



March 17, 2025 Historic Preservation Commission Meeting Agenda

March 10, 2025 at 12:00 PM
598 Main Street, Bay St. Louis, MS 39520

Call to Order

Action Items

1. Motion to approve the remodel of the garage and the addition of a new detached garage at 131 Keller Street submitted by Micheel and Kathy Jennings
2. Motion to approve proposed new dwelling and garage at 808 Hancock Street submitted by Frank and Desiree Strong
3. Motion to demo unsafe dwelling at 343 St George Street submitted by City of Bay St Louis

Minutes Approval

4. Amy Doescher discuss potential project in Historical Preservation District

Minutes Approval

5. Motion to approve the February 10, 2025 Historical Preservation Commission meeting

Adjourn

Certificate of Appropriateness/Conceptual Review Application Form

Item # 1.

Property Address: 131 Keuse St., BSL, MS 39520
 Applicant Name: Edw. Wikoff Owner Name: Michael & Kathy Jennings
 Mailing Address: 44 Main St., BSL, MS Mailing Address: 131 Keuse St., BSL, MS
 Phone: 228-342-1342 Phone: 337-412-1225

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)

Application

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: 2/20/25

Owner's Signature Required: [Signature] Date: 2/20/25

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

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: Approval <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Date COA Action	Review 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: MICHAEL & KATHY JENKINGS

Address: 131 KELLER ST., BAY ST. LOUIS, MS
(No P.O. Boxes)

Telephone Number: (337) 412-1225 Cell Number: (337) 412-1225

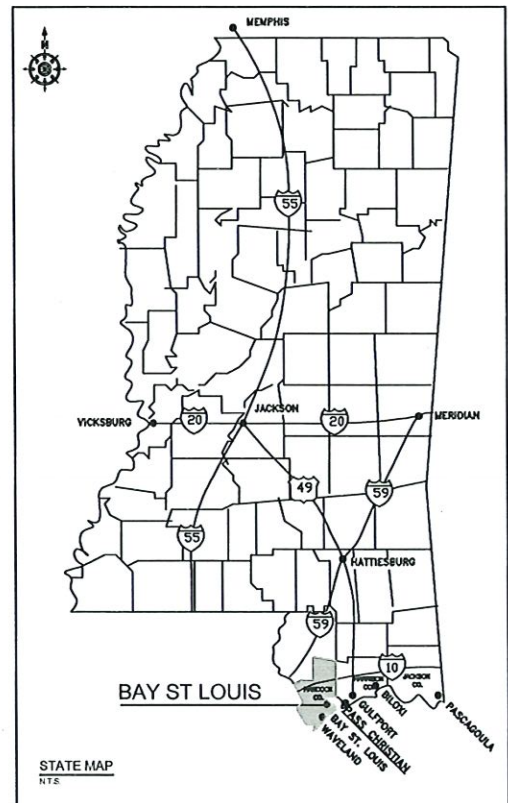
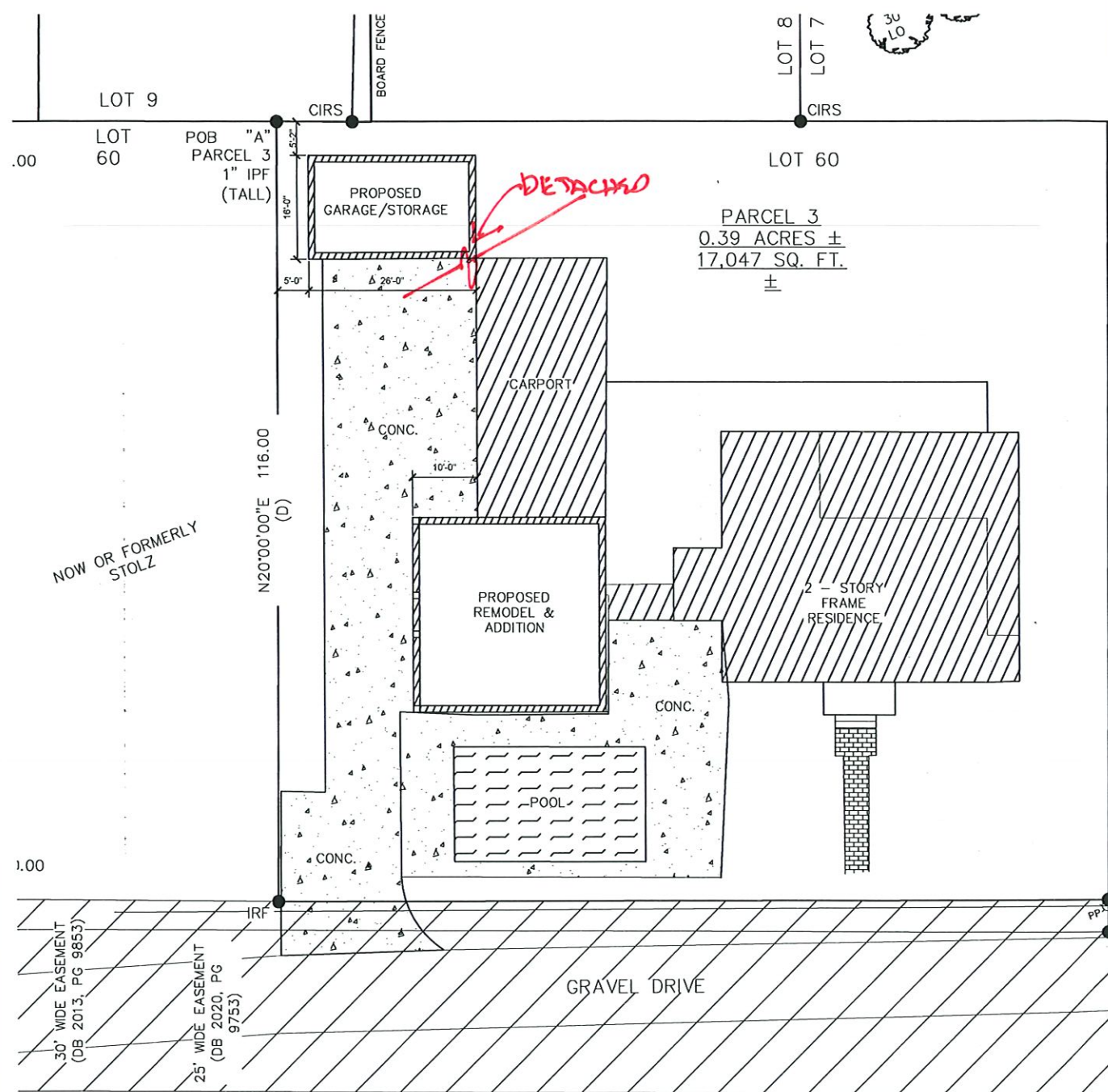
ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: _____

Give written scope of work to be performed: REMODEL ATTACHED GARAGE / CARPORT & ADD NEW DETACHED GARAGE AT REAR OF PROPERTY.



PROPOSED NEW CONSTRUCTION FOR KATHY & MICHAEL JENNINGS RESIDENCE

131 KELLER ST.
BAY ST. LOUIS, MISSISSIPPI



INDEX

ARCHITECTURAL and CIVIL
 A0.1 COVER SHEET
 A1.1 GROUND FLOOR PLAN
 A1.2 SECOND FLOOR PLAN
 A1.3 ROOF PLAN
 A1.4 SCHEDULE & NOTES
 A2.1 EXTERIOR ELEVATIONS
 A2.2 EXTERIOR ELEVATIONS
 A5.1 SECTIONS @ STORAGE
 A5.2 SECTION @ POOL HOUSE

STRUCTURAL
 S1.1 FOUNDATION PLAN, NOTES AND DETAILS

MECHANICAL

PLUMBING

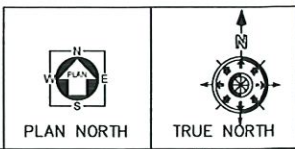
ELECTRICAL
 E-101 FLOOR PLAN ELECTRICAL

ARCHITECT
 EDWARD H. WIKOFF, ARCHITECT, AIA PC
 144 MAIN STREET
 BAY ST. LOUIS, MISSISSIPPI 39520

GENERAL NOTES:

1. ANY PART OR ITEM OF WORK WHICH IS REASONABLY IMPLIED OR NORMALLY REQUIRED TO MAKE EACH INSTALLATION SATISFACTORILY OPERABLE SHALL BE PERFORMED BY THE CONTRACTOR AND THE EXPENSE THEREOF SHALL BE INCLUDED IN THE APPLICABLE UNIT PRICES OR LUMP SUM PRICES BID FOR THE WORK. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE THE OWNER WITH COMPLETE OPERABLE SYSTEMS, SUBSYSTEMS, AND OTHER ITEMS OF WORK. ALL MISCELLANEOUS APPURTENANCES SHALL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE APPLICABLE UNIT PRICES OR LUMP SUM PRICES BID FOR THE WORK EVEN THOUGH THESE APPURTENANCES AND ITEMS MAY NOT BE SPECIFICALLY CALLED FOR IN THE SPECIFICATIONS.
2. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO DEFINE THE GENERAL DESIGN AND SCOPE OF THE WORK REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR SHALL INCLUDE ALL COMPONENTS WHICH ARE NORMALLY INCIDENTAL TO THE WORK. THOSE COMPONENTS WHICH ARE NOT SHOWN ON THE DRAWING OR SPECIFIED BUT WHICH ARE REQUIRED AS AN ESSENTIAL AESTHETIC, FUNCTIONAL OR CODE REQUIRED ELEMENT OF THE WORK ARE TO BE INCLUDED.
3. TO ESTABLISH THE COMPLETE SCOPE OF ITS WORK AND TO EFFECT CLOSE COORDINATION WITH THE OTHER TRADES, EACH TRADE SHALL COMPLETELY REVIEW THE PLANS AND SPECIFICATIONS, NOT ONLY FOR ITS RESPECTIVE TRADE, BUT FOR THE WORK OF THE OTHER RELATED TRADES AS WELL. TITLES OF DIVISIONS (AND SECTIONS IN SPECIFICATIONS) IDENTIFYING WORK ARE PROVIDED FOR ORGANIZATIONAL AND REFERENCE PURPOSES AND SHALL NOT BE TAKEN AS AN ABSOLUTE SEPARATION OF THE TRADES OR OF THE UNITS OF MATERIAL AND LABOR.
4. THE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS OR GUIDELINES FROM GOVERNING REGULATORY AGENCIES BEFORE PROCEEDING WITH ANY ITEMS OF WORK UNDER OR WITHIN SUCH JURISDICTION(S).
5. ALL DIMENSIONS AND THE-INS GOVERNED BY EXISTING CONDITIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE CORRECT. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK. IF CONDITIONS AND DIMENSIONS VARY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK WHERE DIMENSIONS ARE NOT SHOWN WITH +/- INDICATIONS ADJUSTMENTS MAY BE MADE TO SUIT FIELD CONDITIONS.
6. THE CONTRACTOR SHALL VERIFY CONDITIONS, SERVICES, DIMENSIONS, AND ELEVATIONS OF SITE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES.
8. THE CONTRACTOR SHALL SUBCONTRACT WITH SUPPLIERS AND FABRICATION AND INSTALLATION COMPANIES WHICH CAN DEMONSTRATE THAT THEY POSSESS THE KNOWLEDGE, EXPERIENCE, AND PROVEN CAPABILITIES TO FULLY PERFORM ALL ASPECTS OF THE WORK REQUIRED WITHOUT OMISSION.

01 PLAN - SITE
 SCALE: 3/32" = 1' - 0"



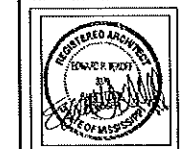
DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD

A NEW BUILDING FOR:
JENNINGS RESIDENCE
 131 KELLER AVE., BAY ST. LOUIS, MISSISSIPPI 39520

PROJECT NO.	2022-006
START DATE	05/01/2023
PLOT DATE	
DRAWN BY	JS
CHECKED BY	EHW

SHEET TITLE
 COVER SHEET

SHEET NO.
 A0.1



A NEW BUILDING FOR:
JENNINGS RESIDENCE
 131 KELLER AVE., BAY ST. LOUIS, MISSISSIPPI 39520

PROJECT NO.	2022-006
START DATE	05/01/2023
PLOT DATE	
DRAWN BY	JS
CHECKED BY	EHW
SHEET TITLE	FIRST FLOOR PLAN
SHEET NO.	A1.1

GENERAL NOTES

NOTES:

1. ALL EXTERIOR DOORS ARE TO BE WEATHERSTRIPPED.
2. CONTRACTOR TO VERIFY EXTERIOR DOORS AND WINDOWS HEAD HEIGHT WITH MANUFACTURER.
3. 2x4 STUD WITH 1/2" GYP. BOARD (INTERIOR WALL) UNLESS NOTED OTHERWISE.
4. INSTALL 2x BLOCKING FOR THE WALL CABINETS, TOWEL BARS, TOWEL RINGS, TOILET TISSUE HOLDERS, STAIR HANDRAILS AND DEADWOOD.

PAINTING:

1. ALL SURFACES SHALL BE CLEAN AND DRY BEFORE PAINTING. PAINT MATERIAL SHALL BE THE BEST MATERIAL AND DELIVERED TO THE JOB IN THEIR ORIGINAL CONTAINERS.
2. EXTERIOR PAINTING, WHERE REQUIRED, SHALL BE ONE COAT OF PRIMER, AND SECOND COAT SHALL BE EXTERIOR LATEX PAINT.
3. GYP. BOARD SURFACES TO BE LEVEL IV.
4. INTERIOR GYP. BOARD SHALL BE ONE COAT OF PRIMER AND SECOND COAT SHALL BE INTERIOR LATEX PAINT, AFTER ALL JOINTS HAVE BEEN TAPED AND FLOATED.
5. INTERIOR TRIM, ONE COAT OF PRIMER AND ONE COAT OF ENAMEL FINISH.
6. EXTERIOR CAULKING SHALL BE TOP QUALITY SILICONE CAULK.

PLUMBING NOTES:

1. PLUMBING FIXTURES SHALL BE INSTALLED AND CONNECTED TO SEWER LINES. PROVIDE WATER VALVES AND STOPS IN THE HOT & COLD WATER LINES TO ALL NEW PLUMBING FIXTURES.
2. ALL WATER PIPING SHALL BE PEX WATER LINES. N-PPLE CONNECTIONS AT FIXTURES SHALL BE COPPER.
3. ALL PLUMBING, WASTE AND VENT, SHALL BE ABS (VERIFY WITH OWNER) ABOVE GRADE.

SAFETY:

1. BEDROOM WINDOWS COMPLY WITH THE FOLLOWING EMERGENCY EGRESS PROVISIONS OF CABO ARTICLE 310.2 EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM INSIDE TO FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.
2. DRAWINGS BASED ON ANDERSEN MANUFACTURER WINDOW COMPANY. CONTRACTOR TO OBTAIN ROUGH OPENING SIZES FROM WINDOW MANUF.
3. SMOKE DETECTORS TO BE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
4. CARBON MONOXIDE DETECTORS TO BE INSTALLED IN ALL ROOMS WITH GAS-FIRED APPLIANCES.

GLASS NOTES:

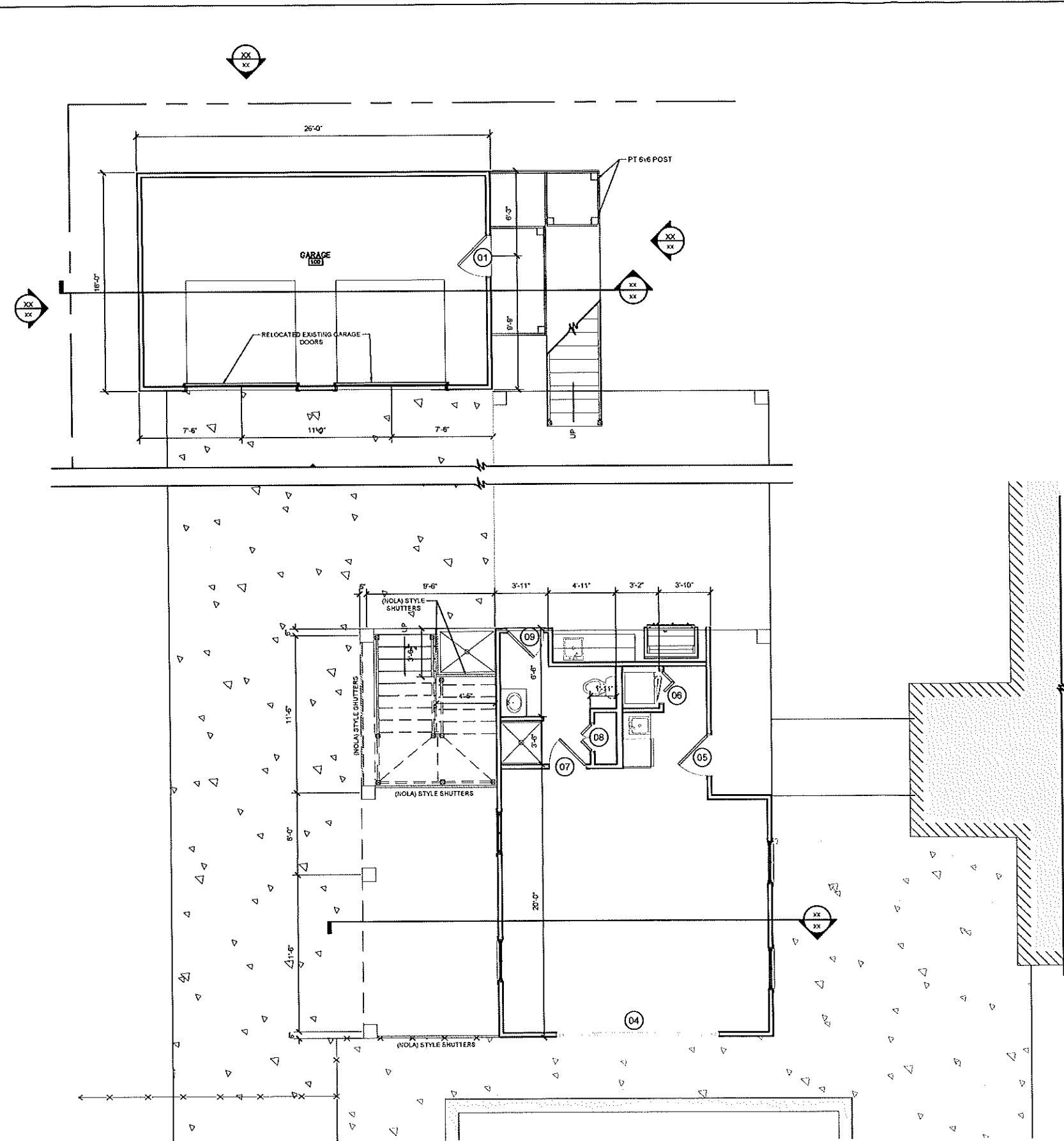
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2. ALL EXTERIOR WINDOWS/OPENINGS SHALL BE PROVIDED WITH ONE OF THE FOLLOWING: OPERABLE SHUTTERS, ANCHORABLE MIN 5/8" THICK PLYWOOD, INSTALLABLE CORRUGATED STEEL PANELS OR IMPACT RESISTANT GLASS. SEE SPEC BELOW.
3. IMPACT RESISTANT GLASS TO MEET ASTM E-1886 AND E-1996/WDA HALLMARK PROGRAM.

CODE COMPLIANCE:

1. ALL CONSTRUCTION TO MEET OR EXCEED ALL REQUIREMENTS OF:
 - 1.1. THE 2015 INTERNATIONAL RESIDENTIAL CODE AND
 - 1.2. HIGH WIND STANDARDS CHAPTER 3 SECTION R301.2.1.1, SOUTHERN BUILDING CODE CONGRESS AND
 - 1.3. INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC609).
2. DESIGN WIND SPEED = 140 MPH.

WALL ASSEMBLY:

1. 1-HR RATED WALL ASSEMBLY - U30S. 2x4 @ 16" O.C. WITH ONE LAYER OF 5/8" FIRE RATED GWB EACH SIDE AND ONE LAYER OF 1/2" PLYWOOD-X SHEATHING ON THE GARAGE SIDE OF WALL. ALL GWB JOINTS (INCLUDING CEILING AND WALL CONNECTIONS) TO BE FIRE TAPED AND CAULKED.
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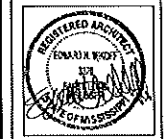


01 PLAN - FIRST FLOOR
 SCALE: 1/4" = 1' - 0"



DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD

Edward H. W
W
 ARCHITECT
 1115 S. 2nd St. 2nd Fl. Hattiesburg, MS 39401
 601-557-4235 FAX 601-557-4237



A NEW BUILDING FOR:
JENNINGS RESIDENCE
 131 KELLER AVE., BAY ST. LOUIS, MISSISSIPPI, 39520

PROJECT NO.
 2022-006
 START DATE
 05/01/2023
 PLOT DATE
 DRAWN BY
 JS
 CHECKED BY
 EHW

ALL IDEAS, PERMITS, APPROVALS, FEES, AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE CLIENT AND ARE TO BE PROVIDED BY THE CLIENT PRIOR TO THE START OF DESIGN. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS.

SHEET TITLE
SECOND FLOOR PLAN
 SHEET NO.
A1.2

DATE _____ COMMENTS _____ BY _____ APVD _____
 DATE _____ COMMENTS _____ BY _____ APVD _____
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 DATE _____ COMMENTS _____ BY _____ APVD _____

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GLASS NOTES:

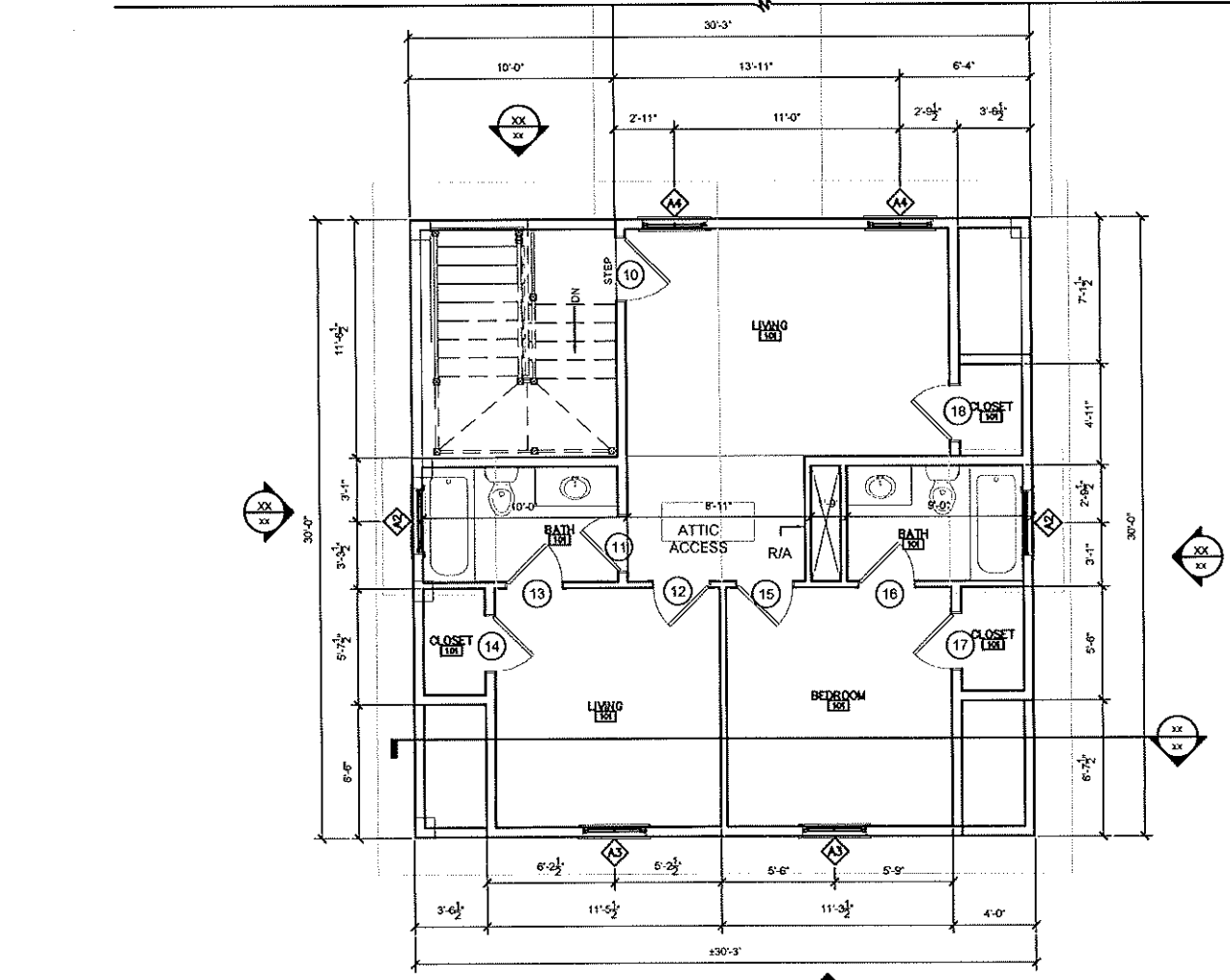
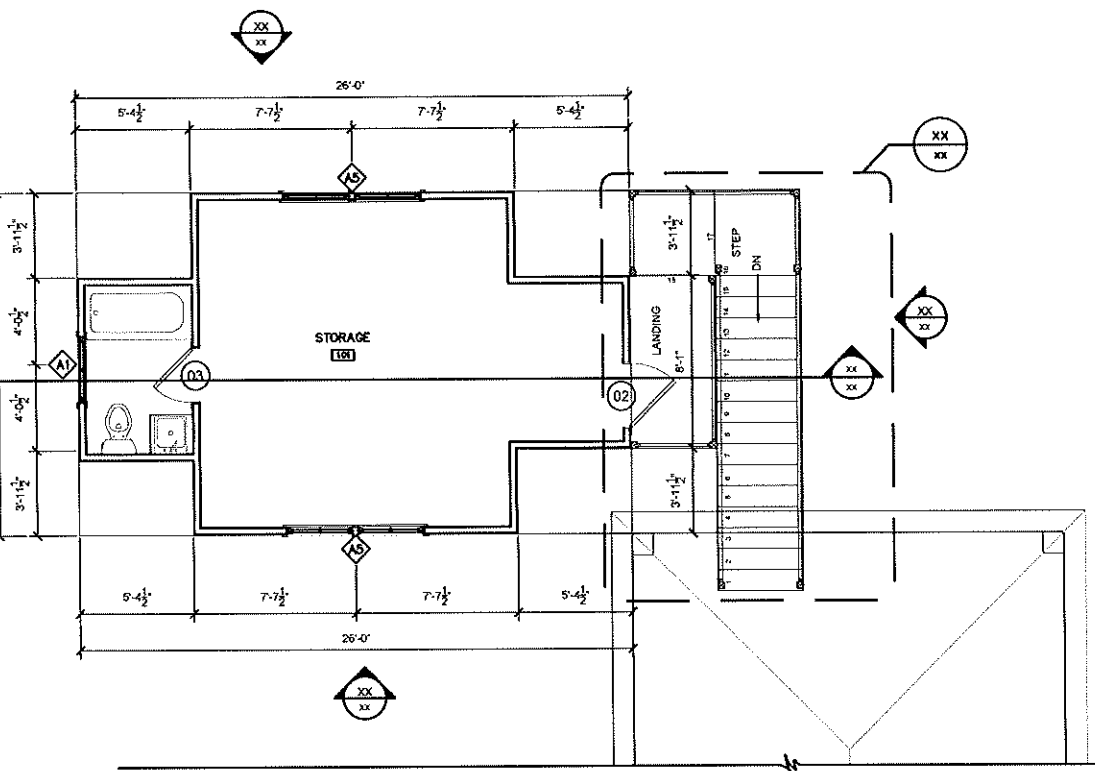
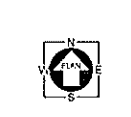
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 - 1.3 INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC600)
2. DESIGN WIND SPEED = 140 MPH

WALL ASSEMBLY:

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01 PLAN - SECOND FLOOR
 SCALE: 1/4" = 1' - 0"

Edward H. W
W
ARCHITECT

14112th Street Bay St. Louis, Missouri 63105
234-487-4235 FAX 234-487-4238



A NEW BUILDING FOR:
JENNINGS RESIDENCE
131 KELLER AVE., BAY ST. LOUIS, MISSISSIPPI 39520

PROJECT NO.

2022-006

START DATE

05/01/2023

PLOT DATE

DRAWN BY

JS

CHECKED BY

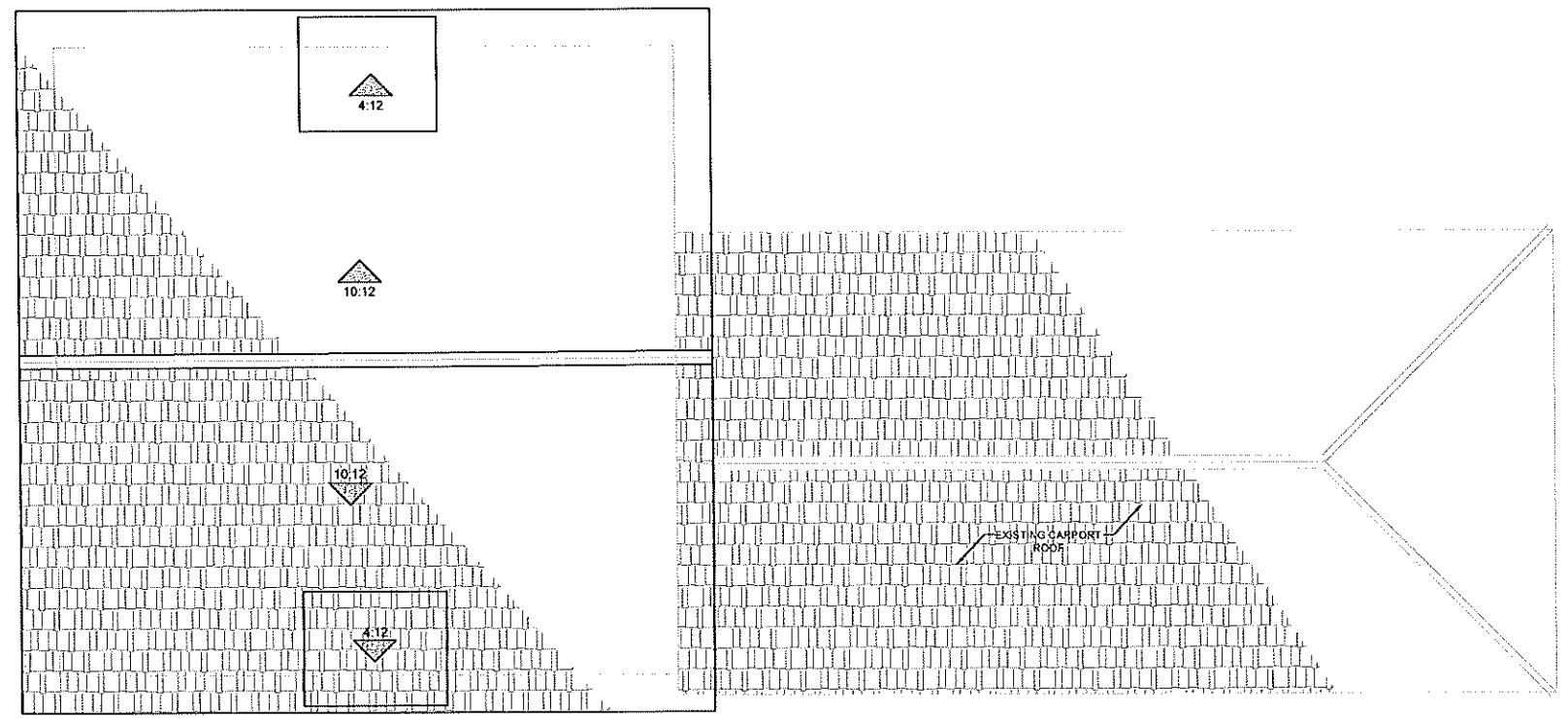
EHW

ALL DIMENSIONS, ARRANGEMENTS, FINISHES AND NOTATIONS ARE APPROVED BY THE ARCHITECT AND SHALL BE CONSIDERED TO BE THE ARCHITECT'S OBLIGATION. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

SHEET TITLE
**ROOF PLAN
WALL SECTION**

SHEET NO.

A1.4



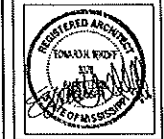
02 ROOF PLAN
SCALE: 1/4" = 1' - 0"

DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD

Edward H. W.



ARCHITECT
1411 1/2 West Ave. & East Highway 893
224-487-4236 FAX 224-674-4237

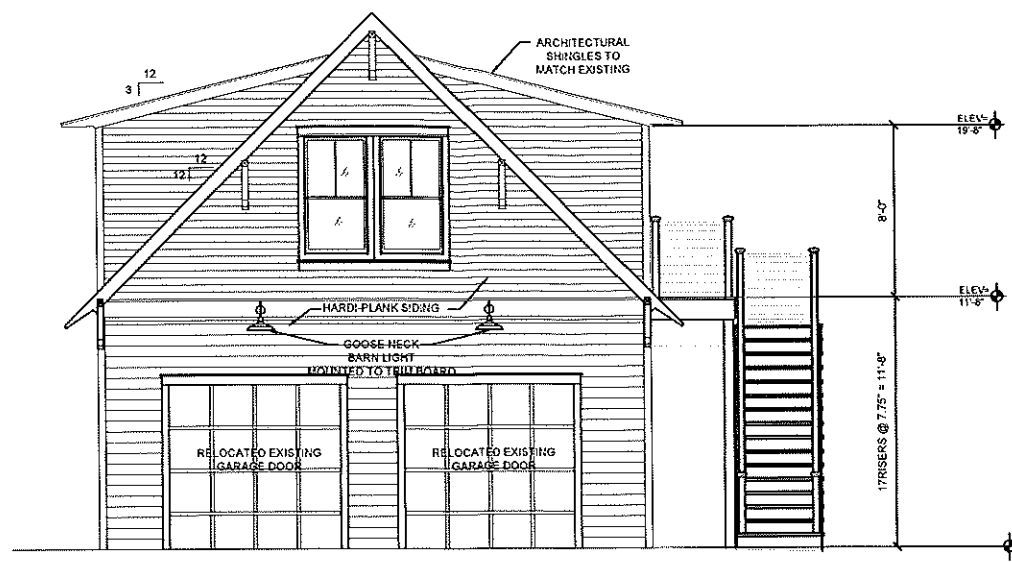


A NEW BUILDING FOR:
JENNINGS RESIDENCE
131 KELLER AVE., BAY ST. LOUIS, MISSISSIPPI, 39520

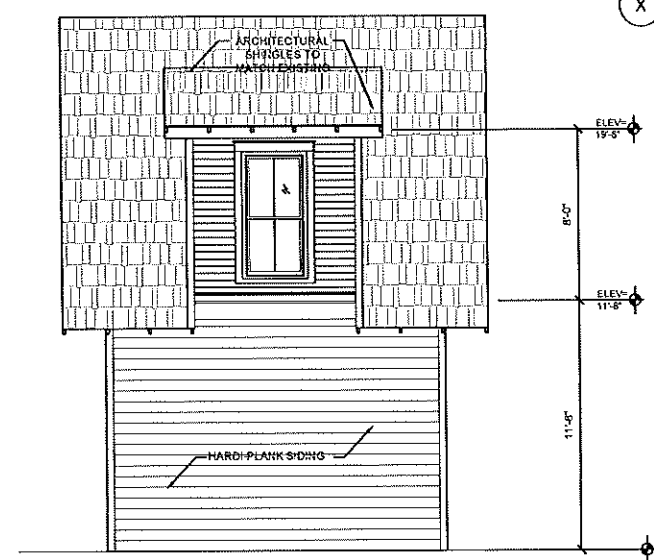
PROJECT NO.	2022-006
START DATE	05/01/2023
PLOT DATE	
DRAWN BY	JS
CHECKED BY	ENW

ALL DIMENSIONS AND ARRANGEMENTS, MATERIALS AND SPECIFICATIONS ARE PROVIDED AND ARE TO BE USED BY THE OWNER AND DEVELOPER FOR THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES OR OMISSIONS MADE BY THE OWNER OR DEVELOPER. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES OR OMISSIONS MADE BY THE OWNER OR DEVELOPER. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES OR OMISSIONS MADE BY THE OWNER OR DEVELOPER.

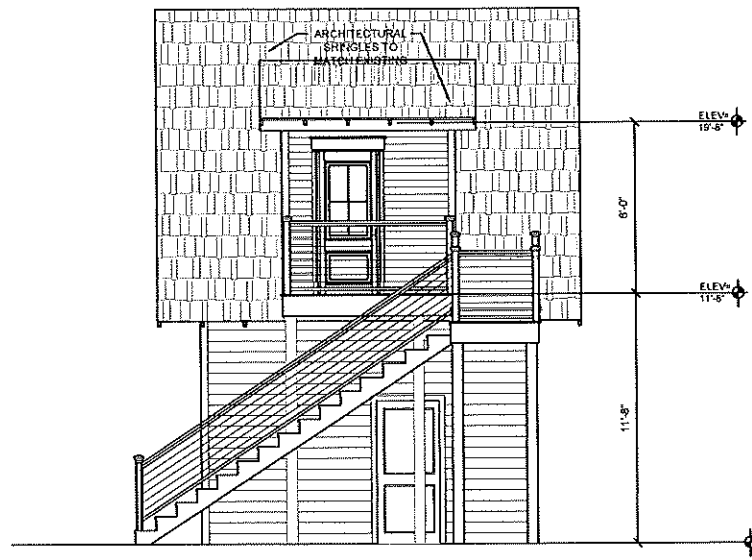
SHEET TITLE	ELEVATION
SHEET NO.	A2.0



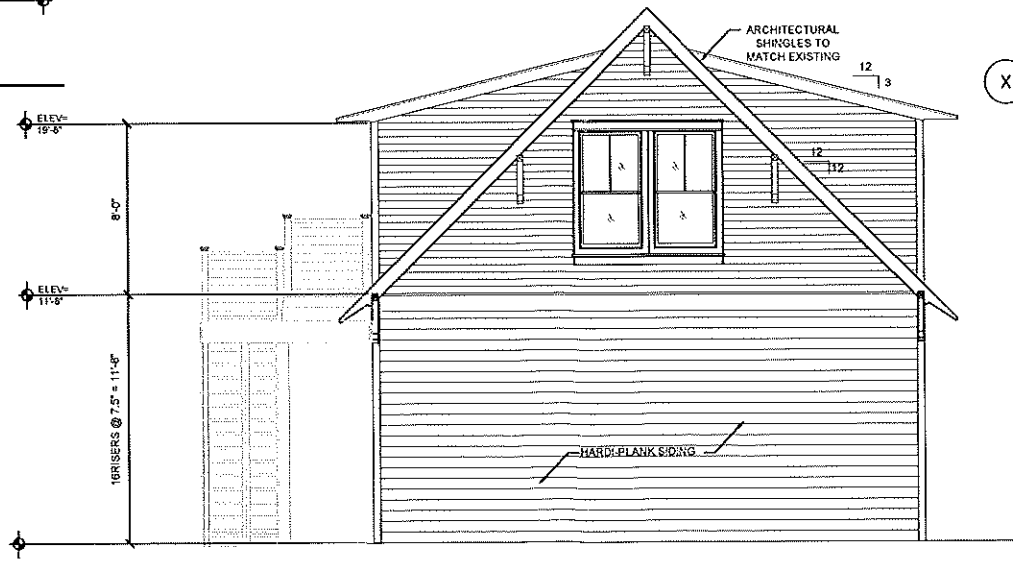
X SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"



X WEST ELEVATION
SCALE: 1/4" = 1' - 0"

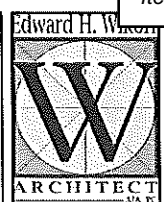


X EAST ELEVATION
SCALE: 1/4" = 1' - 0"



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

DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD



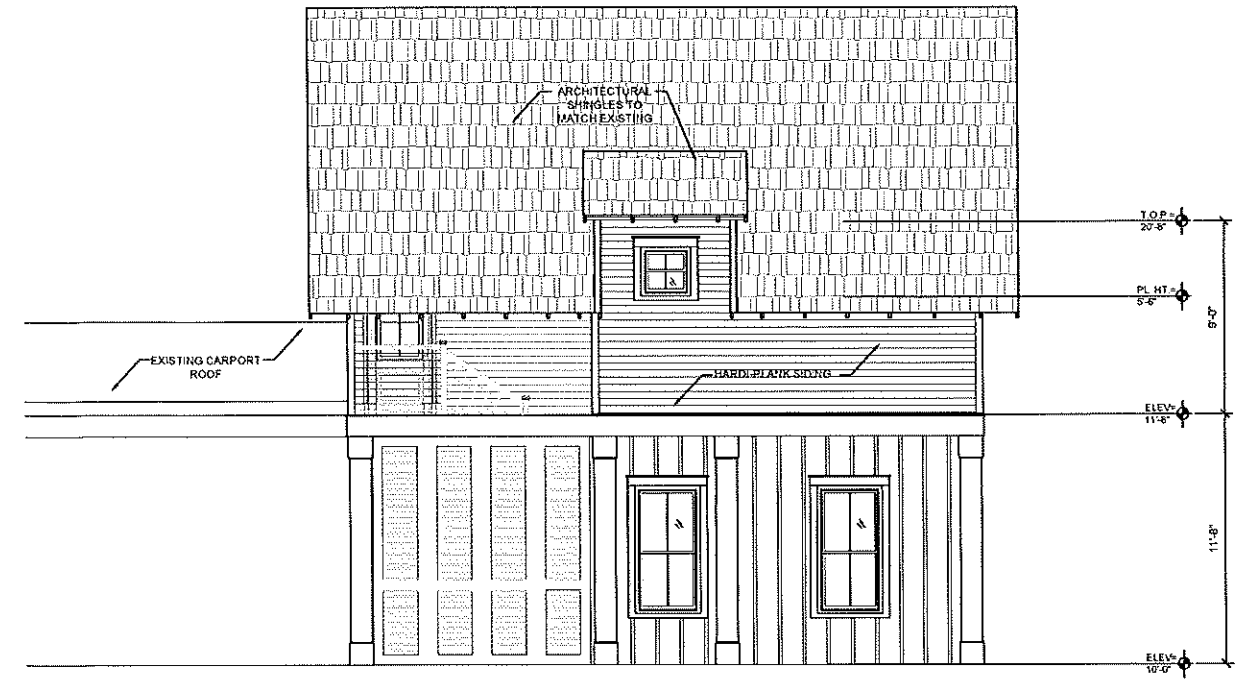
A NEW BUILDING FOR:
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 131 KELLER AVE., BAY ST. LOUIS, MISSISSIPPI 38520

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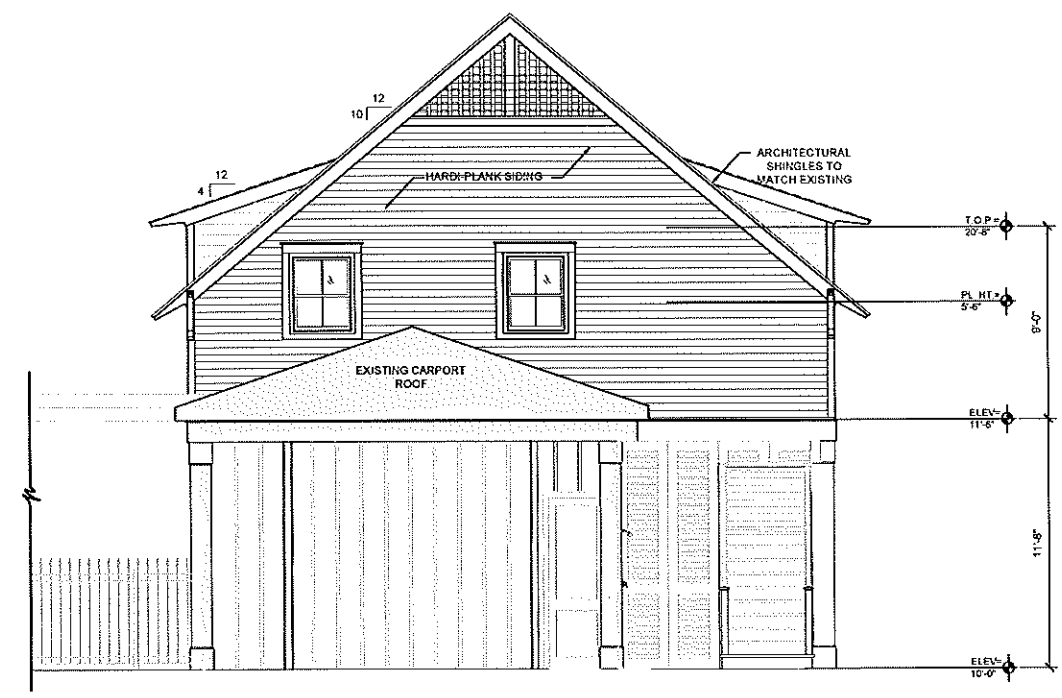
SHEET TITLE	ELEVATION
SHEET NO.	A2.1



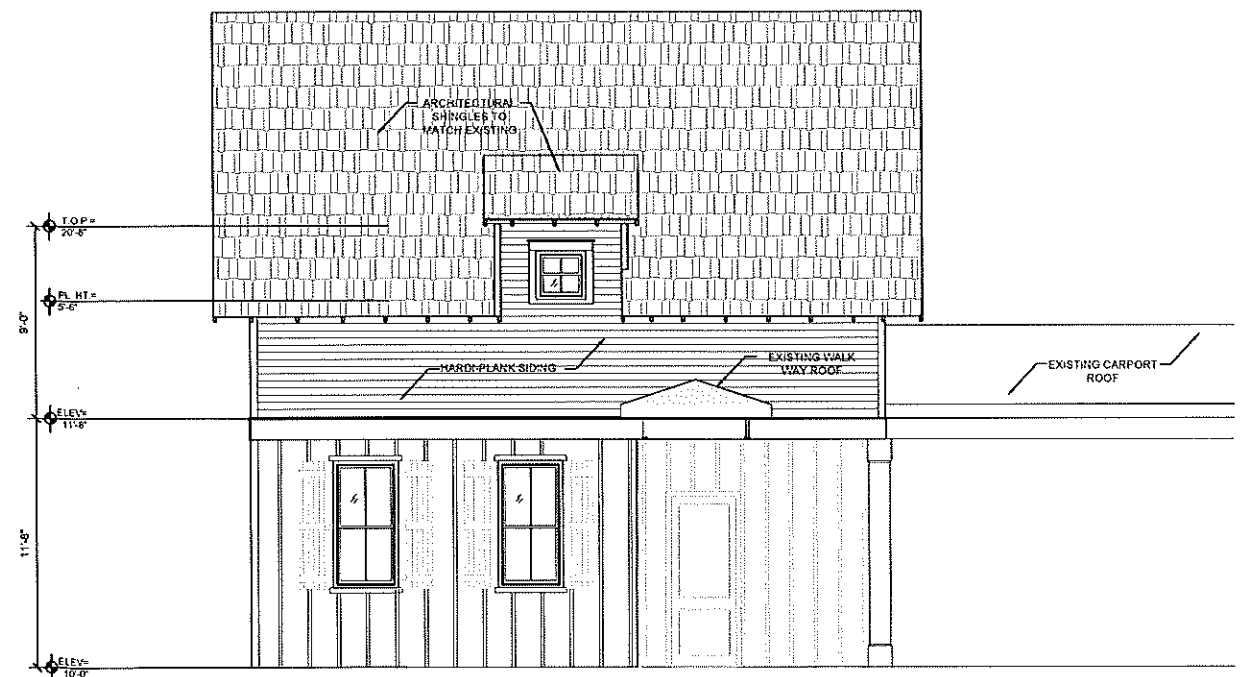
01 SOUTH ELEVATION
 SCALE: 1/4" = 1' - 0"



02 WEST ELEVATION
 SCALE: 1/4" = 1' - 0"



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



04 EAST ELEVATION
 SCALE: 1/4" = 1' - 0"

DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 808 Hancock Street, Bay St Louis
Applicant Name: Frank + Desiree Strong Owner Name: Frank + Desiree Strong
Mailing Address: 139 Hartsie Drive Mailing Address: SAME
Phone: 228-223-6434 (Frank) Phone: 228-343-6936 (Desiree)

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.

[X] 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: 3/7/2025
Owner's Signature: [Signature] Date: 3/7/2025

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

Form with sections for: Historic District, Case Number, Historic Preservation Commission Reviewed, Review Date, Recommendation (Approval, Approval with Conditions, Disapproved), Comments, Request Property Owner/Applicant Signature, City Council Reviewed, COA Follow-up Approval, Date COA Action, Date, Comments, (BSL Historic Preservation Commissioner, City Council Member Signature, Date)

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

Revised May 4, 2009

00531534

BACKSTREET SAINT LOUIS

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Frank Strong

Address: 139 Hartsie Drive, Waveland, MS 39576
(No P.O. Boxes)

Telephone Number (228) 223-6454 Cell Number()

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: 808 Hancock Street

Give written scope of work to be performed: New construction of
single-family home, one main floor, approx 2200 sq ft
heated and cooled with a 10 ft front porch, 4 ft side
porch and 25 ft rear porch. A 14 ft x 28 ft
detached shop/storage building to be built behind
main home. 9 ft setback on NE side, 14 ft
setback on SW side, 50 ft setback on E side (front)
See attached site plan.

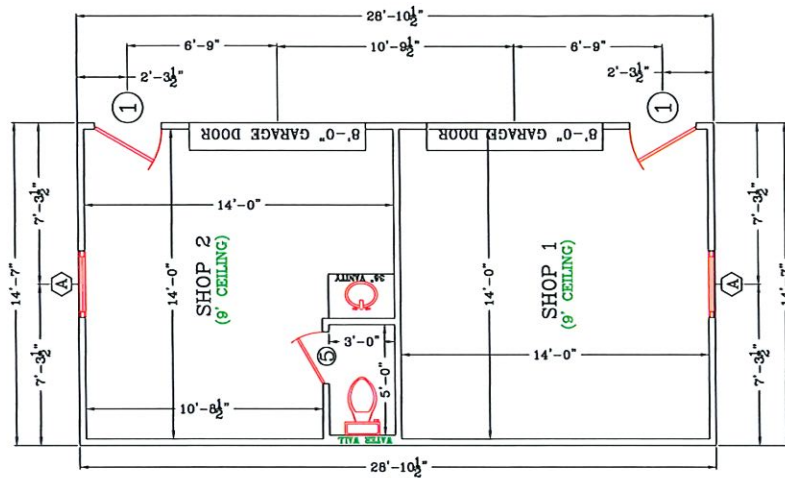
Plan notes:

1. All dimensions approximate.
2. Front/side/rear porch to be concrete with Chicago brick-style pavers along edges.
3. 6-foot concrete steps with Chicago brick-style pavers along edges.
4. Three double-French doors on side porch; each 36-inch total width with working shutters; shutters flush with exterior wall when closed.
5. Same style roof as shown in photo.
6. 5-foot setback on detached building, if possible.
7. Detached building to be insulated and finished.
8. Install multi-zone split system with each side having separate split units.
9. Guest bath to have pocket door between sink area and shower area and leading into each guest bedroom.
10. Master bath to have pocket door between bedroom and bathroom.
11. Gas stove/oven combo in kitchen.
12. Electric wall oven and drawer-style microwave below wall oven.
13. HVAC to be electric.
14. Attic pull-down ladder, if possible.
15. Tankless gas water heater.
16. Vaulted ceiling in living room and dining room with center beam and cross beams along ceiling.
17. 9-foot ceiling in all remaining areas.
18. Shower insert in master bath.
19. Tub/shower insert in guest bath.
20. Appox. 6-ft window/bench seats in guest bedrooms. Closets on both sides of bench seat.
21. 7-foot long outside bar in screened area. Small ice machine to be placed in behind bar area. Medium size fridge to be recessed within wall adjacent to outside bath.
22. White farm-style sink in kitchen.
23. 30-inch wide sink/vanity in utility room.
24. 30-inch wide sink/vanity in outdoor bath.
25. All windows to be no-grid.

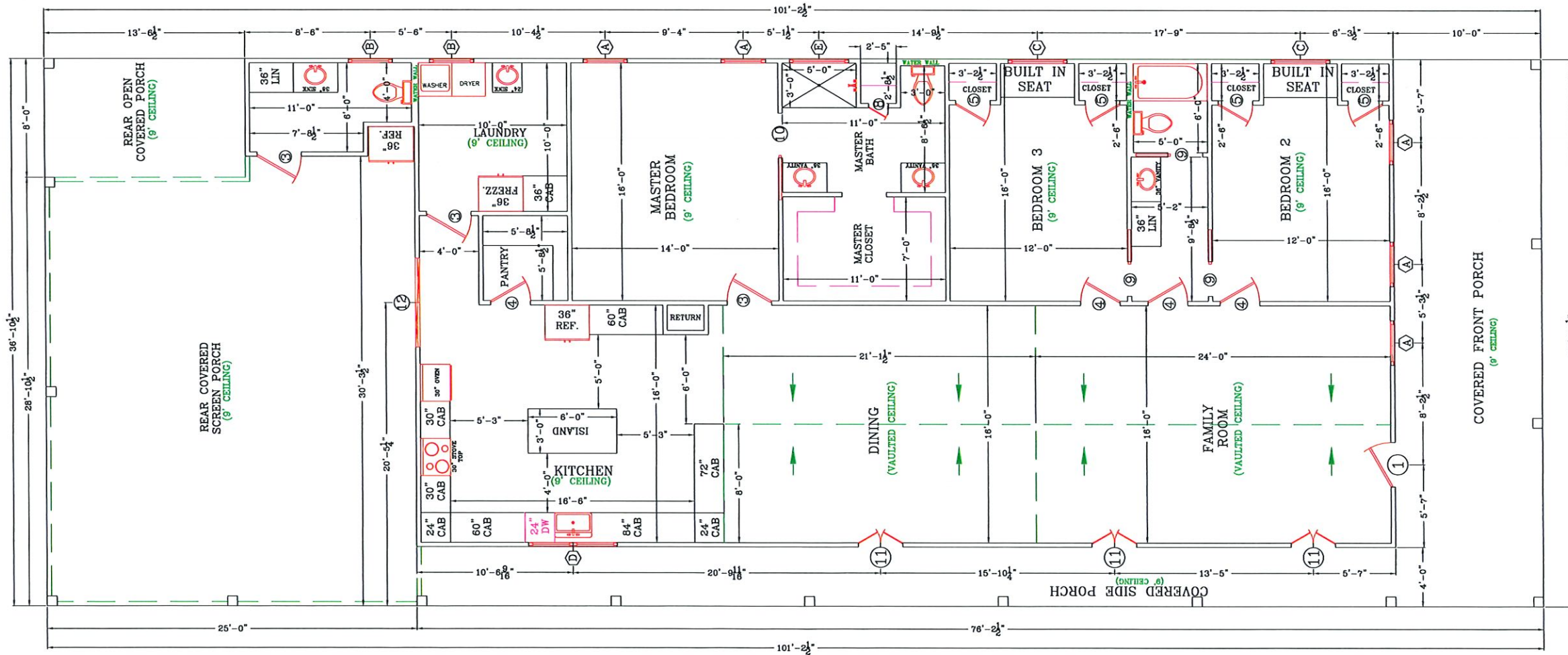


Front view
similar in colors and style

2,252 SQ. FT. 1ST LIVING AREA
 634 SQ. FT. FRONT AND SIDE PORCH
 846 SQ. FT. REAR PORCH
 421 SQ. FT. SHOPS



FRONT OF SHOP



ALL MEASUREMENTS
 ARE BOARD TO BOARD
 ALL WALLS ARE 2"X4"
 UNLESS NOTED

FRONT OF HOUSE

DOOR SCHEDULE	
MK	DESCRIPTION
1	3'-0" X 6'-8" EXT. DOOR UNIT
	DOOR TO BE CHOSEN AT LATER DATE
2	3'-0" X 6'-8" EXT. DOOR UNIT
3	3'-0" X 6'-8" INT. DOOR UNIT
4	2'-8" X 6'-8" INT. DOOR UNIT
5	2'-4" X 6'-8" INT. DOOR UNIT
6	2'-6" X 6'-8" INT. DOOR UNIT
7	2'-0" X 6'-8" INT. DOOR UNIT
8	1'-4" X 6'-8" INT. DOOR UNIT
9	2'-4" X 6'-8" INT. POCKET DOOR UNIT
10	3'-0" X 6'-8" INT. POCKET DOOR UNIT
11	1'-6" X 6'-8" INT. DOUBLE FRENCH DOOR UNIT
12	3'-0" X 6'-8" INT. DOUBLE SLIDE DOOR UNIT

WINDOW SCHEDULE	
MK	DESCRIPTION
A	3'-0" X 6'-0" WINDOW
B	3'-0" X 3'-0" WINDOW
C	4'-0" X 4'-0" WINDOW
D	3'-0" X 3'-0" DOUBLE WINDOW
E	1'-0" X 4'-0" TRANSIOM WINDOW

NECAISE DESIGN NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM, ASSUME NO LIABILITY FOR THE STRUCTURAL OR ARCHITECTURAL DESIGN OF THIS DWELLING. EVERY EFFORT AND ALL BEEN MADE TO ENSURE ALL DIMENSIONS ARE CORRECT AND ALL FEDERAL, STATE, AND LOCAL CODE ORDINANCES, REGULATIONS, ETC. ARE MET. IF AN ERROR OR OMISSION DOES OCCUR, IT THE RESPONSIBILITY OF THE OWNER/ CONTRACTOR TO CORRECT THE ERROR AND / OR OMISSION AT HIS/HER EXPENSE, AND NOT THE RESPONSIBILITY OF NECAISE DESIGNS.

Item # 2.

FLOOR PLAN
 NECAISE DESIGN
 228-493-1046

Revisions	
date	description

PLANS FOR
 FRANK & DESIREE STRONG
 RESIDENCE

DRAWN BY : HN
 DATE: 3-7-25
 SCALE 1/4" = 1'-0"

SHEET NUMBER :
3

NECAISE DESIGN
 ALL RIGHTS RESERVED

NECAISE DESIGN
ALL RIGHTS RESERVED

2A

SHEET NUMBER : 2A

SCALE 1/4" = 1'-0"

DATE: 3-7-25

DRAWN BY : HN

PLANS FOR
FRANK & DESIREE STRONG
RESIDENCE

Revisions	date	description

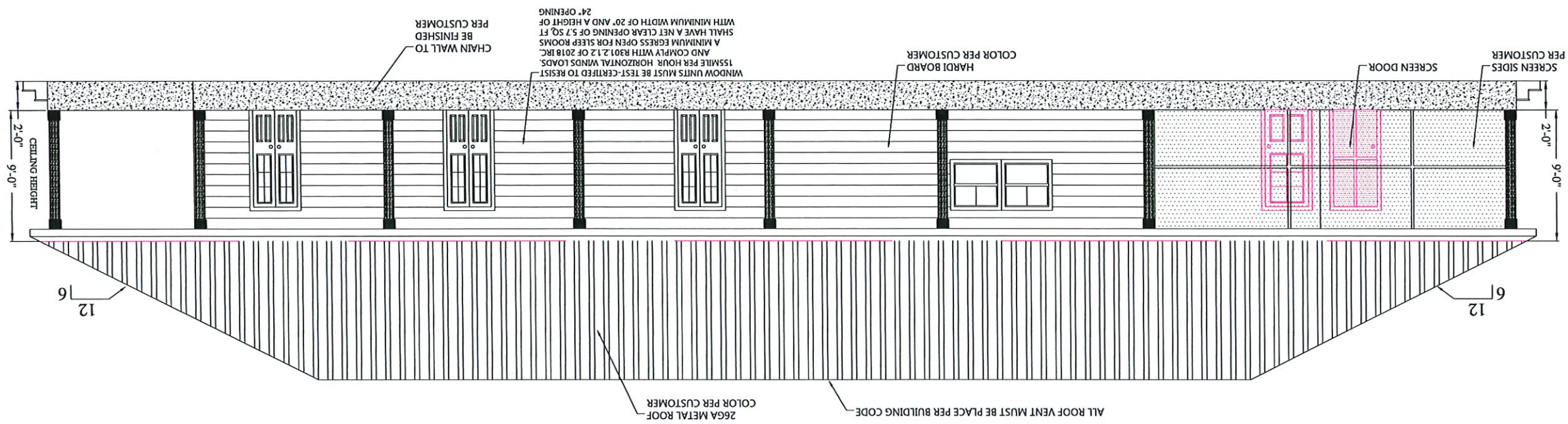
ELEVATIONS

NECAISE DESIGN

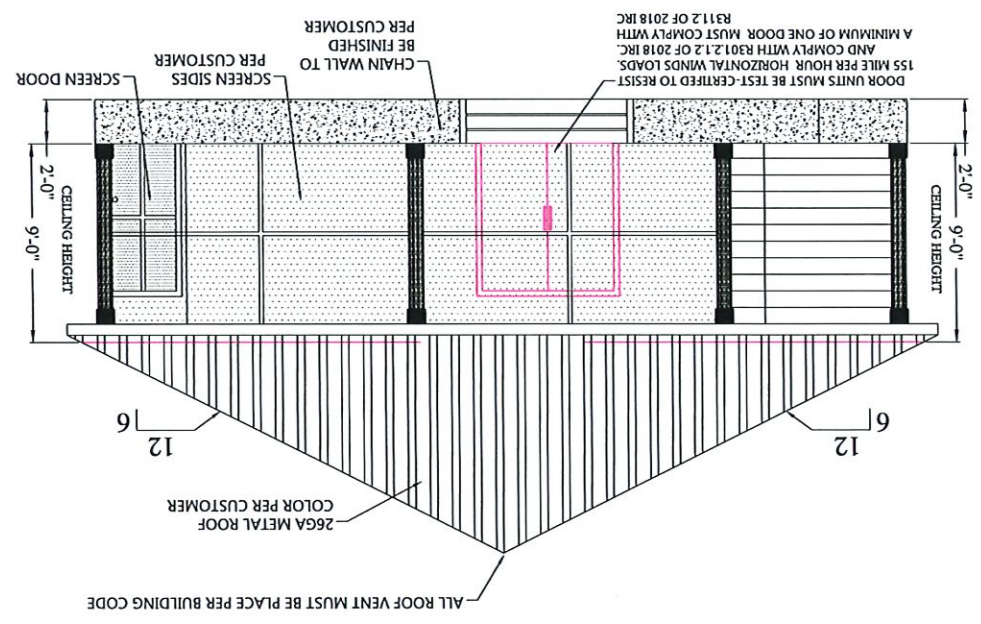
228-493-1046

NECAISE DESIGN NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM. ASSUME NO LIABILITY FOR THE STRUCTURAL OR ARCHITECTURAL DESIGN OF THIS DWELLING. EVERY EFFORT HAS BEEN MADE TO ENSURE ALL DIMENSIONS ARE CORRECT AND ALL FEDERAL, STATE, AND LOCAL CODE ORDINANCES, REGULATION, ETC. ARE MET. IF AN ERROR OR OMISSION DOES OCCUR, IT IS THE RESPONSIBILITY OF THE OWNER/ CONTRACTOR TO CORRECT THE ERROR AND / OR OMISSION AT HIS/HER EXPENSE. AND IS NOT THE RESPONSIBILITY OF NECAISE DESIGN.

LEFT ELEVATION



REAR ELEVATION



- GEN. NOTES
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND FHAVA MPS.
 2. IT IS THE RESPONSIBILITY OF THE OWNER AND OR GENERAL CONTRACTOR TO CHECK ALL DIMENSION FOR THE JOB BEFORE CONSTRUCTION.
 3. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH SITE REQUIREMENTS.
 4. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND INSURE A QUALITY AND SAFE STRUCTURE.
 5. ALL FEDERAL STATE AND LOCAL CODES, ORDINANCE, REGULATION, ETC SHALL BE CONSIDERED AS PART OF THE SPECIFICATION FOR THIS BUILDING AND TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME WHERE ARE VARIANCE.
 6. STAMPED/APPROVED PLAN (CITY) MUST BE ON SITE FOR ALL INSPECTION.
 7. PROOF OF TERMITE TREATMENT SHALL BE SHOWN AT TIME OF FOOTING INSPECTION (CUSTOMER WANTS TERMITE TREATMENT ON ALL WALLS)
 8. OWNER MUST SUPPLY SPECIFICATIONS ON ANY/MANUFACTURED/ENGINEERED MEMBERS/MATERIALS INCLUDING SPANS, LOADS, LAYOUT, FASTENING DETAIL (130MPH) ETC (BEAM, JOIST, TRUSSES, METAL ROOF, GARAGE DOORS, LIFTS/ELEVATORS, ETC.)
 9. ALL STRAPPING MUST BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. STRAPS MUST REFERENCE 2018 IRC FOR TYPICAL METHODS OF ANCHORAGE AND BRACING. STRAP INSPECTION ARE REQUIRED PRIOR TO COVERING.
 10. ALL SHINGLES OR METAL ROOFING MUST MEET 130 MPH SUSTAINED AND 140 MPH 3 SECOND GUST.
 11. ALL 6" GUTTERS WILL BE PER CUSTOMER.

RAFTER SPANS	
RAFTER SPANS FOR SOUTHERN PINE SPECIES	(LIVE LOAD = 20 PSF, LA=240 DEAD LOAD = 10PSF)
SPACING (INCHES)	BETWEEN BRACING (FT-IN)
2'x6"	11'-2"
2'x6"	19'-2"
2'x6"	10'-2"
2'x6"	9'-2"
2'x6"	16'-4"
2'x6"	14'-2"
2'x6"	12'-11"
2'x6"	11'-7"
2'x6"	19'-6"
2'x10"	16'-10"
2'x10"	18'-2"
2'x10"	16'-4"
2'x10"	13'-8"
2'x10"	22'-10"
2'x12"	18'-1"
2'x12"	18'-2"

CEILING JOIST SPANS	
CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES UNINHABITABLE ATTIC WITHOUT STORAGE	(LIVE LOAD = 20 PSF, LA=240 DEAD LOAD = 10PSF)
SPACING (INCHES)	MAX CEILING JOIST SPAN (FT-IN)
2'x4"	8'-0"
2'x4"	8'-0"
2'x4"	7'-4"
2'x4"	13'-11"
2'x4"	12'-0"
2'x4"	11'-0"
2'x6"	24'-0"
2'x6"	12'-0"
2'x6"	17'-7"
2'x6"	15'-3"
2'x6"	13'-11"
2'x6"	12'-0"
2'x6"	18'-2"
2'x6"	12'-0"
2'x6"	18'-1"
2'x10"	16'-6"
2'x10"	14'-9"

NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018

NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL STATE AND LOCAL CODES, REGULATIONS AND FHVA MPS.
2. IT IS THE RESPONSIBILITY OF THE OWNER AND OR GENERAL CONTRACTOR TO CHECK ALL DIMENSION FOR THE JOB BEFORE CONSTRUCTION.
3. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH SITE REQUIREMENTS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
5. ALL FEDERAL STATE AND LOCAL CODES, ORDINANCE, REGULATION, ETC SHALL BE CONSIDERED AS PART OF THE SPECIFICATION FOR THIS BUILDING AND TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME WHERE ARE VARIANCE.
6. STAMPED/APPROVED PLAN (CITY) MUST BE ON SITE FOR ALL INSPECTION.
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8. OWNER MUST SUPPLY SPECIFICATIONS ON ANY/MATERIALS MANUFACTURED/ENGINEERED MEMBERS/MATERIALS INCLUDING SPANS, LOADS, LAYOUT, FASTENING DETAIL (30MPH) ETC (BEAM, JOIST, TRUSSES, METAL ROOF, GARAGE DOORS, LIFTS/ELEVATORS, ETC.)
9. ALL STRAPPING MUST BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. STRAPS MUST REFERENCE 2018 IRC FOR TYPICAL METHODS OF ANCHORAGE AND BRACING. STRAP INSPECTION ARE REQUIRED PRIOR TO COVERING.
10. ALL SHINGLES OR METAL ROOFING MUST MEET 130 MPH SUSTAINED AND 140 MPH 3 SECOND GUST.
- 6" GUTTERS WILL BE PER CUSTOMER

RAFTER SPANS	
SIZE	SPACING (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT-IN)
2'x6"	12'-0"
2'x6"	11'-2"
2'x6"	10'-2"
2'x6"	9'-2"
2'x6"	8'-2"
2'x6"	7'-4"
2'x6"	6'-7"
2'x6"	6'-0"
2'x6"	5'-3"
2'x4"	12'-0"
2'x4"	11'-0"
2'x4"	10'-0"
2'x4"	9'-0"
2'x4"	8'-0"
2'x4"	7'-0"
2'x4"	6'-0"
2'x4"	5'-0"
2'x4"	4'-0"
2'x4"	3'-0"
2'x4"	2'-0"
2'x4"	1'-0"
2'x4"	0'-0"
2'x10"	24'-0"
2'x10"	19'-2"
2'x10"	18'-1"
2'x10"	18'-0"
2'x10"	17'-11"
2'x10"	17'-10"
2'x10"	17'-9"
2'x10"	17'-8"
2'x10"	17'-7"
2'x10"	17'-6"
2'x10"	17'-5"
2'x10"	17'-4"
2'x10"	17'-3"
2'x10"	17'-2"
2'x10"	17'-1"
2'x10"	17'-0"
2'x10"	16'-11"
2'x10"	16'-10"
2'x10"	16'-9"
2'x10"	16'-8"
2'x10"	16'-7"
2'x10"	16'-6"
2'x10"	16'-5"
2'x10"	16'-4"
2'x10"	16'-3"
2'x10"	16'-2"
2'x10"	16'-1"
2'x10"	16'-0"
2'x10"	15'-11"
2'x10"	15'-10"
2'x10"	15'-9"
2'x10"	15'-8"
2'x10"	15'-7"
2'x10"	15'-6"
2'x10"	15'-5"
2'x10"	15'-4"
2'x10"	15'-3"
2'x10"	15'-2"
2'x10"	15'-1"
2'x10"	15'-0"
2'x10"	14'-11"
2'x10"	14'-10"
2'x10"	14'-9"
2'x10"	14'-8"
2'x10"	14'-7"
2'x10"	14'-6"
2'x10"	14'-5"
2'x10"	14'-4"
2'x10"	14'-3"
2'x10"	14'-2"
2'x10"	14'-1"
2'x10"	14'-0"
2'x10"	13'-11"
2'x10"	13'-10"
2'x10"	13'-9"
2'x10"	13'-8"
2'x10"	13'-7"
2'x10"	13'-6"
2'x10"	13'-5"
2'x10"	13'-4"
2'x10"	13'-3"
2'x10"	13'-2"
2'x10"	13'-1"
2'x10"	13'-0"
2'x10"	12'-11"
2'x10"	12'-10"
2'x10"	12'-9"
2'x10"	12'-8"
2'x10"	12'-7"
2'x10"	12'-6"
2'x10"	12'-5"
2'x10"	12'-4"
2'x10"	12'-3"
2'x10"	12'-2"
2'x10"	12'-1"
2'x10"	12'-0"
2'x10"	11'-11"
2'x10"	11'-10"
2'x10"	11'-9"
2'x10"	11'-8"
2'x10"	11'-7"
2'x10"	11'-6"
2'x10"	11'-5"
2'x10"	11'-4"
2'x10"	11'-3"
2'x10"	11'-2"
2'x10"	11'-1"
2'x10"	11'-0"
2'x10"	10'-11"
2'x10"	10'-10"
2'x10"	10'-9"
2'x10"	10'-8"
2'x10"	10'-7"
2'x10"	10'-6"
2'x10"	10'-5"
2'x10"	10'-4"
2'x10"	10'-3"
2'x10"	10'-2"
2'x10"	10'-1"
2'x10"	10'-0"
2'x10"	9'-11"
2'x10"	9'-10"
2'x10"	9'-9"
2'x10"	9'-8"
2'x10"	9'-7"
2'x10"	9'-6"
2'x10"	9'-5"
2'x10"	9'-4"
2'x10"	9'-3"
2'x10"	9'-2"
2'x10"	9'-1"
2'x10"	9'-0"
2'x10"	8'-11"
2'x10"	8'-10"
2'x10"	8'-9"
2'x10"	8'-8"
2'x10"	8'-7"
2'x10"	8'-6"
2'x10"	8'-5"
2'x10"	8'-4"
2'x10"	8'-3"
2'x10"	8'-2"
2'x10"	8'-1"
2'x10"	8'-0"
2'x10"	7'-11"
2'x10"	7'-10"
2'x10"	7'-9"
2'x10"	7'-8"
2'x10"	7'-7"
2'x10"	7'-6"
2'x10"	7'-5"
2'x10"	7'-4"
2'x10"	7'-3"
2'x10"	7'-2"
2'x10"	7'-1"
2'x10"	7'-0"
2'x10"	6'-11"
2'x10"	6'-10"
2'x10"	6'-9"
2'x10"	6'-8"
2'x10"	6'-7"
2'x10"	6'-6"
2'x10"	6'-5"
2'x10"	6'-4"
2'x10"	6'-3"
2'x10"	6'-2"
2'x10"	6'-1"
2'x10"	6'-0"
2'x10"	5'-11"
2'x10"	5'-10"
2'x10"	5'-9"
2'x10"	5'-8"
2'x10"	5'-7"
2'x10"	5'-6"
2'x10"	5'-5"
2'x10"	5'-4"
2'x10"	5'-3"
2'x10"	5'-2"
2'x10"	5'-1"
2'x10"	5'-0"
2'x10"	4'-11"
2'x10"	4'-10"
2'x10"	4'-9"
2'x10"	4'-8"
2'x10"	4'-7"
2'x10"	4'-6"
2'x10"	4'-5"
2'x10"	4'-4"
2'x10"	4'-3"
2'x10"	4'-2"
2'x10"	4'-1"
2'x10"	4'-0"
2'x10"	3'-11"
2'x10"	3'-10"
2'x10"	3'-9"
2'x10"	3'-8"
2'x10"	3'-7"
2'x10"	3'-6"
2'x10"	3'-5"
2'x10"	3'-4"
2'x10"	3'-3"
2'x10"	3'-2"
2'x10"	3'-1"
2'x10"	3'-0"
2'x10"	2'-11"
2'x10"	2'-10"
2'x10"	2'-9"
2'x10"	2'-8"
2'x10"	2'-7"
2'x10"	2'-6"
2'x10"	2'-5"
2'x10"	2'-4"
2'x10"	2'-3"
2'x10"	2'-2"
2'x10"	2'-1"
2'x10"	2'-0"
2'x10"	1'-11"
2'x10"	1'-10"
2'x10"	1'-9"
2'x10"	1'-8"
2'x10"	1'-7"
2'x10"	1'-6"
2'x10"	1'-5"
2'x10"	1'-4"
2'x10"	1'-3"
2'x10"	1'-2"
2'x10"	1'-1"
2'x10"	1'-0"
2'x10"	0'-11"
2'x10"	0'-10"
2'x10"	0'-9"
2'x10"	0'-8"
2'x10"	0'-7"
2'x10"	0'-6"
2'x10"	0'-5"
2'x10"	0'-4"
2'x10"	0'-3"
2'x10"	0'-2"
2'x10"	0'-1"
2'x10"	0'-0"

NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018

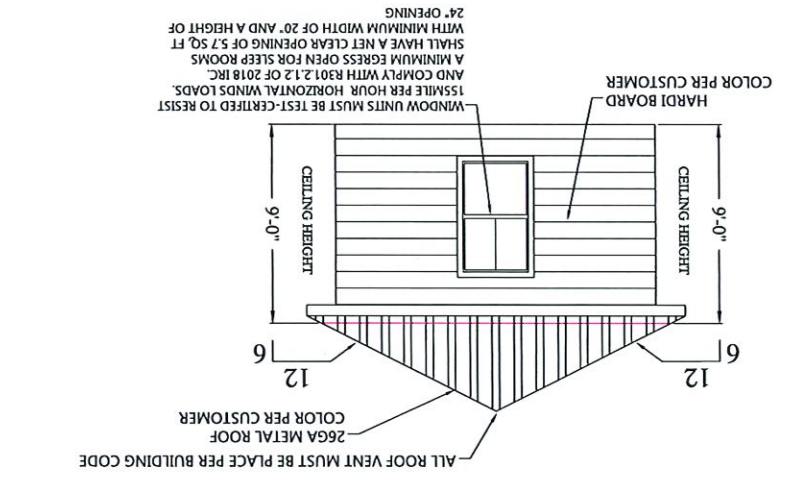
CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES UNINHABITABLE ATTIC WITHOUT STORAGE (LIVE LOAD = 20 PSF, LA=240 DEAD LOAD = 10PSF)

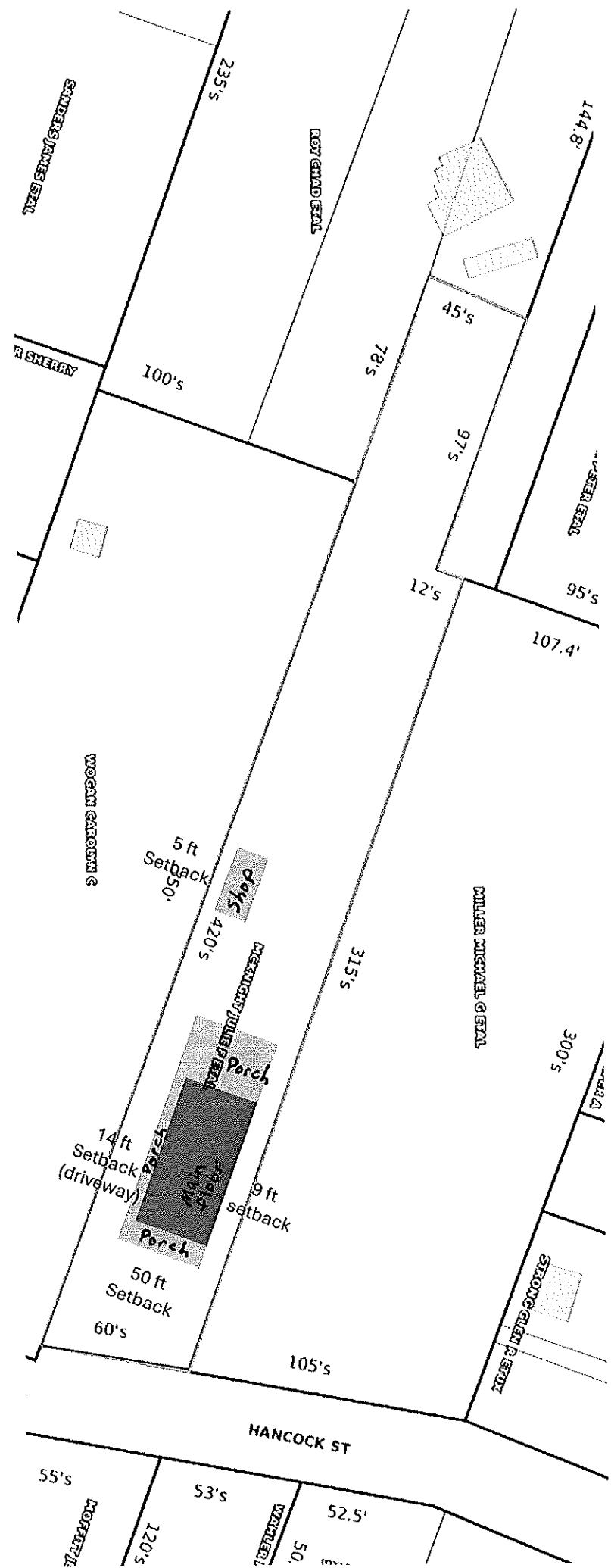
SIZE (INCHES) MAX CEILING JOIST SPAN (FT-IN)

SIZE	SPACING (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT-IN)
2'x6"	12'-0"
2'x6"	11'-2"
2'x6"	10'-2"
2'x6"	9'-2"
2'x6"	8'-2"
2'x6"	7'-4"
2'x6"	6'-7"
2'x6"	6'-0"
2'x6"	5'-3"
2'x4"	12'-0"
2'x4"	11'-0"
2'x4"	10'-0"
2'x4"	9'-0"
2'x4"	8'-0"
2'x4"	7'-0"
2'x4"	6'-0"
2'x4"	5'-0"
2'x4"	4'-0"
2'x4"	3'-0"
2'x4"	2'-0"
2'x4"	1'-0"
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2'x10"	0'-4"
2'x10"	0'-3"
2'x10"	0'-2"
2'x10"	0'-1"
2'x10"	0'-0"

NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018

FRONT ELEVATION





Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 343 St George Street
 Applicant Name: City of Bay St Louis Owner Name: David Dauzet
 Mailing Address: _____ Mailing Address: 604 N Bengal Road
 Phone: (228) 446-5516 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: [Signature] Date: 3/14/2025
 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: _____ Case Number: _____
 Historic Preservation Commission Reviewed: _____ Review Date: _____
 Recommendation: Approve Approve with Condition Deny
 Comments: _____
 Required: Property Owner / Applicant Signature: _____
 HPC / City Council Reviewed: _____
 COA Action: Approve VES NO / Deny COA Action: _____
 Comments: _____
 BSL Historic Preservation Commissioner: _____ City Council President 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: David Dawzet

Address: _____
(No P.O. Boxes)

Telephone Number () _____ Cell Number() _____

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: 343 St George Street, BSL, MS

Give written scope of work to be performed: _____

Demo of dwelling

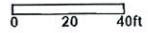


Parcels
149E-0-29-118.000

Parcel Number: 149E-0-29-118.000
 Owner Name: DAUZAT SANDRA B
 Owner Address: 604 N BENGAL RD
 Owner City, State ZIP: METAIRIE, LA 70003
 Physical Address: 343 ST GEORGE ST
 Improvement Type: RES
 Year Built: 1905
 Base Area: 1232
 Adjusted Area: 1316
 Actual Total Value: 70619
 Taxable Total Value: 0
 Estimated Tax: 1267.98
 Homestead Exemption: No
 Deed Book: V3
 Deed Page: 156
 Legal Description 1: PT 369A & 360D

Close Export

DAVID DAUZAT
 504-432-2966





Vince Owen <vowen@baystlouis-ms.gov>

343 St George St (Blight)

1 message

Vince Owen <vowen@baystlouis-ms.gov>
To: Vince Owen <vowen@baystlouis-ms.gov>

Wed, Jan 29, 2025 at 4:03 PM





Item # 3.





Vince Owen <vowen@baystlouis-ms.gov>

343 St George St. (Blight)

1 message

Vince Owen <vowen@baystlouis-ms.gov>
To: Vince Owen <vowen@baystlouis-ms.gov>

Wed, Jan 29, 2025 at 3:59 PM

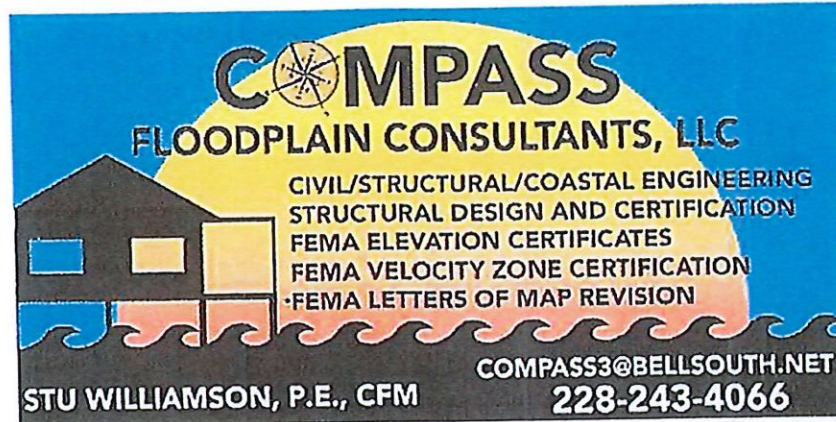


Item # 3.



Structural engineer report

Item # 3.



Compass Floodplain Consultants, LLC
P.O. Box 3145
Bay St. Louis, Mississippi 39521
compass3@bellsouth.net
September 20, 2023

City of Bay St Louis
Structural inspection and analysis of property at 343 George Street, Bay St Louis

On September 12, 2023, I performed an on-site inspection of this property that is within the Bay St Louis Historic District. This inspection was to determine if the structure could economically and safely be retrofitted within reason to meet current code requirements. In addition, the owner obtained additional photos on the interior on September 20, 2023.

During this inspection and a review of all photos, I noted several issues which included.

- Extreme deterioration in the foundation/flooring with structural support members from both weathering and termites.
- Deterioration of the roof structure which included beams, rafters, bracing and a non-existent load path to the walls and foundation.
- Extensive mold on the interior
- Settlement of the entire structure

It is my opinion that the structure cannot be economically or safely retrofitted to meet code due to the extreme structural deterioration of the roof, wall, flooring, and foundation elements. The property will be best served by the owners' intentions for total demolition, that will allow for a new structure that will be compliant with all ordinances and codes within the Historic District. My opinions and analysis are supported by the following photographs:

Sincerely,

Stuart Williamson, P.E., CFM



9/20/23



Hancock County Geoportal and Hancock County 6IN 20X Mosaic parcel # 149E-0-29-118.000 343 St George Steet Dauzat Property



Photo 091223 deterioration of foundation elements



Photo 091223 deterioration from weathering and termites of horizontal support beam



Photo 091223 deterioration from weathering and termites of horizontal support beam

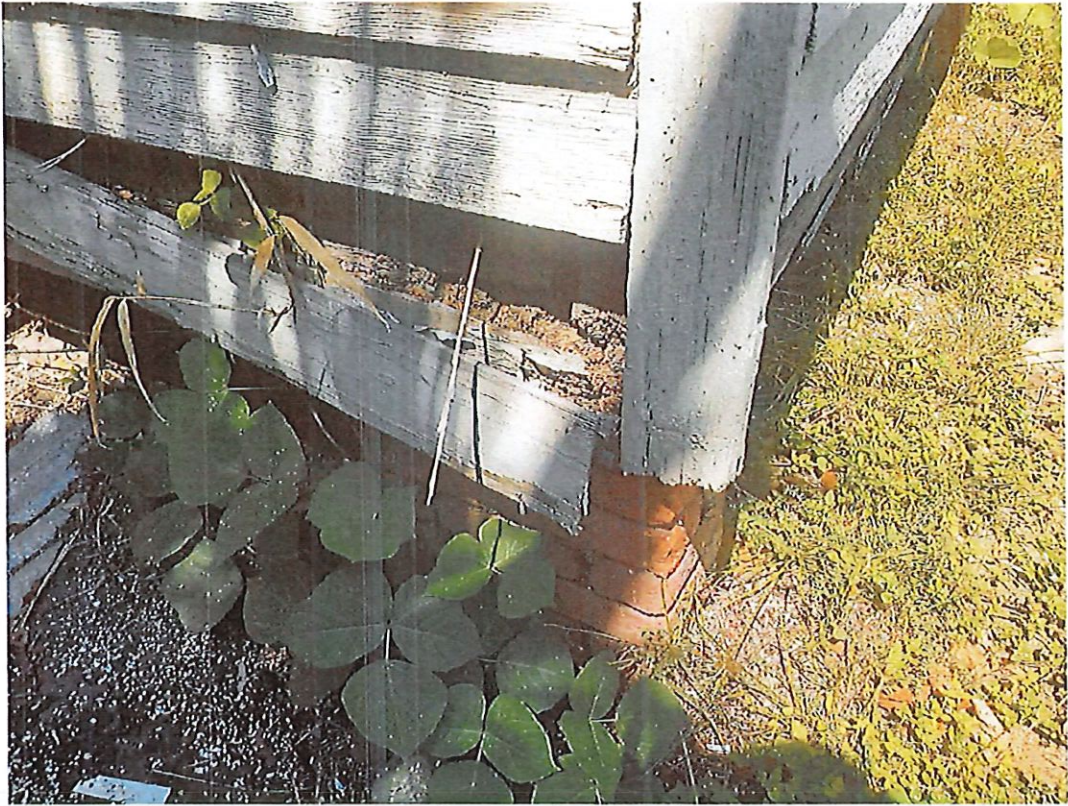


Photo 091223 exterior wall damage from weathering and termites.



Photo 091223 rafter and purlin damage and a non-existent load path from the roof to the exterior walls



Photo 092023 roof deterioration from weathering and termites of rafters, cross bracing and purlins



Photo 092023 roof deterioration of purlins, rafters, and cross bracing. In addition, no indication of a load path connecting rafters and plates to walls.

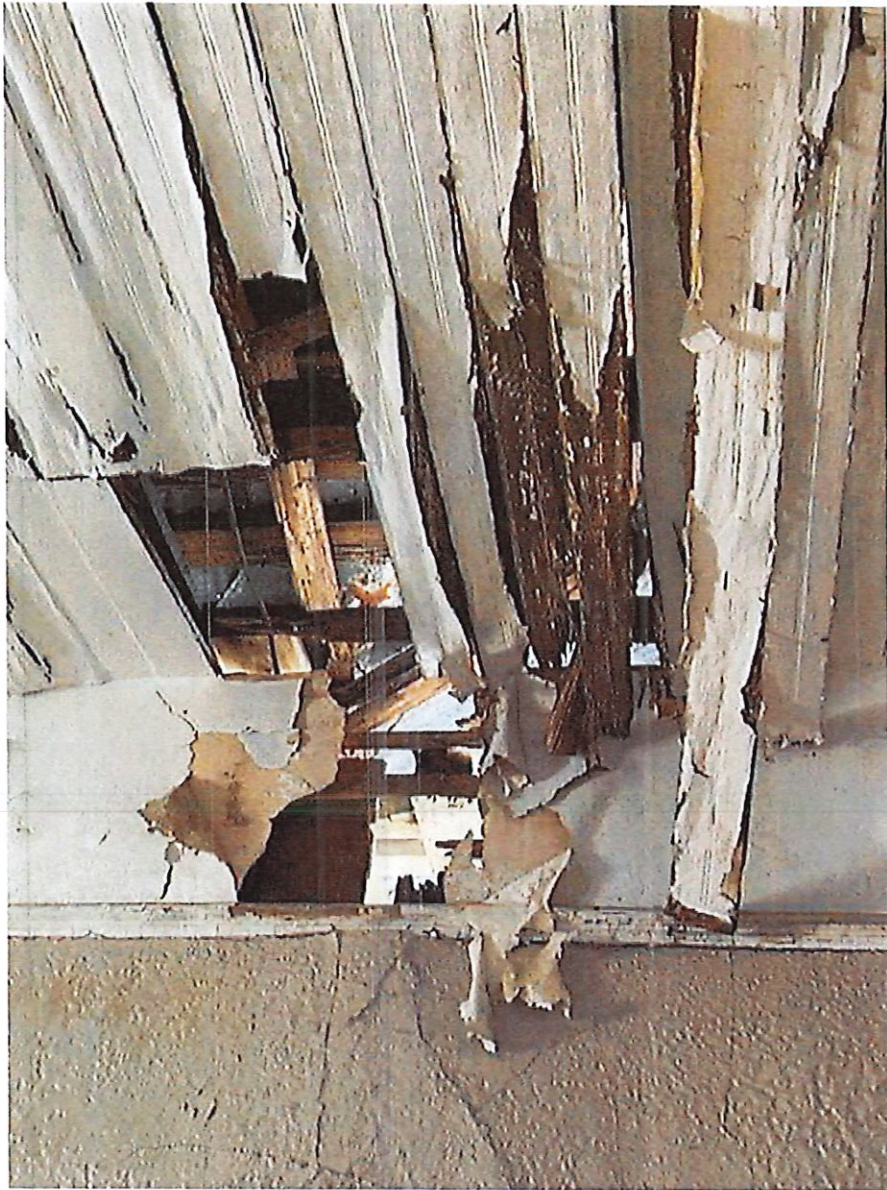


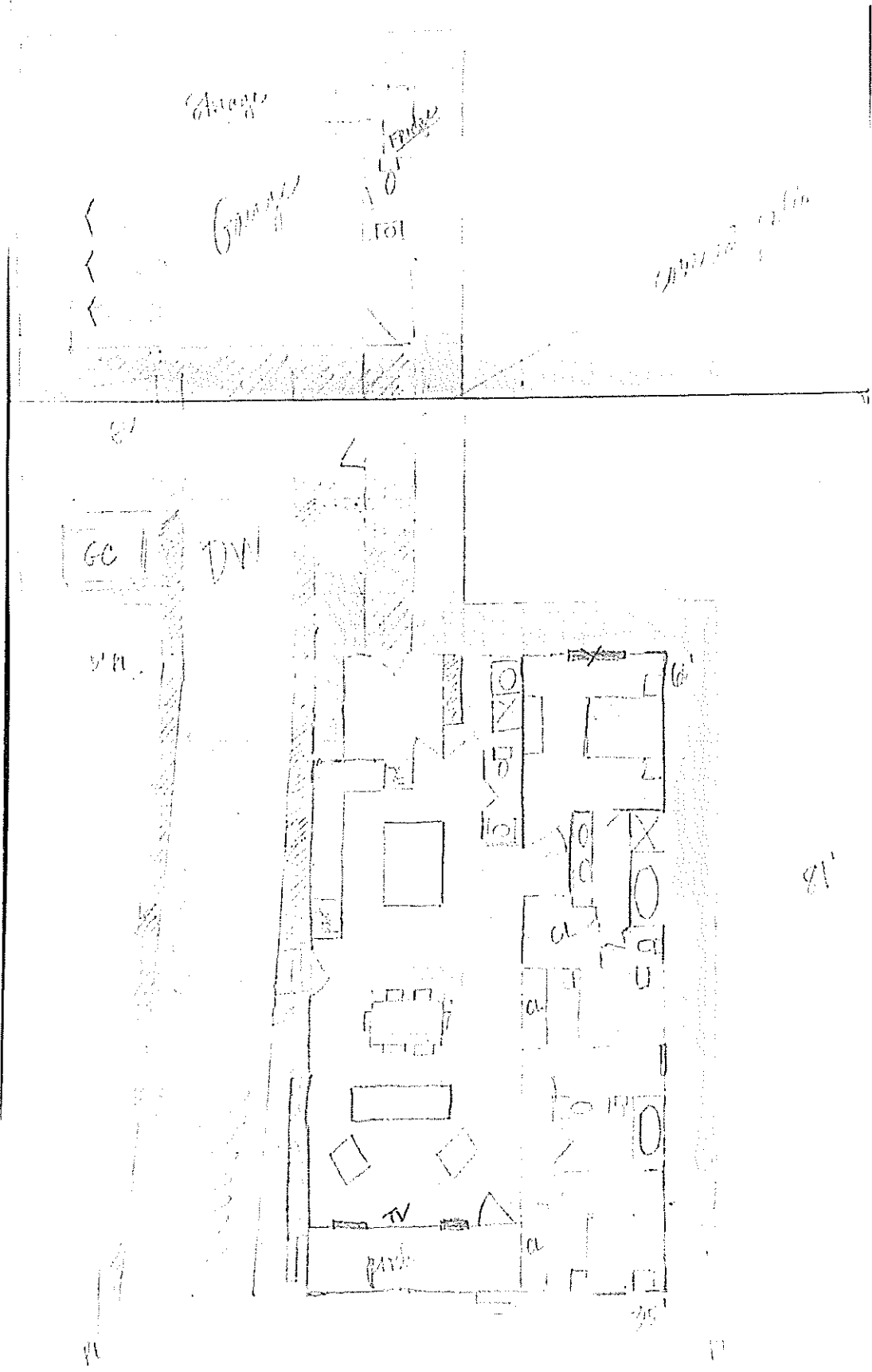
Photo 092023 interior ceiling damage from weathering and termites cross bracing and purlins can be seen in the background



Photo 092023 interior mold and structural cracks above door indicating settlement.



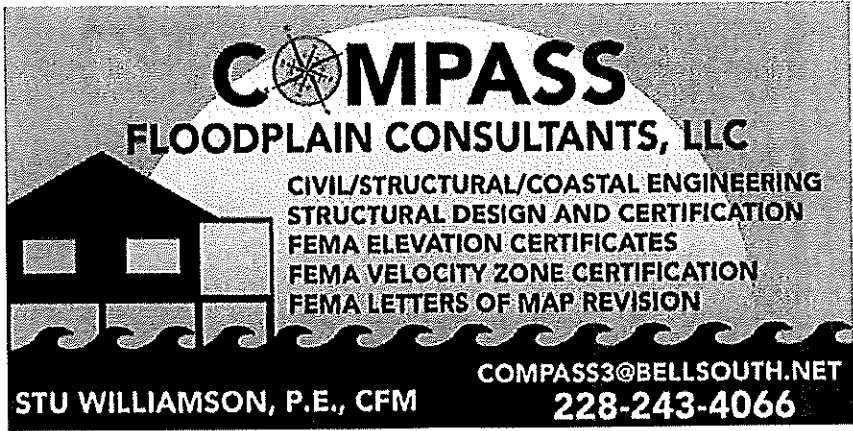
Photo 092023 a non existent load path from roof to exterior walls and indications of settlement.
Sincerely



Possible rebuild floor plan



New home just built next door



Compass Floodplain Consultants, LLC
 P.O. Box 3145
 Bay St. Louis, Mississippi 39521
 compass3@bellsouth.net
 September 20, 2023

Clinton Dauzat
 343 St George Steet
 Bay St Louis, MS 39520

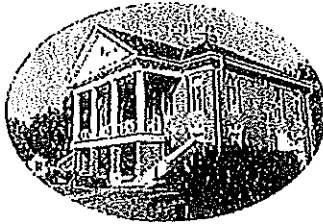
Structural inspection and report 343 St George Street

Total Fee \$750

Please Make Check Payable to: Compass Floodplain Consultants, LLC
 Sincerely

Stuart Williamson

Bay St. Louis



Historic Preservation Commission

To: Bay St. Louis City Council

From: Clinton Dauzat and Sandra Dauzat

 (Owner)

Re: 343 St George St Bay St Louis MS 39520

 (Property in Question)

NOTICE OF APPEAL

This day the applicant comes and files this appeal to the Bay St. Louis City Council and would appeal the decision of the Bay St. Louis Historic Preservation Commission on October 9, 2023, wherein the Bay St. Louis Historic Preservation Commission denied and or modified the application.

The applicant appeals on the following ground/ reason:
The structural report shows significant structural damage from termite, water damage

as well as a recommendation not to rebuild. The home has been hit with multiple large trees and shifted on the foundation, per the report.

The applicant acknowledges the time for appeal is 10 business days from the date of denial/ modification. After the appeal has been filed with the Clerk of Council, a hearing must be held within 60 days from the filing date of the appeal, by the Bay St. Louis City Council, otherwise the appeal shall be considered denied. The appeal MUST be placed on the City Council agenda no later than the Friday prior to said meeting.

Respectfully submitted this 11 day of October, 2023

Clinton Dauzat

Owner/Agent Signature

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

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 343 St George St Bay St Louis MS 39520
 Applicant Name: Sandra Dauzet / Clint Dauzet Owner Name: Sandra Dauzet
 Mailing Address: 604 N Bengal Rd Metairie, LA 70003 Mailing Address: SAME
 Phone: (504) 287-1647 Clint Phone: (225) 329-9433

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 be 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: Sandra Dauzet Date: 9/11/23
 Owner' Signature: Sandra Dauzet Date: 9/11/23

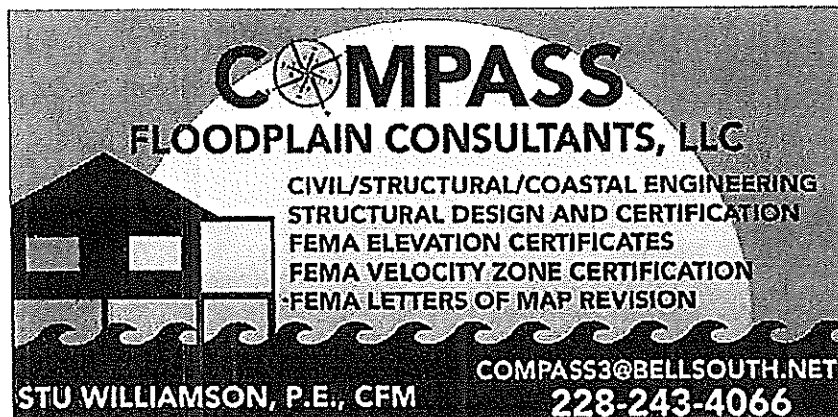
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Historic Preservation Commission / City Council Use Only

Application

HPC Review / City Council Review

Historic District	Case Number
Historic Preservation Commission Reviewed	Review Date
Recommendation: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with Conditions <input type="checkbox"/> Disapprove	
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"/> Deny COA Action	Review Date
Comments	
(BSL) Historic Preservation Commissioner / City Council President Signature	(Date)

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



Compass Floodplain Consultants, LLC
 P.O. Box 3145
 Bay St. Louis, Mississippi 39521
 compass3@bellsouth.net
 September 20, 2023

City of Bay St Louis

Structural inspection and analysis of property at 343 George Street, Bay St Louis

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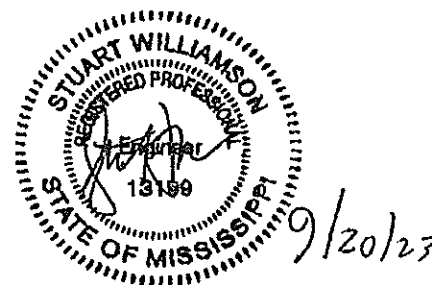
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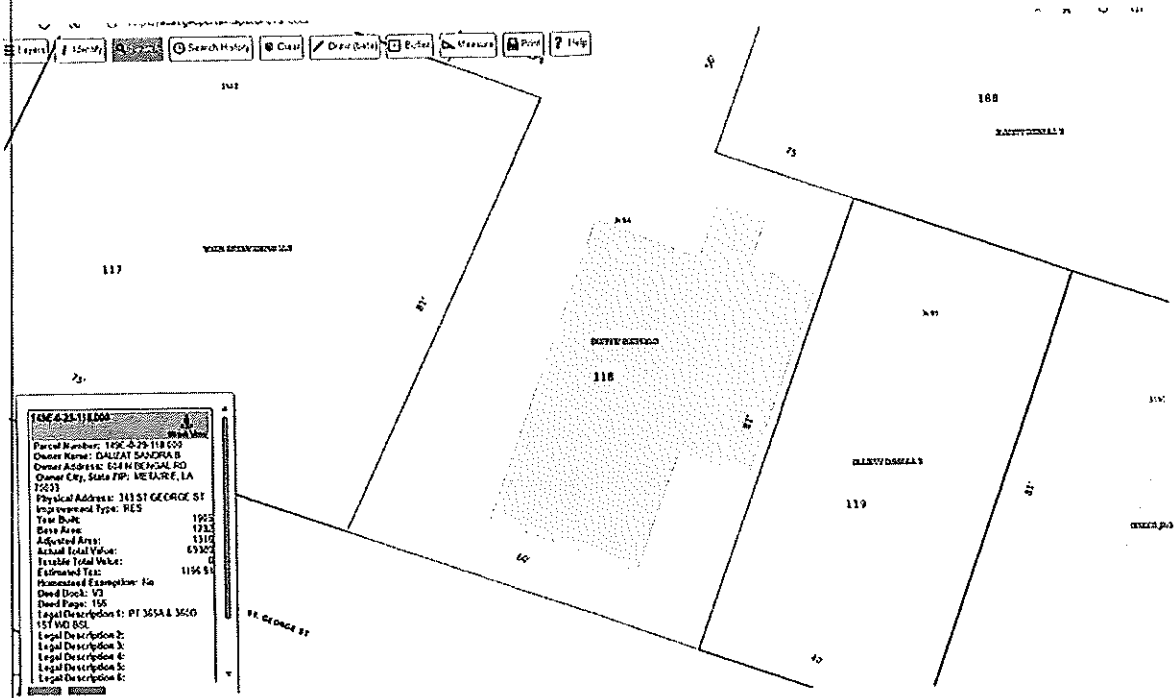
- Extreme deterioration in the foundation/flooring with structural support members from both weathering and termites.
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Sincerely,

Stuart Williamson, P.E., CFM





Hancock County Geoportail and Hancock County 6IN 20X Mosaic parcel # 149E-0-29-118.000 343 St George Steet Dauzat Property

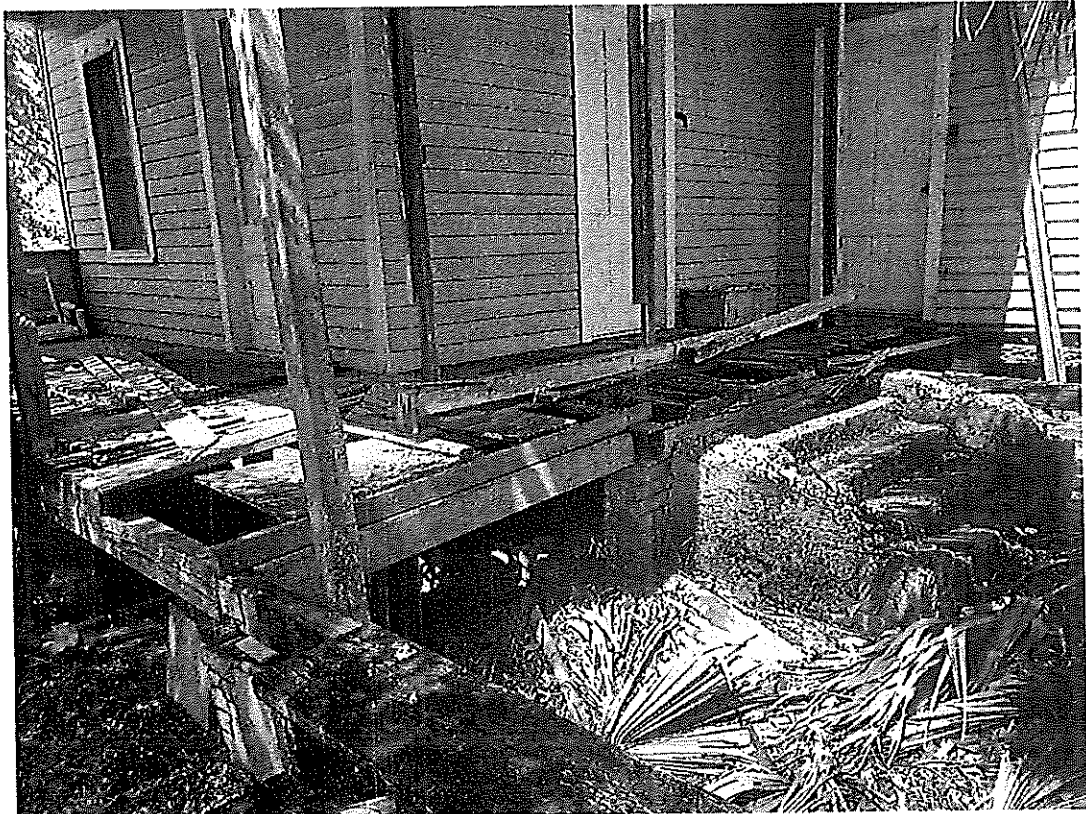


Photo 091223 deterioration of foundation elements



Photo 091223 deterioration from weathering and termites of horizontal support beam



Photo 091223 deterioration from weathering and termites of horizontal support beam

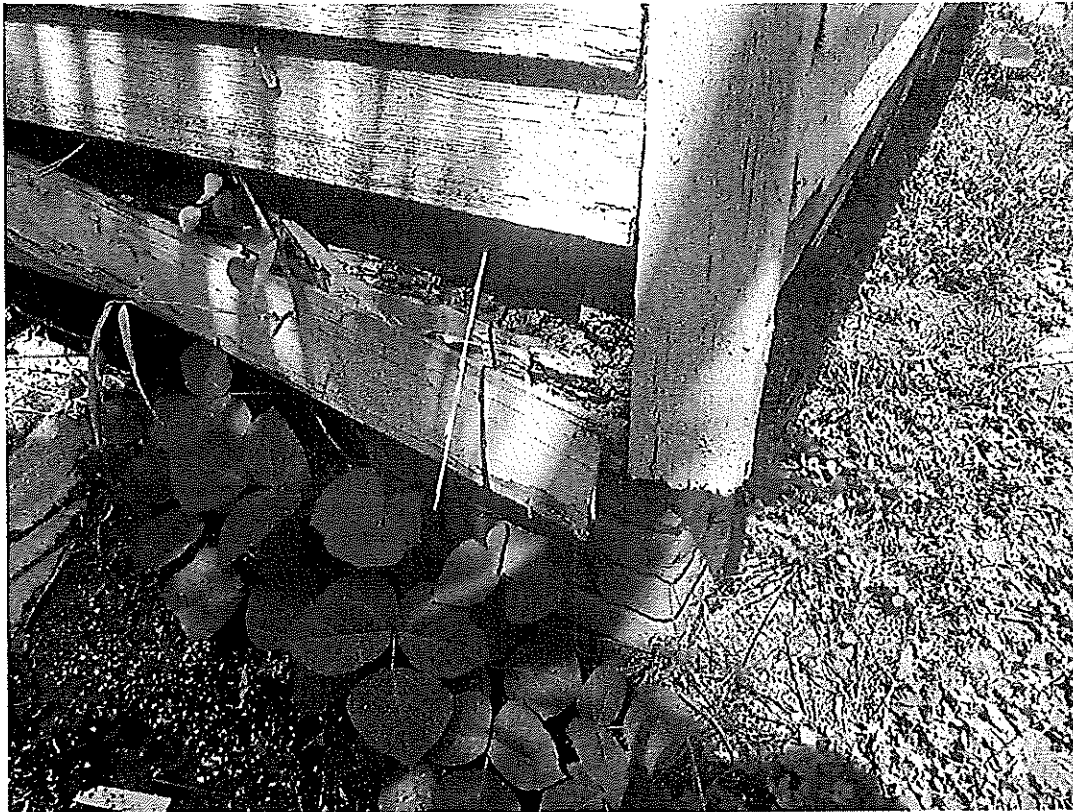


Photo 091223 exterior wall damage from weathering and termites.

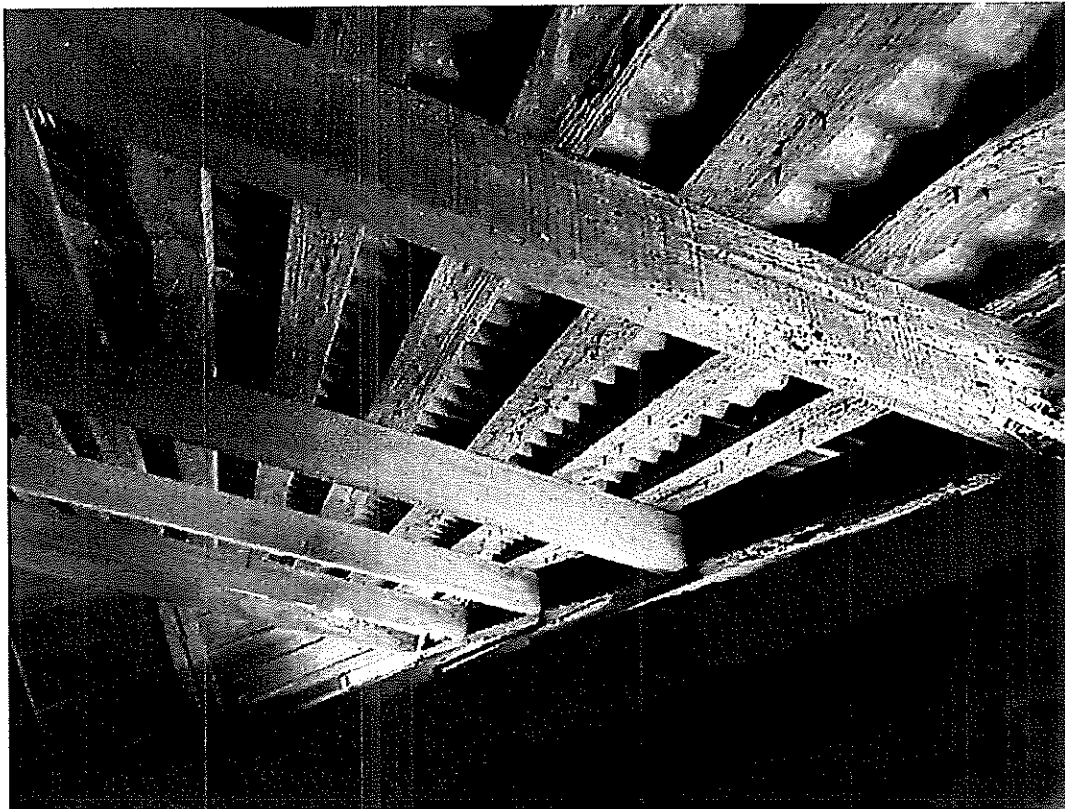


Photo 091223 rafter and purlin damage and a non-existent load path from the roof to the exterior walls

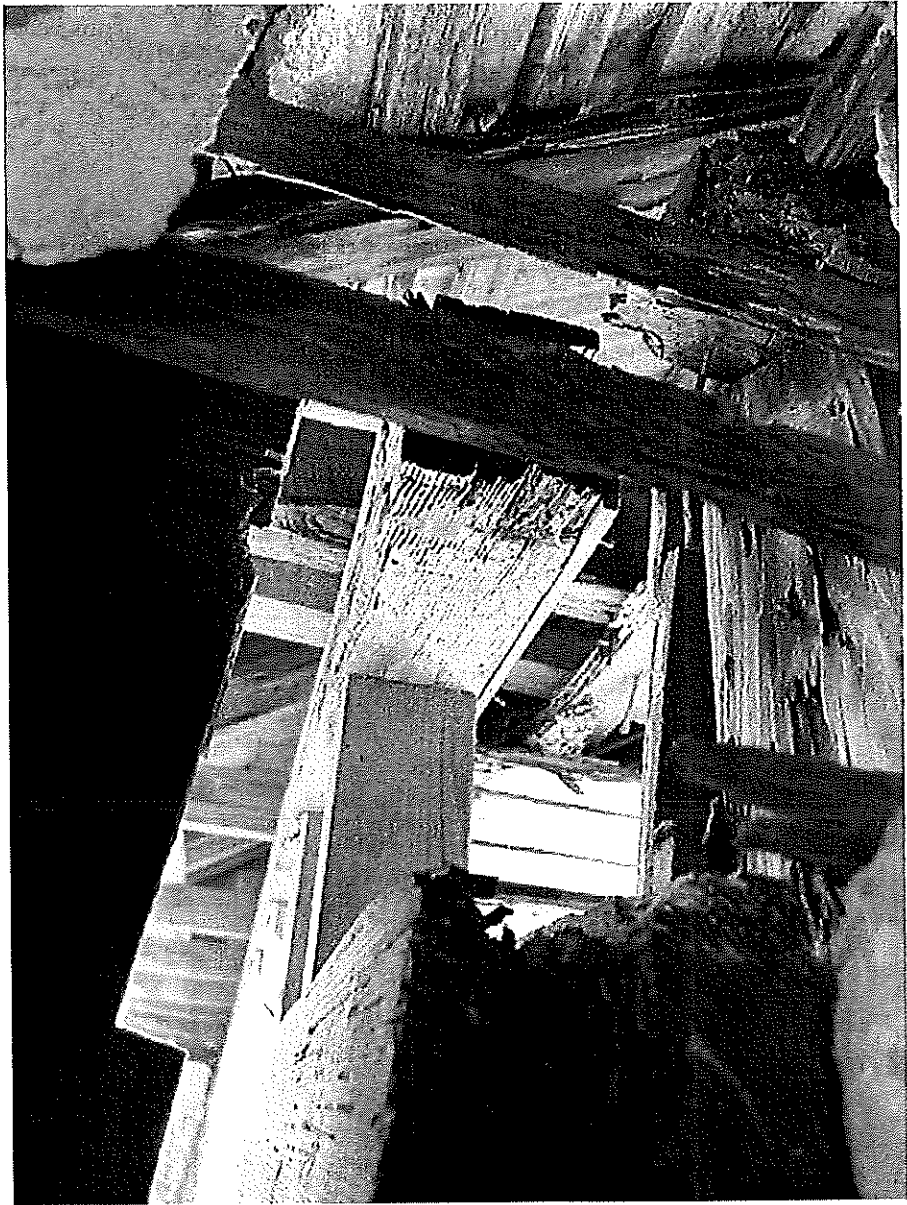


Photo 092023 roof deterioration from weathering and termites of rafters, cross bracing and purlins

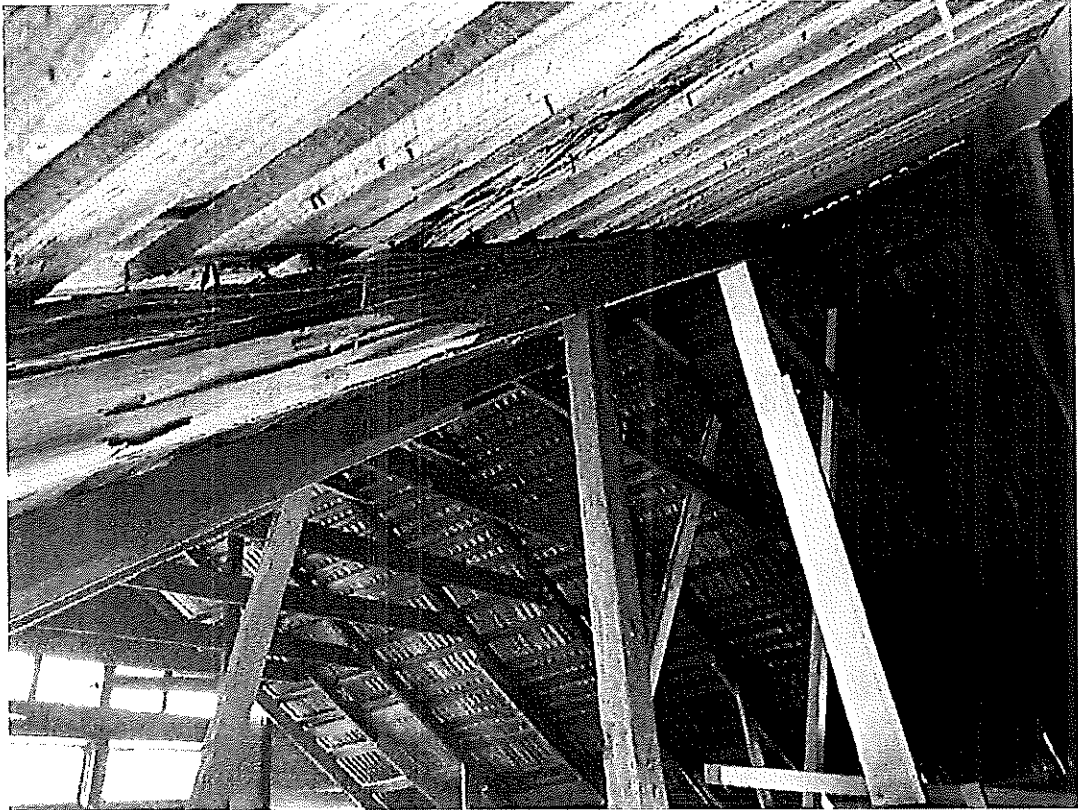


Photo 092023 roof deterioration of purlins, rafters, and cross bracing. In addition, no indication of a load path connecting rafters and plates to walls.

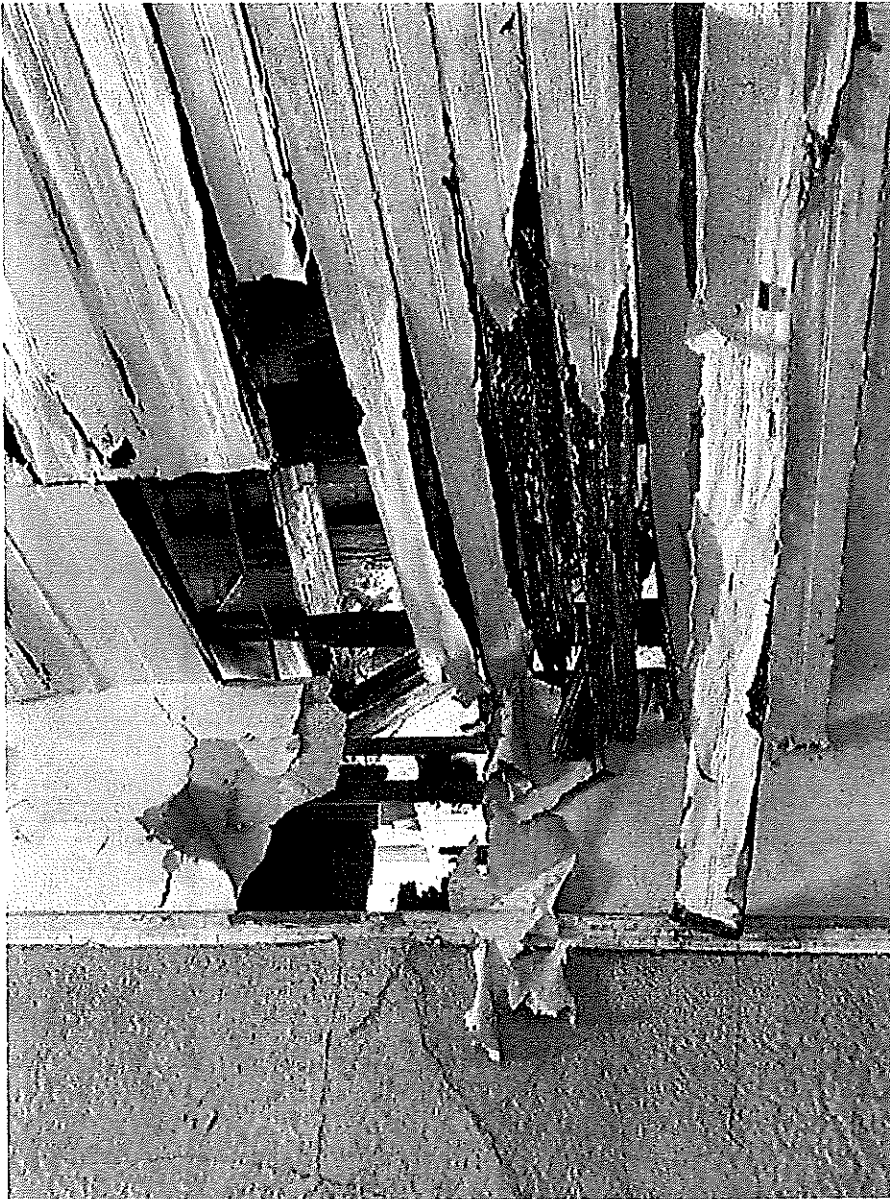


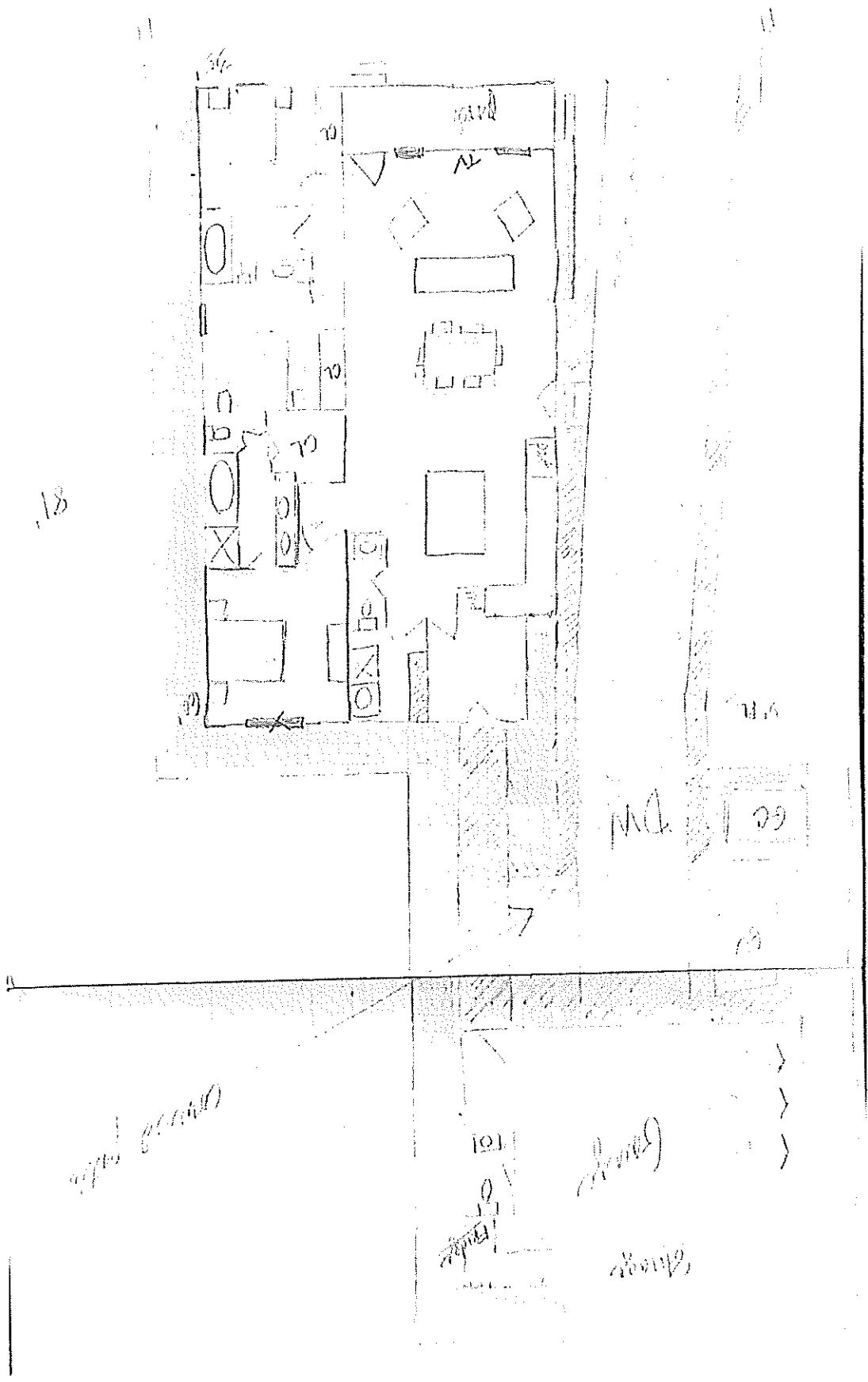
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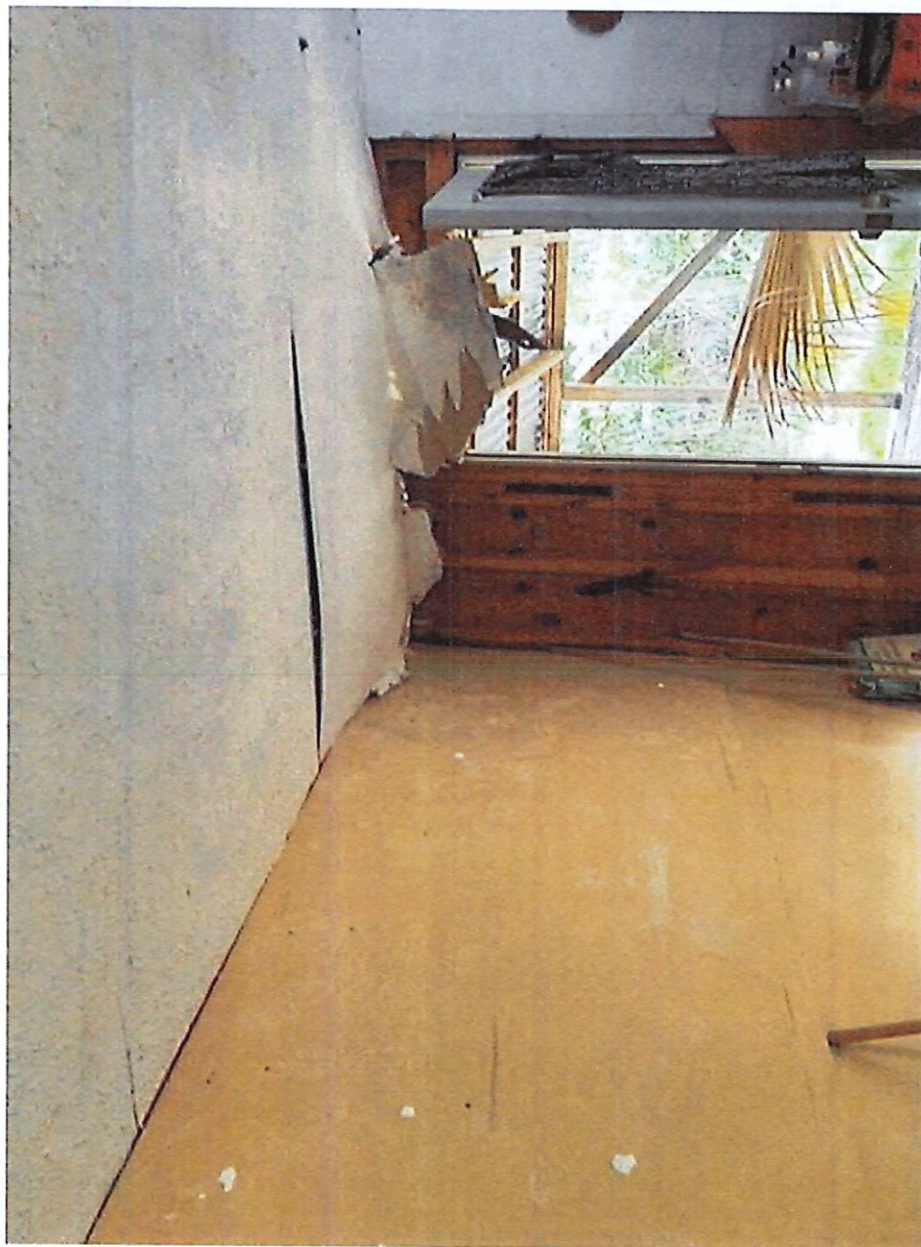


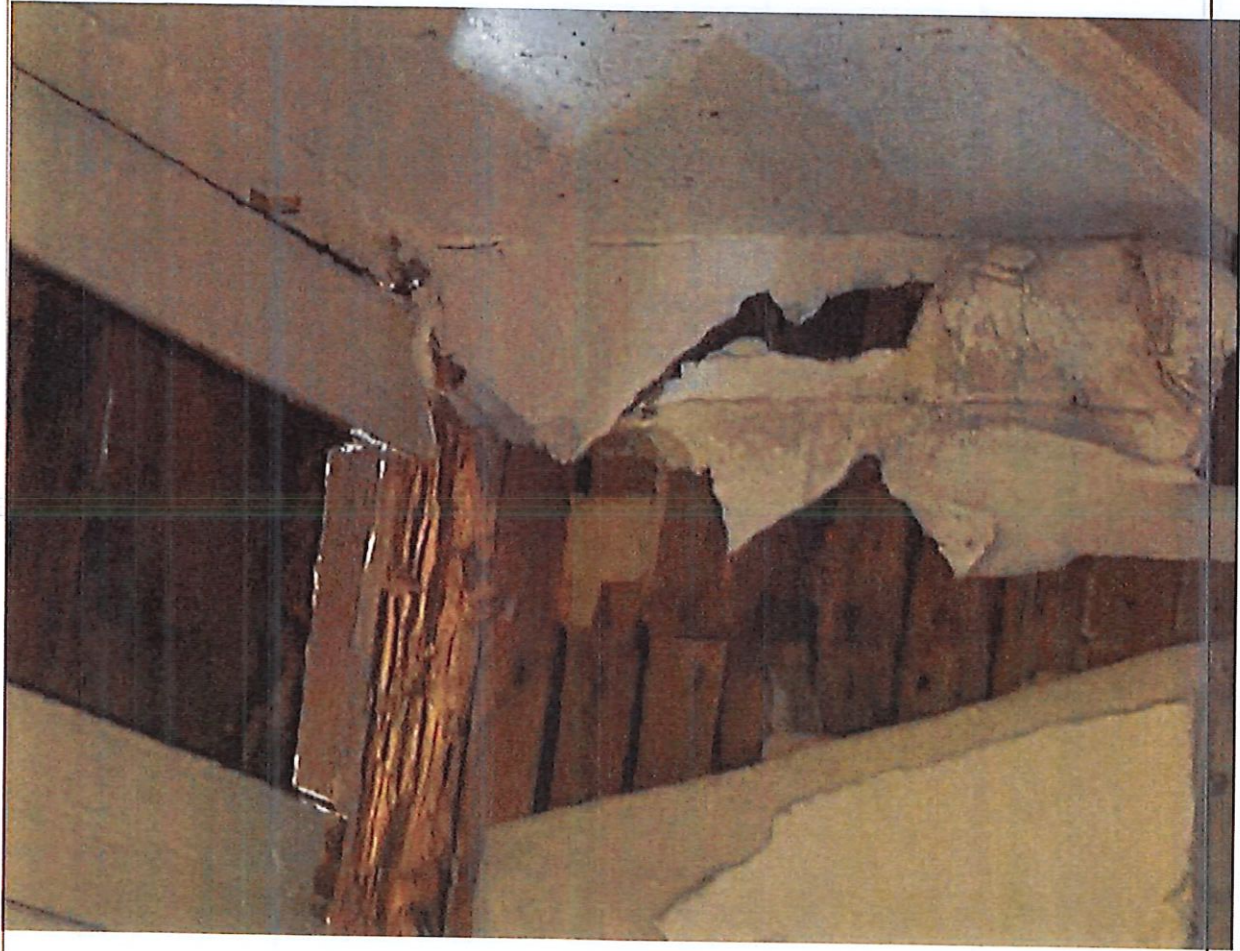




















February 10, 2025 Historic Preservation Commission Meeting Minutes

February 10, 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 approve new construction for a dwelling and detached garage at 412 Main Street submitted by Benfatti Construction
No need for action, house in outside BSL Historic District
2. A motion to approve the renovation at 338 Easterbrook Street was submitted by Brehm Bell.
Motion made by Commissioner Wessinger, Seconded by Commissioner Keating.
Voting Yea: Commissioner Keating, Commissioner Wessinger, Chairman Rabalais, Commissioner Bezou
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

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou.

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

- 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

Motion as submitted with a preapproval carport and storage shed in the future

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou.

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

Minutes Approval

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

Motion made by Commissioner Wessinger, Seconded by Commissioner Keating.

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

Adjourn

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou.

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

Chairman

HPC Administrator