

**129 Railroad Ave.**

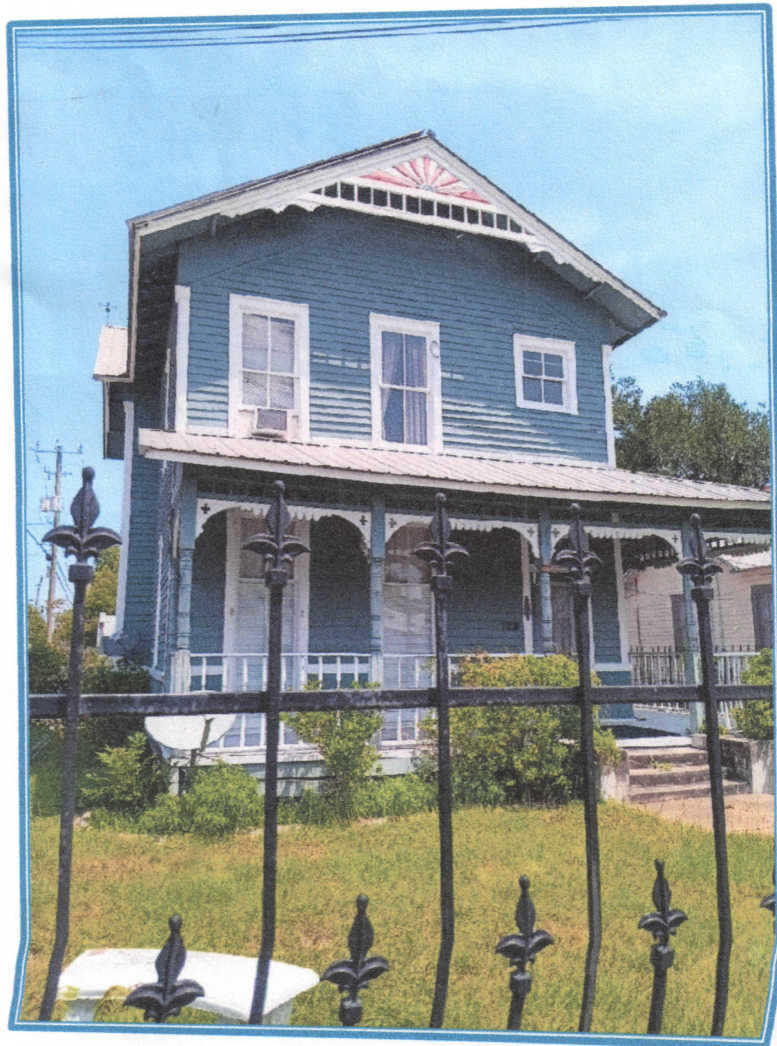
**Bay Saint Louis**

**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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 off-street parking available for up to 4 vehicles on 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, add additional parking (3 spaces) between the commercial building and the house and add additional off-street parking for the main house (see Diagram-2).

Diagram-1

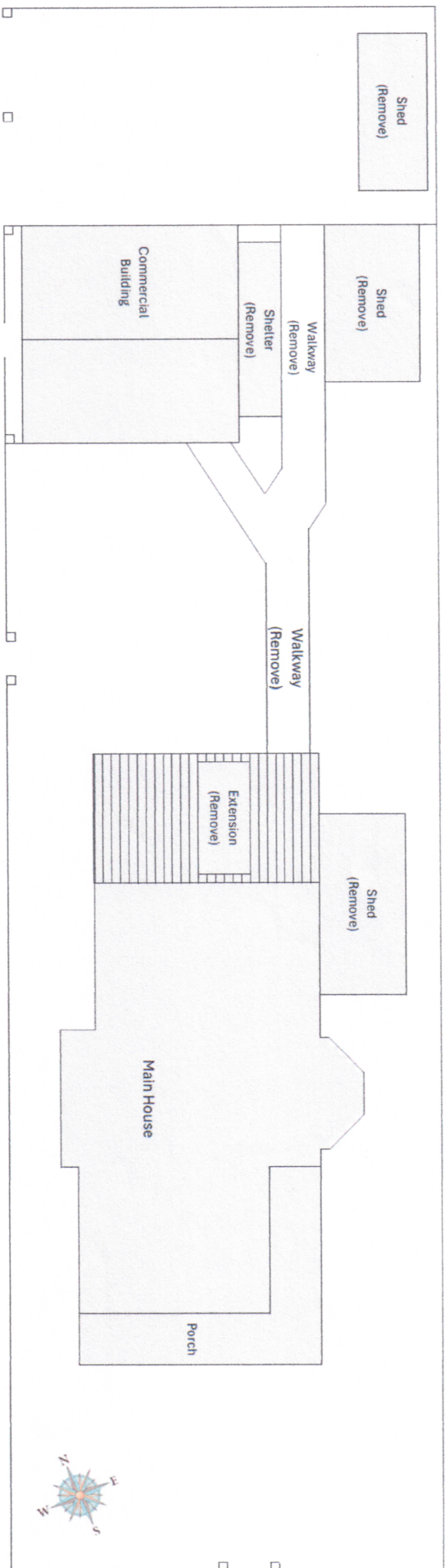
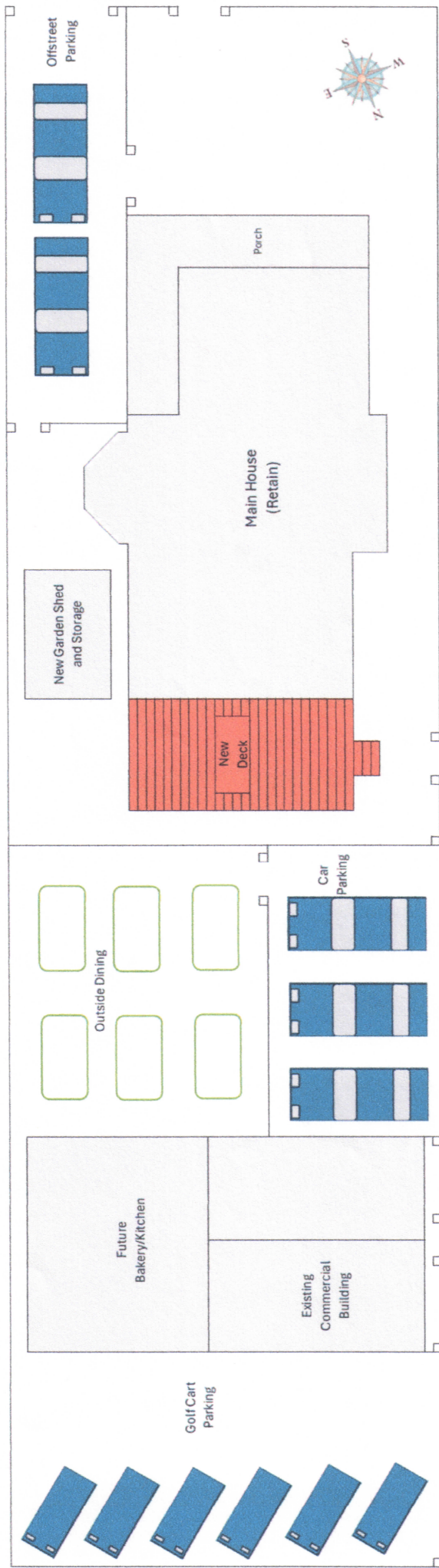


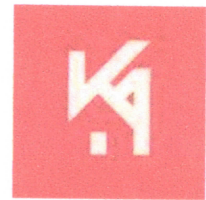


Diagram-2



## ATTACHMENT-1





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 1<sup>st</sup> 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 = \$98,850.00  
15 % Fee (Includes O&M) = \$14,797.50  
Total Estimated Costs = \$113,647.50

08/5/2024