



**Monday, January 13th, 2025 Historic Preservation Commission  
Meeting Agenda**

**January 13, 2025 at 12:00 PM  
598 Main Street, Bay St. Louis, MS 39520**

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**Call to Order**

**Action Items**

- 1.** Motion to construction a new garage at 500 South Beach Blvd submitted by Thomas LeMaire
- 2.** Motion to approve the addition to an existing building and the construction of a storage shed at 129 Railroad Avenue submit Alex Lacy

**Minutes Approval**

- 3.** Motion meeting for December 9, 2024 Historical Preservation Commission Meeting

**Adjourn**

### Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 500 S Beach Blvd, Bay St. Louis, MS 39520  
 Applicant Name: Thomas LeMaire Owner Name: Thomas LeMaire  
 Mailing Address: 8519 Lake Reigneur Rd, New Iberia, LA 70560 Mailing Address: New Iberia, LA 70560 #1  
 Phone: 225-266-3579 Phone: 225-266-3579

Project Classification: Criteria for issuance of certificates of appropriateness can be found in Section VIII of the BSL Historical Preservation Ordinance, No. 509. Please check appropriate box(es)

**Conceptual Review:** Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice. Items needed include, but are not limited to, site plan (plat) indicating where the proposed project is to be built. Photos and/or sketches of the proposed improvements. No architectural drawings are required. A COA will not be issued for a C.R.

**Addition / Renovation:** Exterior alterations and or additions should be compatible with the building itself; its original design & style. Items needed: photos of existing improvements. Site plan accurately depicting the placement of current & proposed improvements. Plans & exterior elevations drawn to scale that clearly show the design and architectural character of the proposed addition or alteration as it relates to the existing improvements. List of materials describing the size, textures and other characteristics about their appearance.

**New Construction:** New Construction should be visually compatible with the buildings and environment to which it is related, their effect upon the immediate surroundings and the district as a whole while maintaining the rhythm created by building masses, relationships between windows, doors, materials, textures, the patterns, the trims, and the design of the roof. Items needed: Architectural drawings to scale. Site plan, to scale (plat) indicating where the proposed project is to be built. Specific description of materials, types & sizes. Photographs of proposed site. Incomplete application for new construction may be considered under conceptual review.

**Demolition:** Consideration is given to the individual architectural, cultural, and/or historical significance of the resource; the importance or contribution of the resource to the architectural character of the district; and to neighboring property values. Items needed; Photographs of existing building. Site Plan to scale. Condition reports; Foundation plan of replacement and/or documentation of justification.

I hereby certify that I understand this application will not be accepted and processed until all requested information has been supplied. I also understand this application may require a site visit/additional research.

Applicant's Signature: Thomas LeMaire Date: 1/8/2025

Owner's Signature Required: Thomas LeMaire Date: 1/8/2025

Please refer to the checklist of materials required with your application  
A Meeting with the Bay St Louis HPC to discuss the specific details of your project is strongly encouraged.

*Historic Preservation Commission / City Council Use Only*

HPC Review / City Council Review

Historic District	Case Number
Historic Preservation Commission Reviewed	Review Date
Recommendation: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with Conditions <input type="checkbox"/> Disapprove	
Comment	
Requires Property Owner / Applicant Signature	
City Council Reviewed	Review Date
COA Action: Approval <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Date COA Action
Comments	
(BSL Historic Preservation Commissioner)	(City Council Resident Signature) (Date)

Once Completed & Signed - Original copy - HPC, Copy-Building Department

# BAY SAINT LOUIS

Bay St. Louis



## Historic Preservation Commission

### SUBMITTAL CHECKLIST

Property Owners Information:

Name: Thomas LeMaire

Address: 8519 Lake Reigwerf Rd #1 New Iberia, LA 70560  
(No P.O. Boxes)

Telephone Number (225) 266-3579 Cell Number (225) 266-3579

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: 500 S Beach Blvd Bay St. Louis, MS 39520

Give written scope of work to be performed: New Construction of A  
garage.

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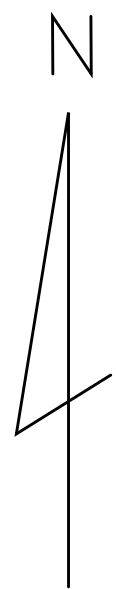
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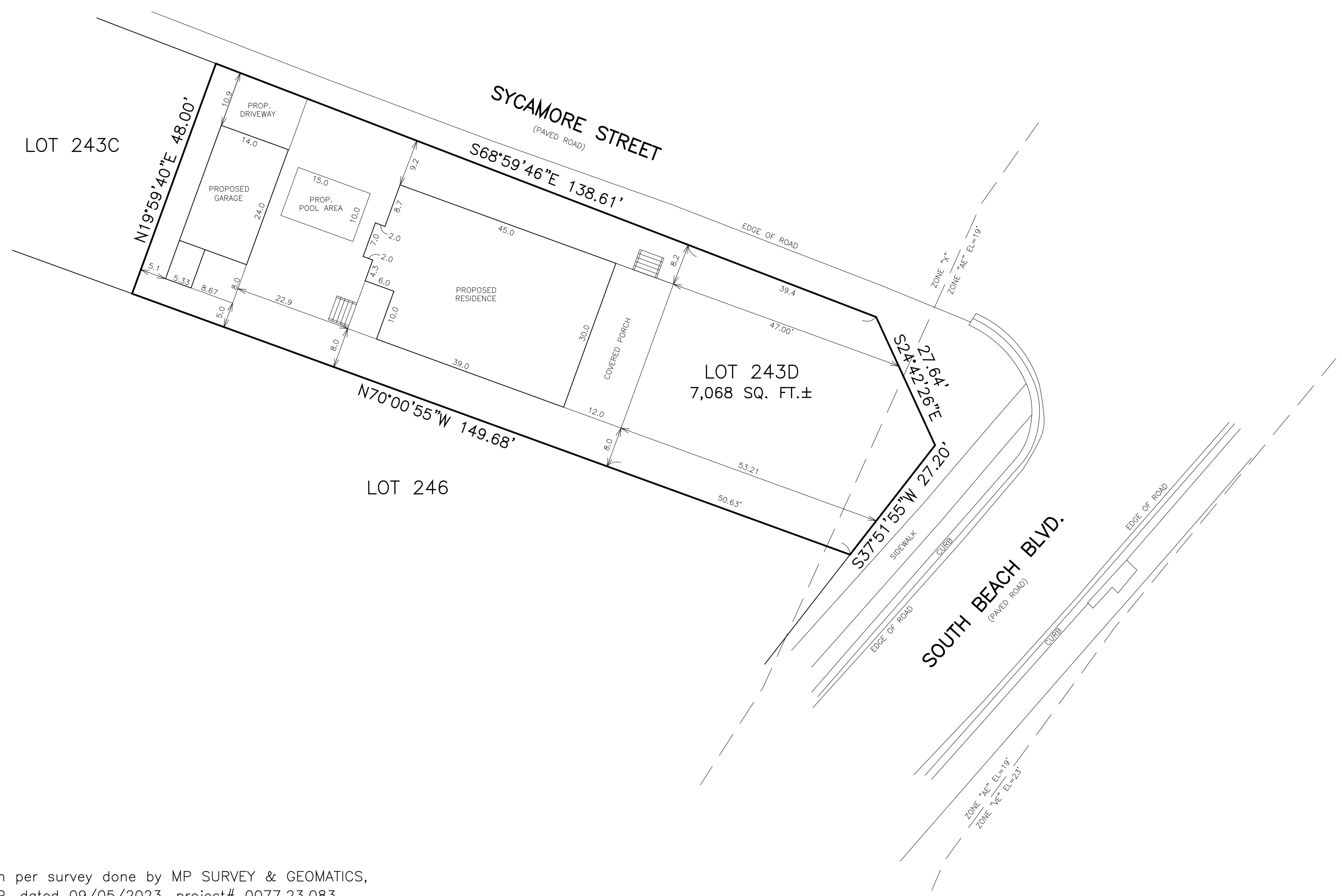


# Plot Plan

PART OF LOT 243,  
THIRD WARD, CITY OF BAY ST. LOUIS,  
HANCOCK CO., MS

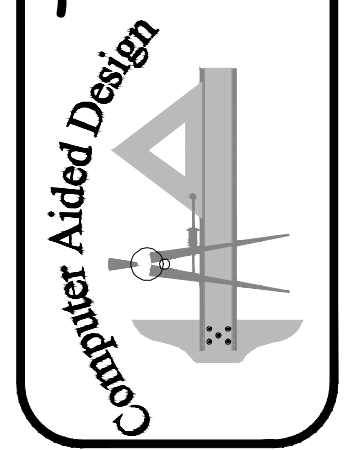
- NOTES:**
1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and FHA/VA MPS.
  2. It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
  3. Contractor shall insure compatability of the building with all site requirements.
  4. The contractor is responsible for adjusting and verifying all structural details and conditions to meet all local codes and to insure a quality and safe structure.
  5. All federal, state, and local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take preference over anything shown, described, or implied where some are variance.

Scale:  
1"=20'  
W.O. #:  
52124  
Date:  
revised  
01/01/25  
Drawn by:  
TLP  
Sheet:  
**P**



**Prepared For:**  
Thomas LeMaire  
South Beach Blvd.  
Bay St. Louis, MS

**Techni-CAD Drafting Service**  
17121 Fenton-Dedeaux Road  
Kiln, MS 39556  
Ph: 228-326-4232 email: atoashamoment@aol.com

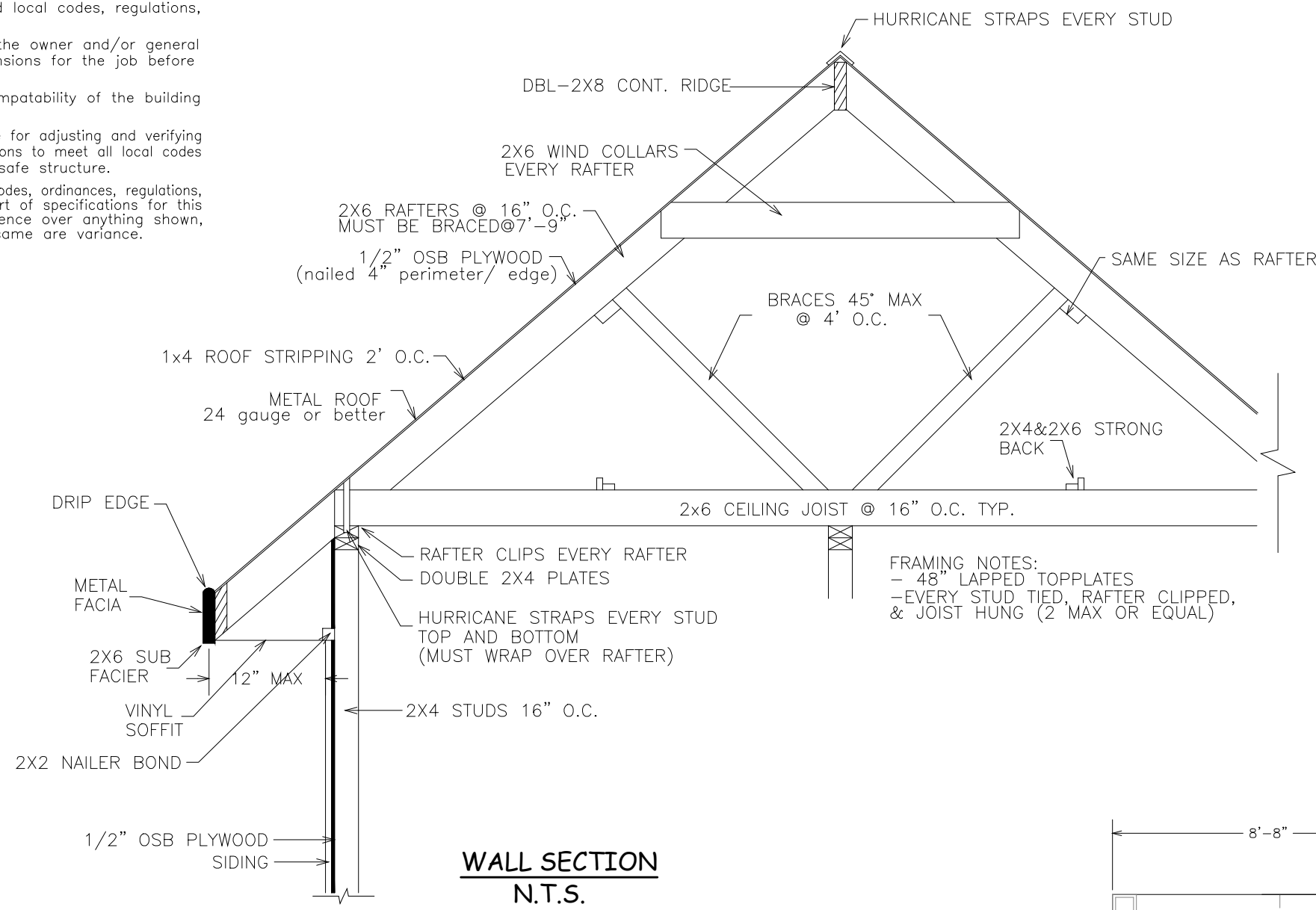


Note:  
Plot plan is drawn per survey done by MP SURVEY & GEOMATICS,  
MP DESIGN GROUP, dated 09/05/2023, project# 0077.23.083

Plot Plan

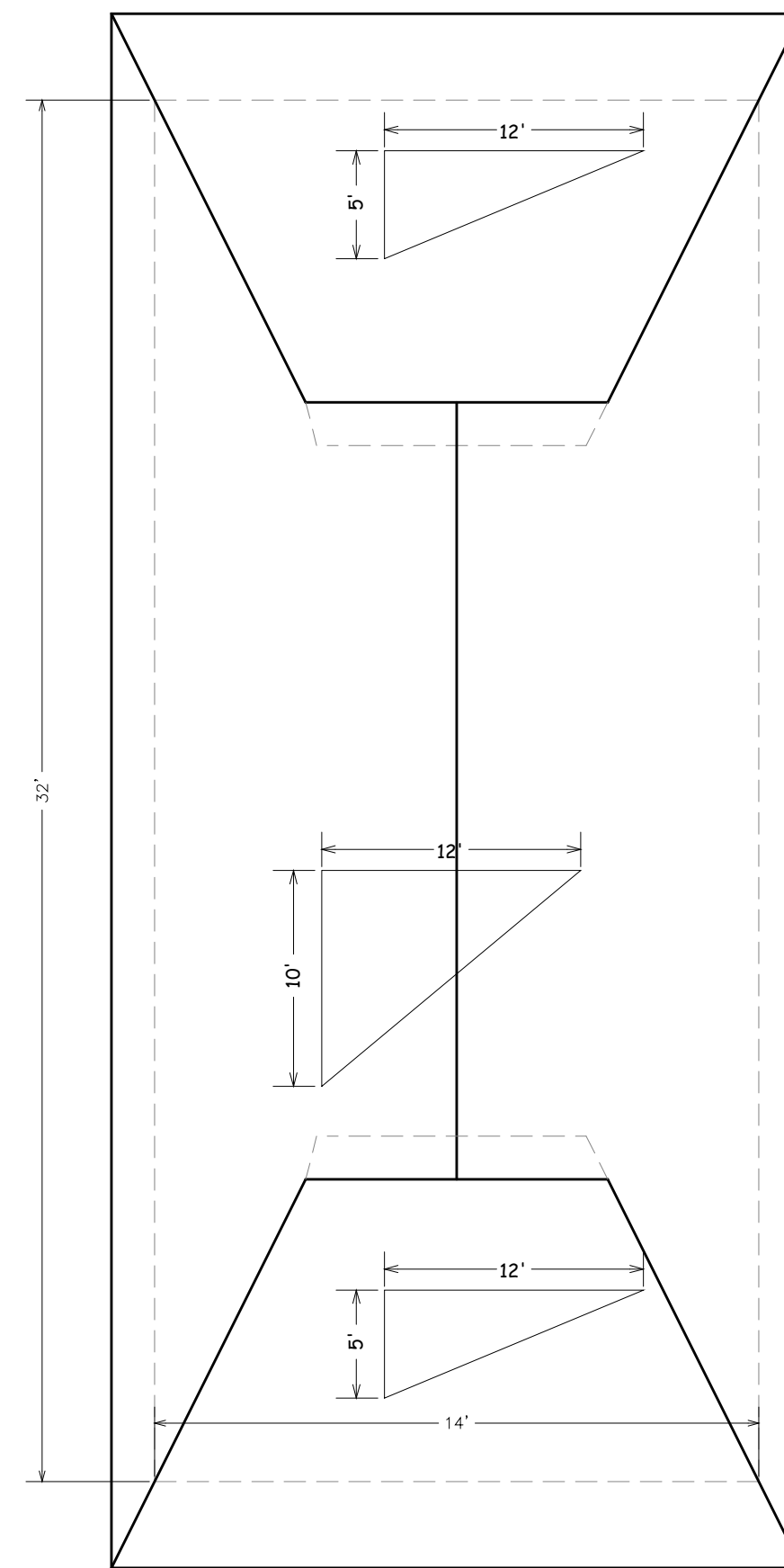
**NOTES:**

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2. It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
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**FRAMING NOTES:**  
 - 48" LAPPED TOPPLATES  
 - EVERY STUD TIED, RAFTER CLIPPED, & JOIST HUNG (2" MAX OR EQUAL)

**WALL SECTION  
N.T.S.**



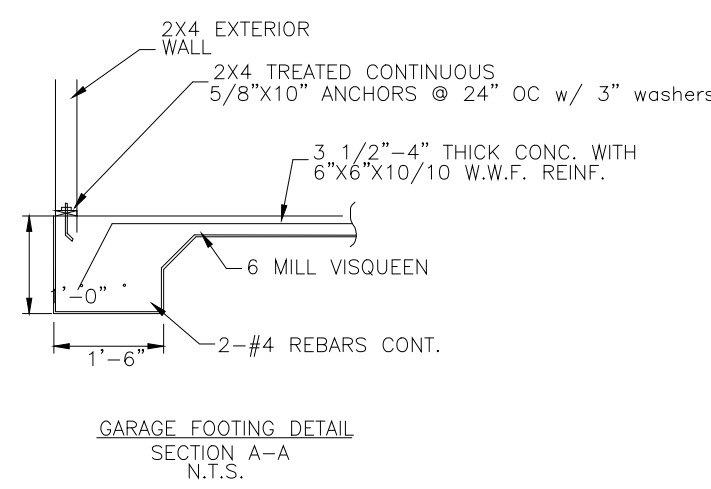
**ROOF DETAIL**

**GENERAL ROOF NOTES:**

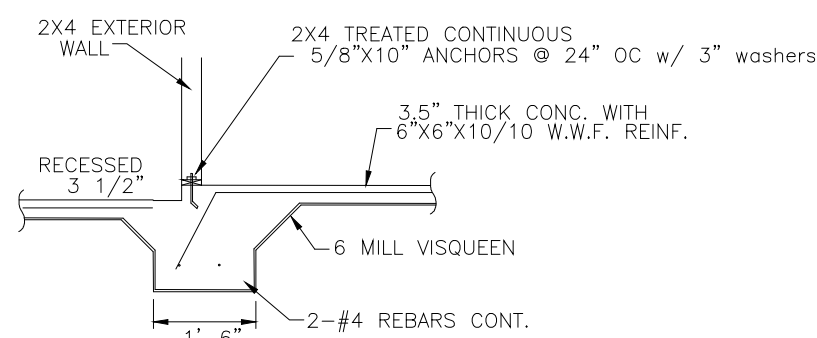
ALL ROOFING SHINGLES- Are required to meet 130 mph sustained and 140 mph 3 second gust

METAL ROOFING- materials must be 26 gauge or better installed to manufacturer's specification to ensure wind ratings of 130 mph sustained and 140 mph gusts.

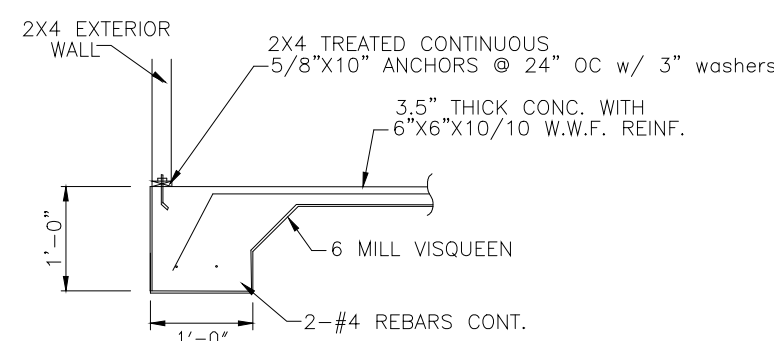
HURRICANE STRAPS- hot dipped galvanized or stainless steel straps are required on every stud; refer to 2012 IRC typical methods of anchorage & bracing for further details. Strap inspections are required prior to covering.



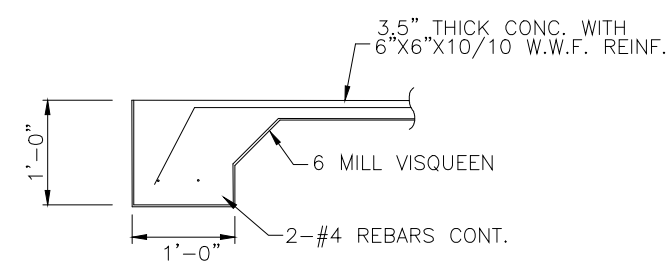
**GARAGE FOOTING DETAIL  
SECTION A-A  
N.T.S.**



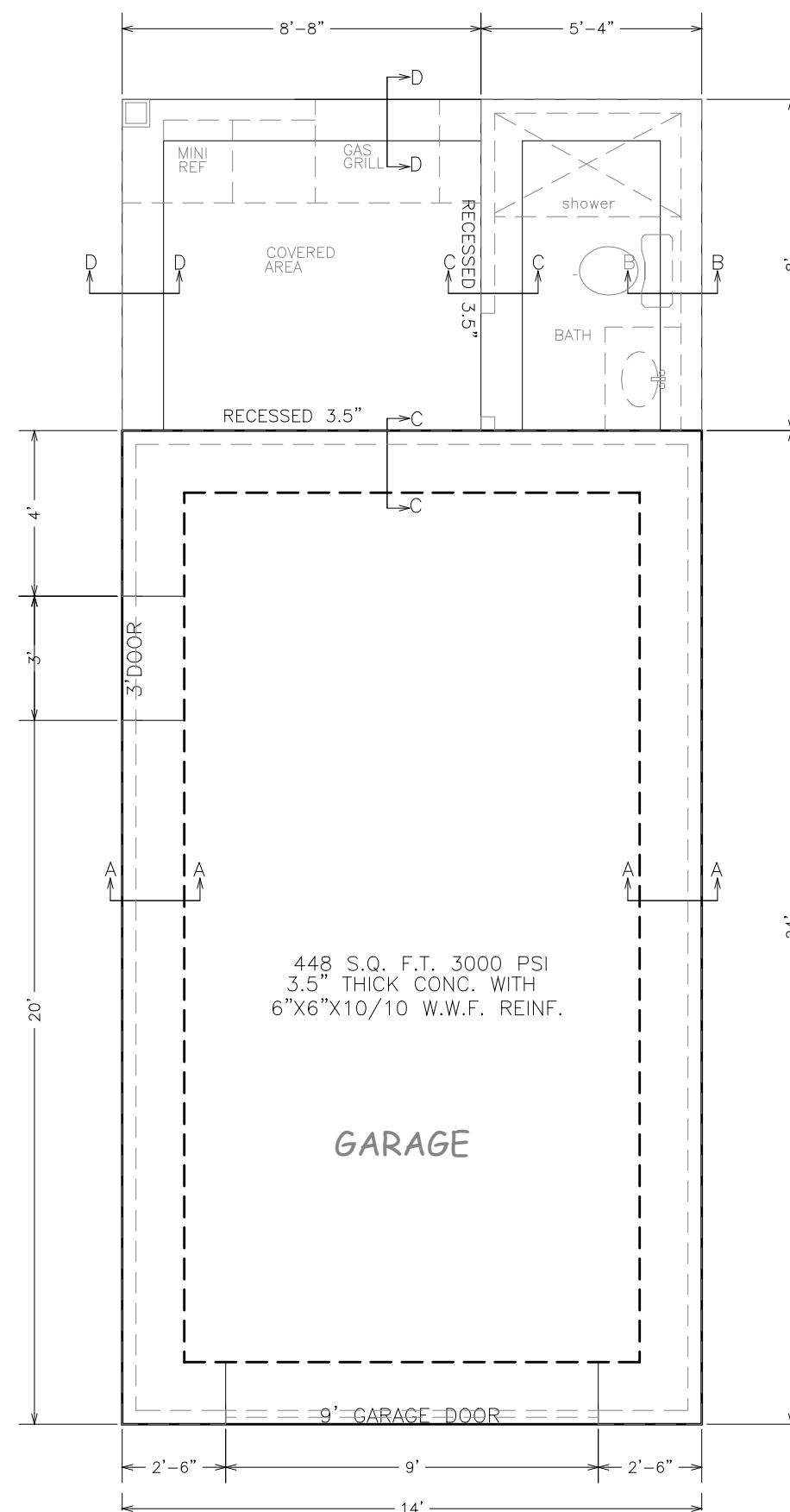
**GARAGE / CARPORT FOOTING DETAIL  
SECTION C-C  
N.T.S.**



**EXTERIOR FOOTING DETAIL  
SECTION B-B  
N.T.S.**



**CARPORT FOOTING DETAIL  
SECTION D-D  
N.T.S.**



**FOUNDATION**

**GARAGE PLAN**

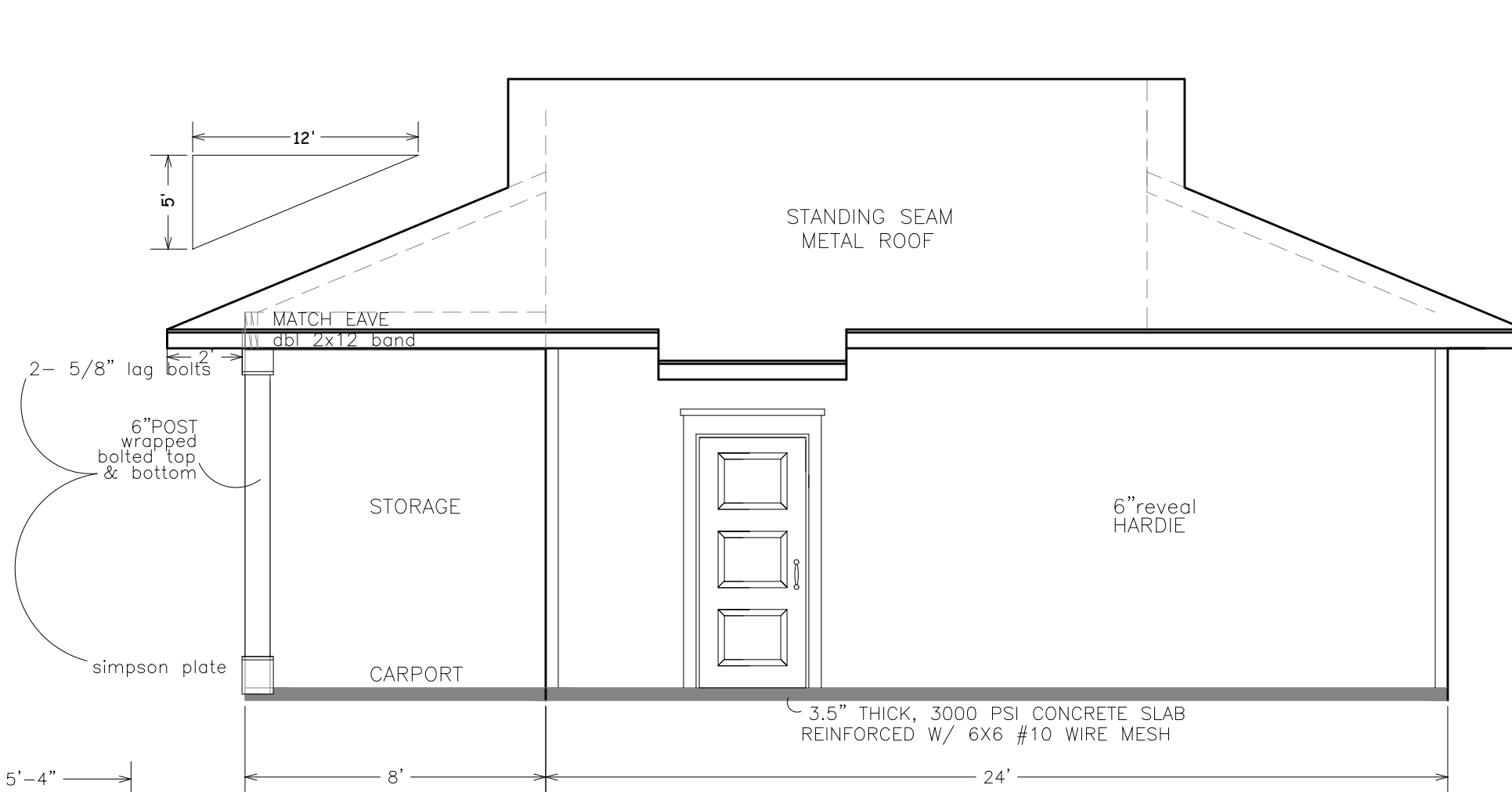
Scale:  
 1/4"=1'-0"  
 W.O. #:  
 91824  
 Date:  
 12/19/24  
 Drawn by:  
 TLP  
 Sheet:  
**G-2**

**Prepared For:**  
 Thomas & Sandie LeMaire  
 500 South Beach Blvd  
 Bay St Louis, MS

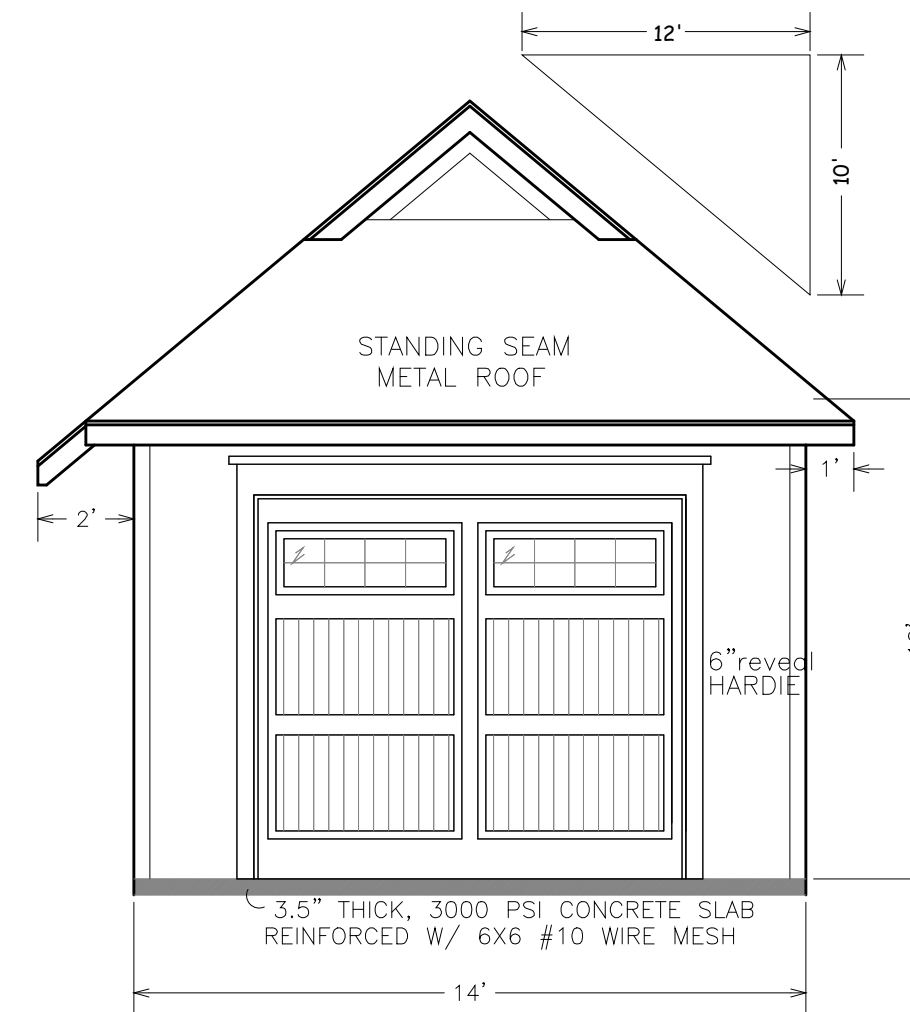
**Techni-CAD Drafting Service**  
 17121 Fenton Dedeaux Rd  
 Kiln, MS 39556  
 Ph: 228-326-4232 email: atoshamom@aol.com

**NOTES:**

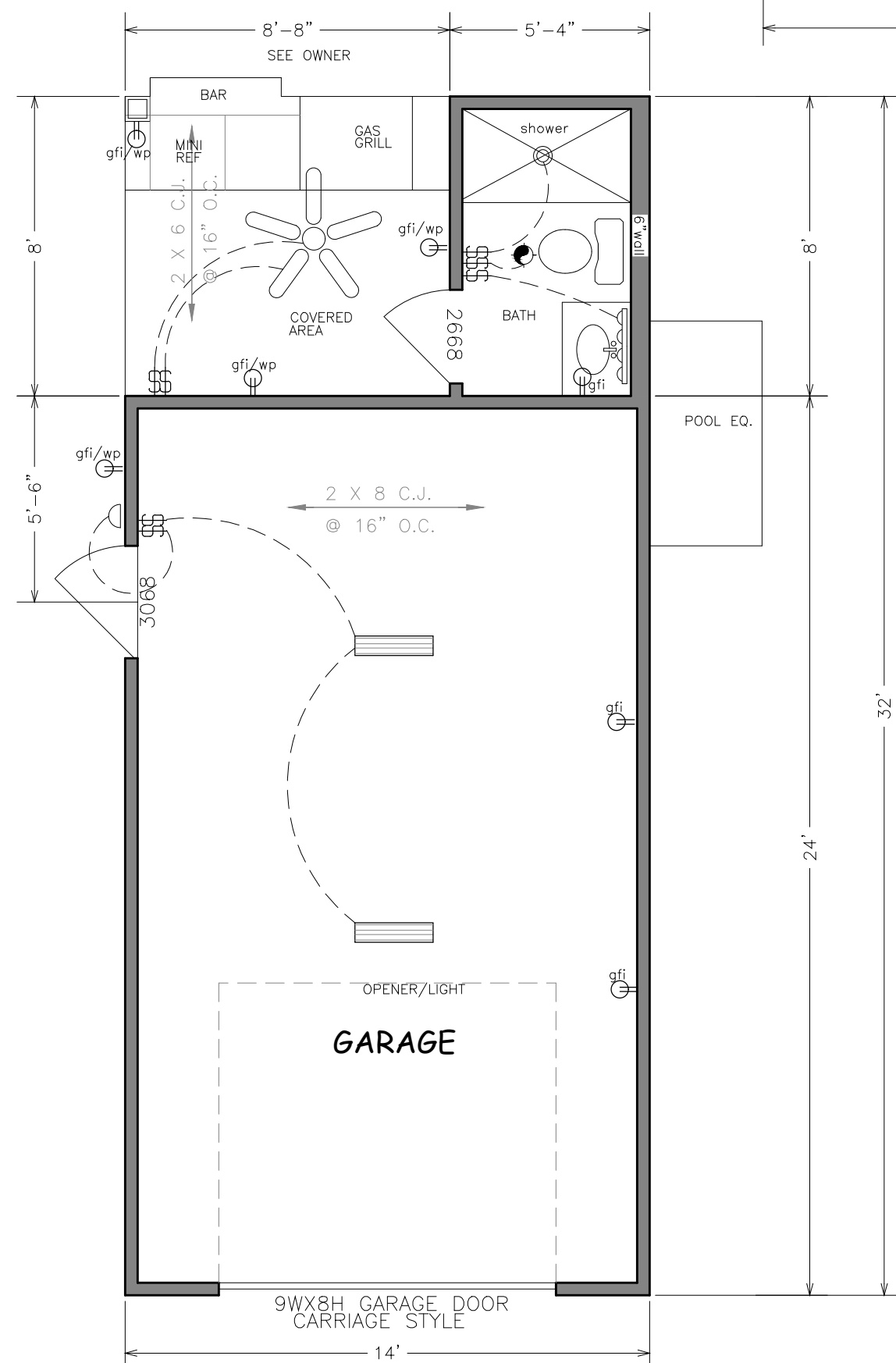
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**SIDE VIEW**



**FRONT VIEW**



**FLOOR PLAN ELECTRICAL**

**SQUARE FOOTAGE**

<b>GARAGE</b>	<b>336</b>
STORAGE	43
COVERED AREA	69

**NOTES:**

- garage & accessory building receptacles- all 125-volt, single phase, 15- or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground fault circuit-interrupter protection for personnel.
- outdoor receptacles- all 125-volt, single phase, 15- and 20-ampere receptacles installed outdoors shall have ground fault circuit-interrupter protection for personnel.

**ELECTRICAL LEGEND**

	110 RECEPT.
	220 RECEPT.
	GROUND FAULT INT.
	WATER PROOF RECEPT.
	SMOKE DETECTOR
	CARBON MONOXIDE
	SWITCH
	3 WAY SWITCH
	BATH VENT W/ LIGHT
	RECESSED LIGHT
	STANDARD LIGHT
	PENDANT LIGHTS
	SCONCE LIGHT
	CABLE
	FLOOD LIGHTS
	VANITY LIGHT
	CEILING FAN W/ LIGHT
	INDIRECT LIGHTING
	FLUORESCENT LIGHT

**GARAGE PLAN**

Scale:  
1/4"=1'-0"  
W.O. #:  
91824  
Date:  
REVISED  
12/19/24  
Drawn by:  
TLP  
Sheet:  
**G-1**

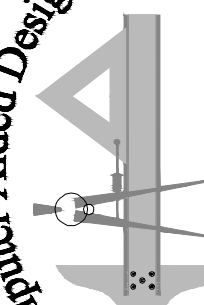
**Prepared For:**  
Thomas & Sandie LeMaire  
500 South Beach Blvd  
Bay St Louis, MS

**Techni-CAD Drafting Service**

17121 Fenton Dedeaux Rd  
Kiln, MS 39556

Ph: 228-326-4232 email: [atoshamom@aol.com](mailto:atoshamom@aol.com)

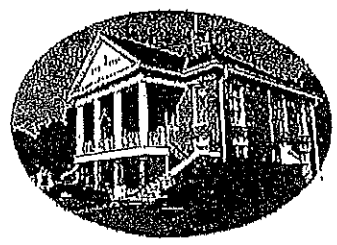
Computer Aided Design





# Bay Saint Louis

Bay St. Louis



## Historic Preservation Commission

### SUBMITTAL CHECKLIST

Property Owners Information:

Name: Alex Lacy

Address: 504 S. Beach Blvd. BSL, MS 39520  
(No P.O. Boxes)

Telephone Number (832) 916 6686 Cell Number T

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: 129 Railroad Ave, BSL, MS 39520

Give written scope of work to be performed: Construction of a 22'0"  
x 25'3" addition to existing building to service  
Harvest Bay Bakery. Addition of 16 x 20 ft  
building for storage and delivery

Kane Construction, L.L.C.  
301 Longfellow Drive  
Bay St. Louis, MS 39520



Item # 2.

December 17, 2024

Harvest Bay Bakery  
Attn: Mr. Alex Lacy  
129 Railroad Avenue  
Bay St. Louis, MS 39520

City of Bay St. Louis  
Attn: Historic Preservation Commission  
688 Highway 90  
Bay St. Louis, MS 39520

Reference: 129 Railroad Avenue (Harvest Bay Artesian Bakery) – Historical Project Narrative

Provided below is the project material narrative for the proposed addition at the above-mentioned address for the Proposed Harvest Bay Bakery including the addition of a free standing storage building. The existing free standing storage building was damaged requiring the structure to be demolished and to be replaced with a 16x20' building as depicted on the site plan included with the application for Historical Compliance / Acceptance purposes.

Project Material Narrative:

Existing CMU Structure

- Existing CMU block structure to remain as is with repairs required at existing front façade due to deterioration.

Proposed 21 x 25' New Addition

Foundation:

- Foundation system to include slab on grade matching finish floor elevation of the existing structure.

Framing / Roof (New Addition 21x25'):

New Addition:

- Siding to be lap hardi 6 ¼" with 5" exposure, smooth finish
- Metal Doors with frames to be used at locations depicted at rear of building
- Screw down metal roof panel is proposed matching existing panel for new addition
- Addition of mechanical hood vent penetrating through roof for kitchen exhaust requirements

Kane Construction, L.L.C.  
301 Longfellow Drive  
Bay St. Louis, MS 39520



Item # 2.

**Proposed 16 x 20' Freestanding Storage**

**Foundation:**

- Storage Unit to be located in the same location as former building prior to demolition activities and positively attached to existing concrete paving

**Framing / Roof:**

- Siding to be LP Smart Siding Vertical Board / Batten (from supplier)
- Metal Galvalum Roof with exposed fasteners (from supplier)

Please review information attached and let me know if you have any questions or require any additional information . I can be reached at (228) 547-5443 or via email at sbkane99@gmail.com

Sanders Kane

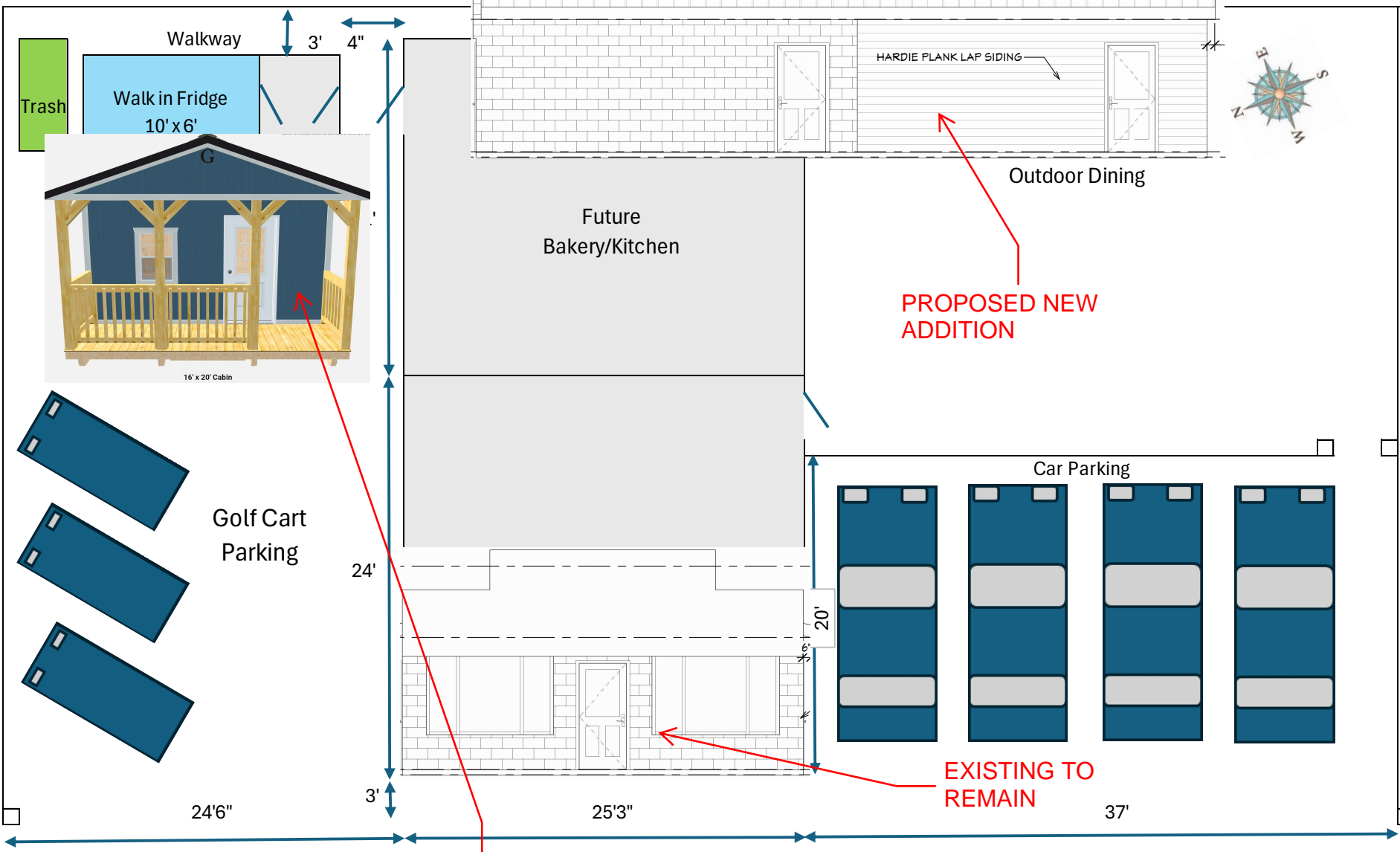
Kane Construction, LLC  
MS License No. 22021-MC  
Building Construction / Municipal and Public Works Construction

Enclosures:

Historical Application Exhibit Depicting New Addition including free standing storage unit

HARVEST BAY BAKERY  
129 RAILROAD AVENUE  
BAY ST. LOUIS, MS

Item # 2.



PROPOSED FREE STANDING STORAGE BUILDING

HARVEST BAY BAKERY  
HISTORICAL APPLICATION EXHIBIT  
DECEMBER 17, 2024



## December 9, 2024 Historic Preservation Commission Meeting Minutes

December 09, 2024 at 12:00 PM  
598 Main Street, Bay St. Louis, MS 39520

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### Call to Order

#### PRESENT

Commissioner Patricia Keating  
Commissioner Dave Wessinger  
Commissioner Matt Stieffel  
Chairman Cliff Rabalais  
Commissioner John Bezou

#### ABSENT

Commissioner Steve Haas

### Action Items

1. Motion to approve the addition to the rear of the house at 107A Court Street submitted by Craig Bordelon.

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou.

Voting Yea: Commissioner Keating, Commissioner Wessinger, Commissioner Stieffel, Chairman Rabalais, Commissioner Bezou

2. Motion to approve the renovation of a front porch at 246 Citizen Street submitted by Michael McKenna

Motion made by Commissioner Bezou, Seconded by Commissioner Wessinger.

Voting Yea: Commissioner Keating, Commissioner Wessinger, Commissioner Stieffel, Chairman Rabalais, Commissioner Bezou

3. Motion to approve the renovation that includes new code compliant entries, loading door, replacement windows in existing openings, paving for parking, and trash enclosure of 150 North Beach Blvd submitted by Albert Architect on behalf of Jim McPhaille

Details of signs be forwards to HPC

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou.

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou.

Voting Yea: Commissioner Keating, Commissioner Wessinger, Commissioner Stieffel, Chairman Rabalais, Commissioner Bezou

4. Motion to approve the addition that includes the addition of a rooftop bar, deck, and kitchen to the existing 2-story restaurant of 200 North Beach Blvd submitted by Albert Architect on behalf of Jim McPhaille

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou.

Voting Yea: Commissioner Keating, Commissioner Wessinger, Commissioner Stieffel, Chairman Rabalais, Commissioner Bezou

### **Minutes Approval**

5. Motion to approve minutes from November 12, 2024, Historic Preservation Commission meeting

Motion made by Commissioner Wessinger, Seconded by Commissioner Keating.

Voting Yea: Commissioner Keating, Commissioner Wessinger, Commissioner Stieffel, Chairman Rabalais, Commissioner Bezou

### **Adjourn**

Motion made by Commissioner Wessinger, Seconded by Commissioner Keating.

Voting Yea: Commissioner Keating, Commissioner Wessinger, Commissioner Stieffel, Chairman Rabalais, Commissioner Bezou