



## November 12, 2024 Historic Preservation Commission meeting Agenda

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

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### Call to Order

### Action Items

1. Motion to approve the removal of the existing sign and installation of a new sign at 142A Blaize Avenue submitted by Shawn Welter (Flip Flop Shops)
2. Motion to approve the changing of windows at 204 Carroll Avenue submitted by Nancy and Scott Hoelzel
3. Motion to approve the installation on a pool in the back yard of 313 St John Street submitted by Gulf Coast Pools
4. Approve a sign for The Envy on Main at 136 Main Street submitted by Diane Dudek

### Minutes Approval

5. Motion to approve minutes from October 14, 2024, Historic Preservation Commission meeting

### Minutes Approval

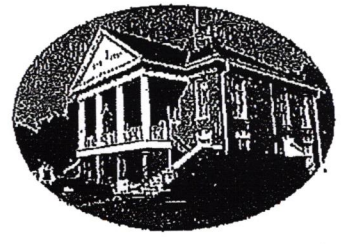
6. Motion to allow build department for forward request to HPC for preliminary approval
7. Discussion of at site visit of Bezou, Rabalais, and Wessing with potential buyer's realtor at 614 North Beach Blvd.

### Adjourn



# BAY SAINT LOUIS

## Bay St. Louis



### Historic Preservation Commission

#### SUBMITTAL CHECKLIST

Property Owners Information:

Name: Shawn Welter (Flip Flop Shops)

Address: 142 A Blaize Ave, Bay St. Louis, MS 39520  
(No P.O. Boxes)

Telephone Number (228) 596 6478 Cell Number (228) 596 6478

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: \_\_\_\_\_

Give written scope of work to be performed: Remove existing sign and install new sign (Flip Flop Shops) onto sign band.

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

Lightning Quick Signs (Contractor) Gary Knoblock  
208 Hwy 90, Waveland, MS 39576 228 467 1718  
gary@lqsigns.com



(Quantity 1) Single-sided Aluminum Channel Cabinet  
 With An Internally Illuminated Acrylic Face  
 (Power To Signband Is Customer's Responsibility)



228.467.1718 / [www.lqsigns.com](http://www.lqsigns.com)

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Flip Flop Shop BSL



**Certificate of Appropriateness/Conceptual Review Application Form**

Property Address: 204 Carroll Ave, Bay St. Louis, MS, 39520  
 Applicant Name: Nancy Hoelzel Owner Name: Nancy Hoelzel  
 Mailing Address: same Mailing Address: same  
 Phone: (228) 671-9343 Phone: same

**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: Nancy Hoelzel Date: 11/6/24

Owner's Signature Required: Nancy Hoelzel Date: 11/6/24

**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.**

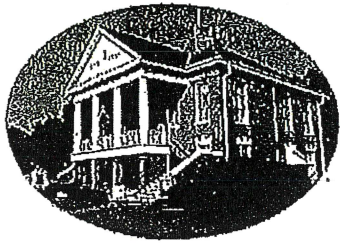
*Historic Preservation Commission / City Council Use Only*

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

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

# EXHIBIT SAINT LOUIS

## Bay St. Louis



### Historic Preservation Commission

#### SUBMITTAL CHECKLIST

Property Owners Information:

Name: Nancy Hoelzel

Address: 204 Carroll Ave (No P.O. Boxes) (Scott H.)

Telephone Number: 228, 671-9343 Cell Number: 228, 671-9030

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: Same

Give written scope of work to be performed: \_\_\_\_\_

New windows  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# NANCY HOELZEL - ULTIMATE HOELZEL - ULTIMATE WINDOWS

Quote #: CLMB6EG

A Proposal for Window and Door Products prepared for:

**Shipping Address:**

BEACH LUMBER LLC  
5104 A AVE  
LONG BEACH, MS 39560

TREY MOORE  
BEACH LUMBER LLC  
3160 KUTAK RD  
FORT MYERS, FL 33916  
Phone: (228) 679-1240

Email: [trey@suncoastsupply.net](mailto:trey@suncoastsupply.net)

This report was generated on 11/4/2024 8:27:16 AM using the Marvin Order Management System, version 0004.12.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

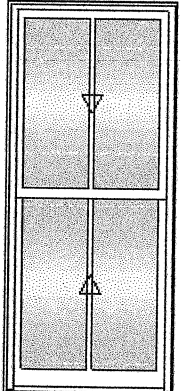
**MARVIN** 



### LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: KITCHEN	Net Price:		1,684.13
Qty: 1		Ext. Net Price:	USD	1,684.13



As Viewed From The Exterior

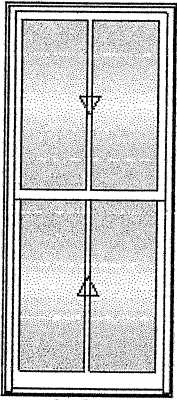
**Entered As:** FS  
 FS 33" X 74"  
 RO 34" X 74 1/2"  
**Egress Information**  
 Width: 29 13/32" Height: 31 15/16"  
 Net Clear Opening: 6.52 SqFt  
**Performance Information**  
 U-Factor: 0.3  
 Solar Heat Gain Coefficient: 0.27  
 Visible Light Transmittance: 0.46  
 Condensation Resistance: 55  
 CPD Number: MAR-N-425-23552-00001  
**Performance Grade**  
 Licensee #1127  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG50 1149X2223 mm (45.3X87.5 in)  
 LC-PG50 DP +50/-50  
 FL17635

Stone White Clad Exterior  
 Painted Interior Finish - White - Pine Interior ..... 152.53  
 Back Prime ..... 45.84  
 Ultimate Double Hung G2 ..... 1,335.60  
 Frame Size 33" X 74"  
 Rough Opening 34" X 74 1/2"  
 Top Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black ..... 75.08  
 Rectangular - Special Cut 2W1H  
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black ..... 75.08  
 Rectangular - Special Cut 2W1H  
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
 Ogee Interior Glazing Profile  
 White Interior Weather Strip Package  
 White Exterior Weather Strip Package  
 White Sash Lock  
 White Top Sash Strike Plate Assembly Color  
 Extruded Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 \*\*\*Screen/Combo Ship Loose  
 4 9/16" Jambs  
 Nailing Fin  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

Line #2	Mark Unit: DINING/LIVING/ALEX/EMMA	Net Price:		1,684.13
Qty: 9		Ext. Net Price:	USD	15,157.17



Stone White Clad Exterior  
 Painted Interior Finish - White - Pine Interior ..... 152.53  
 Back Prime ..... 45.84  
 Ultimate Double Hung G2 ..... 1,335.60  
 Frame Size 33" X 74"  
 Rough Opening 34" X 74 1/2"  
 Top Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black ..... 75.08  
 Rectangular - Special Cut 2W1H  
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int

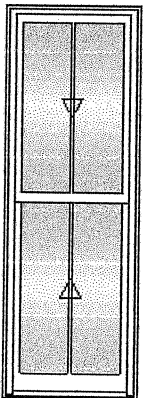


As Viewed From The Exterior

**Entered As:** FS  
 FS 33" X 74"  
 RO 34" X 74 1/2"  
**Egress Information**  
 Width: 29 13/32" Height: 31 15/16"  
 Net Clear Opening: 6.52 SqFt  
**Performance Information**  
 U-Factor: 0.3  
 Solar Heat Gain Coefficient: 0.27  
 Visible Light Transmittance: 0.46  
 Condensation Resistance: 55  
 CPD Number: MAR-N-425-23552-00001  
**Performance Grade**  
 Licensee #1127  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG50 1149X2223 mm (45.3X87.5 in)  
 LC-PG50 DP +50/-50  
 FL17635

Ogee Interior Glazing Profile  
 Bottom Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black ..... 75.08  
 Rectangular - Special Cut 2W1H  
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
 Ogee Interior Glazing Profile  
 White Interior Weather Strip Package  
 White Exterior Weather Strip Package  
 White Sash Lock  
 White Top Sash Strike Plate Assembly Color  
 Extruded Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 \*\*\*Screen/Combo Ship Loose  
 4 9/16" Jambs  
 Nailing Fin  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: EMMA	Net Price:	1,505.53
Qty: 3		Ext. Net Price:	4,516.59
		USD	



As Viewed From The Exterior

**Entered As:** FS  
 FS 26" X 74"  
 RO 27" X 74 1/2"  
**Egress Information**  
 Width: 22 13/32" Height: 31 15/16"  
 Net Clear Opening: 4.97 SqFt  
**Performance Information**  
 U-Factor: 0.3  
 Solar Heat Gain Coefficient: 0.27

Stone White Clad Exterior  
 Painted Interior Finish - White - Pine Interior ..... 152.53  
 Back Prime ..... 45.84  
 Ultimate Double Hung G2 ..... 1,157.00  
 Frame Size 26" X 74"  
 Rough Opening 27" X 74 1/2"  
 Top Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black ..... 75.08  
 Rectangular - Special Cut 2W1H  
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black ..... 75.08  
 Rectangular - Special Cut 2W1H  
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
 Ogee Interior Glazing Profile  
 White Interior Weather Strip Package  
 White Exterior Weather Strip Package  
 White Sash Lock

Visible Light Transmittance: 0.46  
Condensation Resistance: 55  
CPD Number: MAR-N-425-23552-00001  
**Performance Grade**  
Licensee #1127  
AAMA/WDMA/CSA/101/I.S.2/A440-08  
LC-PG50 1149X2223 mm (45.3X87.5 in)  
LC-PG50 DP +50/-50  
FL17635

White Top Sash Strike Plate Assembly Color  
Extruded Aluminum Screen  
Stone White Surround  
Bright View Mesh  
\*\*\*Screen/Combo Ship Loose  
4 9/16" Jamb  
Nailing Fin  
\*\*\*Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	21,357.89
7.000% Sales Tax: USD	1,495.05
Project Total Net Price: USD	22,852.94

**PRODUCT AND PERFORMANCE INFORMATION**

**NFRC Ratings:**

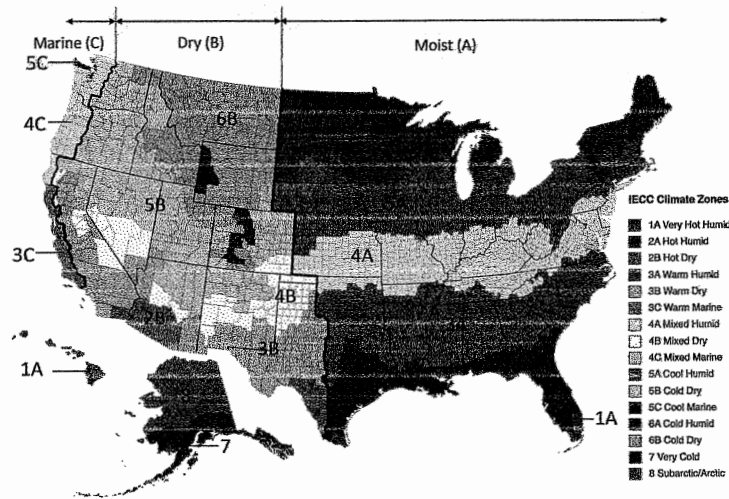
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see [www.nfrc.org](http://www.nfrc.org).

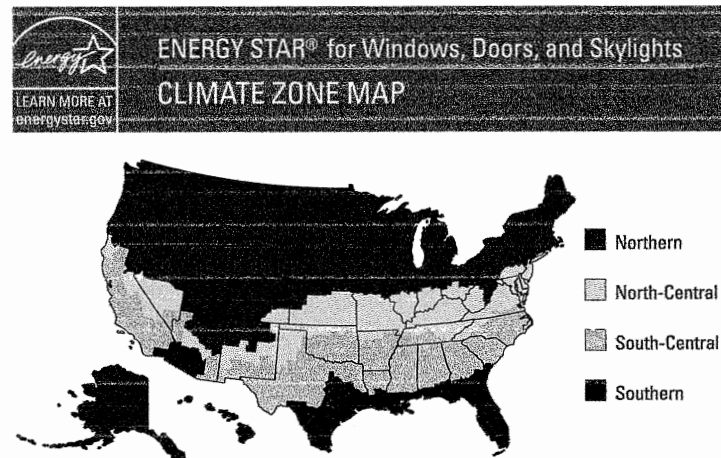
**Code (residential, building or energy) Compliance:**

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

**2021 IECC Climate Zone Map:**



**ENERGY STAR Version 7 Climate Zone Map:**









**Certificate of Appropriateness/Conceptual Review Application Form**

Property Address: 313 St. John St. BSL MS 39520  
 Applicant Name: Gulf Coast Pods Owner Name: Charlie  
 Mailing Address: 10037 Central Av Mailing Address: 313 St. John St  
 Phone: 228 304-7520 Phone: 504-466-6430

**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.

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**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: [Signature] Date: 11/21/2024

Owner' Signature \_\_\_\_\_ Date: \_\_\_\_\_

**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: _____
<input type="checkbox"/> Historic Preservation Commission Reviewed	Review Date: _____
<b>Recommendation:</b> <input type="checkbox"/> Approval <input type="checkbox"/> Approval with Conditions <input type="checkbox"/> Disapprove	
Comments: _____	
Requires Property Owner / Applicant Signature	
<input type="checkbox"/> City Council Reviewed	Review Date: _____
COA Action: Approval <input type="checkbox"/> YES <input type="checkbox"/> NO	Date COA Action: _____
Comments: _____	
(BSL Historic Preservation Commissioner)	(City Council President Signature) _____ (Date) _____

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

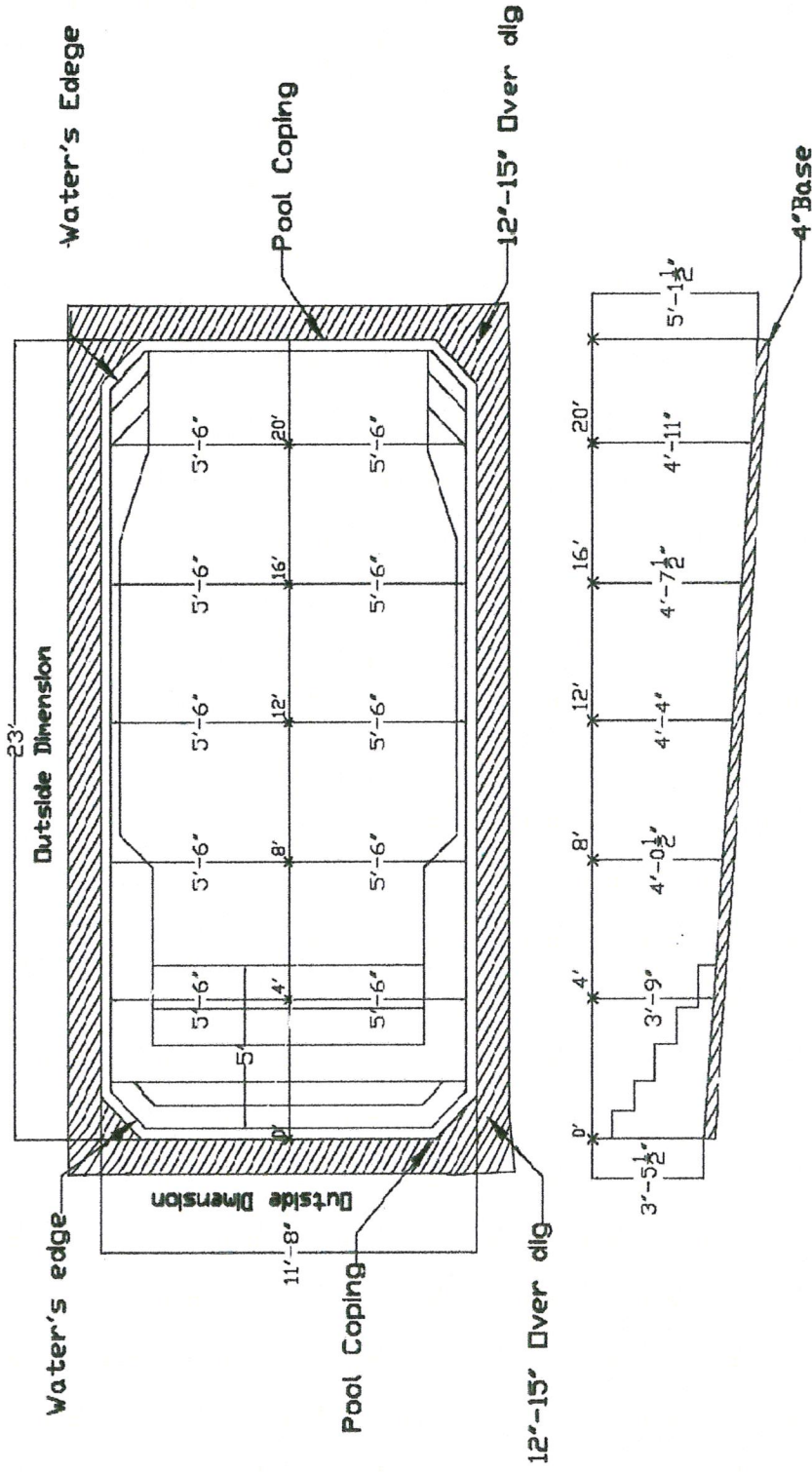
Item # 3.



**Parcels**  
**149F-0-29-**  
**331.011**

Parcel Number: 149F-0-29-331.011  
 Owner Name: LULEI CHARLES J III ETAL  
 Owner Address: 614 RESOR ST  
 Owner City, State ZIP: HARAHAN, LA 70123  
 Physical Address: 313 ST JOHN ST  
 Improvement Type: RES  
 Year Built: 2021  
 Base Area: 1690  
 Adjusted Area: 1998  
 Actual Total Value: 269343  
 Taxable Total Value: 0  
 Estimated Tax: 4700.37  
 Homestead Exemption: No  
 Deed Book: 2020  
 Deed Page: 8604

Close Export



All measurements to water's edge. Add 12"-15" over dig.

**BARRIER REEF POOLS USA**  
Laguna 23' IIG PLAN

Item # 3.

<b>SCALE:</b> NTS	Rev. 1-B	Date: 09/09/22	7500 Gallons approx	1,800 lbs approx	265 Sq Ft.	Perimeter=64'-4"
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688 Highway 90
Bay St. Louis, Mississippi 39520
BUILDING DEPARTMENT
Phone 228-469-0531

PERMIT APPLICATION

Date: 11/04/2024 Total Cost of Project: \$50,000.00
Permit Type: Building Electrical Y Mechanical Plumbing Y Other: Pool Fiberglass
Name: Charlie Lulei Telephone Number: 504-416-6430
Address: 313 St. John St Bay Saint Louis Ms 39520
Tax Parcel #: 149F-0-29-331.011 Zoning District:
Historical District: Yes No
Flood Zone: Required Base Flood Elevation:
Protected Trees: Live Oak Magnolia N/A

I certify all applicable federal and state permits have been received as relative to the proposed work as described on this application and construction plans.

APPLICANT SIGNATURE DATE

CONTRACTOR INFORMATION

Company: Gulf Coast Pools
Name: Josh Desalvo Telephone Number: 228-304-7520
Address: 10037 Central Ave Bay Saint Louis Ms 39520
Email Address: joshbslpools@gmail.com
Licensed: Yes No License #: 18292-MC
Description of Work: Install a 11' x 23' fiberglass pool and 5' of concrete deck

CONTRACTOR SIGNATURE DATE



## October 14, 2024 Historic Preservation Commission Meeting Minutes

October 14, 2024 at 12:00 PM  
598 Main Street, Bay St. Louis, MS 39520

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### Call to Order

### Action Items

1. Motion to approve the addition of a back porch at 302 St John Street submitted by Jenise McCardell

Motion made by Commissioner Wessinger, Seconded by Commissioner Stieffel.

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

2. Motion to approve the renovation at 247 Citizen Street submit by Depreo and Colt Lee  
Motion made by Commissioner Wessinger, Seconded by Commissioner Keating.

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

3. Motion to approve the renovation to the second floor and addition within the footprint of the house at 410 N. Beach Blvd submitted by Dean and Marilene Taylor

Motion made by Commissioner Bezou, Seconded by Commissioner Keating.

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

4. Motion to approve the proposed new dwelling at 500 S Beach Blvd submitted by Thomas LeMaire.

Motion made by Commissioner Stieffel, Seconded by Commissioner Bezou.

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

5. Motion to approve demo at 129 Railroad Avenue submitted by Kane Construction and Alex Lacy

Motion made by Commissioner Keating, Seconded by Commissioner Bezou.

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

6. Motion to approve addition of accessory structure/carport in the rear yard at 304 Easterbrook submitted by Teddy Necaie

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou.

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

### **Minutes Approval**

7. Motion to approve minutes from September 9, 2024, Historic Preservation Commission meeting

Motion made by Commissioner Wessinger, Seconded by Commissioner Stieffel.

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