



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

**THURSDAY, May 14, 2020 @ 6:00 p.m.**

A G E N D A

**1. Call meeting to order**

**2. Old Business – None.**

**3. New Business**

- a) 403 Jackson Avenue – Andrew & Kerri Cambre – Request for Certificate Of Appropriateness (COA) for the construction of a new single-family dwelling with a detached carport.

**4. Approval of Minutes**

- a) April 16, 2020

**5. Administrative Approval – None.**

**6. Audience Request**

**7. Adjourn**

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

**HISTORIC PRESERVATION COMMISSION REPORT**  
**— PUBLIC HEARING —**

**MEETING DATE:** May 14, 2020

**APPLICANT:** Dennis Cowart, Architect

**REQUESTED ACTION:** Approval of Certificate of Appropriateness for a Dwelling

**DATE OF APPLICATION:** April 9, 2020

**LOCATION:** 403 Jackson Ave.; Parcel Identification: 61335011.025

**ADJACENT ZONING/LAND USE:**

<b>Subject Property:</b>	<b>R-1, Single Family Residential District; Undeveloped lot.</b>
<b>North, West:</b>	R-1 district; single family dwellings
<b>East:</b>	R-1 district; First Presbyterian Church of Ocean Springs
<b>South:</b>	R-1 district; undeveloped lot

**VICINITY**



**DESCRIPTION OF THE REQUEST:**

- The property is currently undeveloped. Prior to Hurricane Katrina, there was a single family dwelling on the lot.
- The proposed dwelling is to be single story, with a 2-car detached carport in the rear, and a driveway on the south side of the lot.

**COA DESIGN CHECKLIST ITEMS:**

- Site Layout – the entry doorway faces the street. A 2-car carport is located behind the house.
- Siding – Hardi-plank siding
- Roof – metal roof
- Windows – two over two shown on elevation plans; no information on material provided.
- Exterior Doors – illustrated on elevation plans; information on material not provided.
- Architectural Details – exposed rafter tails illustrated on elevation plans.

**FINDINGS:**

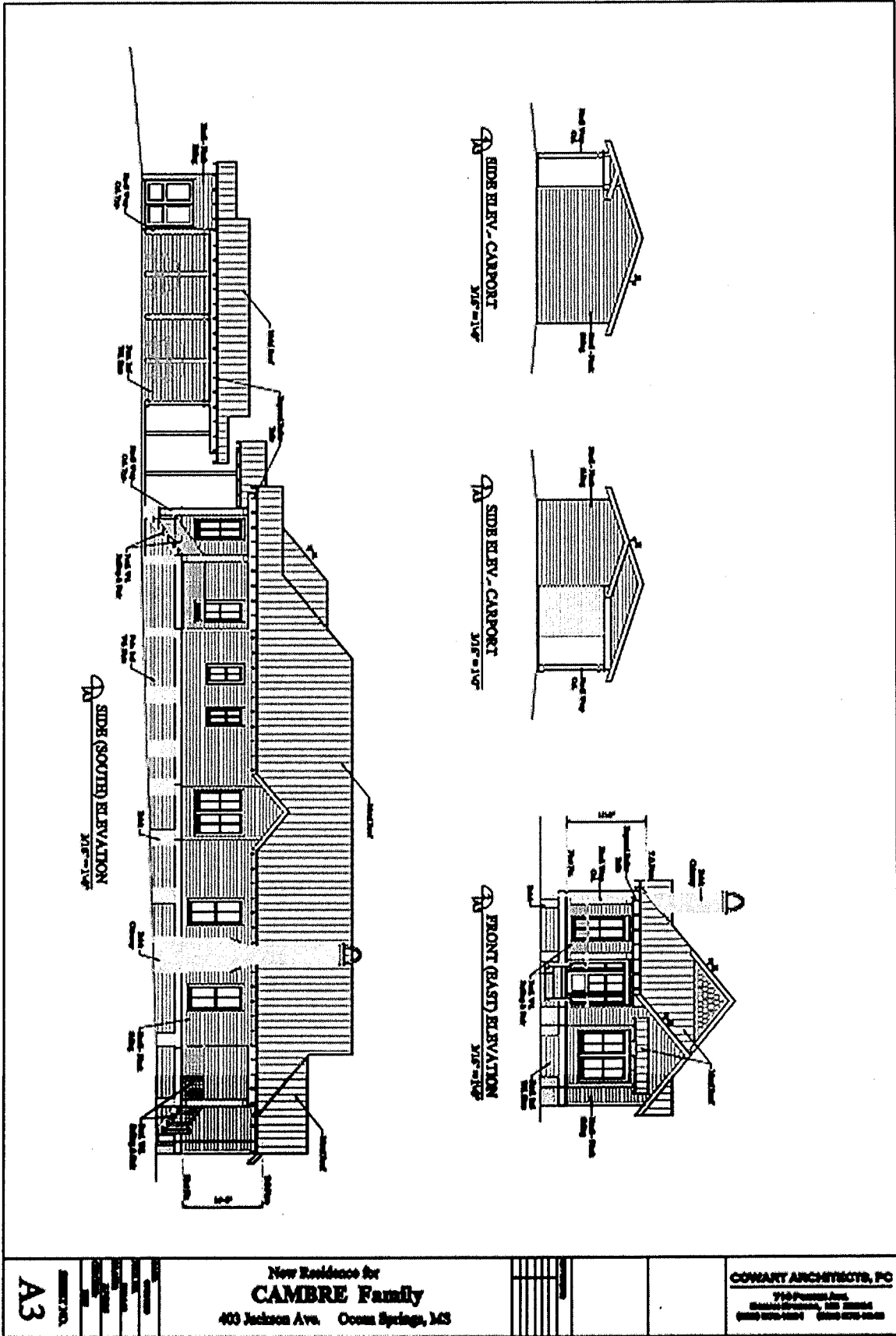
- The dwelling is on the May 12, 2020 planning commission agenda for approval of construction on a lot that is has less width and overall area than the property's R-1 zoning allows.
- The information provided by elevation drawings generally describe a dwelling that complies with the Old Ocean Springs Historic District guidelines, but lack details about colors and window and door materials.

**STAFF RECOMMENDATION: APPROVAL**

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**PROPOSED MOTION:** To recommend approval of a COA for construction of a dwelling at 403 Jackson Ave.

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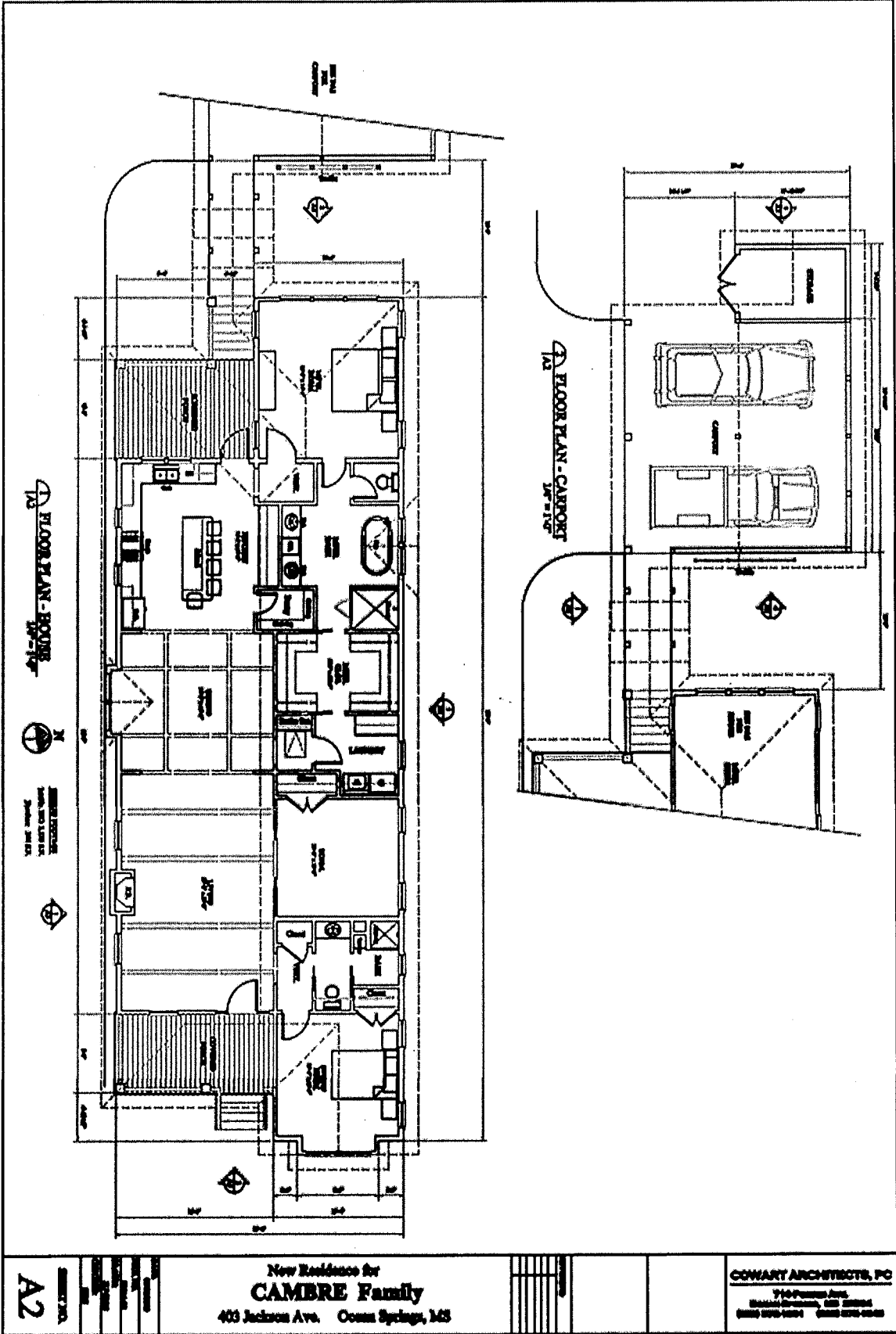


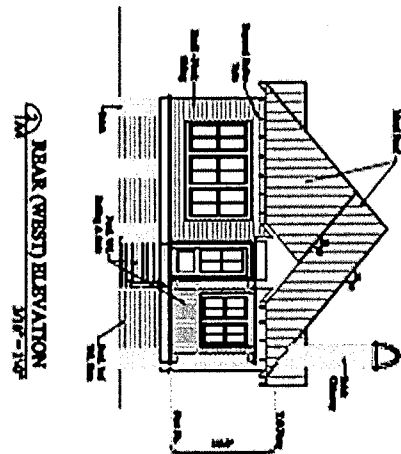
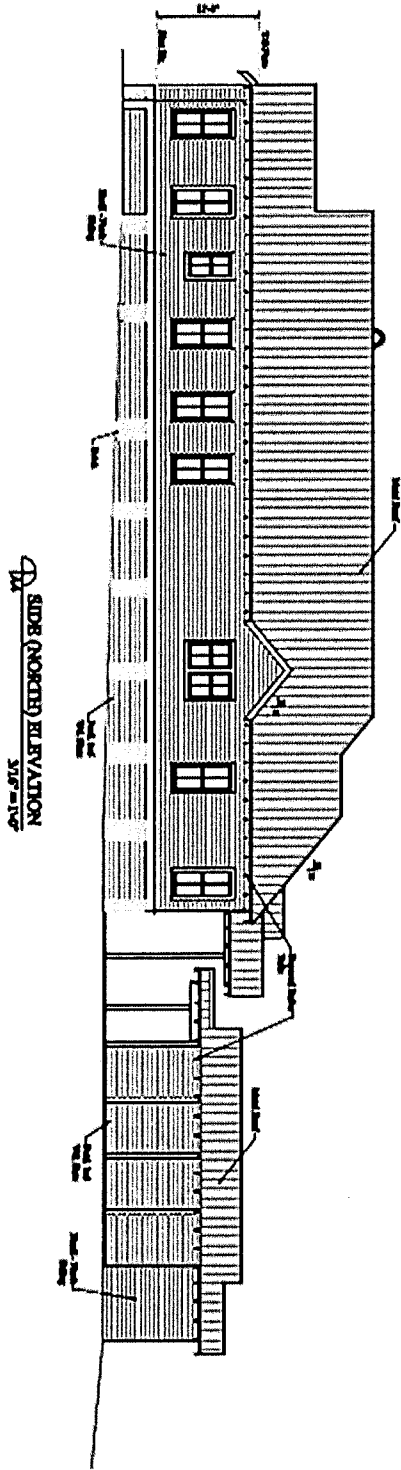
A3

New Residence for  
**CAMBRE Family**  
 400 Jackson Ave. Ocean Springs, MS

**COWART ARCHITECTS, P.C.**  
 710-Panama Lane  
 Ocean Springs, MS 38881  
 (601) 875-1234 (601) 875-0123







A4	New Residence for <b>CAMBRE Family</b> 403 Jackson Ave. Ocean Springs, MS	<b>COWART ARCHITECTS, PC</b> 710 Paceside Lane Ocean Springs, MS 38884 (908) 878-1881 (908) 878-9888
	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ PROJECT NO.: _____ SHEET NO.: _____	



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: 403 JACKSON AVE.

Property Owner(s): ANDREW & KERRI CAMBRE

Parcel ID Number: G1335011.025 Approximate Age of Home: NEW

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@cablone.net

Property Owner (if Different):

Name: ANDREW & KERRI CAMBRE

Address: 2916 NORTH 4TH ST.

City: OCEAN SPRINGS State: MS Zip: 39564

Phone: (228) 324-4177 Email: acambre@bellsouth.net

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.

ANDREW CAMBRE  
Printed Name of Owner

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

DENNIS COWNET  
Printed Name of Authorized Agent

[Signature]  
Signature of Authorized Agent

04/10/2020  
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: NEW SINGLE STORY SINGLE FAMILY RESIDENCE - AS PER  
ATTACHED PLANS - WITH DETACHED CARPORT AT REAR  
OF PROPERTY.

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

— Attach Additional Sheets if Needed —

The Minutes of the City of Ocean Springs  
Historic Preservation Commission  
Thursday, April 16, 2020

1. Call meeting to order

A meeting of the City of Ocean Springs Historic Preservation Commission was called to order by Chairman Joanna Worch at 6:00 p.m. on Thursday, April 16, 2020. Members present were Charliene Roemer, and Carlos Barbosa. Members present via a Zoom meeting were Michael Doster. Members absent were Michael Burns and Matthew Pavlov. Also present were Carolyn Martin, Planning & Grants Administrator, and Amanda Moser, Planning & Grants Assistant. Wade Morgan, City Planner and Nicole Sullivan, City Attorney were present via a Zoom meeting.

2. Old Business – None.

3. New Business

C. Martin stated that the applicant for item 3b, Mr. Joe Cloyd was present as well, as he could log in remotely for questions.

- a) **PUBLIC HEARING:** 1126 Iberville Drive – Joshua Adams – Request for a Certificate of Appropriateness (COA) for an exterior renovation and modifications.

A motion was made by C. Barbosa seconded by C. Roemer to go into public hearing. The motion was unanimously carried via a roll call vote.

W. Morgan introduced the proposal. The storage building on the rear of the house will be demolished with a new addition of approximately 300 sq. ft. The existing screen porch on the front will be enclosed. The siding on the dwelling will be removed and replaced with either slat siding or batten board. The exterior will be repainted with the color samples included in the plans.

J. Worch expressed concern about enclosing the porch. She added that previous applicants had been denied to do so as it is against historical standards. J. Worch asked if the new front area will look more like a front "porch" or a "covered entry." W. Morgan replied it will look more like a covered entry, as it is somewhat small; approximately half the size. He added the current porch was an addition at some point, and not part of the original structure.

W. Morgan and the applicant discussed the proposed porch size and the front yard setback. The applicant suggested the front yard setback hindered a larger front porch.

W. Morgan explained the front porch could extend further into the front yard setback than the dwelling itself. J. Worch asked the applicant if the owner's would consider extending the front porch into the setback to keep the historical value. The applicant said that was the intent from the beginning.

J. Worch asked if the siding would be replaced with Hardi. The applicant responded that Hardi would be batten board on the front and lap-siding on the front. The owner has not decided if the front two gables will be Hardi or cedar shake per the applicant.

A motion was made by C. Roemer seconded by C. Barbosa to go out of public hearing. The motion was unanimously carried via a roll call vote.

A motion was made by C. Roemer seconded by M. Doster to recommend approval of the COA for 1126 Iberville Drive with a modification to the application to extend the front porch no less than 9 ft. from the house and also the gable material to be hardi shingles or cedar shake. The motion was unanimously carried via a roll call vote.

- b) **PUBLIC HEARING:** 616 Porter Avenue – Joe Cloyd / Big Yella, LLC – Requesting a COA for an exterior addition and renovation.

A motion was made by C. Barbosa seconded by C. Roemer to go into public hearing. The motion was unanimously carried via a roll call vote.

W. Morgan introduced the proposal. The plan is to add a second floor to the existing one-story apartment. The applicant states the original structure had a second floor. The use will be short term rental units for over flow of the next door The Roost hotel. All of the elements from The Roost will be used; materials, colors, etc.

The applicant, Joe Cloyd, address the commission expressing his intentions.

A motion was made by C. Barbosa seconded by M. Doster to go out of public hearing. The motion was unanimously carried via a roll call vote.

A motion was made by C. Barbosa seconded by M. Doster to recommend approval of the COA for 616 Porter Avenue as described in the package. The motion was unanimously carried via a roll call vote.

#### 4. Approval of Minutes

- a) January 16, 2020

A motion was made by C. Barbosa seconded by C. Roemer to recommend approval of the minutes as submitted. The motion was unanimously carried via a roll call vote.

## 5. Administrative Approval

- a) 1106 Iberville Drive – Sarah Reese – Request to replace damaged lattice with wood slat deck skirting without the need for a COA. (Approved 01/16/2020.)

A motion was made by C. Roemer seconded by C. Barbosa to ratify the request without the need for a COA. The motion was unanimously carried via a roll call vote.

- b) 800 Porter Avenue – St. Paul United Methodist Church – Request to replace the church's front doors without the need for a COA. (Approved 02/20/2020.)

A motion was made by C. Roemer seconded by C. Barbosa to ratify the request without the need for a COA. The motion was unanimously carried via a roll call vote.

- c) 410 Ruskin Avenue – Nick Fain & Britney McElhaney – Request to change the originally approved colors on the siding, trim, and shutters and also to request color approval for the front porch columns. (Approved 04/06/2020.)

A motion was made by C. Roemer seconded by C. Barbosa to ratify the request without the need for a COA. The motion was unanimously carried via a roll call vote.

## 6. Audience Request

## 7. Adjourn

A motion was made by C. Roemer seconded by C. Barbosa to adjourn the meeting.