



July 14th, 2025 Historic Preservation Commission Meeting Agenda

July 14, 2025 at 12:00 PM
598 Main Street, Bay St. Louis, MS 39520

Call to Order

Action Items

1. Motion to approve a new dwelling at 101 Ramoneda Street submitted by Rod and Gail Ferrand
2. Motion to approve the conception design of a new dwelling at 705 Hancock submitted by Colt Lee
3. Motion to approve the demolition of the existing 10' by 10' shed and carport, the installation of a swimming pool in the backyard, and the replacement of the demolished carport with a new double-car carport and shed. All material and colors will be exactly like the existing home at 337 St John Street submitted by James and Lisa Breland
4. Motion to approve the construction of a pool in the rear of the house at 332 State Street submitted by Josh DeSalvo

Minutes Approval

5. Motion to approve meeting minutes from the June 9, 2025, Historical Preservation Commission meeting

Adjourn

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 101 Ramoneda St.
Applicant Name: Amy Doescher (architect) Owner Name: Rod + Gail Ferrand
Mailing Address: 530 Main St. St. #B Mailing Address: 301 Ramoneda St.
Phone: 228-216-9554 Phone: 504-450-6944

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: Amy G. Doescher Date: 7/10/2025

Owner's Signature

Required: Date:

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

Historic Preservation Commission / City Council Use Only

HPC Review / City Council Review

Form with fields for: Historic District, Case Number, Historic Preservation Commission Reviewed, Review Date, Recommendation (Approval, Conditional, Disapproval), Comments, Regime's Property Owner/ Applicant Signature, City Council Reviewed, COA follow up approval (Yes/No), Date, and City Council President Signature.

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

BAV SAINT LOUIS

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Rod + Gail Ferrand

Address: 101 Ramoneda St.
(No P.O. Boxes)

Amy Doescher (architect)

Telephone Number (504) 450-6944 Cell Number (228) 216-9554

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

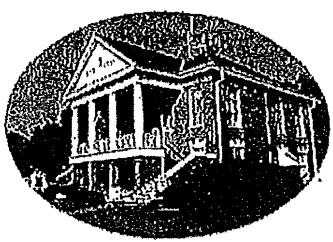
Give written scope of work to be performed: new construction





BAY SAINT LOUIS

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Johnny Bortchaell

Address: 705 Hancock St., BSL, MS
(No P.O. Boxes)

Telephone Number (504) 858-0882 Cell Number()

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

Give written scope of work to be performed: Conceptual Review
for future construction project.

HISTORIC PRESERVATION COMMISSION REVIEW

CITY OF BAY ST. LOUIS, MISSISSIPPI

MATERIALS TO SUBMIT WITH THE APPLICATION FOR REVIEW

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

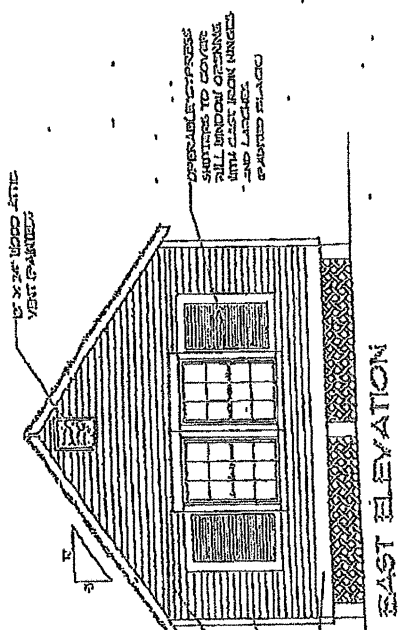
1. Site Plan, Indicating setbacks to the front, rear and side yards.
2. Exterior elevations (street views) of proposed structure(s).
3. Description of exterior trim materials to be used. Can be shown on plans or separate page.
 - a) Siding material: wood, hardi-plank, etc...
 - b) Masonry material: brick,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

PHOTOGRAPHS: (Renovations only, not new construction)

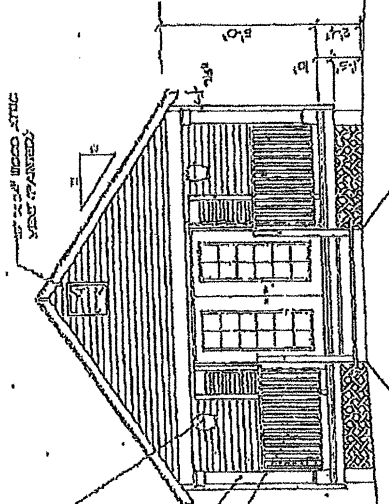
1. 35mm or digital only. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.

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

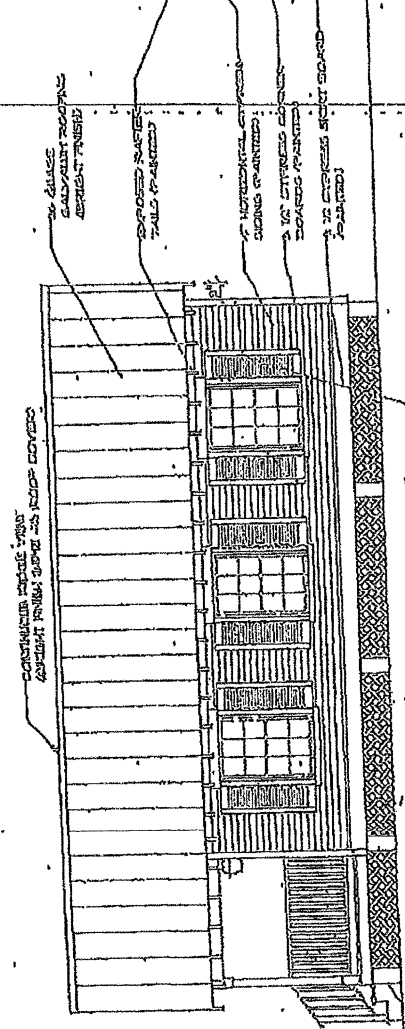
Bay St. Louis Historic Preservation Commission
March 1, 2008



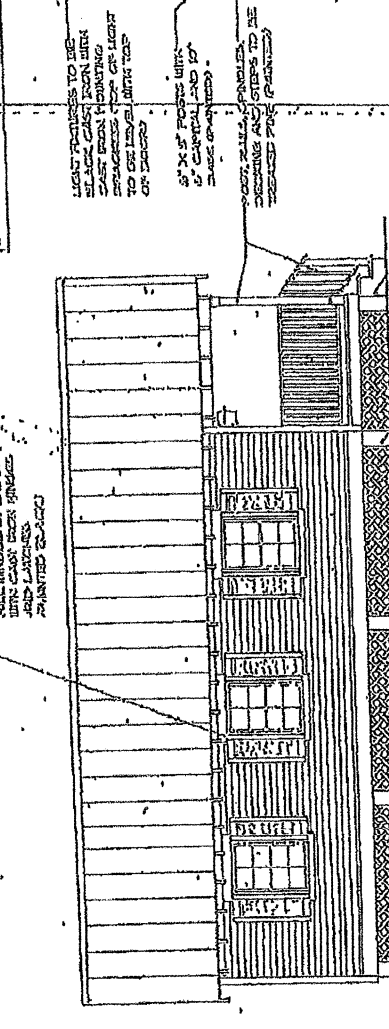
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

NOTE: WINDOW AND DOOR HANDLES TO MATCH TO HAVE A SHIP HEAD PIECE WITH A 2\"/>

LIGHT FIXTURES TO BE BLACK GRAB BAR WITH CAST IRON PIECE OF LIGHT TO BE BLACK WITH TOP OF BARRED

6\"/>

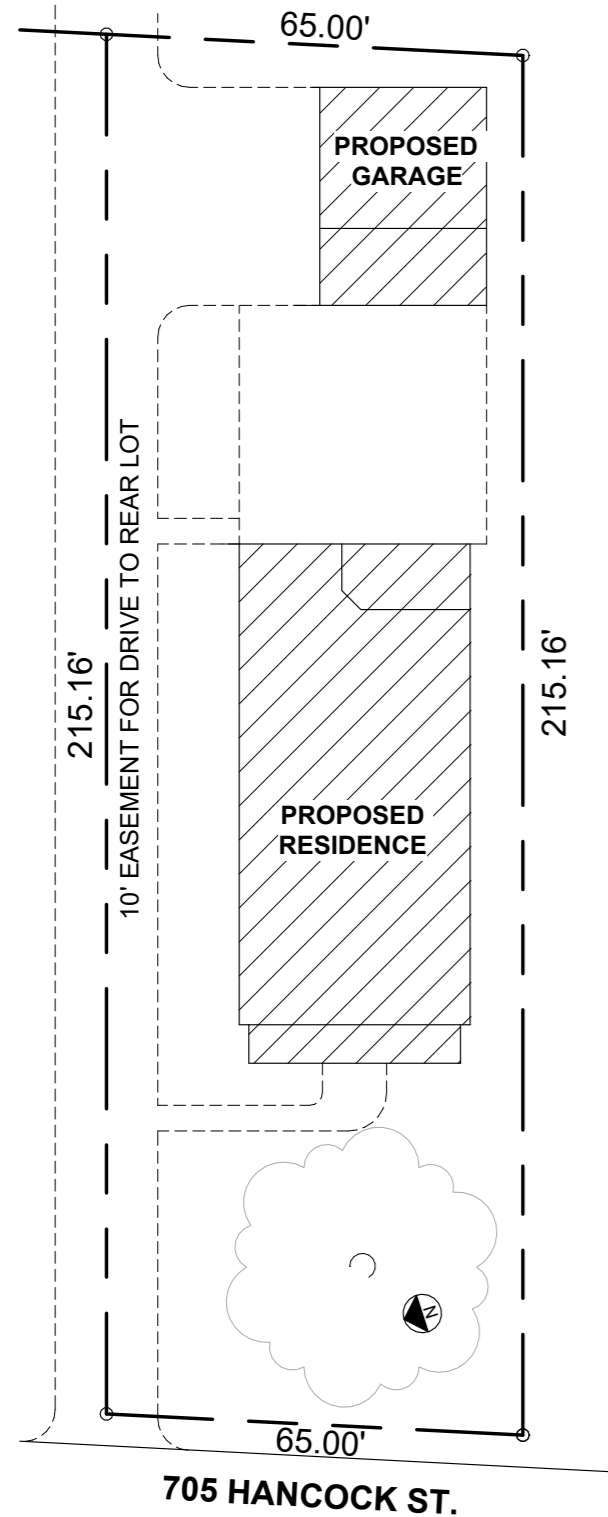
POST RAILS, HANDLES AND STOPS TO BE BRASS OR PAINTED

EXTERIOR ELEVATION DESIGN DETAILS WITH NOTATIONS

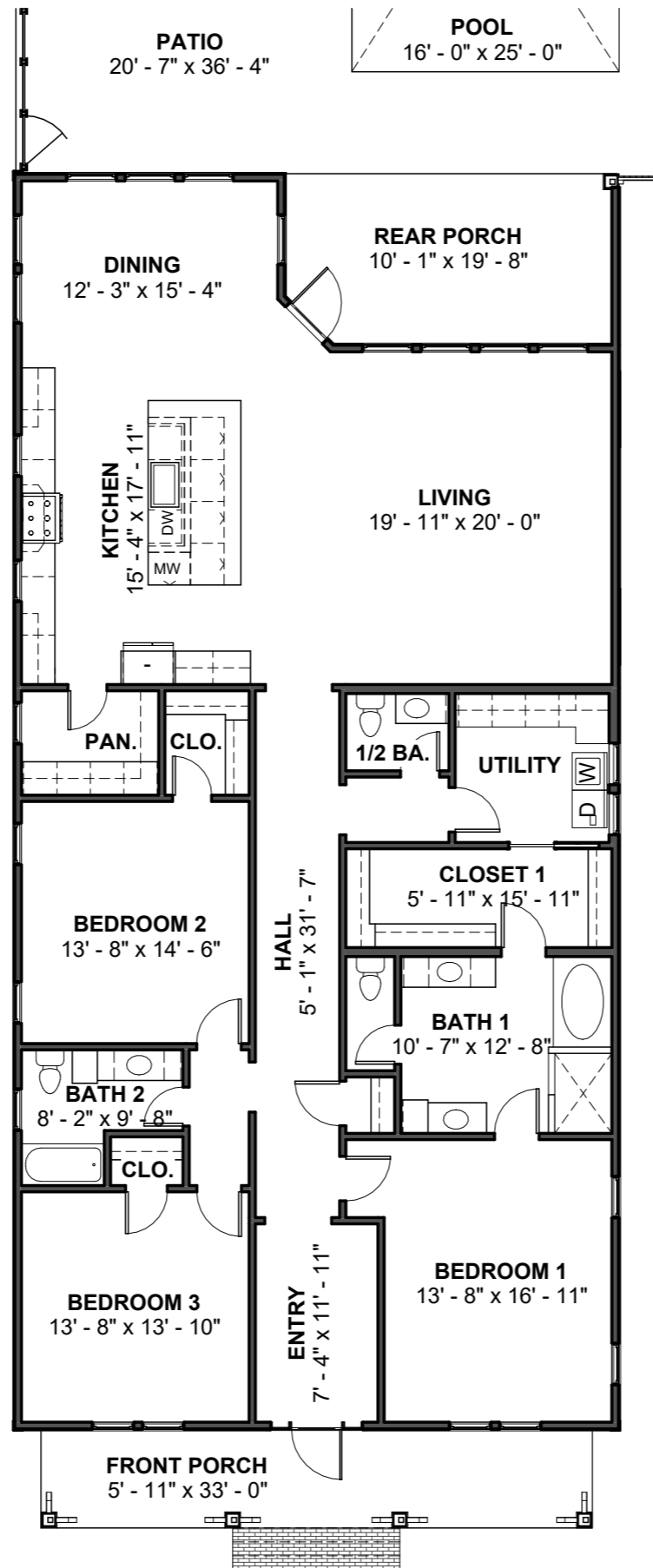
THIS DRAWING IS FOR THE EXCLUSIVE USE OF THE BAR ST. LOUIS HISTORICAL PRESERVATION CERTIFICATION TO AID IN PULV ESCHEW FOR PRESERVATION MARCH 1, 2008

This drawing is the property of the Bar St. Louis Historical Preservation Commission. It is not to be used for any other project without the written consent of the Commission. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Commission. This drawing is not to be used for any other project without the written consent of the Commission.

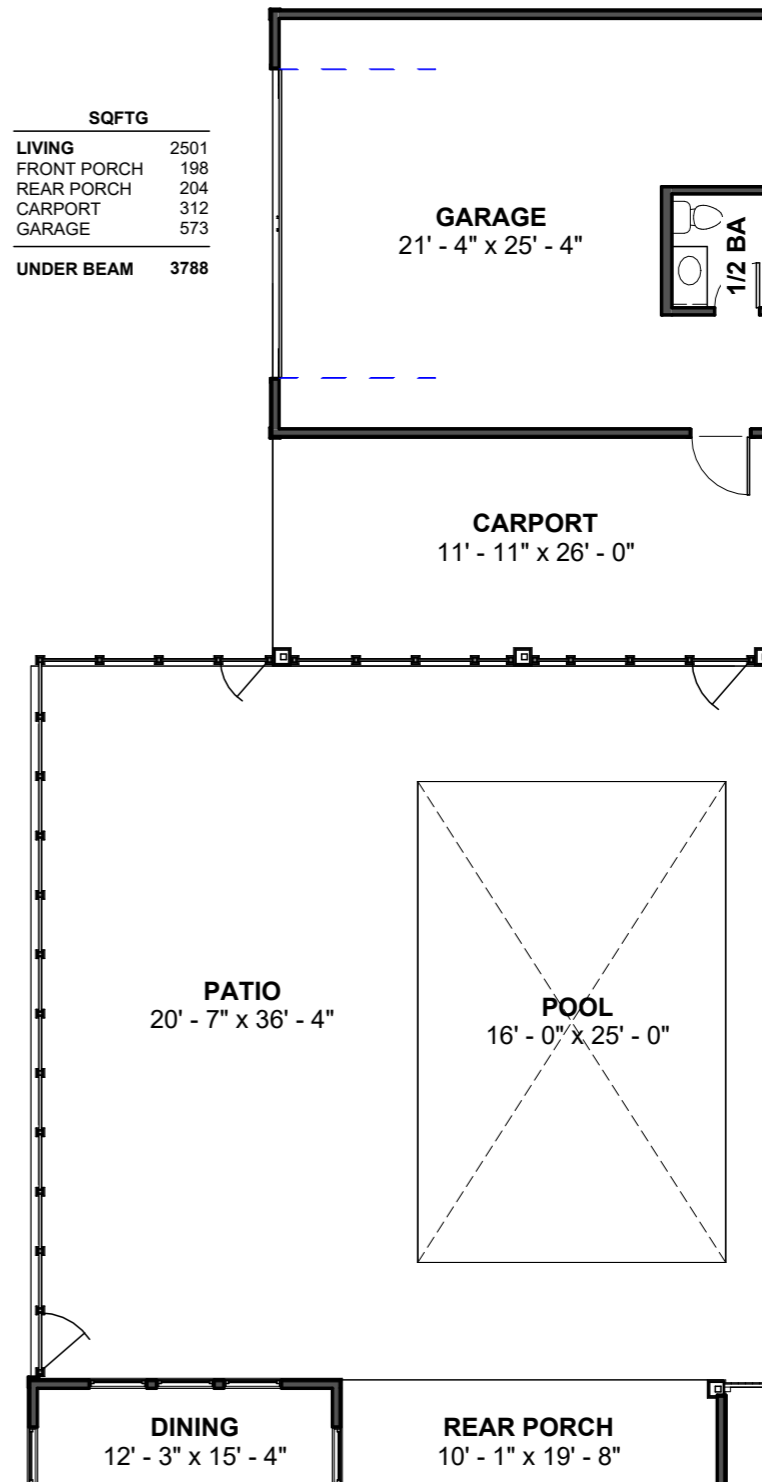
1 SITE
1" = 30'-0"



2 FLOOR 1
1" = 10'-0"



3 GARAGE
1" = 10'-0"



BURTCHAELL HISTORIC
705 HANCOCK STREET, BAY ST. LOUIS, MS 39520
JOHNNY BURTCHAELL

Drawn by:
COLT LEE

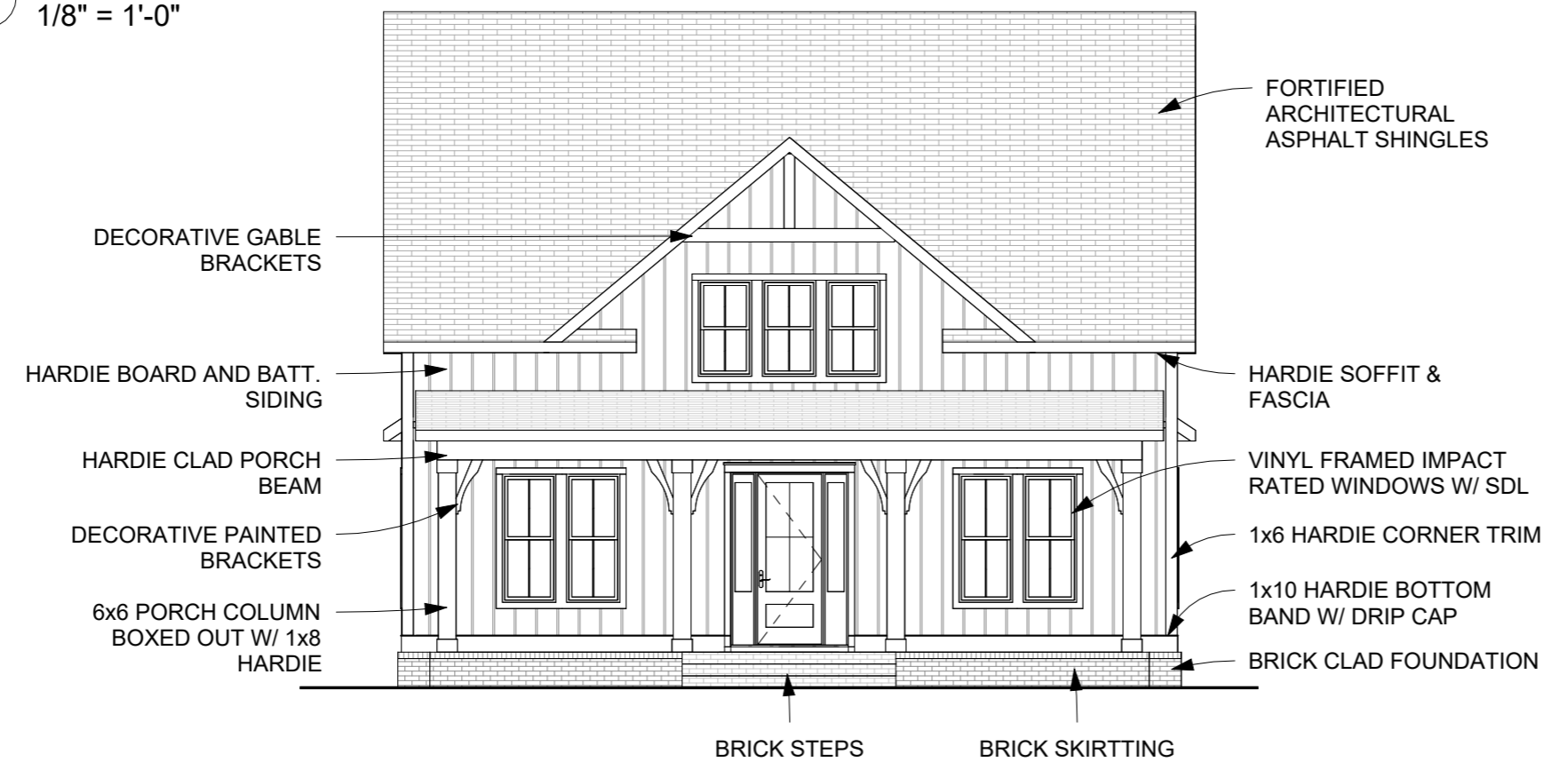
06/26/2025

FLOOR - SITE
PLAN

1 of 4

Scale As indic 12

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



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



BURTCHAELL HISTORIC
 705 HANCOCK STREET, BAY ST. LOUIS, MS 39520
 JOHNNY BURTCHAELL

Drawn by:
COLT LEE

06/26/2025

ELEVATIONS

2 of 4

Scale 1/8" = 13

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



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



BURTCHAELL HISTORIC
705 HANCOCK STREET, BAY ST. LOUIS, MS 39520
JOHNNY BURTCHAELL

Drawn by:
COLT LEE

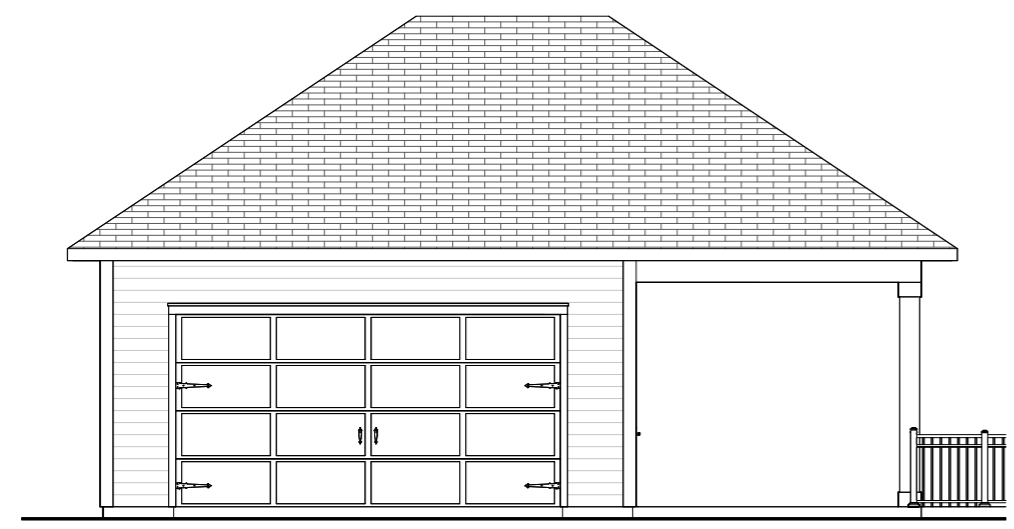
06/26/2025

ELEVATIONS

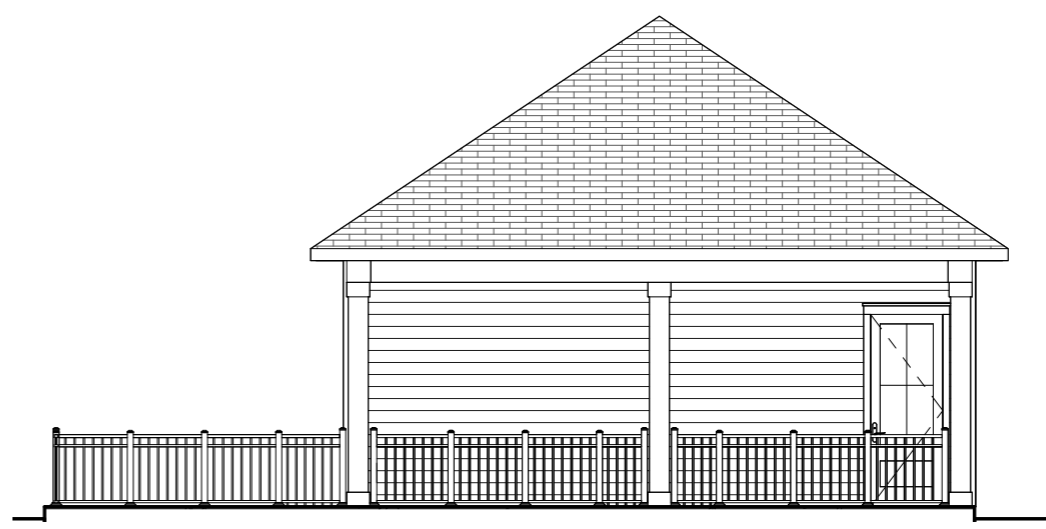
3 of 4

Scale 1/8" = 14

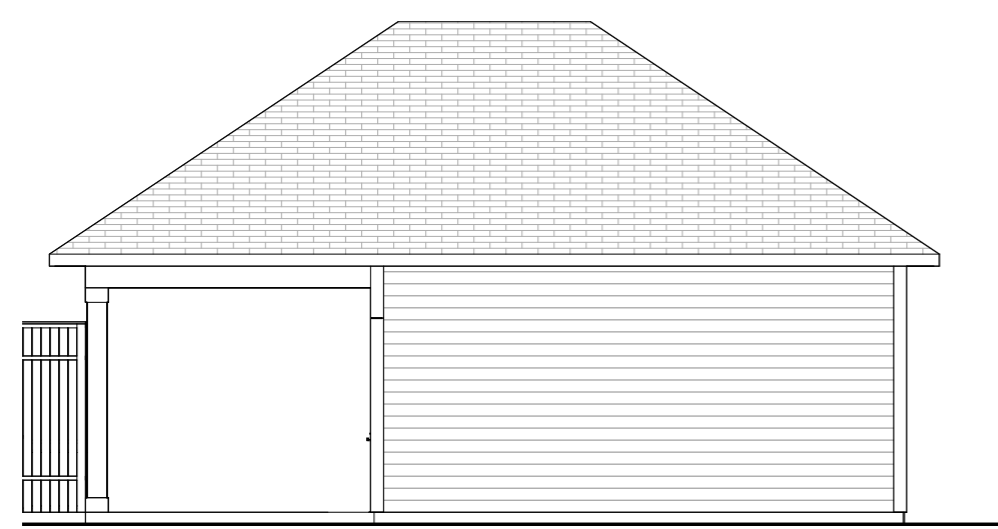
1 GARAGE LEFT
 1/8" = 1'-0"



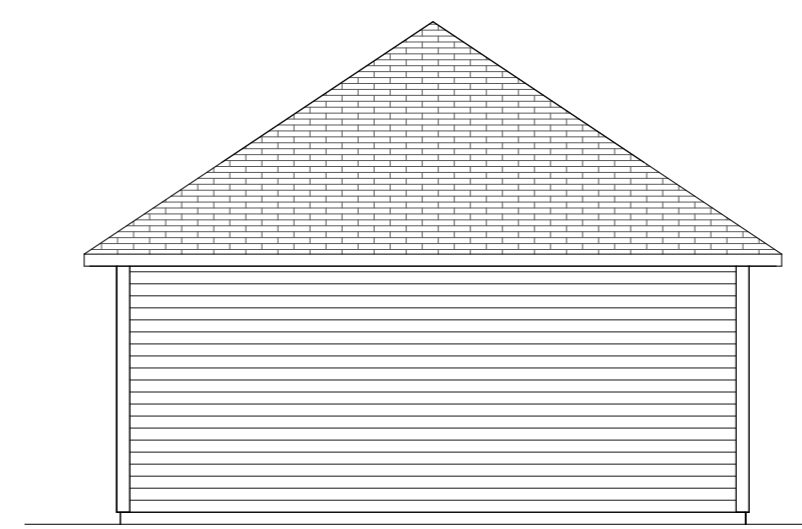
2 GARAGE - POOL SIDE
 1/8" = 1'-0"



3 GARAGE RIGHT
 1/8" = 1'-0"



4 GARAGE REAR
 1/8" = 1'-0"



BURTCHAELL HISTORIC
 705 HANCOCK STREET, BAY ST. LOUIS, MS 39520
 JOHNNY BURTCHAELL

Drawn by:
COLT LEE

06/26/2025

ELEVATIONS

4 of 4

Scale 1/8" = 15

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

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 337 Saint John St Bay St Louis, MS 39520
 Applicant Name: James + Lisa Breland Owner Name: James + Lisa Breland
 Mailing Address: 337 Saint John St. Mailing Address: 337 Saint John St
 Phone: 504-450-0241 Phone: 504-450-0241

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

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

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

Applicant's Signature: James Breland Jr. Date: 6/25/25
 Owner's Signature: James Breland Jr. Date: 6/25/25

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

Application

HPC Review / City Council Review

Historic District	Case Number
Historic Preservation Commission Reviewed	Review Date
Recommendation: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with Conditions <input type="checkbox"/> Disapproval	
Comment:	
Signature: Property Owner / Applicant Signatures	
City Council Reviewed	Review Date
COA Action: Approval <input type="checkbox"/> Denial <input type="checkbox"/> No Action <input type="checkbox"/>	Date COA Action
Comment:	
BSL Historic Preservation Commission / City Council Assistent Signatures	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: JAMES + LISA Breland

Address: 337 Saint John St. Bay St Louis MS
(No P.O. Boxes) 39520

Telephone Number (504) 450-0241 Cell Number ()

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

Give written scope of work to be performed: Demolish existing 10' x 10'
shed + carport. Install swimming pool in
back yard and replace demolished carport
with new carport structure to have
a double car carport and shed. All
materials and colors will be exactly
like the existing home structure.

Non-Livable Structure -

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.
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 - 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.

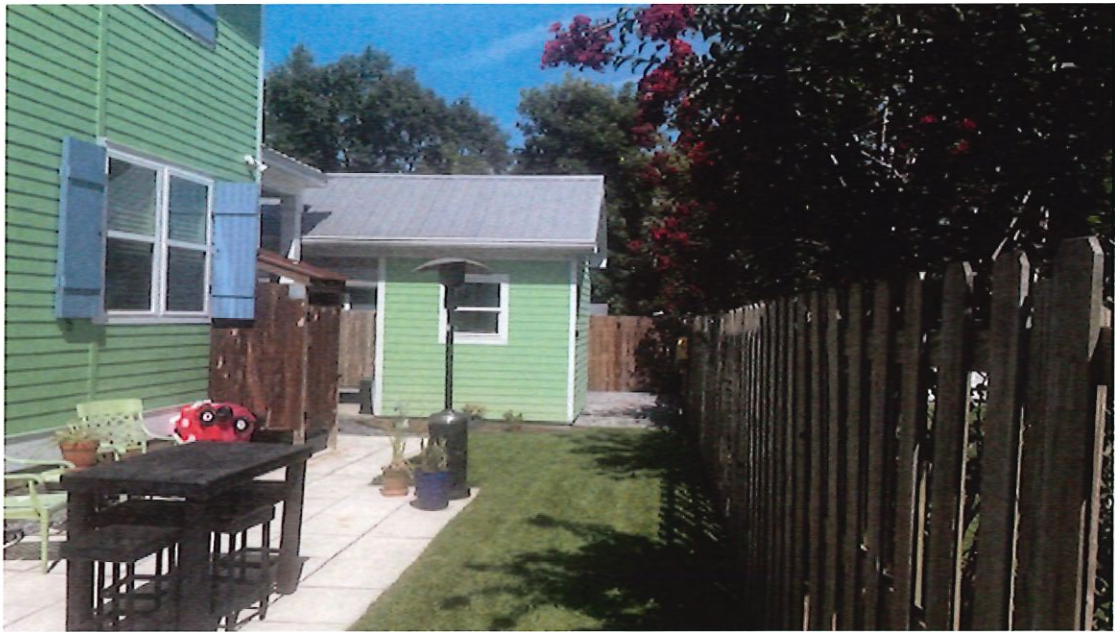
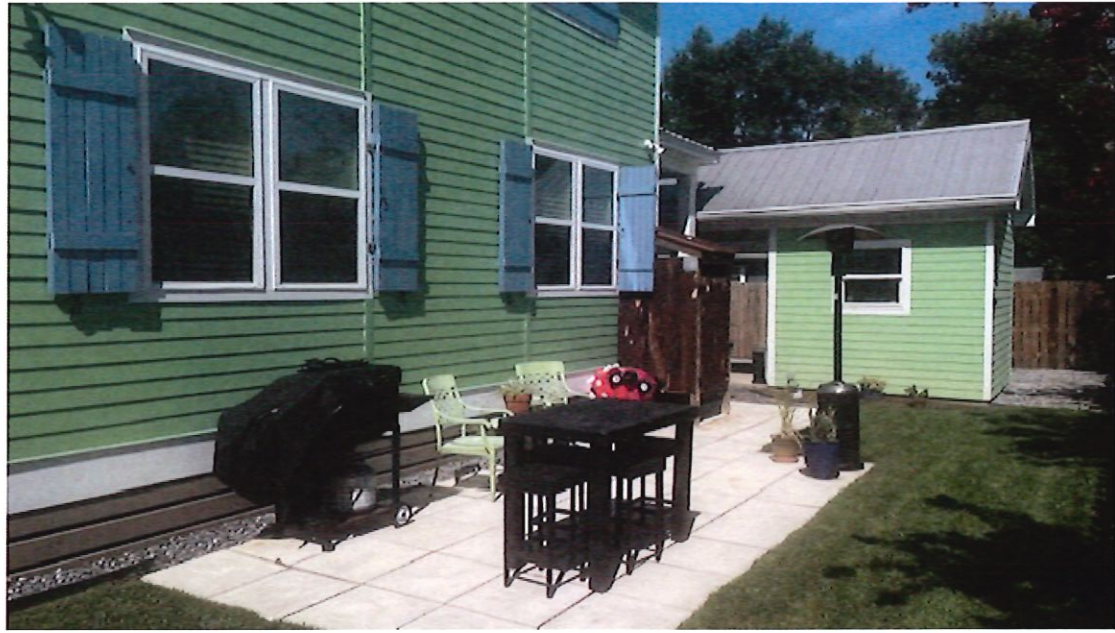
We would like to thank you in advance for your help and participation in this preservation program which is dedicated to retaining the charm, beauty and character of our beloved City of Bay St. Louis.

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

- o All material will be just
As existing house.
- > Metal Roof
- > Concrete Board Siding
- > No Windows
- > Standard Doors
- > 8" x 8" Columns 10'

335
Saint
John St.







Proposed
Double Can
with
Carpenter
Shell
Outdoor
Kitchen

Double
Can
Carpot

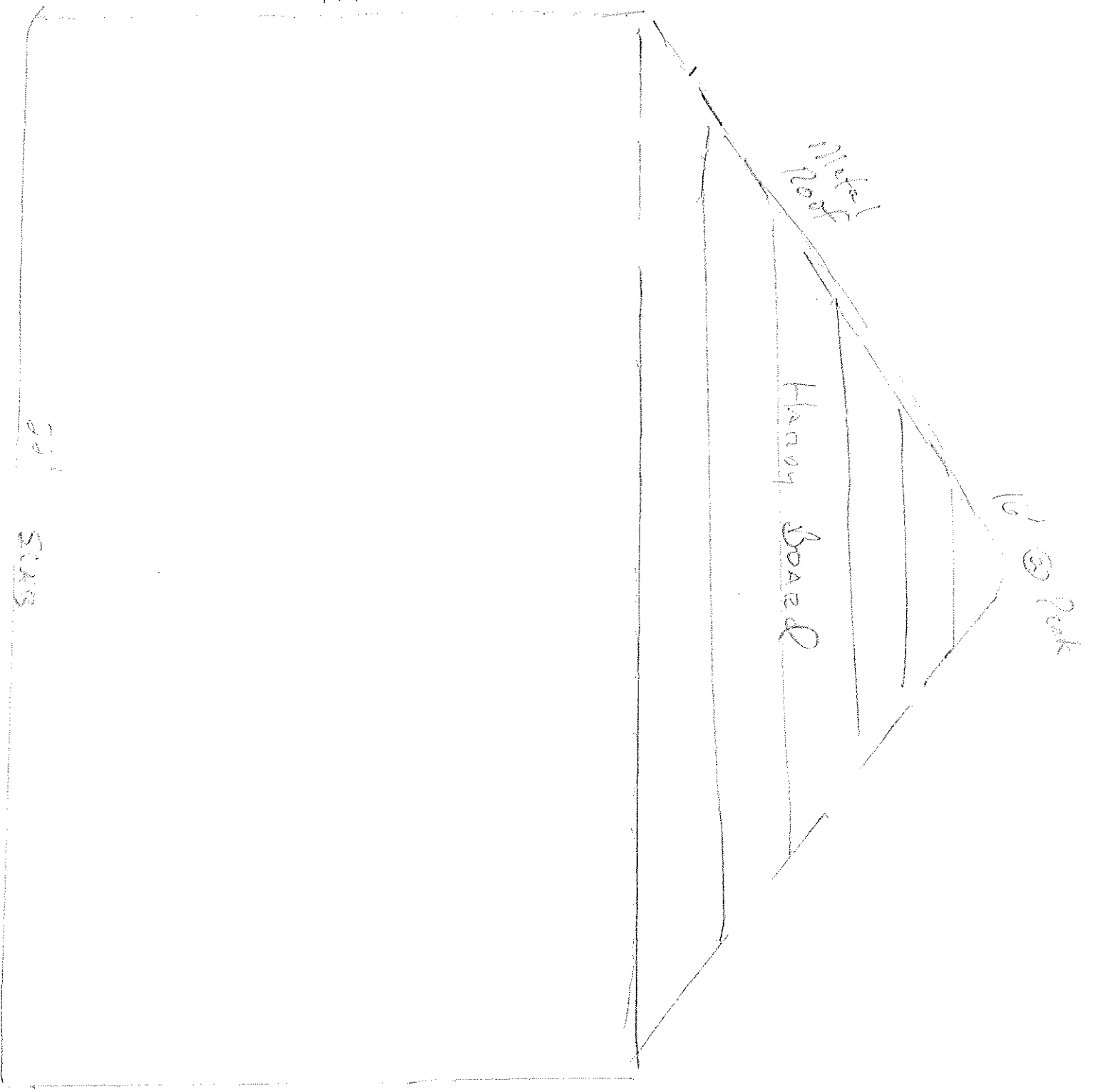
9ft'

Met
roof

Handy Board

16
Peak

24'
SAS



Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 332 State Street, Bay St Louis, MS
 Applicant Name: Josh DeSalvo Owner Name: Monica Russell
 Mailing Address: _____ Mailing Address: _____
 Phone: (228) 304-7520 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.

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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: Josh DeSalvo Date: 7/11/2025
 Owner's Signature _____ Date: _____
 Required: _____ Date: _____

Please refer to the checklist of materials required with your application

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

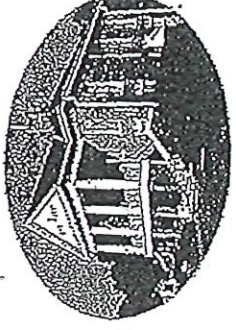
Historic District: _____	Case Number: _____
<input type="checkbox"/> Historic Preservation Commission Reviewed	Review Date: _____
Recommendation: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with Conditions * <input type="checkbox"/> Disapprove	
Comments: _____	
* Requires Property Owner / Applicant Signature	
<input type="checkbox"/> City Council Reviewed	
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

Revised May 4, 2009

EXC SAINT LOUIS

Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Monica Russell

Address: 332 State Street, Bay St Louis, MS
(No P.O. Boxes)

Telephone Number () _____ Cell Number (228) 304-7570

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

Give written scope of work to be performed:

Install in-ground pool in
back yard of the dwelling at
332 State Street

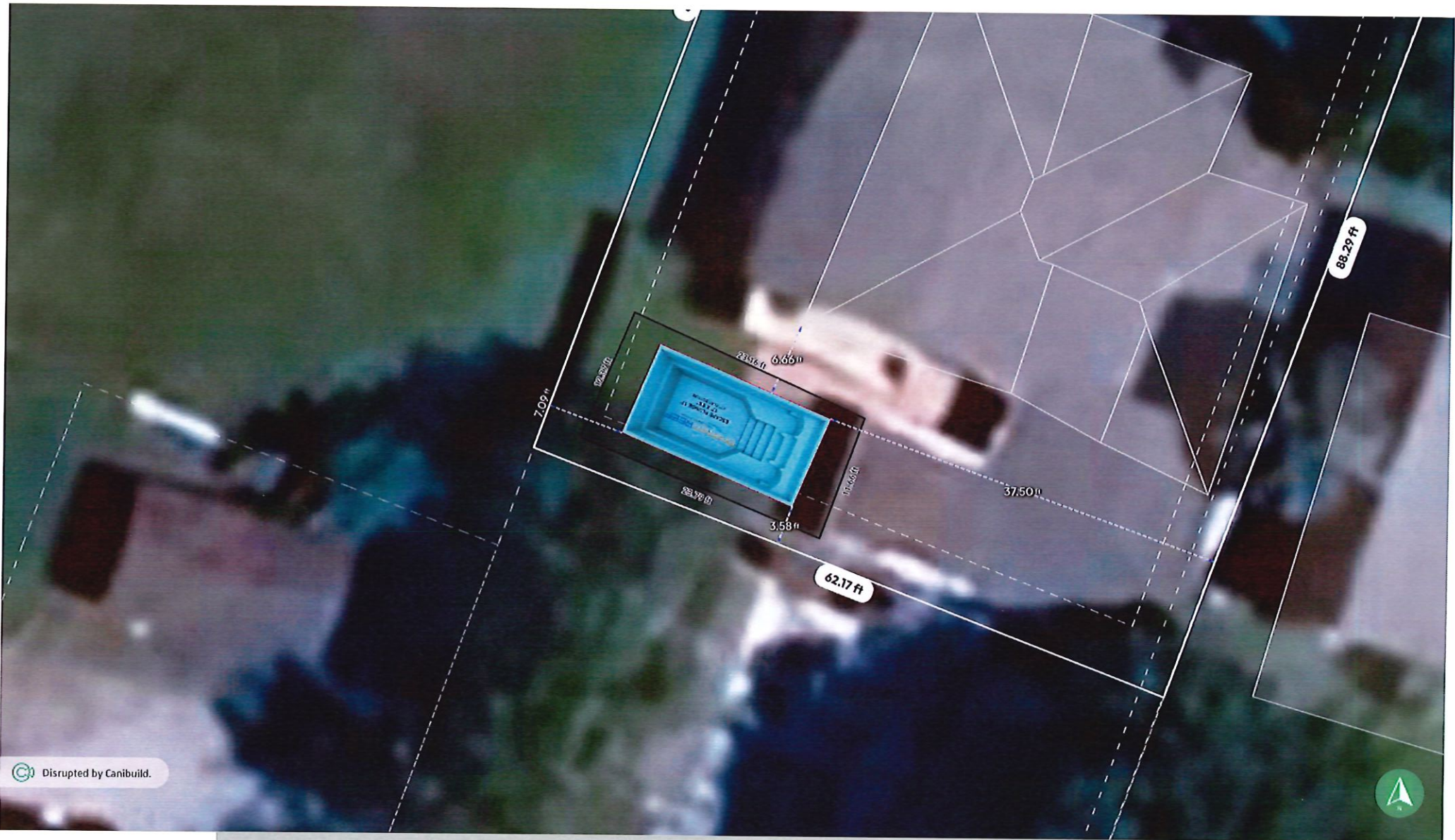


Site Calculations	
SITE AREA	5,465.90ft ²
PROPOSED AREA	146.20ft ²

Disrupted by Canibuild.



Client Name	Client Email	Client Phone	Signature												
<p>Copyright Statement This plan always remains the copyright of designer & shall not be used other than for the project work intended without written authority. No part may be reproduced by any other exclusive right be exercised without permission. Legal enforcement will be taken on copyright infringement.</p> <p>Disclaimer This is not an official document, and may not comply with current laws or industry standards. You should make your own enquiries and seek independent advice from relevant industry professionals before acting or relying on the contents of this document.</p> <p>ALL DIMENSIONS ARE IN FEET. DO NOT SCALE FROM PLANS.</p>		<p>Generated by Josh Desalvo joshdesalvo@gmail.com</p> <p>Phone +12283047520</p> <p>Property Details 332 State St, Bay St Louis, MS 39520, USA APN: 149E-0-29-270.000</p>	<table border="1"> <tr> <td>Sheet Name Site Plan</td> <td>Sheet no. 1</td> <td>Lic no. 18292-MC</td> <td>Job no.</td> </tr> <tr> <td colspan="2">Design Escape Plunge 17'</td> <td colspan="2">Scale 1" = 1/16"@A3</td> </tr> <tr> <td colspan="2">1" version date: 7/4/2025</td> <td>Current version date: 7/4/2025</td> <td>Version # 1</td> </tr> </table>	Sheet Name Site Plan	Sheet no. 1	Lic no. 18292-MC	Job no.	Design Escape Plunge 17'		Scale 1" = 1/16"@A3		1" version date: 7/4/2025		Current version date: 7/4/2025	Version # 1
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Design Escape Plunge 17'		Scale 1" = 1/16"@A3													
1" version date: 7/4/2025		Current version date: 7/4/2025	Version # 1												



Disrupted by Canibuild.



Client Name	Client Email	Client Phone	Signature _____				
Copyright Statement This plan always remains the copyright of designer & shall not be used other than for the project work intended without written authority. No part may be reproduced by any other exclusive right be exercised without permission. Legal enforcement will be taken on copyright infringement.		Generated by Josh Desalvo josh@spools@gmail.com	Phone +12283047520	Sheet Name Site Plan	Sheet no. 2	Lic no. 18292-MC	Job no.
Disclaimer This is not an official document, and may not comply with current laws or industry standards. You should make your own enquiries and seek independent advice from relevant industry professionals before acting or relying on the contents of this document.		Property Details 332 State St, Bay St Louis, MS 39520, USA APN: 149E-0-29-270.000		Design Escape Plunge 17'		Scale NOT TO SCALE	
ALL DIMENSIONS ARE IN FEET. DO NOT SCALE FROM PLANS.		1 st version date: 7/4/2025		Current version date: 7/4/2025		Version # 1	



June 9, 2025 Historic Preservation Commission Meeting Minutes

June 09, 2025 at 12:00 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Commissioner Steve Haas

Commissioner Patricia Keating

Commissioner Dave Wessinger

Commissioner Matt Stieffel

Chairman Cliff Rabalais

Commissioner John Bezou

Action Items

1. Motion to approve the construction of a detached carport at 303 Union Street submitted by 100 Men Hall

Motion made by Commissioner Wessinger, Seconded by Commissioner Stieffel.

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

2. Motion to replace the vinyl windows currently in the house with in-kind DP-50 rated, white vinyl windows, and to remove the windows and install a sliding glass door in the rear of the sunroom. All road-facing windows will have SDL conventional grids at 503 N Second Street submitted by Joseph Lee

Motion made by Commissioner Wessinger, Seconded by Commissioner Stieffel.

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

3. Motion to approve the demo of the shed and replacement of windows with one over one window, hardie siding, and replacement of roof on dwelling using Bay St Louis Historical Preservation Commission approved materials at 312 de Montluzin submitted by John Robin.

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou.

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

4. Motion to approve enclosing the front screen porch at 210 Union to convert to a sunroom submitted by Parker Contractor.

Motion made by Commissioner Wessinger, Seconded by Commissioner Keating.

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

5. Motion to approve enclosing the screen porch at 242 Ballentine Street to make a pantry on the right side of the house, using the existing windows, and Hardie submitted by Parker Contractor.

Motion made by Commissioner Wessinger, Seconded by Commissioner Stieffel.

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

Minutes Approval

6. Motion to approve meeting minutes from the May 12, 2025, Historical Preservation Commission meeting

Motion made by Commissioner Wessinger, Seconded by Commissioner Stieffel.

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

Adjourn

Motion made by Commissioner Stieffel, Seconded by Commissioner Wessinger.

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