

Certificate of Appropriateness/Conceptual Review Application Form

Biloxi Ms
39531

Property Address: 604 North Beach Blvd.
 Applicant Name: Michael LeBafard Owner Name: Lordan Nicaud
 Mailing Address: 311 Eastview Dr Mailing Address: 111 West Sunc Dr
 Phone: 228-860-5557 Phone: _____

Poss Dupin

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

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

Addition / Renovation: Exterior alterations and or additions should be compatible with the building itself, its original design & style. **Items needed:** photos of existing improvements. Site plan accurately depicting the placement of current & proposed improvements. Plans & exterior elevations drawn to scale that clearly show the design and architectural character of the proposed addition or alteration as it relates to the existing improvements. List of materials describing the size, textures and other characteristics about their appearance.

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

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

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

Applicant's Signature: *[Signature]* Date: 6/5/25
 Owner' Signature: *[Signature]* Date: 6/5/25
 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: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with Conditions <input type="checkbox"/> Disapprove	
Comment: _____	
Requires Property Owner / Applicant Signature	
City Council Reviewed	Review Date
COA Action: Approval <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Date COA Action	Review Date
Comments: _____	
(BSL Historic Preservation Commissioner)	City Council President Signature
	Date

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



LEBATARD
ARCHITECTURE, PLLC

BAY ST. LOUIS HISTORIC PRESERVATION COMMISSION

SUBMITTAL CHECKLIST

Property Owners Information:

Name: Jordan and Dr. Vibha Nicaud
Address: 111 West Scenic Drive
Pass Christian, MS

Contact Agent:

Michael A. LeBatard, RA, AIA, NCARB
Project Architect
LeBatard Architects, P.L.L.C.

Telephone: 228-388-5099
Email: mike@leb-arc.com

Address of property in question if different from the above stated:

604 North Beach Blvd.
Bay St. Louis, MS

Give written scope of work to be performed:

The Owner will be removing the carport and rear room that was added to the historic Structure along with the existing driveway and concrete sidewalks. It is proposed to add to the rear of the existing house by extending the Structure at the rear to the west and adding a second floor. The second floor will be an extension of the original Structure's second floor, maintaining the existing roofline. New concrete driveways and sidewalks will be constructed, intended to replace the original for improved access and parking. (see attached drawings).

The front of the Structure (East Side) will keep the existing doors and windows. Presently, the original Structure's facades have been covered with vinyl siding, along with the trim. This siding will be removed and replaced with new Hardie lap siding along with Hardie trim. Exterior painting will comply with the historical colors allowed by the City of Bay St. Louis and the Historical Preservation Commission.

Michael A. LeBatard
CEO / R.A. / NCARB / AIA
mike@leb-arc.com

AIA 30013263
NCARB 31825

Mississippi 2209
Alabama 5251
Louisiana 6659
Florida 96865

Beau S. LeBatard
R.A. / NCARB / AIA
beau@leb-arc.com

AIA 38112428
NCARB 463653

Mississippi 5462



LEBATARD
ARCHITECTURE, PLLC

The new addition will incorporate a metal storefront glazing system. New exterior doors will be made of wood or metal, in keeping with historical styles, and will be either painted or stained. The new windows will be installed in the new addition and will not be visible from Senic Blvd.

A new three-car Garage will be constructed towards the rear of the original Structure and will be of the same style of architecture as the original house.

The front porch will be removed and replaced with a new screened-in porch, built to the same level as the finished floor of the existing house. The front porch and Portico columns will be removed, and new square columns made of cast concrete or fiberglass will be installed in the Tuscan style, which is the same as the existing columns. The new columns will be 12" x12" in size.

New landscaping will be added, utilizing native plants in keeping with the Mississippi Gulf Coast's natural environment. The new landscaping is as shown on the attached site plan. This landscaping is only suggestive at this time.

The Project is in its early stages of design and development. As the Project progresses, additional information may be obtained from the Owner of the Architect.

NOTE:

Please contact the Architect, Michael A. LeBatard, if you have any questions or comments. His information is listed above as the Contact Agent.

Michael A. LeBatard
CEO / R.A. / NCARB / AIA
mike@leb-arc.com

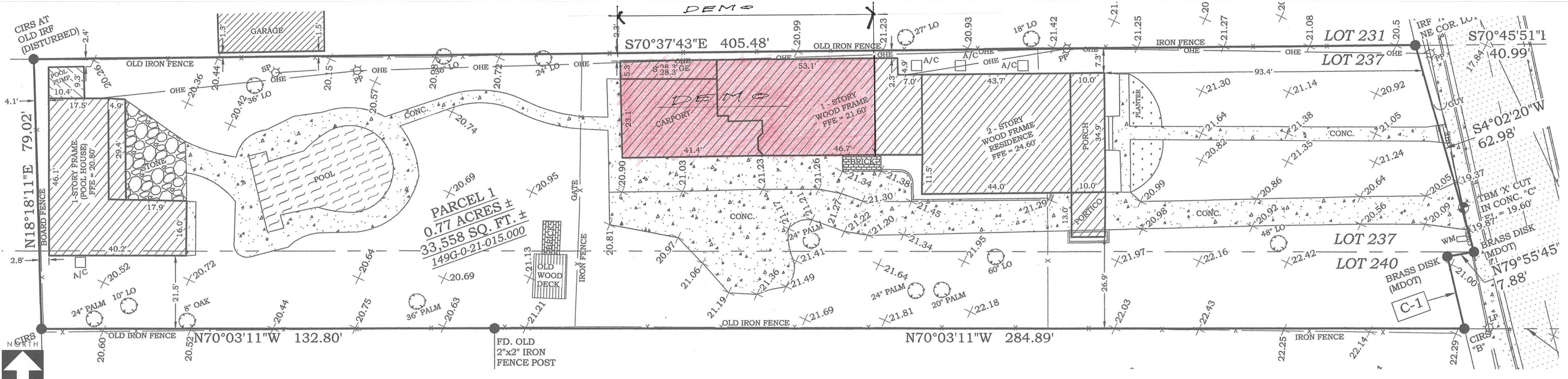
AIA 30013263
NCARB 31825

Mississippi 2209
Alabama 5251
Louisiana 6659
Florida 96865

Beau S. LeBatard
R.A. / NCARB / AIA
beau@leb-arc.com

AIA 38112428
NCARB 463653

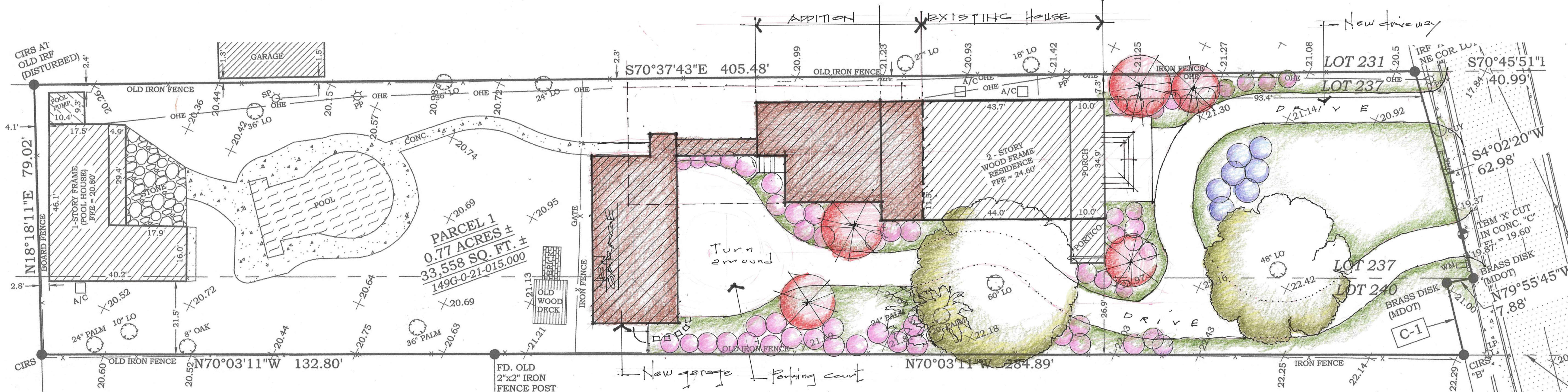
Mississippi 5462



1 EXISTING SITE PLAN
SD-1



1 EXISTING SITE PLAN
SD-1



2 SCHEMATIC SITE PLAN
SD-1



2 SCHEMATIC SITE PLAN
SD-1

LEBATARD
ARCHITECTURE, PLLC
311 EASTVIEW DRIVE, BLOOMINGDALE, MS 39531
228-388-5099
www.lebatard.com

DOCUMENTS FOR BIDDING ONLY
NOT FOR CONSTRUCTION
CLIENT REVIEW ONLY
DRAWINGS FOR CONSTRUCTION
WHEN ARCHITECT'S SEAL APPLIED

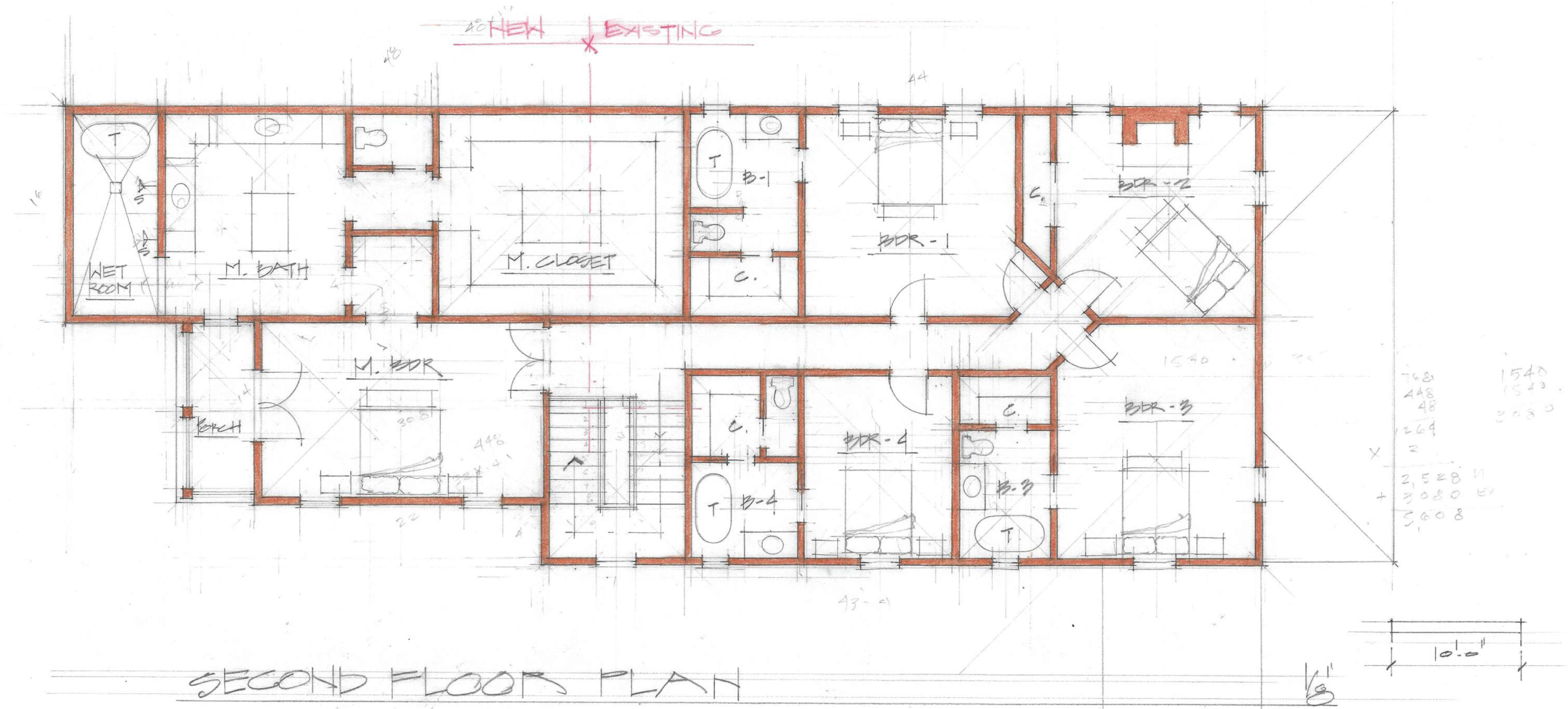
PROJECT
604 RENOVATION
604 NORTH BEACH BOULEVARD BAY ST. LOUIS, MISSISSIPPI

DRAWING ISSUE DATE:	
REVISION	DATE
0	JULY 3, 2025

SHEET TITLE
SCHEMATIC DESIGN DRAWING

SHEET NUMBER
SD-1

THE DRAWINGS, DETAILS, AND NOTES THAT APPEAR ON THIS SHEET ARE COPYRIGHTED BY LEBATARD ARCHITECTURE, PLLC AND CLAIM ALL RIGHTS OF THE COPYRIGHT LAWS. © COPYRIGHTED MATERIAL.



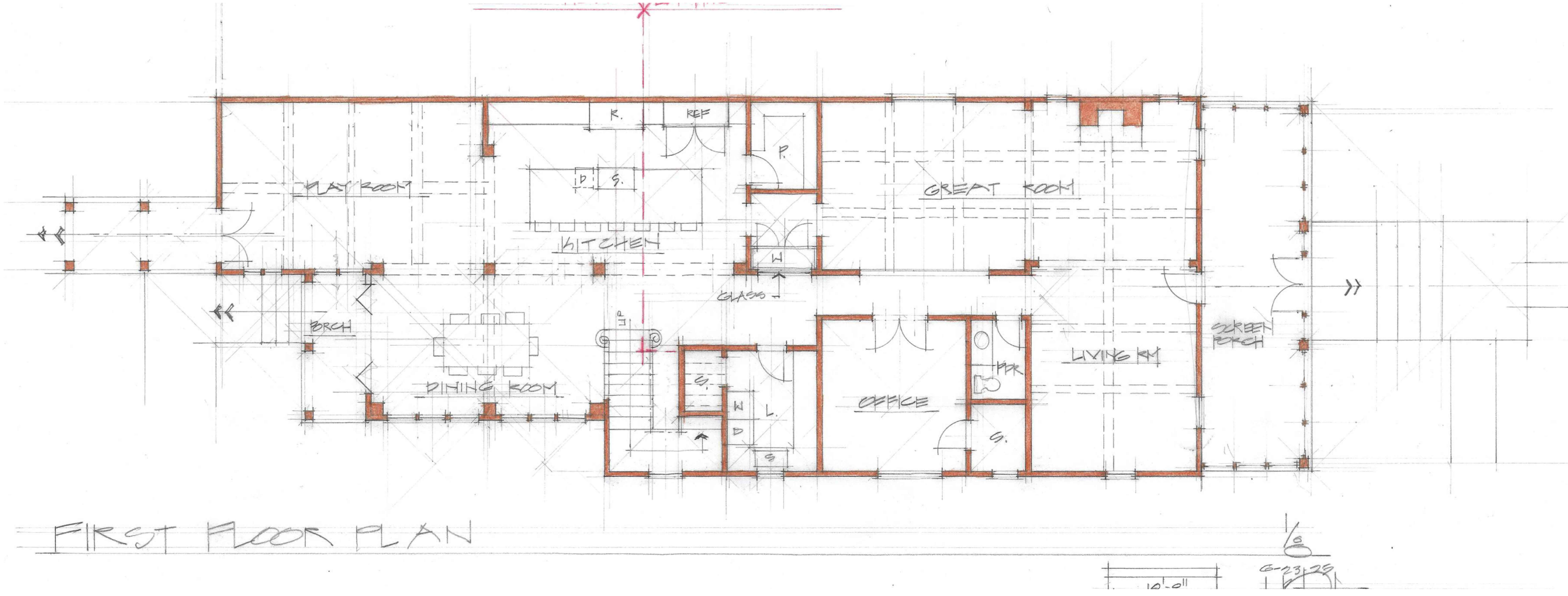
1 SECOND FLOOR SCHEMATIC DESIGN
SD-2

1/8



3 FRONT ELEVATION SCHEMATIC DESIGN
SD-2

3/16



2 FIRST FLOOR SCHEMATIC DESIGN
SD-2

1/8

PROJECT DATA:

SQUARE FOOTAGE CALCULATIONS:
HEATED AND COOLED AREA:
FIRST FLOOR: 2,761 SQUARE FEET
SECOND FLOOR: 2,888 SQUARE FEET
TOTAL: 5,649 SQUARE FEET

OWNER:

JORDAN NICAUD, AND DOCTOR VIBHA NICAUD
111 WEST SCENIC DRIVE, PAS CHRISTIAN, MISSISSIPPI

ARCHITECT:

LEBATARD ARCHITECTURE, P.L.L.C.
MICHAEL A. LEBATARD, RA, AIA, NCARB
PROJECT ARCHITECT

PARCEL DATA:

PARCEL-1 149G-0-21-015.000 0.77 ACRES
LOTS 237, 240
PARCEL-2 149G-0-21-014.000 0.28 ACRES
LOTS 238, 239

311 EASTVIEW DRIVE, BILOXI, MISSISSIPPI
EMAIL: MIKE@LEB-ARC.COM
PHONE: 228-388-5099

STREET ADDRESS:

604 NORTH BEACH BOULEVARD
BAY ST. LOUIS, MISSISSIPPI

LEBATARD
ARCHITECTURE, PLLC
311 EASTVIEW DRIVE, BILOXI, MS 39531
228-388-5099
www.leb-arc.com

DOCUMENTS FOR BIDDING ONLY
NOT FOR
CONSTRUCTION
CLIENT
REVIEW ONLY
DRAWINGS FOR CONSTRUCTION
WHEN ARCHITECT'S SEAL APPLIED

PROJECT
604 RENOVATION
604 NORTH BEACH BOULEVARD BAY ST. LOUIS, MISSISSIPPI

DRAWING ISSUE DATE:	
REVISION	DATE
0	JULY 3, 2025

SHEET TITLE
SCHEMATIC DESIGN
DRAWING

SHEET NUMBER
SD-2

THE DRAWINGS, DETAILS, AND NOTES THAT APPEAR ON THIS SHEET ARE COPYRIGHTED BY LEBATARD ARCHITECTURE, PLLC AND CLAIM ALL RIGHTS OF THE COPYRIGHT LAWS. © COPYRIGHTED MATERIAL.



FRONT OF HOUSE



SOUTH REAR OF HOUSE



SOUTH SIDE OF HOUSE



LEBATARD
ARCHITECTURE, PLLC

July 18, 2025

Project: Renovation of 604 North Berach Blvd.
Jordan and Dr. Vibha Nicaud

Architect: LEBATARD ARCHITECTURE, P.L.L.C.
Michael A. LeBatard, RA, AIA, NCARB
311 Eastview Dr.
Biloxi, MS 39531
Phone: 228-388-5099
Email: mike@leb-arc.com

Project Materials To Be Used:

Siding: Hardie Siding, 1x6

Brick: Foundation Base of house to match existing.

Exterior Openings: All existing windows and doors across the front shall remain. New windows located on the sides and rear shall be metal storefront. Doors to be wood. Style not determined.

Shutter and Awnings: Shutter, if any, shall be operable wood and be in keeping with historical details as found in Bay St. Louis.

Columns Size: Columns will be square 12"x12"—columns material to be cast stone or fiberglass. The order of the columns will be in the Tuscan style.

Roof: Impact-rated asphalt fiberglass shingles. Metal standing seam roofing may be an option.

Landscaping: New driveway will be installed in concrete, and landscaping to comply with the local area.

Misc.: There is an existing poll that may be moved closer to the house in the future. A new three-car Garage will be a part of the renovation, with the design in keeping with the original architecture of the existing house.

Michael A. LeBatard
CEO / R.A. / NCARB / AIA
mike@leb-arc.com

AIA 30013263
NCARB 31825

Mississippi 2209
Alabama 5251
Louisiana 6659
Florida 96865

Beau S. LeBatard
R.A. / NCARB / AIA
beau@leb-arc.com

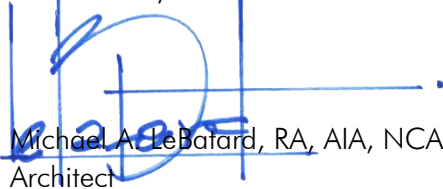
AIA 38112428
NCARB 463653

Mississippi 5462



LEBATARD
ARCHITECTURE, PLLC

Submitted by:


Michael A. LeBatard, RA, AIA, NCARB
Architect

Michael A. LeBatard
CEO / R.A. / NCARB / AIA
mike@leb-arc.com

AIA 30013263
NCARB 31825

Mississippi 2209
Alabama 5251
Louisiana 6659
Florida 96865

Beau S. LeBatard
R.A. / NCARB / AIA
beau@leb-arc.com

AIA 38112428
NCARB 463653

Mississippi 5462

www.leb-arc.com

LeBatard Architecture, PLLC / 311 Eastview Drive, Biloxi MS 39531 / P: 228.388.5099