March 9, 2026 - Historic Preservation Commission Meeting Agenda

March 09, 2026 at 12:00 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Action Items

1. Motion to approve an in-ground fiberglass pool in the side yard at 301 N Necaise submitted DeSalvo
2. Motion to approve the renovation and addition to the 318 Easterbrook Street submitted by Doescher
3. Motion to demo house at 204 St George Street once a new construction building permit is issued to the property owner. The new dwelling will meet all the HPC design standards submitted by Mary and Jim Olsen

Minutes Approval

4. Motion to approve the meeting minutes from February 9, 2026

Adjourn

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

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 301 N Necaise Ave

Applicant Name: Josh DeSalvo Owner Name: David Sanders

Mailing Address: 10037 Central Ave Mailing Address: Bay St. Louis MS

Phone: _____ Phone: 228-314-7570

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: _____ Date: 3/2/2026

Owner' 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.

Application

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: _____

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

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

Revised May 4, 2009

BAY SAINT LOUIS

Bay St. Louis

Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: DAVID SANDERS

Address: 301 N NECAISE AVE BSL MS 39520
(No P.O. Boxes)

Telephone Number (336) 391.1973 Cell Number( )

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

Give written scope of work to be performed: Install A Fiber Glass Pool on the Side of the House. See site Plan

HISTORIC PRESERVATION COMMISSION REVIEW
CITY OF BAY ST. LOUIS, MISSISSIPPI

MATERIALS TO SUBMIT WITH THE APPLICATION FO REVIEW

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

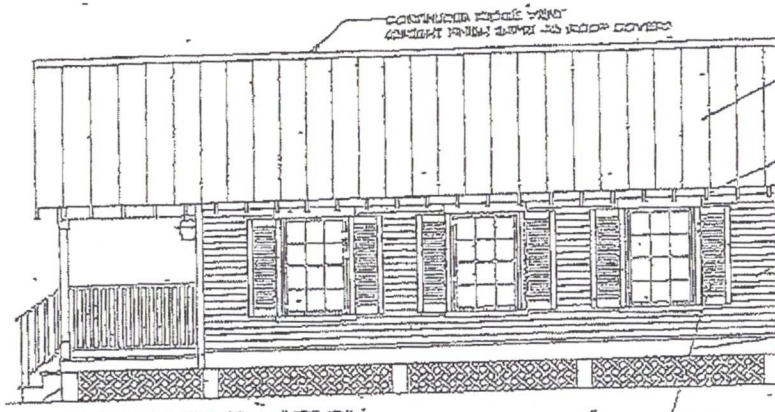
1. Site Plan, Indicating setbacks to the front, rear and side yards.
2. Exterior elevations (street views) of proposed structure(s).
3. Description of exterior trim materials to be used. Can be shown on plans or separate page.
    a) Siding material: wood, hardi-plank, etc...
    b) Masonry material: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

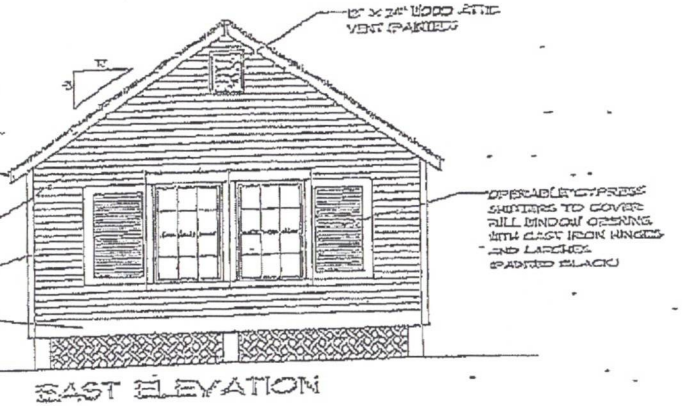
1. 35mm or digital only. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.

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.

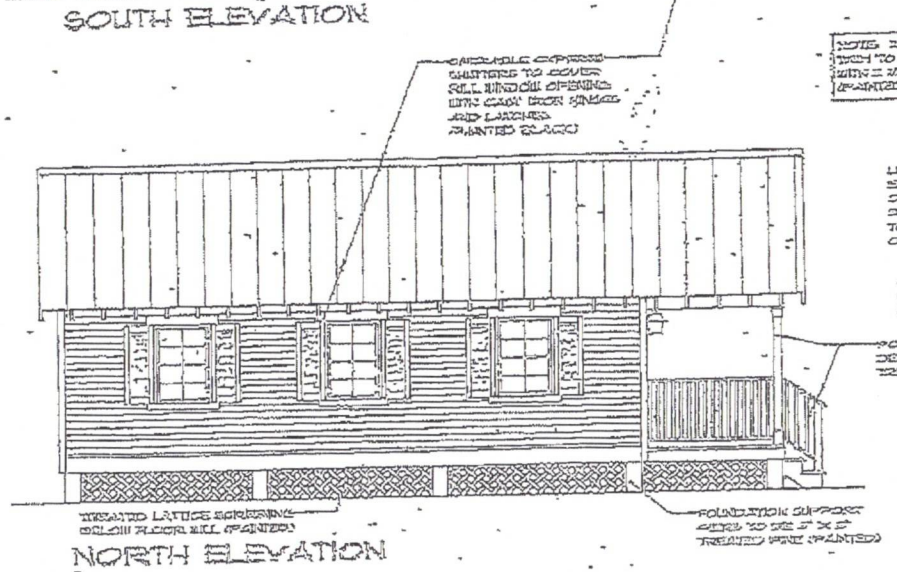
Bay St. Louis Historic Preservation Commission
March 1, 2008



SOUTH ELEVATION

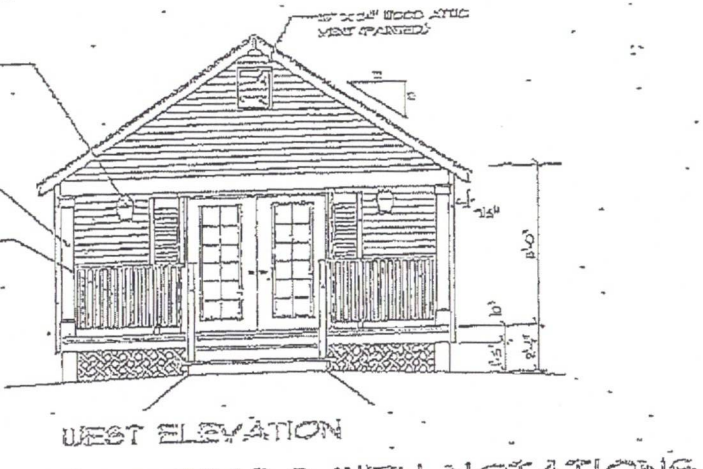


EAST ELEVATION



NORTH ELEVATION

NOTE: WINDOW AND DOOR
TRIM TO HAVE 1 3/4" HEAD PIECE
WITH 2 1/2" SIDE AND BOTTOM RAILS
(PAINTED)



WEST ELEVATION

EXTERIOR ELEVATION DESIGN DETAILS WITH NOTATIONS

THIS DRAWING IS FOR THE EXCLUSIVE USE OF THE BAY ST. LOUIS HISTORICAL PRESERVATION COMMISSION
TO AID IN CLAIM REVIEW FOR "CERTIFICATE OF APPROPRIATENESS" DETERMINATION
MARCH 1 2002

Copyright © 2002 by Lee Daniel Lathem. 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 permission in writing from the author. The reproduction of this drawing by unauthorized persons is prohibited. The reproduction of this drawing (or any part thereof) without the express written permission of the author is a violation of the copyright laws. The reproduction of this drawing (or any part thereof) for any purpose other than that for which it was intended is also prohibited. The reproduction of this drawing (or any part thereof) for any purpose other than that for which it was intended is also prohibited.

Edit lot

Site Calculations

PROPOSED AREA	300.00ft^2

Segment Type

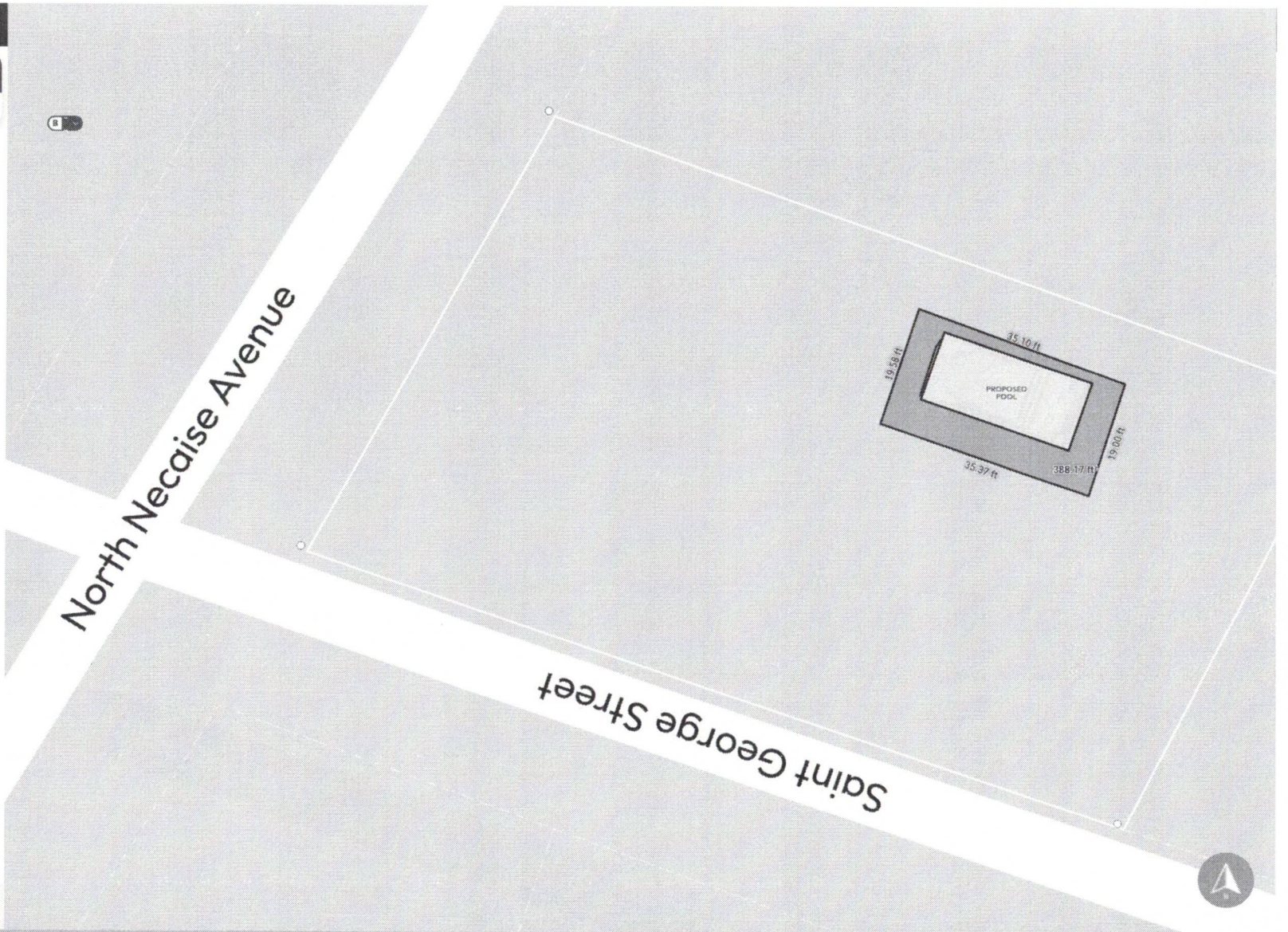
B Segment Type

C Segment Type

D Segment Type

Disrupted by Canibuild.

Cancel | Save



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.

Disclaimer

This is not an official document, and may not comply with current laws or industry standards. Seek independent advice before acting on this document.

ALL DIMENSIONS ARE IN FEET.

GULF COAST POOLS BY DESALVO BACKYARD LIFESTYLE & LIVING

Generated by Josh Desalvo
joshbslpools@gmail.com
Phone +12283047520

Property Details
301 N Necaise Ave, Bay St Louis, MS 39520, USA

Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	1	18292-MC	

Design San Andres

Scale 1" = 1/16'@A3

1st version date: 1/27/2026

Current version date: 1/27/2026

Edit lot

Specify Lot Segment

Select boundary type from map view or following dropdown menu.

A Segment Type

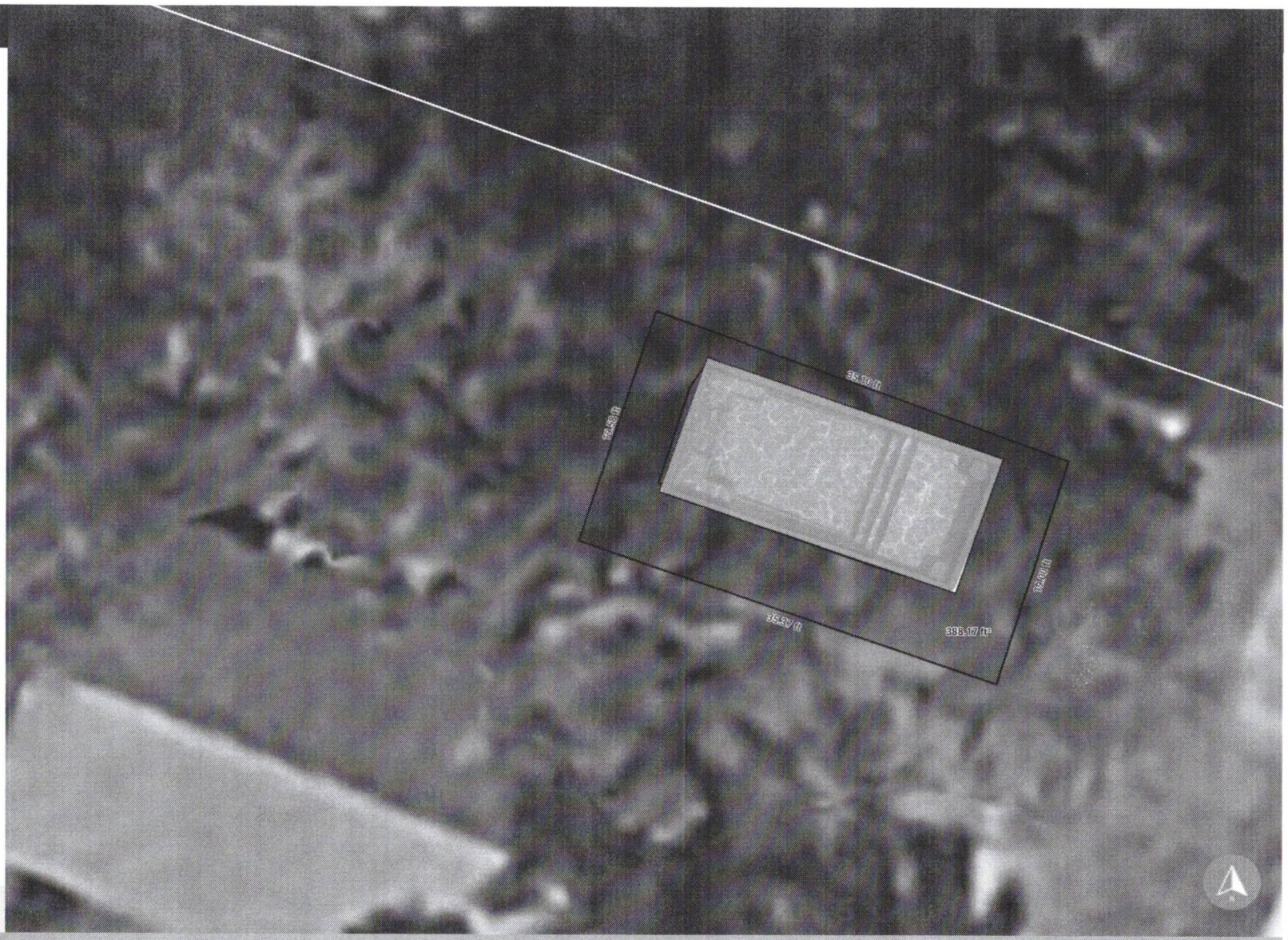
B Segment Type

C Segment Type

D Segment Type

Disrupted by Canibuild.

Cancel | Save



Client Name	Client Email	Client Phone	Signature

GULF COAST POOLS BY DESALVO BACKYARD LIFESTYLE & LIVING

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ALL DIMENSIONS ARE IN FEET.

Generated by Josh Desalvo joshbslpools@gmail.com	Phone +12283047520	Sheet Name Site Plan	Sheet no. 2	Lic no. 18292-MC	Job no.
Property Details 301 N Necaise Ave, Bay St Louis, MS 39520, USA		Design San Andres			Scale NOT TO SCALE
		1st version date: 1/27/2026		Current version date: 1/27/2026	

Item # 1.

Geoportal Map

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

0 20 40ft

Item # 1.

Item # 1.

Parcels
149E-0-29-116.000

Parcel Number: 149E-0-29-116.000
Owner Name: ESTAPA DAVID L ETAL
Owner Address: 301 N NECAISE AVE
Owner City, State ZIP: BAY ST LOUIS, MS 39520
Physical Address: 301 N NECAISE AVE
Improvement Type: RES

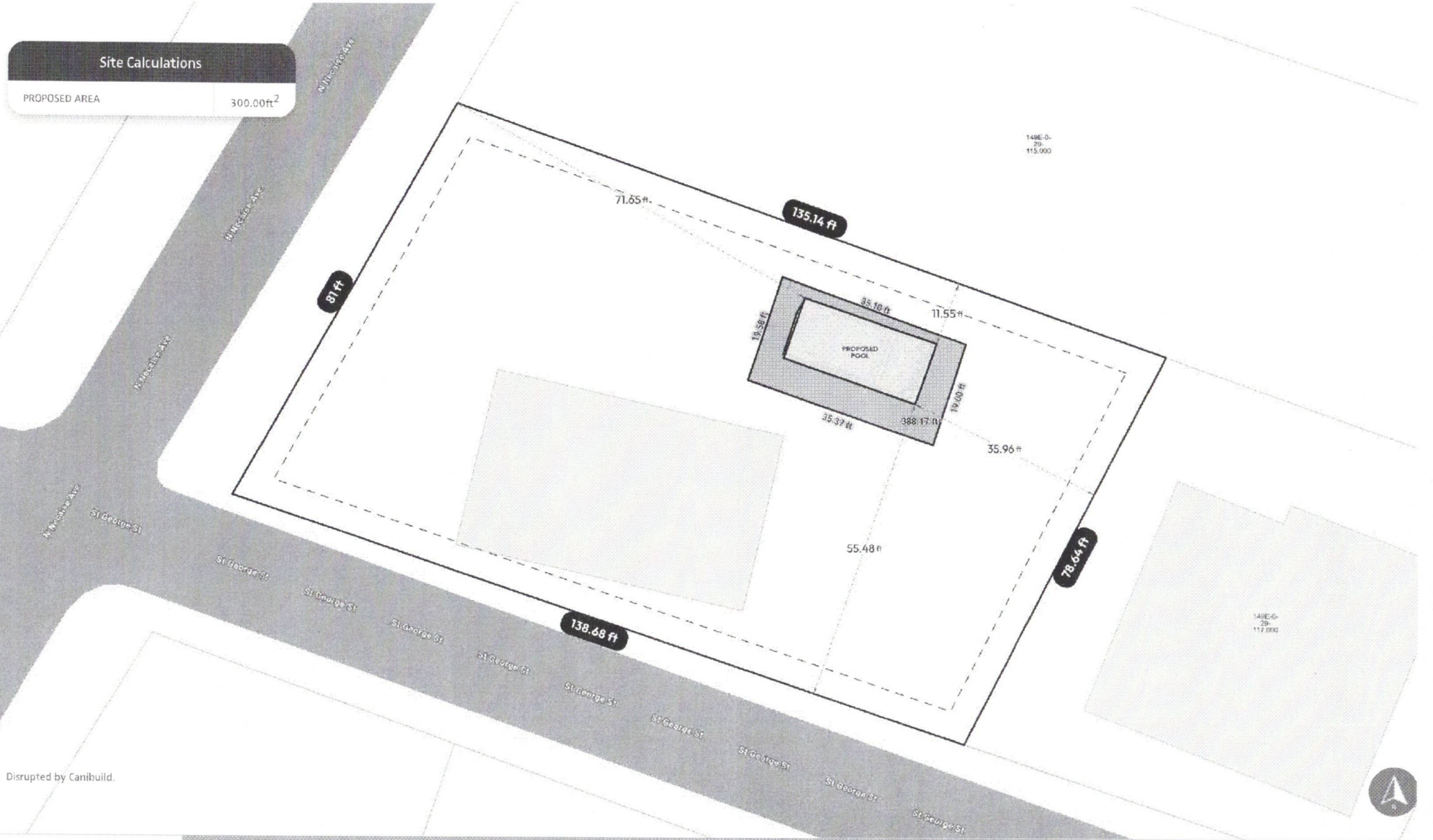
Year Built:	1870
Base Area:	1344
Adjusted Area:	1369
Actual Total Value:	125953
Taxable Total Value:	0
Estimated Tax:	1010.15

Homestead Exemption: Yes
Deed Book: 2010
Deed Page: 15931
Legal Description 1: LOT 368A 1ST WARD BAY ST LOUIS
Legal Description 2:
Legal Description 3: BAY ST. LOUIS
Legal Description 4:
Legal Description 5:
Legal Description 6:

Longitude:	0
Latitude:	0
Square Footage:	10778.27

Site Calculations

PROPOSED AREA	300.00ft^2



Disrupted by Canibuild.

Client Name: David Sanders | Client Email: joshbslpools@gmail.com | Client Phone: 336-391-1873 | Signature: _____

Copyright Statement

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Disclaimer

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ALL DIMENSIONS ARE IN FEET.

GULF COAST POOLS BY DESALVO BACKYARD LIFESTYLE & LIVING

Generated by Josh Desalvo
joshbslpools@gmail.com
Phone +12283047520

Property Details
301 N Necaise Ave, Bay St Louis, MS 39520, USA

Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	1	18292-MC	

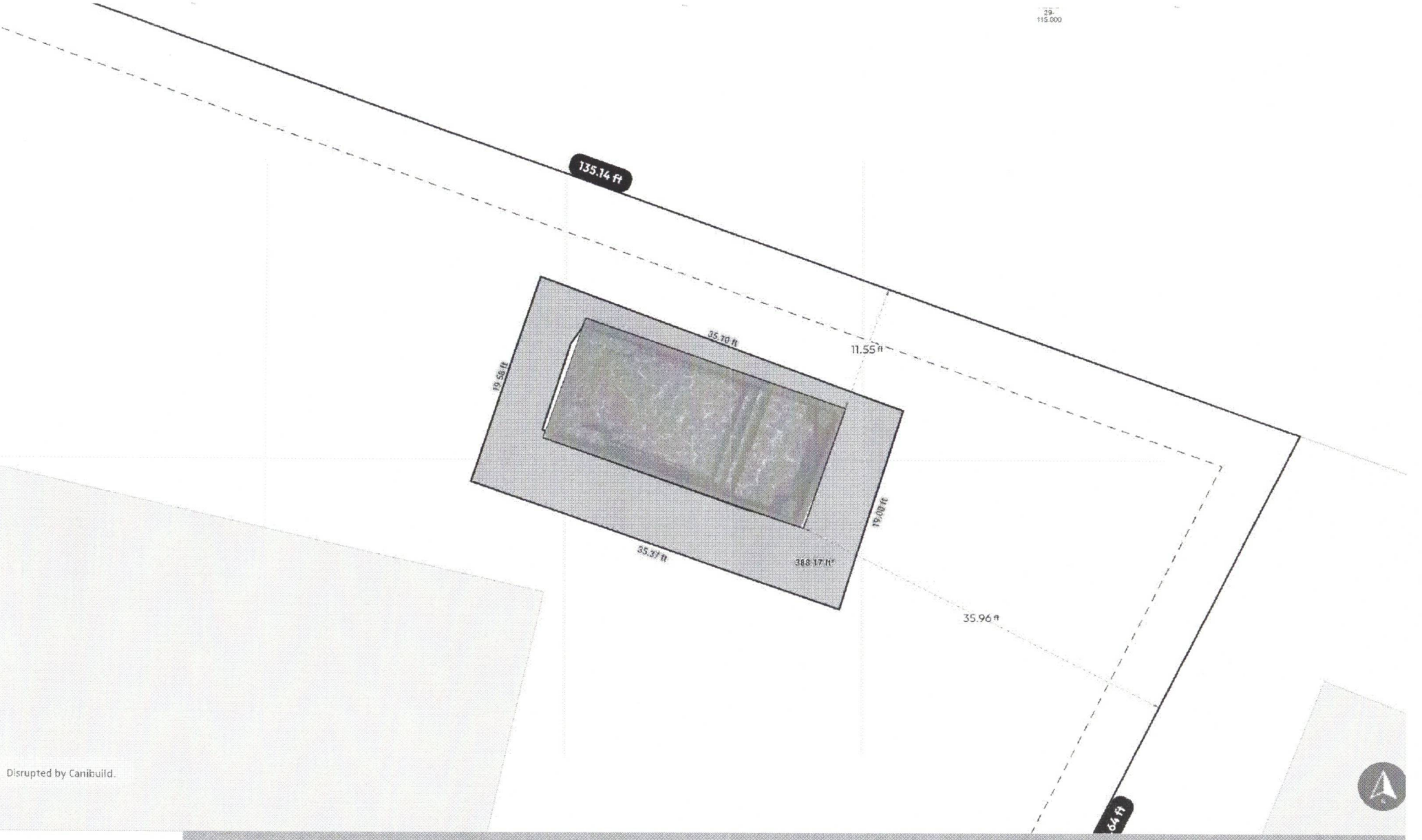
Design: San Andres

Scale: 1/16"@

1st version date: 1/27/2026

Current version date: 3/2/2026

Version #



Client Name: David Sanders | Client Email: josh.bslpools@gmail.com | Client Phone: 336-391-1973 | Signature: _____

Copyright Statement

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ALL DIMENSIONS ARE IN FEET.

GULF COAST POOLS BY DESALVO BACKYARD LIFESTYLE & LIVING

Generated by Josh Desalvo
Phone +12283047520
joshbslpools@gmail.com

Property Details
301 N Necaise Ave, Bay St Louis, MS 39520, USA

Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	2	18292-MC	

Design: San Andres

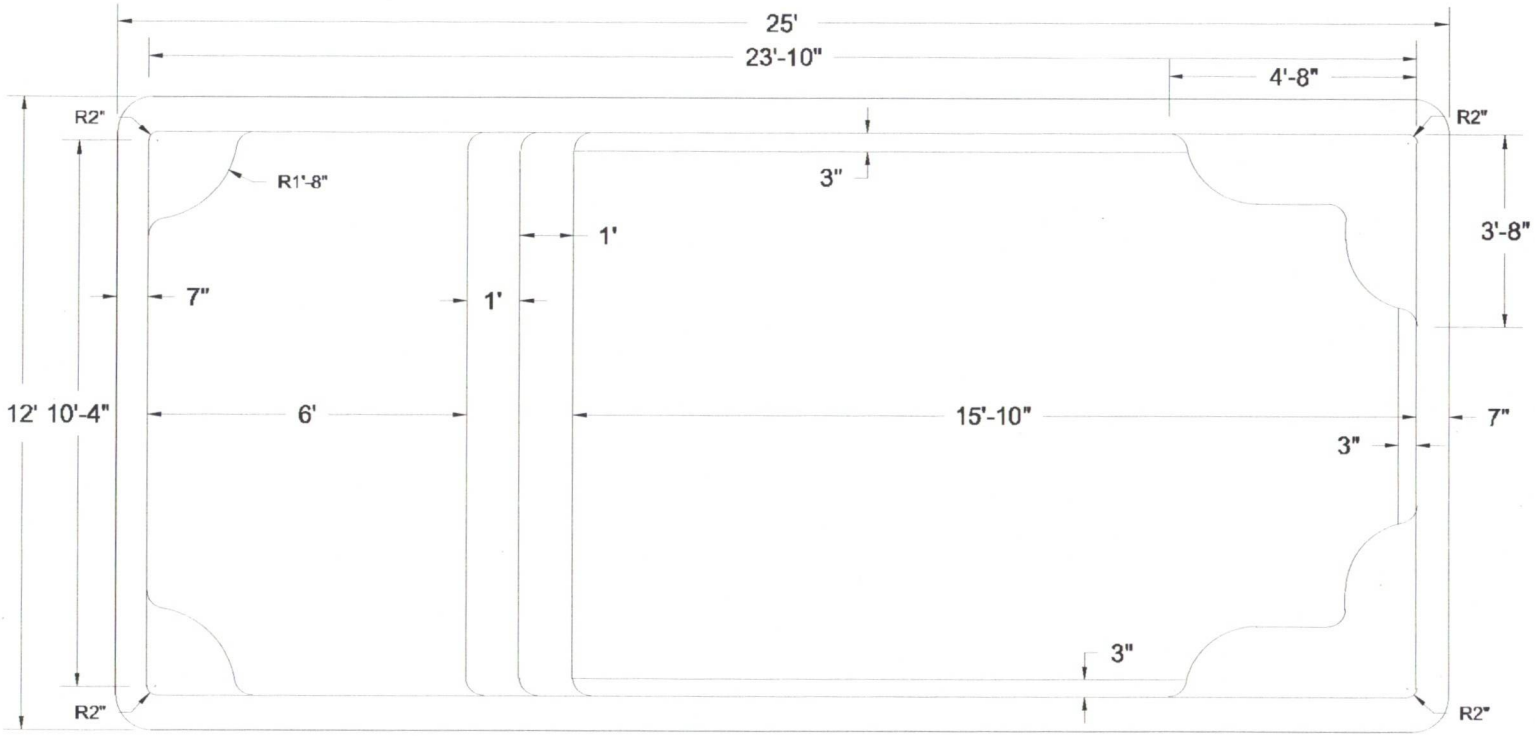
Scale: TO SCA

1st version date: 1/27/2026

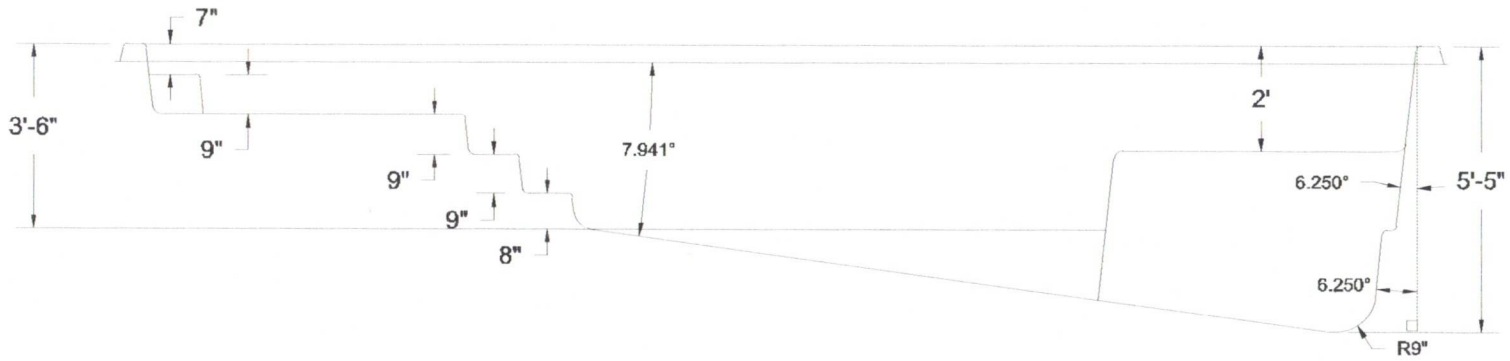
Current version date: 3/2/2026

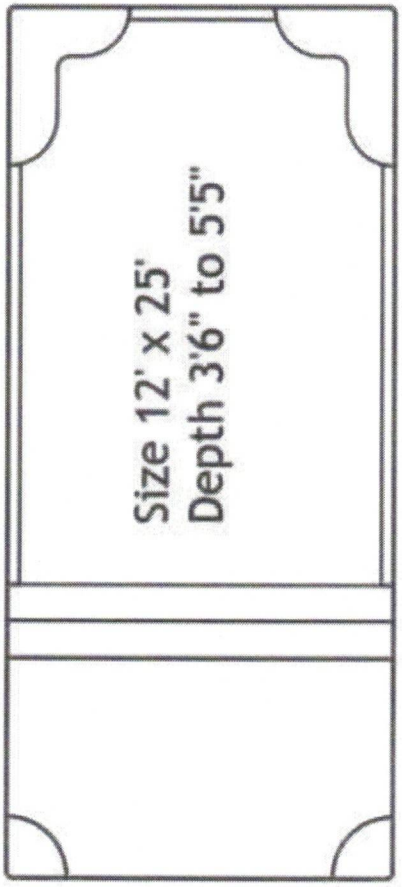
Revision #

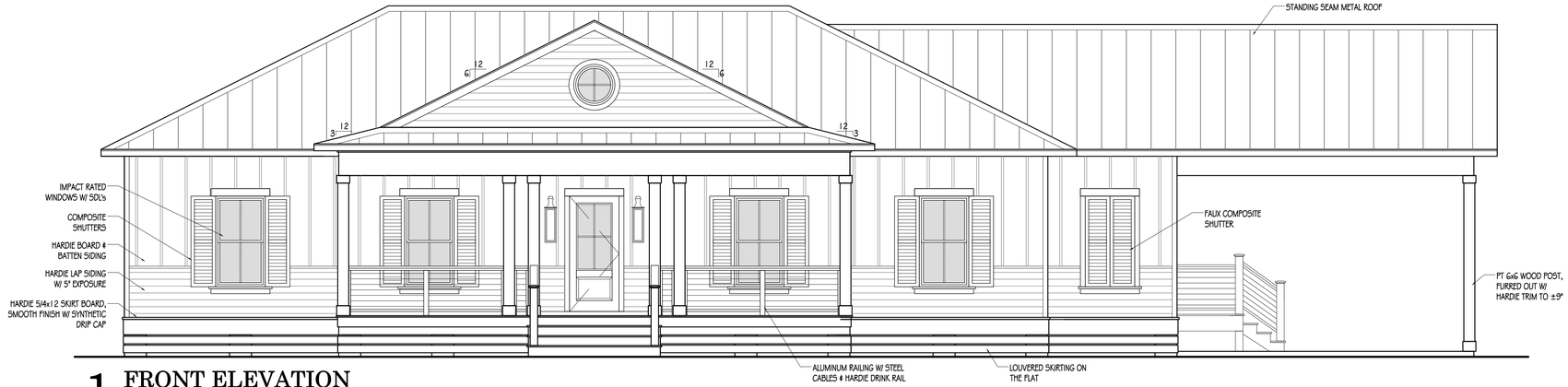
Pool specs



Length, width and depth may vary up to 3% - all dimensions are to outside edge of coping, measured from parallel lines. All other dimensions +/- 1inch.

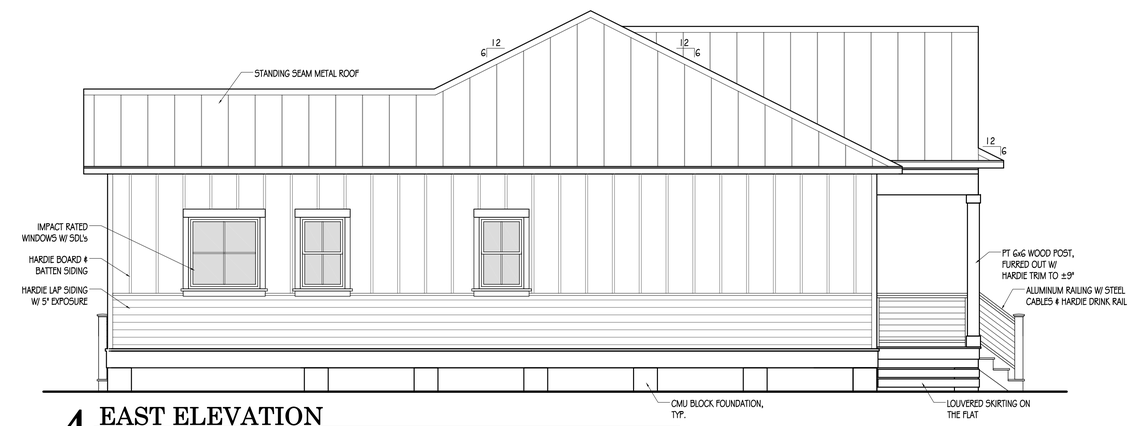



Size 12' x 25'
Depth 3'6" to 5'5"



1 FRONT ELEVATION
Scale: 1/4"=1'-0"

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

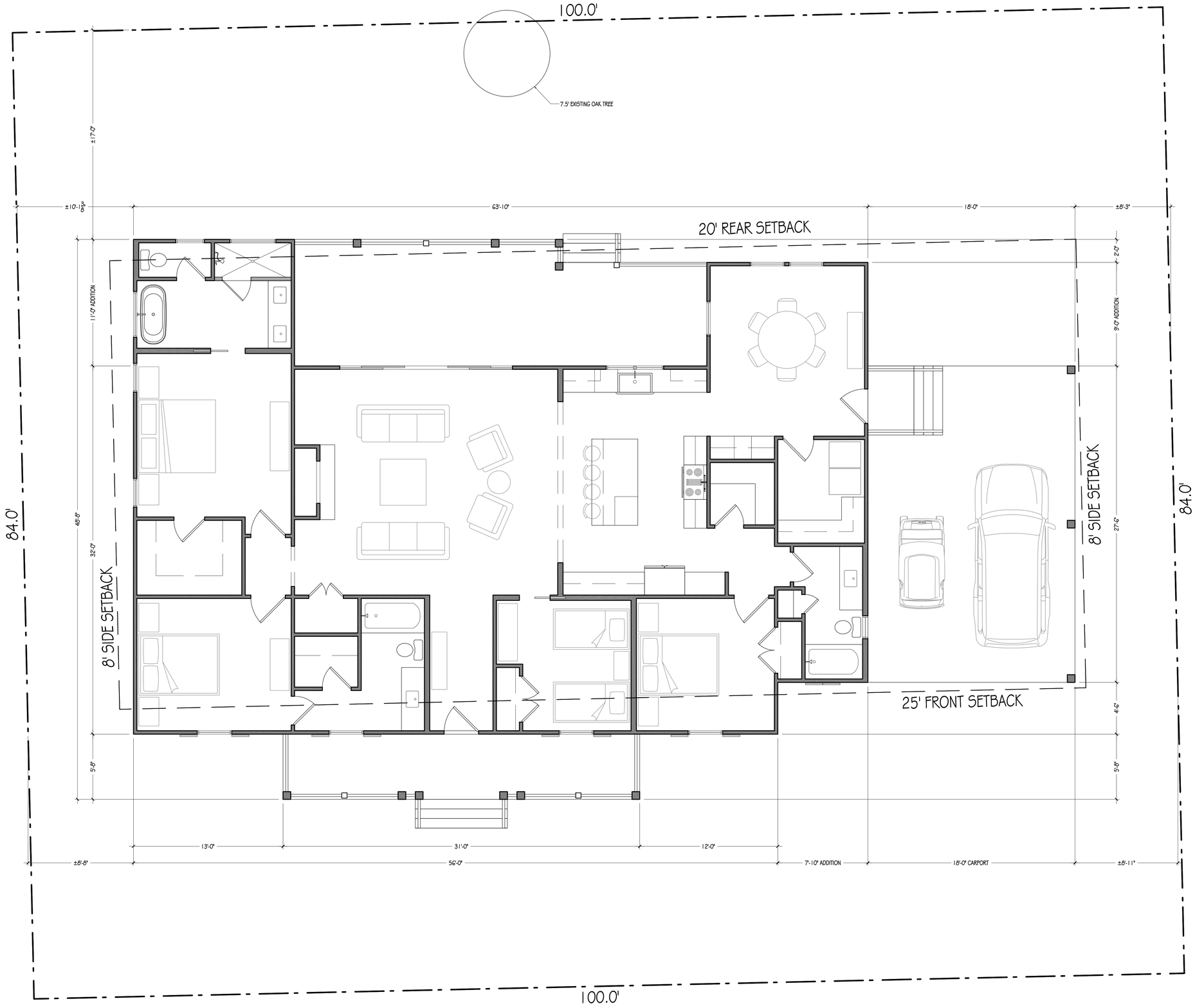


4 EAST ELEVATION
Scale: 1/4"=1'-0"

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

DOESCHER DESIGNS PLLC
AMY CORELLI DOESCHER, ARCHITECT

RAINES
318 EASTERBROOK ST.
BAY ST. LOUIS, MS
02.23.2026



1 **PROPOSED SITE PLAN**
Scale: 1/4"=1'-0"

DOESCHER DESIGNS PLLC
AMY CEMELLI DOESCHER, ARCHITECT

RAINES
318 EASTERBROOK ST.
BAY ST. LOUIS, MS
02.23.2026

BAY SAINT LOUIS

Bay St. Louis

Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Will Raines

Address: 822 Harding St. Suite 305 Lafayette, LA 70503
(No P.O. Boxes)

Telephone Number (337) 344-7173 Cell Number( )

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE: 318 Easterbrook St.

Give written scope of work to be performed: renovation + addition

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

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 318 Easterbrook St.

Applicant Name: Amy Doescher (architect) Owner Name: Will Raines

Mailing Address: 530 Main St. St. B Mailing Address: 822 Harding St. Suite 305 Lafayette, LA 70503

Phone: 228-216-9554 Phone: 337-344-7173

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: Amy G. Doescher Date: 2/23/26

Owner' 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.

Application

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:

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

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

Revised May 4, 2009

Georgia-Pacific
APA
Georgia-Pacific

327

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

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 204 St. George, Bay St. Louis, MS 39520

Applicant Name: Mary and Jim Olsen Owner Name: Mary and Jim Olsen

Mailing Address: 239 Spring Rose Dr. Belle Chasse, LA 70037 Mailing Address: (Same)

Phone: 504-214-3179 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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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: M. Olsen Date: 2/19/26

Owner' Signature Required: M. Olsen Date: 2/19/26

Please refer to the checklist of materials required with your application

A Meeting with the Bay St Louis HPC to discuss the specific details of your project is strongly encouraged.

Application

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: Review

COA Action: Approval [ ] YES [ ] NO Date COA Action: Date:

Comments:

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

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

Revised May 4, 2009

Bay St. Louis

Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Mary and Jim Olsen

Address: 204 St. George Street, Bay St. Louis, MS 39520
(No P.O. Boxes)

Telephone Number ( ) _____ Cell Number (504) 214-3179

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

Give written scope of work to be performed: Demo house once a new construction building permit is issue to property owner. New dwelling will meet all HPC design standards.

~~The~~ a

February 9, 2026 Historic Preservation Commission Meeting Minutes

February 09, 2026 at 12:00 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Commissioner Patricia Keating

Commissioner Dave Wessinger

Chairman Cliff Rabalais

Commissioner John Bezou

ABSENT

Commissioner Steve Haas

Commissioner Matt Stieffel

Action Items

1. Motion to approve the addition of a bedroom, washroom, bathroom, and closet to the existing house, as well as the addition of a screened porch on the rear of the house at 316 Carroll Avenue, submitted by Chamberlain

   Motion made by Commissioner Keating, Seconded by Commissioner Wessinger.

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

2. Motion to replace 11 windows to 1 over 1 along front and east side of house, then future replacement windows on west side to be 1 over 1 at 209 DeMontluzin Avunue submitted by Gunderson

Motion made by Commissioner Bezou, Seconded by Commissioner Wessinger.

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

3. Motion to approve conceptually the new construction of a new residence, pool, and guest cottage if the setback variances are approved at 120 Citizen Street, submitted by Guillot

   Motion made by Commissioner Wessinger, Seconded by Commissioner Keating.

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

4. Motion to approve the construction of an in-ground fiberglass pool and a cabana in the backyard of 311 DeMontluzin, submitted by Romagassa. A metal roof can be used on the cabana that is low-profile, 5-V, corrugated, or standing seam, and a siding to be Hardie.

   Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou.

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

Minutes Approval

5. Motion to approve the meeting minutes from January 12, 2026

   Motion made by Commissioner Bezou, Seconded by Commissioner Keating.

   Voting Yea: Commissioner Wessinger, Chairman Rabalais

Adjourn

Motion made by Commissioner Bezou, Seconded by Commissioner Keating.

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