

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 150 North Beach Boulevard Bay St Louis, MS 39520

Applicant Name: Albert Architecture Owner Name: A&G Theatre LLC: James MacPhaille, Member

Mailing Address: 2739 Conti St, New Orleans, LA 70119 Mailing Address: 5208 Magazine St New Orleans, LA 70115

Phone: 504 827 0056 Phone: 504-382-9200

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: John Dauer John Dauer (Albert Architecture) Date: 12/2/24

Owner's Signature A&G Theatre LLC: James MacPhaille, Member

Required: James MacPhaille Date: 12/02/2024

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

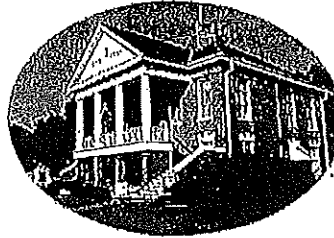
HPC Review / City Council Review

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	Review Date:
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)	(Date)

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



Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name: A&G Theatre LLC: James MacPhaille, Member

Address: 5208 Magazine St New Orleans, LA 70115
(No P.O. Boxes)

Telephone Number () _____ Cell Number(504) 382-9200

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED
ABOVE: 150 North Beach Boulevard Bay St Louis, MS 39520

Give written scope of work to be performed: _____

Project includes the renovation of The A&G Theater into a Flea Market. Interior renovation includes the addition of a 2nd floor, elevator, stairs, restrooms, rentable art booths, new mechanical/electrical /plumbing utilities. Exterior renovation includes new code compliant entries, loading door, replacement windows in existing openings, paving for parking, and trash enclosure.

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.

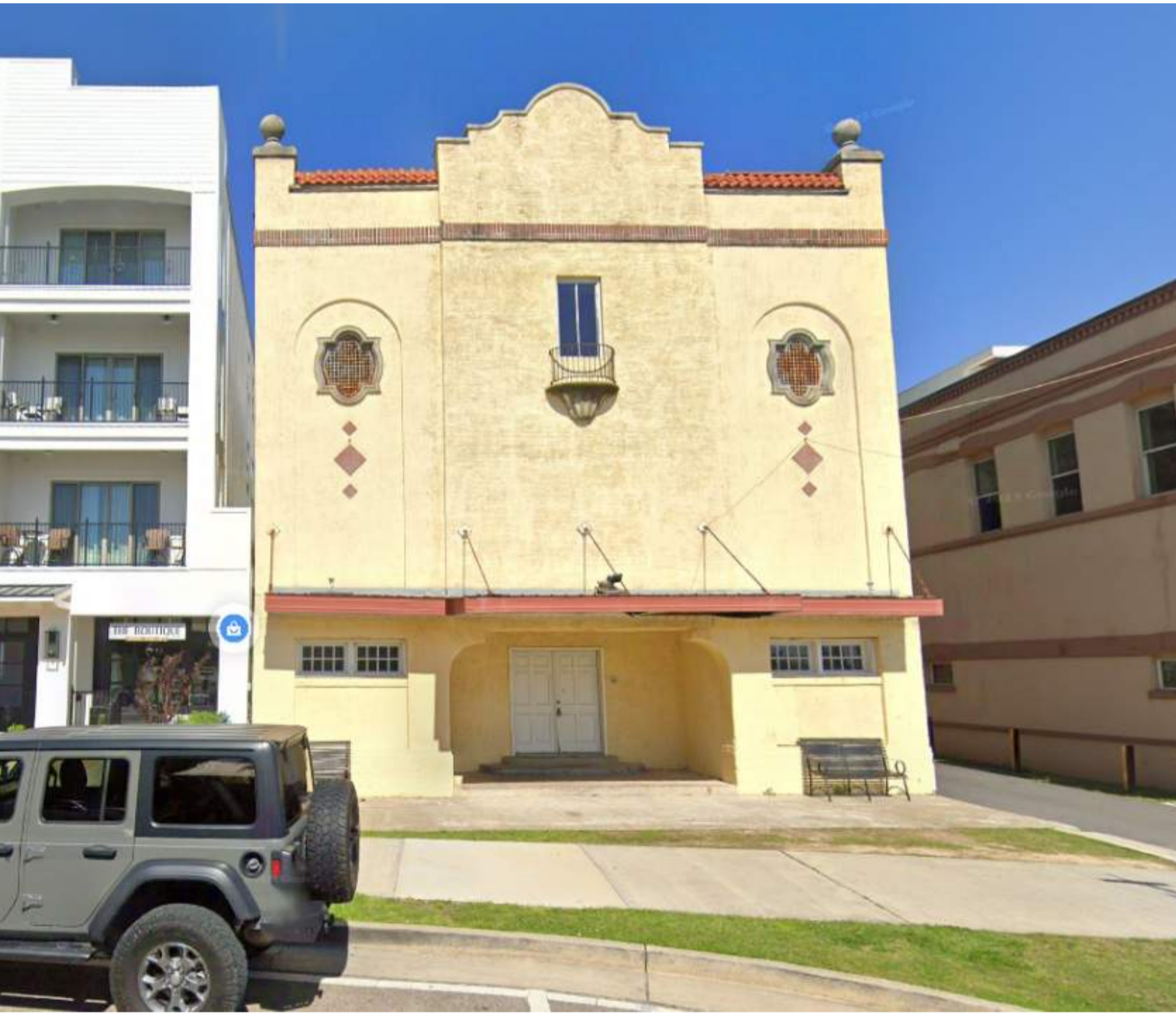
Bay St. Louis Historic Preservation Commission
March 1, 2008



A



B



C



D

PROJECT DATA

PROJECT DESCRIPTION: PROJECT INCLUDES THE RENOVATION OF THE A&G THEATER INTO A FLEA MARKET. INTERIOR RENOVATION INCLUDES THE ADDITION OF A 2ND FLOOR, ELEVATOR, STAIRS, RESTROOMS, RENTABLE ART BOOTHS, NEW MECHANICAL/ELECTRICAL /PLUMBING UTILITIES. EXTERIOR RENOVATION INCLUDES NEW CODE COMPLIANT ENTRIES, LOADING DOOR, REPLACEMENT WINDOWS IN EXISTING OPENINGS, PAVING FOR PARKING AND TRASH ENCLOSURE.		OCCUPANCY:	MERCANTILE												
APPLICABLE CODES: INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL RESIDENTIAL CODE, 2018 INTERNATIONAL MECHANICAL CODE, 2018 INTERNATIONAL PLUMBING CODE, 2018 INTERNATIONAL FUEL GAS CODE, 2018 INTERNATIONAL PRIVATE SEWER DISPOSAL CODE, 2018 INTERNATIONAL SWIMMING POOL CODE, 2018 INTERNATIONAL EXISTING BUILDING CODE, 2018 NFPA 70 NATIONAL ELECTRIC CODE, 2017 INTERNATIONAL FIRE CODE, 2018		TYPE OF CONSTRUCTION:	TYPE III-B (NO SPRINKLER) 60 SF PER OCCUPANT 300 SF PER OCCUPANT AT STORAGE/STOCK/SHIPPING AREAS												
APPLICABLE ZONING CODE: BAY ST LOUIS ZONING CODE		EXISTING 1ST FLOOR 5165 SF 2ND FLOOR 5165 SF TOTAL = 10330 SF													
USES ALLOWED BY RIGHT ANTIQUE STORES, ART GALLERIES, DEPARTMENT STORE, FARMERS MARKET, FLEA MARKETS INDOOR, (FLEA MARKET OUTDOOR SPECIAL PERMITTED USE) RETAIL SHOPS, STUDIO FOR PROFESSIONAL WORK OR TEACHING OF FINE ART		BUILDING HEIGHTS AND AREA:	<table><tr><th></th><th>ALLOWED</th><th>PROPOSED</th></tr><tr><td>HEIGHT:</td><td>55'</td><td>44'</td></tr><tr><td>STORIES:</td><td>2</td><td>2</td></tr><tr><td>BUILDING AREA:</td><td>12500 SF</td><td>10330 SF</td></tr></table>		ALLOWED	PROPOSED	HEIGHT:	55'	44'	STORIES:	2	2	BUILDING AREA:	12500 SF	10330 SF
	ALLOWED	PROPOSED													
HEIGHT:	55'	44'													
STORIES:	2	2													
BUILDING AREA:	12500 SF	10330 SF													
MINIMUM LOT AREA: N/A MINIMUM LOT WIDTH: 25 FEET MINIMUM FRONT YARD: 25 FEET (OR AVERAGE OF NEARBY PROPERTIES); 0 FEET ON MAIN ST. AND BEACH BLVD. MINIMUM SIDE YARD: 0 FEET IF PROVIDED: 5 FEET FOR ALLEY FORMATION ABUTTING RESIDENTIAL: MATCH RESIDENTIAL SETBACK, WITH 6-FOOT OPAQUE FENCE MINIMUM REAR YARD: 0 FEET MAXIMUM LOT COVERAGE: 100% MAXIMUM BUILDING HEIGHT: 50 FEET MAY INCREASE BASED ON FEMA FLOOD ELEVATION REQUIREMENTS OVER 35 FEET REQUIRES FIRE DEPARTMENT APPROVAL ACCESSORY STRUCTURES: SEE SECTION 1002		FIRE AREA: [F] 903.2.7 GROUP M FIRE SPRINKLER REQUIREMENTS AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS CONTAINING A GROUP M OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS: A GROUP M FIRE AREA EXCEEDS 12,000 SQUARE FEET A GROUP M FIRE AREA IS LOCATED MORE THAN THREE STORIES ABOVE GRADE PLANE THE COMBINED AREA OF ALL GROUP M FIRE AREAS ON ALL FLOORS, INCLUDING ANY MEZZANINES, EXCEEDS 24,000 SQUARE FEET A GROUP M OCCUPANCY USED FOR THE DISPLAY AND SALE OF UPHOLSTERED FURNITURE OR MATTRESSES EXCEEDS 5,000 SQUARE FEET													
PARKING REQUIREMENTS: CENTRAL BUSINESS DISTRICT (C-1): NO OFF-STREET PARKING REQUIRED SIGNAGE: REFER TO SECTION 904		PLUMBING REQUIREMENT:	10330 SF / 60 = OCCUPANT LOAD OF 173 <table><tr><td></td><td>WATERCLOSET 1 PER 500</td><td>LAVATORY 1 PER 750</td></tr><tr><td># REQUIRED</td><td>1</td><td>1</td></tr><tr><td></td><td>DRINKING FOUNTAIN 1 PER 1000</td><td>SERVICE SINK</td></tr><tr><td></td><td>1</td><td>1</td></tr></table>		WATERCLOSET 1 PER 500	LAVATORY 1 PER 750	# REQUIRED	1	1		DRINKING FOUNTAIN 1 PER 1000	SERVICE SINK		1	1
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# REQUIRED	1	1													
	DRINKING FOUNTAIN 1 PER 1000	SERVICE SINK													
	1	1													
THE BUILDING WILL NOT EXTEND BEYOND THE PROPERTY LINE OR REQUIRED SETBACKS DURING THE RENOVATION		INSULATION REQUIREMENTS PER IECC 2018 CLIMATE ZONE 2 ROOF: ABOVE DECK R-25 ci ATTIC R-38 WALL MASS WALL R-5.7 ci METAL FRAMED R-13 + R-5 ci WOOD FRAMED R-13													

150 NORTH BEACH
BOULEVARD -
THEATER
RENOVATION

150 N BEACH BLVD, BAY ST
LOUIS, MS 39520

2423

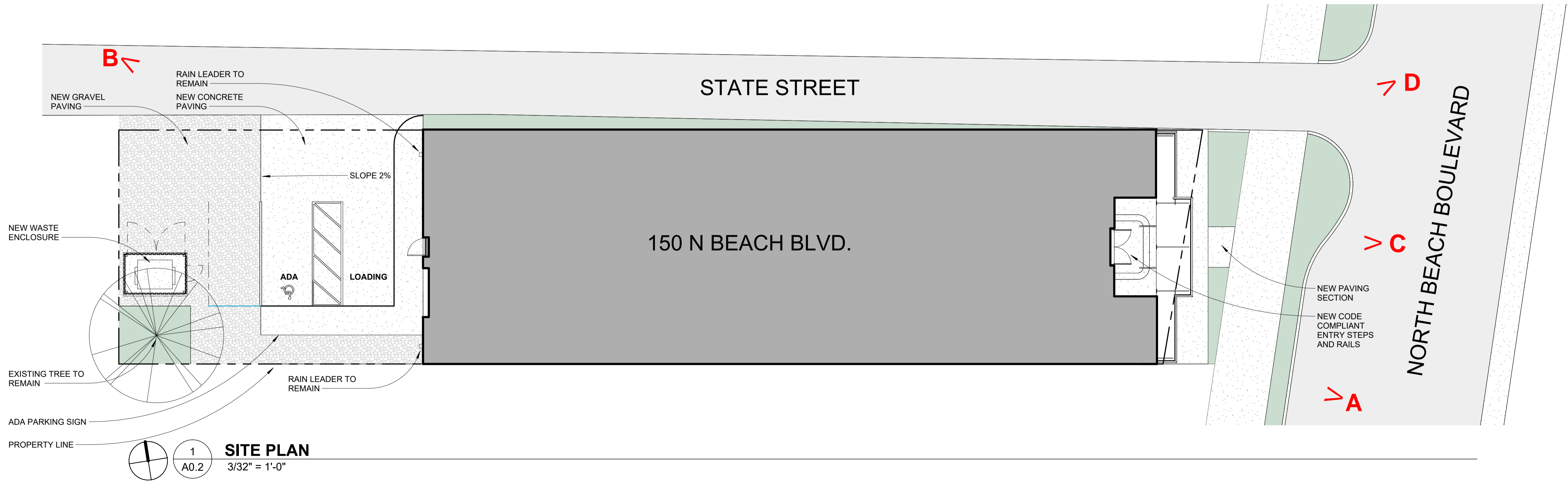
PRELIMINARY
NOT FOR CONSTRUCTION

Drawn by: JD
Checked by: LR

11-22-24 SD
12-3-24 Certificate of Appropriateness

A0.2

PROJECT INFO AND
SITE PLAN



150 NORTH BEACH
BOULEVARD -
THEATER
RENOVATION

150 N BEACH BLVD, BAY ST
LOUIS, MS 39520

2423

PRELIMINARY
NOT FOR CONSTRUCTION

12-20-24
DESIGN DEVELOPMENT

Drawn by: JD
Checked by: LR

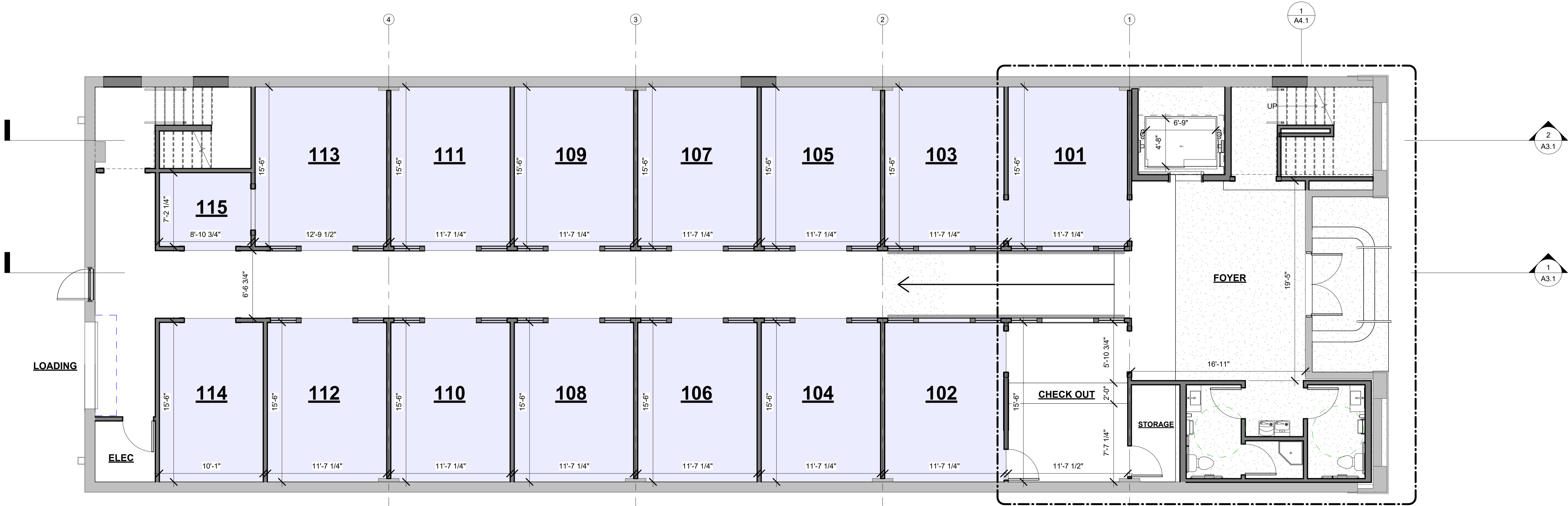
11-22-24 SD
12-20-24 DD

A1.2
FLOOR PLANS



2
A1.2
SECOND FLOOR PLAN
3/16" = 1'-0"

18 UNITS - 3385 LEASABLE SF



1
A1.2
FIRST FLOOR PLAN
3/16" = 1'-0"

15 UNITS - 2736 LEASABLE SF

150 NORTH BEACH
BOULEVARD -
THEATER
RENOVATION

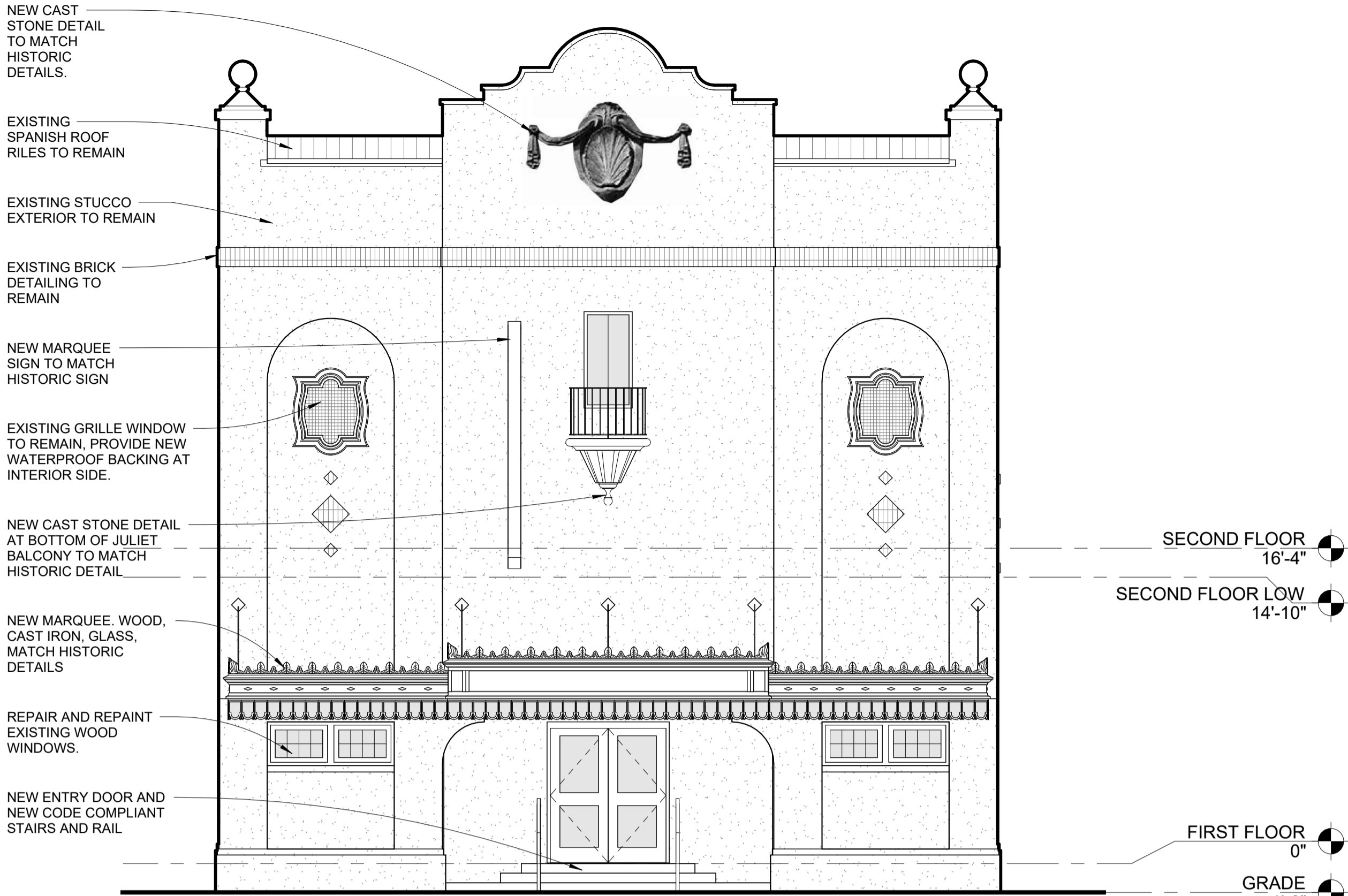
150 N BEACH BLVD, BAY ST
LOUIS, MS 39520

2423

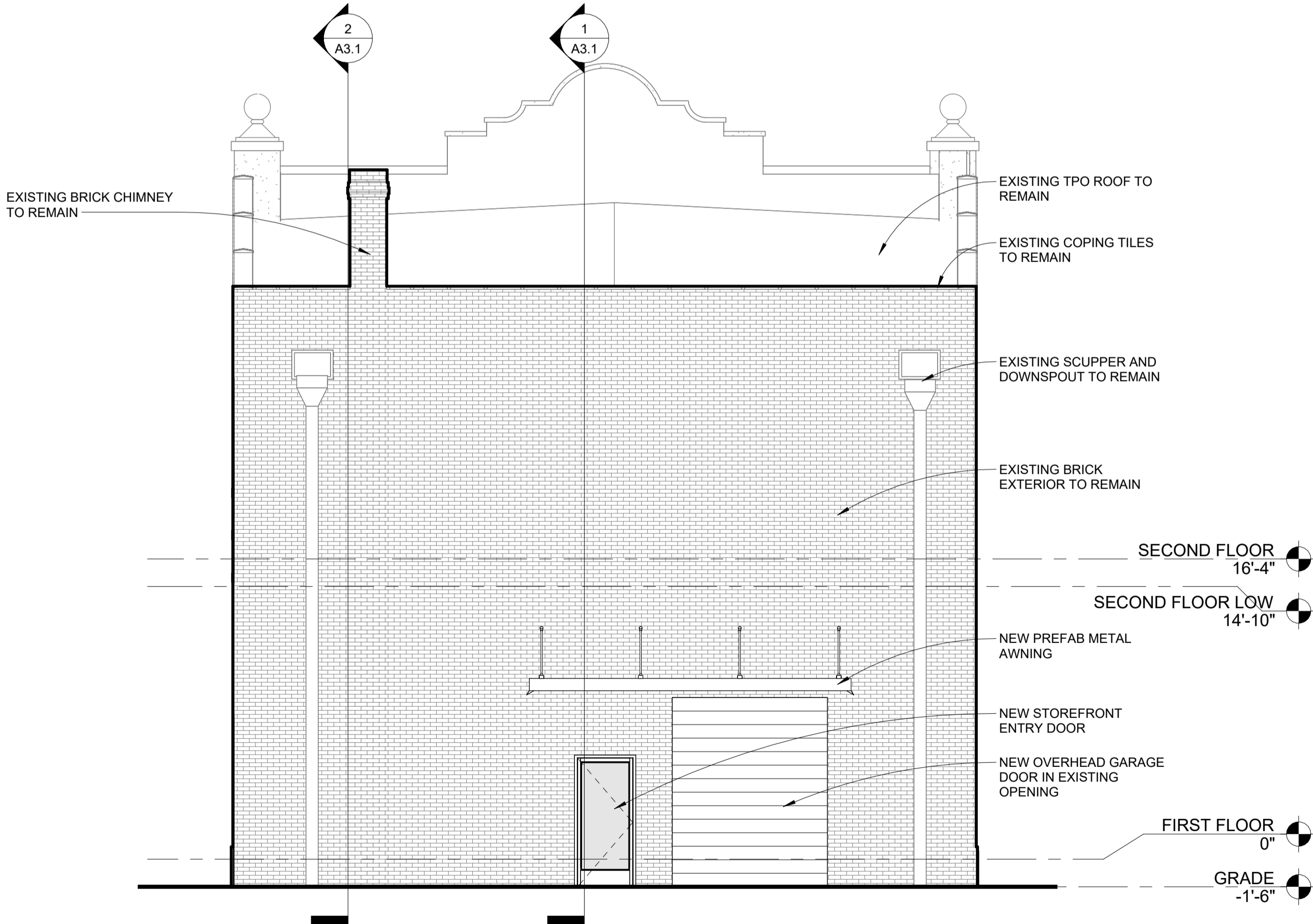
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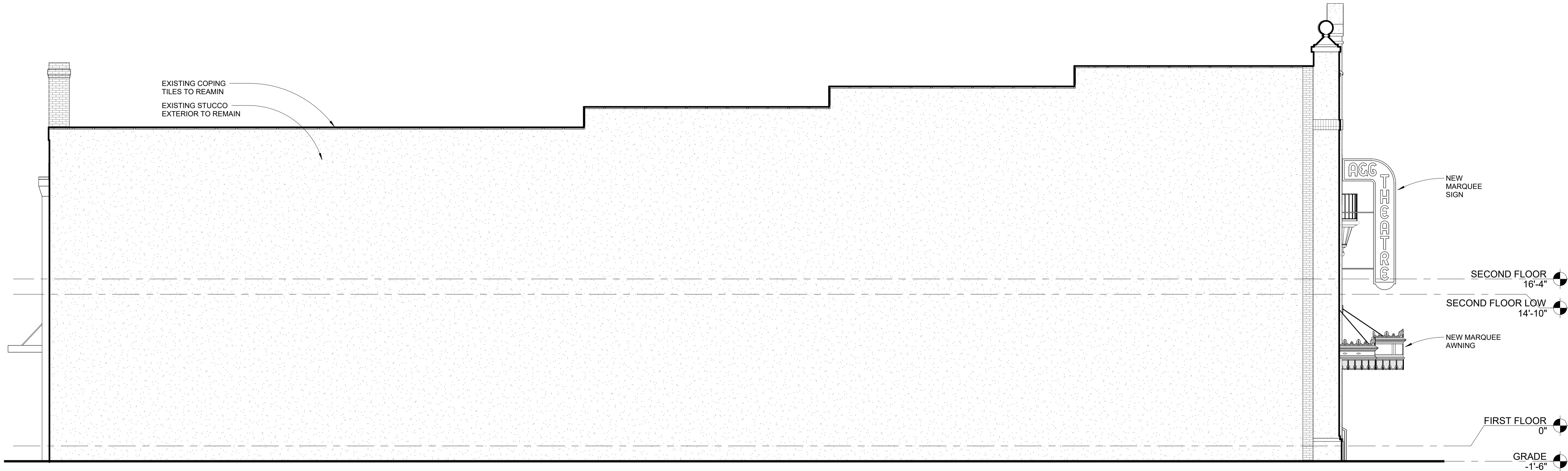
11-22-24 SD
12-3-24 Certificate of Appropriateness



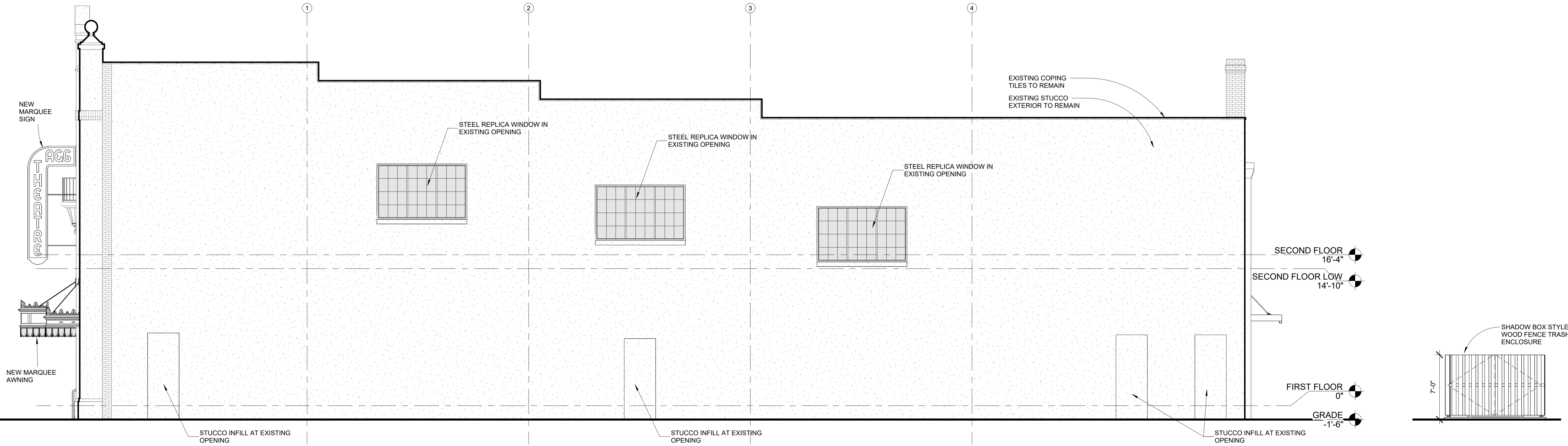
3 N BEACH BLVD ELEVATION NEW CONSTRUCTION
A2.1 3/16" = 1'-0"



1 REAR ELEVATION NEW CONSTRUCTION
A2.1 3/16" = 1'-0"



1
A2.2
INTERIOR SIDE ELEVAITON NEW CONSTRUCTION
3/16" = 1'-0"



2
A2.2
STATE ST ELEVAITON NEW CONSTRUCTION
3/16" = 1'-0"

150 NORTH BEACH
BOULEVARD -
THEATER
RENOVATION

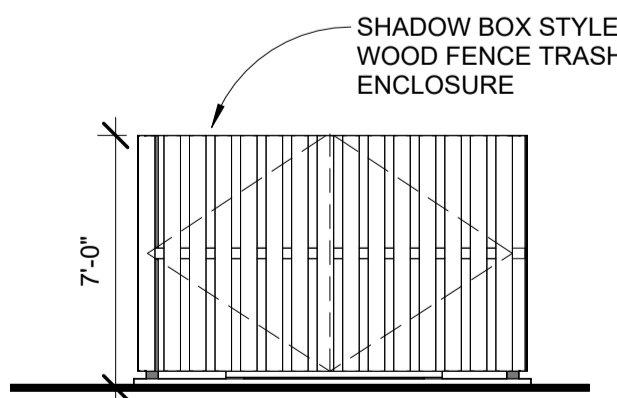
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LOUIS, MS 39520

2423

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11-22-24 SD
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A2.2

EXTERIOR
ELEVATIONS