



October 13, 2025 Historic Preservation Commission Meeting Agenda

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

Call to Order

Action Items

1. Motion to approve the renovation and addition to the dwelling at 301 N Necaize Avenue submitted by David and Rachel Sanders
2. Motion to approve construction of a new house at 611 Hancock Street submitted by Benfatti Construction
3. Motion to approve the addition at 202 Citizen Street submitted by Benfatti Construction
4. Motion to approve the addition of living space to the existing house using the same material and add an accessory structure to add an outdoor kitchen at 260 Washington Street submitted by Parker Construction
5. Motion to approve the addition that will convert the single-family home to a duplex and will add a garage at 419 3rd Street submitted by Charles Prieur
6. Motion to approve the addition of a storage building attached to the house at 306 Demontluzin Avenue, with all materials: shingles, stucco, and windows, to match the existing structure, as submitted by John Moss.
7. Motion to approve the renovation and conceptual design for the property located at 144 Main Street, as submitted by Crystal Foster. The proposed work includes replacing the front doors, installing shutters, and adding a double door at the center of the building.

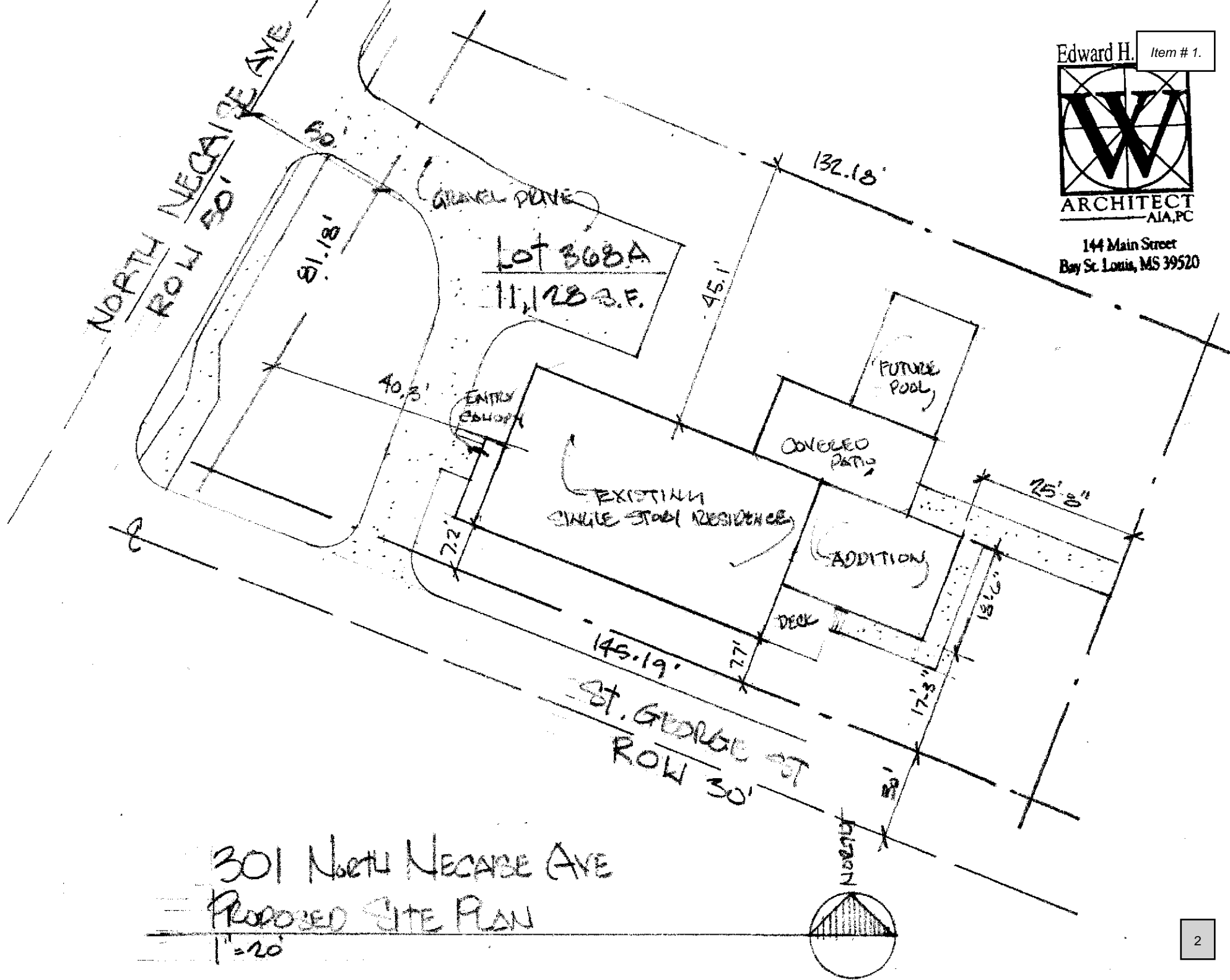
Minutes Approval

8. Motion to approve the meeting minutes from September 8, 2025 HPC meeting

Adjourn



144 Main Street
Bay St. Louis, MS 39520



301 North NECHAISE AVE
PROPOSED SITE PLAN
1"=20'

SURVEY DESCRIPTION

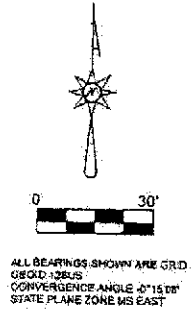
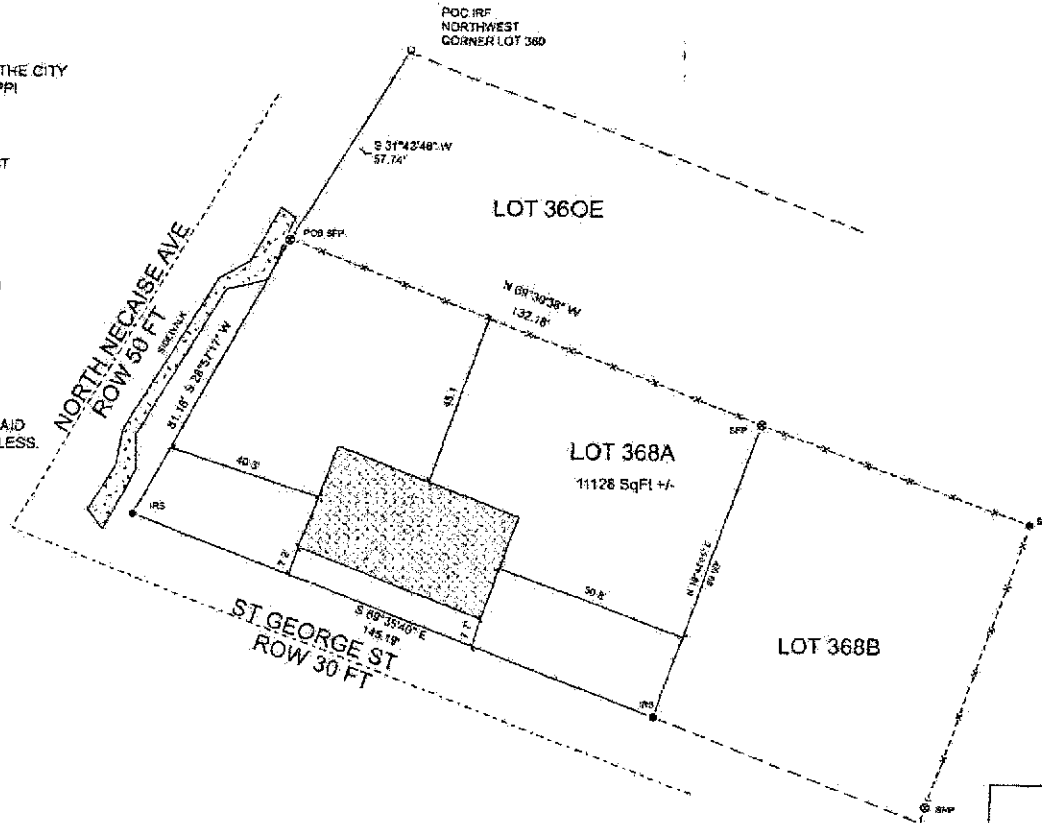
PARCEL OF LAND LOCATED IN THE FIRST WARD IN THE CITY OF BAY ST LOUIS, HANCOCK COUNTY MISSISSIPPI

LOT 368A

COMMENCING AT A IRON ROD AT THE NORTHWEST CORNER OF LOT 368 IN THE FIRST WARD OF THE CITY OF BAY ST LOUIS HANCOCK COUNTY MISSISSIPPI
 THENCE: S31°43'48"W FOR 57.74 FEET ALONG THE EASTERLY MARGIN OF NORTH NECAISE AVENUE TO A STEEL FENCE POST
 THENCE: S28°57'17"W FOR 81.18 FEET ALONG SAID MARGIN TO A IRON ROD
 THENCE: S89°27'25"E FOR 145.19 FEET ALONG THE NORTHERLY MARGIN OF SAINT GEORGE ST TO A IRON ROD
 THENCE: N19°44'05"E FOR 80.09 FEET TO A STEEL FENCE POST
 THENCE: N89°30'36"W FOR 132.18 FEET ALONG A CHAIN LINK FENCE TO THE POINT OF BEGINNING SAID PARCEL CONTAINS 11128 SQUARE FEET MORE OR LESS.

REFERENCES

1. DEED BOOK 2010 PAGE 15931
2. DEED BOOK 2015 PAGE 12394
3. PLAT OF RECORD ON FILE AT HANCOCK COUNTY CHANCERY CLERKS OFFICE
4. HANCOCK COUNTY TAX MAP 149E



LEGEND	
●	IRS = 1/2 INCH IRON ROD SET W/ORANGE CAP MARKED RIED ASSOC. PLS. 3037
(M)	MEASURED
(R)	RECORD
---	CHAINLINK FENCE
⊗	SFP 3. 1/2 INCH DIAMETER STEEL FENCE POST FOUND
---	LOT LINES

SURVEY IS VALID ONLY IF PLAT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR

NO ATTEMPT HAS BEEN MADE AS PART OF THIS BOUNDARY SURVEY TO OBTAIN SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION OR LOCATION OF ANY UTILITY OF PUBLIC SERVICE UTILITY

THIS IS BASED ON INFORMATION PROVIDED BY THE CLIENT. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH, EXAMINATIONS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP OF TITLE, EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE

IN CONSIDERATION OF A FEE PAID I DECLARE THAT THIS SURVEY WAS DONE BY ME OR UNDER MY IMMEDIATE SUPERVISION AND IS CORRECT TO MY PROFESSIONAL KNOWLEDGE AND BELIEF

THIS SURVEY MEETS THE MISSISSIPPI MINIMUM STANDARDS FOR A CLASS B SURVEY

RIED & ASSOCIATES LLC
 5526 BENESEHWAN TRAIL,
 PASSCHRISTIAN MS 39571
 PHONE 228 205-4007

SURVEY OF LOT 368A LOCATED IN THE FIRST WARD IN THE CITY OF BAY ST LOUIS, HANCOCK COUNTY MISSISSIPPI

SCALE 30 FT/IN	SURVEY DATE 02/09/22	DRAWN BY DER
JOB 22-003	DRAWING DATE 02/07/22	CHECKED BY MLBR

RNMS
 08/09/25
 2:53 PM EDT
 dotloop verified

RS
 08/09/25
 1:56 PM EDT
 dotloop verified

Bay St. Louis Historic Preservation Commission, P.O. Box 2550, Bay St. Louis, MS 39521

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 301 NORTH NECAISE AVE, BSL, MS
 Applicant Name: EDWARD WIKOFF Owner Name: DAVID & RAUTER SANDERS
 Mailing Address: 406 MAIN ST, BSLMS Mailing Address: 478 WINDYBOW LN, BOONVILLE, NC
 Phone: 228-342-1342 Phone: (828) 265-9992

28607

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: [Signature] Date: 9/26/2025
 Owner's Signature _____ Date: _____
 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

HPC Review / City Council Review

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

Address: 478 WINDWOOD LANE, BOONE, NC 28607
(No P.O. Boxes)

Telephone Number (828) 265-9992 Cell Number (828) 265-9992

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: 301 NORTH NEEDLE AVE, BAY ST. LOUIS, MS 39520

Give written scope of work to be performed: RENOVATE EXISTING
HOME AND ADD 12' X 25' MASTER BEDROOM
SUITE, LAUNDRY, CLOSET SPACE. ALSO A COVERED
PATIO AREA TO THE NORTH SIDE OF THE
HOME.
SAW

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.

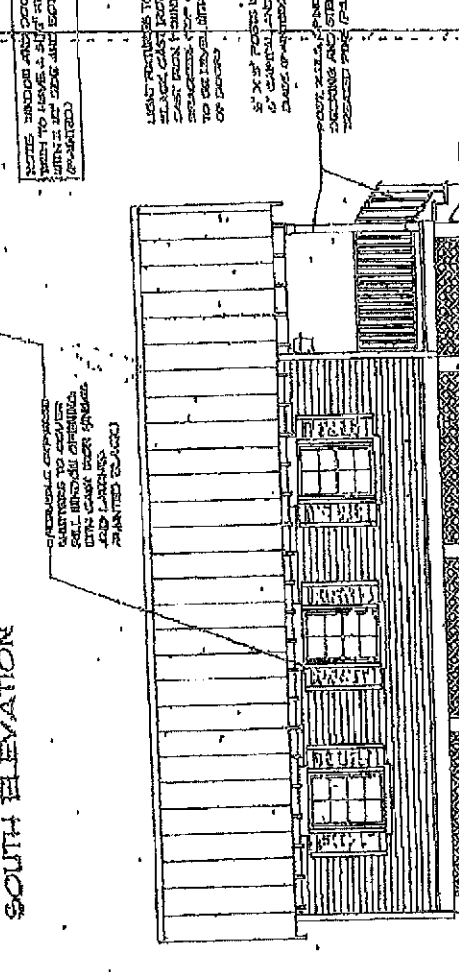
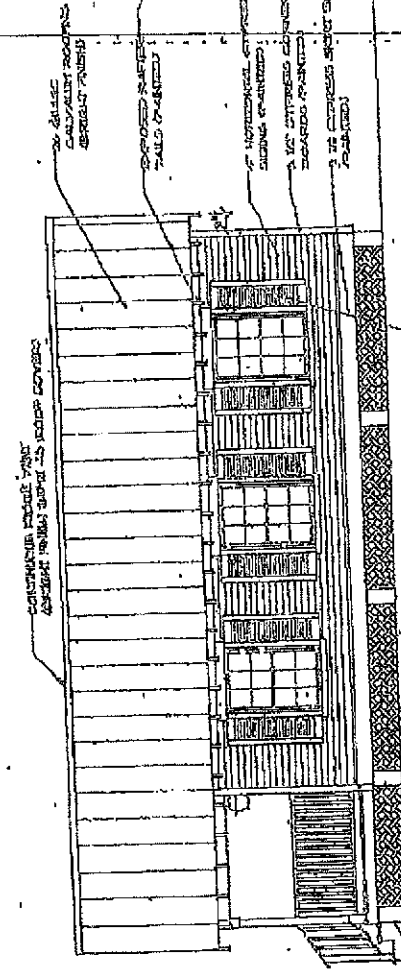
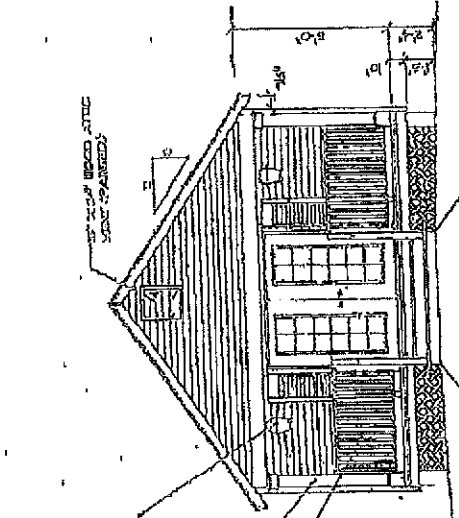
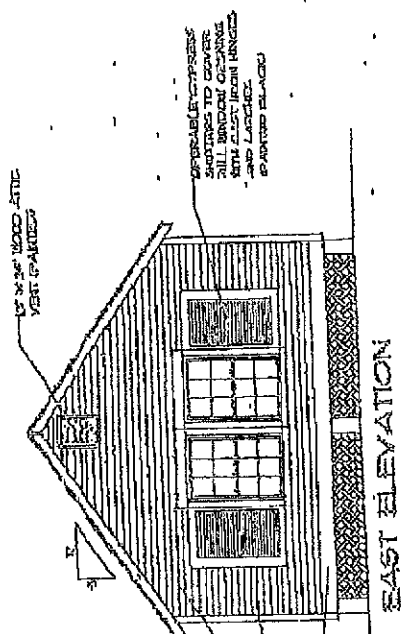
1. Site Plan, Indicating setbacks to the front, rear and side yards.
2. Exterior elevations (street views) of proposed structure(s).
3. Description of exterior trim materials to be used. Can be shown on plans or separate page.
 - a) Siding material: wood, hardi-plank, etc...
 - b) Masonry material: brick, 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



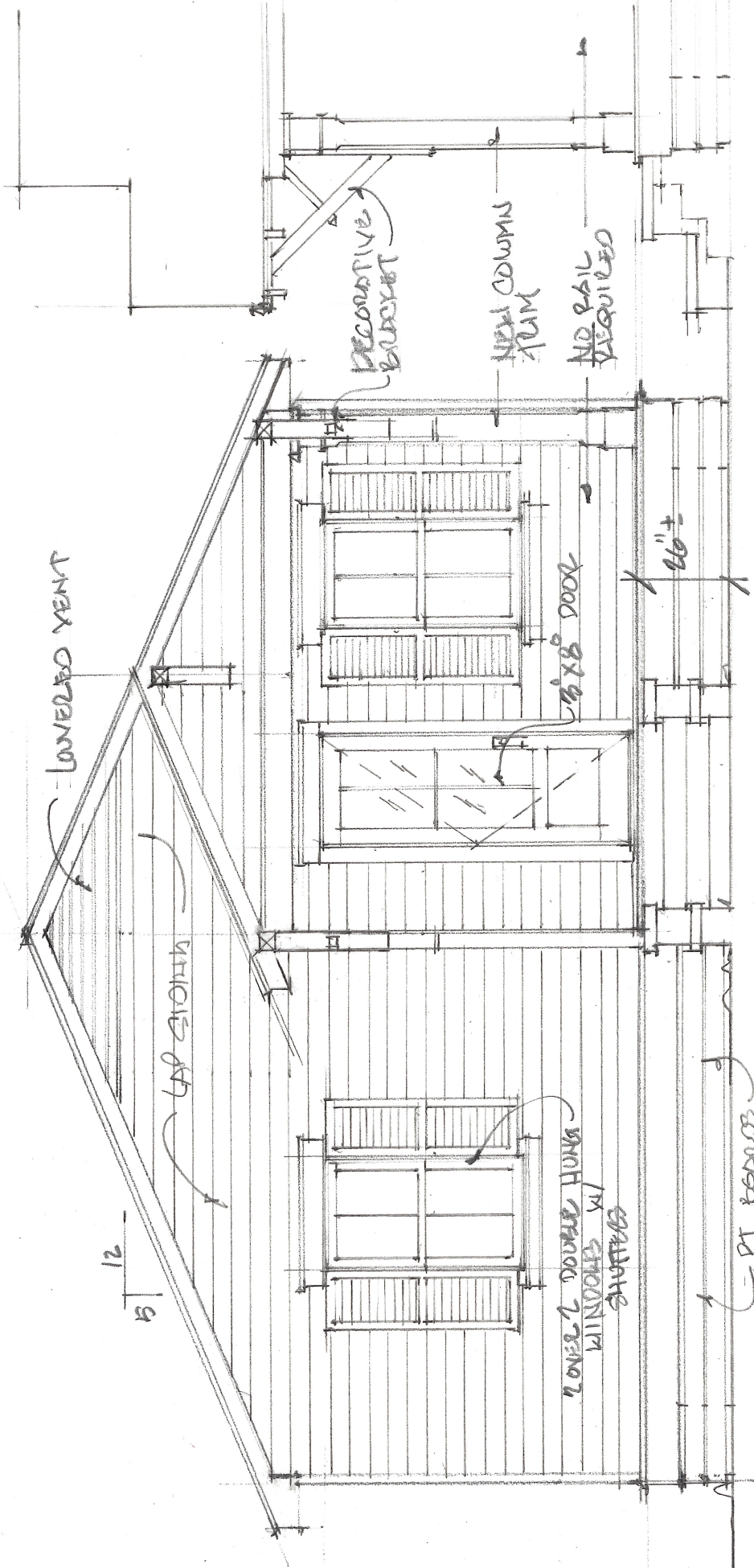
EXTERIOR ELEVATION DESIGN DETAILS WITH NOTATIONS

WOOD TRIM AT GABLE END
WOOD TRIM AT GABLE END
WOOD TRIM AT GABLE END

WOOD TRIM AT GABLE END
WOOD TRIM AT GABLE END
WOOD TRIM AT GABLE END

WOOD TRIM AT GABLE END
WOOD TRIM AT GABLE END
WOOD TRIM AT GABLE END

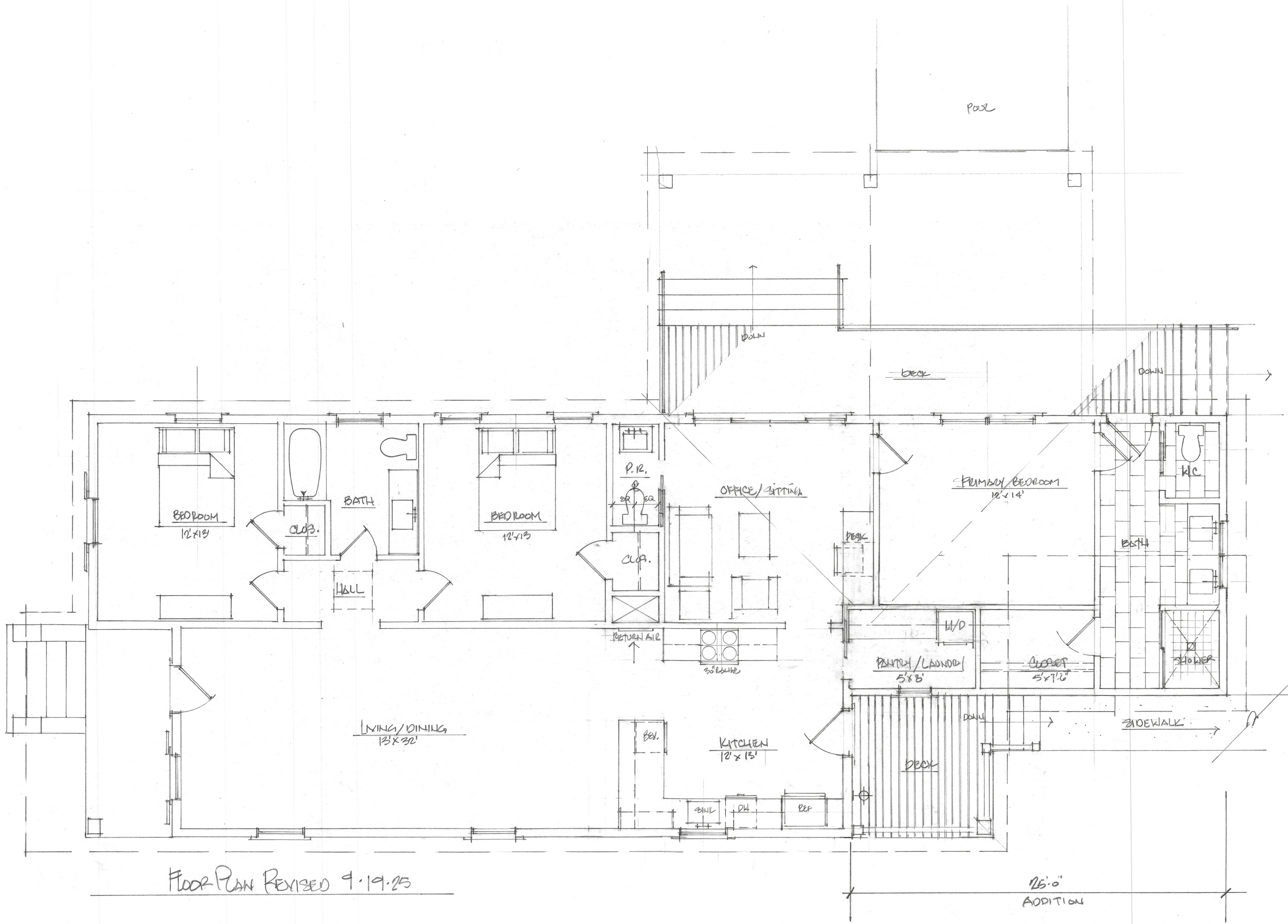
WOOD TRIM AT GABLE END
WOOD TRIM AT GABLE END
WOOD TRIM AT GABLE END



PARTIAL SIDE ELEV.
 1/4" = 1'-0"

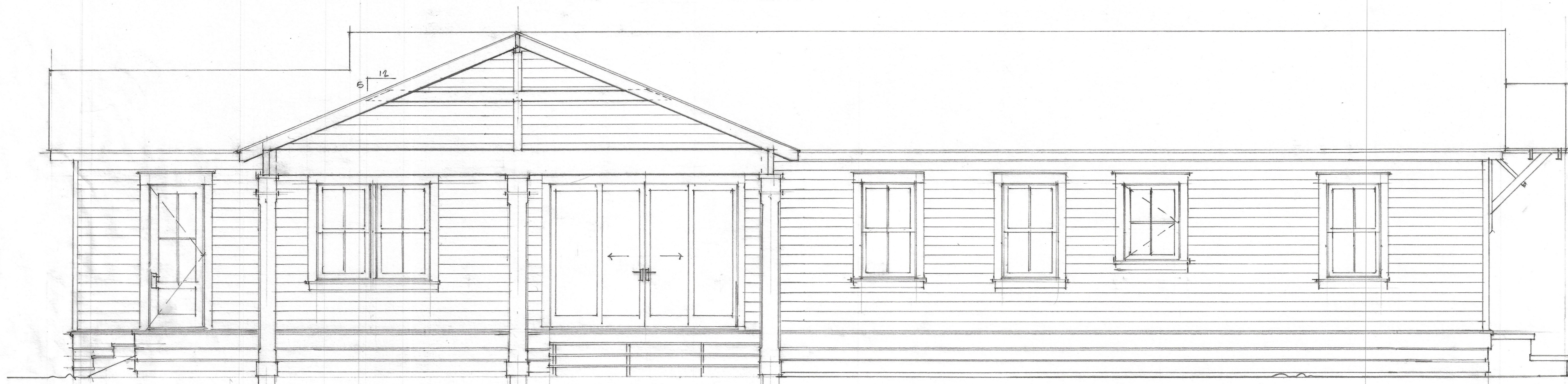
PROPOSED FRONT ELEVATION
 1/4" = 1'-0"

301 N. NECAISE FACADE

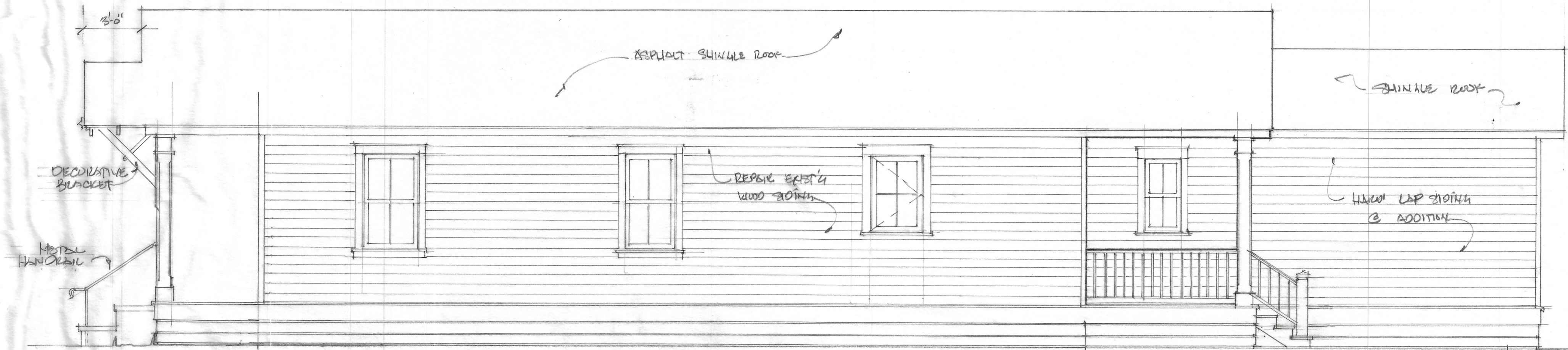


FLOOR PLAN REVISED 9.19.25

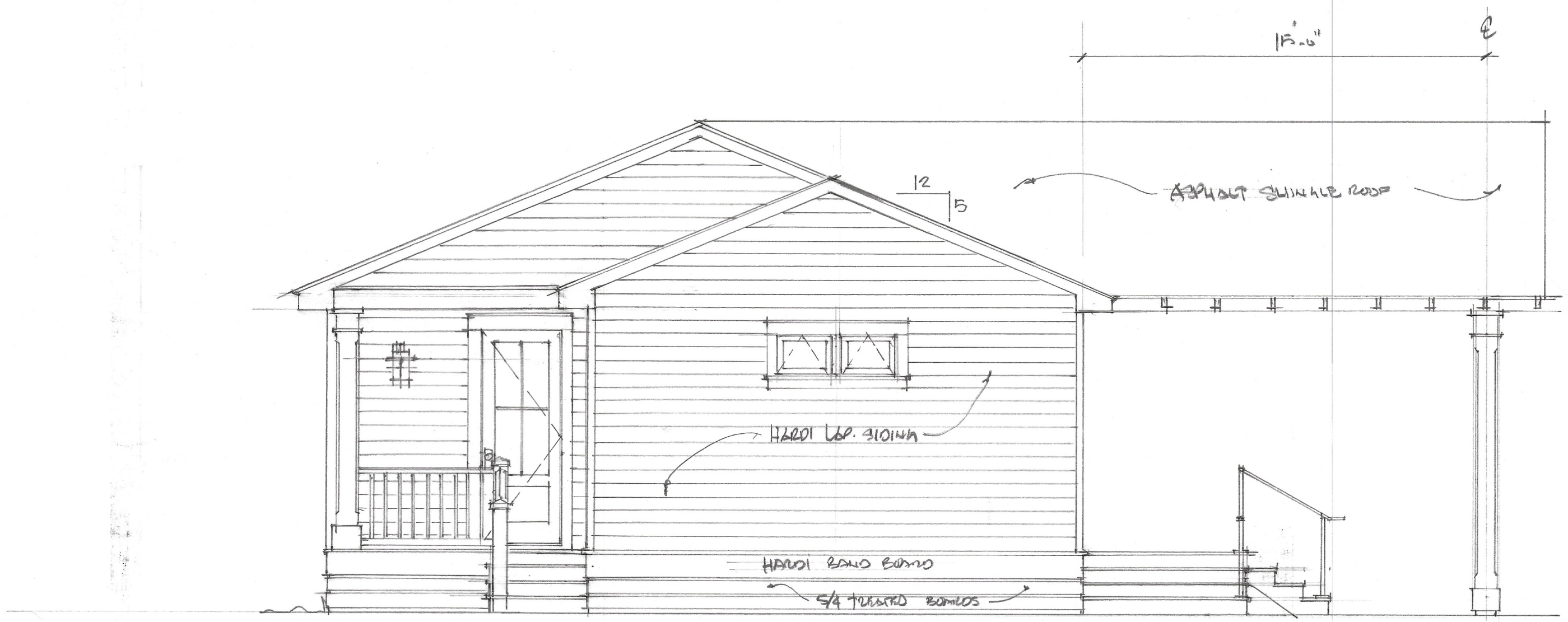
25'-0"
ADDITION



NORTH SIDE ELEVATION
1/4" = 1'-0"



ST. GEORGE STREET SIDE ELEVATION
1/4" = 1'-0"



PROPOSED REAR ELEVATION
1/4" = 1'-0"

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 611 Hancock St.
 Applicant Name: Colt Lee Owner Name: Mark Bonfatti
 Mailing Address: 2107 Nicholson Ave. Suite B Mailing Address: same
Waveland, MS 39576
 Phone: 228-342-8489 Phone: 504-452-06974

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)

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Applicant's Signature: Colt Lee Date: 9/24/25

Owner's Signature _____ Date: _____
 Required: _____

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: _____

Historic Preservation Commission Reviewed Review Date: _____

Recommendation: Approval Approval with Conditions * Disapprove

Comments: _____

* Requires Property Owner / Applicant Signature

City Council Reviewed
 COA Action: Approval; YES NO Date COA Action: _____ Review Date: _____

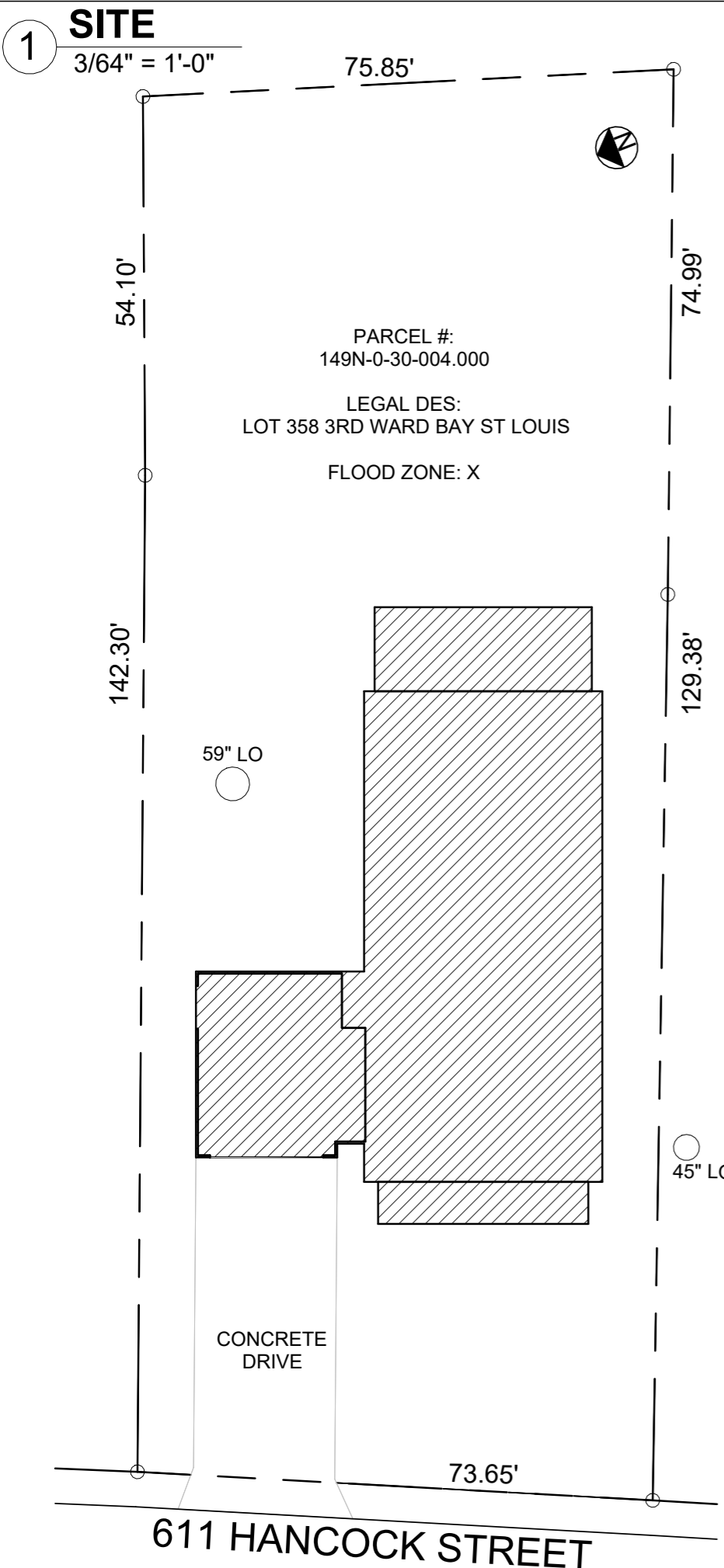
Comments: _____

 (BSL Historic Preservation Commissioner / City Council President Signature) (Date)

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

Application

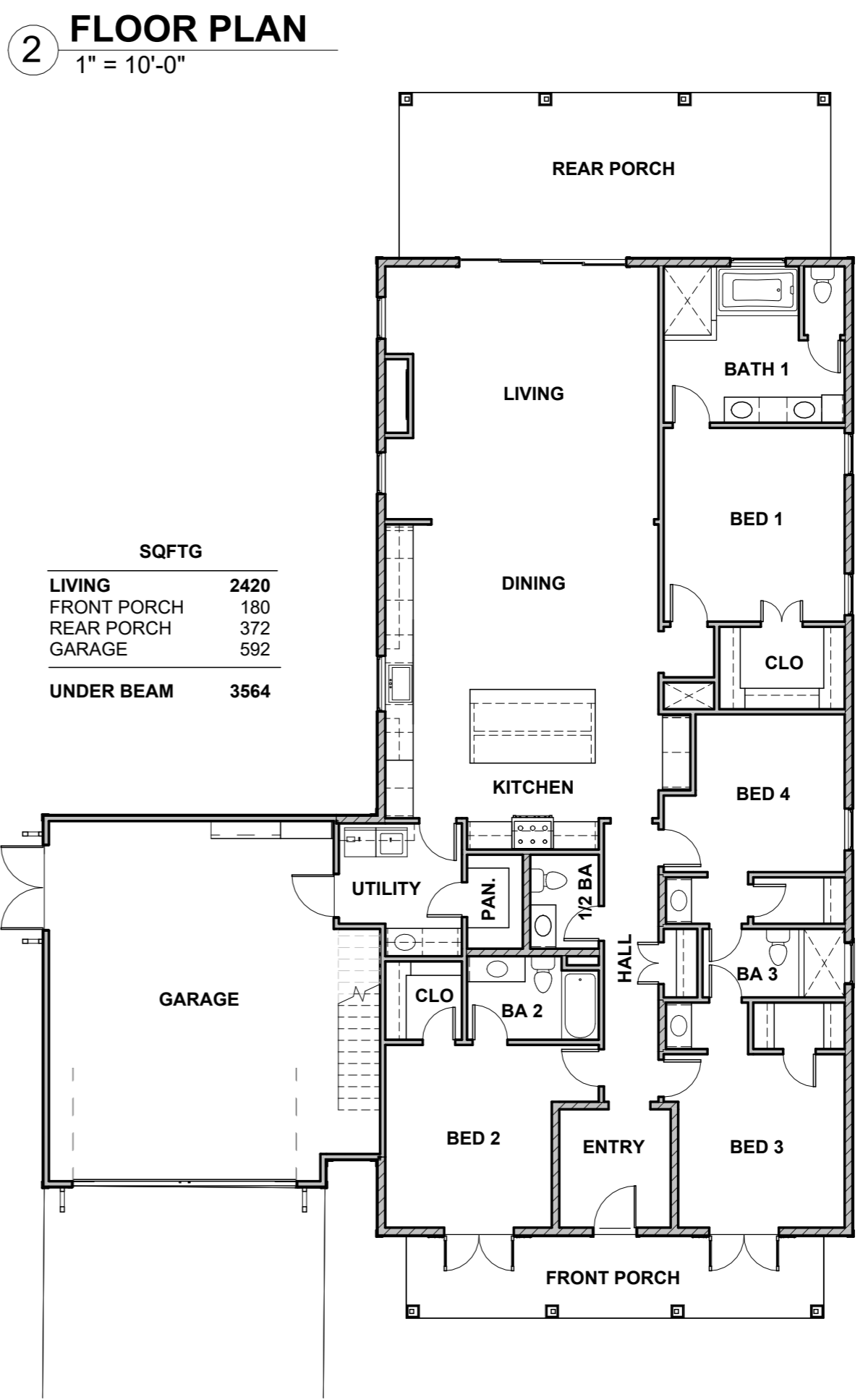
HPC Review / City Council Review



ZONE: R-1 RESIDENTIAL SINGLE FAMILY
MAX COVERAGE: 45%

FRONT YARD SETBACK: 25'-0"
SIDE YARD SETBACK: 8'-0"
REAR YARD SETBACK: 20'-0"

MAX BUILD HEIGHT: 35'-0"



	SQFTG
LIVING	2420
FRONT PORCH	180
REAR PORCH	372
GARAGE	592
UNDER BEAM	3564



504-452-6974
2107 Nicholson Avenue, Suite B
Waveland, MS 39576
<https://benfatticonstruction.com/>

HISTORIC - 611 HANCOCK
611 HANCOCK STREET, BAY ST. LOUIS, MS 39520
DO-MAR LLC

Drawn by:
COLT LEE

09/24/25

SITE / FLOOR PLAN

1 of 3

Scale As indic 14

HISTORIC - 611 HANCOCK
 611 HANCOCK STREET, BAY ST. LOUIS, MS 39520
 DO-MAR LLC

Drawn by:
COLT LEE

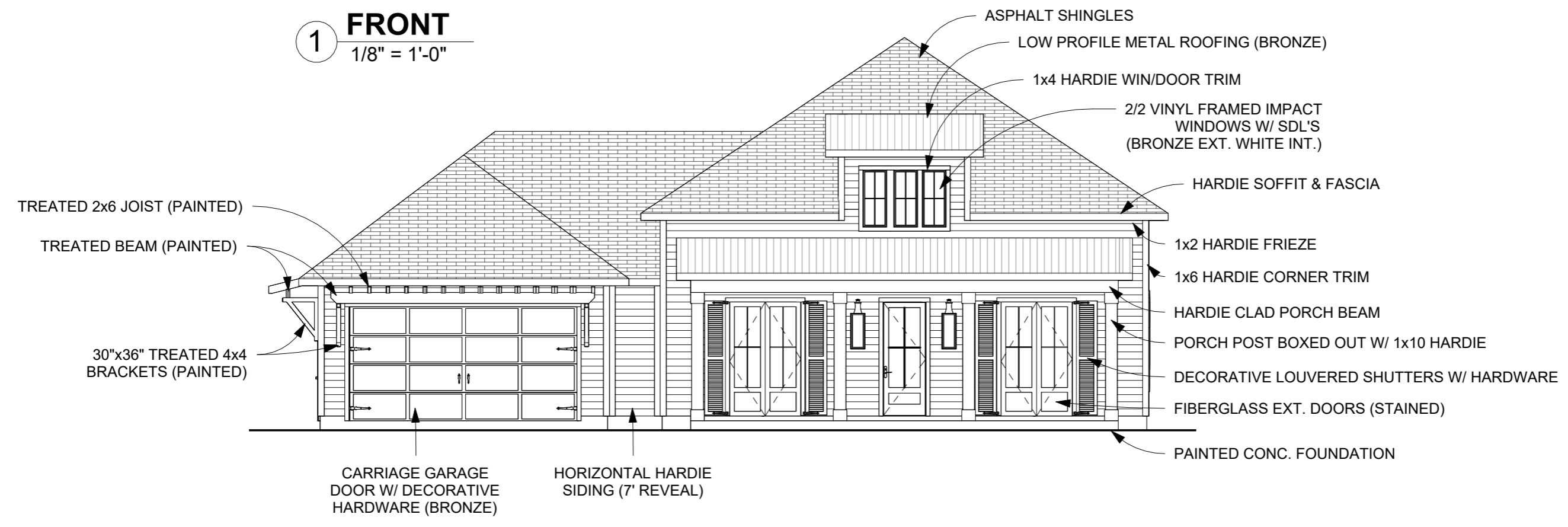
09/24/25

ELEVATIONS

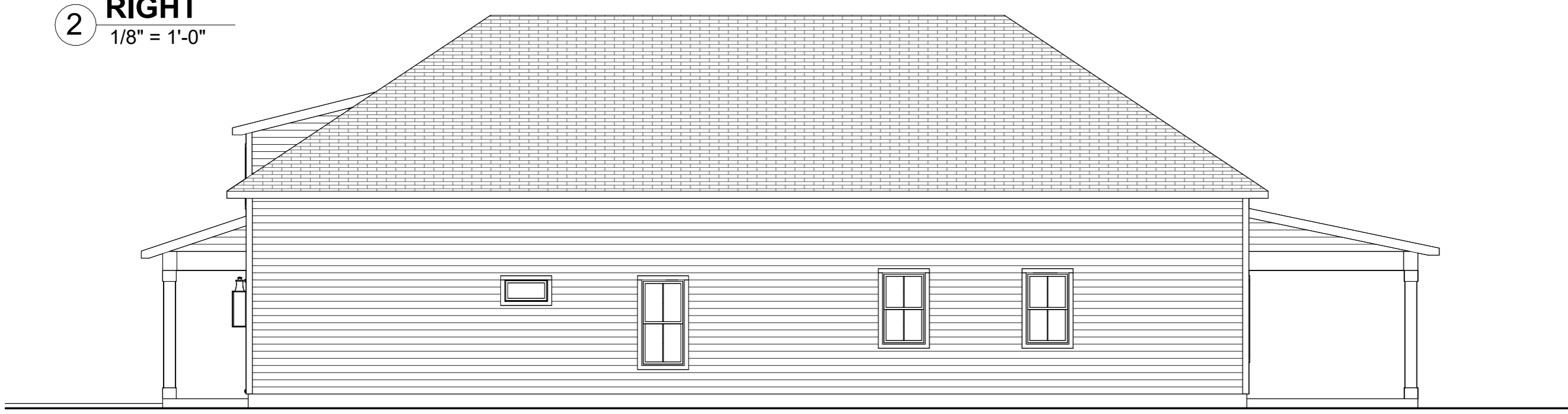
2 of 3

Scale 1/8" = 15

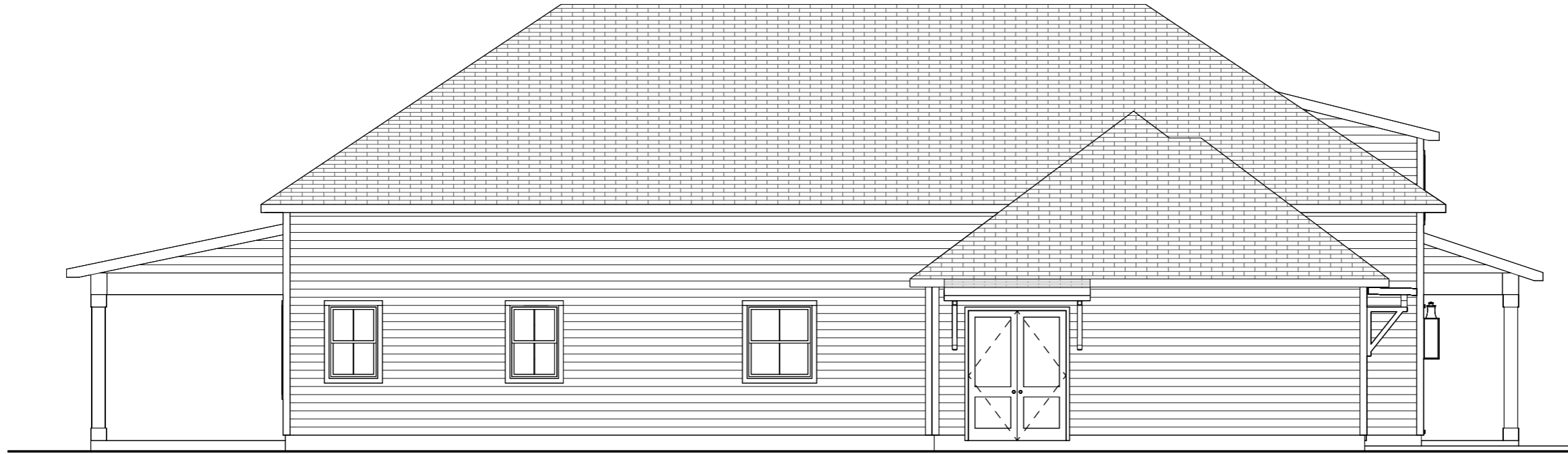
1 FRONT
 1/8" = 1'-0"



2 RIGHT
 1/8" = 1'-0"



1 LEFT
1/8" = 1'-0"



2 REAR
1/8" = 1'-0"



HISTORIC - 611 HANCOCK
611 HANCOCK STREET, BAY ST. LOUIS, MS 39520
DO-MAR LLC

Drawn by:
COLT LEE

09/24/25

ELEVATIONS

3 of 3

Scale 1/8" =

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 202 Citizen St.
 Applicant Name: Colt Lee Owner Name: Mike & Tricia Blanchard
 Mailing Address: 2107 Nicholson Ave. suite B, Waveland, MS, 39576 Mailing Address: same as
 Phone: 228-342-8489 Phone: 228-772-9915

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)

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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: Colt Lee Date: 9-23-25

Owner's 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

Historic District: _____	Case Number: _____
<input type="checkbox"/> Historic Preservation Commission Reviewed	Review Date: _____
Recommendation: <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

Application

HPC Review / City Council Review

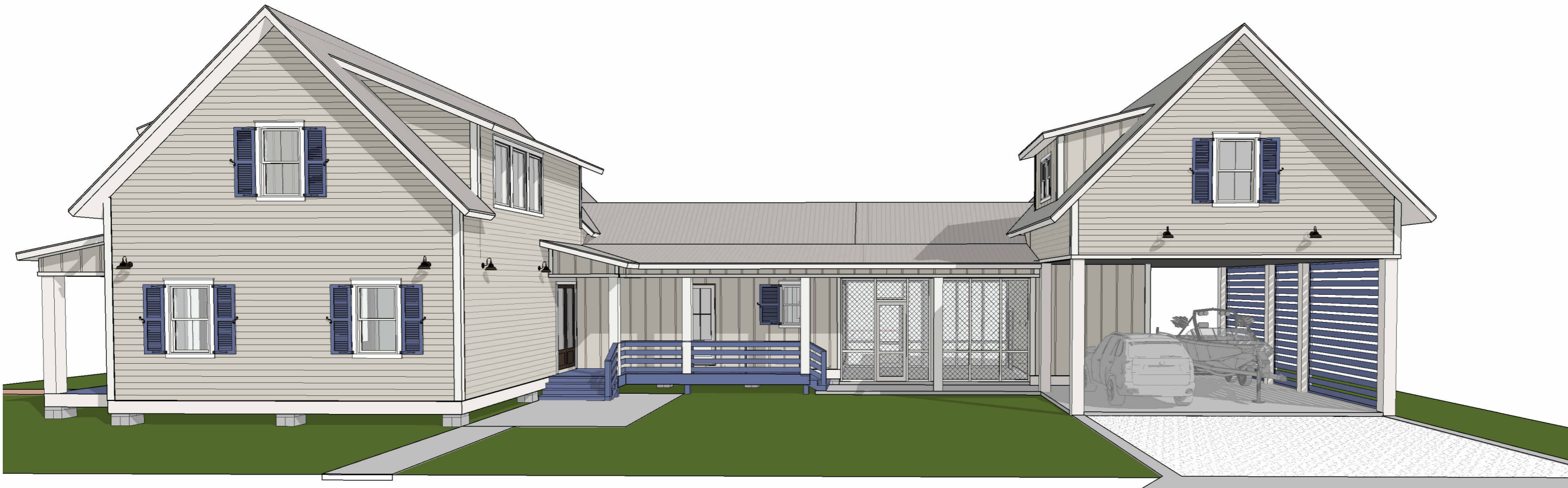


EXISTING HOME - VIEW FROM HANCOCK ST.



EXISTING HOME - VIEW FROM CITIZEN ST.

1 PROPOSED ADDITION



BLANCHARD RENO
 202 CITIZEN STREET, BSL, MS 39520
 MIKE & TRICIA

Drawn by:
 COLT LEE

09/23/25

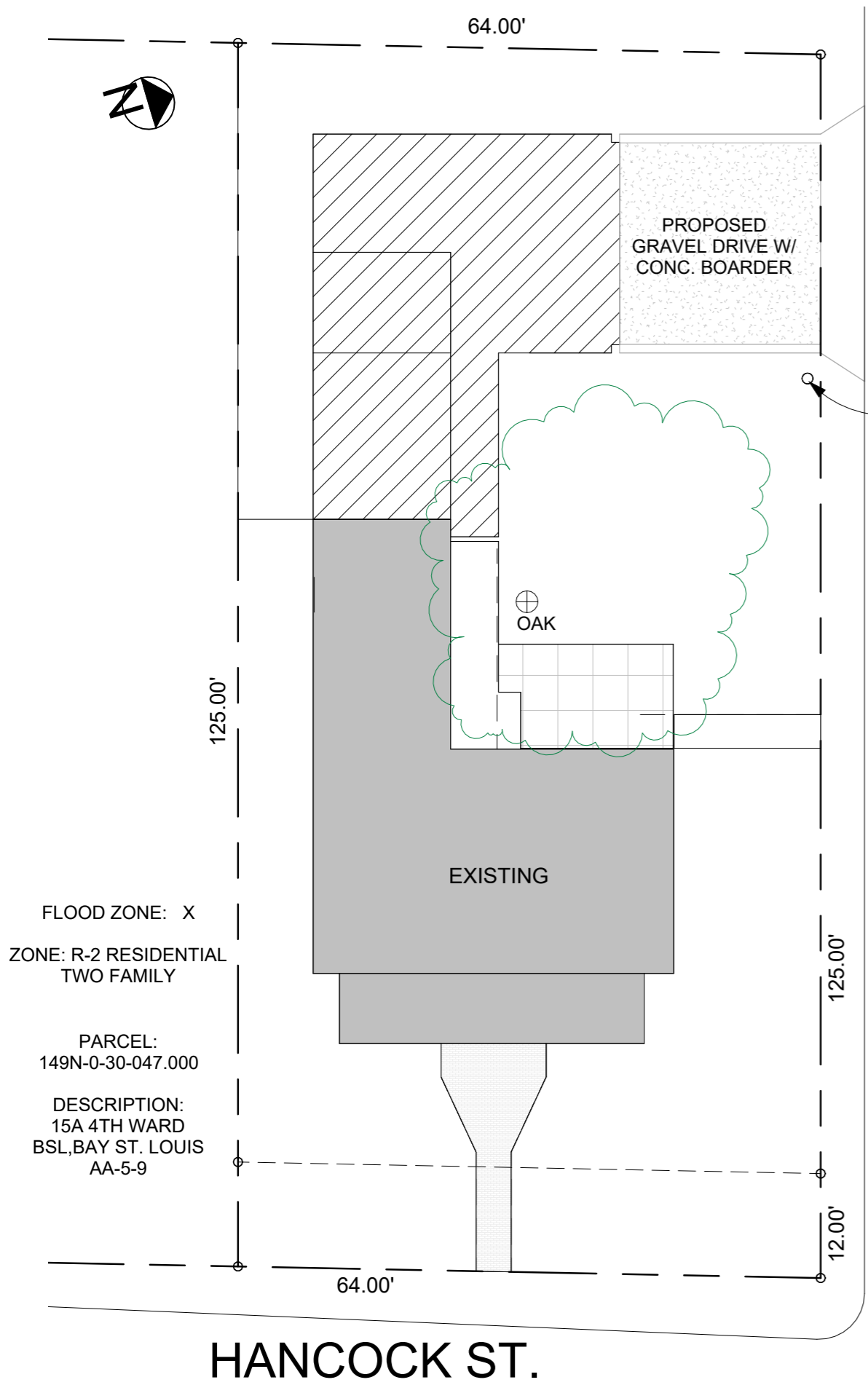
HISTORIC

1 of 4

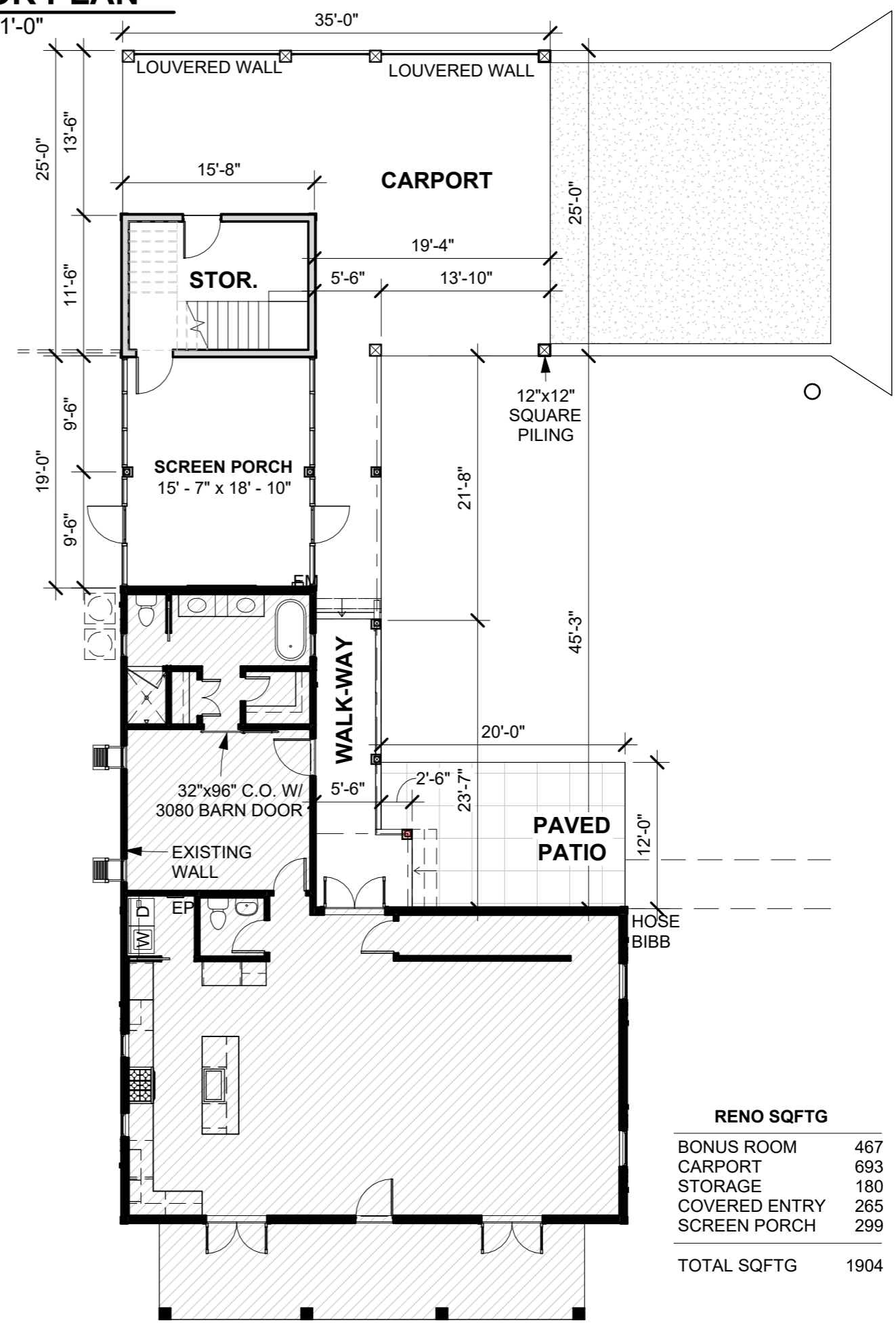
Scale

18

1 SITE
1/16" = 1'-0"



2 FLOOR PLAN
3/32" = 1'-0"



RENO SQFTG	
BONUS ROOM	467
CARPORT	693
STORAGE	180
COVERED ENTRY	265
SCREEN PORCH	299
TOTAL SQFTG	1904



504-452-6974
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Waveland, MS 39576
<https://benfatticonstruction.com/>

BLANCHARD RENO
202 CITIZEN STREET, BSL, MS 39520
MIKE & TRICIA

Drawn by:
COLT LEE

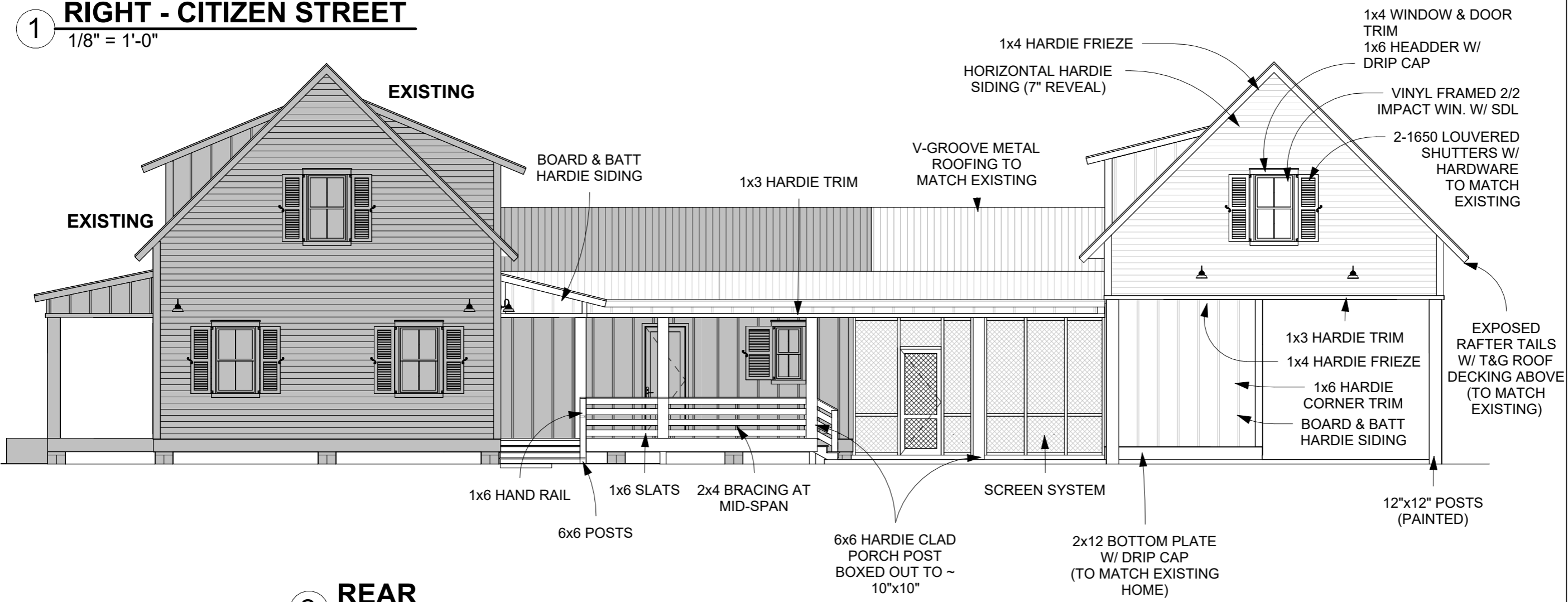
09/23/25

HISTORIC

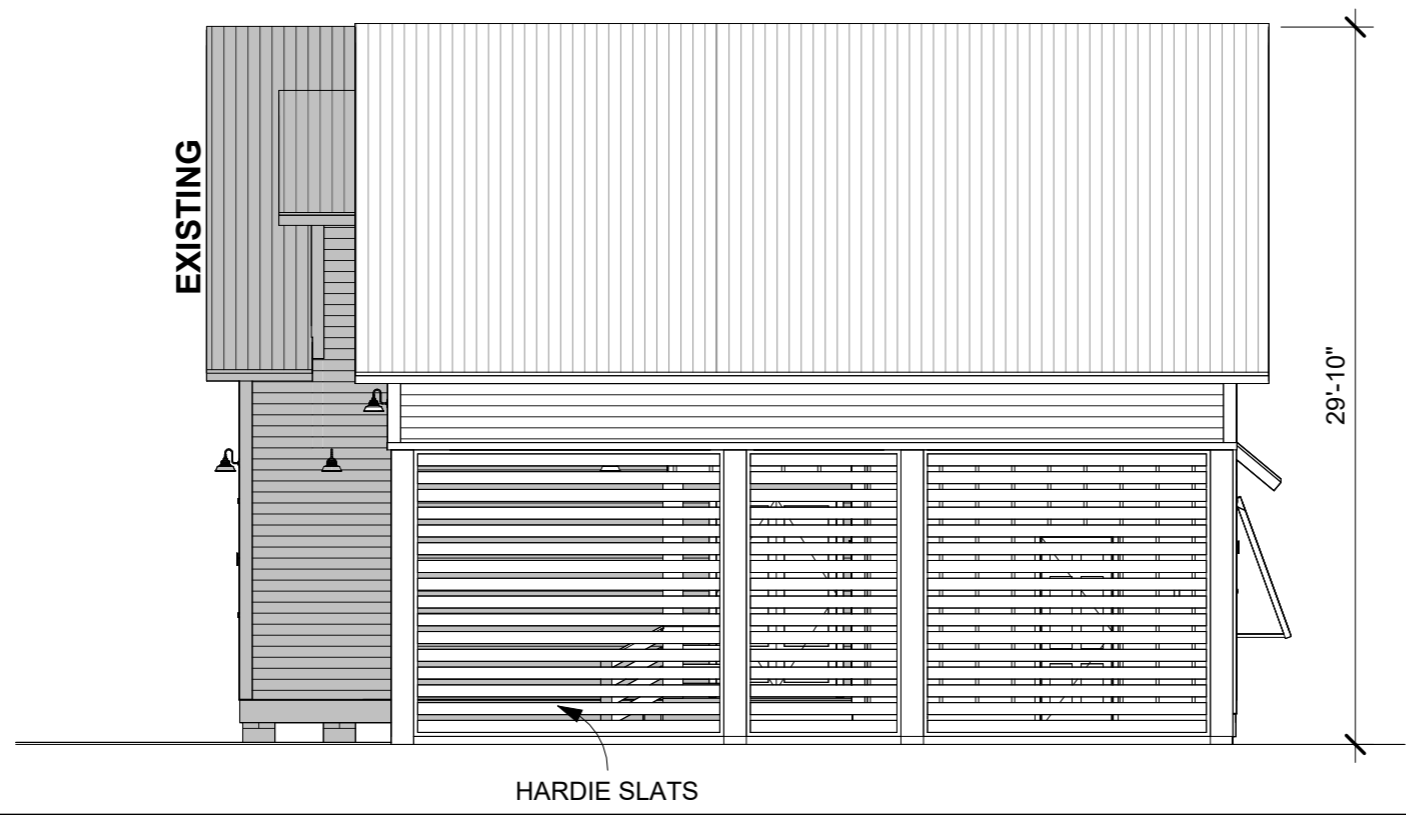
2 of 4

Scale As indic 19

1 RIGHT - CITIZEN STREET
1/8" = 1'-0"



2 REAR
1/8" = 1'-0"



Item # 3.

Benfatti Construction
DESIGN • BUILD • INTERIORS

504-452-6974
2107 Nicholson Avenue, Suite B
Waveland, MS 39576
<https://benfatticonstruction.com/>

BLANCHARD RENO
202 CITIZEN STREET, BSL, MS 39520
MIKE & TRICIA

Drawn by:
COLT LEE
09/23/25

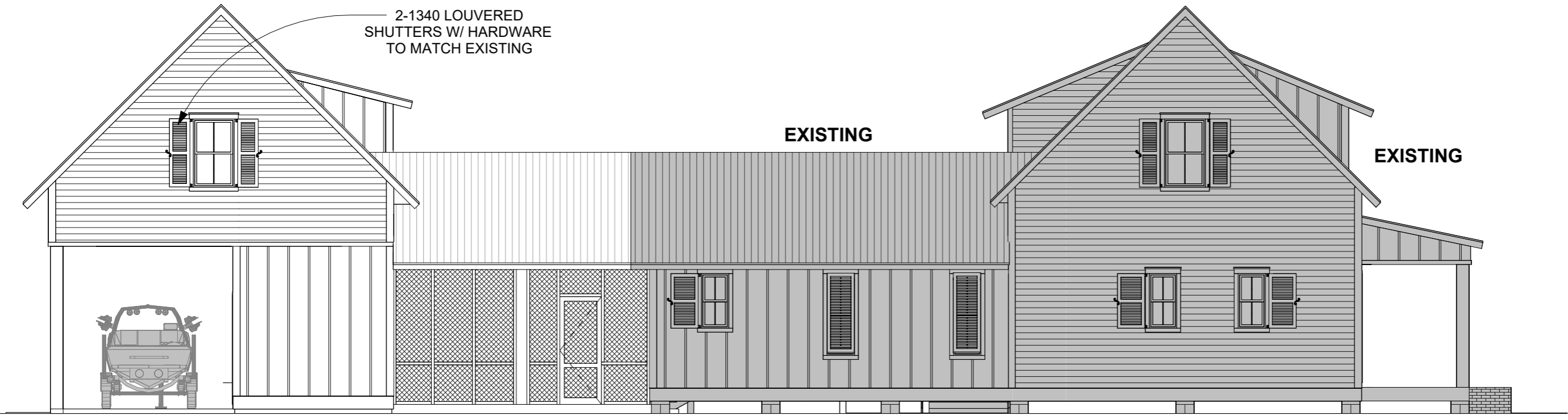
HISTORIC

3 of 4

Scale 1/8" = 20

1 LEFT
1/8" = 1'-0"

2-1340 LOUVERED SHUTTERS W/ HARDWARE TO MATCH EXISTING



2 FRONT - HANCOCK STREET
1/8" = 1'-0"



BLANCHARD RENO
202 CITIZEN STREET, BSL, MS 39520
MIKE & TRICIA

Drawn by:
COLT LEE

09/23/25

HISTORIC

4 of 4

Scale 1/8" = 21

Bay St. Louis Historic Preservation Commission, P.O. Box 2550, Bay St. Louis, MS 39521
Certificate of Appropriateness/Conceptual Review Application Form

Item # 4.

Property Address: 260 Washington
 Applicant Name: Parker Contracting LLC Owner Name: Rachel Hastings
 Mailing Address: 146 Main St. PSSL Mailing Address: _____
 Phone: 228-588-8008 Phone: 504-232-5652

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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: [Signature] Date: 9-25-25

Owner's 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.

Application

HPC Review / City Council Review

Historic Preservation Commission / City Council Use Only

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

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

BAO SAINT LOUIS

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Rachel Hastings

Address: 260 Washington St.
(No P.O. Boxes)

Telephone Number () _____ Cell Number() _____

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

Give written scope of work to be performed: _____

Addition of living space to existing house using
the same material. and addition to
accessory structure to add an outdoor
kitchen

**ARCHITECTURE
ENGINEERING**

Delaware
369 S Governors Ave
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
160 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700
Maryland
312 West Main St, Suite 300
Salem, MD 21801
410.546.9100
North Carolina
3333 Jackle Drive, Suite 120
Wilmington, NC 28403
910.341.7600
www.beckmorgan.com

THIS DRAWING HAS BEEN PREPARED BY THE BECKER MORGAN GROUP INC SOLELY FOR THIS PROJECT PURSUANT TO A LIMITED SERVICES AGREEMENT FOR ARCHITECTURAL DESIGN ONLY. SERVICES EXCLUDE RESPONSIBILITY FOR LANDSCAPE ARCHITECTURE AND ALL ENGINEERING - GEOTECHNICAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, ACoustical, ETC. PROJECT SPECIFICATIONS, FIELD COORDINATION, DETAILING AND COMPLIANCE WITH ALL REGULATORY REQUIREMENTS - BUILDING, ZONING, AND OTHER RELEVANT CODES, REMAINS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE EXECUTION OF THIS WORK.



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION MATERIAL LEGEND

	'AZEK' (OR 'BORAL') TRIM PAINTED WHITE
	STANDING SEAM METAL ROOF
	HORIZONTAL SIDING, BY 'JAMES HARDIE' - COLOR WHITE
	BOARD & BATTEN SIDING, BY 'JAMES HARDIE' - COLOR WHITE

NOTE: VERIFY FINAL COLOR SELECTIONS WITH OWNER

- ELEVATION NOTES**
- REFER TO ELEVATIONS & ELEVATION MATERIAL LEGEND FOR EXTERIOR WALL FINISHES.
 - EXTERIOR WALLS ARE TO RECEIVE HARDIE PLANK SIDING W/ 5" EXPOSURE.
 - ROOF TO BE 5V CRMP METAL ROOFING, 26 GAUGE RESIDENTIAL PANELS - COLOR SILVER, INSTALLED OVER 1/2" UNDERLAYMENT OVER ICE AND WATER SHIELD. ALL ROOFING MATERIALS TO BE INSTALLED BY MANUFACTURER'S CERTIFIED PRODUCT INSTALLERS ACCORDING TO SPECIFICATIONS STIPULATED BY PRODUCT MANUFACTURER. ADHERE TO ALL RELEVANT BUILDING CODE REQUIREMENTS PER LOCATION.
 - CONTRACTOR TO PROVIDE ALL EXTERIOR MATERIAL SAMPLES TO OWNER/ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
 - ALL WINDOWS ARE TO BE ALIGNED VERTICALLY WHERE APPLICABLE. SEE ELEVATIONS. VERIFY DIMENSIONS PRIOR TO INSTALLING IN ROUGH OPENINGS.
 - PROVIDE SHOP DRAWINGS OF ALL WINDOWS & EXTERIOR DOORS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING & INSTALLATION.
 - PROVIDE 'AZEK' TRIM, OR EQUAL, AS SHOWN ON ELEVATIONS. 5/4" THICKNESS AT WINDOW/ DOOR TRIM. 5/4" THICKNESS AT BAND BOARD, FRIEZE & CORNER BOARD. 1" THICKNESS FASCIA & RAKE TRIM - TYPICAL UNLESS OTHERWISE NOTED ON DRAWINGS.
 - ALL 'AZEK' TRIM MATERIAL ON ENTIRE EXTERIOR TO BE PAINTED. CONTRACTOR TO FILL ALL NAIL HOLES WITH APPROVED 'AZEK' CAULK MATERIAL PRIOR TO PAINTING. NO HOLES WILL BE ACCEPTED DURING FINAL PUNCH LIST. PRIME AZEK FOR DARKER TRIM COLOR PAINT PER MFR. RECOMMENDATIONS TO REDUCE EXPANSION/CONTRACTION.
 - ALL ROOF OVERHANGS TO BE 1'-4", UNLESS OTHERWISE NOTED - SEE ROOF PLAN.

- BLDG ENVELOPE NOTES**
- EXTERIOR WALLS ARE TO BE 2x6 WOOD STUDS AT 16" O.C. WITH R-13 INSULATION (W.N.) PROVIDE 1/2" PLYWOOD SHEATHING WITH AIR & MOISTURE BARRIER.
 - PROVIDE STRAPPING & FRAMING TIES WHERE REQUIRED, REFER TO STRUCTURAL DRAWINGS.
 - PROVIDE MIN. R-38 INSULATION AT ROOF/CEILING FRAMING.
 - ROOF IS TO BE 5/8" PLYWOOD SHEATHING. PROVIDE ICE & WATER SHIELD, WHERE REQUIRED. CONTRACTOR TO CONFIRM SIZING AND SPACING OF ROOF MEMBERS WITH STRUCTURAL DRAWINGS.
 - ALL FLOORS THAT ARE PART OF THE BUILDING ENVELOPE ARE TO RECEIVE W.N. R-13 INSULATION.

- WINDOW NOTES**
- ANDERSEN A SERIES WINDOWS SHOWN.
 - CONTRACTOR TO VERIFY SIZES PRIOR TO ORDERING.
 - CONTRACTOR TO COORDINATE WINDOWS TO BE TEMPERED PER CODE.
 - REFER TO ELEVATION DRAWINGS FOR HANDING/SWING DIRECTION OF WINDOWS. CONTRACTOR IS TO COORDINATE PRIOR TO ORDERING OF WINDOWS.
 - ALL WINDOWS SHALL RECEIVE PROPER HEAD, JAMB & SILL FLASHING PER WINDOW MFR. NAILING FLANGES DO NOT QUALIFY AS WINDOW FLASHING.
 - CONTRACTOR TO PROVIDE DOOR SILL & WINDOW SILL PANS AS REQUIRED.
 - CONTRACTOR TO VERIFY ALL APPLICABLE CODES FOR GLAZING - PROVIDE ASSEMBLIES CAPABLE OF WITHSTANDING THE INWARD AND OUTWARD PRESSURE REQUIRED PER ALL APPLICABLE CODES.

- SHUTTER NOTES**
- BAHAMA SHUTTERS TBS - COLOR TBS. VERIFY W/ OWNER PRIOR TO FINAL SELECTION.
 - CUT-OUT MOTIF TO BE DETERMINED BY OWNER.
 - SHUTTER WIDTHS TO BE FULL DIMENSION OF ASSOCIATED WINDOW UNLESS OTHERWISE NOTED.
 - REQUIRED HARDWARE TO BE POWDER COATED BLACK ALUMINUM.
 - PROVIDE SHOP DRAWINGS FOR ALL SHUTTERS TO OWNER/ARCHITECT FOR APPROVAL.



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

HASTINGS RESIDENCE
280 WASHINGTON STREET
SAINT LOUIS, MISSISSIPPI
39520

ISSUED FOR PERMITS
ISSUED 2025 09 30

PROPOSED EXTERIOR ELEVATIONS

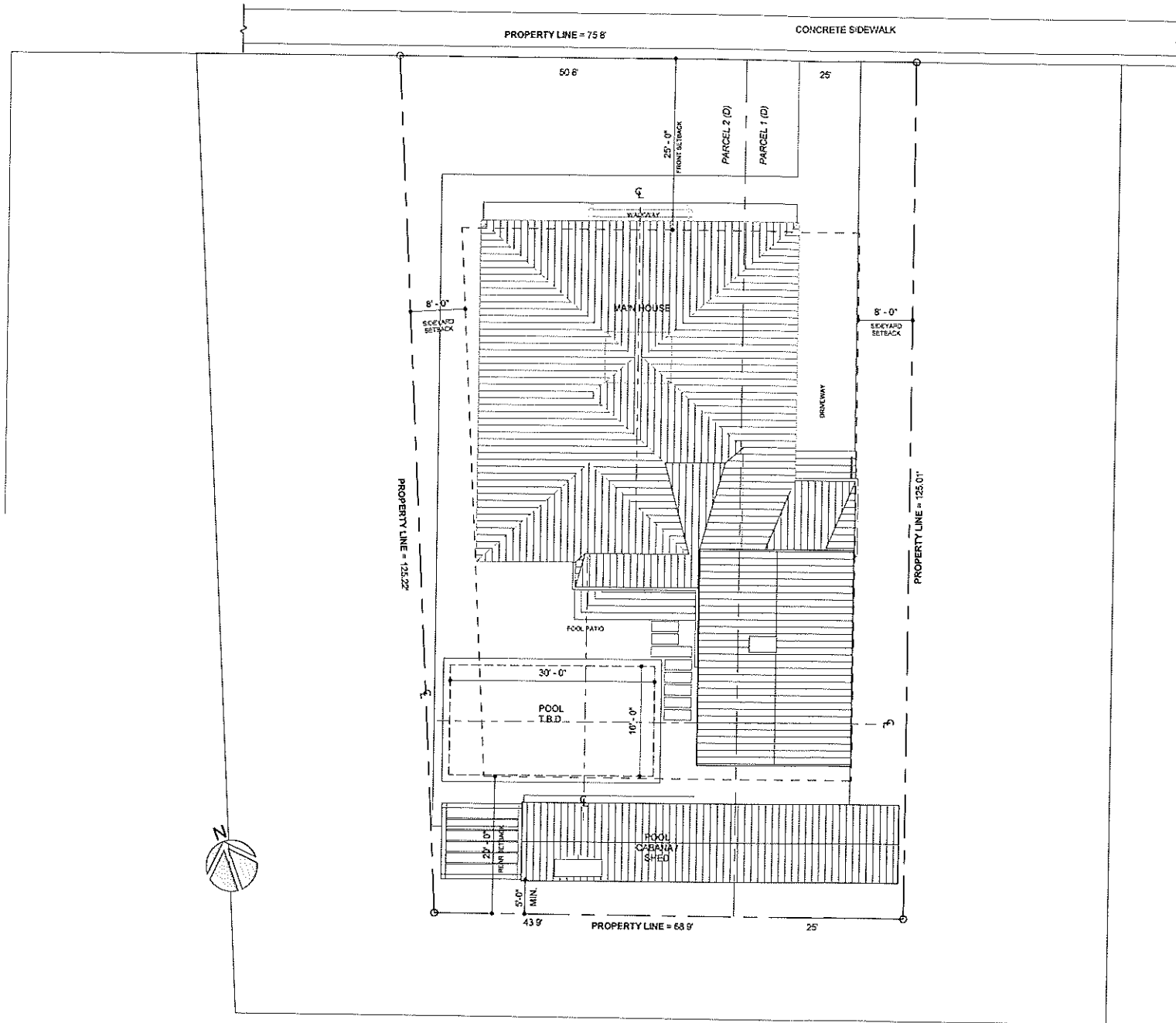
SCALE 1/4" = 1'-0"

Mark	Date	Description
PROJECT NO.	2009138.00	
DATE:	2025.09.30	
SCALE:	1/4" = 1'-0"	
DRAWN BY:	AKB / PROJ MGR: BA	

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WASHINGTON STREET

THIRD STREET



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

- GENERAL NOTES**
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY THAT ALL CONSTRUCTION BE DONE IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS AND APPLICABLE TO THE PROJECT AND FHA / VA MPS, INCLUDING ALL RELEVANT STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL CODES.
 - THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY VARIATIONS, DISCREPANCIES OR FIELD ALTERATIONS TO THESE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER SUCH CONDITIONS NOT REPORTED PRIOR TO CONSTRUCTION MAY NOT BE USED AS GROUNDS FOR ADDITIONAL EXPENSE CLAIMS BY THE CONTRACTOR NECESSARY TO ADEQUATELY COMPLETE THE WORK.
 - THE CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH SITE REQUIREMENTS.
 - 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.
 - ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME AS VARIANCE.
 - CONTRACTOR REQUIRED TO PROVIDE CONSTRUCTION DETAILING TO ENSURE WEATHERTIGHT CONSTRUCTION.
 - CITY STAMPED APPROVED PLANS SHALL BE LOCATED ON SITE FOR ALL INSPECTIONS.
 - THE CONTRACTOR MUST PROVIDE PROOF OF TERMITES TREATMENT / PREVENTION AT TIME OF FOOTING INSPECTION.
 - CONTRACTOR SHALL PROVIDE SPECIFICATIONS ON ALL ENGINEERED / MANUFACTURED MEMBERS / MATERIALS INCLUDING SPAN, LOADS, LAYOUTS, FASTENING DETAILS, ETC.
 - ALL DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE.
 - EXTERIOR WALL CONSTRUCTION TO BE 2X6 WOOD STUDS @ 16" O.C. W/ R-19 (MIN) BATT INSULATION AND PROVIDE 1" FLASH COAT OF CLOSED CELL SPRAY IN FOAM INSULATION BETWEEN STUDS (TYPICAL). INTERIOR WALLS TO BE 2X4 @ 16" O.C (TYPICAL - UNLESS NOTED OTHERWISE). PROVIDE FRESH AIR EXCHANGE.
 - EXTERIOR SIDING TO BE 5" OVERLAP "HARDE PLANK" SIDING BY "JAMES HARDIE" - COLOR: WHITE.
 - ALL CORNER BOARDS, WINDOW & DOOR SURROUNDS TO BE 1X6 "AZEK" (OR EQUAL).
 - ALL ROOFING TO BE 5V CRMP METAL ROOFING - COLOR: SILVER. ALL ROOFING MATERIALS TO BE INSTALLED BY MANUFACTURER'S CERTIFIED PRODUCT INSTALLERS ACCORDING TO SPECIFICATIONS STIPULATED BY PRODUCT MANUFACTURER. ADHERE TO ALL RELEVANT BUILDING CODE REQUIREMENTS PER LOCATION.
 - ALL WINDOWS AND DOORS TO HAVE PROPER HEAD AND SILL FLASHING (WINDOW AND DOOR NAILING FLANGES DO NOT SERVE AS FLASHING - PROVIDE ADDITIONAL ADEQUATE FLASHING AS REQUIRED). PROVIDE FLASHING AND BUTYL TAPE PER MFR RECOMMENDATIONS.
 - PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASSES WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIED FOR FIRE STOPS UL 1479 (ASTM E 814).

ARCHITECTURE ENGINEERING
 Delaware
 309 S. Government Ave
 Dover, DE 19904
 302.734.7950
 The Tower at STAR Campus
 100 Discovery Boulevard, Suite 102
 Newark, DE 19713
 302.369.3700
 Maryland
 312 West Main St, Suite 300
 Salisbury, MD 21801
 410.546.9169
 North Carolina
 3333 Jockle Drive, Suite 120
 Wilmington, NC 28403
 910.341.7660
 www.beckmorgangroup.com

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HASTINGS RESIDENCE
 260 WASHINGTON STREET
 SAINT LOUIS, MISSISSIPPI
 39520

ISSUED FOR PERMITS
 ISSUED: 2025 09 30

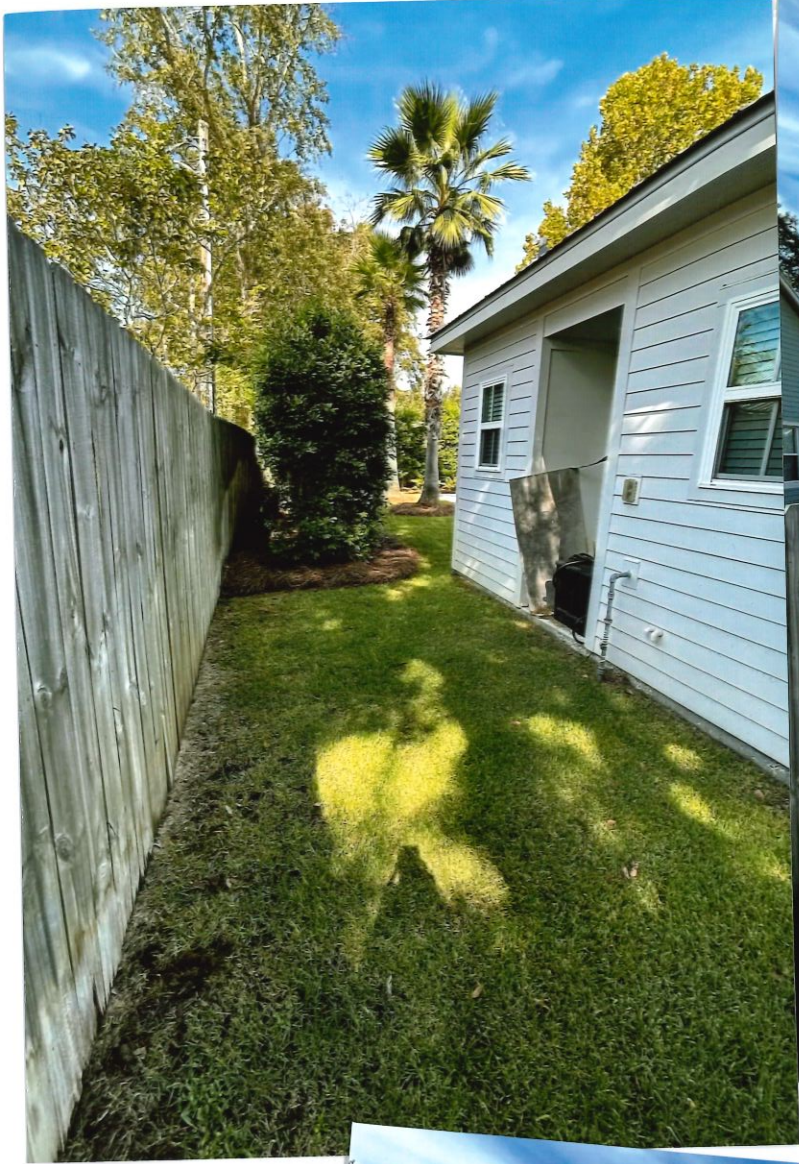
ARCHITECTURAL SITE PLAN

NO.	REVISION	DATE

PROJECT NO: 2009138.00
 DATE: 2025.09.30
 SCALE: As indicated
 DRAWN BY: BAM PROJ MGR: BAH

C:\Users\mabrethaw\Documents\200913800_P24_archsiteplan_PPH3.rvt 9/30/2025

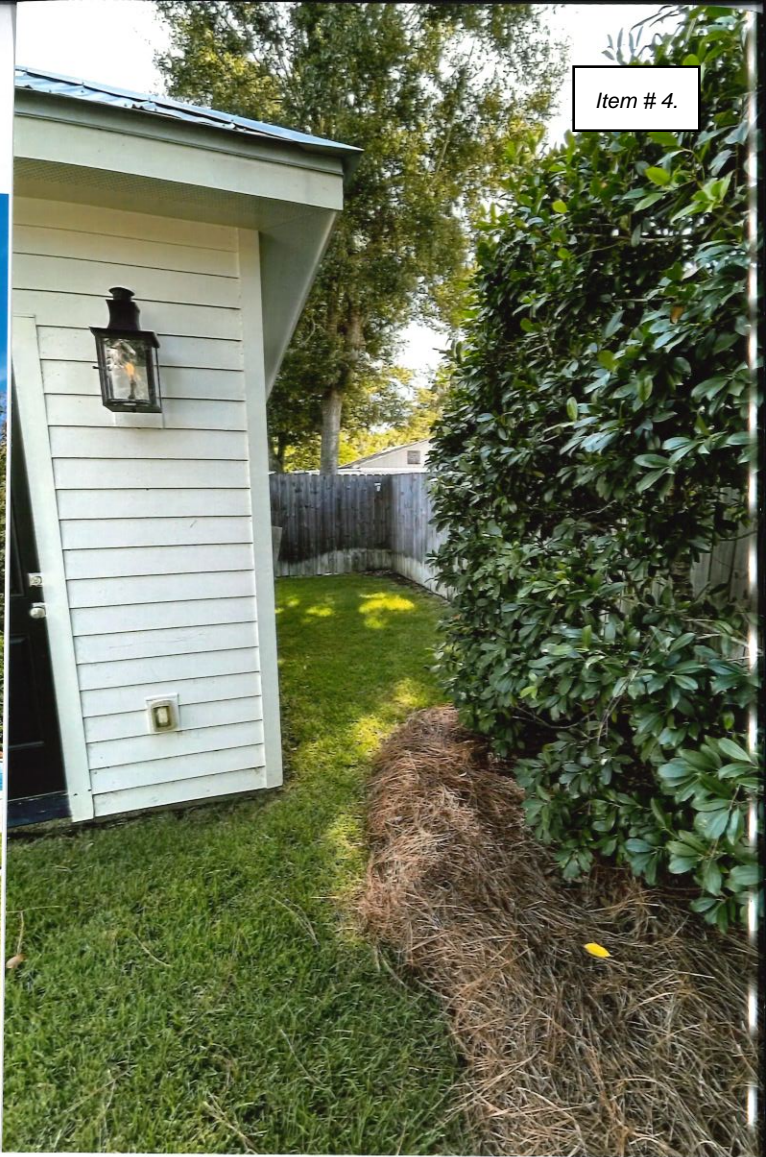
Item # 4.



Item # 4.



Item # 4.



BAY SAINT LOUIS

Bay St. Louis



Historic Preservation Commission SUBMITTAL CHECKLIST

Property Owners Information:

Name: Charles Prieur

Address: 419 3rd St. Bay St Louis
(No P.O. Boxes)

Telephone Number (504) 390-4300 Cell Number (504) 390-4300

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

Give written scope of work to be performed: _____

Add a garage and a 2 bedroom addition
attached to side of existing house
as an attached 2nd level.

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 419 3rd St. Bay St. Louis
 Applicant Name: Dennis deBoisblanc Owner Name: Charles Prieur
 Mailing Address: 6434 Louisville St Mailing Address: 419 3rd St. Bay St. Louis
 Phone: 504-918-8256 Phone: 504-390-4300

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: [Signature] Date: 10-2-25

Owner's Signature Required: Charles H Prieur Date: 10/02/2025

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

Application

HPC Review / City Council Review

Historic Preservation Commission Reviewed	Case Number
Review Date	
Recommendation: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with Conditions <input type="checkbox"/> Disapproval	
Comments	
ARCHITECT'S PROPERTY OWNER / APPLICANT SIGNATURE	
City Council Reviewed	Review Date
COA Action: Approval / Denial / NO	Date COA Action
Comments	
Historic Preservation Commission / City Council Resident Signature	Date

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

GENERAL NOTES:

- DO NOT SCALE PLANS. USE WRITTEN DIMENSIONS ONLY. IF ANY DISCREPANCIES ARE FOUND, REPORT THEM IMMEDIATELY TO DESIGNER FOR CLARIFICATION.
- GENERAL CONTRACTOR SHALL HIRE A LICENSED LAND SURVEY COMPANY TO VERIFY ALL PROPERTY LINE LOCATIONS AND BUILDING SET BACKS TO COMPLY WITH LOCAL BUILDING AND ZONING CODES. REPORT ANY DISCREPANCIES TO DESIGNER BEFORE BUILDING.
- OWNER/ GENERAL CONTRACTOR SHALL SECURE ALL PERMITS
- SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND REPORT ANY UNEXPECTED CONDITIONS. A SITE VISIT BEFORE BID IS RECOMMEND. SUBCONTRACTORS ARE RESPONSIBLE ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
- SUBCONTRACTORS SHALL, BEFORE STARTING WORK, SECURE INSURANCES FROM AN INSURANCE COMPANY AUTHORIZED TO WRITE INSURANCE IN LOUISIANA. ALL SUBCONTRACTORS AGREE TO INDEMNIFY AND HOLD HARMLESS BOTH THE OWNER AND GENERAL CONTRACTOR.
- MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS TAKE FULL RESPONSIBILITY TO REVIEW AND OR HAVE REVIEWED AT THERE EXPENSE THEIR PERSPECTIVE WORK ON THIS PROJECT. IN ADDITION, THE ABOVE SUBCONTRACTORS AGREE TO HOLD HARMLESS THE DESIGNER, GENERAL CONTRACTOR AND OWNER FOR ANY ERRORS OR DISCREPANCIES THAT MAY CONFLICT WITH THERE WORK OR FINAL PRODUCT OR PERFORMANCE OF THERE SYSTEMS. SUBCONTRACTORS UNDERSTAND THAT THE DESIGNED SHEETS IN THESE PLANS REQUIRE ADDITIONAL REVIEW AND APPROVAL FROM OWNER. ALL SELECTIONS SHOULD BE REVIEWED AND APPROVED BY OWNER.

DESIGN CRITERIA & CODE REFERENCES

Whitewood Homes adheres to the Design Criteria outlined in the 2018 International Residential code as well as ACT 12 Amendment concerning R301.1.1 (design criteria) for one an two family dwellings as required for areas where basic wind speeds equal or exceed 140MPH.

As for design criteria in R301.2.1.1, I will follow the American Forest and paper association (AF&PA) wood frame construction manual for one and two family dwellings (WFCM). Not all specifications are expressly noted on the plans. Therefore, It is the responsibility of the individual builder and or contractor to comply with the following codes. This plan was designed to meet R301 design load criteria .40PSF live, 30 PSF live load for sleeping rooms, 20 SPF roof live load, and design wind speed is 140 MPH.

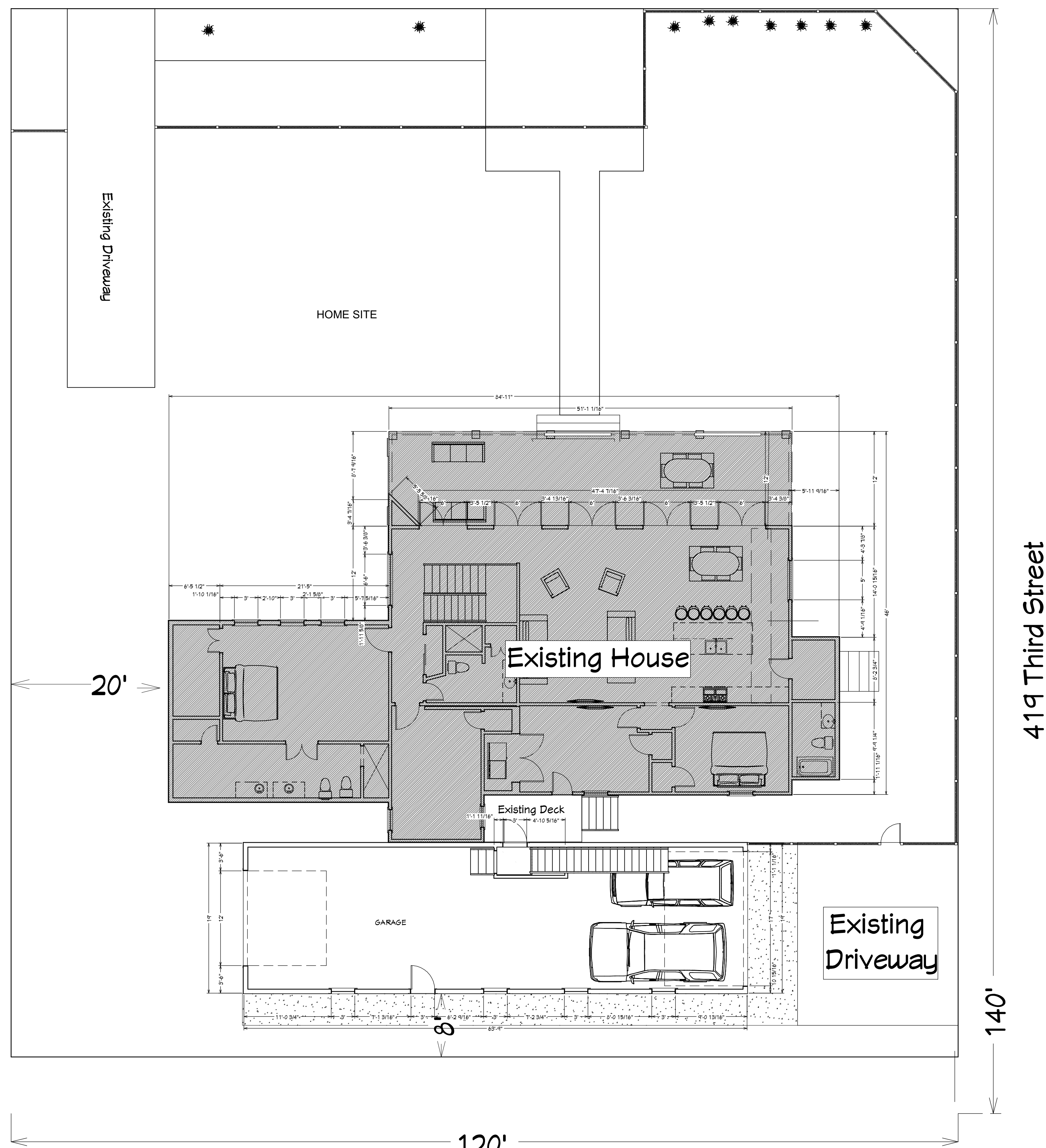
TABLE R301.2

GROUND SNOW LOAD	ZERO
WIND SPEED	140 MPH.
SEISMIC DESIGN CATEGORY	A
WEATHER DAMAGE	NEGLIGIBLE
FROST LINE DEPTH	N/A
TERMITE DAMAGE	VERY HEAVY
DECAY DAMAGE	MOM./SEVERE
WINTER DESIGN TEMPERATURE	32 DEGREES F.
ICE SHIELD UNDERLAYMENT REQUIRED	NO
AIR FREEZING INDEX	18
MEAN ANNUAL TEMPERATURE	68.2 DEGREES F.

OWNER OBLIGATIONS

- OWNER SHALL EMPLOY A LICENSED AND INSURED ENGINEER TO REVIEW THE PLANS, DESIGN THE PILING, FOUNDATION, AND FRAMING FOR THE PROJECT. THE DESIGNER IS NOT CONTRACTED TO COORDINATE OR PARTICIPATE IN THIS WORK AND IT IS NOT PART OF THE DESIGNERS SCOPE OF WORK. THE DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITIES FOR THE FOUNDATION AND WOOD STUD FRAMING DESIGN WORK, ITS IMPLEMENTATION/ PERFORMANCE, OR ITS ASSOCIATED EFFECTS ON THE DESIGNED SYSTEMS.
- OWNER IS RECOMMEND TO OBTAIN ALL NECESSARY INSURANCES.
- OWNER IS RECOMMENDED TO EMPLOY A LICENSED AND INSURED GENERAL CONTRACTOR TO PERFORM THE WORK FOR THIS PROJECT.

SITE PLAN 1/8" SCALE



Garage	1,170 S.F.
Front Porch	114 S.F.
Living	1050 S.F.

1st Floor

THE DESIGNER, WHITEWOOD HOMES LLC, SHALL BE DEEMED AS THE AUTHOR AND OWNER OF THESE PLANS INCLUDING THE DRAWINGS AND SPECIFICATIONS AND RETAINS ALL COMMON LAW RIGHTS AND COPYRIGHTS. ANY USE OF THESE PLANS INCLUDING THE DRAWINGS OR SPECIFICATION WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNER SHALL BE STRICTLY PROHIBITED.

Whitewood Custom Homes
504-818-8256
www.teamwhitewood.com

Prieur Renovation
419 Third Street
BAY ST. LOUIS, MS 39571

DATE:
10/2/2025
SHEET:
A1

WINDOW NOTES

- NOTE: WINDOWS IN BUILDINGS LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENING PROTECTED FROM WIND BORNE DEBRIS, WOOD STRUCTURAL WITH A MIN. THICKNESS OF 7/16" AND A MAX. SPAN OF 8' SHALL BE PERMITTED FOR OPENING PROTECTED IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.

- NOTE: ANY GLAZING SILL CONDITION ON THE 2ND FLOOR OF THIS NEW STRUCTURE THAT IS 24" BELOW FLOOR SHALL HAVE APPROVED OPENING PROTECTION DEVICES INSTALLED AS PER MANUFACTURE SPECIFICATION.

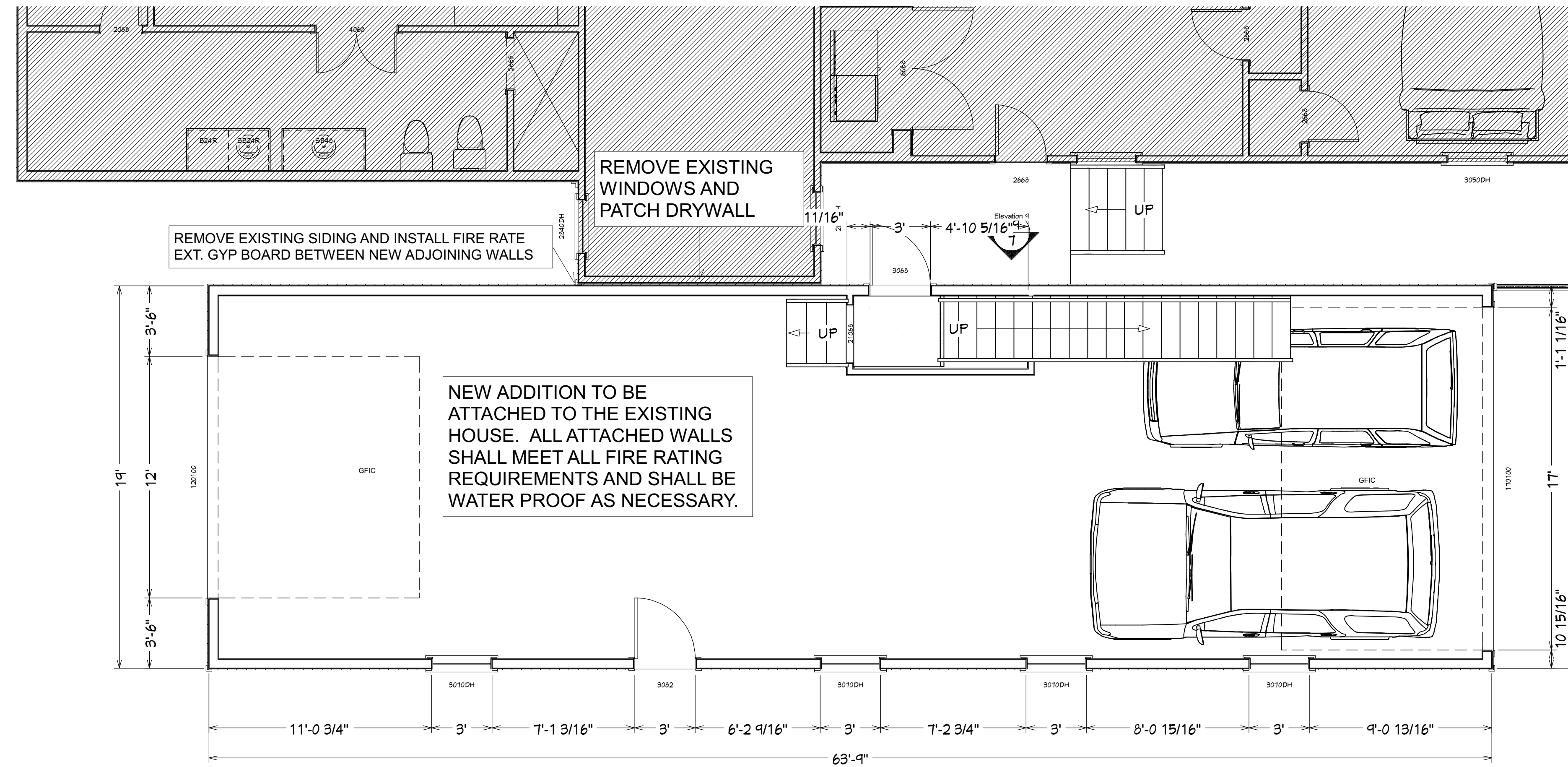
- NOTE: ALL NEW GLAZING MUST MEET THE REQUIREMENTS OF CLIMATE ZONE 3 ON TABLE N1102.1 OF THE IRC.

- NOTE: ALL NEW GLAZING MUST HAVE A SHGC RATING OF .40 OR LOWER AND A U-FACTOR OF .75 OR LOWER TO COMPLY WITH 2006 IECC

-NOTE: WINDOWS ABOVE TUBS MUST ME SAFETY GLASS

-NOTE: AT LEAST ONE WINDOW PER BEDROOM SHALL MEET EGRESS

Garage Plan 1/4" SCALE



1st Floor

- **NOTE:** ALL FRAMING MATERIALS BELOW THE MINIMUM FLOOR ELEVATION (B.F.E.) MUST BE TREATED FOR WATERPROOFING.

- **NOTE:** ALL FRAMING MATERIALS FOR THIS ATTACHED STRUCTURE SHALL BE PRESSURE-PRESERVATIVE TREATED WOOD IN ACCORDANCE WITH THE AWPA STANDARD IN THE IRC 2018 SECTION R318.1. ALL BUILDING MATERIALS USED SHALL COMPLY WITH IRC 2018 SECTION R322.1.8.

- **NOTE:** ONLY IF GARAGE AREA IS BELOW B.F.E. OR REQUIRED BY CODE SHALL THE CRAWLSPACE VENTS OR EQUIVALENT BE USED IN THE ENCLOSED AREAS ON THIS PLAN. IF APPLICABLE, THE TOTAL NET AREA OF THESE OPENINGS SHALL BE AT LEAST 1 SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED SPACE. THE DESIGN OF THESE OPENINGS WELL PROVIDE FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCED ON EXTERIOR WALL BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOOD WATERS AS SPECIFIED IN SECTION 2.6.2.2 OF ASCE 24. THE BOTTOM OF EACH OPENING SHALL BE 1 FOOT OR LESS ABOVE ADJACENT GRAND LEVEL. OPENINGS SHALL BE NOT LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.

THE DESIGNER, WHITEWOOD HOMES LLC, SHALL BE DEEMED AS THE AUTHOR AND OWNER OF THESE PLANS INCLUDING THE DRAWINGS AND SPECIFICATIONS AND RETAINS ALL COMMON LAW RIGHTS AND COPYRIGHTS. ANY USE OF THESE PLANS INCLUDING THE DRAWINGS OR SPECIFICATION WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNER SHALL BE STRICTLY PROHIBITED.

Whitewood Custom Homes
504-818-8256
www.teamwhitewood.com

Prieur Renovation
419 Third Street
BAY ST. LOUIS, MS 39571

DATE:

10/2/2025

SHEET:

A2

WINDOW NOTES

- NOTE: WINDOWS IN BUILDINGS LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENING PROTECTED FROM WIND BORNE DEBRIS, WOOD STRUCTURAL WITH A MIN. THICKNESS OF 7/16" AND A MAX. SPAN OF 8' SHALL BE PERMITTED FOR OPENING PROTECTED IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.

- NOTE: ANY GLAZING SILL CONDITION ON THE 2ND FLOOR OF THIS NEW STRUCTURE THAT IS 24" BELOW FLOOR SHALL HAVE APPROVED OPENING PROTECTION DEVICES INSTALLED AS PER MANUFACTURE SPECIFICATION.

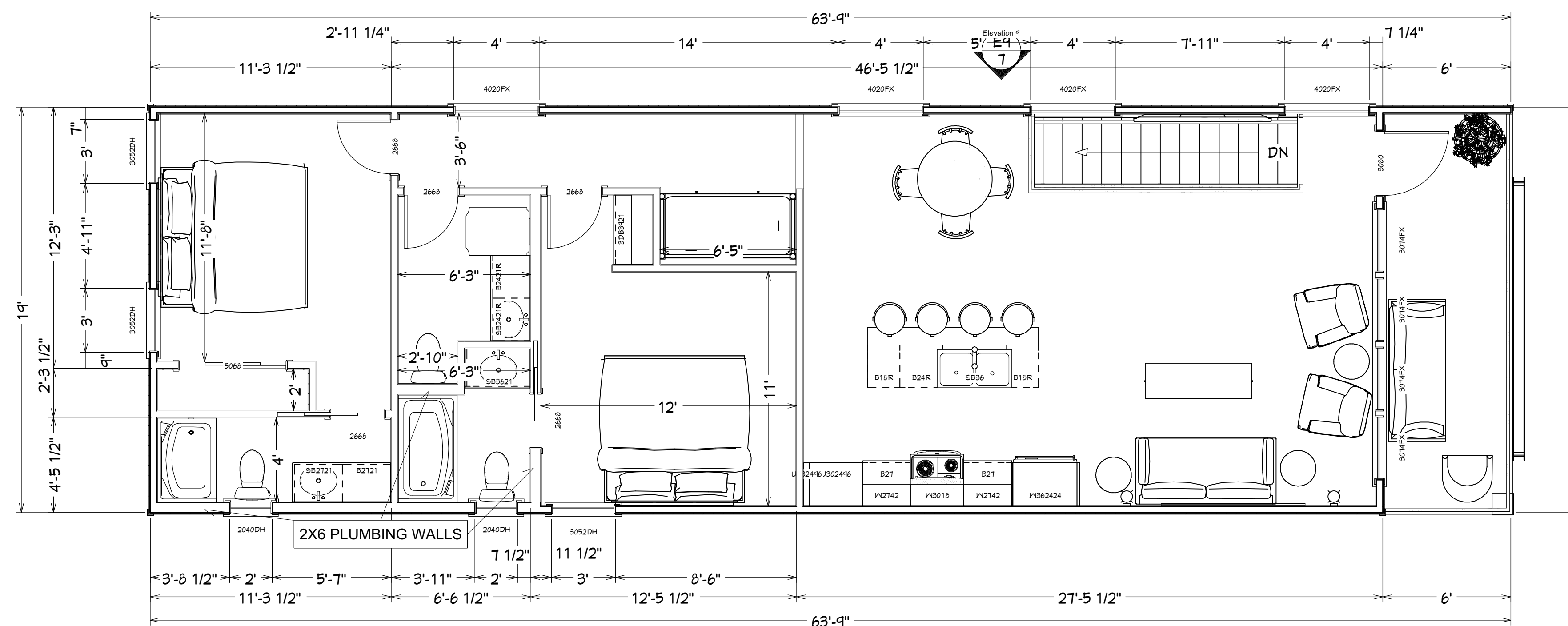
- NOTE: ALL NEW GLAZING MUST MEET THE REQUIREMENTS OF CLIMATE ZONE 3 ON TABLE N1102.1 OF THE IRC.

- NOTE: ALL NEW GLAZING MUST HAVE A SHGC RATING OF .40 OR LOWER AND A U-FACTOR OF .75 O R LOWER TO COMPLY WITH 2006 IECC

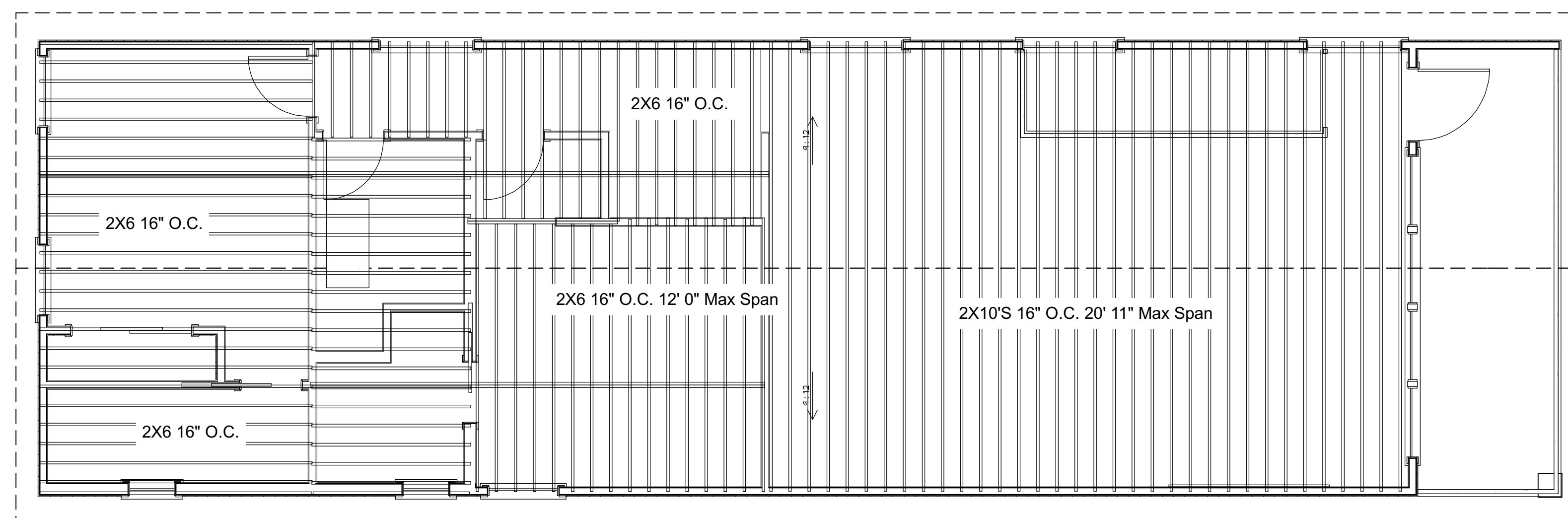
-NOTE: WINDOWS ABOVE TUBS MUST ME SAFETY GLASS

-NOTE: AT LEAST ONE WINDOW PER BEDROOM SHALL MEET EGRESS

2ND FLOOR Plan 1/4" SCALE



2ND FLOOR CEILING JOIST LAYOUT 1/4" SCALE



- **NOTE:** ALL FRAMING MATERIALS BELOW THE MINIMUM FLOOR ELEVATION (B.F.E.) MUST BE TREATED FOR WATERPROOFING.

- **NOTE:** ALL FRAMING MATERIALS FOR THIS DETACHED STRUCTURE SHALL BE PRESSURE-PRESERVATIVE TREATED WOOD IN ACCORDANCE WITH THE AWPB STANDARD IN THE IRC 2009 SECTION R318.1. ALL BUILDING MATERIALS USED B.F.E. SHALL COMPLY WITH IRC 2012 SECTION R322.1.8.

- **NOTE:** CRAWLSPACE VENTS OR EQUIVALENT SHALL BE USED IN THE ENCLOSED SHED IN AREAS DEPICTED ON THIS PLAN. THE TOTAL NET AREA OF THESE OPENINGS SHALL BE AT LEAST 1 SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED SPACE. THE DESIGN OF THESE OPENINGS WELL PROVIDE FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCED ON EXTERIOR WALL BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOOD WATERS AS SPECIFIED IN SECTION 2.6.2.2 OF ASCE 24. THE BOTTOM OF EACH OPENING SHALL BE 1 FOOT OR LESS ABOVE ADJACENT GRAND LEVEL. OPENINGS SHALL BE NOT LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.

THE DESIGNER, WHITEWOOD HOMES LLC. SHALL BE DEEMED AS THE AUTHOR AND OWNER OF THESE PLANS INCLUDING THE DRAWINGS AND SPECIFICATIONS AND RETAINS ALL COMMON LAW RIGHTS AND COPYRIGHTS. ANY USE OF THESE PLANS INCLUDING THE DRAWINGS OR SPECIFICATION WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNER SHALL BE STRICTLY PROHIBITED.

Whitewood Custom Homes
504-818-8256
www.teamwhitewood.com

Prieur Renovation
419 Third Street
BAY ST. LOUIS, MS 39571

DATE:

10/2/2025

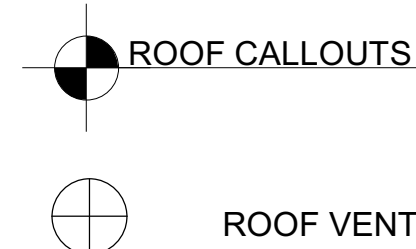
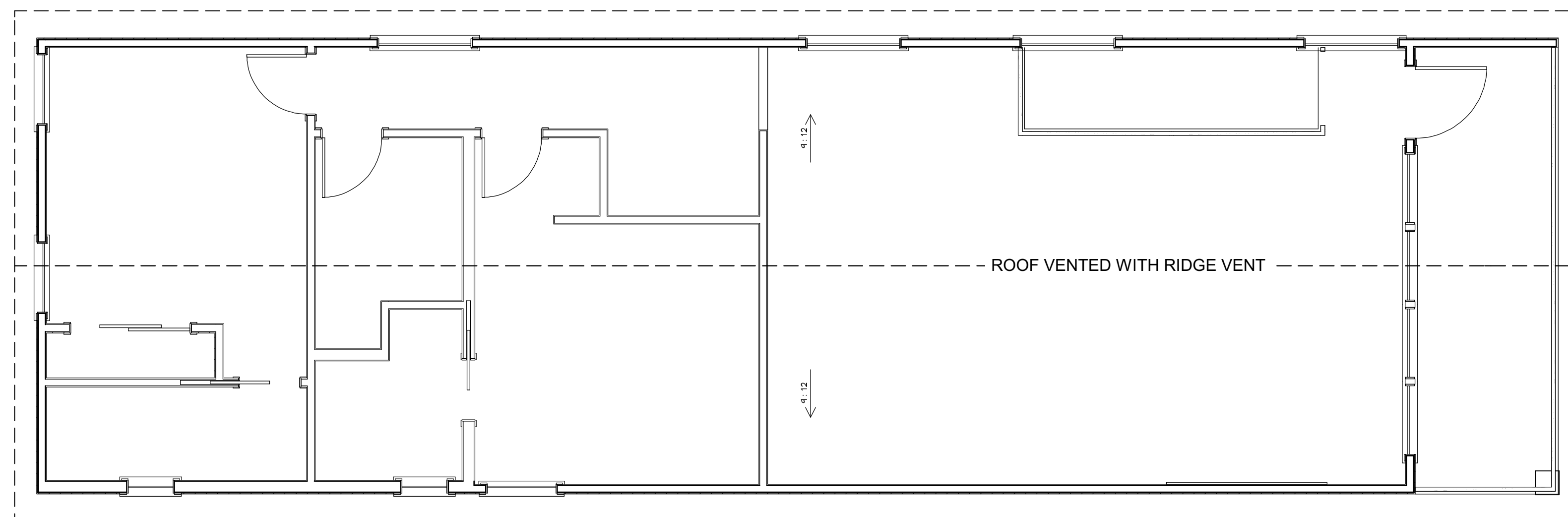
SHEET:

A3

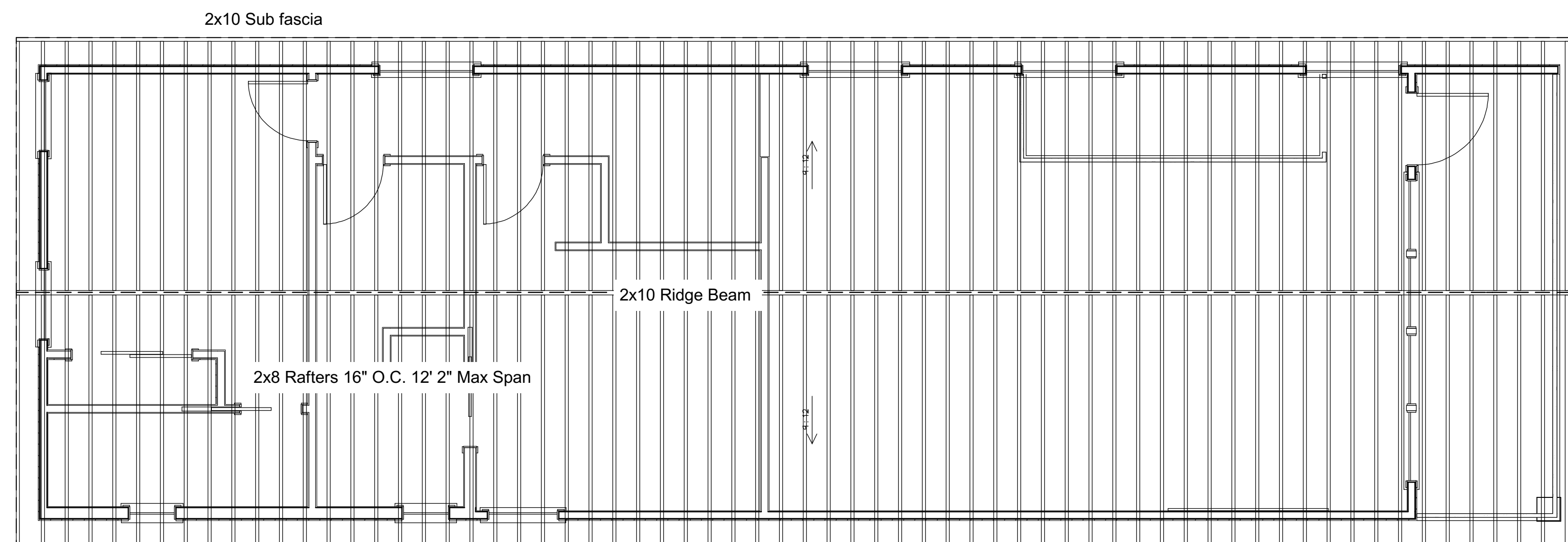
ROOFERS OBLIGATIONS

- 1. ROOFER SHALL DESIGN AND PROVIDE THE MEANS OF FREE AIR FLOW THAT WILL BE EXHAUSTED BY METHODS OF POWER VENTS, RIDGE VENTS, BAFFLES, OR EQUIVALENT TO ENSURE VENTING IN ATTIC SPACE AND ALL EXHAUST REQUIRED BY SEC R806 OF IRC 2012 ED. IF HOUSE IS INSULATED WITH SPRAY FOAM OR OTHER INSULATION SYSTEMS THAT DO NOT REQUIRE ATTIC VENTING, NO ATTIC VENTING IS REQUIRED.
- 2. IF SPRAY FOAM IS GONG TO BE APPLIED TO UNDERSIDE OF ROOF DECK, ROOFER SHALL PROVIDE MANUFACTURE RECOMMENDATION/ LIMITED WARRANTY TO OWNER/ GENERAL CONTRACTOR PRIOR TO INSTALLATION OF ROOFING PRODUCTS.
- 3. ROOFER SHALL BE RESPONSIBLE FOR ALL REQUIRED FLASHING AS PER MANUFACTURE INSTALLATION INSTRUCTIONS. ROOFER TO COORDINATE WITH ALL SUBCONTRACTORS THAT MAY AFFECT THERE WORK OR SCHEDULE.

ROOF PLAN 1/4" SCALE



ROOF FRAMING PLAN 1/4" SCALE



2nd Floor

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 419 Third Street
 BAY ST. LOUIS, MS 39571

DATE:

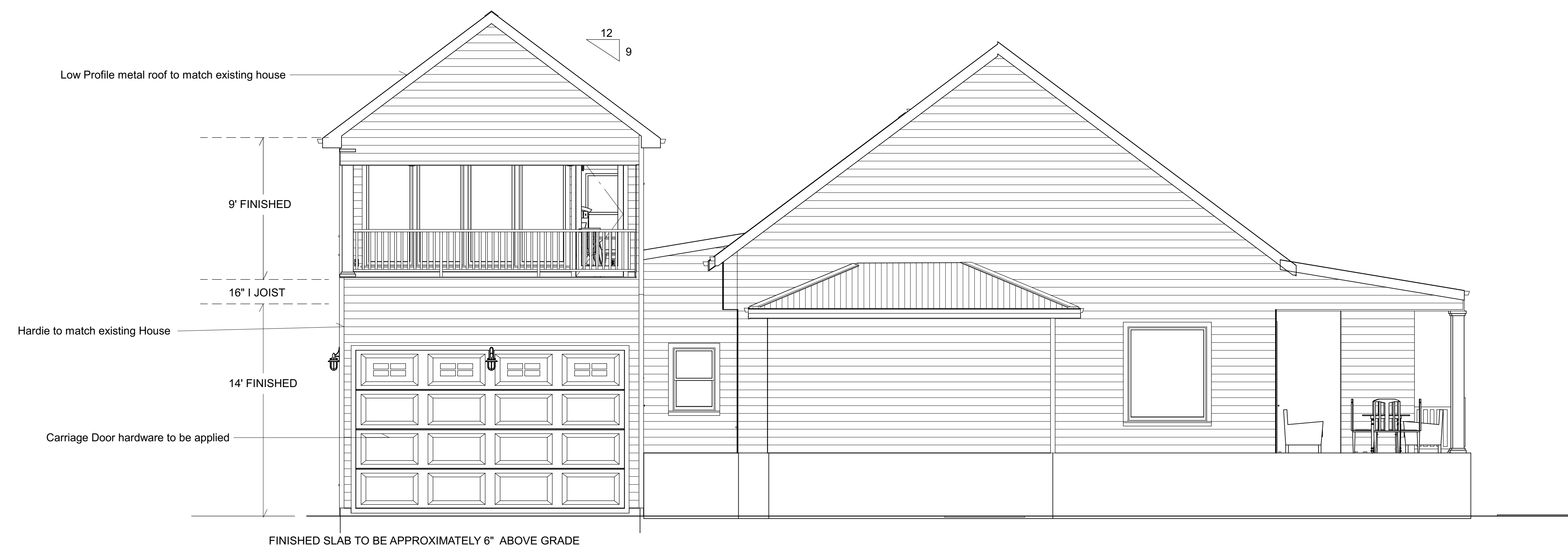
10/2/2025

SHEET:

A5

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FRONT ELEVATION 1/4" = 1' SCALE
10' CEILING HEIGHT



REAR ELEVATION 1/4" = 1' SCALE
10' CEILING HEIGHT



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419 Third Street
BAY ST. LOUIS, MS 39571

DATE:
10/2/2025
SHEET:

A6

Notes:

Windows to match existing house window dividers

Low Profile metal roof to match existing house

Hardie to match existing House

LEFT ELEVATION 1/4" = 1' SCALE



RIGHT ELEVATION 1/4" = 1' SCALE



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419 Third Street
BAY ST. LOUIS, MS 39571

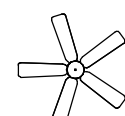
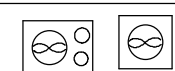








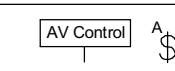
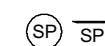
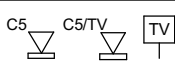


DATE:

10/2/2025

SHEET:

A7

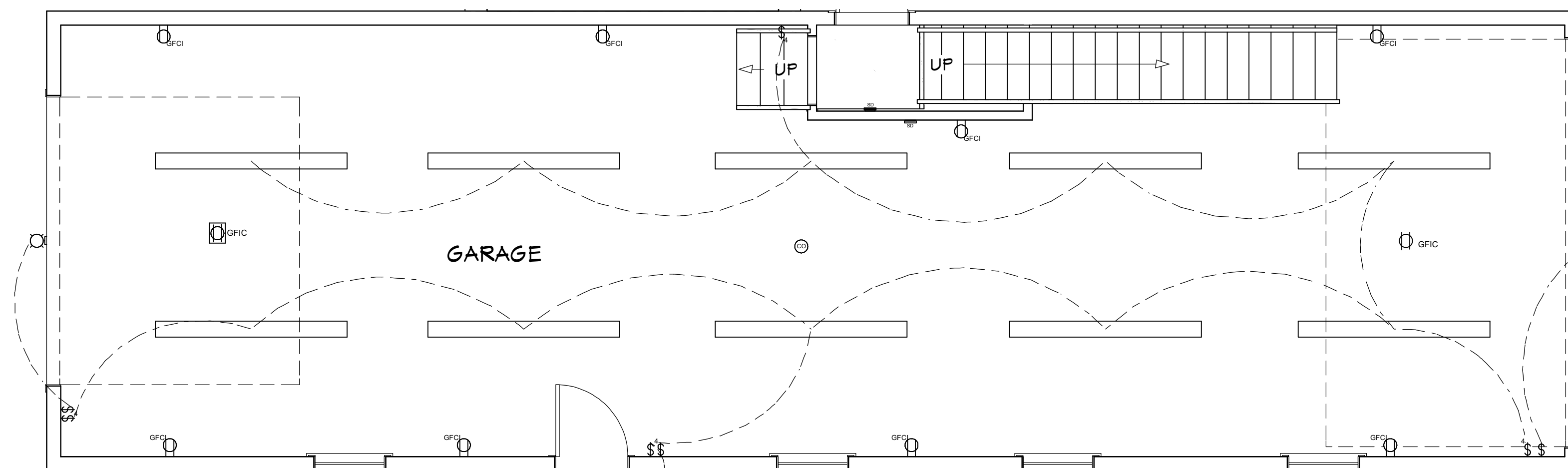
ELECTRICAL PLAN 1/4" SCALE

ELECTRICAL LEDGER	
	Ceiling Fan
	vent Fan & Heat vent fan
	Recessed light
	Wall mount light
	Chandelier
	Pendant Light
	240 Volt
	Receptacles
	Switches
	Dimmer Switches
	Audio Control
	Speakers
	Telephone/Data/TV
	Smoke Detector
	Carbon Dioxide Detector

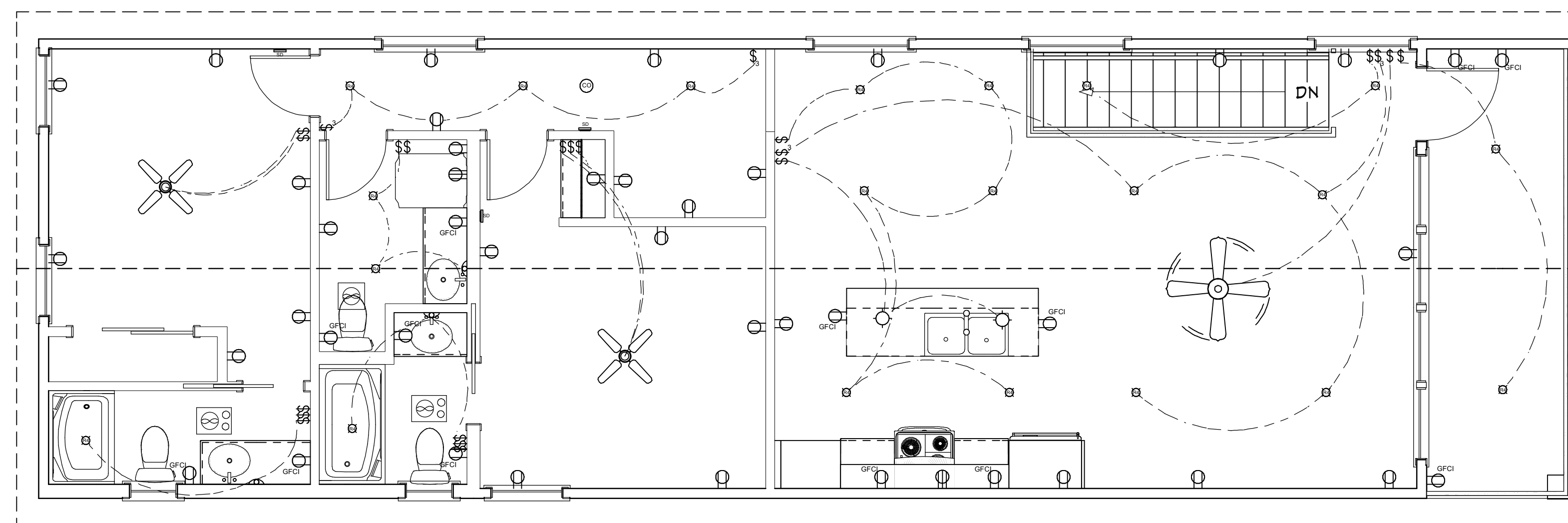
ELECTRICAL NOTES:

CONTRACTOR TO SELECT ELECTRICAL SUBCONTRACTORS FOR THE FOLLOWING. SUBCONTRACTOR WILL BE RESPONSIBLE FOR THE FOLLOWING:

1. ELECTRICAL SUBCONTRACTOR WILL BE RESPONSIBLE FOR THE REVIEW OF ALL ARCHITECTURAL DRAWINGS TO ENSURE PROPER INTEGRATION OF ALL WIRING, LIGHTING, CIRCUIT SIZING, AND ALL OTHER COMPONENTS REQUIRING ELECTRICITY. ELECTRICAL SUBCONTRACTOR TO INSTALL ALL BATH VENTS AND WIRING REQUIRED AS PER CODE AND PLAN. MECHANICAL SUBCONTRACTOR TO INSTALL VENT DUCTS FROM BATH VENTS TO EXTERIOR OF HOME. **ARCHITECTURAL DRAWINGS FOR ELECTRICAL SYSTEMS ARE FOR SCHEMATICS ONLY.**
2. ELECTRICAL SUBCONTRACTOR WILL COORDINATE WITH AUDIO/ VIDEO/ SECURITY SUBCONTRACTORS TO ENSURE POWER SUPPLY IS PROVIDED.
3. ELECTRICAL SUBCONTRACTOR TO COORDINATE WITH PLUMBING AND MECHANICAL SUBCONTRACTORS TO ENSURE PROPER SIZE AND LOCATION OF ALL PLUMBING AND MECHANICAL SYSTEM CIRCUITS, DISCONNECTS, AND HOOKUPS.
4. ELECTRICAL SUBCONTRACTOR SHALL REQUEST, REVIEW, LOCATE, AND SUBMIT FOR SIGN OFF'S TO OWNER FOR ALL ELECTRICAL FIXTURES. ELECTRICAL SUBCONTRACTOR ASSUMES ALL RESPONSIBILITY FOR FIXTURE LOCATION ERRORS.



1st Floor



2nd Floor

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www.teamwhitewood.com

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BAY ST. LOUIS, MS 39571

DATE:

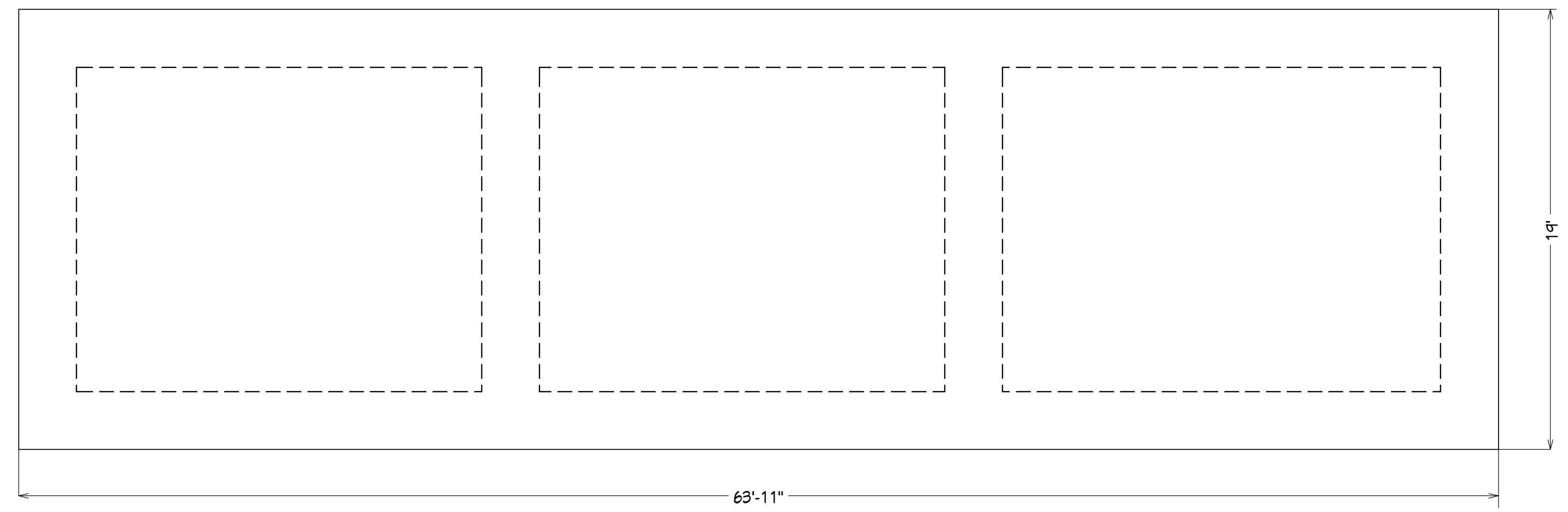
10/2/2025

SHEET:

A8

THE DESIGNER, WHITEWOOD HOMES LLC. SHALL BE DEEMED AS THE AUTHOR AND OWNER OF THESE PLANS INCLUDING THE DRAWINGS AND SPECIFICATIONS AND RETAINS ALL COMMON LAW RIGHTS AND COPYRIGHTS. ANY USE OF THESE PLANS INCLUDING THE DRAWINGS OR SPECIFICATION WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNER SHALL BE STRICTLY PROHIBITED.

FOUNDATION PERIMETER 1/4" SCALE



Foundation

Whitewood Custom Homes
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 www.teamwhitewood.com

Prieur Renovation
 419 Third Street
 BAY ST. LOUIS, MS 39571

DATE:
 10/2/2025
 SHEET:
A9

THE DESIGNER, WHITEWOOD HOMES LLC, SHALL BE DEEMED AS THE AUTHOR AND OWNER OF THESE PLANS INCLUDING THE DRAWINGS AND SPECIFICATIONS AND RETAINS ALL COMMON LAW RIGHTS AND COPYRIGHTS. ANY USE OF THESE PLANS INCLUDING THE DRAWINGS OR SPECIFICATION WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNER SHALL BE STRICTLY PROHIBITED.

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 306 De Montluzin Ave
 Applicant Name: John Moss Owner Name: John Moss
 Mailing Address: 306 De Montluzin Mailing Address: _____
 Phone: (504) 427-6765 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: John Moss Date: 10/7/2025

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.

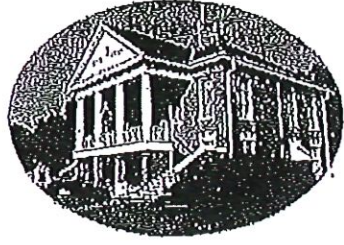
Historic Preservation Commission / City Council Use Only

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	
Comments: _____	
Requires Property Owner / Applicant Signature _____	
<input type="checkbox"/> City Council Reviewed COA Action: Approval <input type="checkbox"/> YES <input type="checkbox"/> NO Date COA Action: _____	Review Date: _____
Comments: _____	
BSL Historic Preservation Commissioner: _____	City Council Resident Signature: _____ (Date): _____

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

BACKSTREET SAINT LOUIS

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

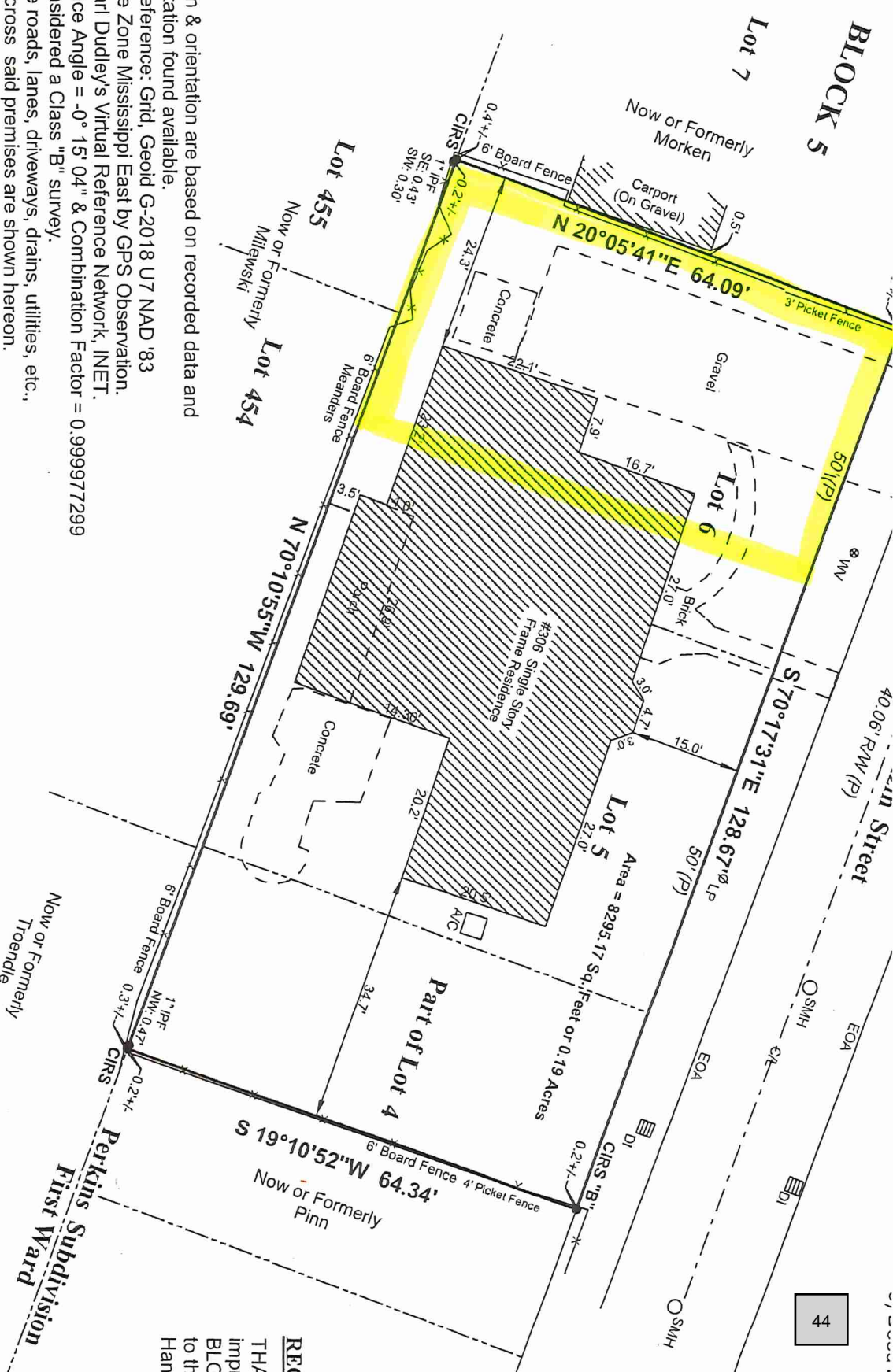
Name: John Moss

Address: 306 DeMontluzin Ave, BSL, MS
(No P.O. Boxes)

Telephone Number: (~~636~~) _____ Cell Number: (504) 427-6765

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

Give written scope of work to be performed: Built a shed
in driveway that is attached to
house. All materials will match the
existing home: shingles, stucco, windows



NOTES:

1. Lot location & orientation are based on recorded data and monumentation found available.
2. Bearings reference: Grid, Geoid G-2018 U7 NAD '83 State Plane Zone Mississippi East by GPS Observation. Utilizing Earl Dudley's Virtual Reference Network, INET. Convergence Angle = -0° 15' 04" & Combination Factor = 0.999977299
3. Survey considered a Class "B" survey.
4. Only visible roads, lanes, driveways, drains, utilities, etc., over and across said premises are shown hereon.
5. This survey was prepared without a current title report nor were County records researched for easements by this surveyor.

SURVEYOR'S CERTIFICATION:

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

Michael Raymond McGinnis
 Date: 10/12/2021

Michael Raymond McGinnis
 Professional Surveyor
 P.L.S. - #02827
 State of Mississippi

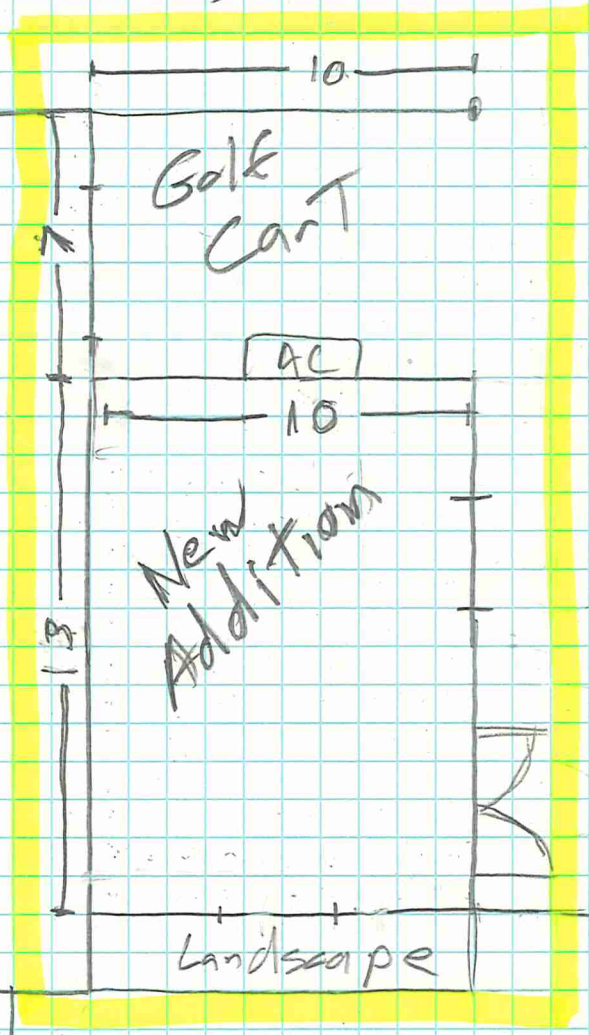


Rev. # 3 Date:	
Rev. # 2 Date:	
Rev. # 1 Date:	
Date:	10/11/2021
Scale:	1" = 20'
Drawn by:	dmr
Dwg. #:	280-21P



5' Setback

Property Line



House

Setback

5

fence

Gate

Landscape

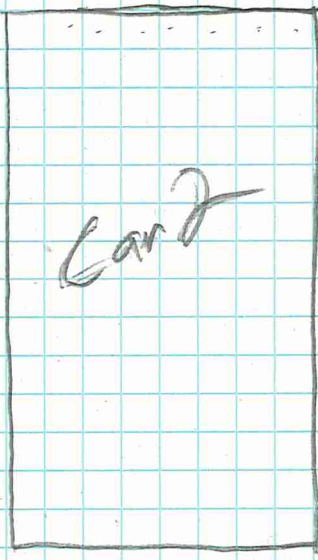
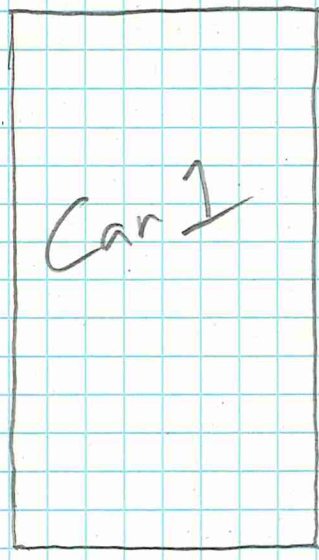
Trash

fence

Gate

Landscape

Paver 5



Property Line

Demontluzin Ave.

Bay St. Louis Historic Preservation Commission, P.O. Box 2550, Bay St. Louis, MS 39521

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 144 Main Street
Applicant Name: Crystal Foster Owner Name: Same
Mailing Address: 528 Old Spanish Trl Mailing Address:
Phone: (985) 969-4475 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)

[X] 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 be not be issued for a C.R.

[X] 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: Crystal Foster Date: 10/13/25

Owner's Signature Required: Crystal Foster Date: 10/13/25

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

HPC Review / City Council Review

Form with fields for Historic District, Case Number, Review Date, Recommendation (Approval, Approval with Conditions, Disapprove), Comments, City Council Reviewed, COA Action (Approval, YES, NO), Date COA Action, Review Date, and Signatures for BSL Historic Preservation Commissioner and City Council Resident.

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

Revised May 4, 2009

Bay Saint Louis

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: LSB Investments BSL, LLC / Crystal Foster

Address: 528 Old Spanish Trl, BSL 39520
(No P.O. Boxes)

Telephone Number (985) 969-4475 Cell Number (985) 969-4475

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: 144 Main Street, BSL

Give written scope of work to be performed: See attached

Scope of work to be performed at 144 Main Street

- Remove the current double doors. They do not match, and they do not close properly. Where the doors meet you can see daylight through them.
- Replace the current double doors with custom built windows.
- Add the matching hurricane shutter to the right-side window.
- Add a larger double door to the middle of the building. This door will mimic the same style as the current smaller double doors.
- Move the current lights and the mailbox to the sides of the new double door.
- Business sign will hang from the ceiling between the two-front post.
- The colors of the building will not change
- Before and after pictures are included



Current Photo



Proposed Photo



September 8, 2025 Historic Preservation Commission Meeting Minutes

September 08, 2025 at 12:00 PM
598 Main Street, Bay St. Louis, MS 39520

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 property owner to repair termite damage on the front of the yard that is behind the vinyl siding, and the property owner will put back the same vinyl siding when the termite damage is repaired at 325 De Montluzin Avenue. If the vinyl can't be reused, then property must use approved historical material

Motion made by Commissioner Keating. Seconded by Commissioner Bezou

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

2. Motion to approve the addition of a washroom to the rear of the house at 215 Main Street submitted by Jenise McCardell. The property owner will use Hardie Board to enclose the space to make a washroom.

Motion made by Commissioner Bezou, Seconded by Commissioner Wessinger.

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

2. Motion to approve the construction of a 16-foot high, 16'x 60' RV pole barn at 330 Carroll Avenue, submitted by Spotorno. The structure will be constructed of 6x6 posts, steel trusses, and a metal roof. Façade on pole barn to match house and will wrap the post with Hardie.

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou.

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

3. Motion to approve the construction of a 6 foot louvered fence along the back of the property at 500 S Beach Blvd, submitted by LeMaire.

Motion made by Commissioner Wessinger, Seconded by Commissioner Keating.

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

Minutes Approval

4. Motion to approve the meeting minutes from August 11, 2025 HPC meeting

Motion made by Commissioner Keating, Seconded by Commissioner Wessinger.

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

Adjourn

Motion made by Commissioner Keating, Seconded by Commissioner Stieffel.

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