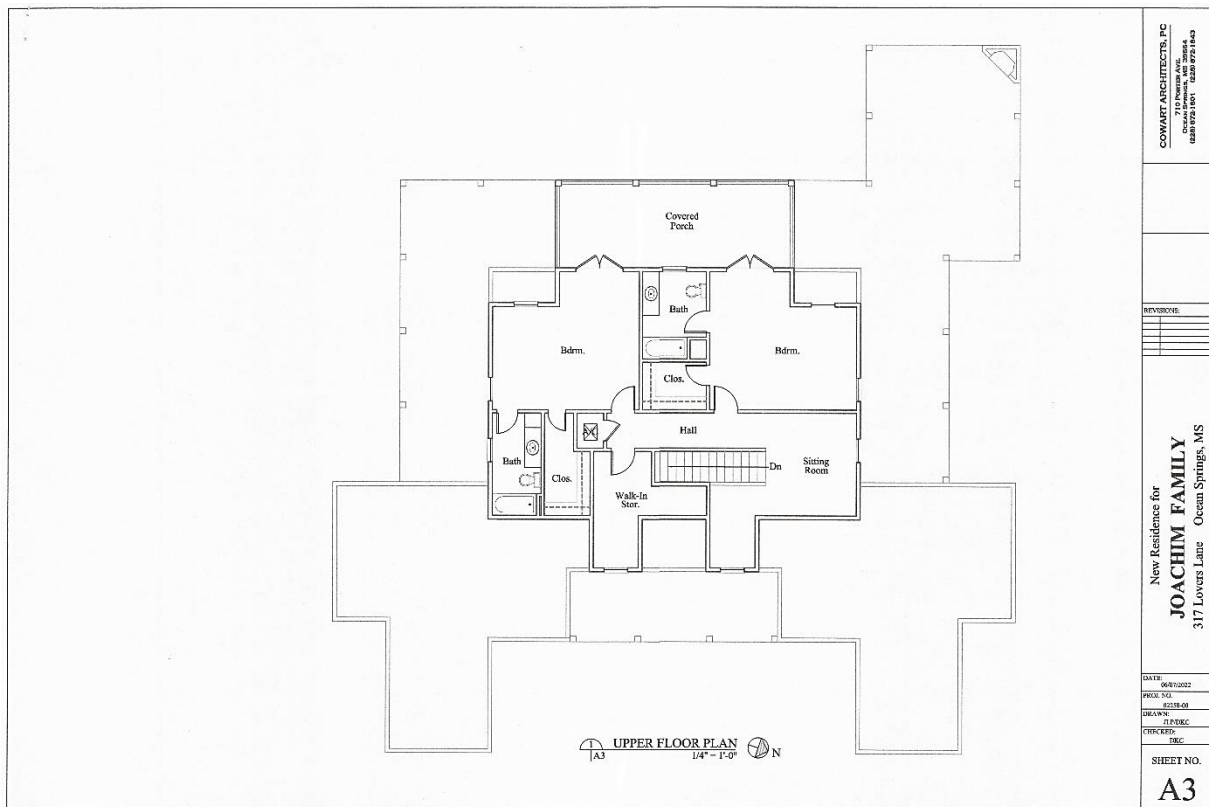
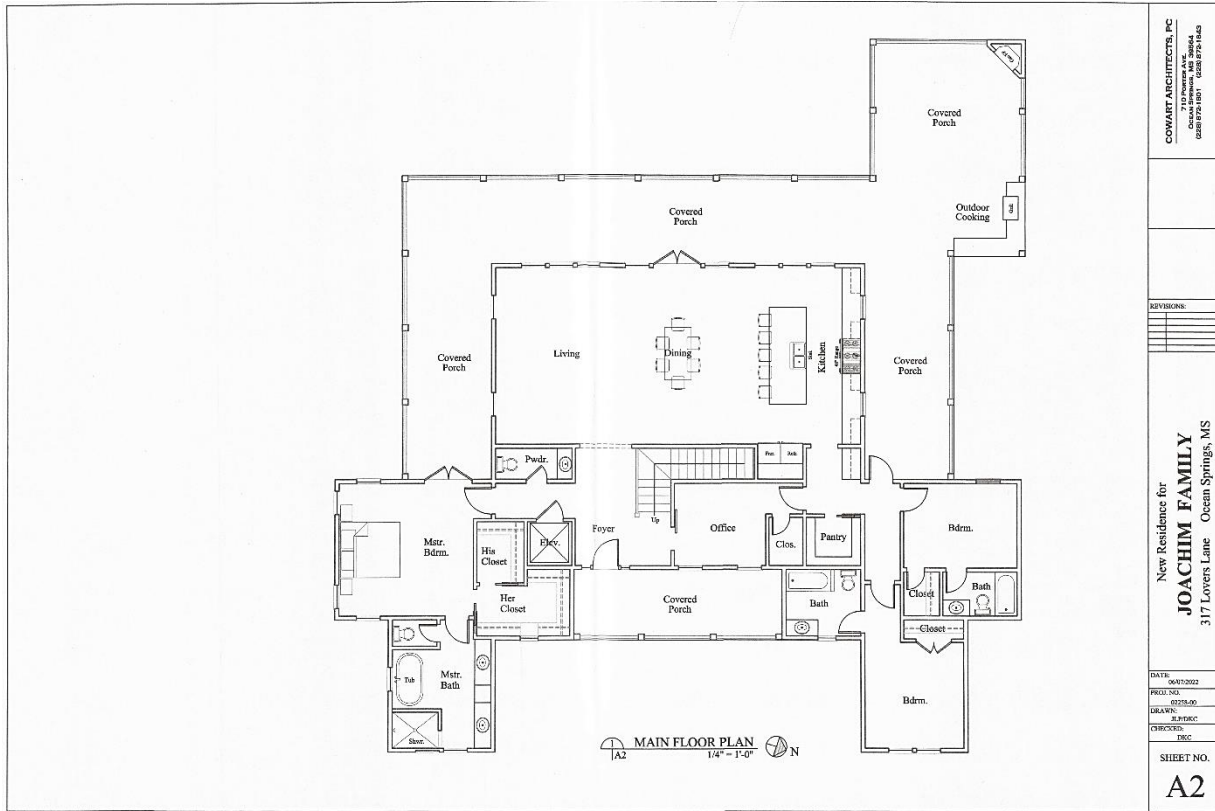








PROPOSED FLOOR PLANS



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

**CERTIFICATE OF APPROPRIATENESS REPORT**  
**— PUBLIC HEARING —**

**APPLICANT(S):** Stuart Weidie

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

**LOCATION:** 306 Shearwater Drive / Shearwater Historic District  
PID#: 60130610.025

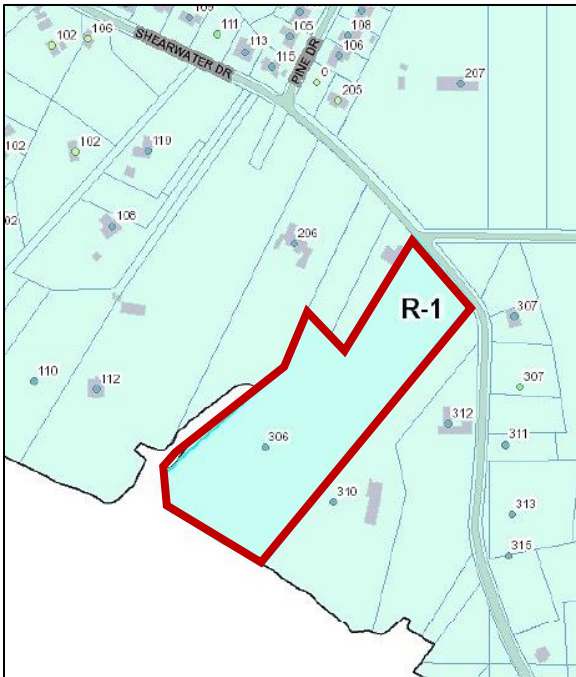
**REQUESTED ACTION:** Approval of a Certificate of Appropriateness for a swimming pool.

**DATE OF APPLICATION:** June 7, 2022

**PUBLIC MEETING:** Thursday, July 14, 2022/ 6 p.m.

**EXISTING CONDITIONS:** a single-family dwelling is under construction.

**VICINITY:**



**COA CONSIDERATIONS:**

- A swimming pool is proposed on the south side of the dwelling, between the dwelling and Biloxi Bay.
- The COA for the dwelling was approved by the HPC on September 10, 2020, and by the Board of Aldermen on October 6, 2020.

**FINDINGS:**

- A swimming pool was not indicated on the site plan, so was not approved with the COA for the dwelling.
- The swimming pool's location on the property is consistent with the historic district guidelines.

**PROPOSED MOTION:** To approve a Certificate of Appropriateness for the construction of a swimming pool at 306 Shearwater Drive.



**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:** \_\_\_\_\_  
 [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: 306 SHEARWATER

Property Owner(s): STUART WEIDIE

Parcel ID Number: 60130610.025      Approximate Age of Home: Swimming Pool

**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: CRAIG SMITH

Address: 7216 OCEANSPRINGS ROAD

City: OCEAN SPRINGS      State: MS      Zip: 39564

Phone: 228-327-2727      Email: SMIT3272727@GMAIL.COM

**Property Owner [if Different]:**

Name: STUART WEIDIE

Address: 20 COUNTRY CLUB TRAIL

City: ASHEVILLE      State: NC      Zip: 28804

Phone: 828-251-3027      Email: SEWEIDIE@BLOSSMANGAS.COM

**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 type="checkbox"/> Minor Renovation / Repair                                  | <input type="checkbox"/> Signage  |
| <input type="checkbox"/> Exterior Painting (Contributing Structures Only)           | <input type="checkbox"/> Demolition                                       |

Swimming Pool

PLEASE CHECK DISTRICT/LISTING

BOWEN

INDIAN SPRINGS

LOVER'S LANE

MARBLE SPRINGS

OLD OCEAN SPRINGS

RAILROAD

SHEARWATER

SULLIVAN-CHARNELY

INDIVIDUAL LISTING

**Requirements:**

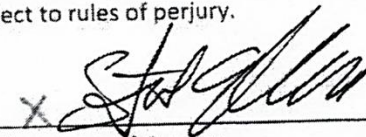
- All work in the Historic District OR on Individually Listed Structures must comply with the *City of Ocean Springs Historic District Design Guidelines*. The Guidelines are available at City Hall and for review at the Ocean Springs Library. This form must be completed in its entirety, with any attachments, 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.

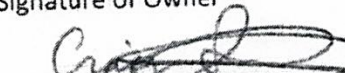
STUART WEIDIE

Printed Name of Owner

X   
Signature of Owner

CRAIG SMITH

Printed Name of Authorized Agent

  
Signature of Authorized Agent

6/22/2022  
Date

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

— CERTIFICATE OF APPROPRIATENESS APPLICATION —

**DESCRIPTION OF REQUEST ATTACHMENT FOR:**

**New Construction, Additions, Extensive Renovation / Repair**

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

**Required Attachments:**

1. **Two (2)** sets of scaled drawing, which shall include:
  - a.  A site plan illustrating location of proposal as well as all other structures on the site, with dimensions, setback distances, landscaping, driveways, walkways and protected trees.;
  - b.  A floor plan, with dimensions as it impacts the exterior of the structure;
  - c.  A drawing with dimensions of all affected exterior elevations;
  - d.  Notes describing exterior materials to be used. (i.e. walls, roof, trim, cornice, windows, doors, etc.);
  - e.  Detailed drawings or photographs of any decorative architectural details. (i.e. columns, balustrades, modillions, etc.); and
  - f.  Paint samples and plan keyed to location of each color (*Pivotal Structures Only*).
2. Photographs of the subject structure to be worked on, and adjacent property structures.
  - a.  Subject property; and
  - b.  Adjacent property structures.

**Description:** Swimming Pool

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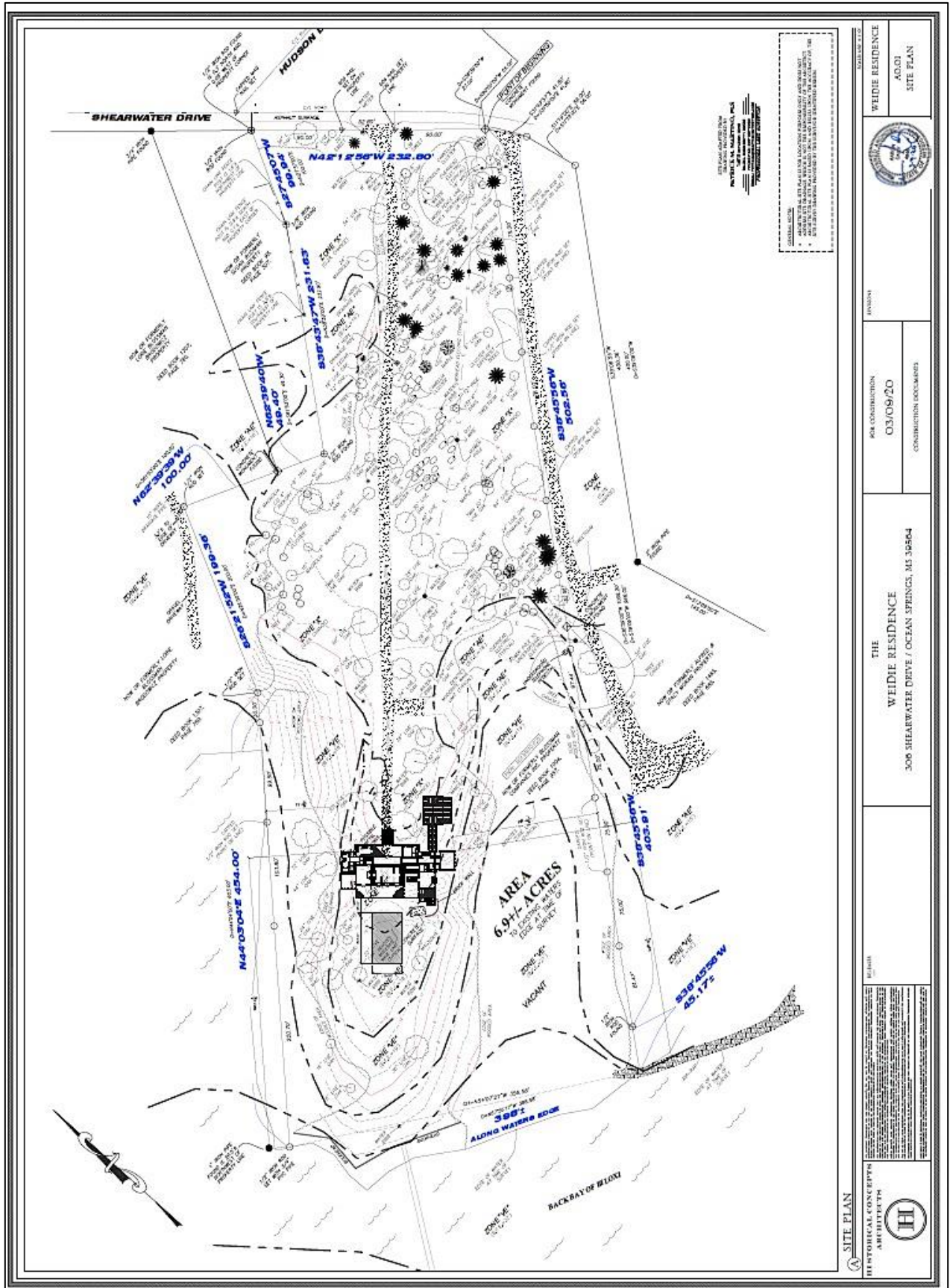
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— Attach Additional Sheets if Needed —



**GENERAL NOTES:**

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

WEIDIE RESIDENCE  
ADDJ  
SITE PLAN



DATE: 03/09/20  
CONSTRUCTION DOCUMENTS

THE WEIDIE RESIDENCE  
300 SHEARWATER DRIVE / OCEAN SPRINGS, MS 38564

**SITE PLAN**  
HISTORICAL CONCEPTS  
ARCHITECTS  
**H**

The Minutes of the City of Ocean Springs  
Historic Preservation Commission  
Thursday, June 16, 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, June 16, 2022. Members present were, Tyler Cox, Michael Doster, and Karen Chewning. Michael Burns, Charliene Roemer, and Matthew Pavlov were absent. Also present were Wade Morgan, City Planner, and Amanda Moser, Planning/Grants Coordinator.

2. Old Business – None.

3. New Business

- a) 802 Iberville Drive / PID# 61030003.000 – Cay Wiser – Request for Certificate of Appropriateness (COA) to install a fence along the east property line.

W. Morgan introduced the proposal. The request is for a four (4)-foot tall aluminum fence; it is identical to the adjacent property recently approved. The Unified Development Code (UDC) does not allow fences on a property without a principal building. The Historic Preservation Commission (HPC) has the power to send an appeal to the Board of Aldermen (BOA) to approve it.

Cay Wiser, applicant, addressed the commission. She intends to construct a single-family home on the property by the end of the year. She is requesting the fence to delineate the property line.

A motion was made by M. Doster seconded by T. Cox to recommend a Certificate of Appropriateness for a four foot tall aluminum fence on the east side of 802 Iberville Drive as described in the application. The motion was carried unanimously.

A motion was made by K. Chewning seconded by T. Cox to recommends approval of an appeal of the Unified Development prohibition of fences on parcels without a principal structure on 802 Iberville Drive. The motion was carried unanimously.

- b) 315 Front Beach Drive / PID# 61260002.000 & 61260003.000 – Edward Aldridge – Request for COA to demolish two (2) cottages.

W. Morgan introduced the proposal. The Mississippi Dept. of Archives and History (MDAH) notes there were several cottages on the property constructed in approximately 1909. Three (3) cottages were previously approved for demolition following damage from Hurricane Katrina in November 2005. The Building Official inspected both and recommended demolition of both structures.

Ed Aldridge, applicant, addressed the commission. His intent is to demo and replace the cottages.

Henry Furr, applicant's architect, addressed the commission. He doesn't feel the MDAH information regarding the age of the structures is correct. Based on what the structures are constructed of, they were built much later, in his opinion.

A motion was made by K. Chewning seconded by M. Doster to recommend approval of demolition of the properties on 315 Front Beach. The motion was carried unanimously.

- c) 703 Porter Avenue / PID# 60137652.000 – James Waller – Request for COA to make repairs, repair and/or replace windows, and replace the garage door.

W. Morgan introduced the proposal. He explained the change in materials is what triggered the HPC's need of approval. Replacing the lap siding with Hardi-Board, replacing/repairing windows, etc. The repairs are consistent with the area.

James Waller, contractor for the applicant, addressed the commission. He discussed using paneling on the garage door instead of it replacing it. It is extremely old and those types of garage doors aren't made anymore. The damage to the structure occurred during Hurricane Katrina. He discussed windows being hard to order. The applicant is requesting the same style windows, but the material being vinyl.

K. Chewning asked if the aluminum door pictured was being replaced. Mr. Waller asked if the screen door could be replaced with a white storm door.

C. Barbosa asked to discuss the block wall. Mr. Waller explained Hurricane Katrina knocked down the wall and the applicant wishes to replace it

A motion was made by K. Chewning to recommend approval of the Certificate of Appropriateness for the minor repair to the building exterior on 703 Porter Avenue. The motion was carried unanimously.

C. Barbosa asked if she wished to include the storm door in her motion. K. Chewning confirmed yes.

M. Doster seconded K. Chewning's motion.

4. Approval of Minutes

**a)** April 12, 2022 – Special Call

A motion was made by K. Chewing seconded by T. Cox 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