



## February 10, 2025 Historic Preservation Commission Meeting Agenda

February 10, 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 approve new construction for a dwelling and detached garage at 412 Main Street submitted by Benfatti Construction
2. A motion to approve the renovation at 338 Easterbrook Street was submitted by Brehm Bell.
3. Motion to approve 328 State Street enclosing part of the front porch and adding five feet on the existing back of the main house submitted by Daniel Esteves
4. Motion to approve the demolition of a workshop that MDAH has determined is acceptable to demo at 216 Sycamore Street submitted by Patrice Tryman

### Minutes Approval

5. Motion to approve minutes for Monday, January 13, 2025 Historical Preservation Commission Meeting

### Adjourn

# PROPOSED RESIDENCE

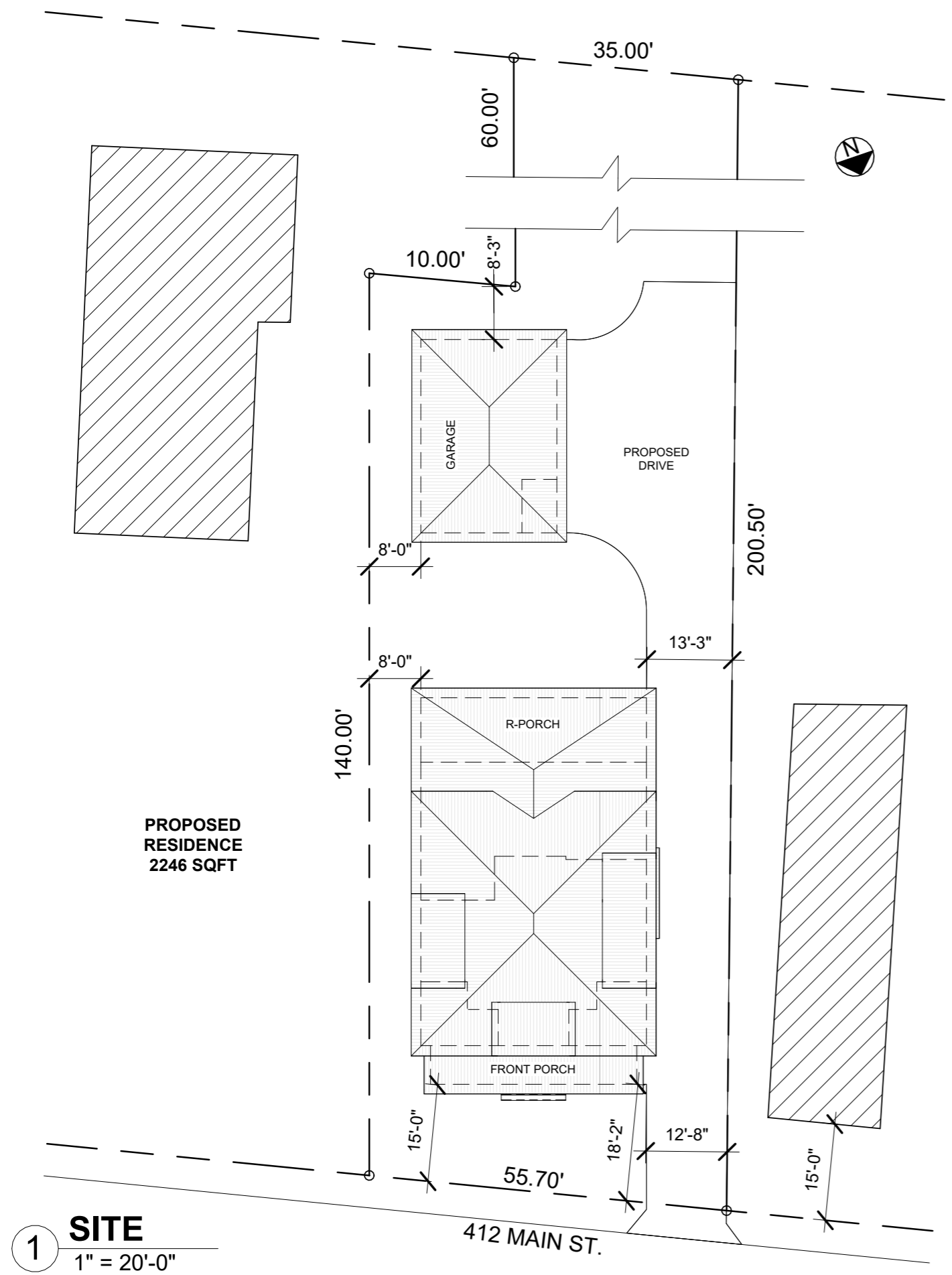
412 MAIN STREET, BAY ST. LOUIS, MS 39520  
 DO-MAR LLC

Drawn by:  
**COLT LEE**  
 01/29/2025

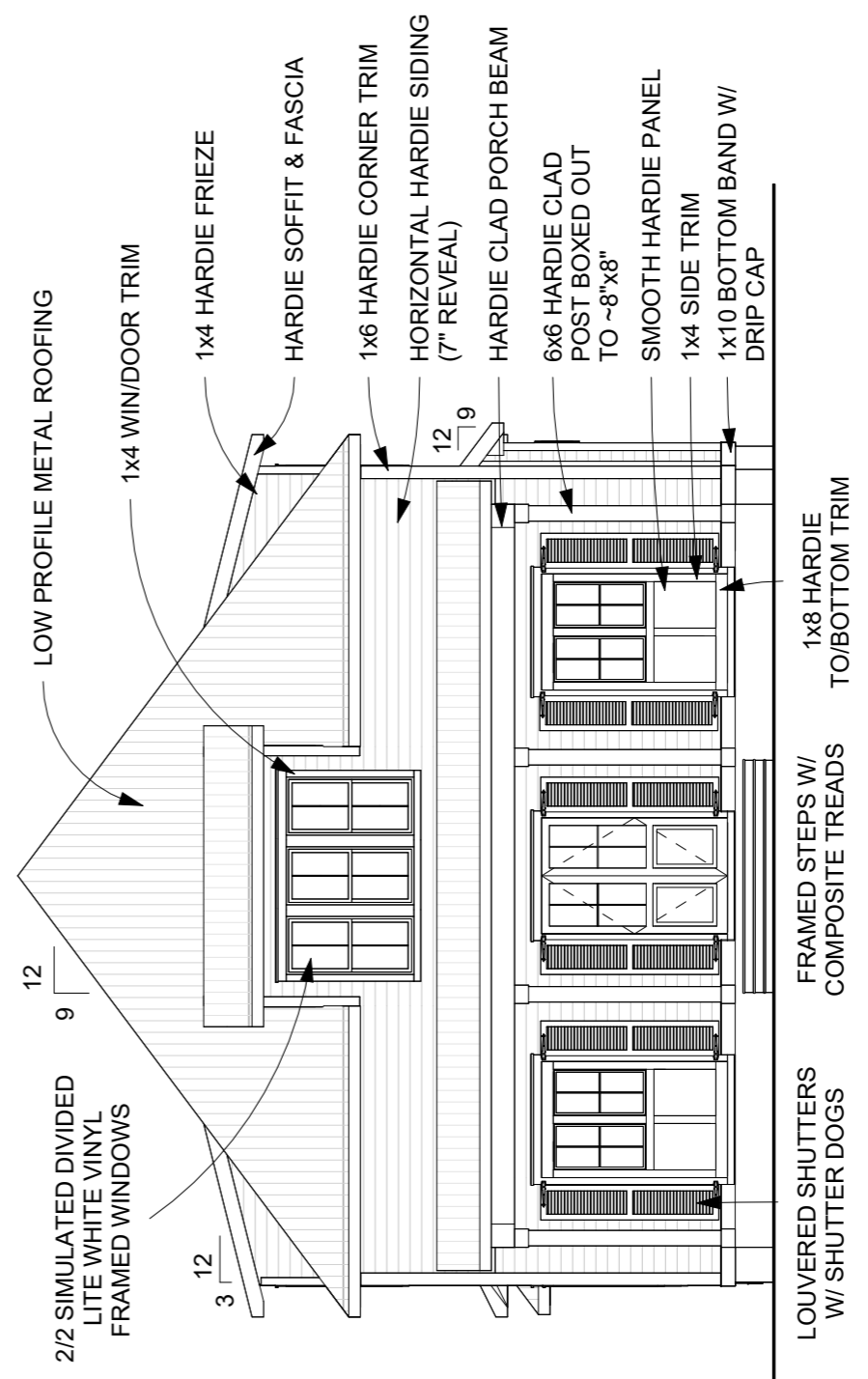
**HISTORIC**

**1 of 2**

Scale As indicated 2

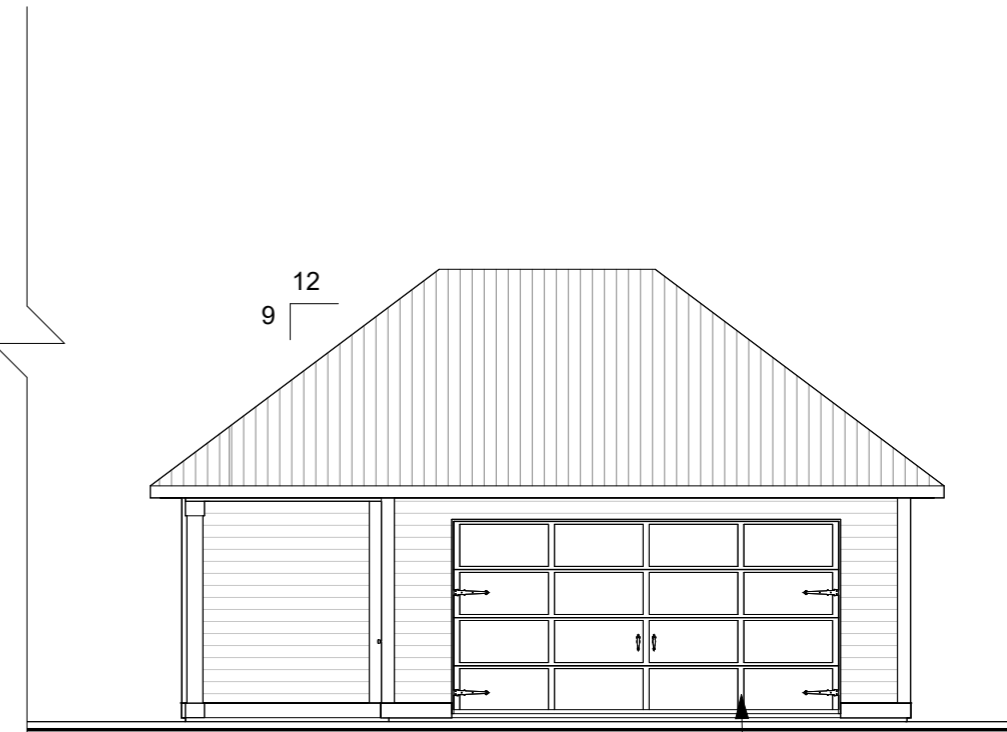


**4 FRONT ELEVATION**  
 1/8" = 1'-0"



### 3 LEFT ELEVATION

1/8" = 1'-0"



CARRIAGE STYLE  
GARAGE DOOR W/  
MAGNETIC  
HARDWARE

### 2 REAR ELEVATION

1/8" = 1'-0"



### 4 RIGHT ELEVATION

1/8" = 1'-0"



**PROPOSED RESIDENCE**  
 412 MAIN STREET, BAY ST. LOUIS, MS 39520  
 DO-MAR LLC

Drawn by:  
**COLT LEE**

01/29/2025

HISTORIC

2 of 2

Scale 1/8" = 1' 3



# BAY SAINT LOUIS

Bay St. Louis



## Historic Preservation Commission

### SUBMITTAL CHECKLIST

Property Owners Information:

Name: Mark Benfatti

Address: 412 Main St., BSL, MS  
(No P.O. Boxes)

Telephone Number (504) 452-6974 Cell Number ( )

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

Give written scope of work to be performed: New construction

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

# HISTORIC PRESERVATION COMMISSION REVIEW

## CITY OF BAY ST. LOUIS, MISSISSIPPI

### MATERIALS TO SUBMIT WITH THE APPLICATION FOR REVIEW

ARCHITECTURAL PLANS or DRAWINGS: A total of seven (7) sets must be submitted to the Zoning Department.

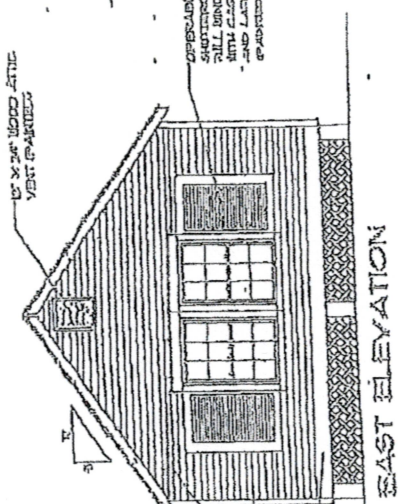
1. Site Plan, Indicating setbacks to the front, rear and side yards.
2. Exterior elevations (street views) of proposed structure(s).
3. Description of exterior trim materials to be used. Can be shown on plans or separate page.
  - a) Siding material: wood, hardi-plank, etc...
  - b) Masonry material: brick, stucco, etc...
  - c) Exterior openings; windows and doors: Indicated size, types and materials.
  - d) Shutters and Awnings: Indicated size, types and materials.
  - e) Column size and types
  - f) Roofing materials: wood, metal, slate, etc...
  - g) Landscaping elements to include, but not limited to; fencing, sidewalks, driveways, entrances.
  - h) Misc: Pools, signage, skylights, trellises, etc...

PHOTOGRAPHS: (Renovations only, not new construction)

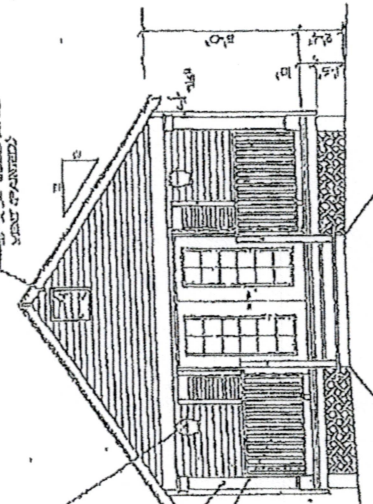
1. 35mm or digital only. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.

We would like to thank you in advance for your help and participation in this preservation program which is dedicated to retaining the charm, beauty and character of our beloved City of Bay St. Louis.

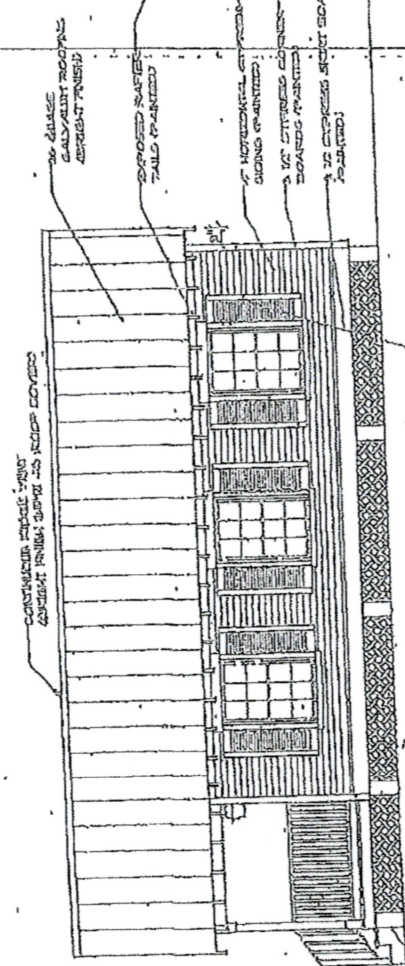
*Bay St. Louis Historic Preservation Commission*  
*March 1, 2008*



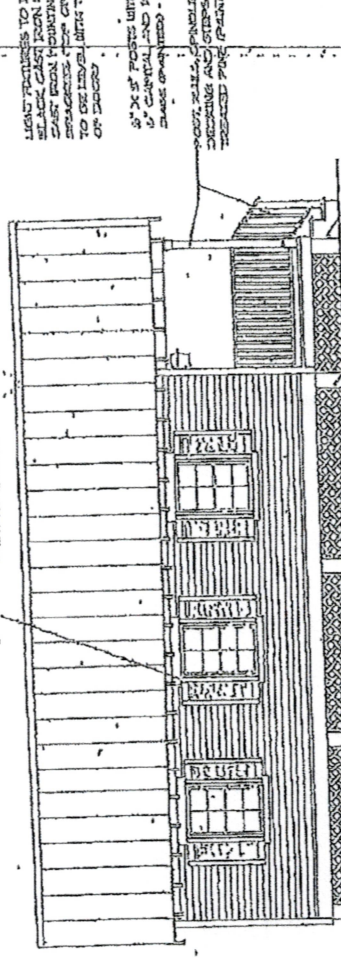
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATION DESIGN DETAILS WITH NOTATIONS

APPROXIMATE PRESSURE TREATED LATHES TO COVER ALL WINDOW OPENINGS WITH CAST IRON RINGS AND LARCHES. PAINTED BLACK

1/2" X 2" WOOD ATTIC VENT SPANNERS

2" DIALS READING GALVANIZED METAL

EXPOSED RAFTERS PAINTED

1" HORIZONTAL SIDING PAINTED

3/4" X 2" STUDS COLORED BOARDS PAINTED

3/4" X 2" EXPOSED RAFTERS PAINTED

NOTE: WINDOWS AND DOOR TO HAVE 1/2" X 1/2" HEAD PIECE WITH 1/2" X 1" SILL AND BOTTOM SILL (PAINTED)

LEAVE FINISHES TO BE BLACK CAST IRON WITH CAST IRON RINGS OR LIGHT STAINLESS STEEL WITH TOP OF DOORS

3/4" X 2" POSTS WITH 1/2" CAPITALS TO BE PAINTED

DOOR SILL AND STEPS TO BE PAINTED PAINTED

FOUNDATION SUPPORTS TO BE 1/2" X 2" X 2" TREATED WOOD PAINTED

CONCRETE FOUNDATION FOR DOORS AND WINDOWS

APPROXIMATE PRESSURE TREATED LATHES TO COVER ALL WINDOW OPENINGS WITH CAST IRON RINGS AND LARCHES. PAINTED BLACK

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THIS DRAWING IS FOR THE EXCLUSIVE USE OF THE WEST ST. LOUIS HISTORICAL PRESERVATION COMMISSION TO AID IN RECONSTRUCTION OF APPROXIMATELY 1850'S DETERMINATION MARCH 1, 2008

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 338 Easterbrook St
Applicant Name: Brehm Bell
Owner Name: Brehm Bell
Mailing Address: 338 Easterbrook St
Mailing Address:
Phone: 228-216-2200
Phone:

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: Brehm Bell Date: 2-3-25

Owner's Signature: Brehm Bell Date: 2-3-25

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

Application

HPC Review / City Council Review

Form with fields for Historic District, Case Number, Review Date, Recommendation (Approval, Approval with Conditions, Disapproval), Comments, and City Council Review status.

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

# BAY SAINT LOUIS

## Bay St. Louis



### Historic Preservation Commission

#### SUBMITTAL CHECKLIST

Property Owners Information:

Name: Brehm Bell

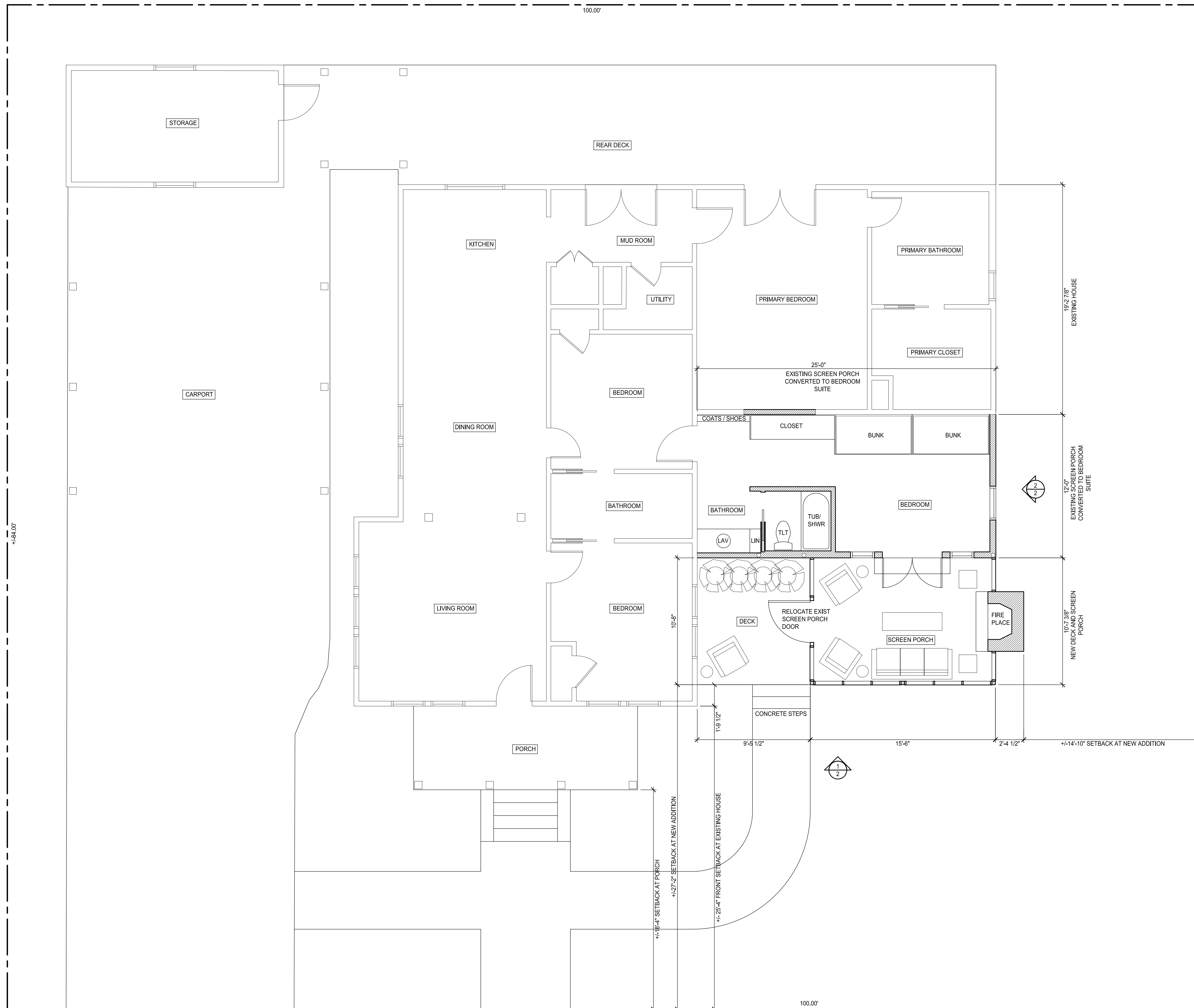
Address: 378 Easterbrook St  
(No P.O. Boxes)

Telephone Number: (228) 716-2200 Cell Number: ( )

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

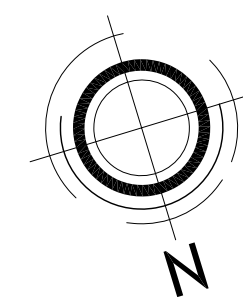
Give written scope of work to be performed: \_\_\_\_\_

Add 300 s/f heated cooled  
(close in existing screen porch)  
add 160 s/f screen porch



EASTERBROOK STREET

1 SITE / FLOOR PLAN  
1  
1/4" = 1'-0"



**BELL RESIDENCE  
RENOVATIONS**  
338 EASTERBROOK STREET  
BAY ST LOUIS, MS

UA PROJECT NO. | 25.102.01  
DATE: 3 FEBRUARY 2025

© unabridged Architecture 2025  
A Professional Limited Liability Company

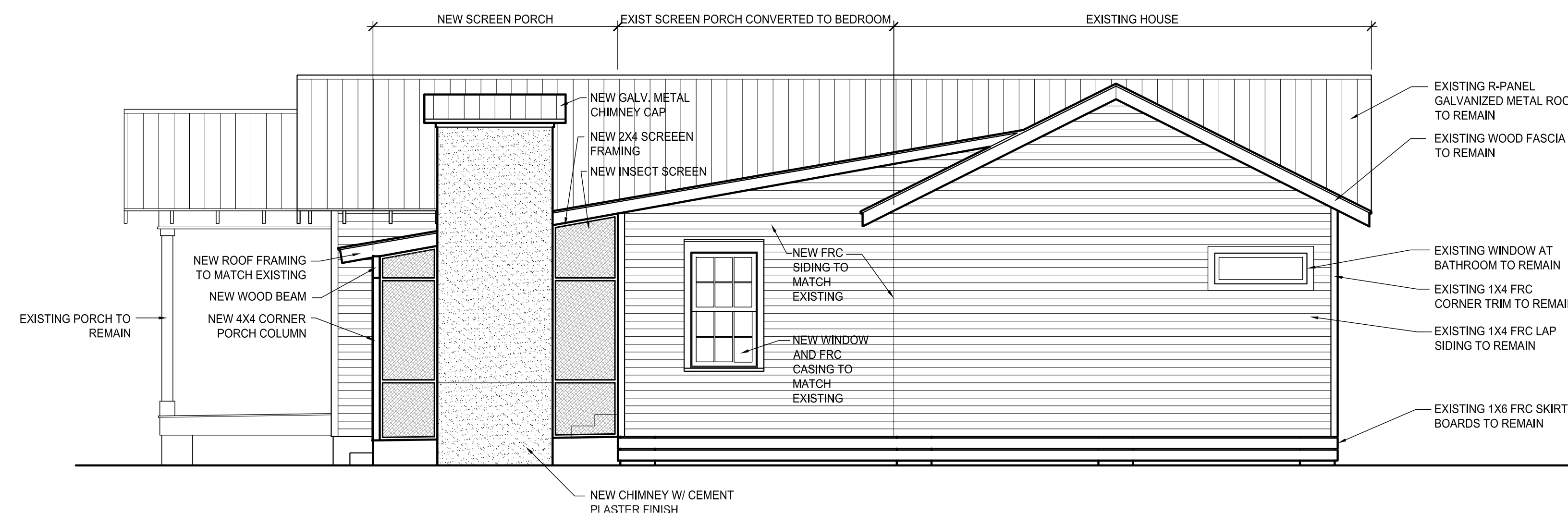
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS


SITE / FLOOR PLAN



3  
1 2 EXISTING HOUSE PHOTOS  
NOT TO SCALE



2  
1 2 WEST ELEVATION  
1/4" = 1'-0"



1  
1 2 NORTH ELEVATION - EASTERBROOK STREET  
1/4" = 1'-0"

unabridged Architecture PLLC  
ALLISON H. ANDERSON FAIA  
JOHN M. ANDERSON AIA  
443 MAIN STREET  
BAY ST LOUIS, MS 39520  
228.467.1149

modern. coastal. resilient.

**BELL RESIDENCE RENOVATIONS**  
338 EASTERBROOK STREET  
BAY ST LOUIS, MS

UA PROJECT NO. | 25.102.01  
DATE: 3 FEBRUARY 2025

© unabridged Architecture 2025  
A Professional Limited Liability Company  
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS


EXTERIOR ELEVATIONS

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 328 State Street, BSL
Applicant Name: Daniel Esters, Owner Name:
Mailing Address: Same, Mailing Address:
Phone: (504) 583-3663, Phone:

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.

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[ ] 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: [Signature], Date: 2/5/2025

Owner's Signature

Required: 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

Application Number:
Historic Preservation Commission Review:
Recommendation:
Comments:
City Council Approval:
COA Action Approval:
Comments:
BSL Historic Preservation Commission / City Council Use Only Signature: (Date)

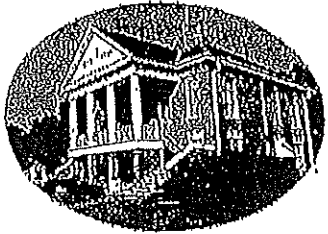
Application

HPC Review / City Council Review

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

# BACKSTREET SAINT LOUIS

Bay St. Louis



## Historic Preservation Commission

### SUBMITTAL CHECKLIST

Property Owners Information:

Name: Daniel Esteves

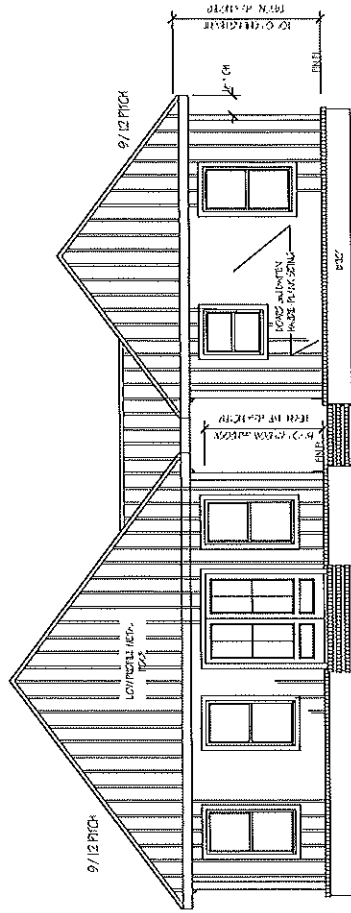
Address: 328 State Street  
(No P.O. Boxes)

Telephone Number ( ) \_\_\_\_\_ Cell Number: (504) 583-3663

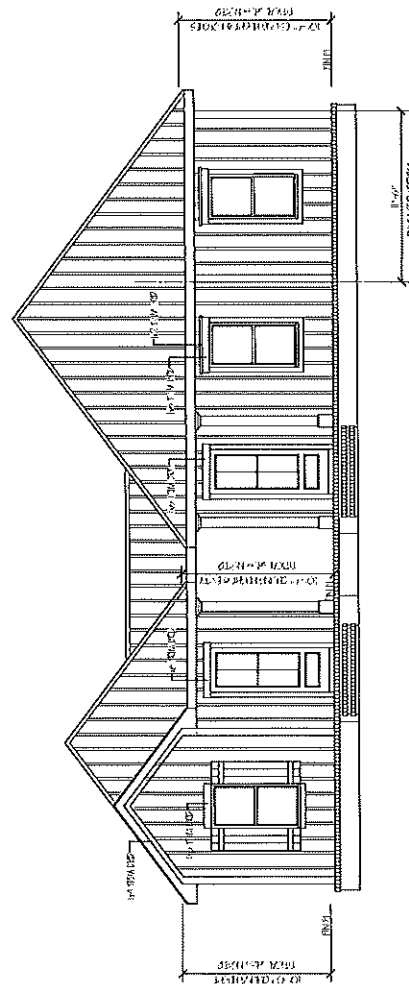
ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: \_\_\_\_\_

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

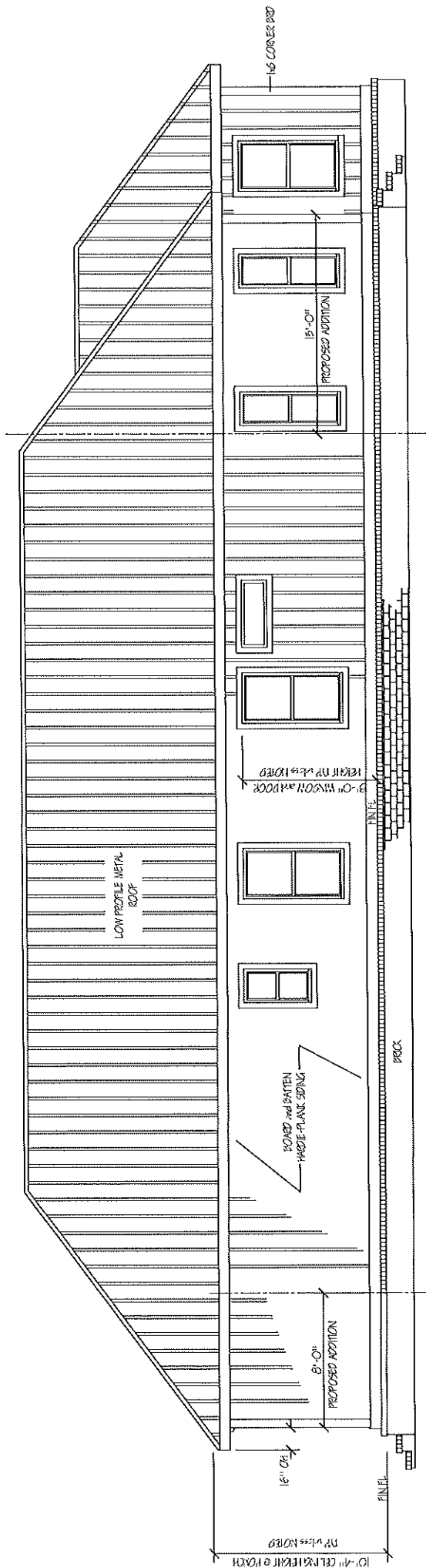
Enclose part of front porch and  
adding five feet on existing back  
of main house. Using all the  
same materials that are on house,



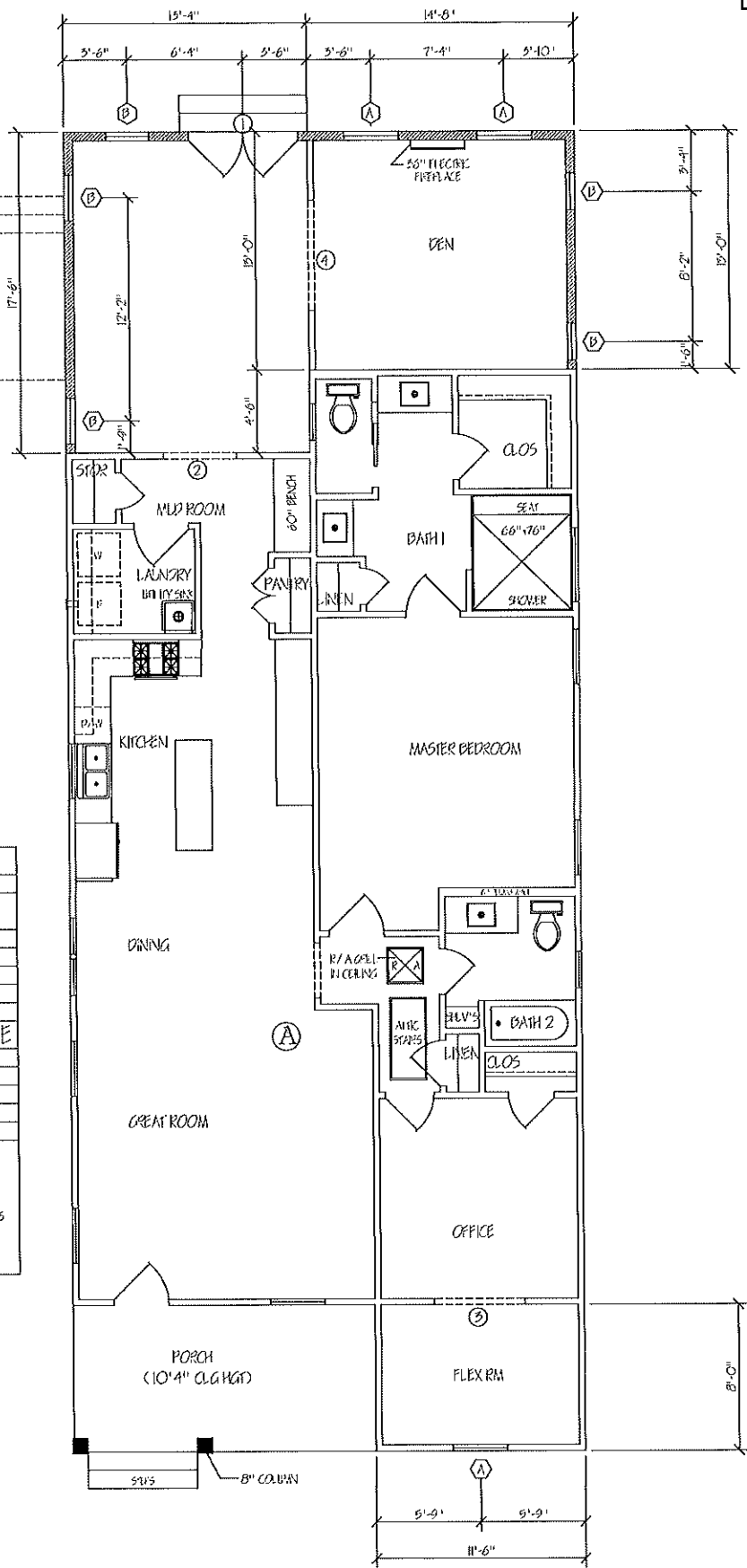
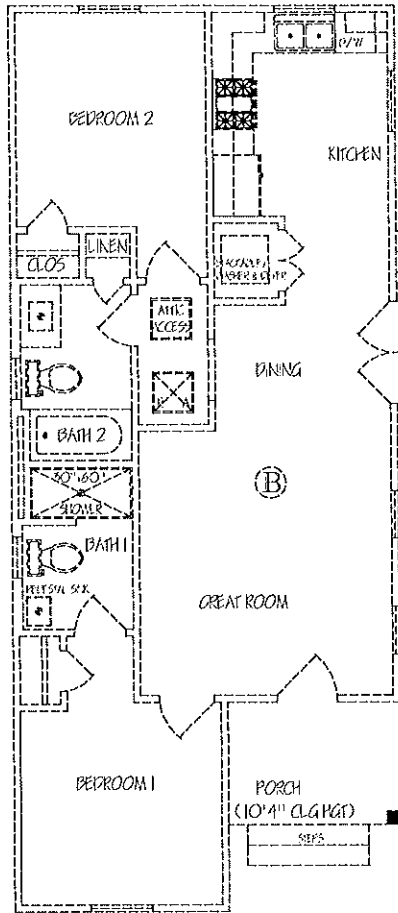
REAR ELEVATION



FRONT ELEVATION

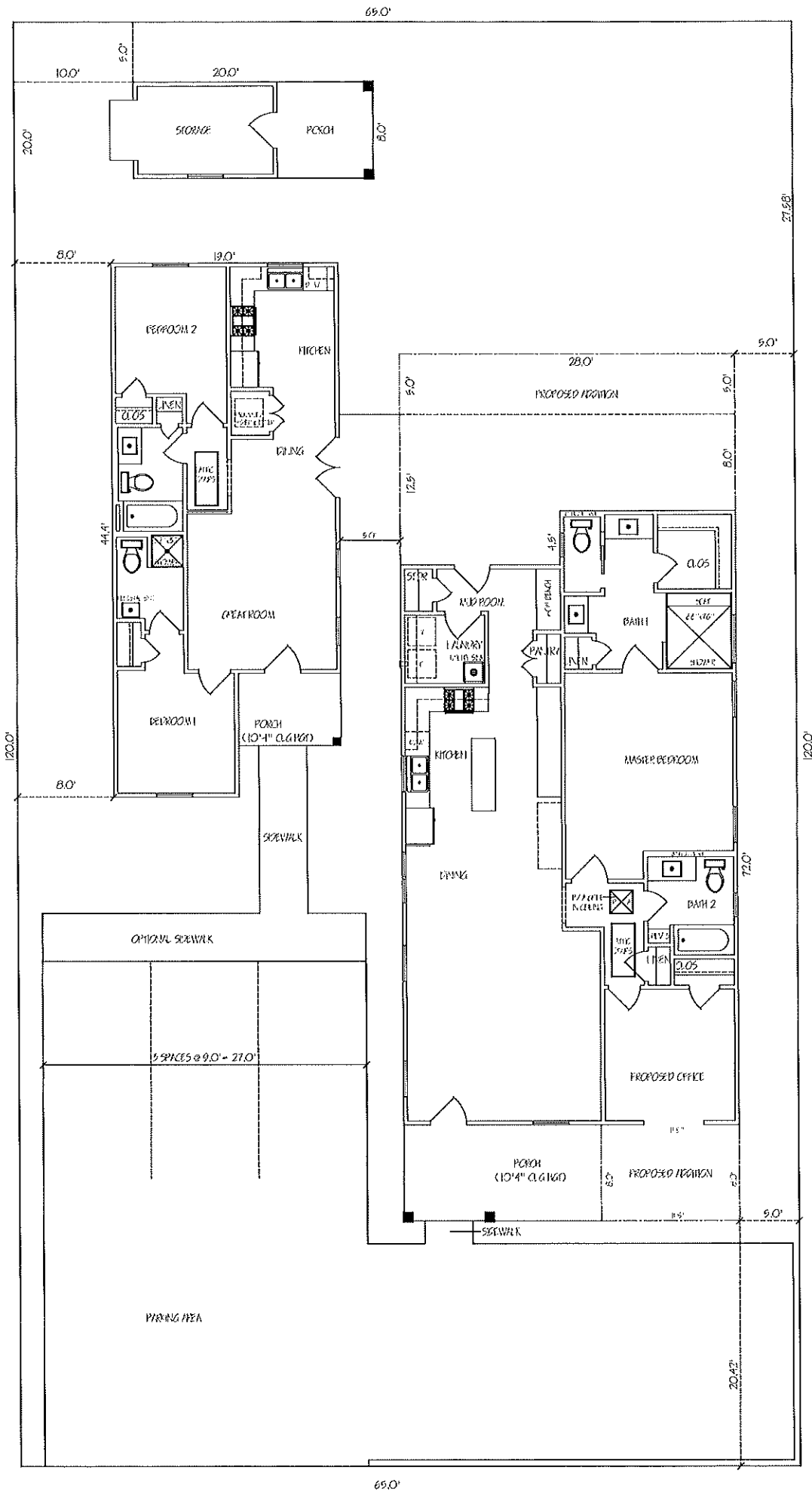


# LEFT SIDE ELEVATION



DOOR SCHEDULE	
MARK	DESCRIPTION
1	6'0" x 8'0" EXT INSUL DR. w/ 1/2" GLASS PANEL
2	4'0" x 8'0" CASED OPENING
3	5'0" x 8'0" CASED OPENING
4	6'0" x 8'0" CASED OPENING
WINDOW SCHEDULE	
MARK	DESCRIPTION
A	2060 INSUL. SOL. FINISH 1/1
B	2050 INSUL. SOL. FINISH 1/1
AREA UNIT A APPROX. 211 SQ. FT.	
APPROX. 211 SQ. FT.	
HATCHED DENOTES 2x6 EXTERIOR WALLS	
10'0" CLG. HGT. UNLESS NOTED	

# PROPOSED ADDITION / FLOOR PLAN



SITE PLAN

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 216 Sycamore Street, Bay St Louis, MS
Applicant Name: Patricia Tryman Owner Name: Same as Applicant
Mailing Address: 216 Sycamore St. Mailing Address:
Phone: 973-432-2506 Phone:

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.

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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: Patricia Tryman Date: 2/15/2005

Owner's Signature Required: Patricia Tryman Date: 2/15/2005

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

Application

HPC Review / City Council Review

Form with sections for: Historic District, Case Number, Historic Preservation Commission Review, Recommendation, Comments, City Council Review, COA Action, and City Council Review.

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

# BAV SAINT LOUIS

Bay St. Louis



## Historic Preservation Commission

### SUBMITTAL CHECKLIST

Property Owners Information:

Name: Patrice Tryman

Address: 216 Sycamore Street  
(No P.O. Boxes) Bay St. Louis, MS 39520

Telephone Number: (978) 432-2506 Cell Number: ( ) \_\_\_\_\_

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

Give written scope of work to be performed: Demolition of  
workshop and grading of area where  
workshop is now located.

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



Item # 4.



Item # 4.



Item # 4.



Item # 4.



Item # 4.



Item # 4.



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

November 13, 2024

Ms. Petrice Tryman  
Owner  
216 Sycamore Street  
Bay St. Louis, MS 39520

**RE: 216 Sycamore Street – Exterior painting and shed demolition**  
**MDAH Project # 10-100-24**  
**Bay St. Louis, Hancock County**

Dear Ms. Tryman:

We have reviewed the images and product details received on October 18, 2024, regarding the above-referenced project. It is our determination that the project is acceptable and in accordance with the Historic Preservation Easement recorded on October 1, 2010, 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 you have any questions, please contact me at (601) 576-6912 or [klucas@mdah.ms.gov](mailto:klucas@mdah.ms.gov).

Sincerely,

*Kara M. Lucas*

Kara M. Lucas  
Chief of Technical Preservation Services

c: Statewide Survey File  
Easement File  
Ms. Divya Pai



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

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

---

**Call to Order**

**PRESENT**

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

**ABSENT**

Commissioner Steve Haas  
Commissioner Matt Stieffel

**Action Items**

1. Motion to construction a new garage and replace swimming pool at 500 South Beach Blvd submitted by Thomas LeMaire

Motion made by Commissioner Bezou, Seconded by Commissioner Keating.

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

2. Motion to approve the addition to an existing building and the construction of a storage shed at 129 Railroad Avenue submit Alex Lacy

Motion made by Commissioner Bezou, Seconded by Commissioner Keating.

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

### **Minutes Approval**

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

Motion made by Commissioner Keating, Seconded by Commissioner Wessinger.

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

### **Adjourn**

Motion made by Commissioner Wessinger, Seconded by Commissioner Keating.

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