



October 14, 2024 Historic Preservation Commission Meeting Agenda

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

Call to Order

Action Items

- [1.](#) Motion to approve the addition of a back porch at 302 St John Street submitted by Jenise McCardell
- [2.](#) Motion to approve the renovation at 247 Citizen Street submit by Depreo and Colt Lee
- [3.](#) Motion to approve the renovation to the second floor and addition within the footprint of the house at 410 N. Beach Blvd submitted by Dean and Marilene Taylor

- [4.](#) Motion to approve the proposed new dwelling at 500 S Beach Blvd submitted by Thomas LeMaire.
- [5.](#) Motion to approve demo at 129 Railroad Avenue submitted by Kane Construction and Alex Lacy
- [6.](#) Motion to approve addition of accessory structure/carport in the rear yard at 304 Easterbrook submitted by Teddy Necaïse

Minutes Approval

- [7.](#) Motion to approve minutes from September 9, 2024, Historic Preservation Commission meeting

Adjourn

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 302 St. John
Applicant Name: Jenise McCordell Owner Name: Same
Mailing Address: 302 St John BSL 39520 Mailing Address: Same
Phone: 228-342-0012/406-6347 Phone: Same

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

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

[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: Jenise McCordell Date: 9/18/24
Owner's Signature: Jenise McCordell Date: 9/18/24

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

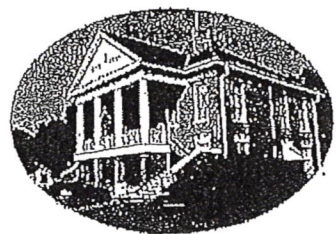
Application
HPC Review / City Council Review

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

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

Bay Saint Louis

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Jenise McCardell

Address: 302 St. John BSL Ms 39520
(No P.O. Boxes)

Telephone Number (228) 466-6347 Cell Number (228) 342-0012

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

Give written scope of work to be performed: _____

Construct Back Porch.

We are using same material @ of
area house that is constructed

HISTORIC PRESERVATION COMMISSION REVIEW

CITY OF BAY ST. LOUIS, MISSISSIPPI

MATERIALS TO SUBMIT WITH THE APPLICATION FOR REVIEW

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

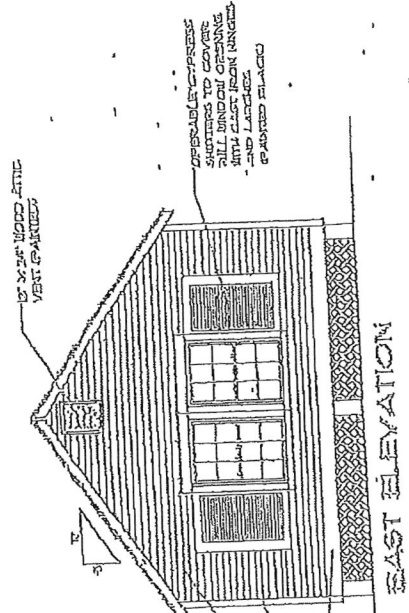
1. Site Plan, Indicating setbacks to the front, rear and side yards.
2. Exterior elevations (street views) of proposed structure(s).
3. Description of exterior trim materials to be used. Can be shown on plans or separate page.
 - a) Siding material: wood, hardi-plank, etc...
 - b) Masonry material: brick,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

PHOTOGRAPHS: (Renovations only, not new construction)

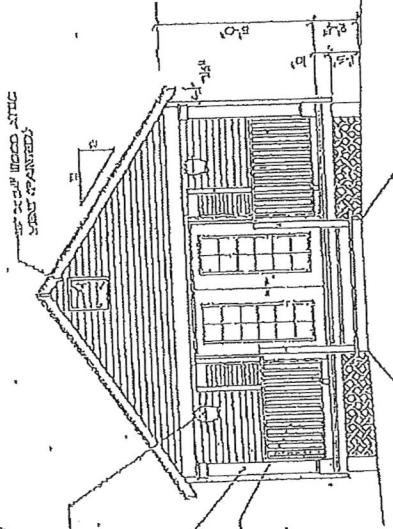
1. 35mm or digital only. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.

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

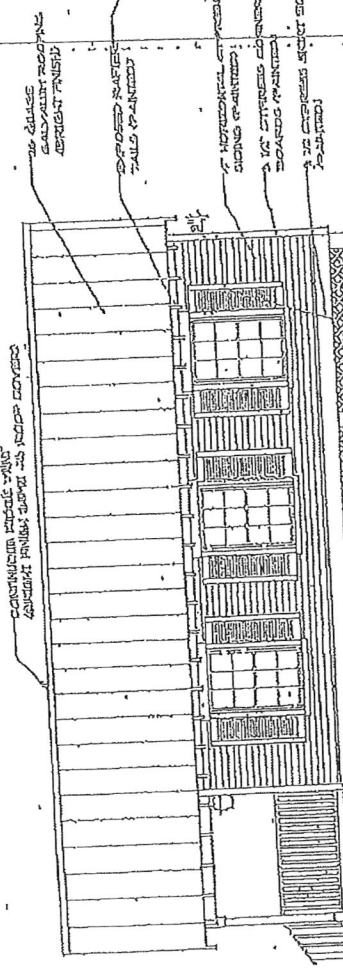
Bay St. Louis Historic Preservation Commission
March 1, 2008



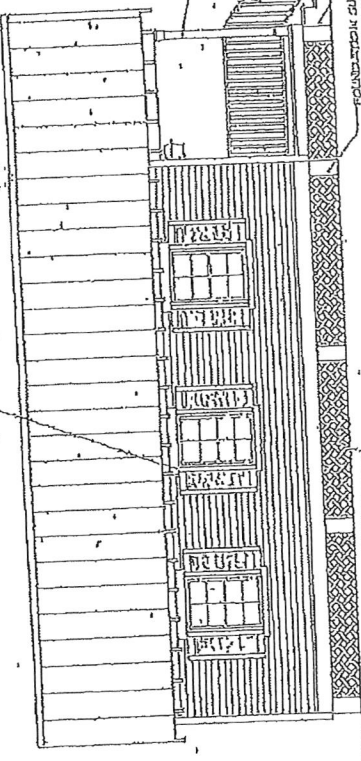
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATION DESIGN DETAILS WITH NOTATIONS

UPPER HALF OF GABLE ROOF PAINTED

OPERABLE PRESS SHUTTERS TO COVER ALL WINDOW OPENINGS WITH CLUST BROWN PAINTED AND LAMINATED PAINTED FINISH

UPPER HALF OF GABLE ROOF PAINTED

UPPER HALF OF GABLE ROOF PAINTED

UPPER HALF OF GABLE ROOF PAINTED

UPPER HALF OF GABLE ROOF PAINTED

NOTE: WINDOW AND DOOR TRIM TO HAVE A SHIP HEAD FINISH WITH A 1/2" GUE AND BOTTOM RAILS (PAINTED)

LEFT PORTALS TO BE PAINTED WITH CASUAL FINISHING. ALL OTHER PORTALS TO BE PAINTED WITH CASUAL FINISHING.

4" x 4" PORTALS WITH 1/2" CAPITAL AND 1/2" BASE (PAINTED)

UPPER HALF OF GABLE ROOF PAINTED

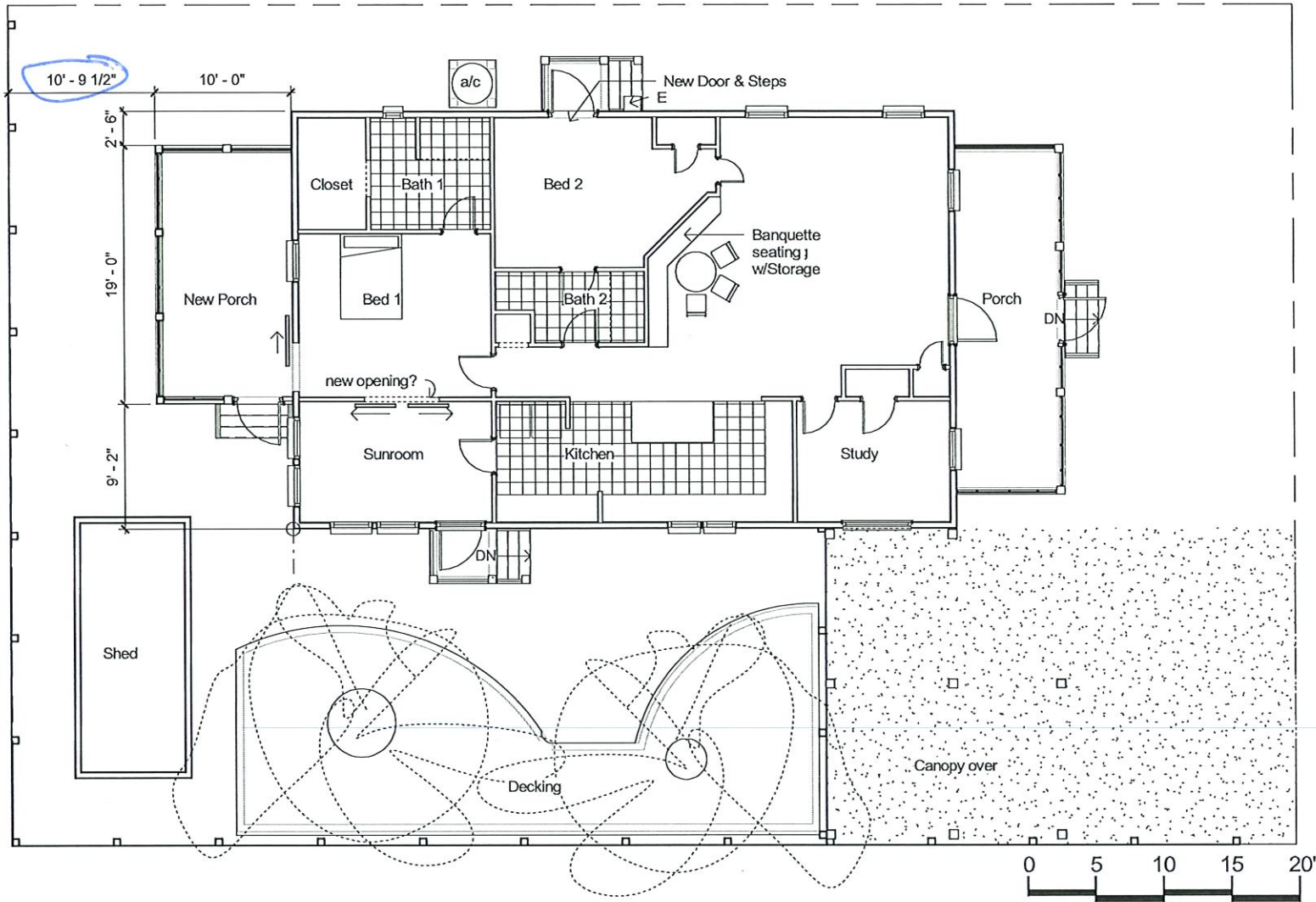
FOUNDATION COURSE TO BE PAINTED WITH CASUAL FINISHING

CONTINUOUS WINDOW TRIM TO BE COVERED WITH CASUAL FINISHING

CONTINUOUS WINDOW TRIM TO BE COVERED WITH CASUAL FINISHING

WEATHERED LATTICE SCREENING TO BE PAINTED WITH CASUAL FINISHING

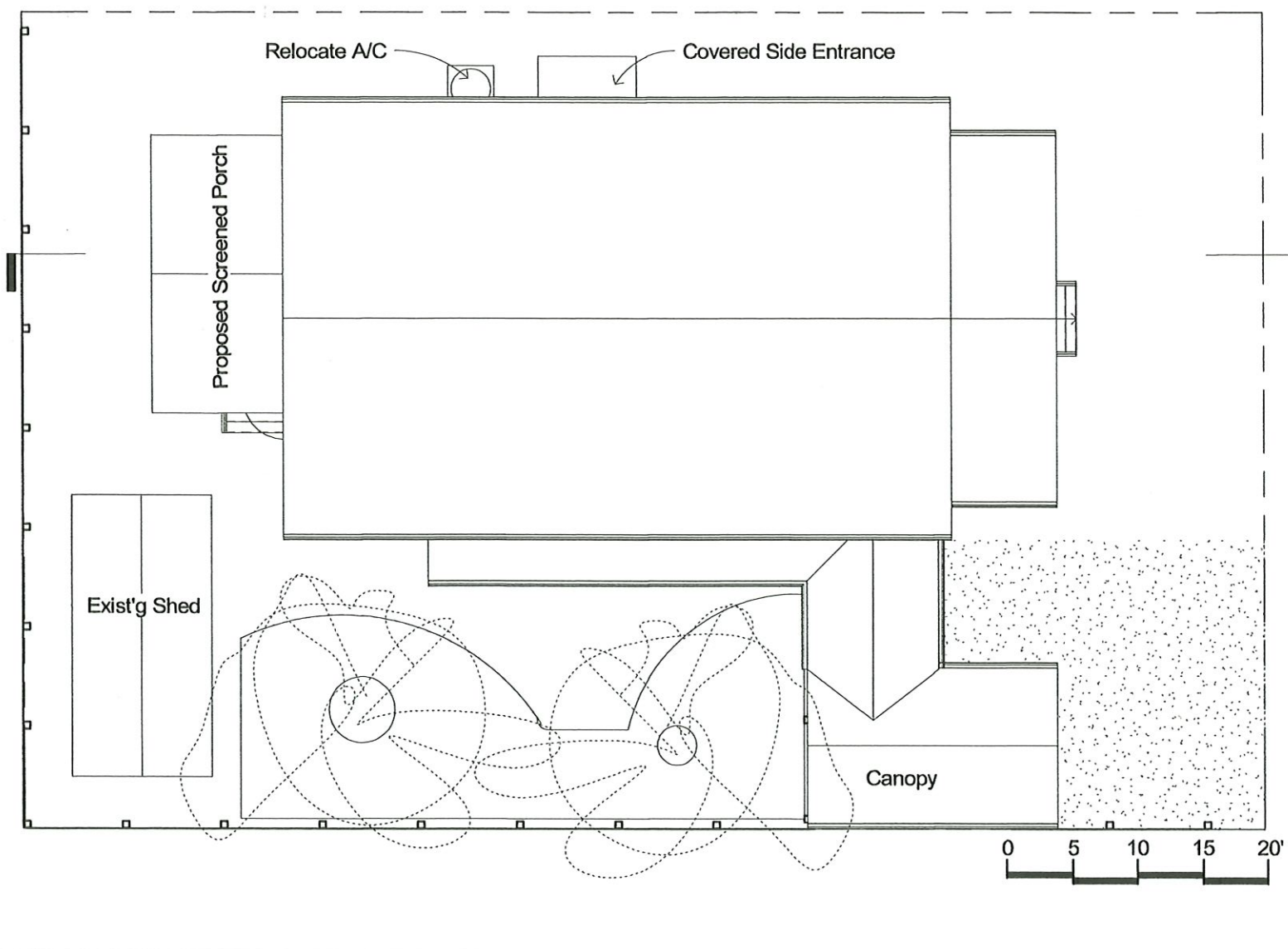
THIS DRAWING IS FOR THE EXTERIOR OF THE EAST OF LOW HISTORICAL PRESERVATION DISTRICT. THIS DRAWING IS FOR THE EXTERIOR OF THE WEST OF LOW HISTORICAL PRESERVATION DISTRICT. THIS DRAWING IS FOR THE EXTERIOR OF THE SOUTH OF LOW HISTORICAL PRESERVATION DISTRICT. THIS DRAWING IS FOR THE EXTERIOR OF THE NORTH OF LOW HISTORICAL PRESERVATION DISTRICT. THIS DRAWING IS FOR THE EXTERIOR OF THE EAST OF LOW HISTORICAL PRESERVATION DISTRICT. THIS DRAWING IS FOR THE EXTERIOR OF THE WEST OF LOW HISTORICAL PRESERVATION DISTRICT. THIS DRAWING IS FOR THE EXTERIOR OF THE SOUTH OF LOW HISTORICAL PRESERVATION DISTRICT. THIS DRAWING IS FOR THE EXTERIOR OF THE NORTH OF LOW HISTORICAL PRESERVATION DISTRICT.



ST JOHN ST

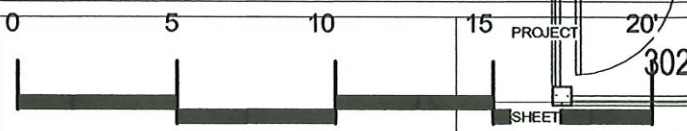
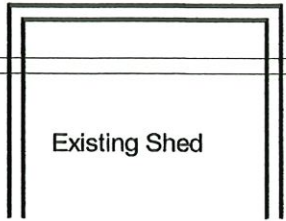
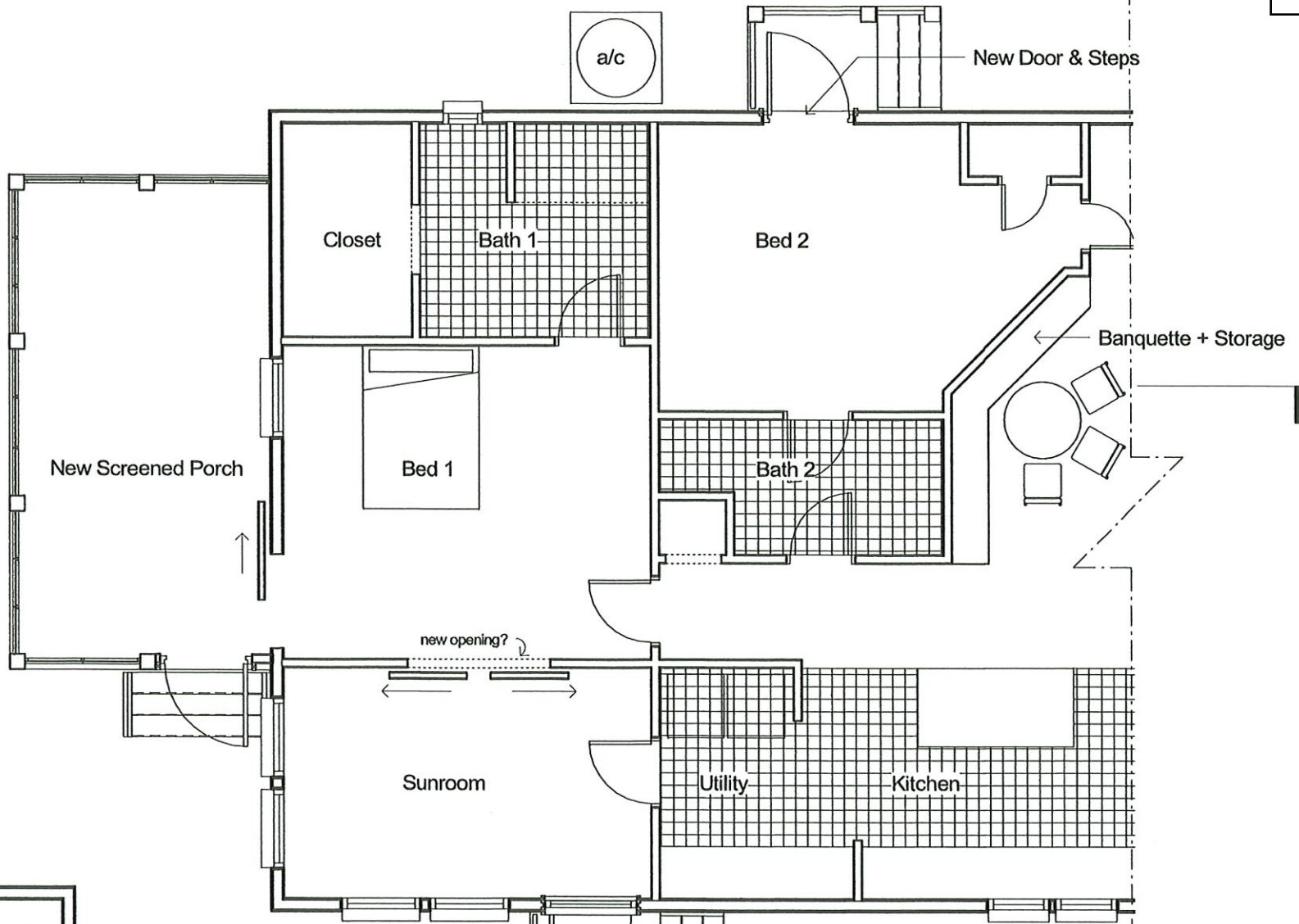
PROJECT	302 ST JOHN STREET	CLIENT	J McCordall / M Currier	Project number	2407	Scale (@ A3)	1/8" = 1'-0"
SHEET	PROPOSED LEVEL 1	Date	Sept 2024	DRAWING NUMBER	P02-B	REV	

Item # 1.



	PROJECT	302 ST JOHN STREET	CLIENT	J McCordell / M Currier	Project number	2407	Scale (@ A3)	1/8" = 1'-0"
	SHEET	PROPOSED SITE PLAN	Date	Sept 2024	DRAWING NUMBER	P01-A	REV	

02/09/2024 19:24:51



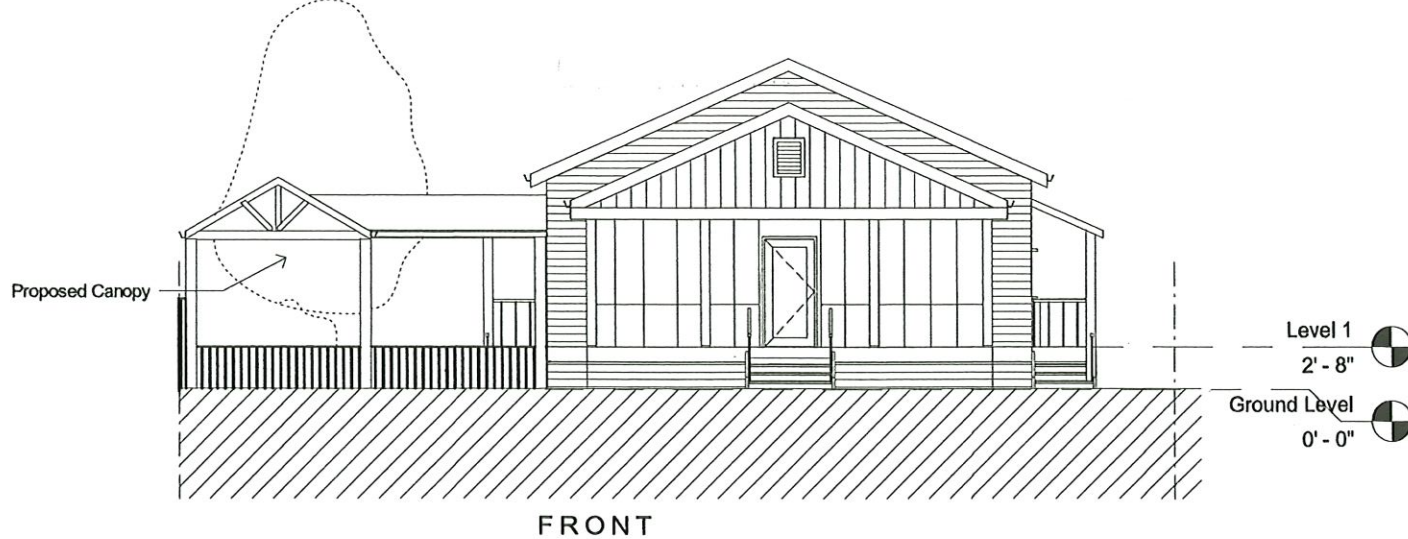
PROJECT SHEET
302 ST JOHN STREET

PROPOSED LEVEL 1 CALLOUT

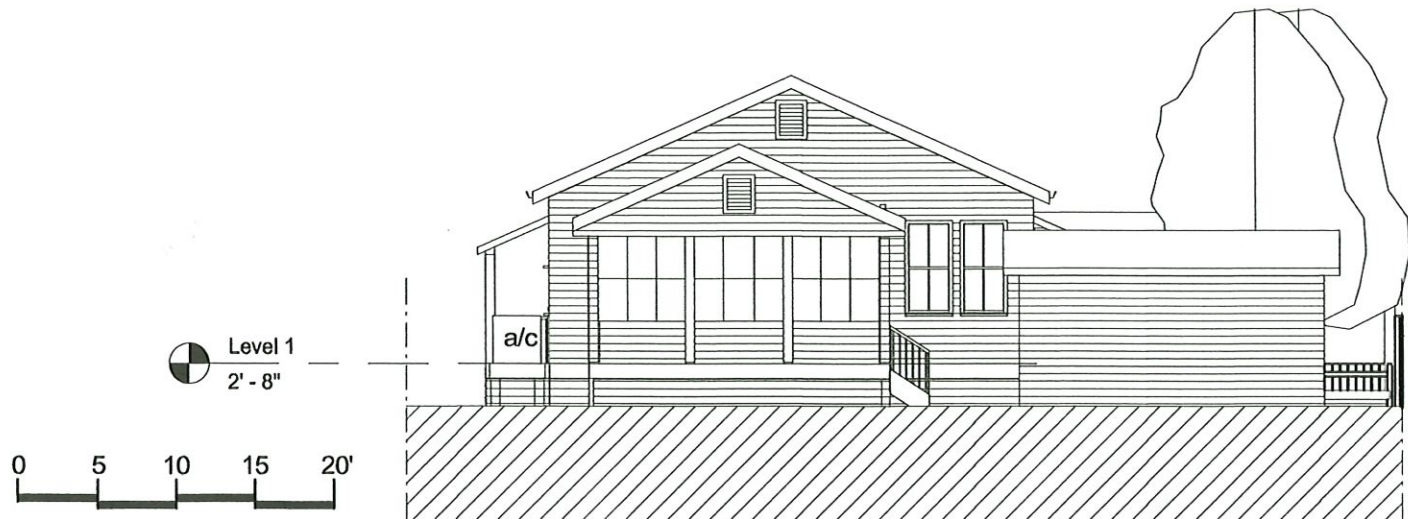
CLIENT J McCordall / M Carrier	Project number 2407	Scale (@ A3) 1/4" = 1'-0"
Date Sept 2024	DRAWING NUMBER P03	REV

02/09/2024 05:39:49

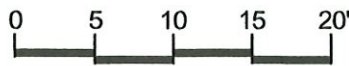
Item # 1.



FRONT

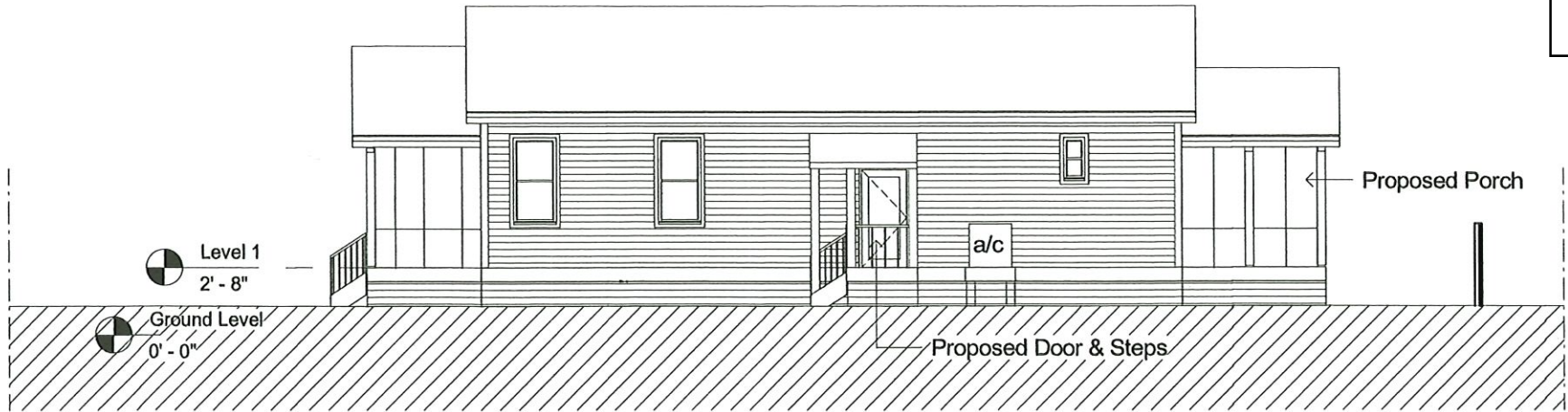


REAR

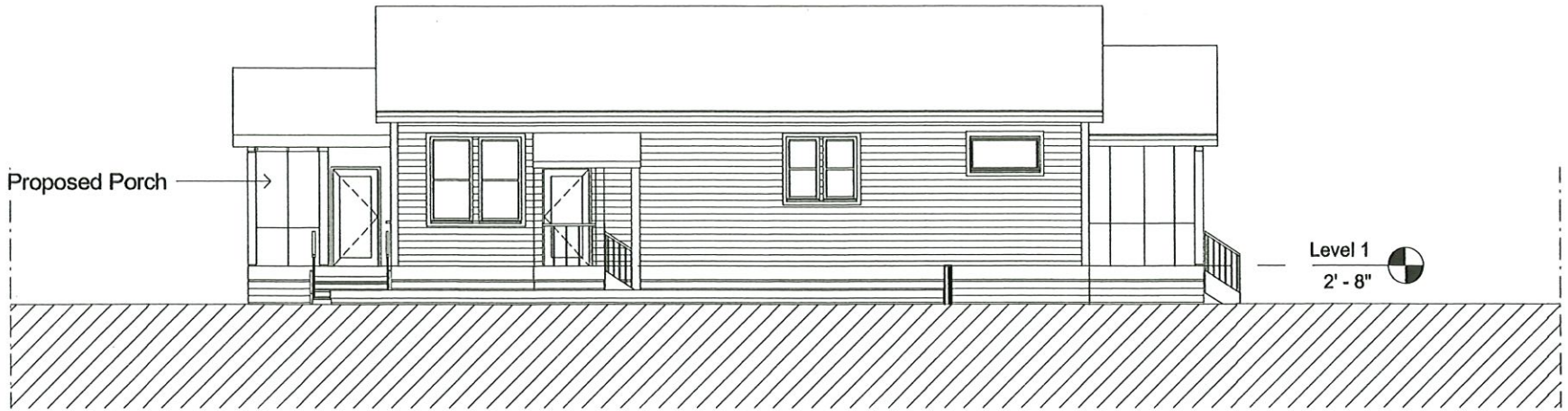


	PROJECT	302 ST JOHN STREET	CLIENT	J McCordall / M Carrier	Project number	2407	Scale (@ A3)	1/8" = 1'-0"
	SHEET	PROPOSED FRONT _ REAR ELEVATIONS	Date	Sept 2024	DRAWING NUMBER	P04-A	REV	

02/09/2024 13:24:52



WEST

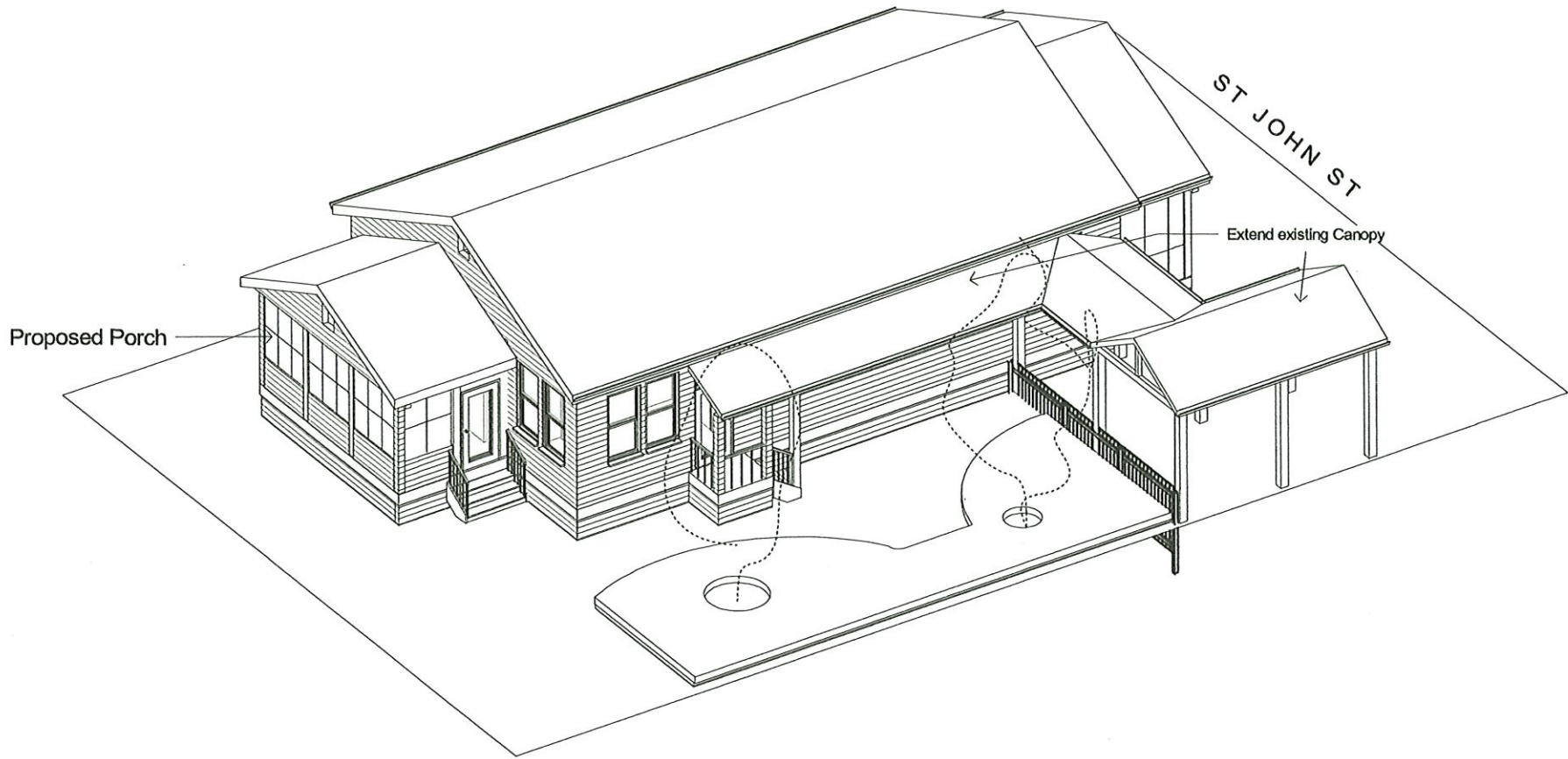


EAST



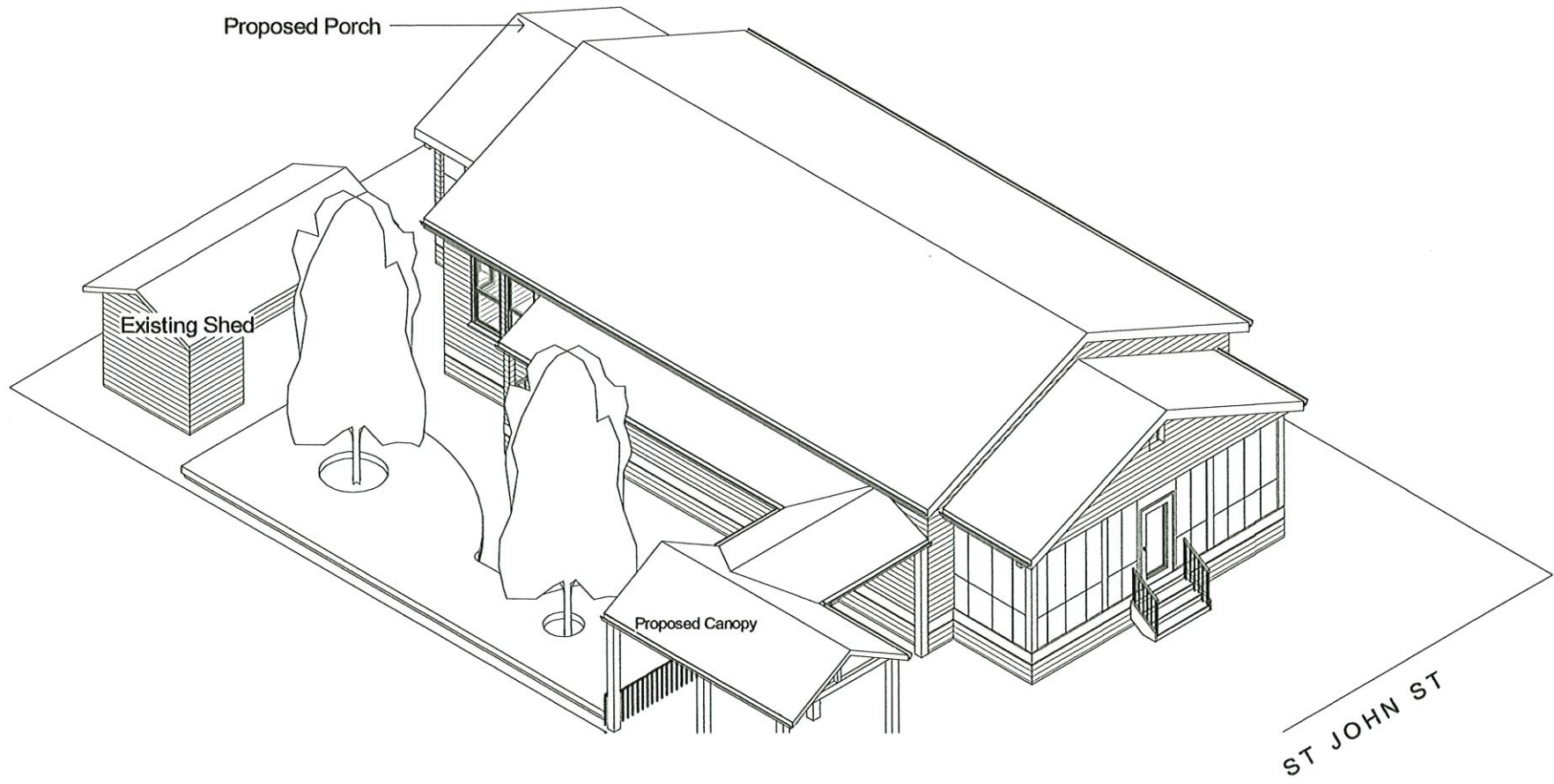
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	SHEET	PROPOSED WEST _ EAST ELEVATIONS		Date	Sept 2024	DRAWING NUMBER	P05	REV	

02/09/2024 05:39:50



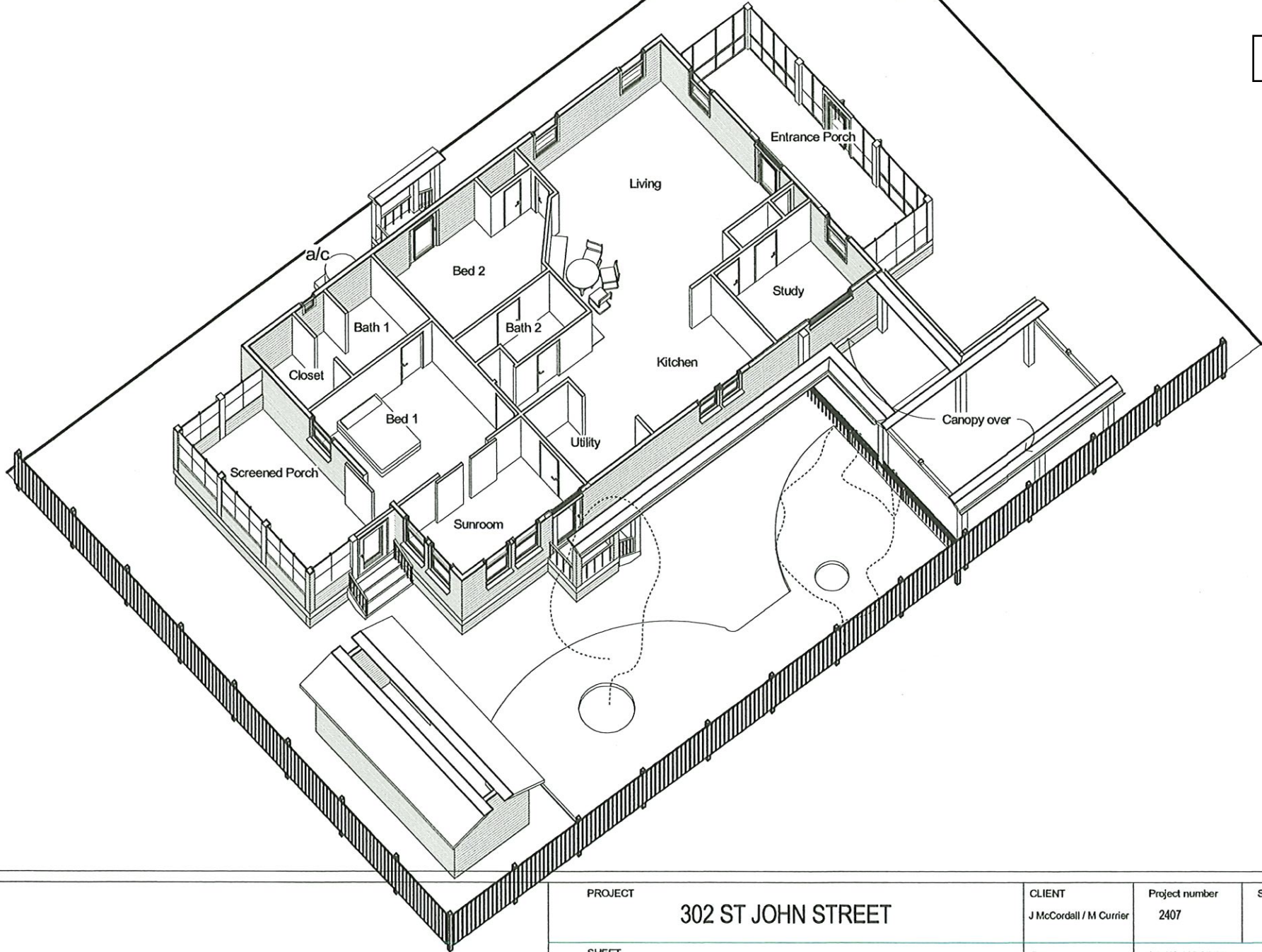
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	SHEET	PROPOSED EXT. ORTHO - SE	Date	Sept 2024	DRAWING NUMBER	P06-A	REV	

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	PROJECT	302 ST JOHN STREET	CLIENT	J McCordall / M Carrier	Project number	2407	Scale (@ A3)
	SHEET	PROPOSED EXT ORTHO - NE	Date	Sept 2024	DRAWING NUMBER	P07-A	REV

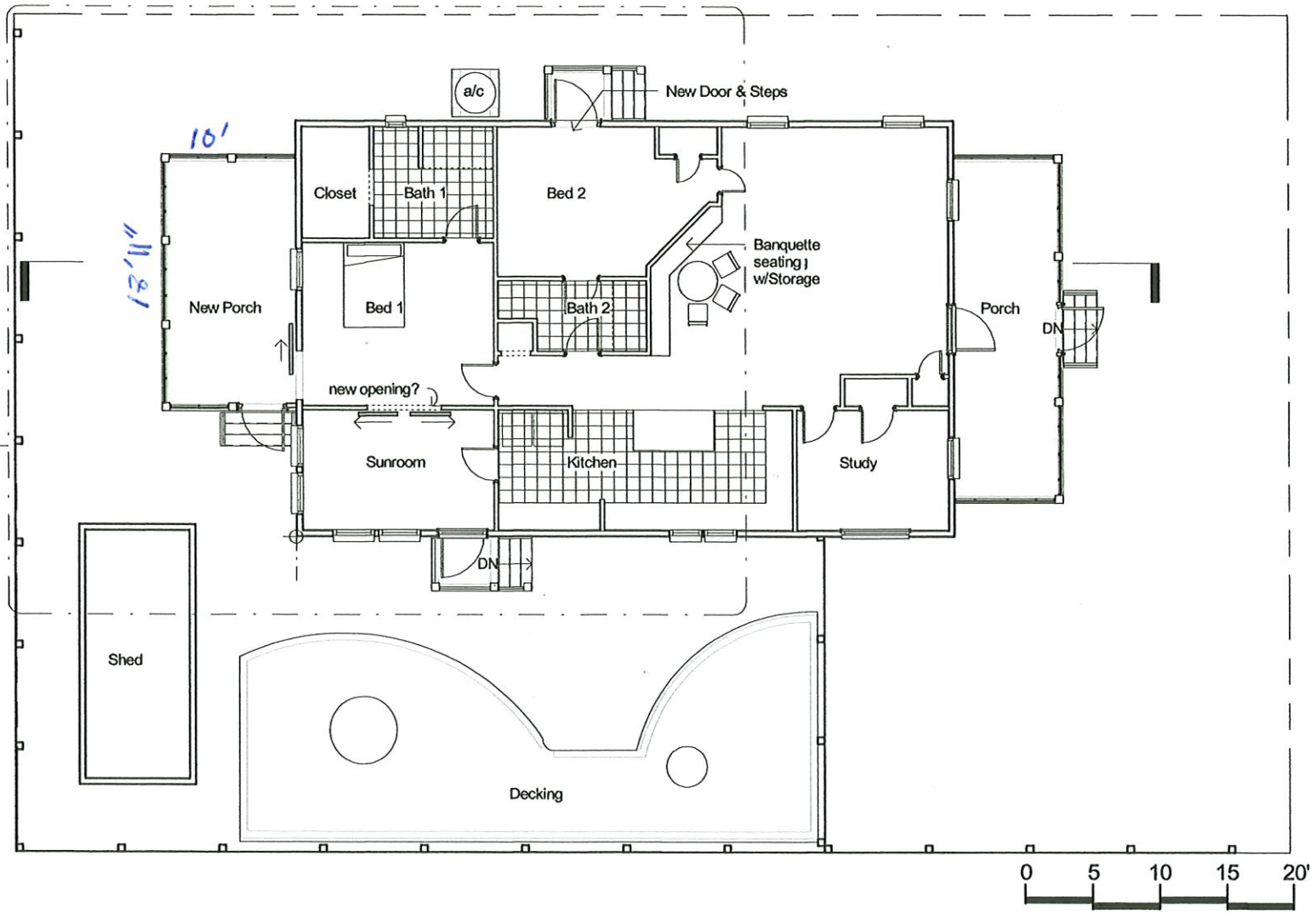
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PROJECT	302 ST JOHN STREET	CLIENT	J McCordall / M Carrier	Project number	2407	Scale (@ A3)	
SHEET	PROPOSED INTERNAL ORTHO	Date	Sept 2024	DRAWING NUMBER	P08-A	REV	

02/09/2024 19:24:54

1
P03



PROJECT
302 ST JOHN STREET

CLIENT J McCordall / M Carrier	Project number 2407	Scale (@ A3) 1/8" = 1'-0"
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SHEET
PROPOSED LEVEL 1

Date Sept 2024	DRAWING NUMBER P02	REV
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02/09/2024 05:39:49

Parcel Number: 149L-0-29-086.002
Owner Name: IMPSON JOHN W ETAL
Owner Address: 302 ST JOHN ST
Owner City, State ZIP: BAY ST LOUIS,
 MS 39520
Physical Address: 302 ST JOHN ST
Improvement Type: RES
Year Built: 2018
Base Area: 1470
Adjusted Area: 1560
Actual Total Value: 139614
Taxable Total Value: 0
Estimated Tax: 751.79
Homestead Exemption: Yes
Deed Book: 2018
Deed Page: 4114
Legal Description 1: PT 84 2ND WARD
 BAY ST LOUIS
Legal Description 2:

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 247 Citizen St., BSL, MS
 Applicant Name: Colt Lee Owner Name: Eileen & Sonny Depra
 Mailing Address: 2107 Nicholson Ave. Mailing Address: Same as Property
Suite B, Waveland, MS
 Phone: 228-342-8489 Phone: 985-630-1198

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.

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New Construction: New Construction should be visually compatible with the buildings and environment to which it is related, their effect upon the immediate surroundings and the district as a whole while maintaining the rhythm created by building masses, relationships between windows, doors, materials, textures, the patterns, the trims, and the design of the roof. **Items needed:** Architectural drawings to scale. Site plan, to scale (plat) indicating where the proposed project is to be built. Specific description of materials, types & sizes. Photographs of proposed site. Incomplete application for new construction may be considered under conceptual review.

Demolition: Consideration is given to the individual architectural, cultural, and/or historical significance of the resource; the importance or contribution of the resource to the architectural character of the district; and to neighboring property values. **Items needed;** Photographs of existing building. Site Plan to scale. Condition reports; Foundation plan of replacement and/or documentation of justification.

I hereby certify that I understand this application will not be accepted and processed until all requested information has been supplied. I also understand this application may require a site visit/additional research.

Applicant's Signature: Colt Lee Date: 10/3/24
 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

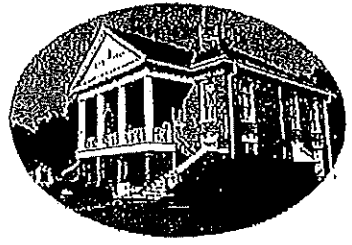
HPC Review / City Council Review

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
 COA Action: Approval; YES NO Date COA Action: _____ Review Date: _____
 Comments: _____
 _____ / _____ (Date)
 (BSL Historic Preservation Commissioner / City Council President Signature)

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

Bay Saint Louis

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Eileen Depero

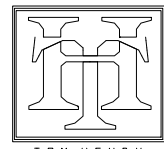
Address: 247 Citizen st. BSL, MS
(No P.O. Boxes)

Telephone Number (985) 630 1198 Cell Number ()

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

Give written scope of work to be performed: existing screen porch & right exterior wall to be demolished & rebuilt adding ~ 6:7" to the existing living space, in length.
Larger utility, kitchen, & screen porch

REVISIONS	DATE	NO.	ITEM



TOM HENRY
designer
1734 Villan Harrison Dr. Blvd., MS
228.596.5557 f: 228.435.5588
email: Henrytdr@AOL.com

DISCLAIMER:
IT IS THE INTENT OF THESE DRAWINGS TO MEET ALL OF THE NATIONAL, STATE AND LOCAL BUILDING CODES EMPLOYED WITHIN THIS JURISDICTION. IT IS REQUESTED THAT THE CONTRACTOR, ALL SUBCONTRACTORS AND SUPPLIERS BE AWARE OF THE REQUIREMENTS OF ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

PROJECT

ADDITIONS AND RENOVATIONS FOR
MR. & MRS. DEPREO
247 CITIZENS, BAY SAINT LOUIS, MS.

SHEET TITLE

SITE PLAN
EXISTING, DEMOLITION
& NEW WORK
FLOOR PLANS

DRAWING SUBMITTAL STATUS

PRELIM. DES. CODE REV.
 DES. DEV. BID CONST. DOC.

DATE: 08-01-24

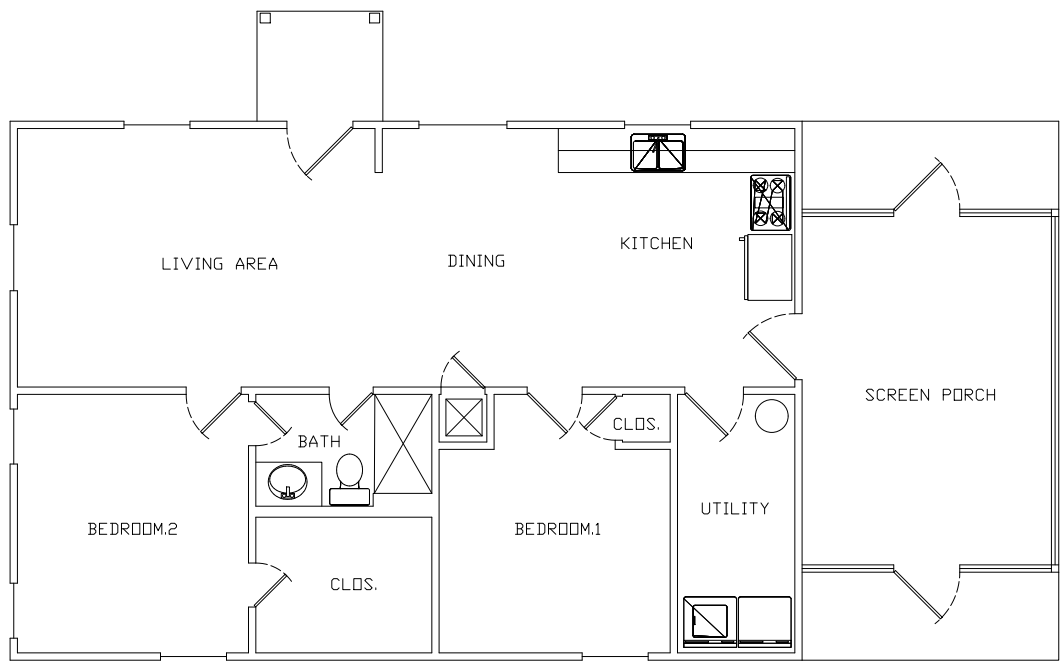
DRWN: C.LEE

CHKD: C.LEE

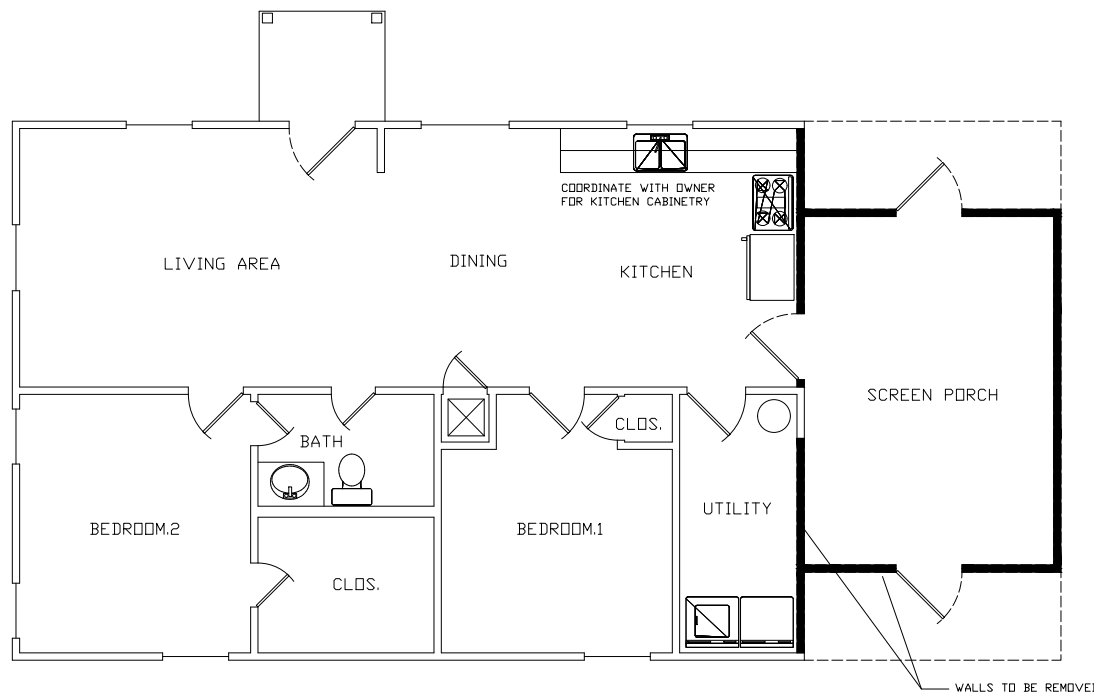
FILE

SHEET

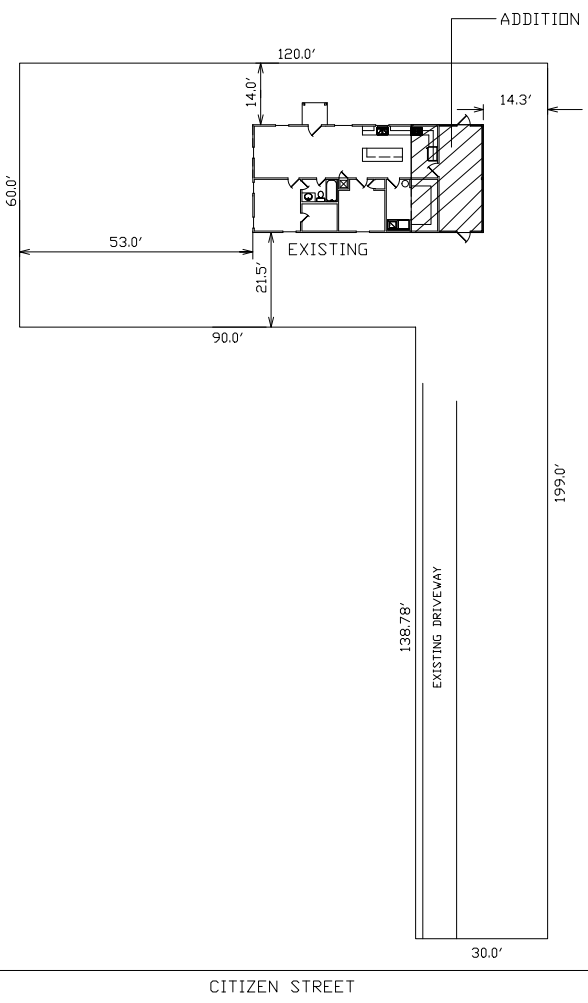
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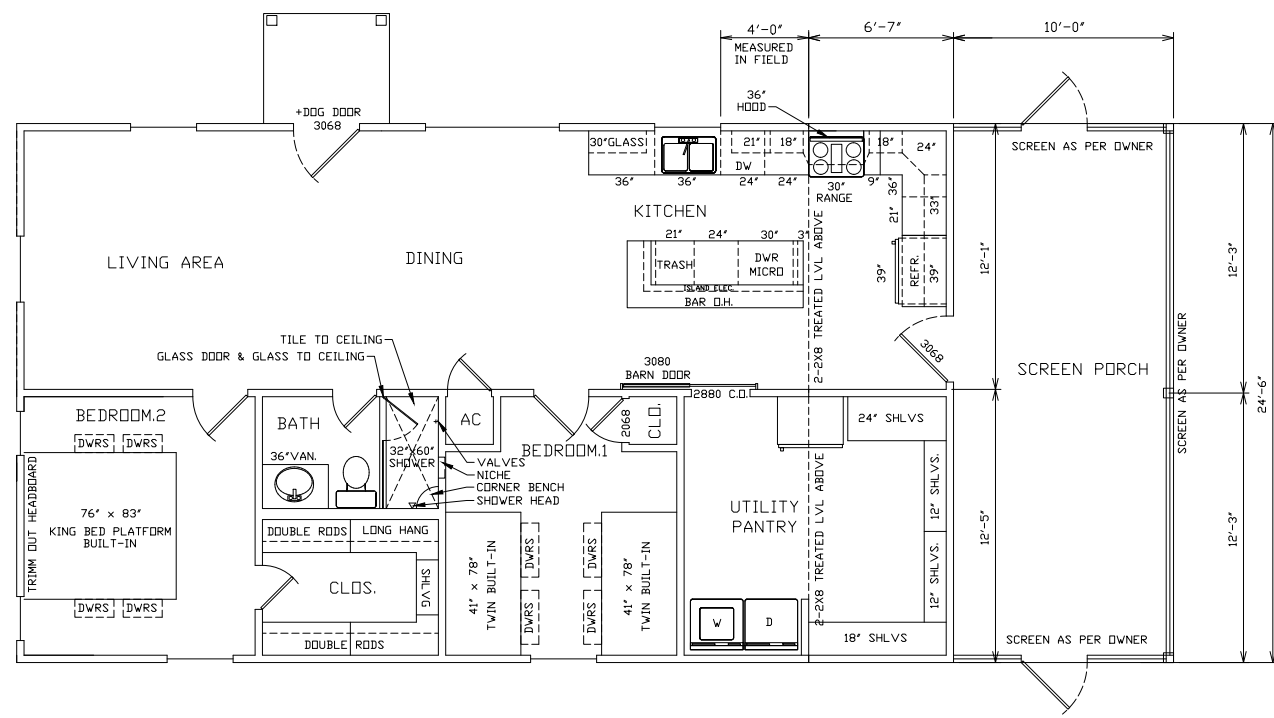
EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



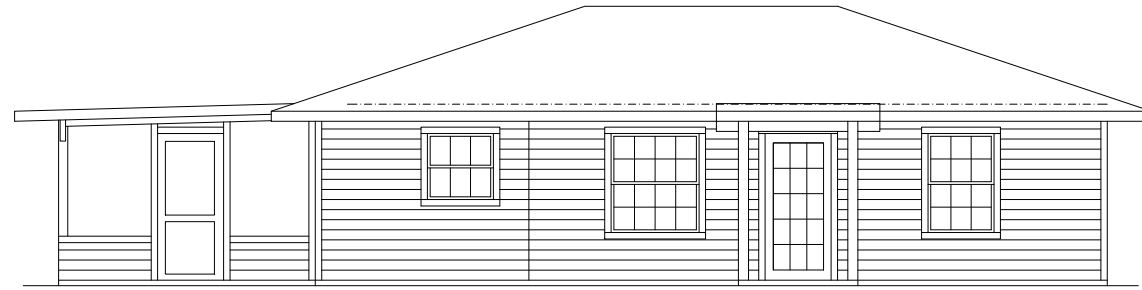
DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"



SITE PLAN
SCALE: 1" = 20'



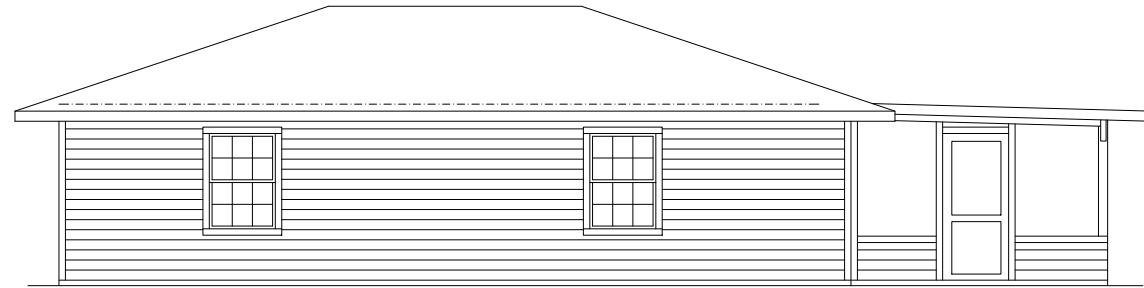
NEW WORK FLOOR PLAN
SCALE: 1/4" = 1'-0"



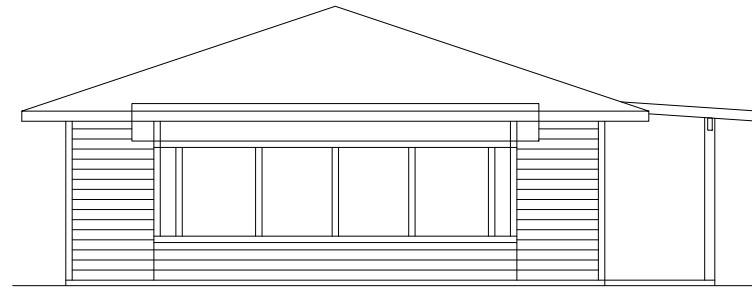
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



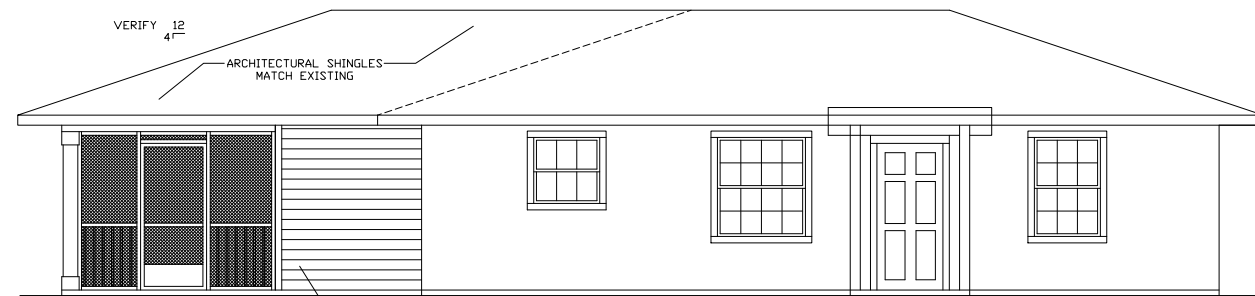
EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



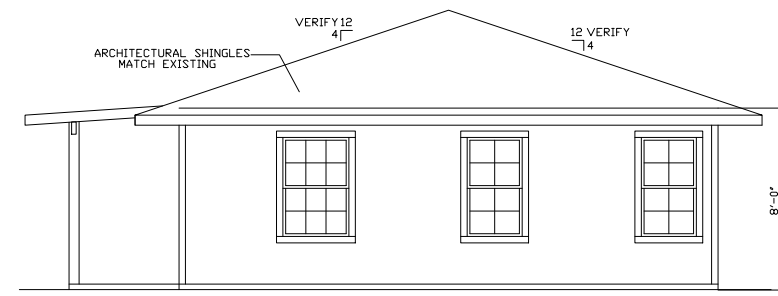
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



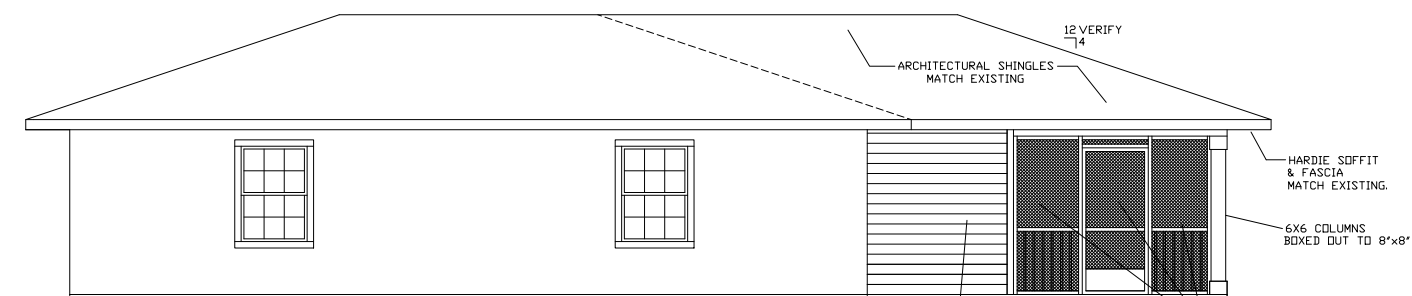
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



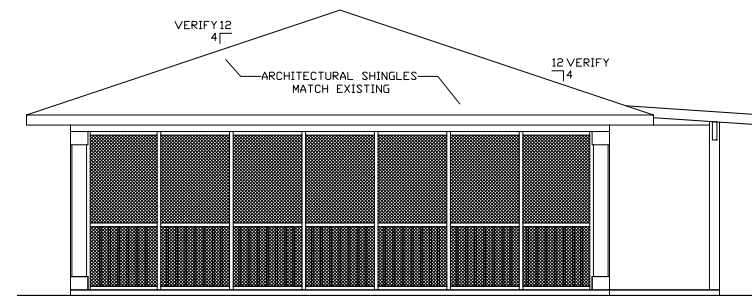
NEW REAR ELEVATION
SCALE: 1/4" = 1'-0"



NEW LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

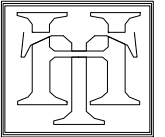


NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"



NEW RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	ITEM
NO.	
DATE	



TOM HENRY
designer
1734 Willam Harrison Dr. Biloxi, MS
228.596.5557 P: 228.435.5588
email: Henrytdr@AOL.com

DISCLAIMER:
IT IS THE INTENT OF THESE DRAWINGS TO MEET ALL OF THE NATIONAL, STATE AND LOCAL BUILDING CODES ENFORCED WITHIN THE JURISDICTION. IT IS REQUESTED THAT THE CONTRACTOR, ALL SUBCONTRACTORS AND SUPPLIERS VERIFY THIS PROJECT MEETS THE REQUIREMENTS OF ANY AND ALL DISCREPANCIES FOUND IN THE DRAWINGS DURING THE BUILDING PROCESS THAT MAY BE NECESSARY TO MEET THE PROJECT'S REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL PRODUCTS ORDERED AND INSTALLED MEET THE MANUFACTURER'S INSTALLATION, OPERATION GUIDELINES & CODE REQUIREMENTS. THE OWNER WILL BE PROVIDED WITH ALL MANUFACTURER'S AND INSTALLER'S WARRANTIES.

PROJECT
ADDITIONS AND RENOVATIONS FOR
MR. & MRS. DEPRED
427 CITIZENS, BAY SAINT LOUIS, MS.

SHEET TITLE
EXISTING & NEW ELEVATIONS

DRAWING SUBMITTAL STATUS	
<input type="checkbox"/> PRELIM. DES.	<input type="checkbox"/> CODE REV.
<input type="checkbox"/> DES. DEV. BID	<input type="checkbox"/> CONST. DOC.
DATE:	08-01-24
DRWN:	C.LEE
CHKD:	C.LEE
FILE:	



VIEW FROM DRIVE



REAR YARD VIEW

RIGHT YARD VIEW





EXISTING SITE PLAN WITH PROPOSED SCOPE OF WORK

EMILY HEAUSLER, ARCHITECT

6649 GENERAL HAIG STREET
NEW ORLEANS, LA 70124

www.designheaus.com
913-206-5153

KEYNOTE LEGEND

TAYLOR RESIDENCE

410 N. Beach Blvd.
Bay Saint Louis, MS 39520

FOR PERMIT

Heausler Design, LLC retains sole ownership of the documents herein. They are intended to be used solely for the referenced project. Any unauthorized use, reuse, modification, or reproduction of these documents, in whole or in part, shall be at the recipient's sole risk with no liability or legal means to the Architect.

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ISSUE DATE October 4, 2024

DESIGN PHASE Historic Review

REVISIONS

No.	Date

EXTERIOR ELEVATIONS

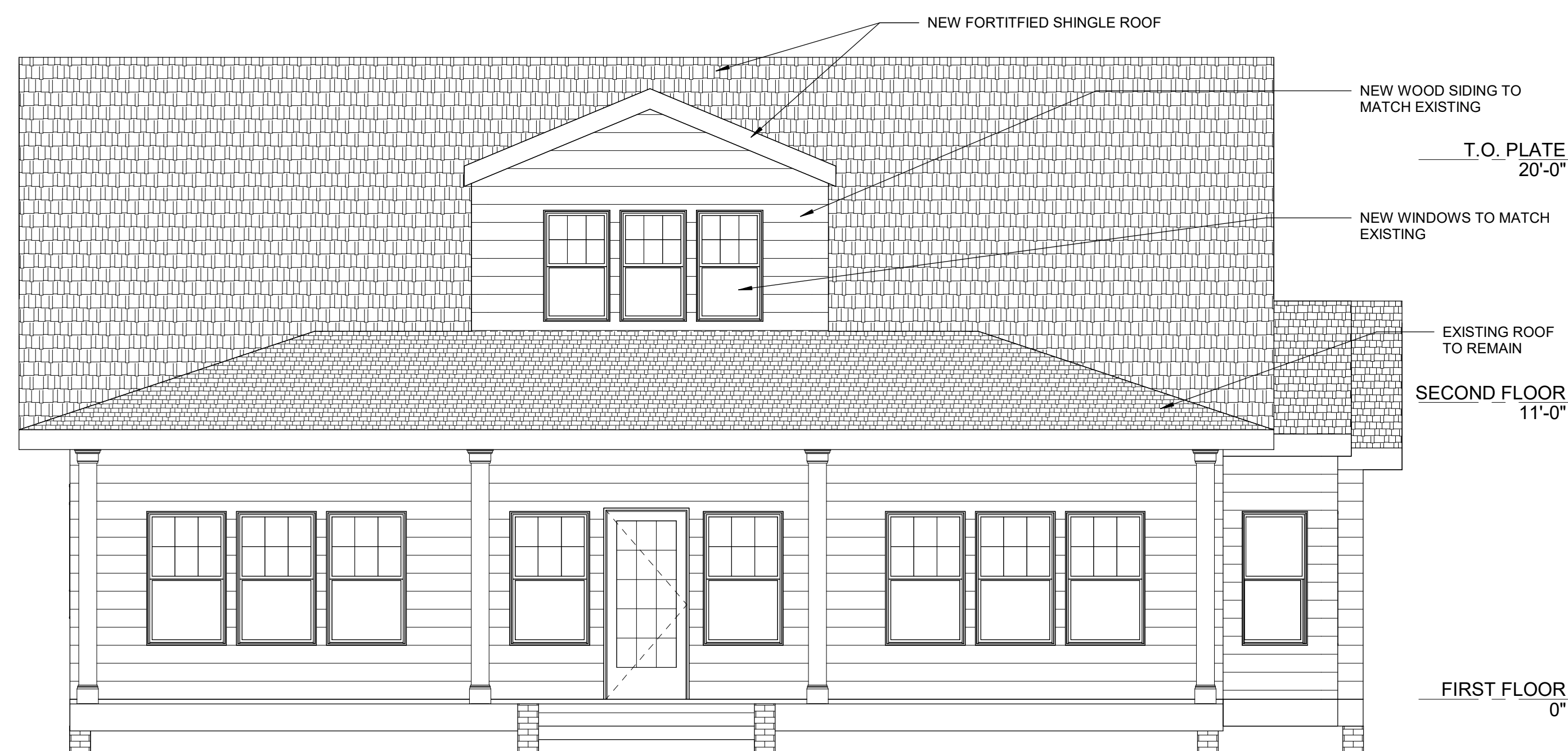
A2.0



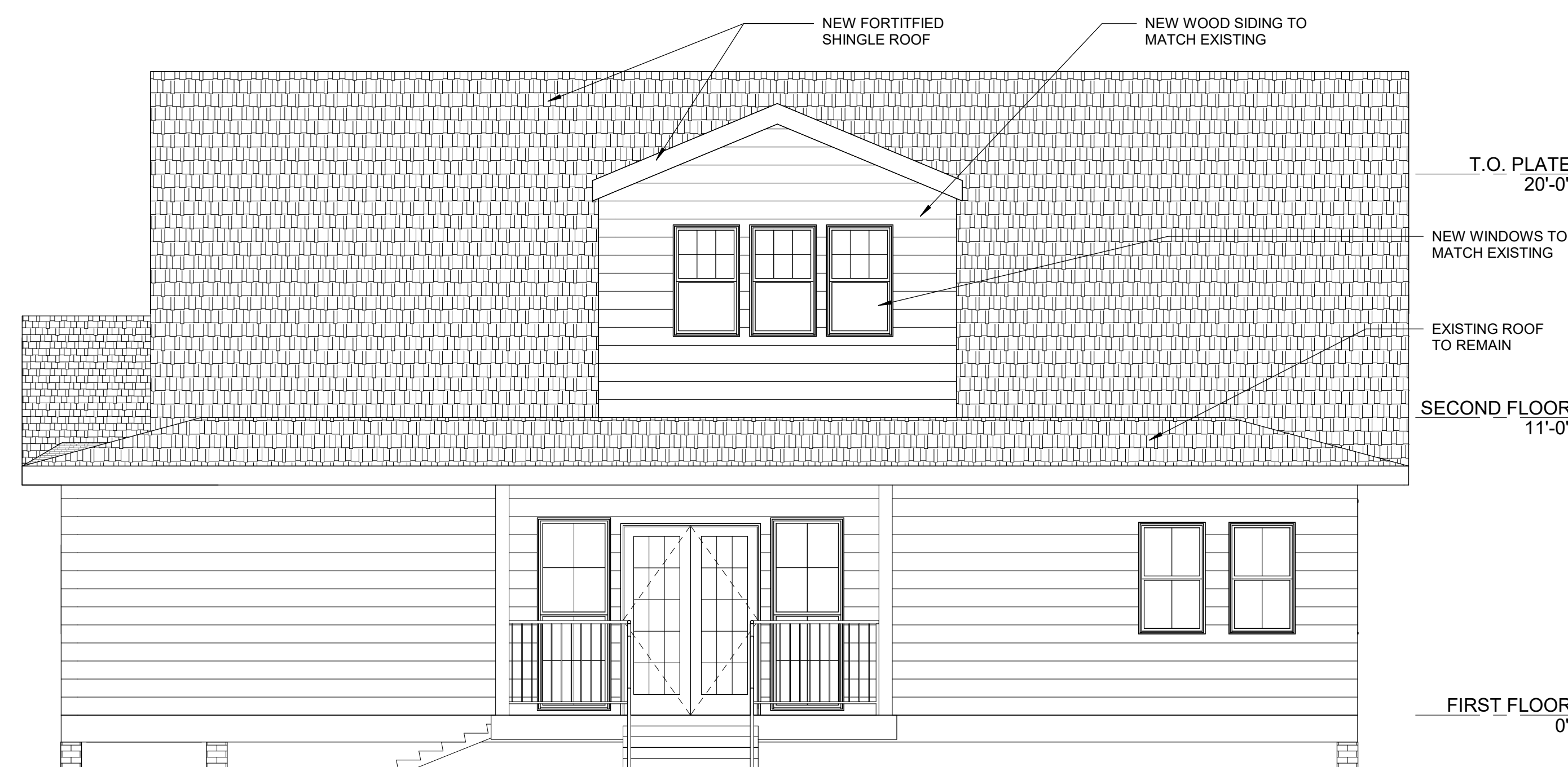
3
A2.0 1/4" = 1'-0"
Front Elevation - Existing



4
A2.0 1/4" = 1'-0"
REAR EXISTING



1
A2.0 1/4" = 1'-0"
Front Elevation - Proposed



2
A2.0 1/4" = 1'-0"
Rear Elevation - Proposed

EMILY HEAUSLER, ARCHITECT

6649 GENERAL HAIG STREET
NEW ORLEANS, LA 70124

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913-206-5153



2
A2.1
Left Elevation - Existing
1/4" = 1'-0"



1
A2.1
Left Elevation - Proposed
1/4" = 1'-0"

TAYLOR RESIDENCE

410 N. Beach Blvd.
Bay Saint Louis, MS 39520

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HEAUSLER DESIGN LLC Copyright ©2024

ISSUE DATE October 4, 2024
DESIGN PHASE Historic Review

REVISIONS	
No.	Date

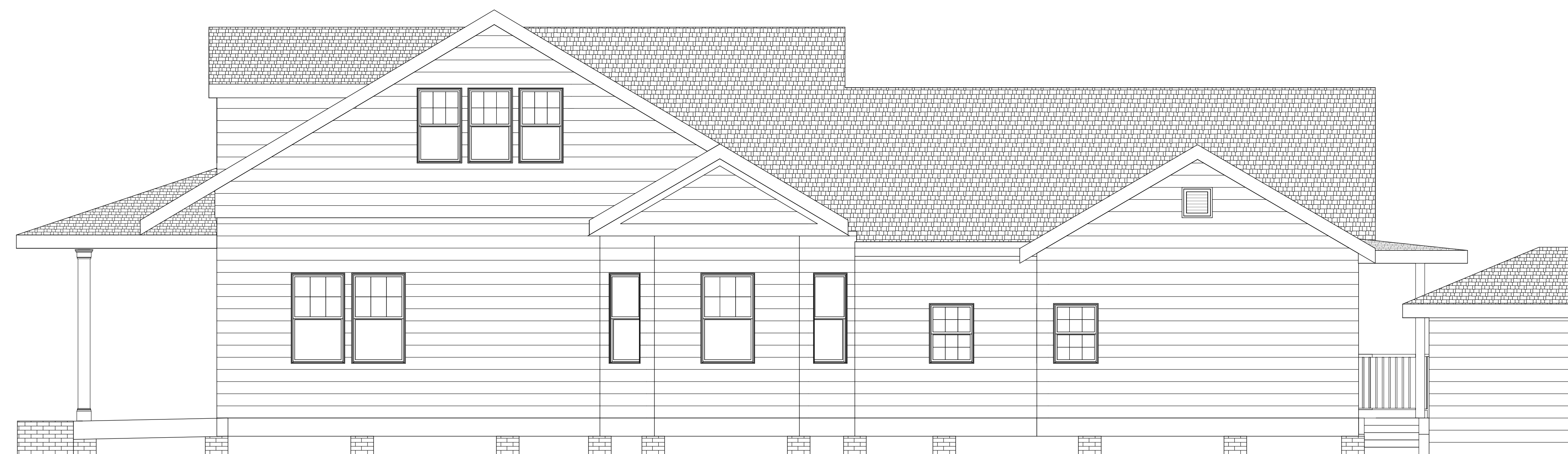
EXTERIOR ELEVATIONS

A2.1

EMILY HEAUSLER, ARCHITECT

6649 GENERAL HAIG STREET
NEW ORLEANS, LA 70124

www.designheaus.com
913-206-5153



2
 Right Elevation - Existing
 1/4" = 1'-0"



1
 Right Elevation - Proposed
 1/4" = 1'-0"

TAYLOR RESIDENCE

410 N. Beach Blvd.
Bay Saint Louis, MS 39520

FOR PERMIT

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ISSUE DATE October 4, 2024

DESIGN PHASE Historic Review

REVISIONS

No.	Date

EXTERIOR ELEVATIONS

A2.2



RIGHT ELEVATION



FRONT ELEVATION

BAY SAINT LOUIS

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: DEAN & MARILENE TAYLOR

Address: 410 N. BEACH BLVD. BAY SAINT LOUIS, MS
(No P.O. Boxes)

Telephone Number: (504) 450-3905 Cell Number: ()

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

Give written scope of work to be performed: Proposal of existing
second floor renovation and addition within the
existing footprint of the house. All new materials
are to match the existing materials in keeping
with the original design aesthetic of the home.

Certificate of Appropriateness/Conceptual Review Application Form

Item # 3.

Property Address: 410 N. Beach Blvd.
 Applicant Name: Emily Heavster Owner Name: Dean & Marilene Taylor
 Mailing Address: 115 Felicity Street Mailing Address: 410 N. Beach Blvd.
 Phone: 913.206.5193 Phone: _____

Project Classification: Criteria for issuance of certificates of appropriateness can be found in Section VIII of the BSL Historic 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: 10/04/2024
 Owner's Signature: _____ Date: 10/6/24
 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

HPC Review / City Council Review

Historic District: _____ Date Submitted: _____
 Historic Preservation Commission Reviewed: _____ Review Date: _____
 Recommendation: Approved Approved with Conditions Disapproved
 Comments: _____
 Required: Property Owner, Applicant Signatures
 Bay St. Louis City Council Reviewed: _____
 COA Action: Approval Denial NO Date COA Action: _____
 Comments: _____
 BSL Historic Preservation Commission / City Council Review Signatures: _____ (Date)

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

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 500 S Beach Blvd Bay St. Louis, MS
Applicant Name: Thomas LeMaire Owner Name: Thomas LeMaire
Mailing Address: 203 Catalina Ln Mailing Address: 203 Catalina Ln
Phone: 225-246-3519 Phone: 225-246-3519

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: 10/9/2024

Owner's Signature: [Signature] Date: 10/9/2024

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.
Historic Preservation Commission / City Council Use Only

Table with columns for Historic District, Case Number, Review Date, Recommendation (Approval, Approval with Conditions, Disapproval), Comment, City Council Reviewed, COA Action (Approval, Yes, No), Date COA Action, Review Date, Comments, (BSE Historic Preservation Commission), (City Council Resident 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: Thomas LeMaire

Address: 203 Catalina Ln Youngville, LA 70592
(No P.O. Boxes)

Telephone Number (225) 266-3579 Cell Number()

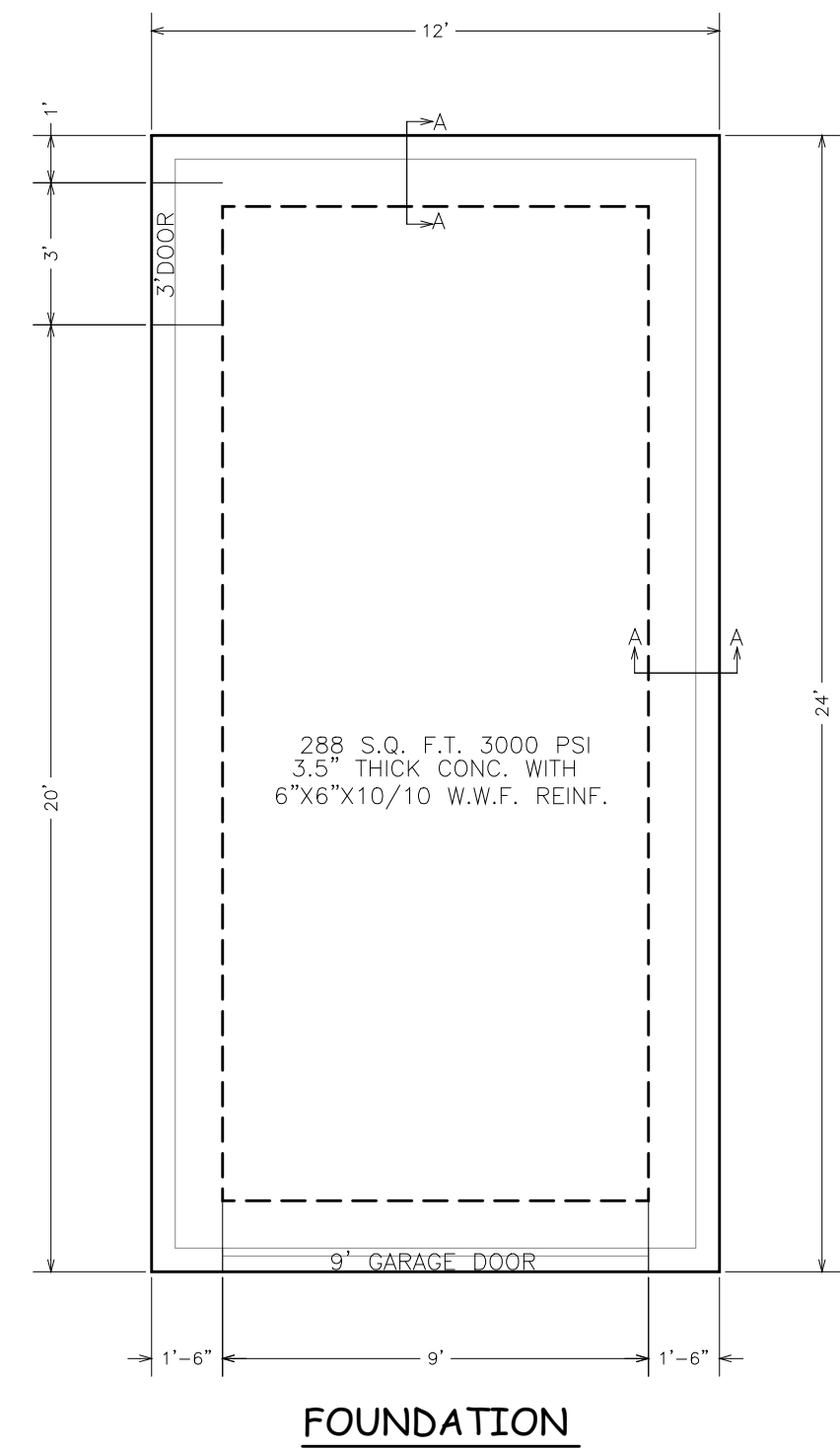
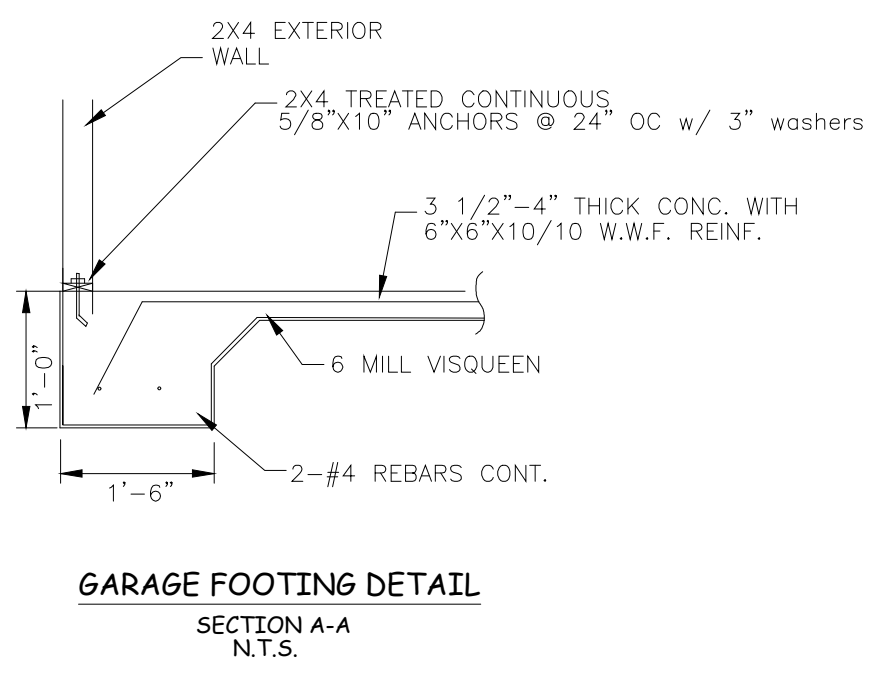
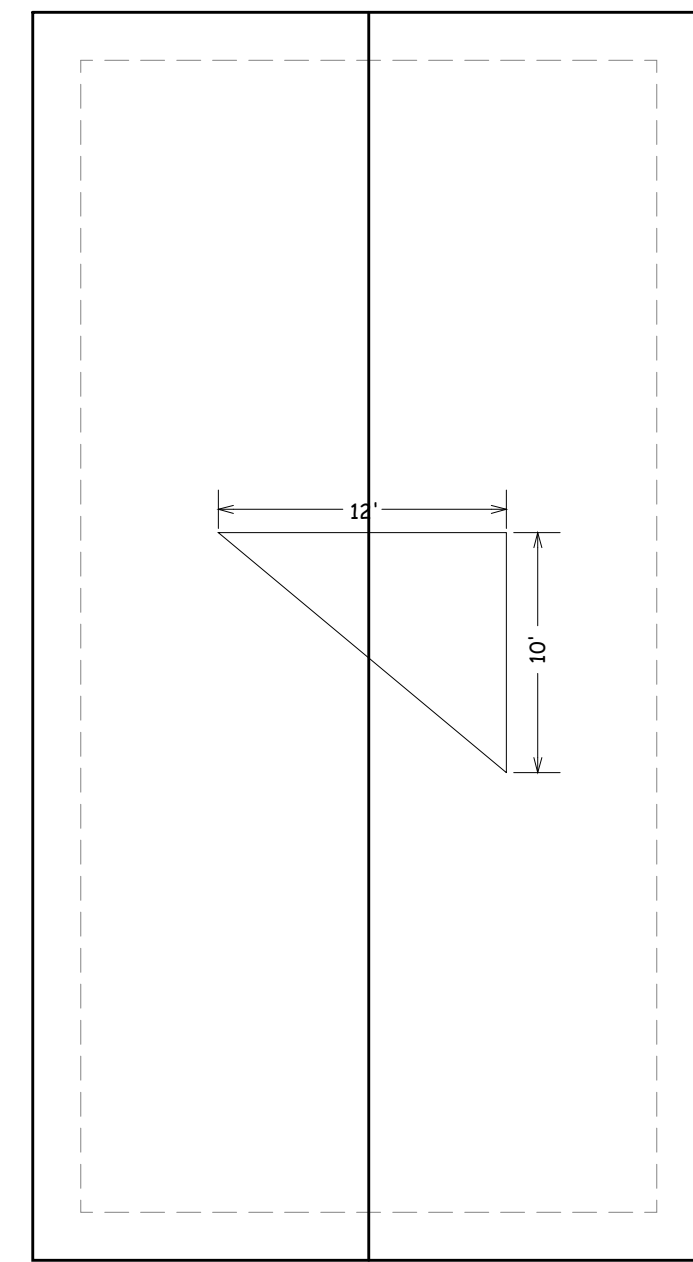
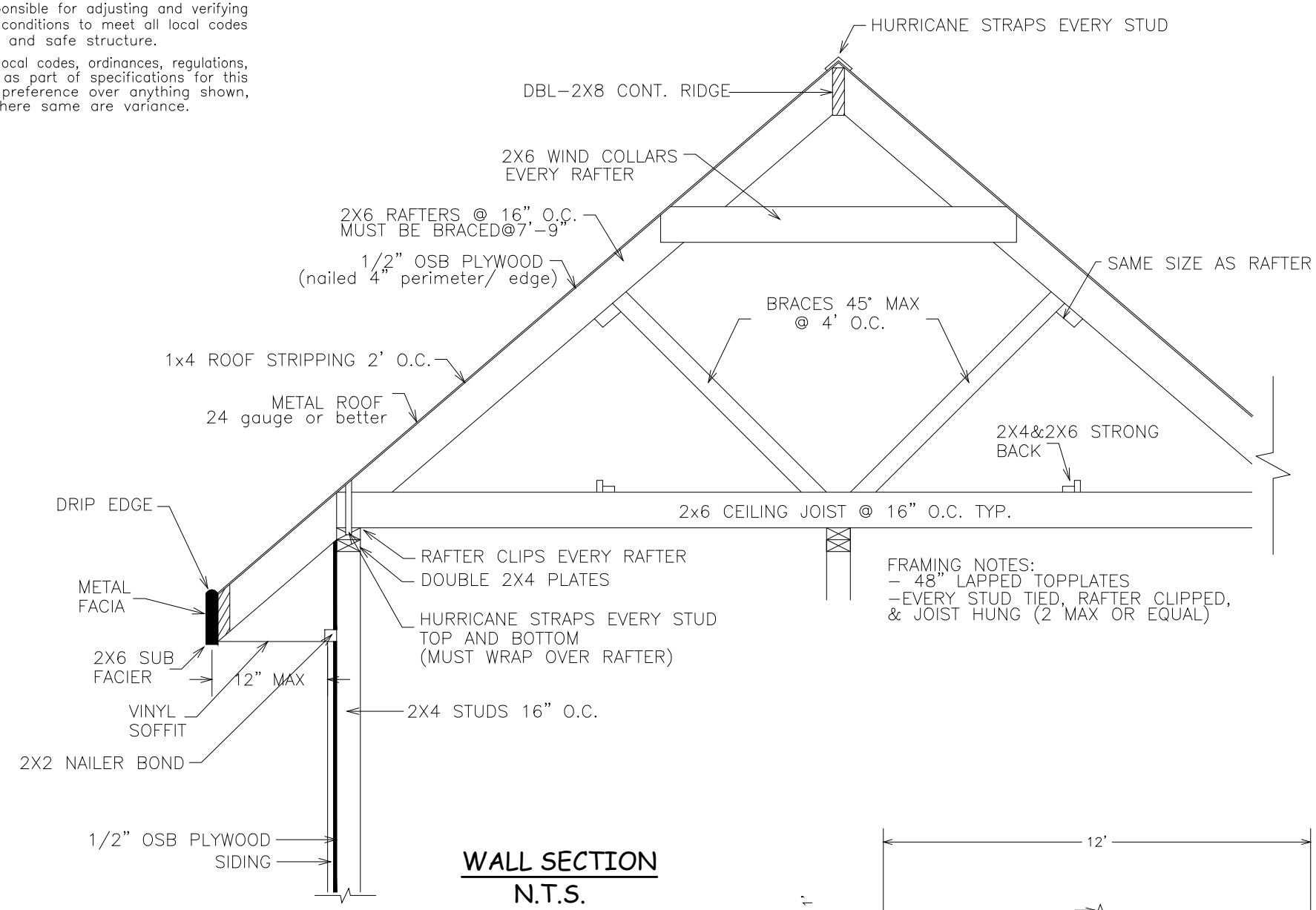
ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: 500 S Beach Blvd Bay St Louis, MS

Give written scope of work to be performed: _____

New Construction (residential)

NOTES:

1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and FHA/VA MPS.
2. It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
3. Contractor shall insure compatibility of the building with all 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, ordinances, regulations, etc., shall be considered as part of specifications for this building and shall take preference over anything shown, described, or implied where some are variance.



GENERAL ROOF NOTES:

ALL ROOFING SHINGLES- Are required to meet 130 mph sustained and 140 mph 3 second gust

METAL ROOFING- materials must be 26 gauge or better installed to manufacturer's specification to ensure wind ratings of 130 mph sustained and 140 mph gusts.

HURRICANE STRAPS- hot dipped galvanized or stainless steel straps are required on every stud; refer to 2012 IRC typical methods of anchorage & bracing for further details. Strap inspections are required prior to covering.

GARAGE PLAN

Scale:	1/4"=1'-0"
W.O. #:	91824
Date:	09/18/24
Drawn by:	TLP
Sheet:	G-2

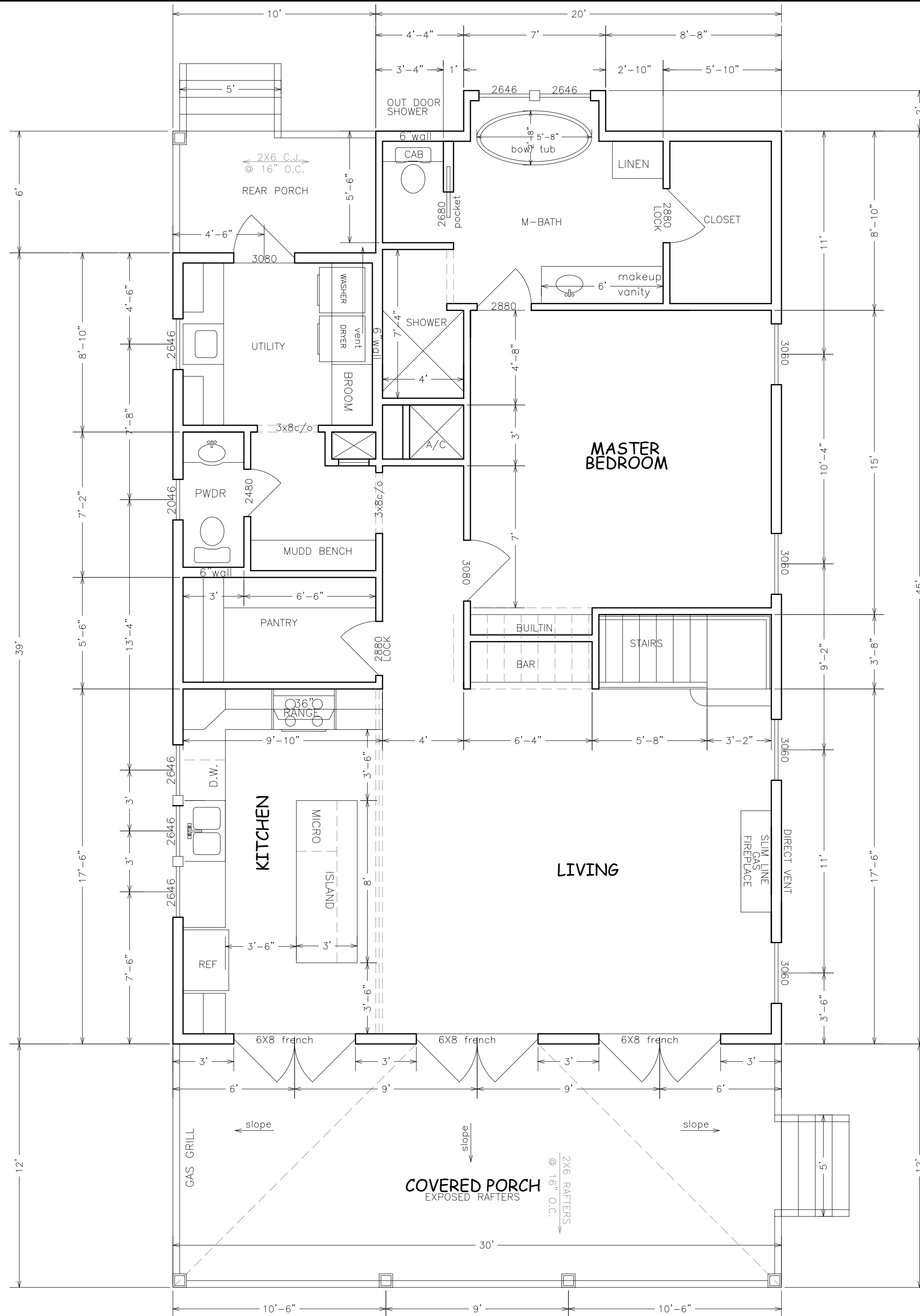
Prepared For:
 Thomas & Sandie LeMaire
 500 South Beach Blvd
 Bay St Louis, MS

Techni-CAD Drafting Service
 17121 Fenton Dedeaux Rd
 Kiln, MS 39556
 Ph: 228-326-4232 email: atoashamoment@aol.com

Computer Aided Design

NOTES:

1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and FHA/VA MPS.
2. It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
3. Contractor shall insure compatibility of the building with all 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, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take preference over anything shown, described, or implied where same are variance.



SQUARE FOOTAGE

1st FLOOR	1304
2nd FLOOR	830
TOTAL	2134
FRONT PORCH	360
REAR PORCH	60

*ALL EXTERIOR WALLS 6"
BALLOON FRAME ALL GABLE ENDS

FIRE CODE NOTES:
ONE WINDOW IN EACH SLEEPING AREA
MUST MEET FIRE CODE
EGRESS 5'7" CLEAR OPENING

PLUMBING NOTES:
SIZE WALL FOR PENETRATION
1, 1/2" PIPE -6" WALL
3" PIPE -8" WALL

NOTES:
Windows and doors with glass must be pressure rated to withstand 130 mph sustained winds with 3 second gusts of 140 mph.
Glass in pressure rated windows must be large missile debris rated if they are not accessible from the ground or porch areas. Glass in doors and windows which are accessible from the ground or porch areas must be protected with functional wind rated shutters or cut-to-fit storm panels marked for each window with installation hardware pre-installed.

1ST FLOOR FLOOR PLAN

Scale:

1/4"=1'-0"

W.O. #:

91824

Date:

09/18/24

Drawn by:

TLP

Sheet:

3

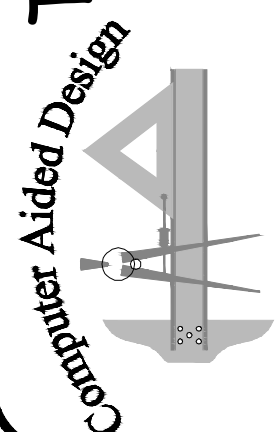
Prepared For:
Thomas & Sandie LeMaire
500 South Beach Blvd
Bay St Louis, MS

Techni-CAD Drafting Service

17121 Fenton Dedeaux Rd

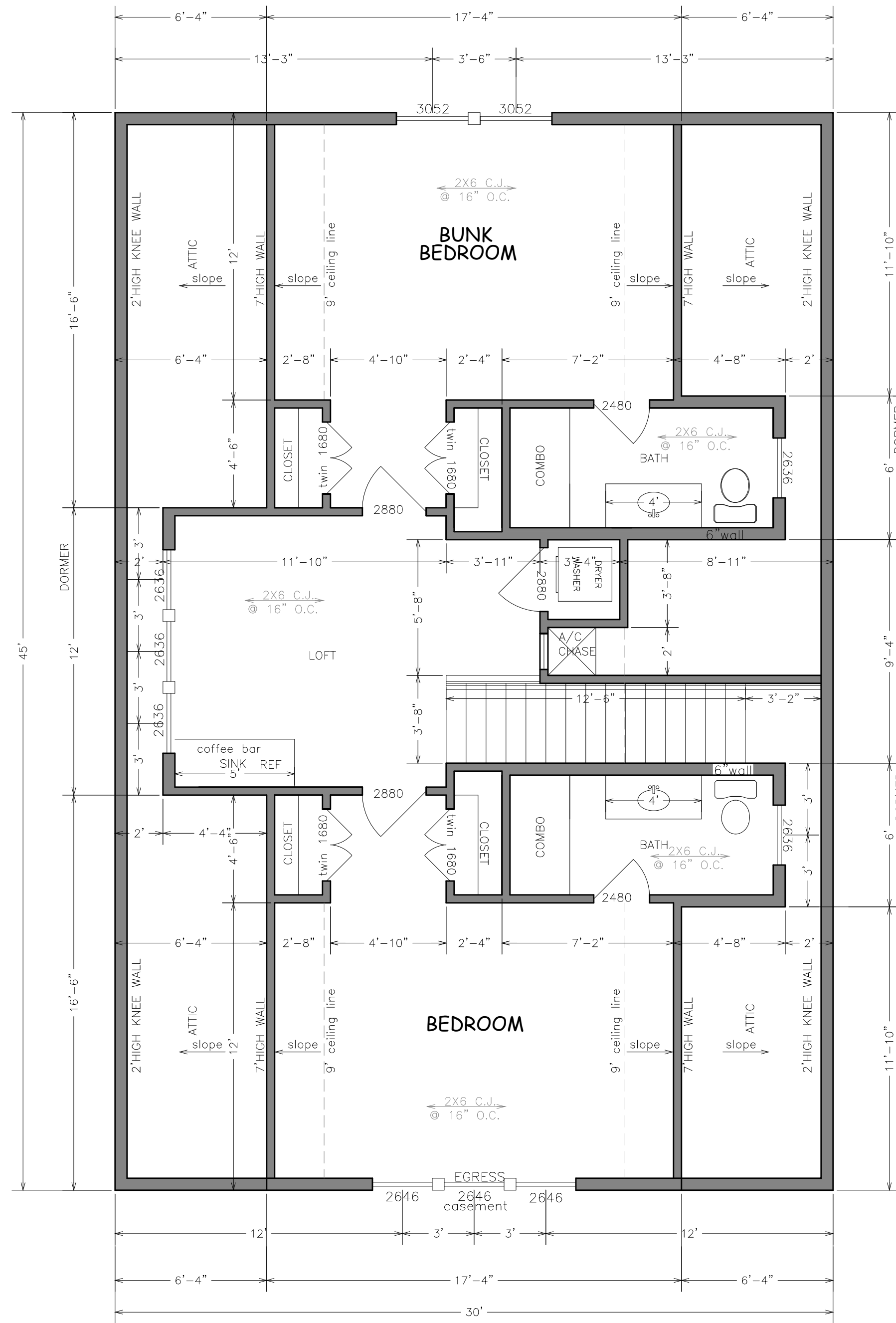
Kiln, MS 39556

Ph: 228-326-4232 email: atoashamoment@aol.com



NOTES:

1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and FHA/VA MPS.
2. It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
3. Contractor shall insure compatibility of the building with all site requirements.
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5. All federal, state, and local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take preference over anything shown, described, or implied where same are variance.



**2ND FLOOR
FLOOR PLAN**

Scale:

1/4"=1'-0"

W.O. #:

91824

Date:

09/18/24

Drawn by:

TLP

Sheet:

4

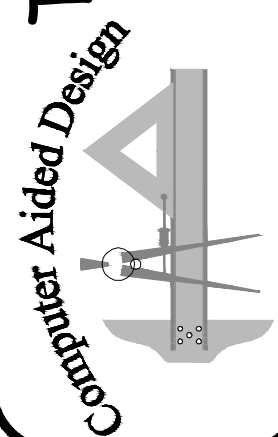
Prepared For:
 Thomas & Sandie LeMaire
 500 South Beach Blvd
 Bay St Louis, MS

Techni-CAD Drafting Service

17121 Fenton Dedeaux Rd

Kiln, MS 39556

Ph: 228-326-4232 email: atoashamoment@aol.com



NOTES:

1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and FHA/VA MPS.
2. It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
3. Contractor shall insure compatibility of the building with all site requirements.
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5. All federal, state, and local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take preference over anything shown, described, or implied where same are variance.

THE CITY OF BAY ST LOUIS, MS uses the 2012 International Building Code and is in a High Velocity Wind Zone requiring wind ratings of 130 mph sustained and 140 mph 3 SEC gusts.

Scale:

1/4"=1'-0"

W.O. #:

91824

Date:

REVISED
09/30/24

Drawn by:

TLP

Sheet:

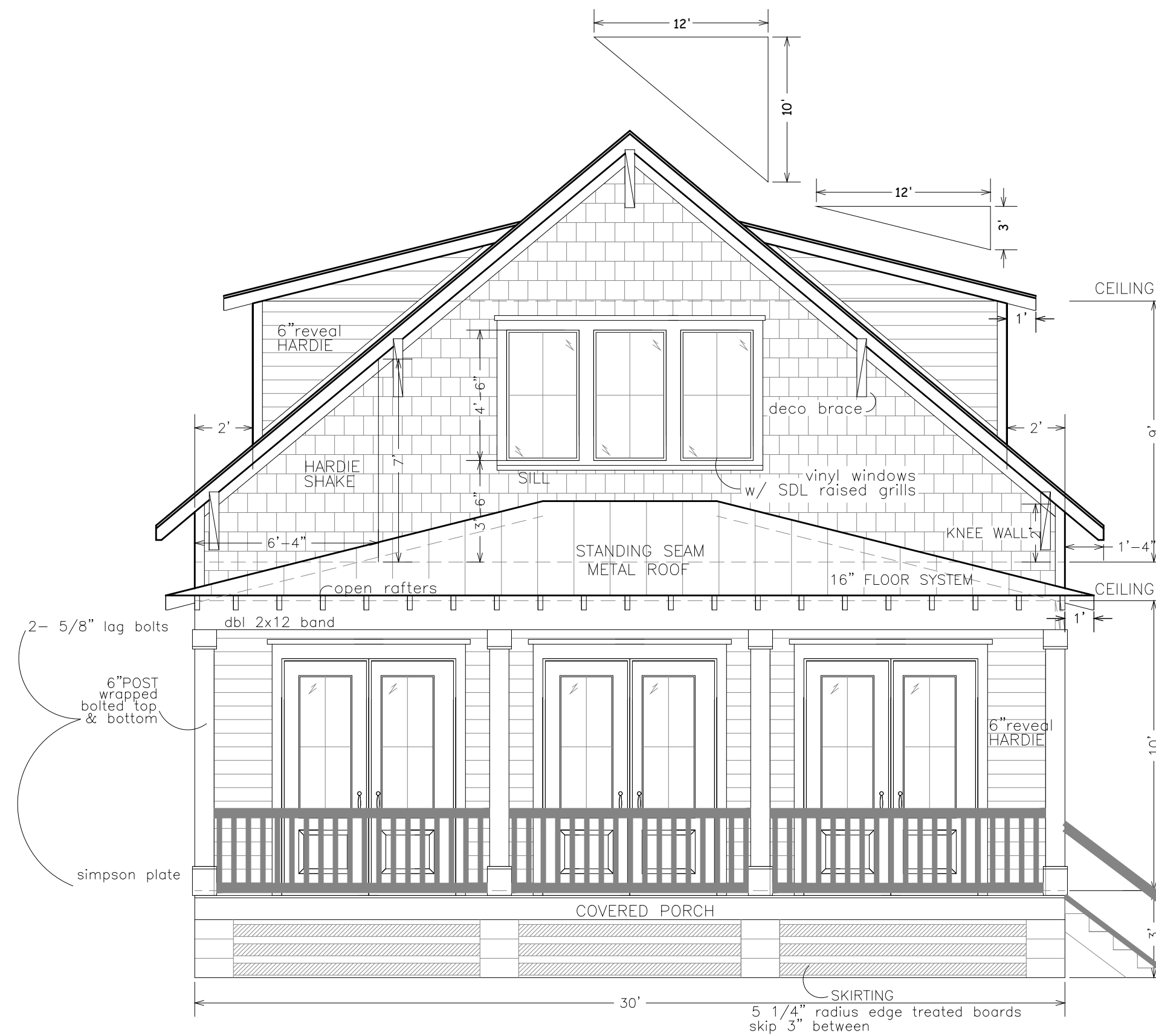
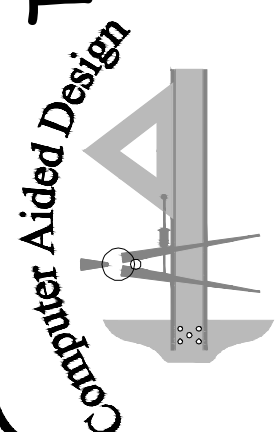
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Prepared For:
Thomas & Sandie LeMaire
500 South Beach Blvd
Bay St Louis, MS

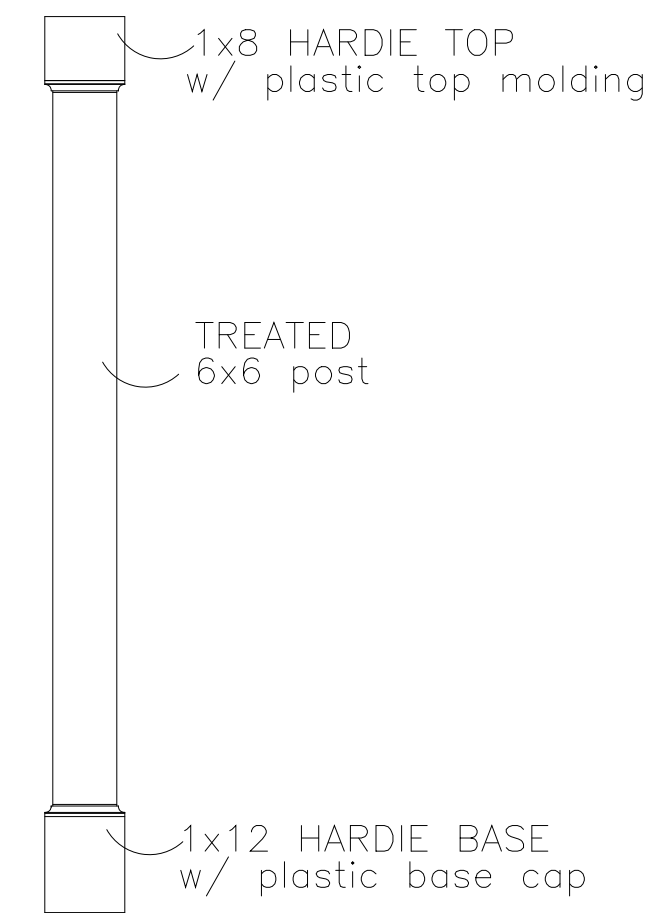
Techni-CAD Drafting Service

17121 Fenton Dedeaux Rd
Kiln, MS 39556

Ph: 228-326-4232 email: atoashamoment@aol.com

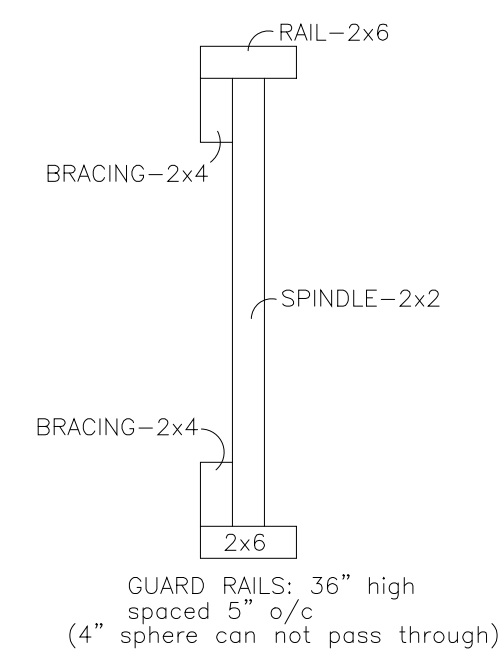


FRONT VIEW



COLUMN DETAIL

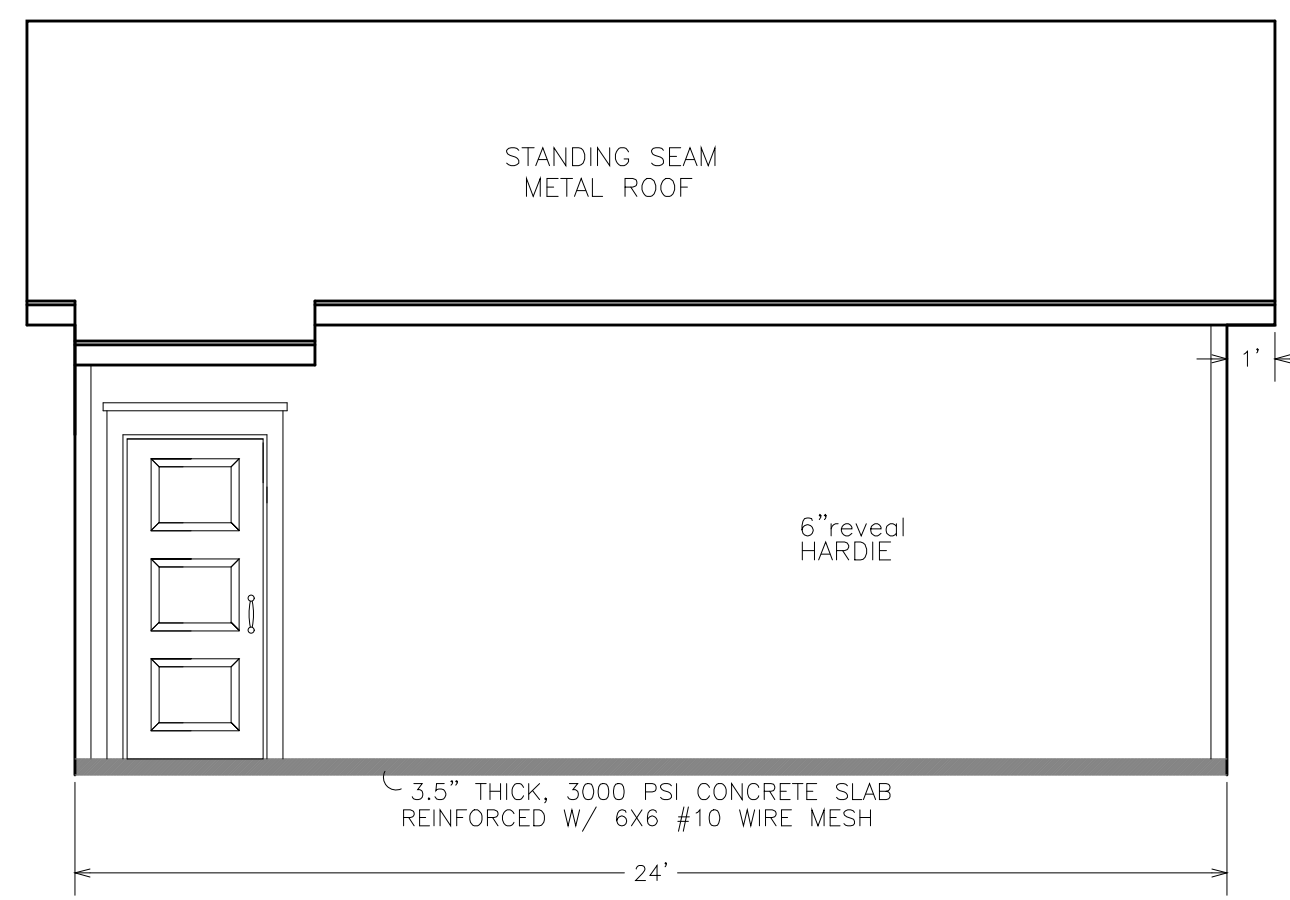
HANDRAIL DETAIL



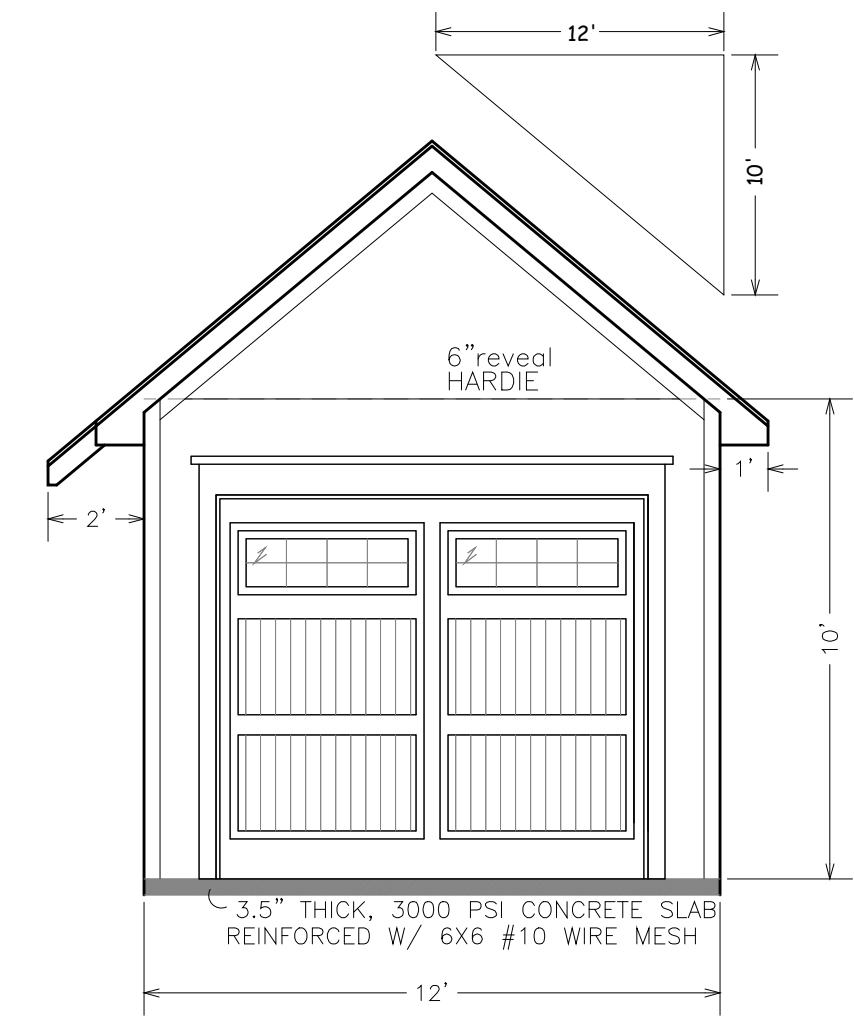
ELEVATIONS PLAN

NOTES:

1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and FHA/VA MPS.
2. It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
3. Contractor shall insure compatability of the building with all site requirements.
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5. All federal, state, and local codes, ordinances, regulations, etc, shall be considered as part of specifications for this building and shall take preference over anything shown, described, or implied where some are variance.



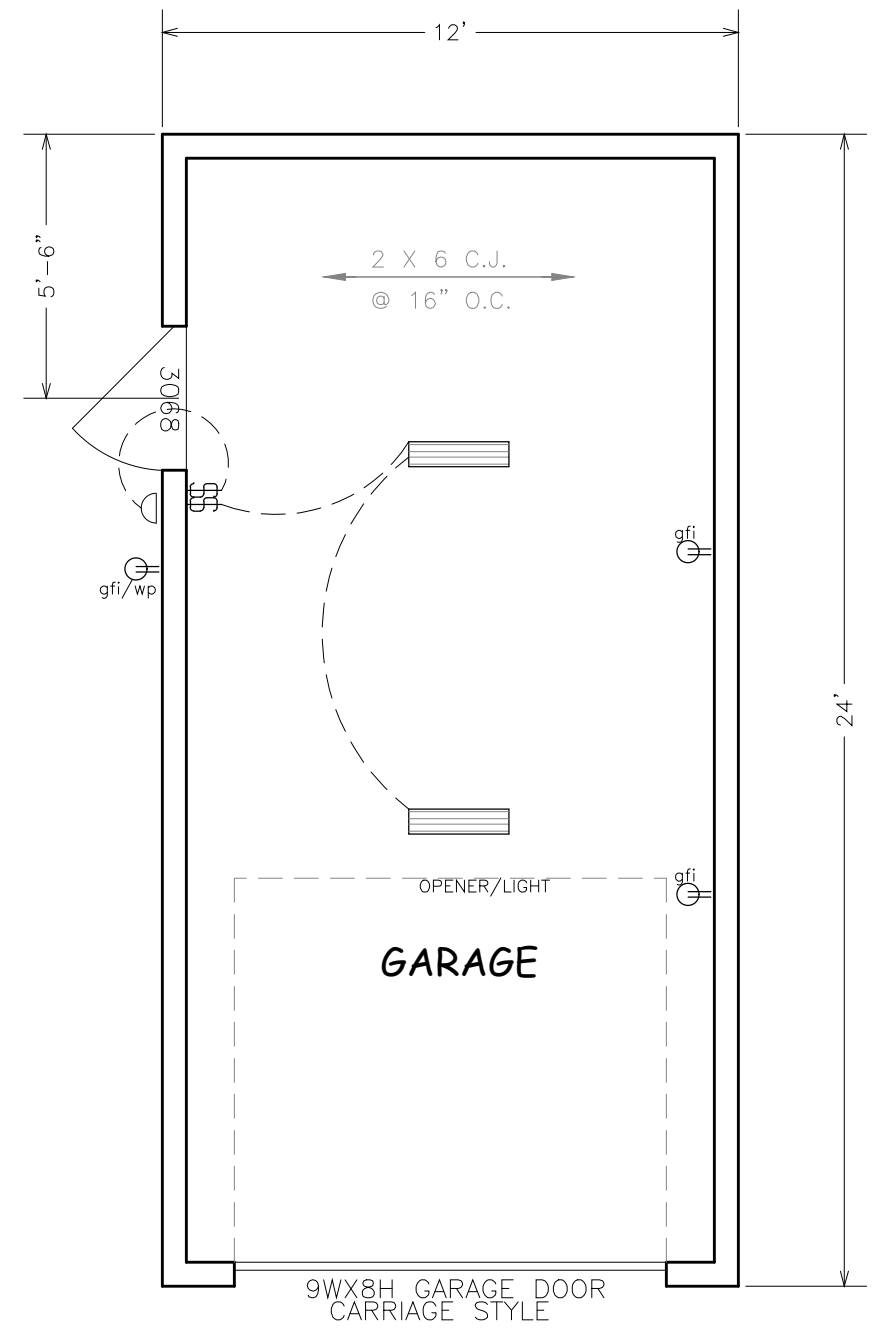
SIDE VIEW



FRONT VIEW

SQUARE FOOTAGE

GARAGE	288
--------	-----



FLOOR PLAN ELECTRICAL

NOTES:

- garage & accessory building receptacles- all 125-volt, single phase, 15- or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground fault circuit-interrupter protection for personnel.
- outdoor receptacles- all 125-volt, single phase, 15- and 20-ampere receptacles installed outdoors shall have ground fault circuit-interrupter protection for personnel.

ELECTRICAL LEGEND

	SCONCE LIGHT
	CABLE
	FLOOD LIGHTS
	VANITY LIGHT
	CEILING FAN NO LIGHT
	INDIRECT LIGHTING
	FLUORESCENT LIGHT

ELECTRICAL LEGEND

	110 RECEPT.
	220 RECEPT.
	GROUND FAULT INT.
	WATER PROOF RECEPT.
	SMOKE DETECTOR
	SWITCH
	3 WAY SWITCH
	HEATER-VENT W/ LIGHT
	RECESSED LIGHT
	STANDARD LIGHT
	PENDANT LIGHTS

GARAGE PLAN

Scale:
1/4"=1'-0"
W.O. #:
91824
Date:
09/18/24
Drawn by:
TLP
Sheet:
G-1

Prepared For:
Thomas & Sandie LeMaire
500 South Beach Blvd
Bay St Louis, MS

Techni-CAD Drafting Service
17121 Fenton Dedeaux Rd
Kiln, MS 39556
Ph: 228-326-4232 email: atoashamoment@aol.com

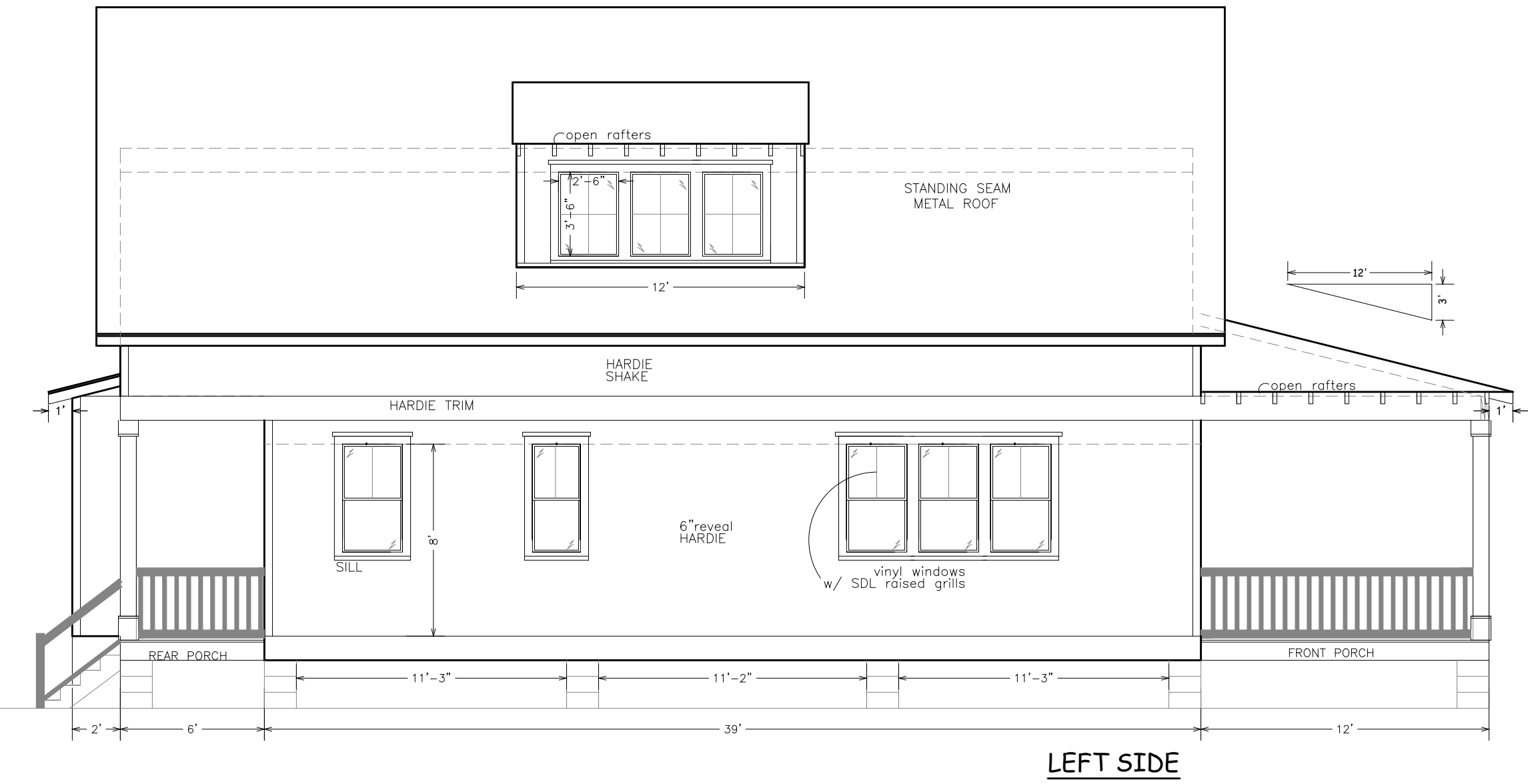
Computer Aided Design

NOTES:

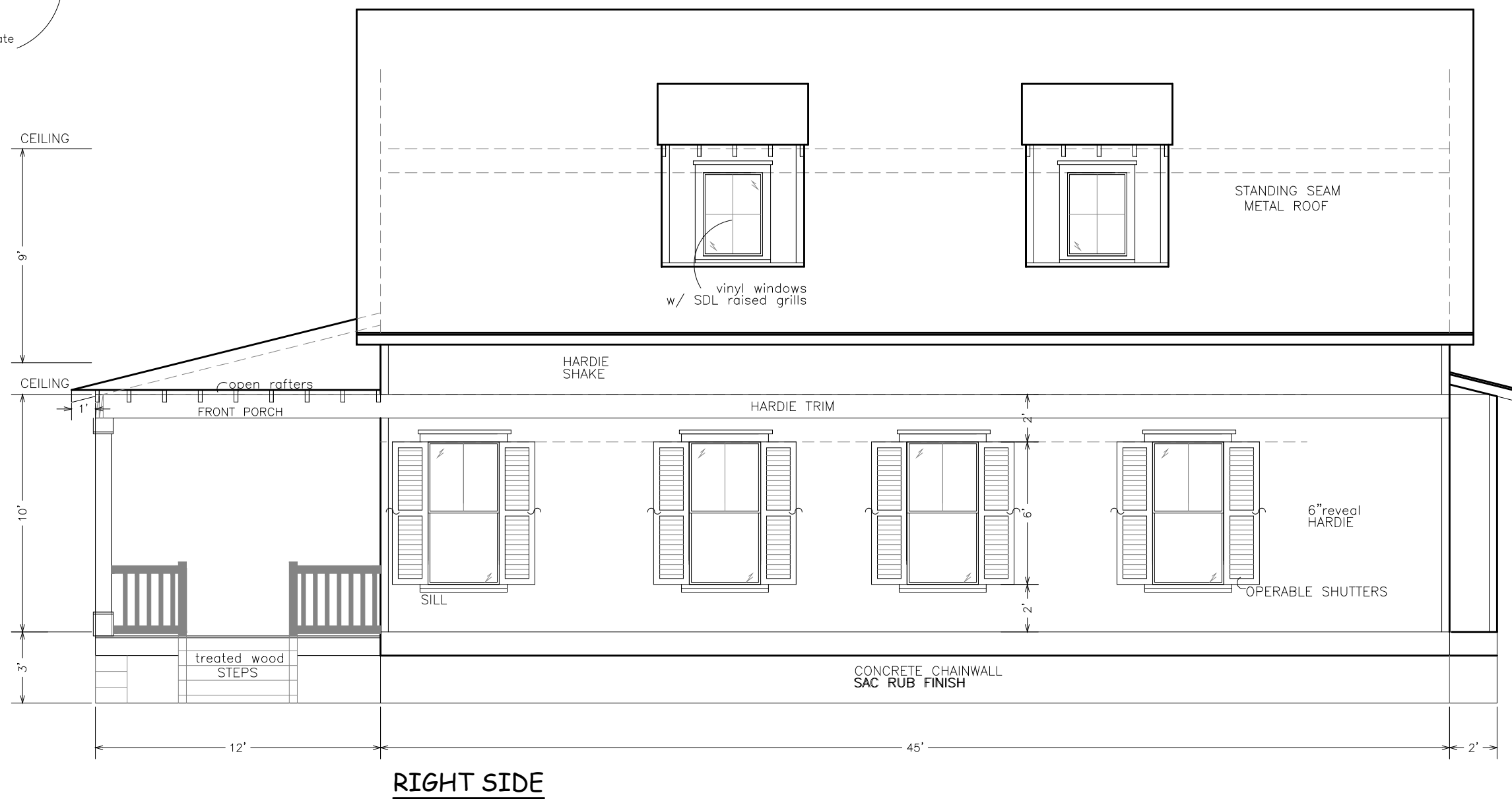
1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and FHA/VA MPS.
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4. The contractor is responsible for adjusting and verifying all structural details and conditions to meet all local codes and to insure a quality and safe structure.
5. All federal, state, and local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take preference over anything shown, described, or implied where same are variance.



REAR VIEW



LEFT SIDE



RIGHT SIDE

ELEVATIONS PLAN

Scale:

3/16"=1'-0"

W.O. #:

91824

Date:

REVISED
09/30/24

Drawn by:

TLP

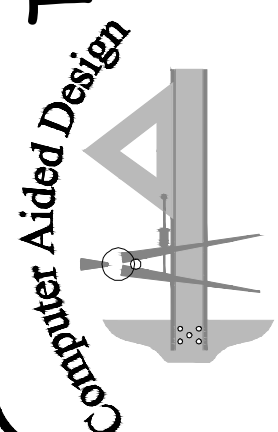
Sheet:

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Prepared For:
 Thomas & Sandie LeMaire
 500 South Beach Blvd
 Bay St Louis, MS

Techni-CAD Drafting Service
 17121 Fenton Dedeaux Rd
 Kiln, MS 39556

Ph: 228-326-4232 email: atoashamoment@aol.com



Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 129 Railroad Ave, BSL MS
 Applicant Name: Alex Lacy / ^{Construction}Owner Name: Alex Lacy
 Mailing Address: 804 Hwy 90, BSL Mailing Address: 504 S Beach Blvd, BSL
 Phone: (228) 547-5413 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 be 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: Garden Kane Date: 10/14/2024

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

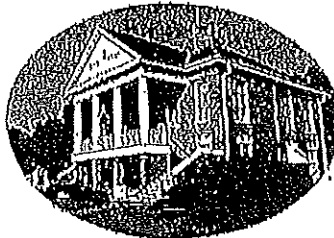
HPC Review / City Council Review

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

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

BAO SAINT LOUIS

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Alex Lacy

Address: 504 S Beach Blvd, BSL
(No P.O. Boxes)

Telephone Number () _____ Cell Number() _____

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: 129 Railroad, BSL, MS

Give written scope of work to be performed: _____

Demo none historic and later additions
to dwelling and outside area

129 Railroad Ave.

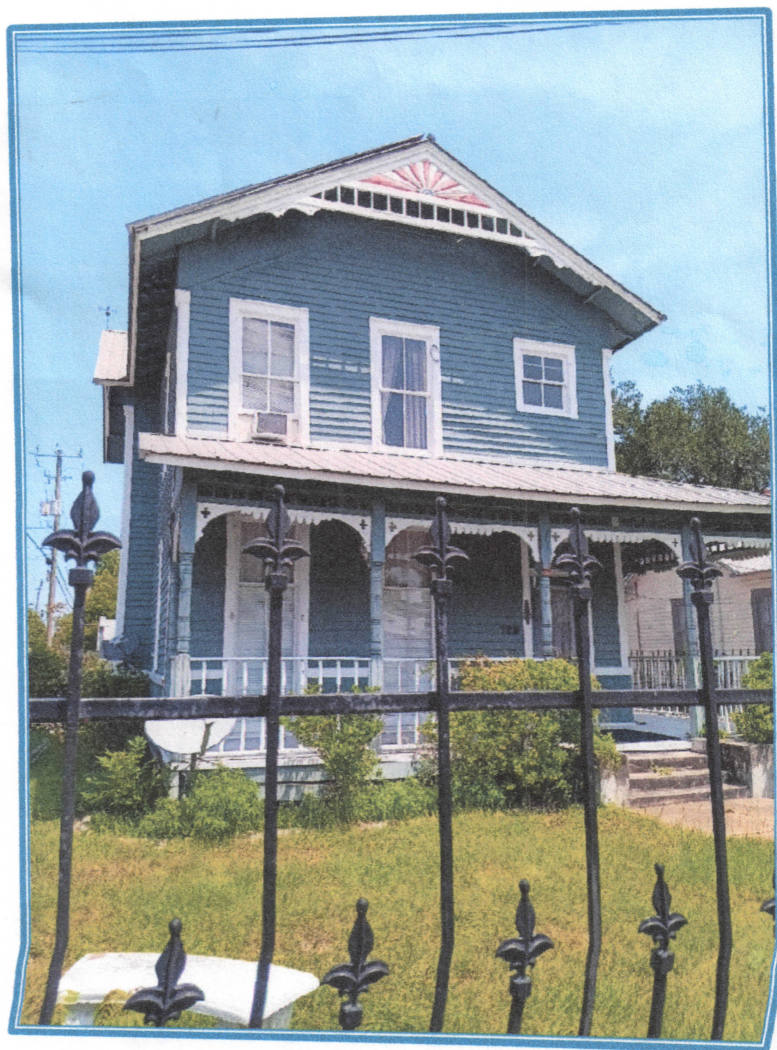
Bay Saint Louis

Historical Preservation Report

Sept 9, 2024

From: Alex Lacy, Owner

Attention: Jeremy Burke, Zoning Administrator



Dear Jeremy

Provided is a report for 129 Railroad Ave. with respect to the historic preservation of the property. The work envisaged is based on a detailed home inspection performed by John Paul Rhodes (Home Inspector, MHIB # 0512) and a subsequent commercial renovation assessment of the property performed by Kane Construction LLC (Attachment-1).

Current Status

The buildings of the existing property consist of the main house (circa. 1880), an extension to the rear/north of the main house (circa. 1980), a "storage shed" attached to the east-side of the house (circa. 1980), a commercial building with entrance onto 2nd street, a shed at the rear/east of the commercial building, a "storage shed" at the rear/north of the entire property and a covered walkway from the commercial property to the house (See diagram-1)

Main House - Exterior

The intent is to restore the exterior of the main house to its original status. Details of areas requiring attention are provided in Attachment-1.

The additions to the rear (north) and side (east) of the house (circa. 1980) are of no historical or architectural significance and have extensive damage from insect infestation and weathering. They will both be removed.



Rear Extension



Side Extension

The rear of the original house will be returned to the original wall/design and a porch/deck will be installed replacing the existing "extension".

A stand-alone shed will be installed to the side of the house for storage and garden equipment.

The house has significant architectural characteristics which will be retained and repaired where necessary. These include the front porch, gables, lamps, metal roof, windows/stained glass, doorways/doors and siding.



Areas where weather and insect damage have been identified will be repaired as per the original design. The entire house will be painted once all repairs have been completed.

Main House – Interior

The intent is to restore and maintain the interior of the main house to its original status while modernizing to current standards, including addition of restroom(s). This will include the interior layout, doorways, windows, beams, fireplaces (not operational), new kitchen, updated/new restrooms, updated/new electrics, new lighting and updated/new air conditioning.

Areas where localized damage has been identified to the structure of the house will be repaired (see Attachment-1).

(Note: damage to specific areas is attributed to localized ingress of water compounded by insect deterioration; substandard floor panels, leaking water heater, leaking air conditioner, proximity to substandard repairs, etc.)

Commercial Building



The existing Commercial Building is of unknown historical value and probably dates to the 1960s. It is made from cinder blocks with wooden signage (in need of repair) facing towards 2nd street. The building itself is structurally sound.

The intent is to clean up and modernize this building (new restroom, new A/C) and utilize it as a commercial salesroom for Harvest Bay Bakery and Bistro.

The existing exterior signage will be repaired and utilized As-Is.

Sheds and Covered Walkway

The storage shed behind the Commercial Building is rotten/beyond repair and will be removed. The long-term intent is to extend the commercial building into this location to facilitate the location of the Bakery/Bistro Kitchen and Equipment.



The storage shed to the rear of the main property is rotten/beyond repair and will be removed.



The covered walkway from the Commercial Property to the rear of the main house is in poor condition, serves no functional purpose and will be removed.



Future Utilization

The intent for the larger property is to physically separate the commercial operation from the main house so that each can be managed as individual entities (see Diagram-2). This is based on advice from respected authorities familiar with Bay Saint Louis (AVC Accountants). Reasons for separating *are* simplification, historical preservation, parking requirements and future expansion/phase-2.

Parking

There is currently on-street parking available for up to 4 vehicles at the rear of the property. The layout of this parking is not suitable for commercial purposes. The intent is to retain this parking for golf cart access, with additional parking (3 spaces) between the commercial building and the house and an additional off-street parking for the main house (see Diagram-2).

Diagram-1

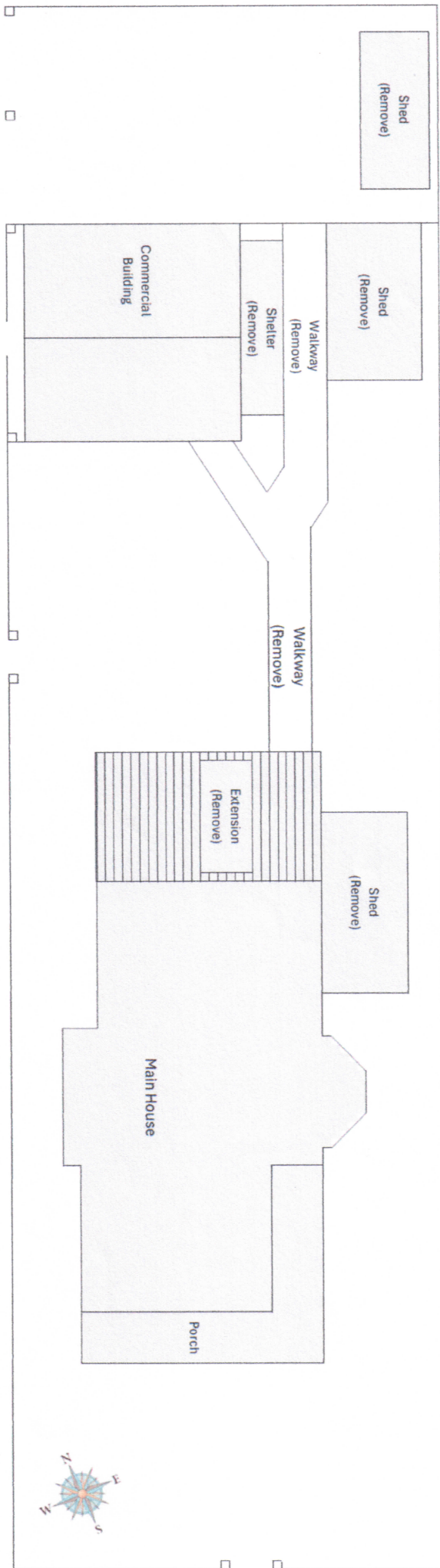
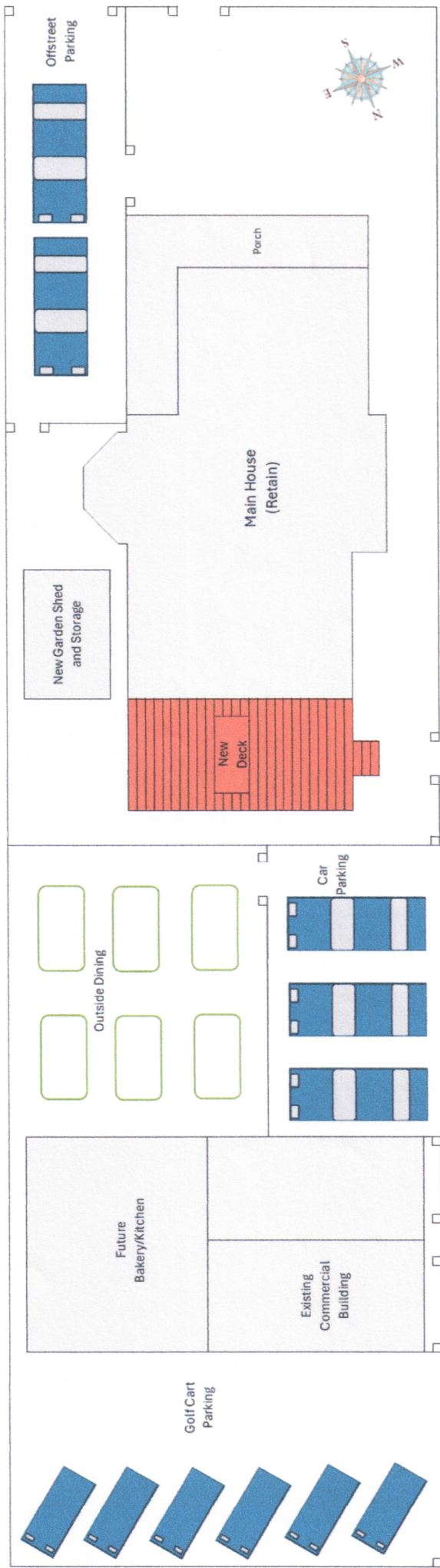


Diagram-2



ATTACHMENT-1

Kane Construction, L.L.C.
804 Highway 90
Bay St. Louis, MS 39520



Item # 5.

July 22, 2024

Mr. Alex Lacy
129 Railroad Avenue
Bay St. Louis, MS 39520

Reference: 129 Railroad Avenue – Conceptual Costs Estimate Summary for Necessary Repair

Per your request in regards to 129 Railroad Avenue; Kane Construction is providing the below summary in regards to estimated costs to make necessary repairs:

General (\$5,100)

- Estimated costs for permitting & dumpster services

Foundation (\$5,000.00)

- Assumed 10 days of masonry laborer to repair damaged pier and re-point piers as necessary
 - \$3,500.00 (labor) – (10 days @ \$350.00 / day)
 - \$1,500.00 (material) –
- Note: The inspection report dated July 16,2024 did not address any foundation issues as noted and access to the area is limited by the minimal crawl space existing. Option of lifting and installing new foundation system underneath with spot foundaitons

Framing (\$30,000 – Labor / \$8,750 Material = \$38,750.00)

- Provide carpenter crew to perform necessary repairs as determined by onsite visits including items identified on the inspection report
 - Remove and replace existing T-111 and replace with cementitious material (hardi) due to water damage.
 - Remove and Replace 3 ea damaged ceiling joist / floor joist at above bedroom
 - Repair damaged joist in attic
 - Repair termite damaged Beam In Livingroom ceiling as deflection is being observed
 - Replace damaged framing including subfloor at 1st floor at location of interior steps
 - Demo outside lean too at rear and side porch
 - Replace misc siding on exterior of building including kick-out flashing were required
 - Repair window damage

Please review information presented and let us know if you have any questions or require any additional information. Work to be performed on a time and material basis with a 15% mark-up for all costs incurred by Kane Construction.

Total Estimated Costs = \$98,650.00
15 % Fee (Includes OH&P) = \$14,797.50
Total Estimated Costs = \$113,447.50

08/5/2024

1

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 304 Easterbrook St, BSL, MS 39520
Applicant Name: Teddy Nacair Owner Name: Adam Shields
Mailing Address: Mailing Address: 304 Easterbrook, BSL
Phone: (778)342-1876 Phone: 985-768-0849

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: 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.

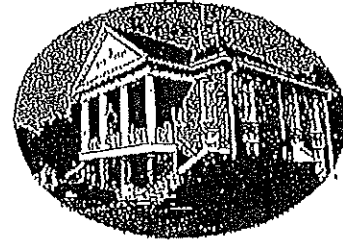
Historic Preservation Commission / City Council Use Only

Form with fields for Historic District, Case Number, Historic Preservation Commission Review, Recommendation, Comments, and City Council Review.

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



Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Adam Shields

Address: 304 Easterbrook St, BSL, MS
(No P.O. Boxes)

Telephone Number () Cell Number (985) 768-0849

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

Give written scope of work to be performed:

Addition of Accessory Structure /carport
in back yard

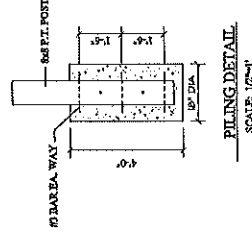
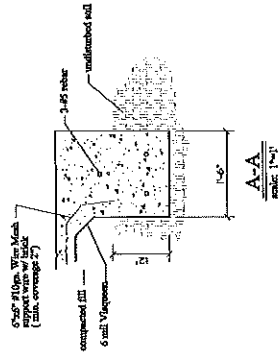
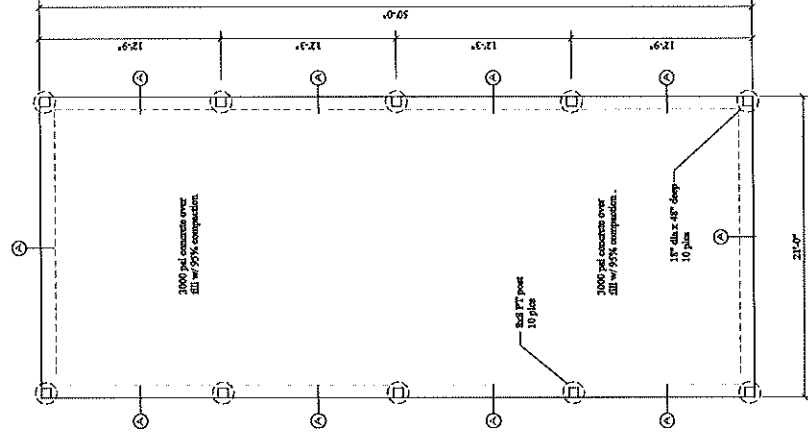
Empty lines for additional work scope details.



EASTERBROOK STREET

EXISTING RESIDENCE
304 EASTERBROOK ST.

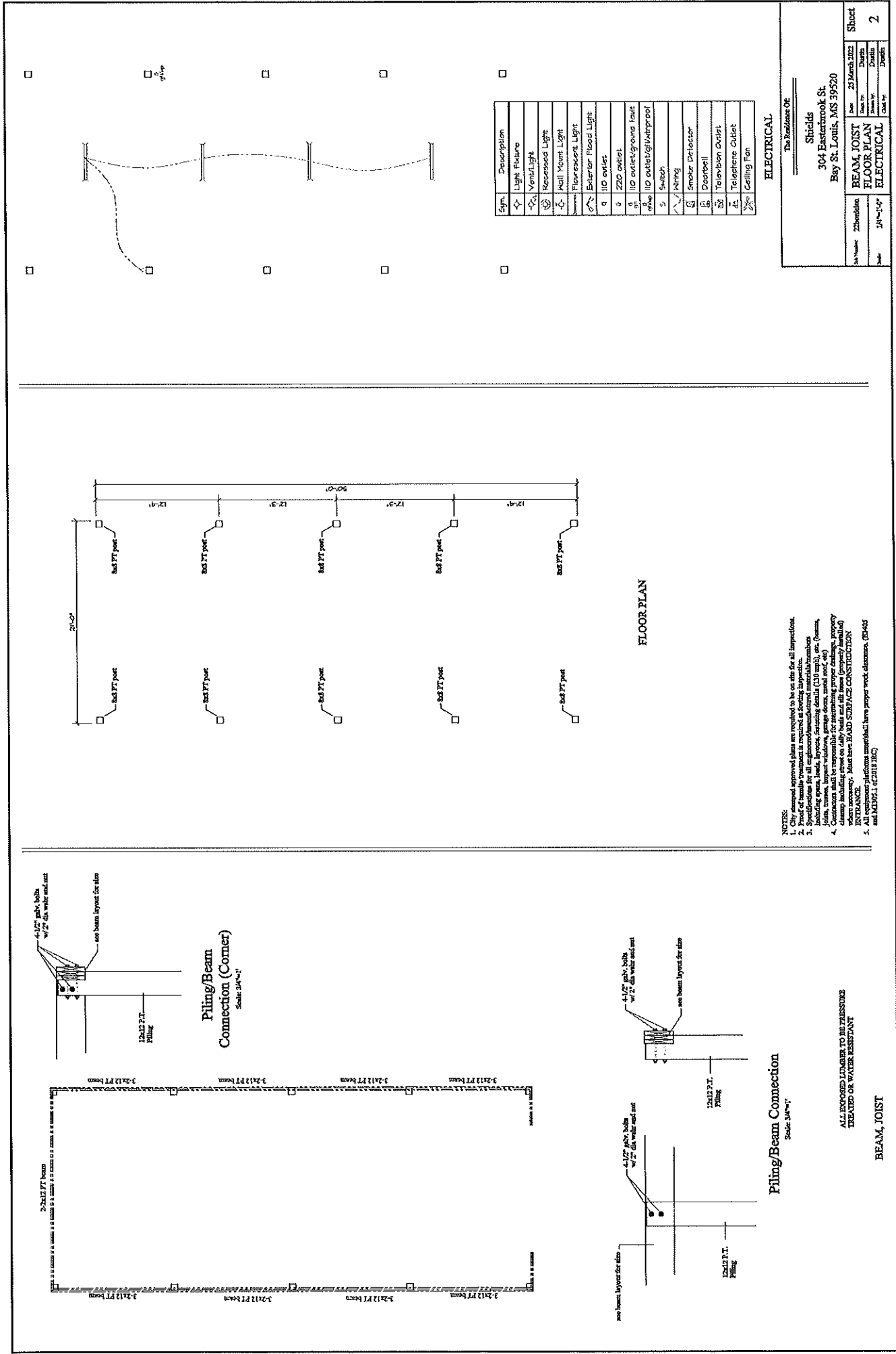
SITE PLAN
SCALE: 1"=10'

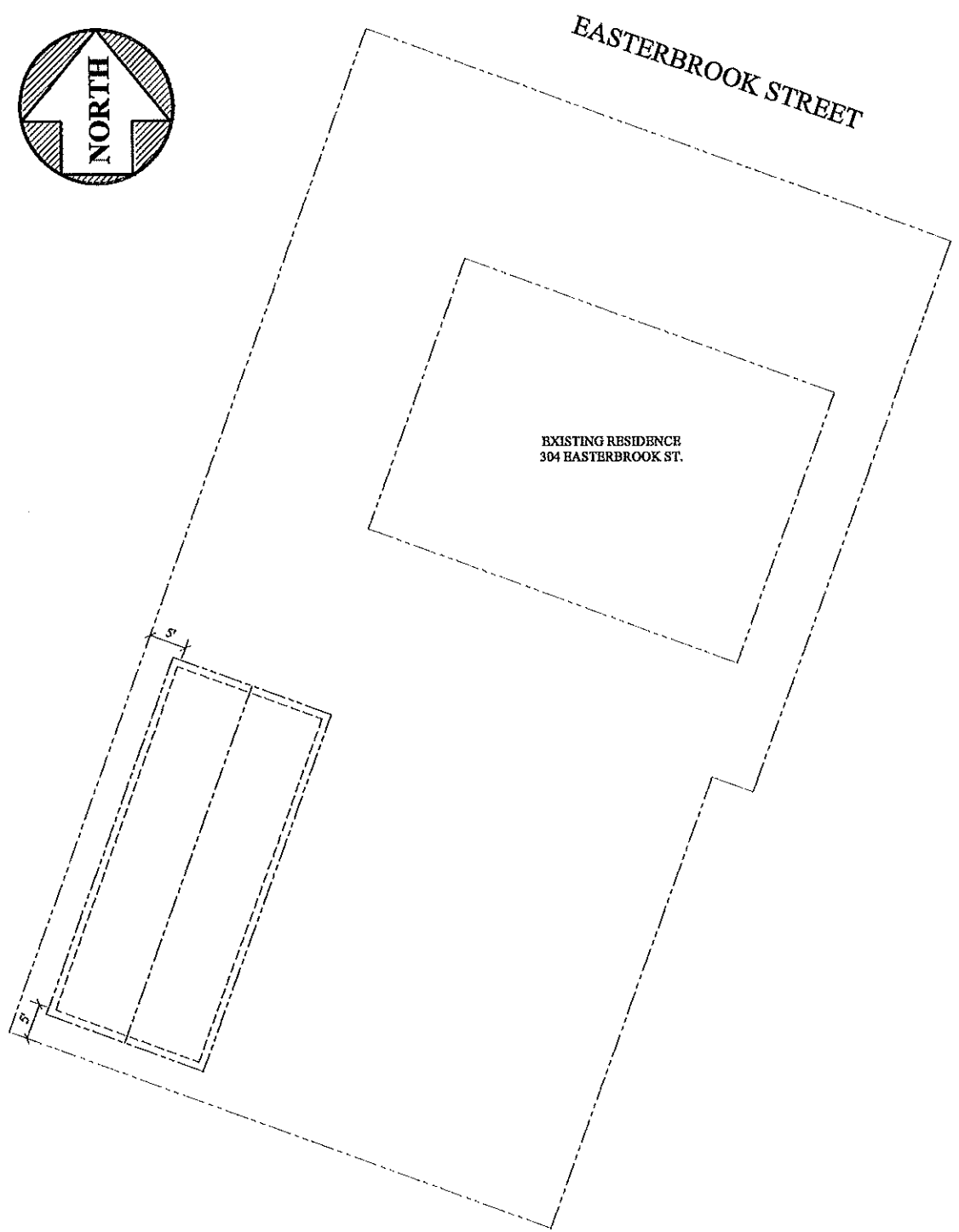


- NOTES:
1. All proposed work shall be inspected by the City for all inspections.
 2. All work shall be completed as specified in the drawings.
 3. Specifications for all equipment/materials shall be as specified in the drawings.
 4. Contractor shall be responsible for maintaining proper drainage, property cleanup, and safety of the site and all areas (property, including) during construction.
 5. All equipment/materials shall have proper work distance. (BCHS and MCHS 11.0211(B))

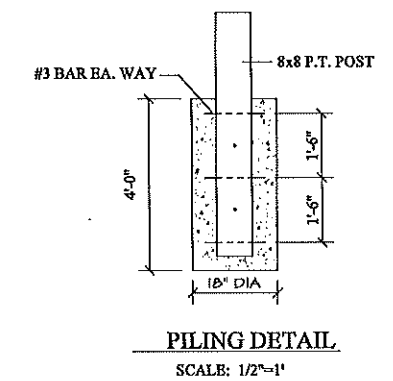
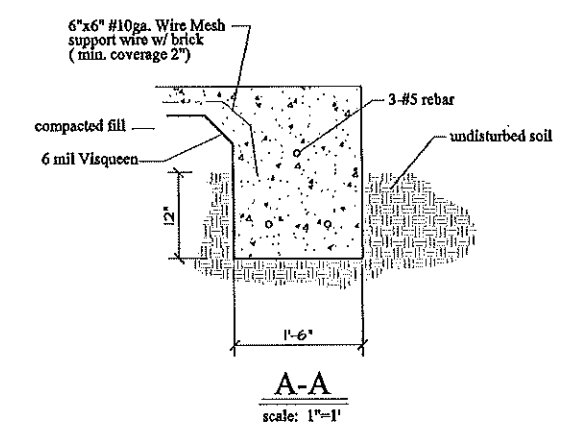
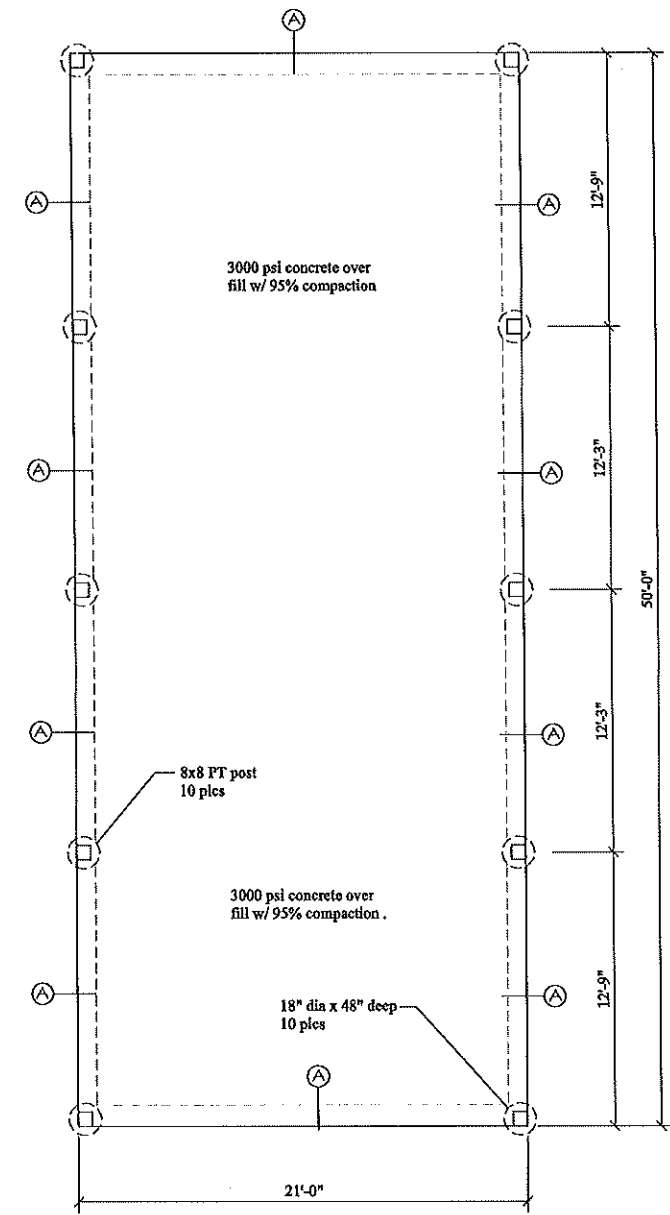
The Residence Of:
Shields
304 Easterbrook St.
Bay St. Louis, MS 39520

SITE PLAN		FOUNDATION	
Scale:	1/2"=1'-0"	Scale:	1/2"=1'-0"
Date:	25 March 2022	Date:	25 March 2022
Drawn by:		Drawn by:	
Checked by:		Checked by:	
Project No.:		Project No.:	
Sheet:	1	Sheet:	1



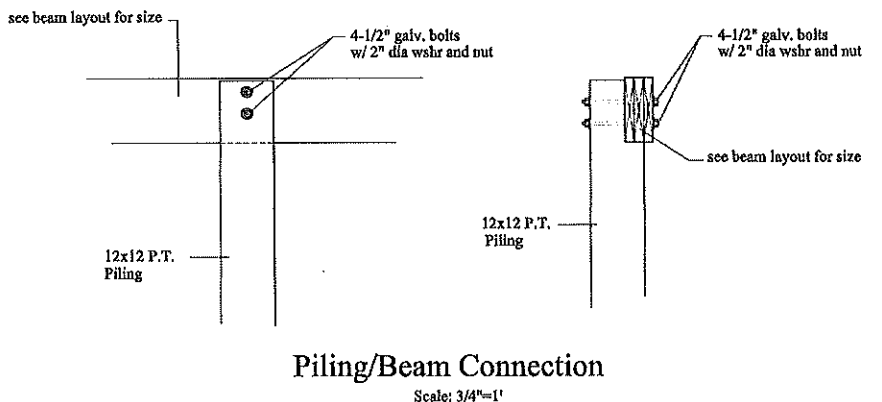
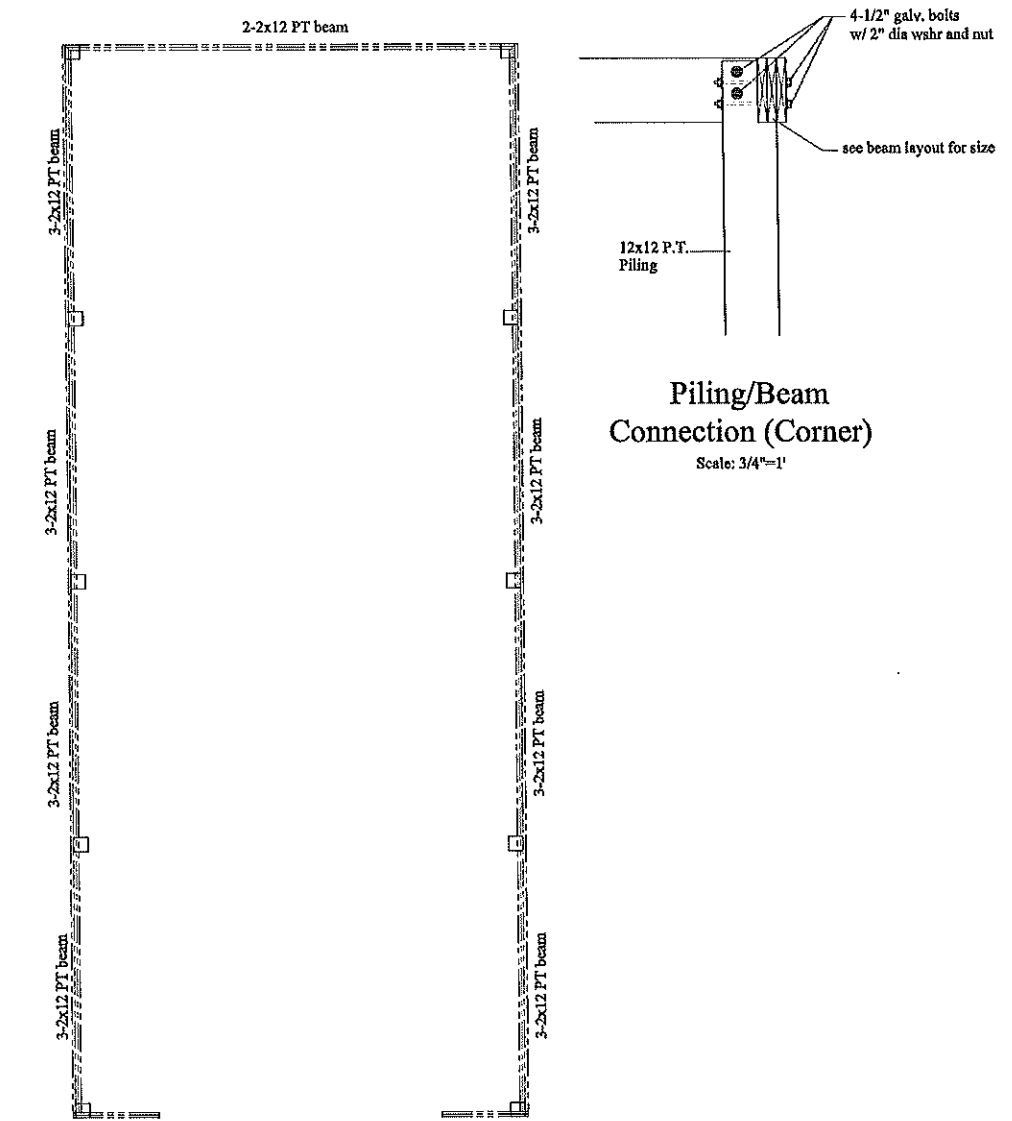


SITE PLAN
SCALE: 1" = 10'



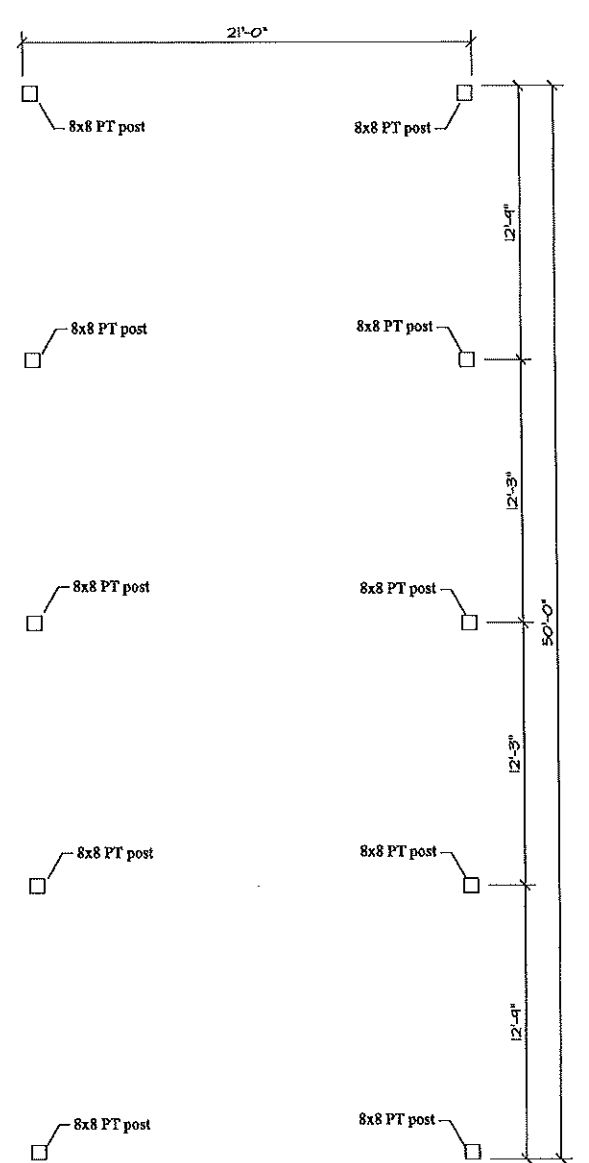
- NOTES:**
1. City stamped approved plans are required to be on site for all inspections.
 2. Proof of termite treatment is required at footing inspection.
 3. Specifications for all engineered/manufactured materials/members including spans, loads, layouts, fastening details (130 mph), etc. (beams, joists, trusses, impact windows, garage doors, metal roof, etc)
 4. Contractors shall be responsible for maintaining proper drainage, property cleanup including street on daily basis and silt fence (properly installed) where necessary. Must have **HARD SURFACE CONSTRUCTION ENTRANCE**.
 5. All equipment platforms must/shall have proper work clearance. (E3405 and M1305.1 of 2018 IRC)

The Residence Of:		Shields		304 Easterbrook St.		Bay St. Louis, MS 39520	
Job Number:	22bordelon	Date:	25 March 2022	SITE PLAN FOUNDATION		Sheet	
Scale:	1/4"=1'-0"	Drawn by:	Dustin			1	
		Checked by:	Dustin			53	



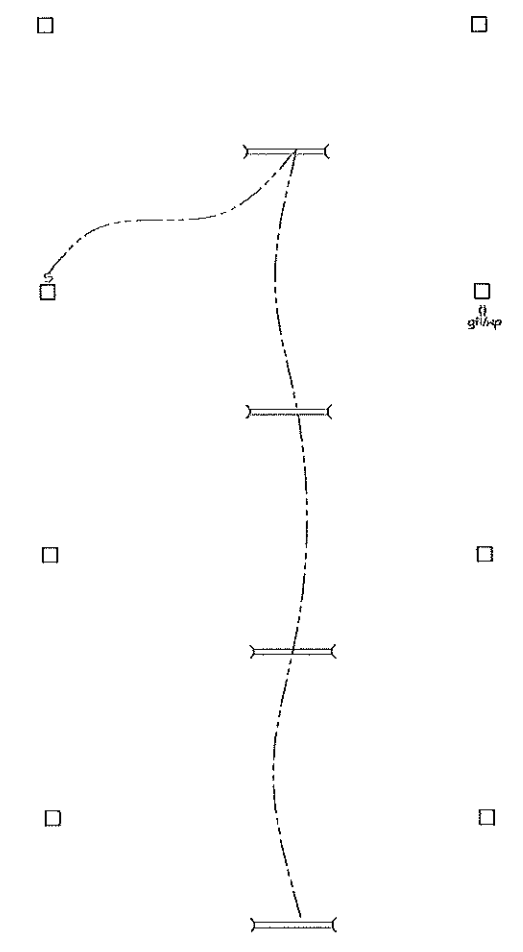
ALL EXPOSED LUMBER TO BE PRESSURE TREATED OR WATER RESISTANT

BEAM, JOIST



FLOOR PLAN

- NOTES:
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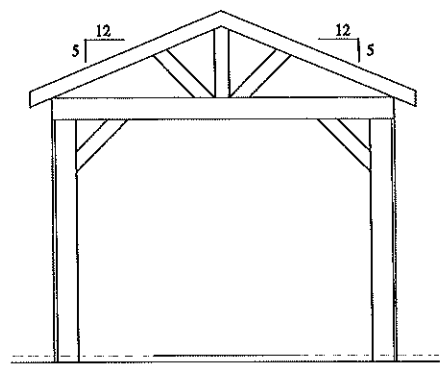
Sym.	Description
⊙	Light Fixture
⊙ _v	Vent/Light
⊙	Recessed Light
⊙	Wall Mount Light
—	Flourescent Light
⌋	Exterior Flood Light
⊕	110 outlet
⊕	220 outlet
⊕	110 outlet/ground fault
⊕	110 outlet/gf/w/irproof
S	Switch
—	Wiring
⊕	Smoke Detector
⊕	Doorbell
⊕	Television Outlet
⊕	Telephone Outlet
⊕	Ceiling Fan

ELECTRICAL

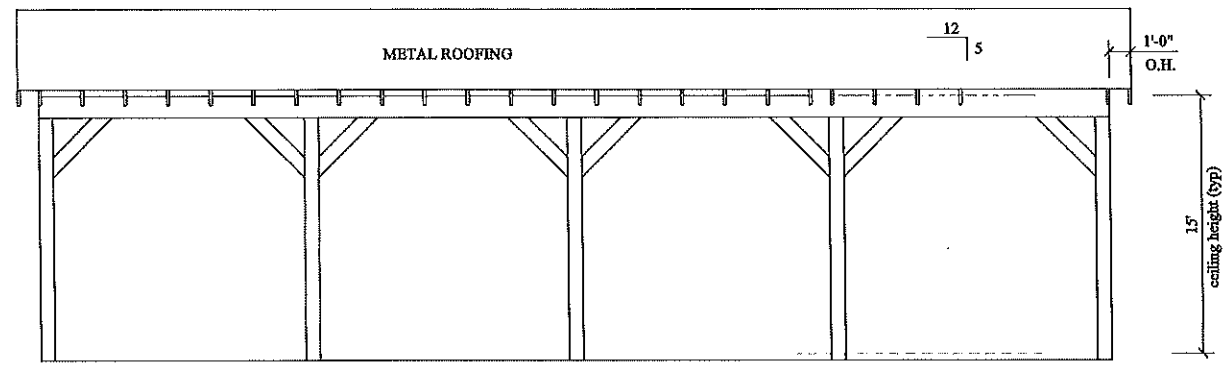
The Residence Of:

Shields
304 Easterbrook St.
Bay St. Louis, MS 39520

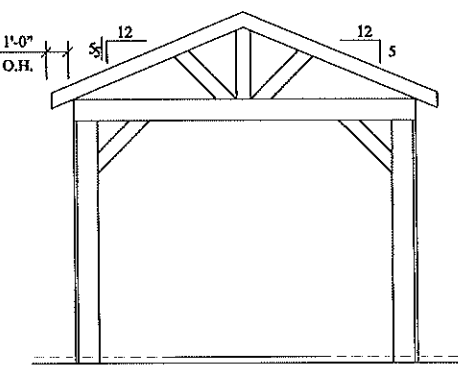
Job Number: 22bordelon	BEAM, JOIST FLOOR PLAN ELECTRICAL	Date: 25 March 2022	Sheet
Scale: 1/4"=1'-0"		Drawn by: Dustin	2
		Check by: Dustin	54



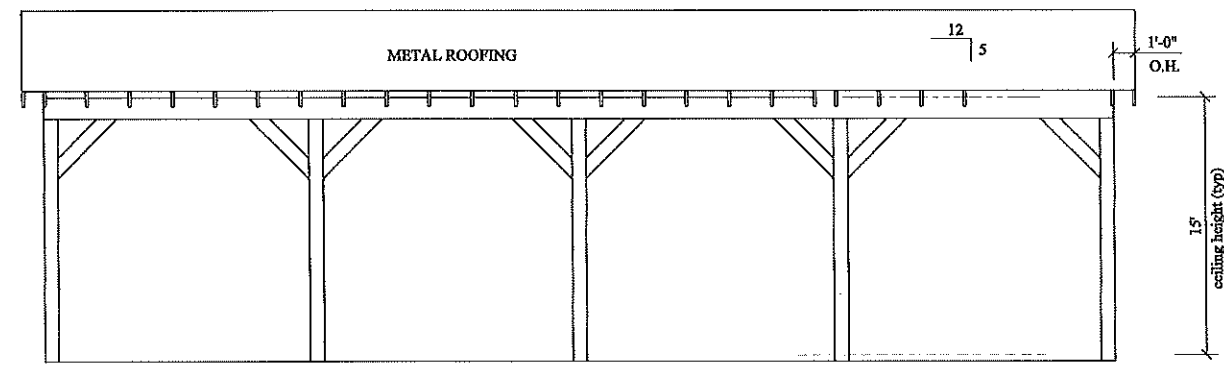
FRONT ELEVATION



RIGHT SIDE ELEVATION

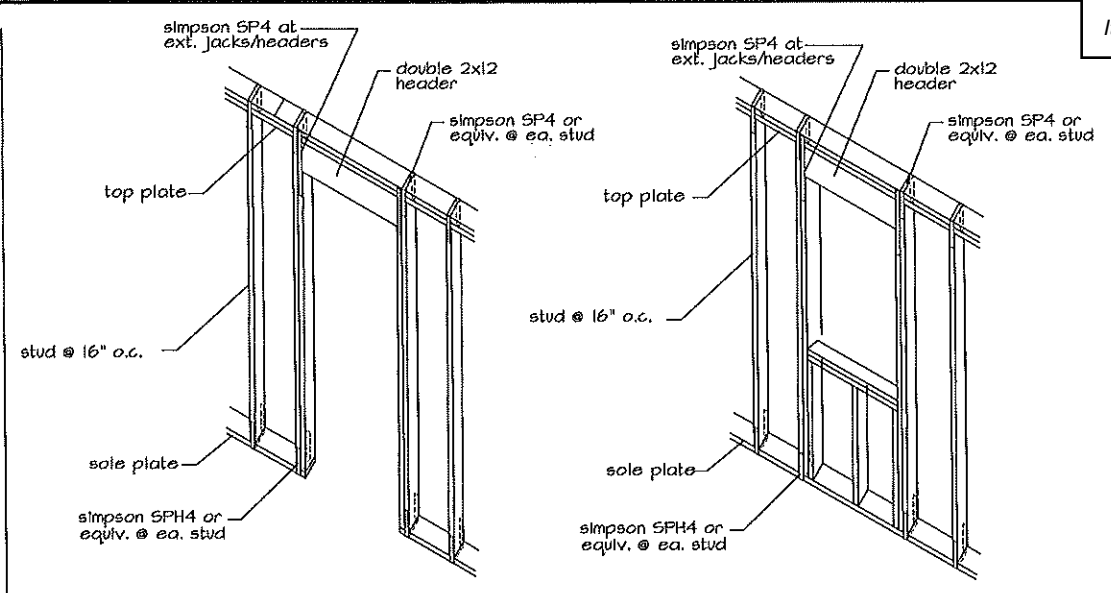


REAR ELEVATION



LEFT SIDE ELEVATION

ALL EXPOSED LUMBER TO BE PRESSURE TREATED OR WATER RESISTANT

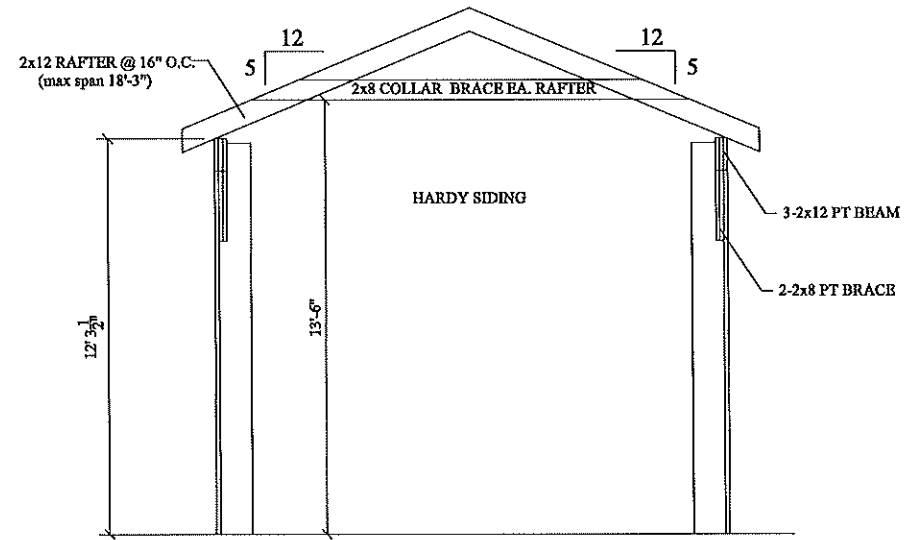


Door Opening Detail

Window Opening Detail

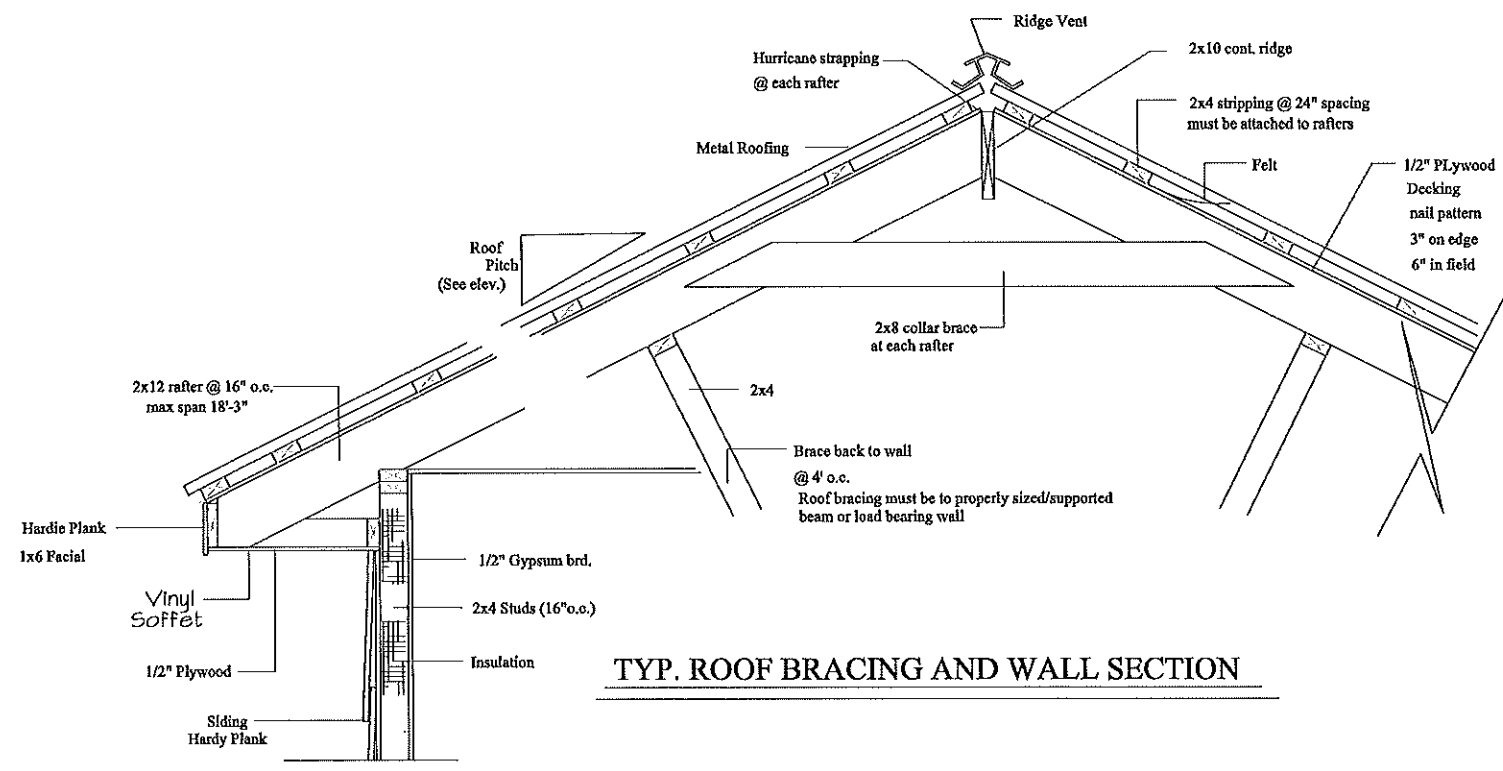
NTS

NTS

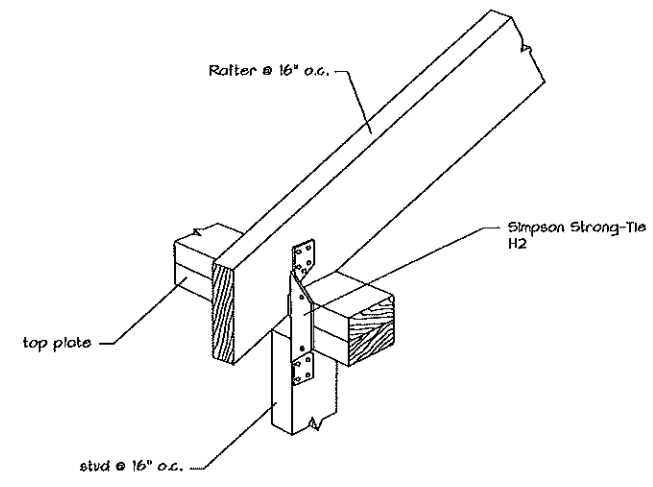


ROOF/CARPORT SECTION

SCALE: 3/8"=1'-0"



TYP. ROOF BRACING AND WALL SECTION



Rafter Connection Detail

- NOTES:
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Job No.:	22bordelon	Date:	25 March 2022
Drawn by:	Dustin	Sheet	3
Scale:	1/4"=1'-0"	Drawn by:	Dustin
		Check by:	Dustin



Historic Preservation Commission Meeting 9.9.2024 Minutes

September 09, 2024 at 12:00 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Action Items

1. Motion to approve the construction of a gazebo at 308 Main Street submitted by Matt Reeves

Motion made by Commissioner Wessinger, Seconded by Commissioner Keating.

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

2. Motion to approve the addition to the rear of the house and carport at 108 S Toulme submitted by Parker

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou.

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

Commissioner Discussion

- Commissioner Cliff Rabalais has received communication from the property owner 500 S Beach Blvd. Commissioner Rabalais has request the property owners put all request into email and have communication with Bay St Louis Building Permit.

Minutes Approval

- 2. Motion to approve July 8, 2024 HPC meeting minutes

Motion made by Commissioner Wessinger, Seconded by Commissioner Stieffel.

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

- 3. Motion to approve August 12, 2024 Historical Preservation Commission meeting minutes

Motion made by Commissioner Wessinger, Seconded by Commissioner Keating.

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

Adjourn

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou.

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

Cliff Rabalais, Chairman **Date**

Jeremy Burke, HPC Coordinator **Date**