



Historical Preservation Commission Agenda

June 10, 2024 at 12:00 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Action Items

1. Motion to approve the installation of the facade at 114 Main Street was submitted by John Anderson.
2. Motion to approve renovation of a single-family dwelling including a small addition at 115 State Street, submitted by Crane Builders.
3. Motion to approve the renovate existing home and add on to the rear of the house at 107 Carroll Avenue submitted by Amy Doescher
4. Motion to approve constructing a shed submitted by Crane Builders.
5. Motion to approve close in the front wall on the front patio area of 102 Blaize Avenue submitted by Kevin Jordan
6. Motion to approve an addition to 134 Carroll Avenue submitted by Crane Builders

Minutes Approval

7. Motion to approve the May 13, 2024 HPC Minutes

Adjourn

114 MAIN FACADE REPAIRS
114 MAIN STREET
BAY ST LOUIS, MS 39520

UA PROJECT NO. | 24.109.01

PROJECT ISSUE DATE | 24 MAY 2024



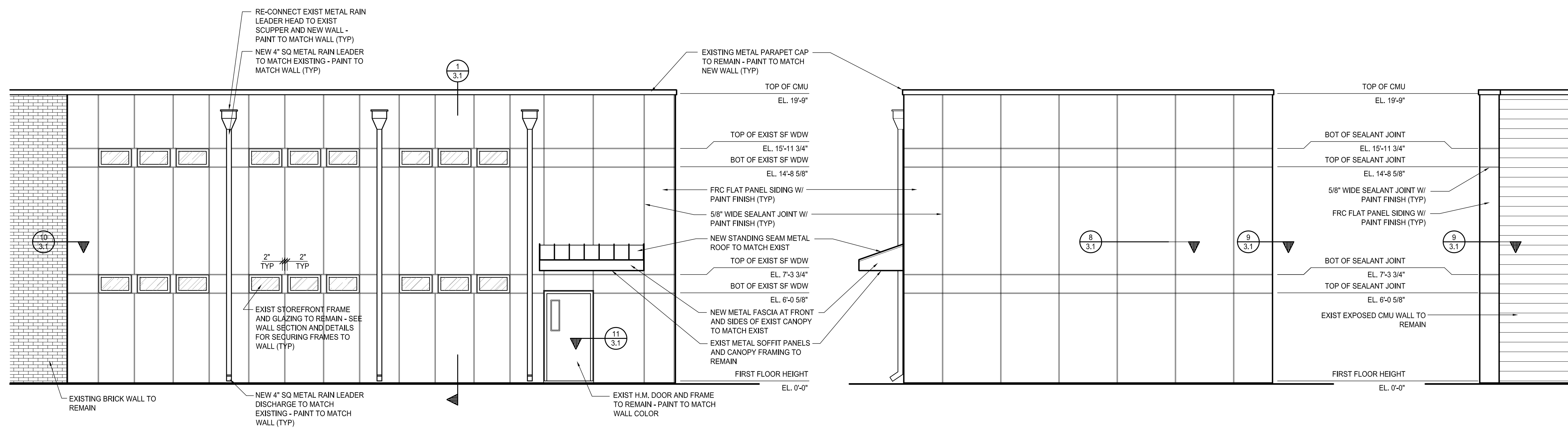
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A Professional Limited Liability Company

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

REVISIONS

NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS



3 PART. WEST ELEVATION
1.1 | 2.1 1/4" = 1'-0"

2 SOUTH ELEVATION
1.1 | 2.1 1/4" = 1'-0"

1 PARTIAL EAST ELEVATION
1.1 | 2.1 1/4" = 1'-0"

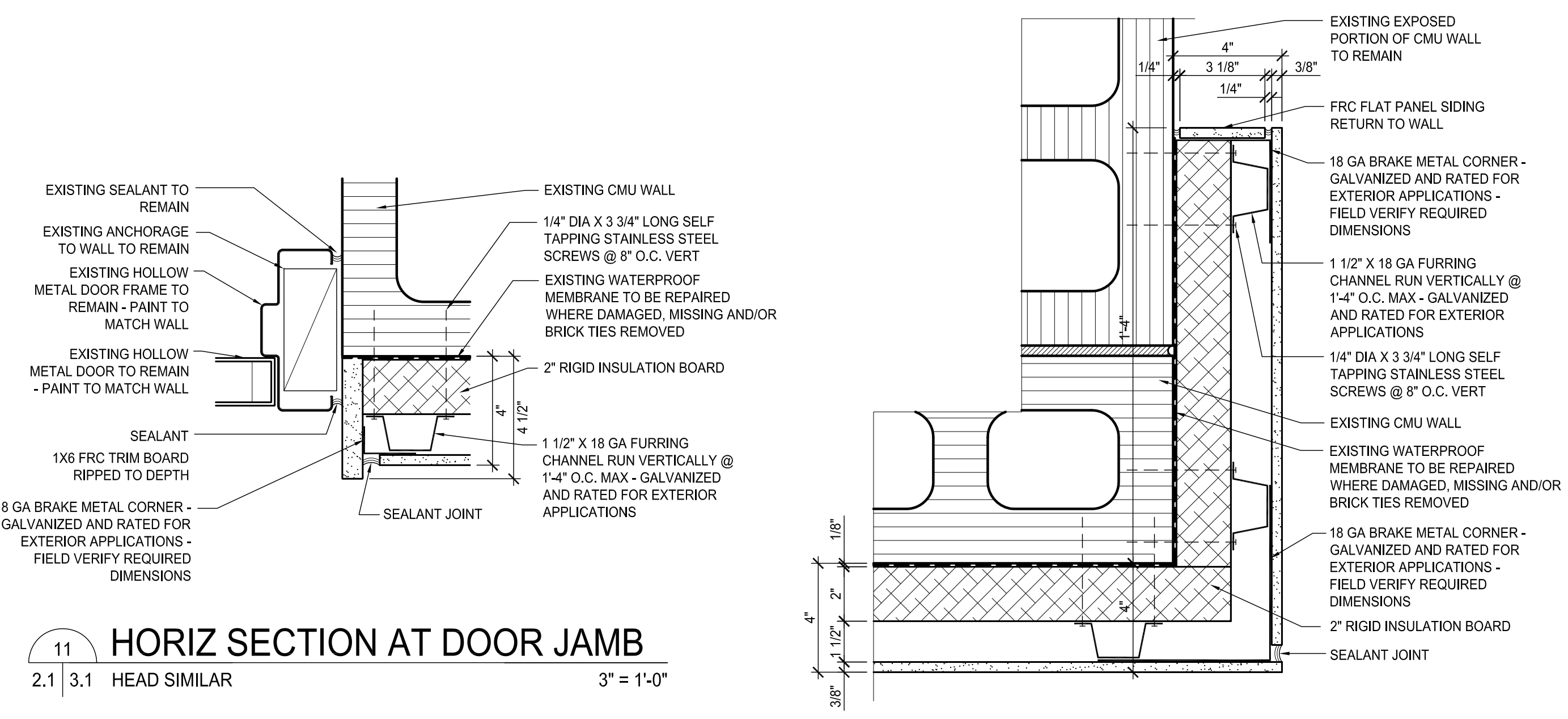


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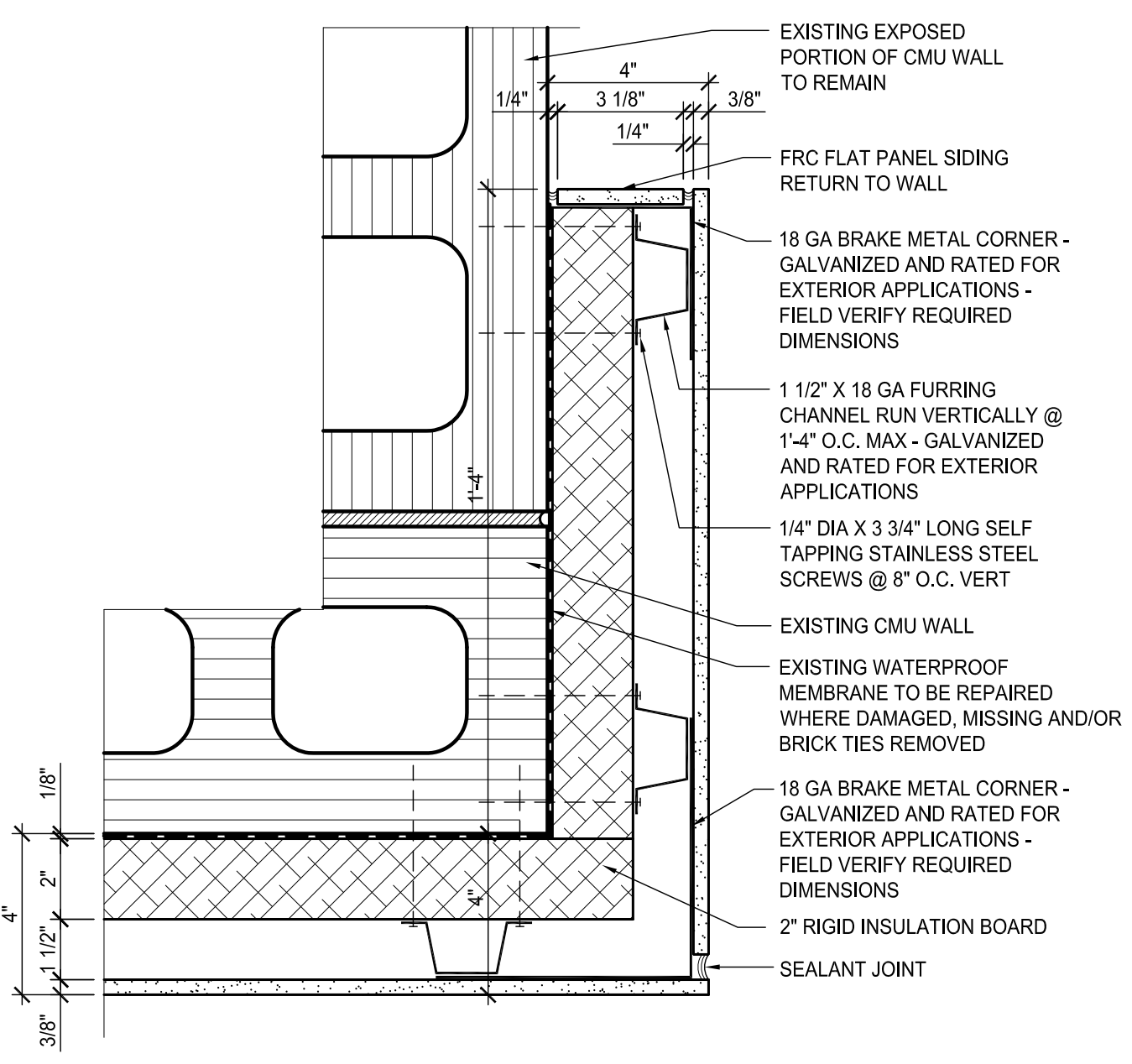
REVISIONS

NO.	DATE	DESCRIPTION

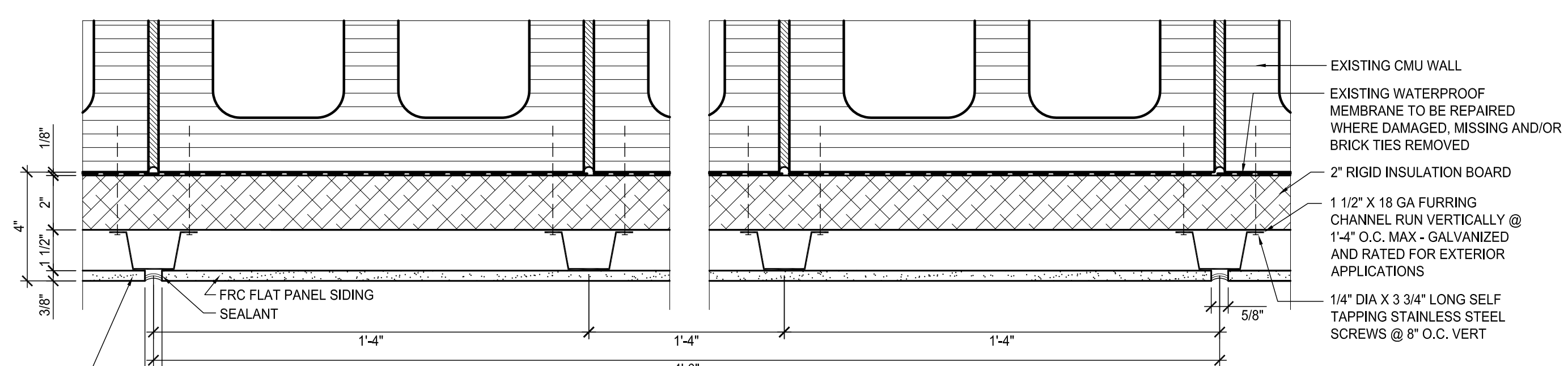
WALL SECTIONS
EXTERIOR DETAILS



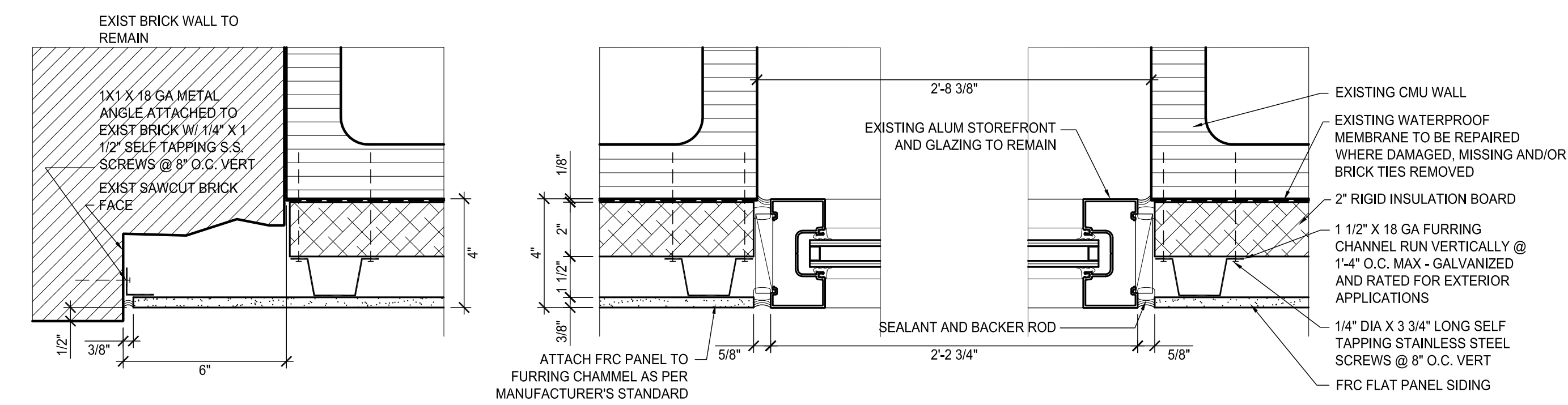
11 HORIZ SECTION AT DOOR JAMB
2.1 | 3.1 HEAD SIMILAR 3\"/>



9 HORIZ SECTION AT SE CORNER
2.1 | 3.1 3\"/>



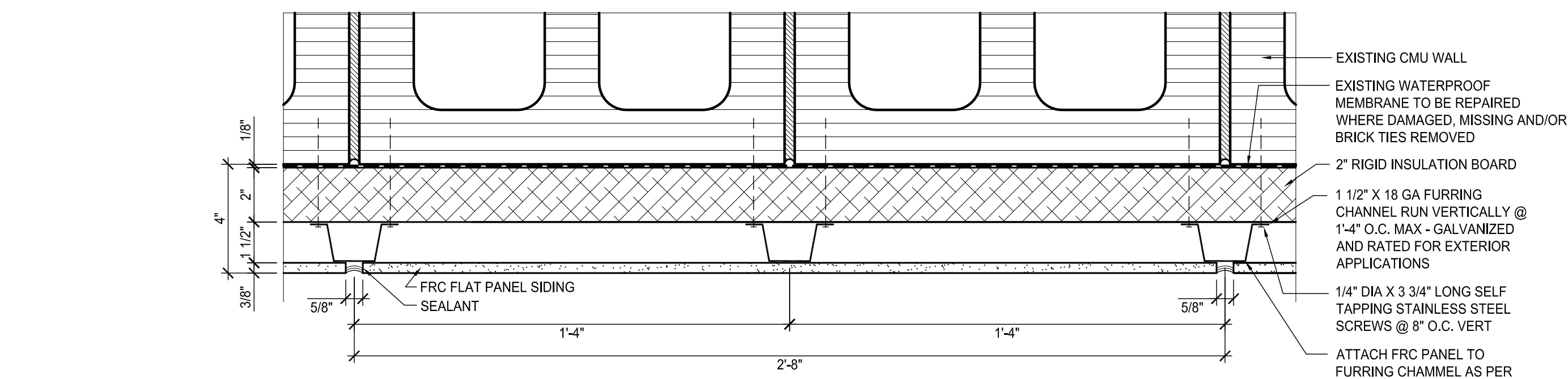
8 HORIZ SECTION AT SOUTH WALL
2.1 | 3.1 3\"/>



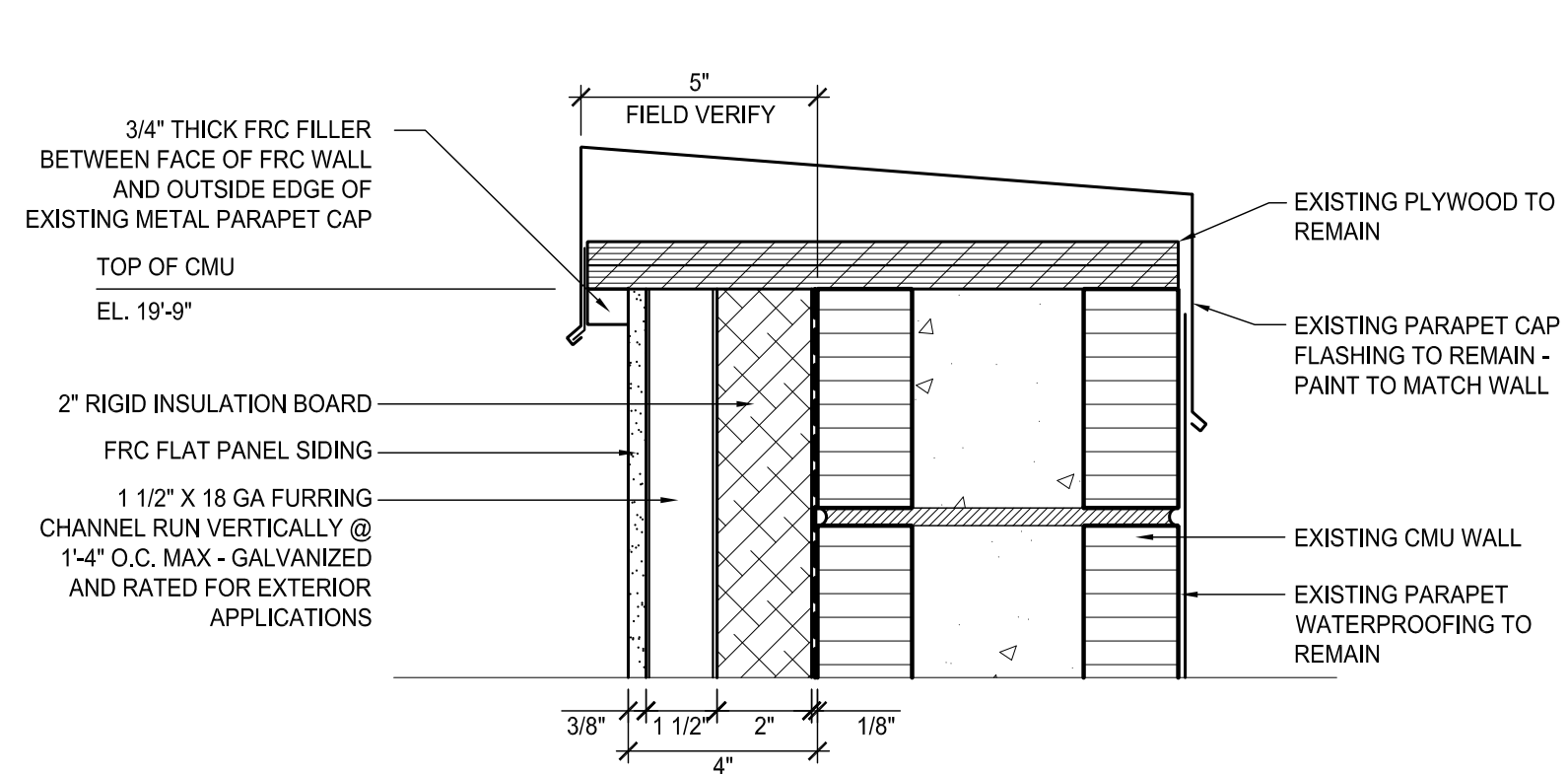
7 HORIZ SECTION AT STOREFRONT JAMBS
3.1 | 3.1 3\"/>



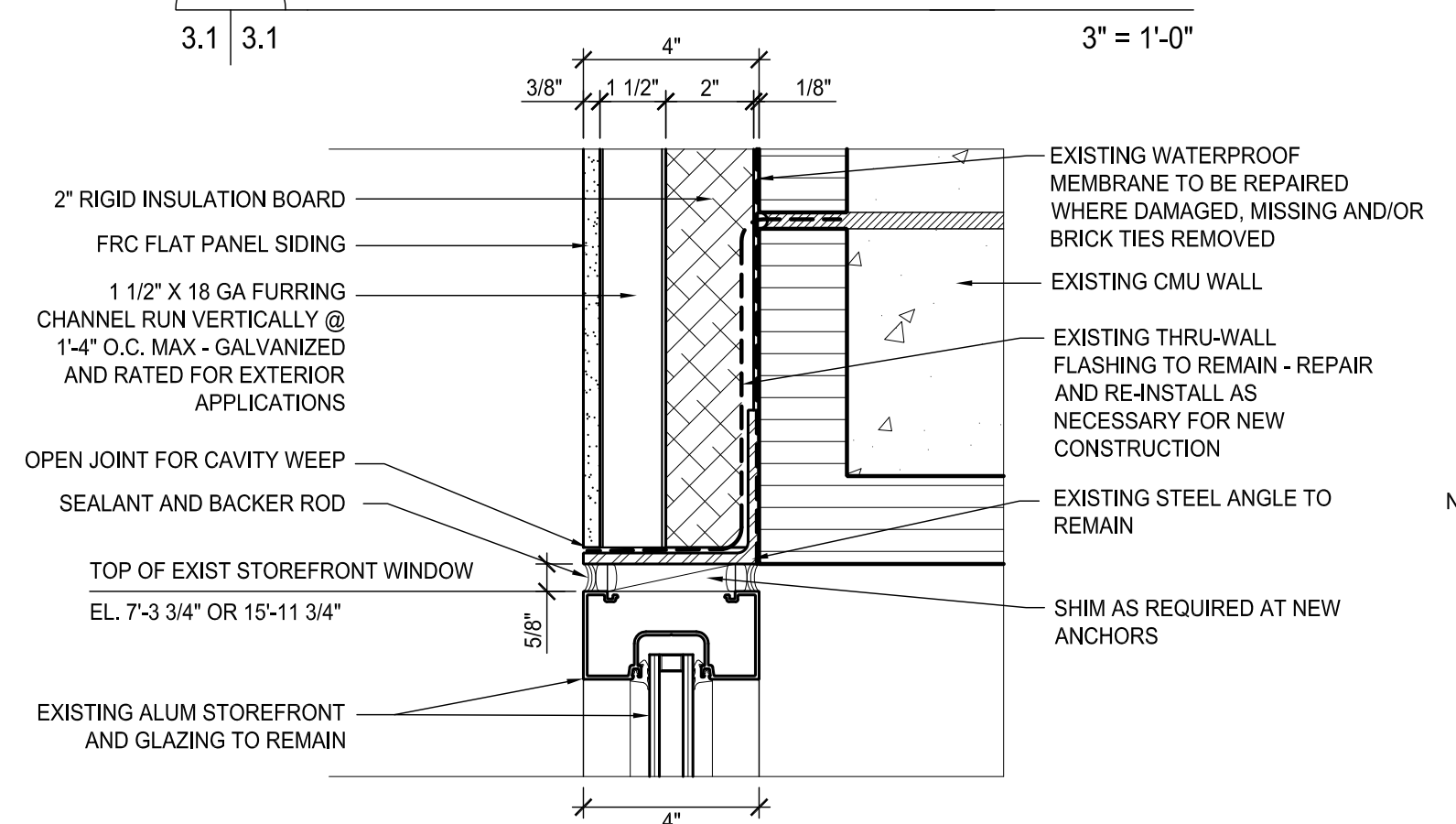
10 HORIZ SECTION AT EXIST BRICK
2.1 | 3.1 3\"/>



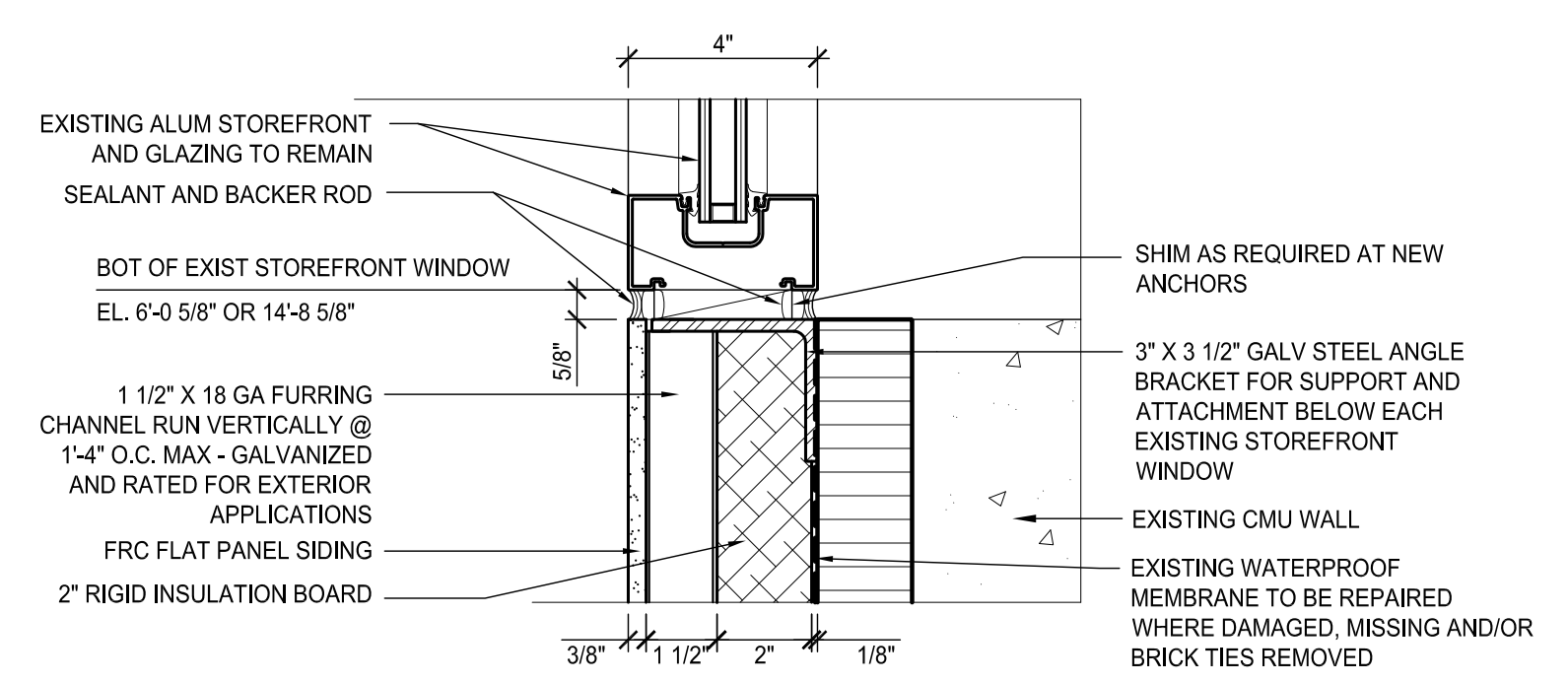
6 HORIZ SECTION AT WEST WALL
3.1 | 3.1 3\"/>



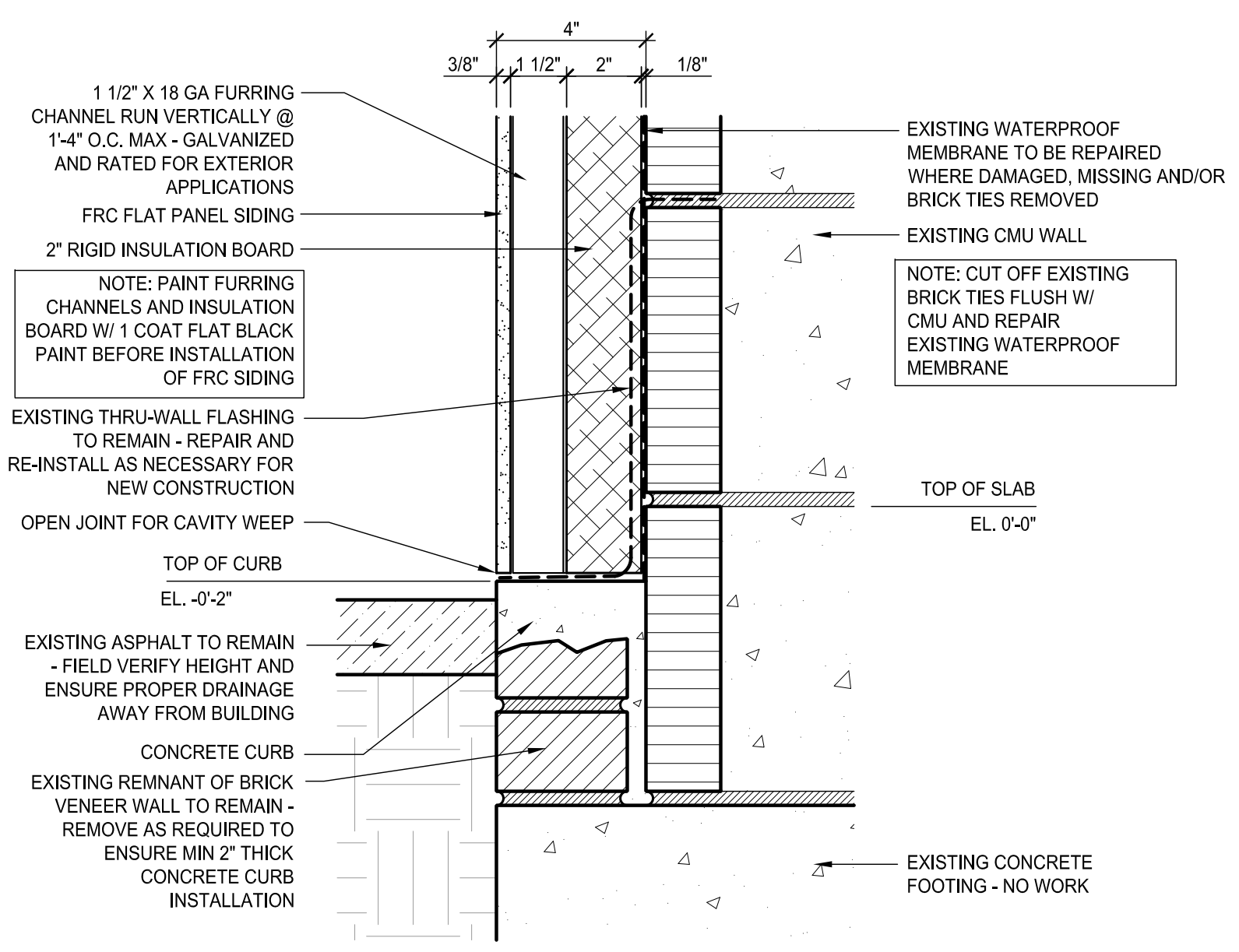
5 SECTION AT PARAPET CAP
3.1 | 3.1 3\"/>



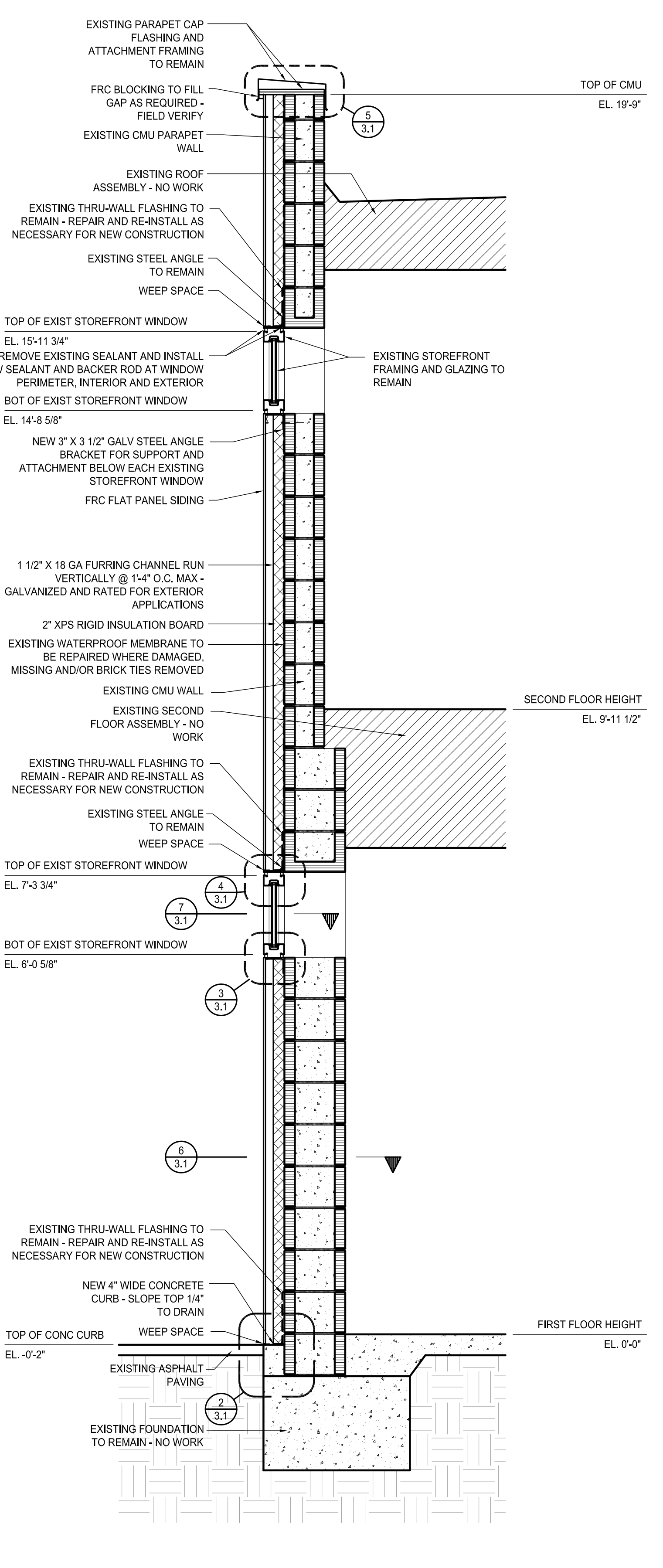
4 SECTION AT STOREFRONT HEAD
3.1 | 3.1 3\"/>



3 SECTION AT STOREFRONT SILL
3.1 | 3.1 3\"/>



2 SECTION AT WALL BASE
3.1 | 3.1 3\"/>



1 WALL SECTION AT WEST WALL
1.1 | 3.1 3/4\"/>

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 115 State Street
Applicant Name: Crane Builders
Owner Name: Garber Investments LLC
Mailing Address: 1247 HWY 90 BSL, MS
Mailing Address: 115 State St. BSL
Phone: 228-222-0645
Phone: 504-220-4051

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.

[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: Jackye Hansen (May 21, 2024 09:13 CDT) Date: 05/21/2024

Owner Signature: Gabby Garber (May 22, 2024 10:48 CDT) Date: 05/22/2024

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 District: Case Number:
[] Historic Preservation Commission Reviewed Review Date:
Recommendation: [] Approval [] Approval with Conditions [] Disapprove
Comments:
Requires Property Owner / Applicant Signature
[] City Council Reviewed Review Date:
COA Action: Approval [] YES [] NO Date COA Action:
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: Garber Investments, LLC

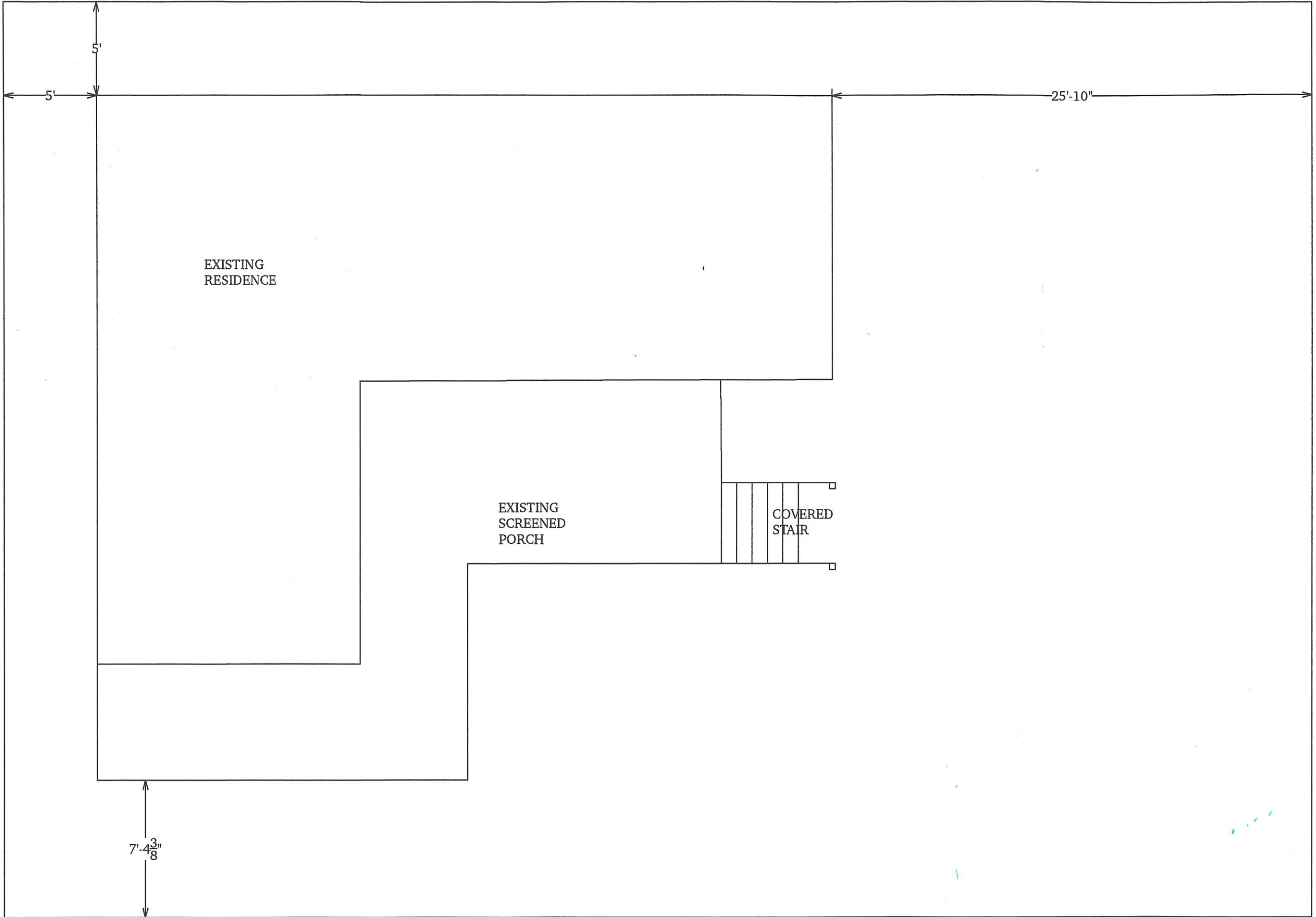
Address: 115 State St.
(No P.O. Boxes)

Telephone Number () _____ Cell Number (504) 220-4051

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

Give written scope of work to be performed: _____

Renovation of single family residence including small addition - part of which is under existing roof / screened porch, ~~part~~ the rest of which extends to meet existing corner of house. All windows + ^{ext} doors shall remain in existing locations.



STATE STREET

Crane Builders, LLC
 1247 Hwy 90
 Bay St. Louis, MS 39520
 (228) 467-3076

GARBER RESIDENCE
 115 STATE STREET
 BAY ST. LOUIS, MS

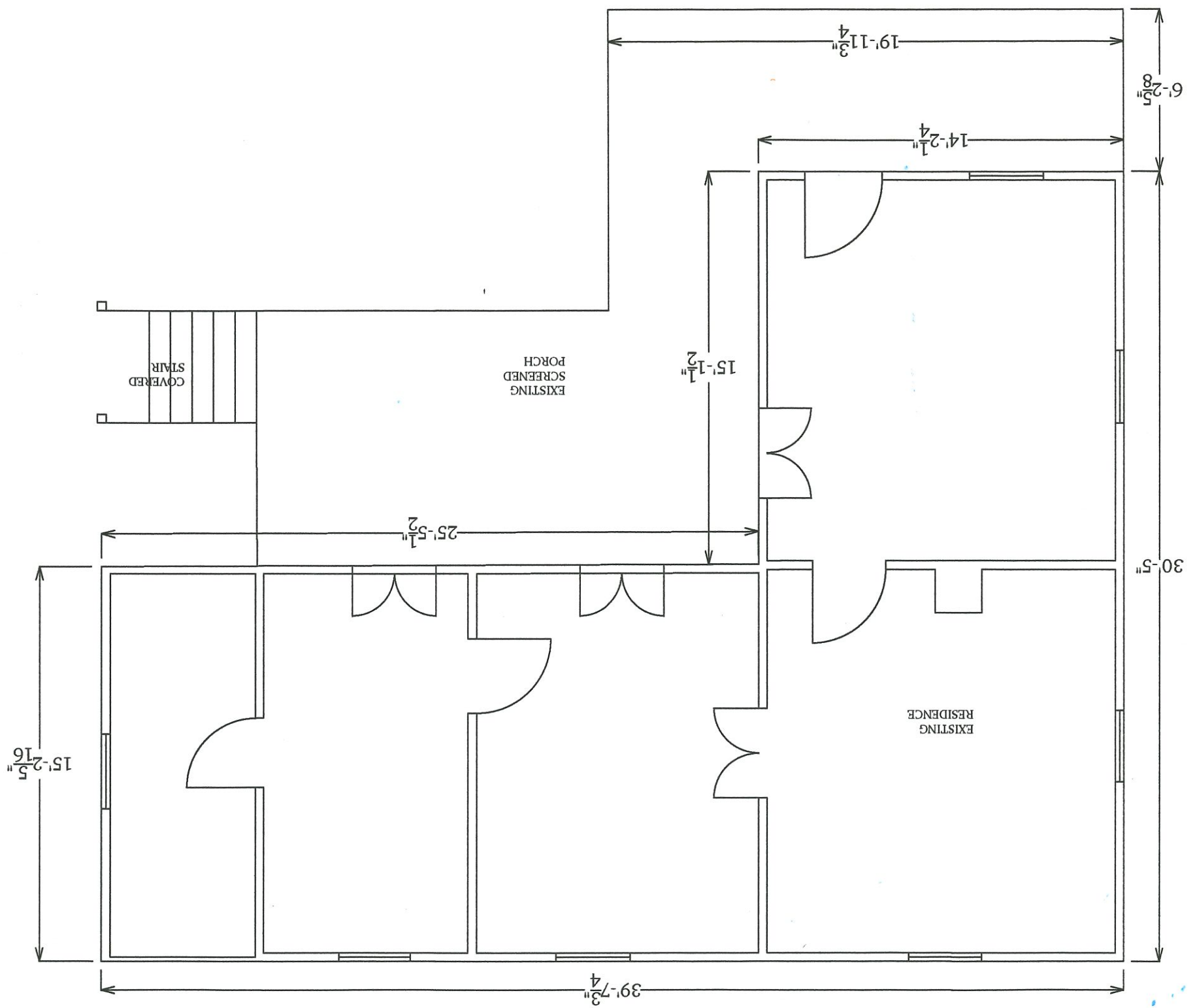
SITE PLAN

Scale: $\frac{3}{16}" = 1'$

Rev.: 05/01/24

Page 1 of 3

This is an original design and must not be released or copied unless applicable fee has been paid or



GARBER RESIDENCE
 115 STATE STREET
 BAY ST. LOUIS, MS

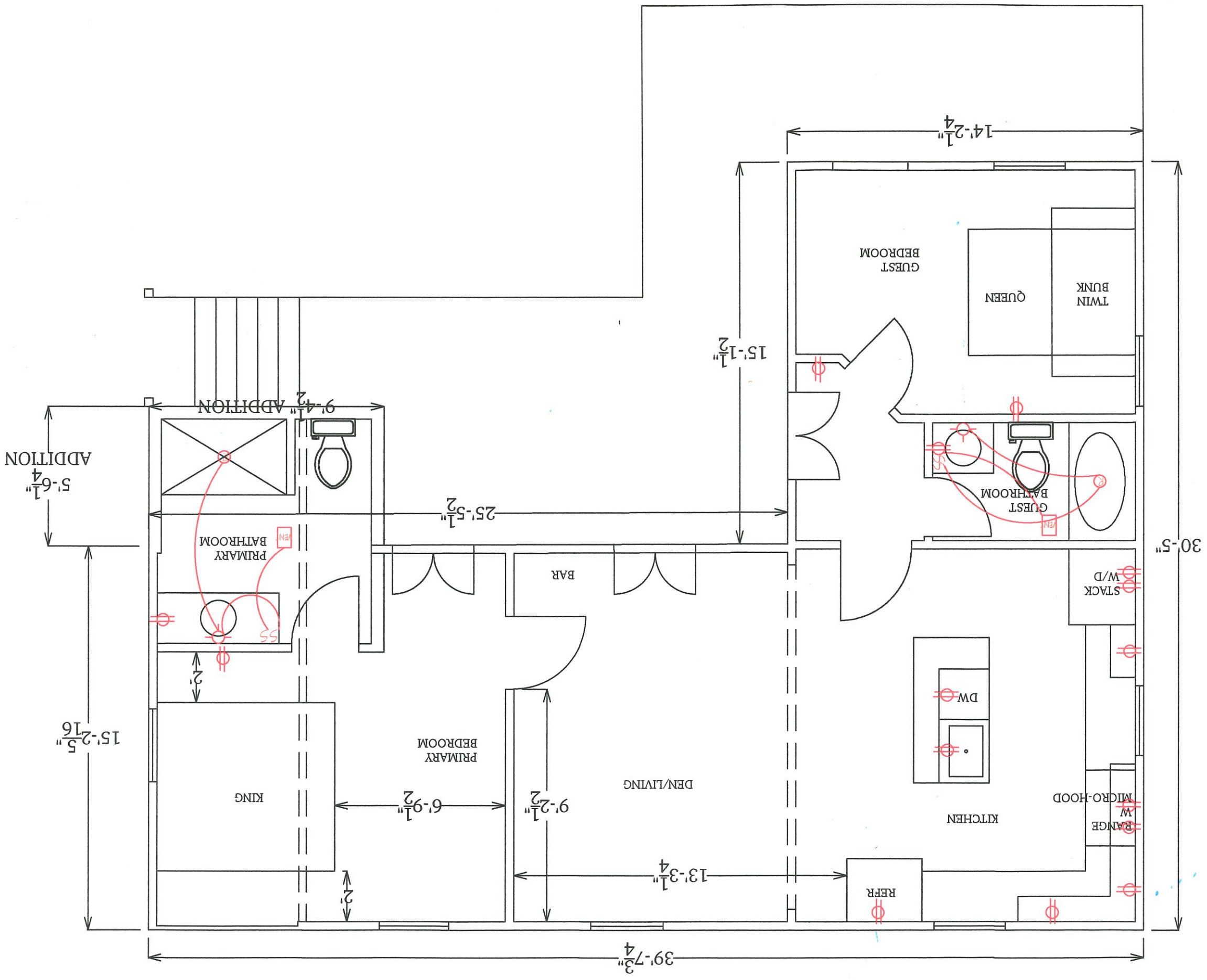
Crane Builders, LLC
 1247 Hwy90
 Bay St. Louis, MS 39520
 (228) 467-3076

EXISTING
 Scale: 1/4"=1'

Rev.: 05/01/24

Page 2 of 3

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GARBER RESIDENCE
 115 STATE STREET
 BAY ST. LOUIS, MS

Crane Builders, LLC
 1247 Hwy90
 Bay St. Louis, MS 39520
 (228) 467-3076

PROPOSED
 Scale: 1/4"=1'
 Rev.: 05/01/24
 Page 3 of 3

This is an original design and must not be released or copied unless applicable fee has been paid or job

ROOFING TO MATCH
EXISTING

SIDING TO MATCH
EXISTING

COVERED STAIR
TO REMAIN

MAY 24, 2024

FRONT VIEW

SIDING TO
MATCH

MAY 24, 2024

RIGHT VIEW

NOT FOR CONSTRUCTION

**BALLAY RESIDENCE
 RENOVATION & ADDITION**
 107 Carroll Avenue
 Bay Saint Louis, Mississippi 39520

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE CREATED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FALSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN PERMISSION OF THE ARCHITECT. TITLE AND OWNERSHIP REMAINS WITH DOESCHER DESIGNS PLLC WITHOUT PREJUDICE.

REVISIONS

PLOT DATE
MAY 23, 2024

SHEET TITLE
COVER SHEET + SITE PLAN

SHEET NUMBER



BALLAY RESIDENCE RENOVATION & ADDITION

107 Carroll Avenue
 Bay Saint Louis, Mississippi 39520

SQUARE FOOTAGE	
EXISTING RESIDENCE:	1,849 SQ.FT.
HEATED & COOLED ADDITION:	866 SQ.FT.
TOTAL NEW PORCHES:	243 SQ.FT.
EXISTING CARPORT:	200 SQ.FT.
NEW STORAGE:	50 SQ.FT.

CONTRACTOR NOTES:

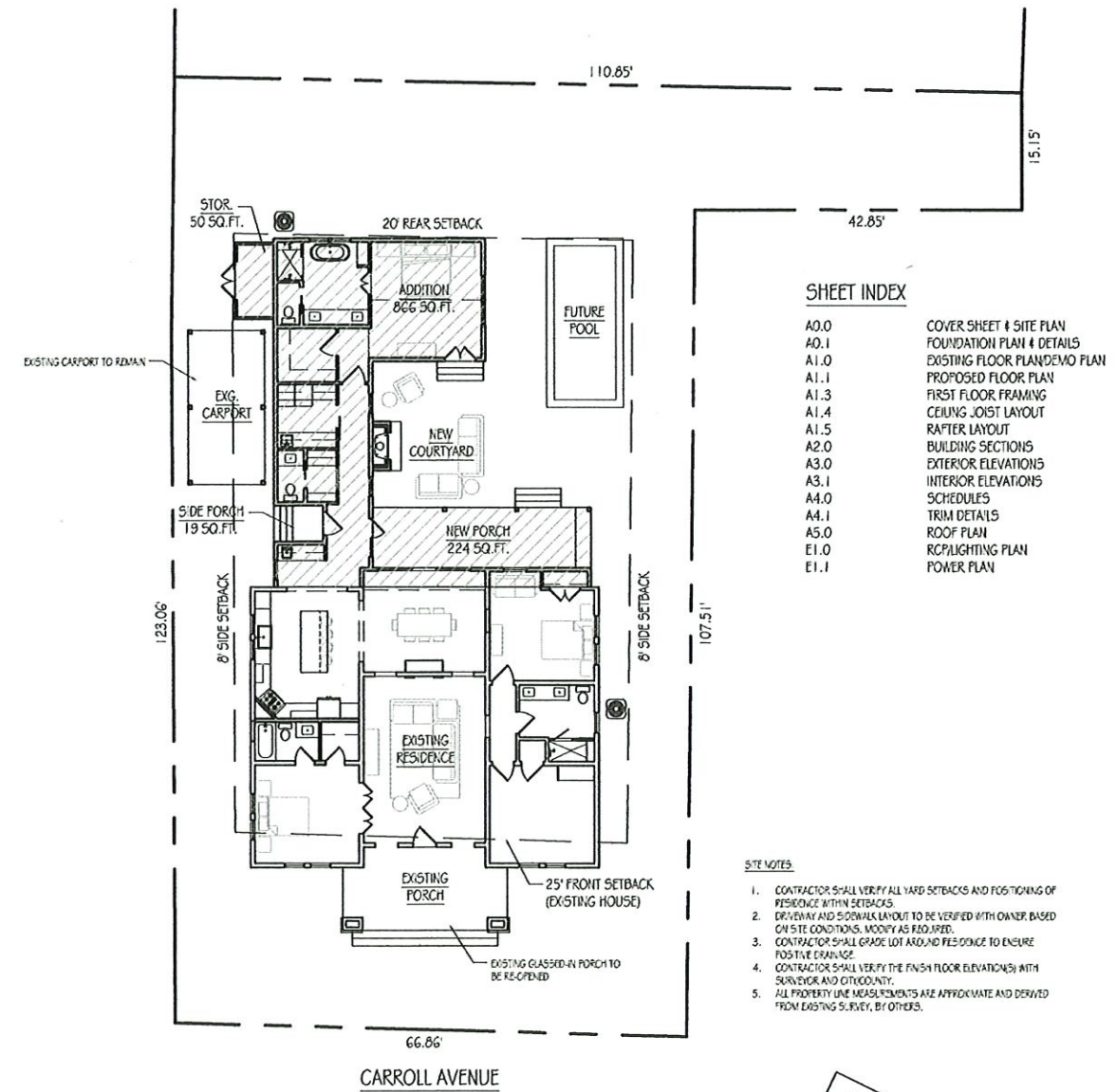
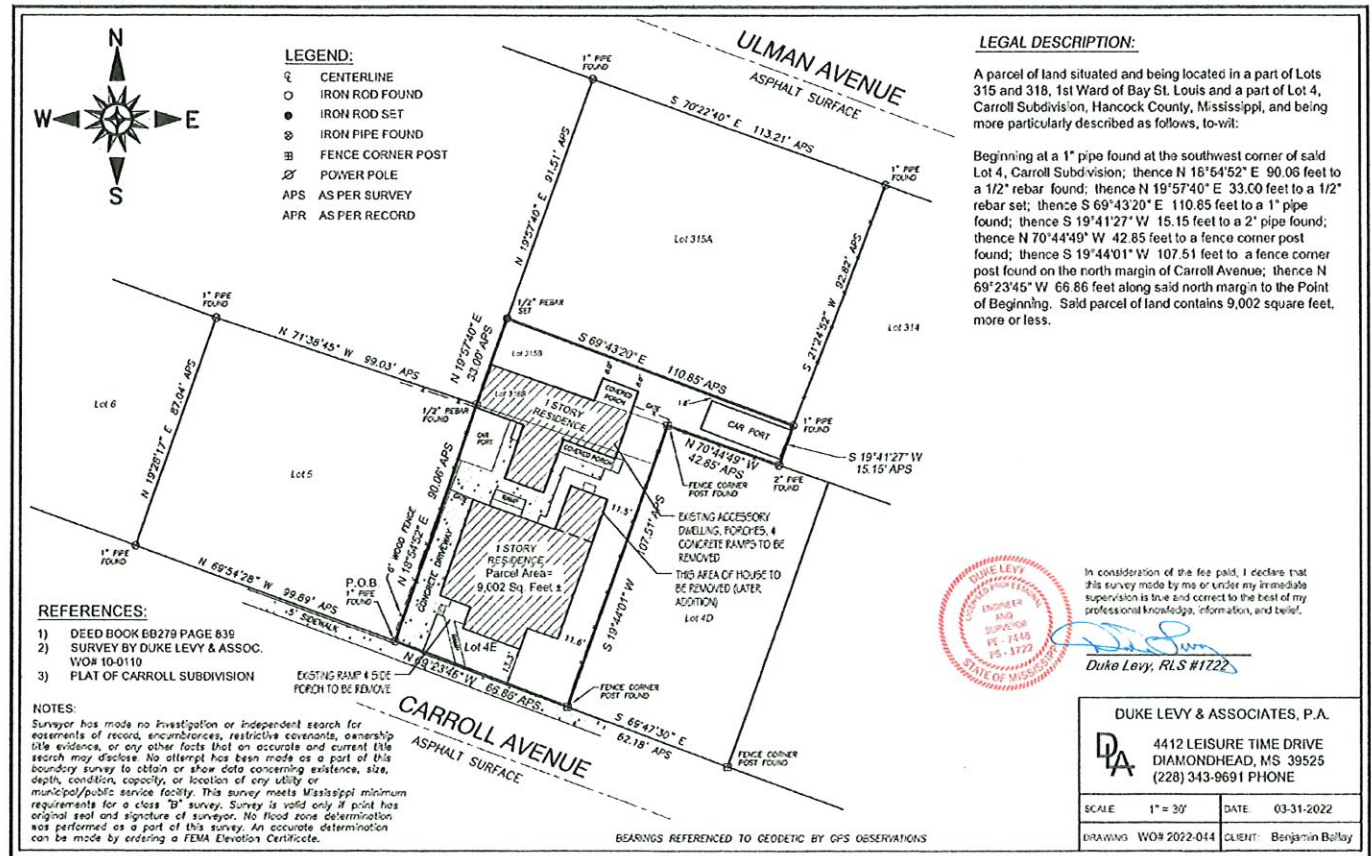
- ANY PART OR ITEM OF WORK WHICH IS REASONABLY IMPLIED OR NORMALLY REQUIRED TO MAKE EACH INSTALLATION SATISFACTORILY OPERABLE SHALL BE PERFORMED BY THE CONTRACTOR AND THE EXPENSE THEREOF SHALL BE INCLUDED IN THE APPLICABLE UNIT PRICES OR LUMP SUM PRICES BID FOR THE WORK. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE THE OWNER WITH COMPLETE OPERABLE SYSTEMS, SUBSYSTEMS, AND OTHER ITEMS OF WORK. ALL MISCELLANEOUS AFTER REFINISHES SHALL BE CONSIDERED AS BEING INCLUDED IN THE APPLICABLE UNIT PRICES OR LUMP SUM PRICES BID FOR THE WORK EVEN THOUGH THESE AFTER REFINISHES AND ITEMS MAY NOT BE SPECIFICALLY CALLED FOR IN THE SPECIFICATIONS.
- 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.
- 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.
- 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).
- ALL DIMENSIONS AND TENS-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.
- THE CONTRACTOR SHALL VERIFY CONDITIONS, SERVICES, DIMENSIONS, AND ELEVATIONS OF SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES.
- 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.
- DEVIATIONS FROM THE DRAWINGS NOT APPROVED BY THE ARCHITECT PRIOR TO PERFORMANCE OF SAID CHANGE, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY AND ALL RESULTING EFFECTS TO OTHER TRADES WITHIN OR ABOUT THE CONSTRUCTION OF THE BUILDING.
- CONTRACTOR SHALL VERIFY WITH THE OWNER, ALL DOORS AND WINDOWS MFR, TYPE, SIZE, LOCATION, FINISHES AND ELECTRICAL FIXTURES AND EQUIPMENT (MFR, TYPE, SIZE, LOCATION AND MOUNTING HEIGHT), AIR CONDITIONING SUPPLY AIR AND RETURN AIR GRILLES AND DUCT LOCATIONS (MFR, TYPE, SIZE, LOCATION AND MOUNTING HEIGHT) IF ON VERTICAL SURFACES, HARDWOOD TRIM AND FINISHES (COLOR, TEXTURE, AND LOCATION) PRIOR TO INSTALLATION.

GENERAL NOTES:

- IF ANY EXISTING CONDITIONS DIFFER FROM THIS PLAN NOTIFY THE ARCHITECT IMMEDIATELY.
- ALL PLAN DIMENSIONS ARE TO FLOOR FRAME UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. ANY CONFLICT WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, PLACEMENT, MAINTENANCE, ETC. OF ANY SHORING, BRACING, TIE BACKS ETC. REQUIRED TO SUPPORT ANY PART OF THE EXISTING OR NEW CONSTRUCTION PROCESS TO INSURE SAFETY AND STRUCTURAL INTEGRITY UNTIL THE ENTIRE STRUCTURE IS IN PLACE.
- FRAME LUMBER SHALL BE SOUTHERN PINE, GRADE MARKED AND KILN DRIED, #2. ALL MEMBER END JOINTS, JOINTS OR SPLICES SHALL OCCUR OVER SUPPORTS UNLESS NOTED.
- ALL LUMBER IN CONTACT WITH MASONRY, CONCRETE OR SOIL OR DESIGNATED TO BE PRESSURE TREATED SHALL BE TREATED WITH CCA IN ACCORDANCE WITH ANFA.
- JOIST AND BEAM HANGERS, HURRICANE CLIPS AND OTHER TIES OR CONNECTIONS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. OR EQUAL AND SHALL BE ATTACHED WITH NAILS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER. ROOFING NAILS MAY NOT BE USED. ALL CLIPS, CONNECTORS, TIES, ETC. SHALL BE COATED WITH SIMPSON ZMAX TRIPLE ZINC COATING OR EQUAL.
- EXTERIOR SIDING SHALL BE HARD CEMENT FIBER BOARDS WITH A SMOOTH FINISH IN LENGTHS AND EXPOSURE NOTED ON DOCUMENTS.
- ROOF SHALL BE STANDING SEAM METAL.
- MECHANICAL SYSTEMS SHALL BE DESIGNED ACCORDING TO TOTAL HEATED AND COOLED VOLUME ALLOWING FOR DOABLE HEIGHT SPACES. SUBMIT SYSTEM SPECIFICATIONS AND DUCT LAYOUT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. PRIMARY DUCT PANS SHALL BE FABRICATED OF INSULATED GALVANIZED SHEET METAL WITH SECONDARY DROPS OF INSULATED FLEX DUCT.

PARCEL NUMBER

149F-0-29-091.000



EXISTING SURVEY
 Scale: NTS

2 PROPOSED SITE PLAN
 Scale: 3/32" = 1'-0"

NOT FOR CONSTRUCTION

**BALLAY RESIDENCE
 RENOVATION & ADDITION**
 107 Carroll Avenue
 Bay Saint Louis, Mississippi 39520

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE CREATED. ANY REPRODUCTION OF THESE PLANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF DOESCHER DESIGNS PLLC IS PROHIBITED. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF DOESCHER DESIGNS PLLC.

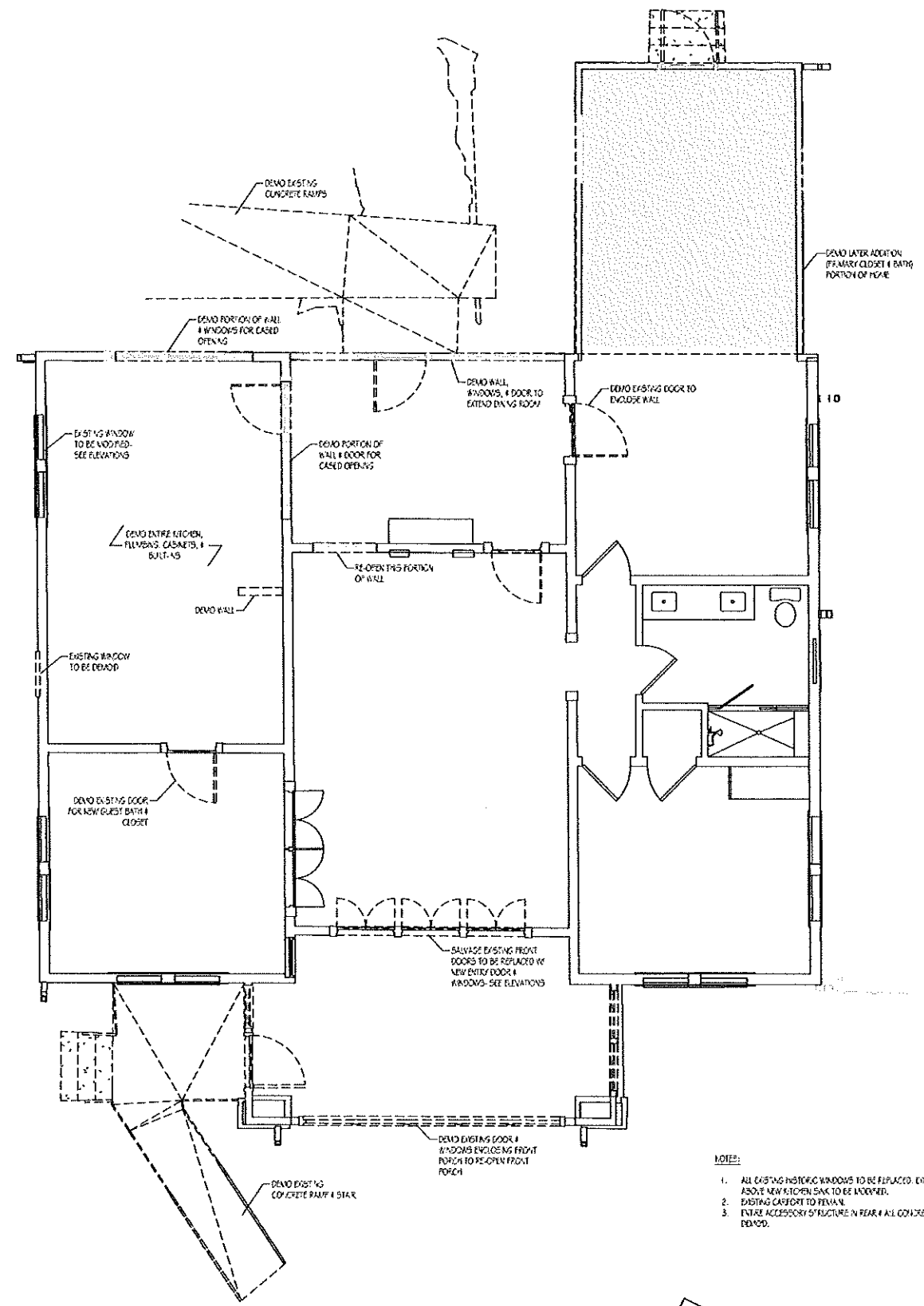
REVISIONS

PLOT DATE
MAY 23, 2024

SHEET TITLE
EXISTING FLOOR PLAN
DEMO PLAN

SHEET NUMBER

A1.0 13



- NOTES:
1. ALL EXISTING HISTORIC WINDOWS TO BE REPLACED. EXISTING WINDOW ABOVE NEW KITCHEN SINK TO BE ADDED.
 2. EXISTING CASEPORT TO REMAIN.
 3. ENTIRE ACCESSORY STRUCTURE IN REAR & ALL CONCRETE RAMPS TO BE DEMO'D.

EXISTING FLOOR PLAN/DEMO PLAN
 Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

**BALLAY RESIDENCE
 RENOVATION & ADDITION**
 107 Carroll Avenue
 Bay Saint Louis, Mississippi 39520

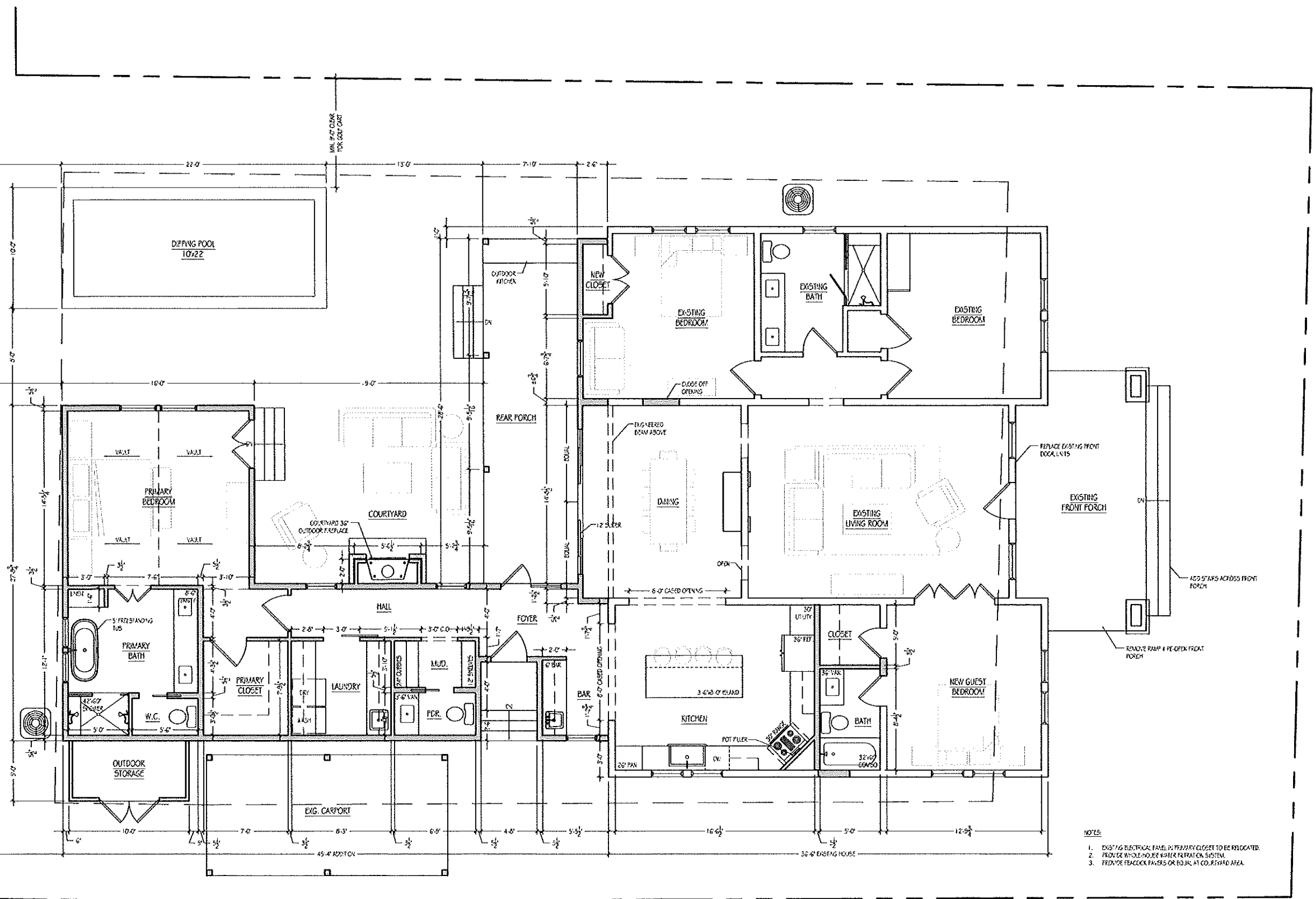
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REVISIONS

PLOT DATE
MAY 23, 2024

SHEET TITLE
PROPOSED FLOOR PLAN

SHEET NUMBER



- 10/15:
- EXISTING ELECTRICAL PANEL IN PRIMARY CLOSET TO BE RELOCATED.
 - REMOVE WHOLE-HOUSE WATER FILTRATION SYSTEM.
 - REMOVE PEACOCK PAVES OR EQUIV. AT COURTYARD AREA.

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



NOT FOR CONSTRUCTION

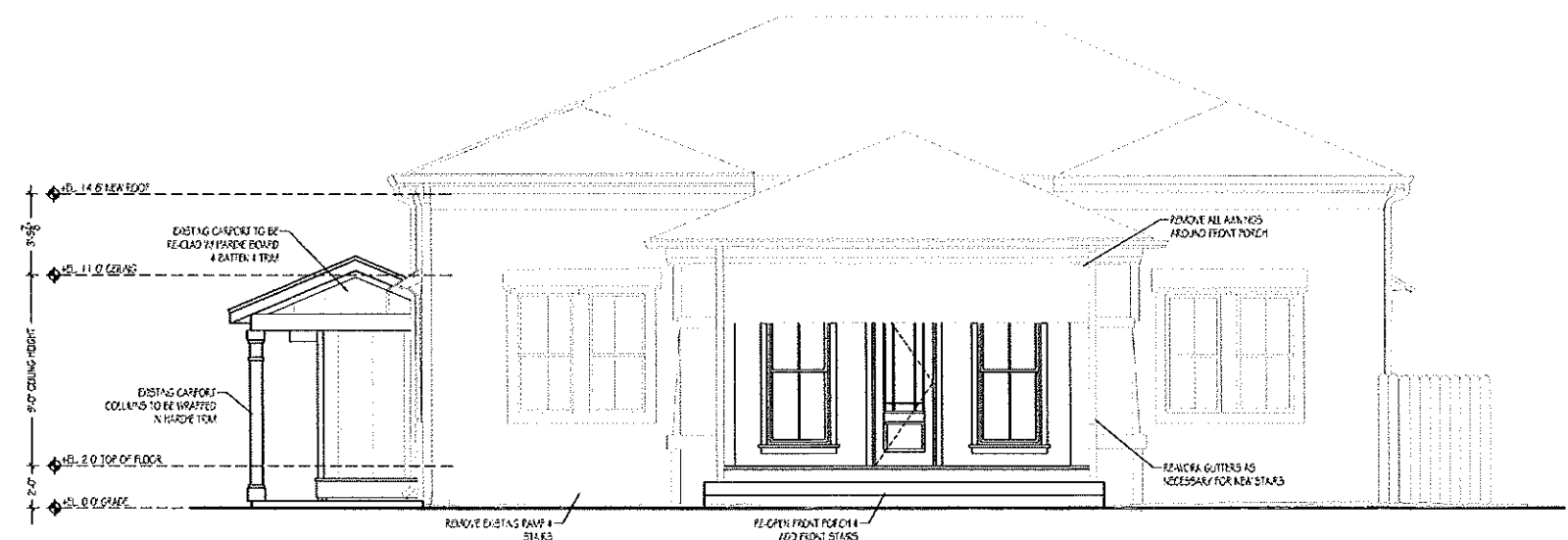
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REVISIONS

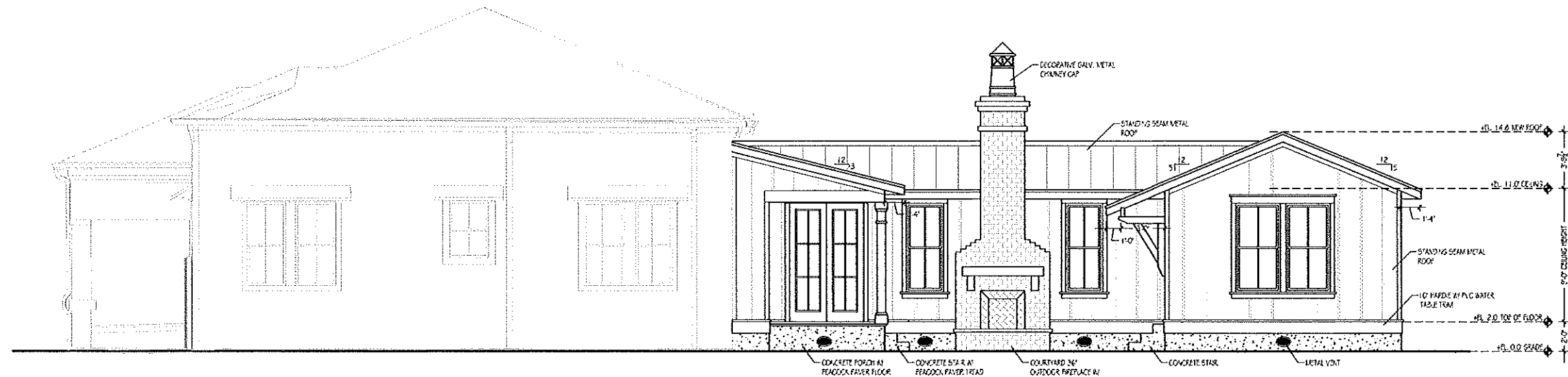
PLOT DATE
MAY 23, 2024

SHEET TITLE
ELEVATIONS

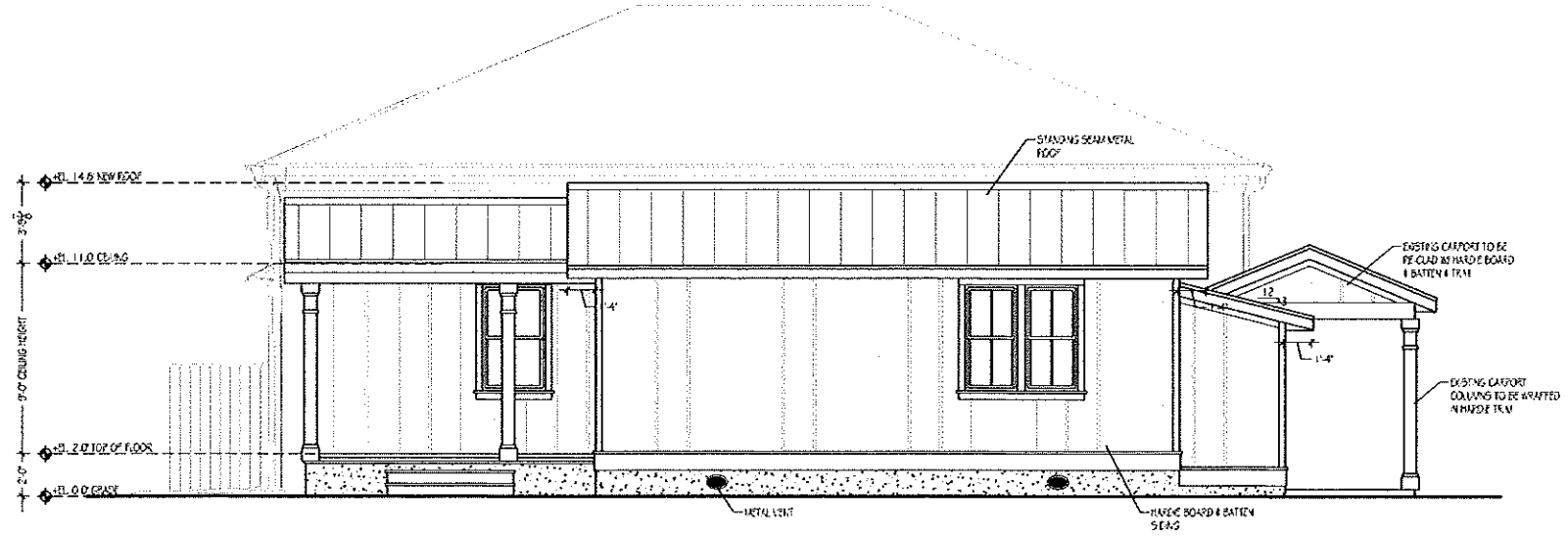
SHEET NUMBER



1 FRONT ELEVATION (CARROLL AVE.)
 Scale: 1/4" = 1'-0"



2 SIDE ELEVATION
 Scale: 1/4" = 1'-0"



3 REAR ELEVATION
 Scale: 1/4" = 1'-0"

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 107 Carroll Ave
 Applicant Name: Amy Duviker Owner Name: Bonnie Kelly Bullock
 Mailing Address: 518 Esplanade Ave Mailing Address: _____
 Phone: 228-216-9594 Phone: 504-472-5916

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

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

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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: Amy Duviker (architect) Date: 5/30/24

Owner's Signature _____ Date: _____
 Required: Amy Duviker (architect) Date: 5/30/24

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

Application

HPC Review / City Council Review

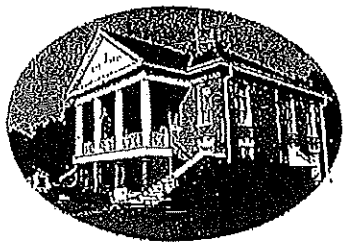
Historic Preservation Commission / City Council Use Only

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: _____	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: Ben + Kelly Bellamy

Address: 107 Carroll Ave.
(No P.O. Boxes)

Telephone Number () _____ Cell Number (504) 430-8996

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

Give written scope of work to be performed: renovate existing home + add
on to rear. Try to leave as much of original house as
possible

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 348 DEMONT LUZIN AVE.
Applicant Name: Kevin Epperson Owner Name: Brett/Mary Hunt
Mailing Address: 348 DEMONT LUZIN AVE Mailing Address: 11930 Willow Dr NO LA 70131
Phone: 601-278-6900 Phone: 504-944-7338

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.

[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: [Signature] Date: 5-29-24

Owner's Signature Required: [Signature] Date: 5-29-24

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

Historic Preservation Commission / City Council Use Only

Historic District: Case Number:
[] Historic Preservation Commission Reviewed [] Review Date:
Recommendation: [] Approval [] Approval with Conditions [] Disapprove
Comments:
Requires Property Owner / Applicant Signature
[] City Council Reviewed [] Review Date:
COA Action: Approval [] YES [] NO / Date COA Action:
Comments:
(BSL Historic Preservation Commissioner) (City Council President Signature) (Date)

Application
HPC Review / City Council Review

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

BAY SAINT LOUIS

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Martha + Brett Hunt

Address: 11430 Willow Dr NO La 70131
(No P.O. Boxes)

Telephone Number () _____ Cell Number (504) 944-7338

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: 348 Demontuzin

Give written scope of work to be performed: 6x8 SHED IN THE BACK YARD



Item # 4.



Item # 4.

Geoportal Map



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.



[EXTERNAL] Online Configured Quote Saved

Tuff Shed <homedepotsales@tuffshed.com>
To: <KEVIN.EPPERSON@chs.net>

Fri, May 24 at 4:00 PM



Saved Quote

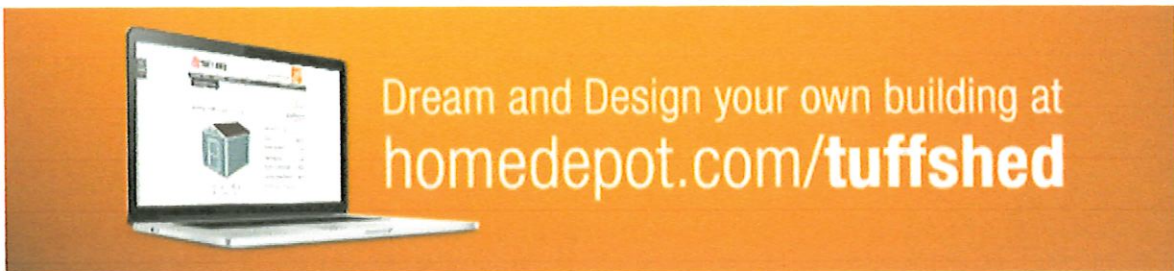
SUNDANCE SERIES
SR-600

Hello KEVIN EPPERSON,

Thanks for submitting an online Tuff Shed building quote on www.homedepot.com/tuffshed. We trust that you didn't even need to break a sweat designing your virtual building.

You're now one step closer to getting that Tuff Shed building of your dreams. To help make those dreams a reality, we'll have one of our friendly and knowledgeable sales consultants follow up with you to answer any lingering questions.

If you'd like to pick up the online design process where you left off, simply click on the link below, and you'll see the building you previously configured. From there, you can make changes and even complete a purchase.



Please don't hesitate to contact us at homedepotsales@tuffshed.com for questions.

Thanks again,
Tuff Shed Customer Service Center

Customer Information

KEVIN EPPERSON
(601) 278-6900 KEVIN.EPPERSON@CHS.NET
348 DEMONTLUZIN AVE.
BAY ST. LOUIS, MS 39520

Building Configuration Details

*Building selections and prices based on delivery zip code 39520 selected by customer. Rules and limitations apply and prices are subject to change. Prices below are a subtotal of building base price, upgrades selected, and any promotional discounts applied. Any applicable sales tax that is added to the order when payment is processed by The Home Depot is not reflected here. Additionally fees for leveling, engineering and permits may apply. This saved quote includes any applicable promotional discounts, which have limitations and expiration dates. The price quoted is valid through the expiration date of the promotion running at the time the quote was saved. Once an order has been placed and reviewed, pricing is guaranteed for up to twelve (12) months. If the installation is not completed within twelve (12) months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges. [Click here](#) for a more detailed pricing disclaimer.



WHAT TO EXPECT

1



TYPES OF BUILDING PURCHASES

There are two main types of Tuff Shed® building purchases. **Most purchases are new buildings**, with components fabricated at our factories, then transported to the customer's site where the building is assembled and installed.

A small percentage of purchases are buildings that have been used as displays. In these cases, the fully assembled building is picked up, then transported to the customer's site where it is delivered into place via tilt-bed trailer.

Some markets offer a concrete pad as part of the Tuff Shed building purchase. In these cases there are additional items for the customer to consider.

This document outlines what to expect with both types of purchases.


-  *Items that are specific to display buildings are notated with this icon.*
-  *Items relating to concrete slab purchased from Tuff Shed are notated with this icon.*

Customer initials DS
KE


2


THE PLANNING PROCESS

You've decided on the building style, size and design. Important planning remains for you and for us, including:

- **Review your Building Order** – This tells us how to fabricate your building, where to place items and what colors to use for shingles and paint (if you've selected this upgrade).
 -  *If you Purchased a Display Building – Display buildings are sold in "as is" condition, and can include wear and tear that ranges from minor blemishes to more significant issues such as damaged trim, missing shingles or bent or dented floor joists. Display purchases are discounted to reflect their condition. We recommend inspecting the building first-hand to determine for yourself if the display's condition is acceptable.*
- **Vents** - We strongly recommend adding vents to your building. Along with paint and roofing, there may be no other feature that can help your building perform better.

- **Insulation** - If you are planning to insulate or finish the inside of your building, we need to know so that we can design the building to perform as an insulated structure.
- **Building Permit(s)/HOA Requirements** – Customers need to confirm with their HOA and/or municipality for appropriate building permit and setbacks requirements. Contact us immediately if you need help.

 When purchasing concrete through Tuff Shed, a member of the production team for our concrete partner will visit your site and make a plan during a pre-production meeting. Due to the nature of every site being unique, the concrete project management team will review the order and dictate any changes that are needed on your order to ensure the foundation is appropriate for the site and the building. They will examine things such as concrete truck access and the existing grade of the site. Change orders may require additional charges for the concrete portion of your project.


Customer initials 

3


PREPARATION

Your building will be here before you know it. Now it's time to prepare the site and yourself for the upcoming installation:


- **Prepare the Job Site** – Clean the site of all debris (i.e. old tree stumps, trash, dog waste, etc) and a pathway to and from where the delivery vehicle parks.
- **Review Access to Delivery Area** – For new buildings, installers will need to carry building components in large sections to the assembly/installation site. If fence gate has a top "bar", please measure the height and width of the gate opening and provide us with this info prior to installation.
- **Identify and Mark Underground Utilities** - When choosing the location of the building, the customer must take into account any underground utilities that may be impacted by the delivery or installation of the building. It is the customer's responsibility to have marked all underground utilities that will affect the delivery/installation site. Remember that these buildings and delivery trucks are heavy, and that if your building was purchased with earth anchors, that these anchors will be driven into the ground at a typical depth range of up to three feet deep. Many municipalities will help you locate underground electrical, natural gas, fiber optic, cable TV and sewer. They generally will not be able to help you mark location of sprinkler heads, underground irrigation, or septic tanks/drain fields.

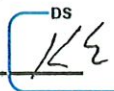
 *For display building purchases, the building will be delivered into place via a heavy-duty truck and long, tilt-bed trailer. The truck and trailer MUST have a clear 12' wide, relatively straight path from paved road, as trailers are unable to make tight turns, similar to a boat trailer or camper. It is vitally important that there are NOT obstacles which cannot*

be navigated around, such as: fences, trees, branches, playsets or underground septic systems.

 **Don't Over-Irrigate Prior to Delivery** – This is especially true if your building is a display building, as our delivery vehicles are heavy, and can leave tire tracks when driving across grass or other vegetation.

- **Scheduling** – If we haven't scheduled already, give us a call to schedule installation date and time range.
- **Pre-fabrication** – For new building purchases, we will begin pre-fabricating your building several days in advance of the installation. For many installs, we begin pre-fabrication 5 business days before installation. Our outbound locations may begin manufacturing 10-12 business days before installation. At this time, we will begin placing the rough openings for items like doors, windows and vents.
- **Restocking/Rescheduling Fee** – If changes or cancellation occurs within pre-fabrication period, a restocking/rescheduling or cancellation fee may apply. At this point, building materials have already been ordered, inventoried and have potentially been pre-fabricated, specific to your design.

 When purchasing concrete through Tuff Shed, the installation site will be prepped by our concrete partner. This process typically involves grading the site according to site plans, digging and pouring footers according to your building department's code, laying and compacting gravel as necessary to create a solid, level base and finally, setting wooden form boards. Before the concrete can be poured, the local building department will inspect the prep work.

Customer initials 

4

LEVELING YOUR SHED

Check out our video at tuffshed.com/leveling 

It's important that buildings are constructed on a level site. Providing a clean and level site is the customer's responsibility. However, for a reasonable fee, Tuff Shed® can help create a level building foundation by adding concrete blocks and wood shims beneath the structure.

Tuff Shed® does NOT dig into the ground to level a building.

If a small amount of leveling is necessary (up to 4"), it will be provided by Tuff Shed® at no charge. If more substantial leveling is required, the customer must choose between paying Tuff Shed® an additional fee for leveling using the concrete block and wood shim method, or having the ground leveled by someone other than Tuff Shed®.

Tuff Shed® charges for leveling vary by severity of site condition and building size. These prices are not valid for orders that include concrete purchased through Tuff Shed.

See Figure 1.

Inches Out of Level	up to 200 s.f.		>200 s.f.
	5" - 8" Out	\$200	Bid Only
9" - 12" Out	\$250	Bid Only	
>12" Out	Bid Only	Bid Only	

Figure 1 - Leveling Fees

Blocking up or "shimming" a building is not always the best solution from an appearance standpoint. Please consider the appearance and your long term satisfaction in the building when making the leveling decision. *See figure 2.*

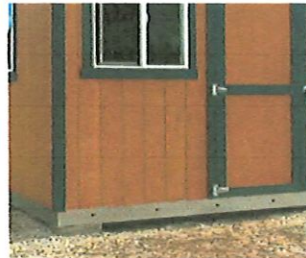
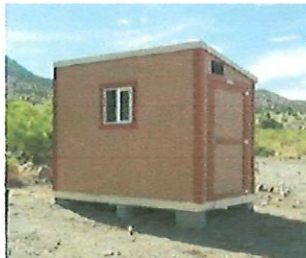
Buildings used as displays will be leveled by placing concrete blocks and wooden shims under the perimeter floor joists only. Display buildings may also include wood skids under the floor joists, which will not be removed or leveled upon delivery. *See figure 3.*



Figure 2 - Close-up of leveling with blocks & shims



Figure 3 - Display building with wood skids beneath the floor joists



Sheds that have been leveled using concrete blocks and wood shims on a variety of surfaces and in a range of leveling severity.

 When purchasing concrete through Tuff Shed, our concrete partner will prepare the site as outlined in the preparation section of this document.

Customer initials DS 

5

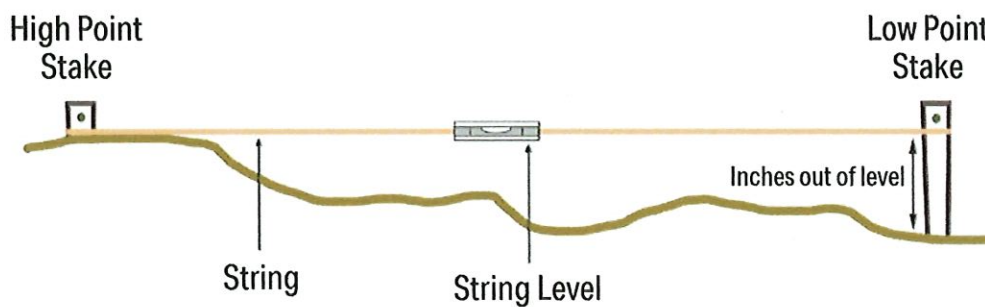
HOW TO DETERMINE IF YOUR SITE IS LEVEL

To accomplish this, you will need wood stakes and a string bubble level and long piece of nylon string, OR a carpenter's level and a long, straight 2x4. The string or 2x4 must be longer than the distance from the high point corner to the other three corners.

Determine where the building will be placed, then drive a stake into each of the four corners and determine which of the corners appear to be the highest and the lowest points. At the high point stake place the string or 2x4 (short-edge down) on the ground and fasten it (*i.e. tie or clamp*) to the high point stake.

Then position the opposite end of the string or 2x4 at the low point stake. Using the string or 2x4 and the level, raise or lower the string or 2x4 at the low point stake until the level bubble floats exactly centered between the two vertical lines in the center glass vial. Now measure the distance from the ground to the bottom edge of the string or 2x4. This is the distance this first dimension is out of level. Repeat this process for the other two corners, measuring again from the high point corner, writing down your measurements.

Now you can determine the distance your build site is out of level and select a method to level the site.



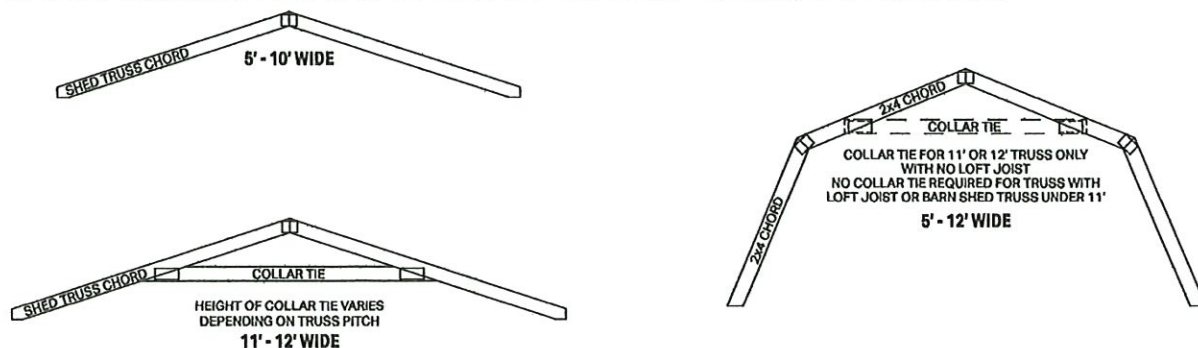
Customer initials DS KE

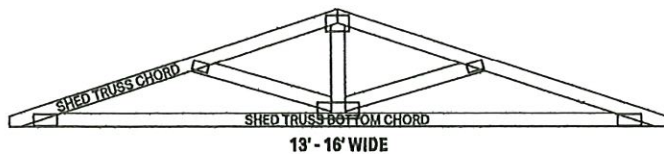
6

ROOF TRUSS TYPES

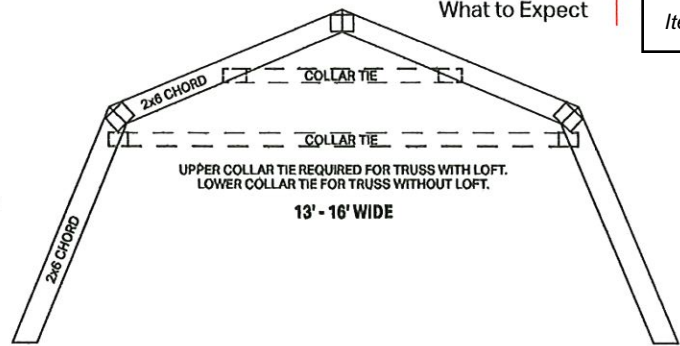
The type of roof truss that comes standard with your building will vary by the roof type, pitch (steepness) and building width. This is especially important on buildings starting at 12' wide as these trusses include a bottom chord or collar tie (see diagrams below) that can impact the amount of usable space overhead.

See truss examples here and contact the Tuff Shed® factory with questions.







Customer initials ^{DS} KE



7

INSTALLATION DAY

Your Tuff Shed® building is about to become a reality. Important details for installation day:

-  For jobs with concrete purchased through Tuff Shed, our concrete partner will coordinate the pour once their site prep has passed inspections (see preparation section). The concrete project manager will oversee the concrete pour and then turn the project over to Tuff Shed. The pad will need to cure prior to the Tuff Shed building being installed.
- Our installers will arrive on the site, unload materials and components, and begin to assemble your building.
-  *If you purchased a display building, our delivery driver will arrive on the site, review your desired building location, and the access route for his truck and trailer.*
- Please have someone over the age of 18 at home.
- An out of level site will force our installers to stop work and collect an additional leveling fee prior to resuming.
- Our installers will need a power source so they can plug in the compressors that power their tools.
- Inspect the building before the installers leave for the day.
- It may surprise you – but like most home builders, the weather seldom interferes with installation. **Rain, snow, and sleet will most likely not prevent installation and will not damage the structure during installation. Ask for details.**

Customer initials ^{DS} KE


8

HOW WE PAINT

If you have selected the paint upgrade on a new building, then Tuff Shed® will paint your building. Here's our painting process:

- Before being transported to the building site, the first coat of paint is applied at our factories by roller to exterior siding and trim surfaces.
- The second coat of paint is applied during on-site installation. A Seasonal Second Coat Paint Discount is available in select winter markets during cold/wet months. If this discount has been applied to your order, then the installers will not apply the second coat of paint to your building during installation regardless of weather at the time of install.
- Customers who have received our Seasonal Second Coat Paint Discount will be provided with siding and trim paint, a roller and two small brushes. These customers should apply the second coat of paint to their building on a dry day when the temperature is higher than 35 degrees.

Display buildings received the first and second coats of paint prior to being put into service as a display. No additional painting will be included in the purchase.

Customer initials 

9

PROPER CARE AND MAINTENANCE

Your Tuff Shed® building will need routine care & maintenance to ensure the building withstands things like weather and wear & tear over time:

- **Keep your Building on the Level** – When normal ground settling occurs, it can affect your Tuff Shed® building, making it difficult to open, close or latch the door. This is not a warranty issue, but in most cases, the building can be easily re-leveled by the customer or for a reasonable fee by Tuff Shed®.
- **Protect your Floor** – Do not add rubber mats or vinyl flooring inside as they can create a serious moisture and rot issue. Do not block floor track vent holes.
- **Redirect Water** – Water is the enemy of most structures. Take care to redirect water from your building whenever possible. Rain water runoff from other structures and misdirected irrigation systems can damage your Tuff Shed® building, and is not covered by warranty.

- **Re-paint Regularly** – Painting is one of the easiest ways to protect the exterior wood surfaces of a Tuff Shed® building. Your building’s warranty coverage requires that the building be re-painted every five years. We recommend using high quality materials like Glidden Paints.



Routine painting is essential to a shed's overall protection

Customer initials DS
KE

10

APPEARANCE OF MATERIALS

Wondering about the appearance of a certain feature of your Tuff Shed® building? This information can help you better understand why some components look the way they do.

Displays

Display buildings are sold in "as is" condition, which can vary, ranging from minor blemishes like faded paint to more significant issues such as damaged trim, missing shingles, and dented or bent floor joists.

Roofing Nails

It's not a mistake that nails are poking through the roof on the inside of your building. This is necessary due to building codes requiring shingle nails to "pierce the roof decking material" and does not affect the performance of the roof.



Roofing nails piercing roof decking



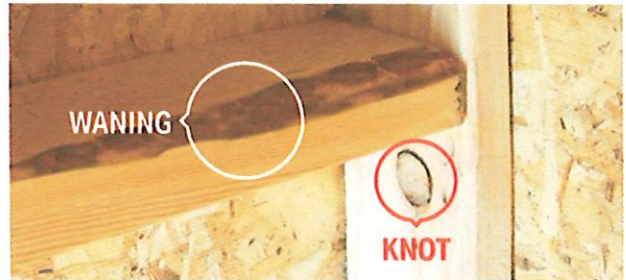
White "chalking" on the steel

Galvanized Steel Floor Joists

- Most of our sheds include 16-gauge, hot-dipped galvanized steel floor joists, which are designed to be placed directly on any firm, level surface.
- White "Chalking" on the Steel – This appearance is normal and does not affect the performance of the steel or the 40-year industry-rating on the material.
- Exposed Steel – These joists are designed to withstand the elements and are exposed after installation. Some customers prefer to cover the steel with "skirting" made from siding. While we can add a skirting, we don't recommend it, since wood siding material contacting the ground can wick up moisture into the building.
- Small Rectangular Holes in the Steel – During production, small vent holes are punched into the steel. These holes allow for airflow beneath the building. Snap-in screen vents are available as an inexpensive upgrade.

Lumber

We use dimensional lumber for wall and roof framing that has been dried, then stored in a controlled environment (our factories) prior to installation. It is unlikely that this wood will have a uniform appearance, and may have blemishes or "waning and knots". This is normal and will not affect the structural integrity of the building.



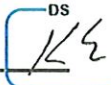
Waning and Knotted Lumber

Weathertight or Airtight

We strive to make the building weathertight. But they are not airtight. Air and mice can infiltrate your building as they can your home.

Concrete

- 🚚 When purchasing concrete through Tuff Shed, our concrete partner will include a control joint for any pad larger than 12 feet. A control joint is a one inch deep cut in the concrete surface to 'control' where cracks form. This joint also serves as a space allowing the concrete to expand and contract as weather changes.
- 🚚 Concrete cracks can be scary, but they are completely normal. When purchasing concrete through Tuff Shed, our concrete partner has reinforced the concrete with rebar so that any crack less than 1/2" in width will NOT hinder structural integrity of the concrete pad.

Customer initials 

Customer Signature 



800-BUY-TUFF
tuffshed.com

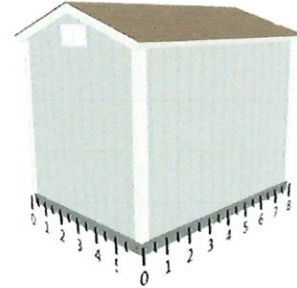




KEVIN EPP Item # 4.
348 DEMONTLUZIN AVE.
BAY ST. LOUIS MS 39520
Q9074788-9051143

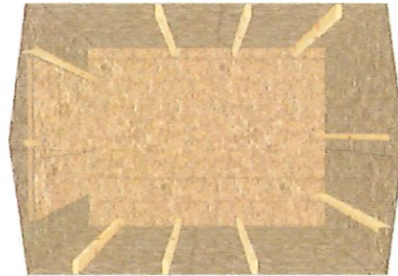


Wall D



Wall C

Wall A



Wall B

Base Details/Permit Details


Building Size & Style
SR-600 - 6' wide by 8' long
Paint Selection
Base: Solitary State, Trim: Delicate
White
Roof Selection
Shakewood Dimensional Premium
Shingle
Drip Edge
White

Optional Details

High Wind
High Wind - Home Depot Gulf
Doors
4' x 6' Single Shed Door, Left Hinge
Placement
Floor and Foundation
4 Ea Shed Anchor into Dirt - Auger or
MR88
Vents
16"x8" Wall Vent - White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
No
Is there a power outlet within 100 feet of installation location?
Yes
The building location must be level to properly install the building. How level is the install location?
Within 4" of level
Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
Substrate Shed will be installed on?
Grass

Customer Signature:  Date: 5/29/2024
DocuSigned by: DCF52A4628B4425...

Item # 4.

Sales Order

Location:	GULFPORT #600 228-867-9925	Scheduled Date:	Pending
Factory Location:	Baton Rouge #350 225-663-8700	Created Date:	05/24/2024
Factory Address:	13527 Airline Hwy Baton Rouge, LA 70817	Customer:	KEVIN EPPERSON p. (601) 278-6900 c. kevin.epperson@chs.net
Prepared by:	Tuff Shed salesforce@tuffshed.com	SF SO:	01150417
Special Instructions:		HD Store #:	2901
		Customer PO:	
		JDE SO:	2076499
Serial Number:		Ship to Address:	348 DEMONTLUZIN AVE. BAY ST. LOUIS, MS, 39520, US

Line Item Description	Quantity
SR-600 6 x 8	1.00
Upgrade - 4' x 6' Single Shed Door	1.00
Shed Anchor into Dirt - Auger or MR88	4.00
Lifetime Shingle Upgrade	57.00
High Wind - Home Depot Gulf	48.00
16"x8" Wall Vent - White	1.00
Full Service Paint Application	1.00
Credit for Removal of Default Door	1.00

DocuSigned by:  _____ 5/29/2024

Customer Signature DCF52A4628B1425... _____ Date

Initials  _____

BAY SAINT LOUIS

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Kevin Jordan - North Beach Properties, LLC.

Address: 39362 I-59 Service Rd. Pearl River, LA. 7045
(No P.O. Boxes)

Telephone Number (985) 788-9561 Cell Number()

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: 102 Blaize Ave

Give written scope of work to be performed: _____

Close in front Wall on front Patio
area.

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)

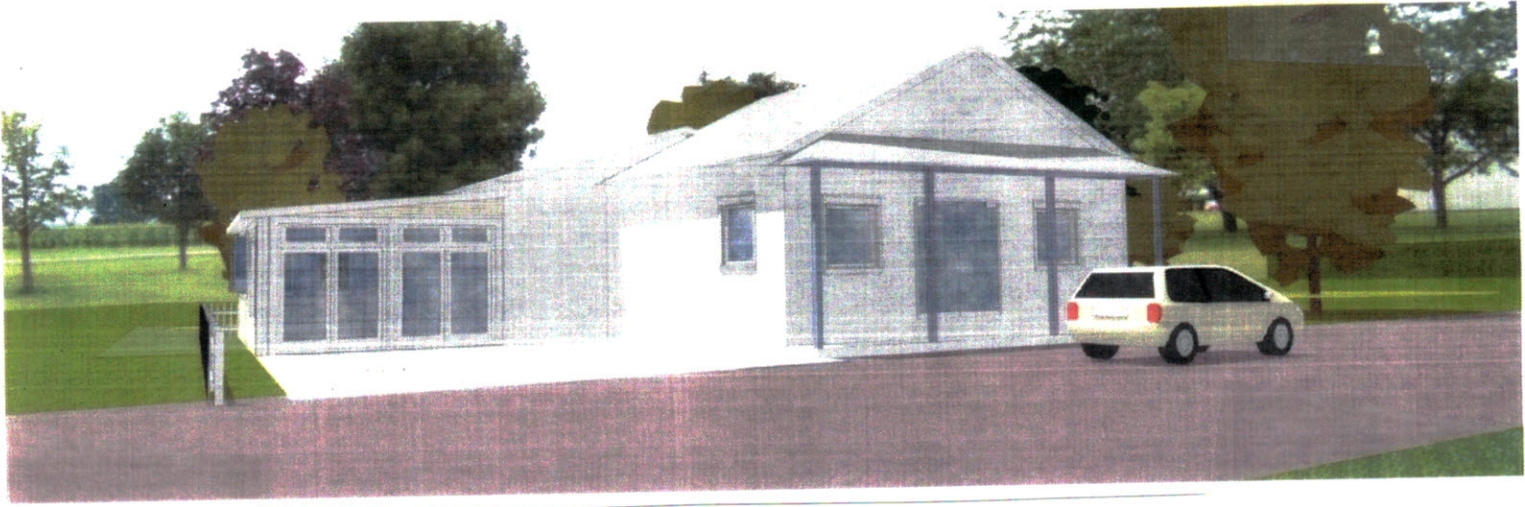
1. 35mm or digital only. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.

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

Inbox

BLAIZE FRENCH DOORS AS REQUESTED ATTACHED



Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 102 Blaise Avenue
 Applicant Name: Kevin Jordan Owner Name: _____
 Mailing Address: 39362 I-59 Service Rd Mailing Address: _____
 Phone: 985-738-9561 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: _____ Date: _____
 Owner's Signature _____
 Required: _____ Date: _____

Please refer to the checklist of materials required with your application
 A Meeting with the Bay St Louis HPC to discuss the specific details of your project is strongly encouraged.
Historic Preservation Commission / City Council Use Only

Application

HPC Review / City Council Review

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	
Comment: _____	
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: _____	Review Date: _____
Comments: _____	
(BSL Historic Preservation Commissioner) _____	(City Council President Signature) _____ (Date) _____

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



Historic Preservation Commission Meeting Minutes

May 13, 2024 at 12:00 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Commissioner Steve Haas

Commissioner Matt Stieffel

Chairman Cliff Rabalais

Commissioner John Bezou

ABSENT

Commissioner Patricia Keating

Commissioner Dave Wessinger

Action Items

1. Colt Lee submitted a motion to approve the addition of the master suite on the back of the garage/studio for 116 Washington Street.

Motion made by Commissioner Bezou, Seconded by Commissioner Haas.

Voting Yea: Commissioner Haas, Commissioner Stieffel, Chairman Rabalais,
Commissioner Bezou

2. Motion to approve the construction of a new house at 218 Ballentine Street submitted by Pete and Erin Nuss.

Approve motion with the following conditions:

- Column must be round

- Simulated Divided Lite windows
- Front and Side doors need to be constant
- Standing seam roof

Motion made by Commissioner Bezou, Seconded by Commissioner Haas.

Voting Yea: Commissioner Haas, Commissioner Stieffel, Chairman Rabalais,
Commissioner Bezou

3. Motion to approve Colonial and Bahama style shutters at 333 Carroll Avenue

Motion made by Commissioner Haas, Seconded by Commissioner Stieffel.

Voting Yea: Commissioner Haas, Commissioner Stieffel, Chairman Rabalais,
Commissioner Bezou

4. Motion to approve the demo and renovation of 122 Ulman Avenue submitted by
Talamo

Reuse wooden siding on front of house. Hardie siding all other side of house is
acceptable.

Motion made by Chairman Rabalais, Seconded by Commissioner Haas.

Voting Yea: Commissioner Haas, Commissioner Stieffel, Chairman Rabalais,
Commissioner Bezou

5. Motion to approve the renovation/addition at 112 North 2nd Street.

Motion made by Commissioner Bezou, Seconded by Commissioner Haas.

Voting Yea: Commissioner Haas, Commissioner Stieffel, Chairman Rabalais,
Commissioner Bezou

6. Motion to conceptually approve a new construction at 500 S Beach Blvd submitted by
Thomas LeMarie

Demo is allowed once building permit is approved.

Motion made by Chairman Rabalais, Seconded by Commissioner Bezou.

Voting Yea: Commissioner Haas, Commissioner Stieffel, Chairman Rabalais,
Commissioner Bezou

- 7. Motion to approve the construction of a fence at 342 Carroll Avenue submitted by Maggio

Motion made by Commissioner Haas, Seconded by Commissioner Bezou.

Voting Yea: Commissioner Haas, Commissioner Stieffel, Chairman Rabalais,
Commissioner Bezou

Minutes Approval

- 8. Motion to approve the April 8, 2024 HPC Minutes

Motion made by Commissioner Stieffel, Seconded by Commissioner Bezou.

Voting Yea: Commissioner Haas, Commissioner Stieffel, Chairman Rabalais,
Commissioner Bezou

Adjourn

Motion made by Commissioner Stieffel, Seconded by Commissioner Bezou.

Voting Yea: Commissioner Haas, Commissioner Stieffel, Chairman Rabalais, Commissioner Bezou

Cliff Rabalais, Chairman Date

Jeremy Burke, Staff Date