

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 301 N McCaig Ave
 Applicant Name: Bush DeSoto 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 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.

Historic Preservation Commission / City Council Use Only

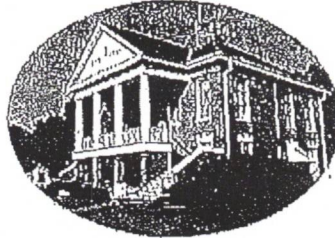
HPC Review / City Council Review

| | |
|--|---|
| 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: _____ | |
| (BSE Historic Preservation Commissioner) _____ | (City Council Resident Signature) _____ |
| _____ | (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: 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 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.

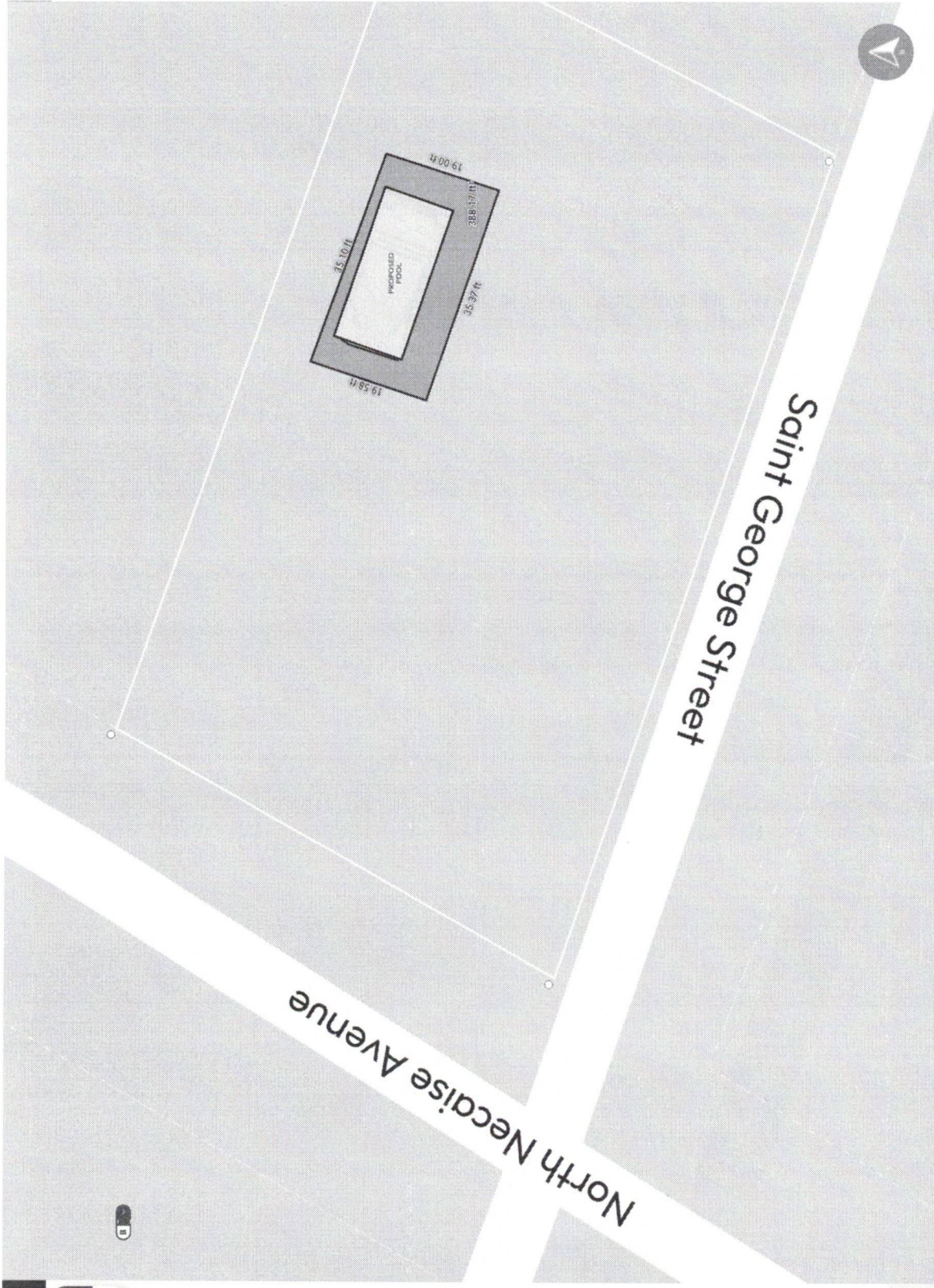
We would like to thank you in advance for your help and participation in this preservation program which is dedicated to retaining the charm, beauty and character of our beloved City of Bay St. Louis.

Bay St. Louis Historic Preservation Commission
March 1, 2008

Site Calculations

PROPOSED AREA 300.00ft²

- B Segment Type
- C Segment Type
- D Segment Type



Disrupted by Canbuild.

Cancel Save

Client Name _____ Client Email _____ Client Phone _____ Signature _____

Generated by Josh Desalvo
joshbipools@gmail.com
Phone (1228)3047520

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

Job no. _____

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

Design San Andres
Scale 1" = 1/16" @ A3

1st version date: 1/27/2026
Current version date: 1/27/2026
Version # 1

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.



Specify Lot Segment

Select boundary type from map view or following dropdown menu.

A Segment Type

B Segment Type

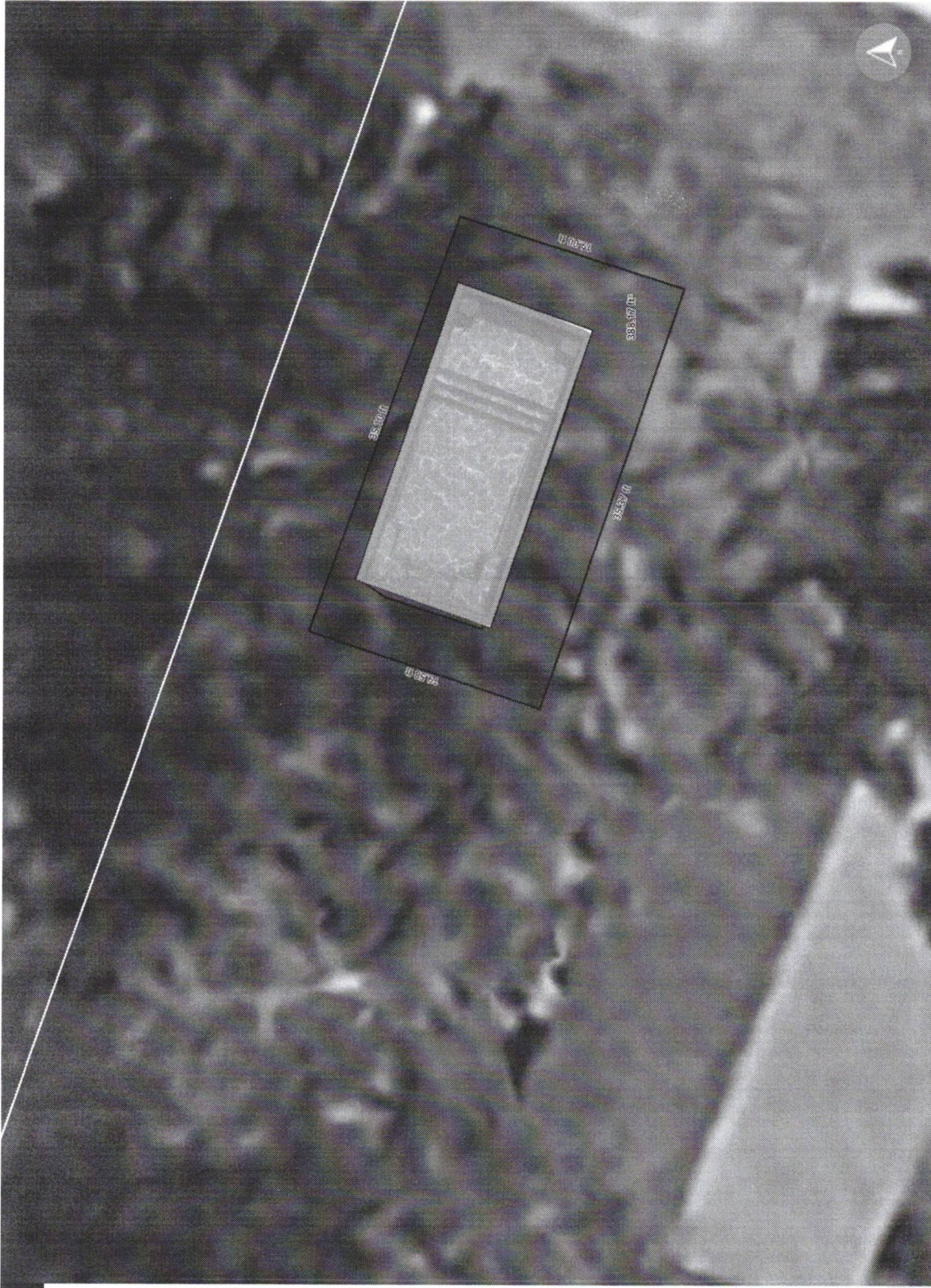
C Segment Type

D Segment Type

Disrupted by Camibuild.

Cancel

Save



Client Name

Client Email

Client Phone

Signature

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joshdesalvo@gmail.com

Phone 112283047520

Sheet no. 2

Lic no. 18292-MC

Job no.

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

Design
San Andries

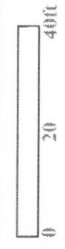
Scale
NOT TO SCALE

Version #
1

Current version date:
1/27/2026

1st version date:
1/27/2026

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.

Parcels

149E-0-29-116.000

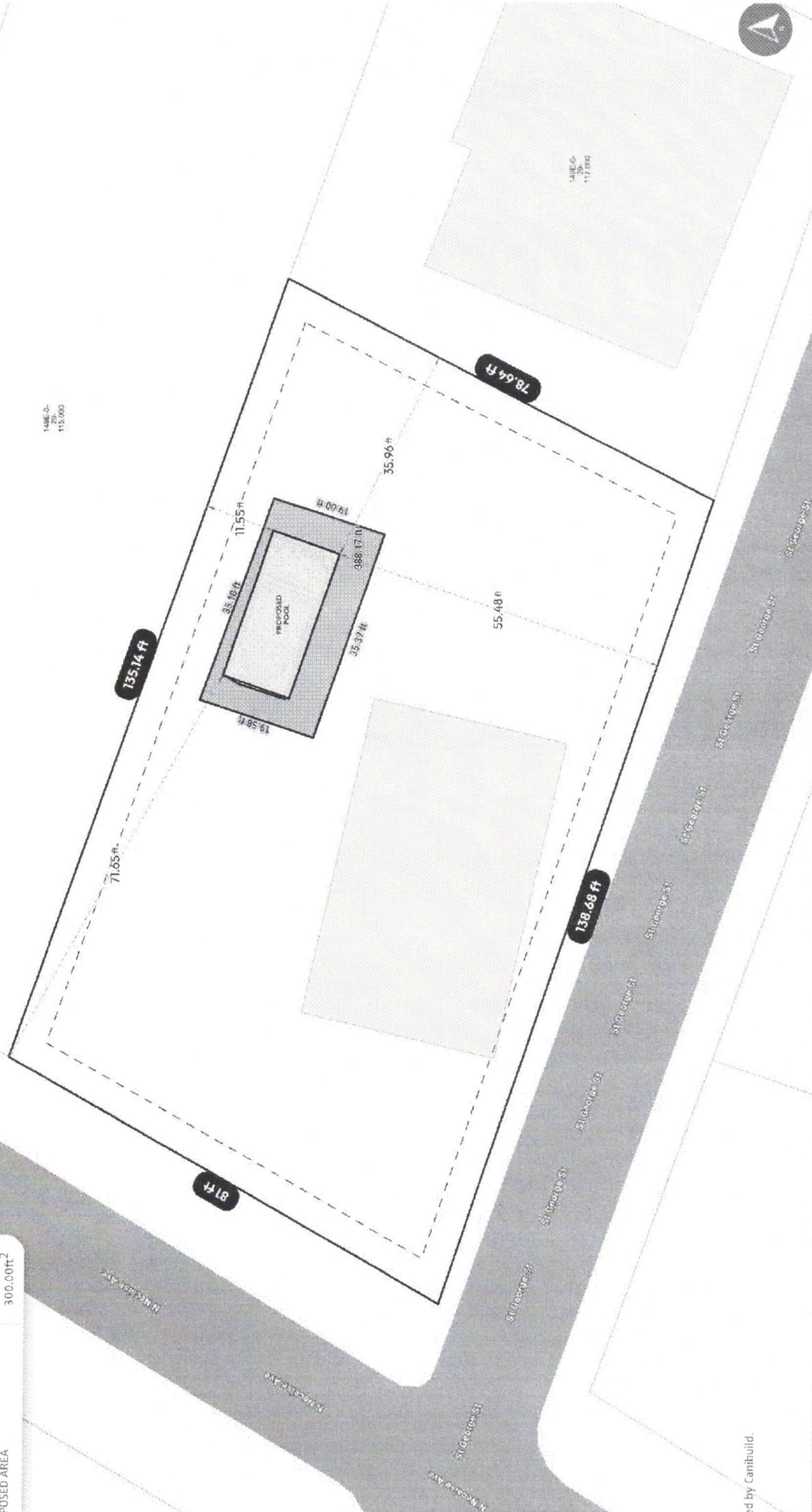
Parcel Number: 149E-0-29-116.000
Owner Name: ESTAPA DAVID L ETAL
Owner Address: 301 N NECAISE AVE
Owner City, State ZIP: BAY ST LOUIS,
MS 39520
Physical Address: 301 N NECAISE AVE
Improvement Type: RES
Year Built: 1870
Base Area: 1344
Adjusted Area: 1369
Actual Total Value: 125953
Taxable Total Value: 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

300.00ft²

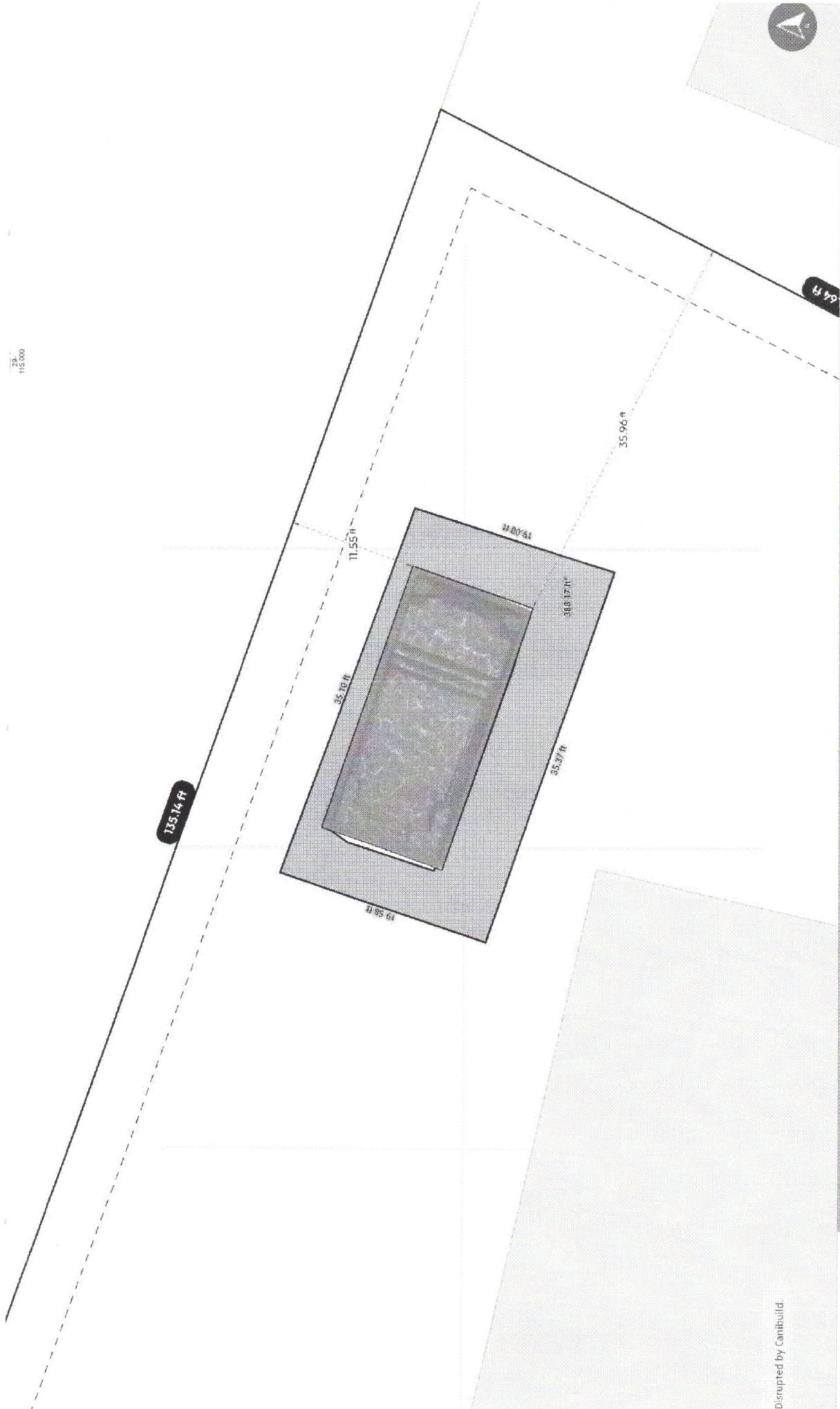
1486'-0"
20"
115,000



Disrupted by Canibuild.



| | | | |
|---|---|--------------------------------|---------------|
| Client Name: David Sanders | Client Email: paul.sanders@jirmit.com | Client Phone: 336-991-1873 | Signal: _____ |
| Generated by: Josh Desalvo josh@poolsapproval.com | Phone: +1278-3147521 | Sheet Name: Site Plan | Sheet no: 1 |
| Property Details 361 N. Weckesser Ave, Bay St Louis, MS 38520, USA | Design: Sam Andrus | Lic. no.: 18292, MC | Job no.: |
| Copyright Statement This plan always remains the copyright of designer & shall not be used other than for the project work it intends without written authority. | Disclaimers THIS IS NOT AN OFFICIAL DOCUMENT, AND MAY NOT COMPLY WITH CURRENT LAW OR INDUSTRY STANDARDS. SEEK INDEPENDENT ADVICE BEFORE ACTING ON THIS DOCUMENT. | Scale: 1" = 1/16" | Version #: 2 |
| ALL DIMENSIONS ARE IN FEET. | 1 st version date: 1/27/2026 | Current version date: 3/2/2026 | |

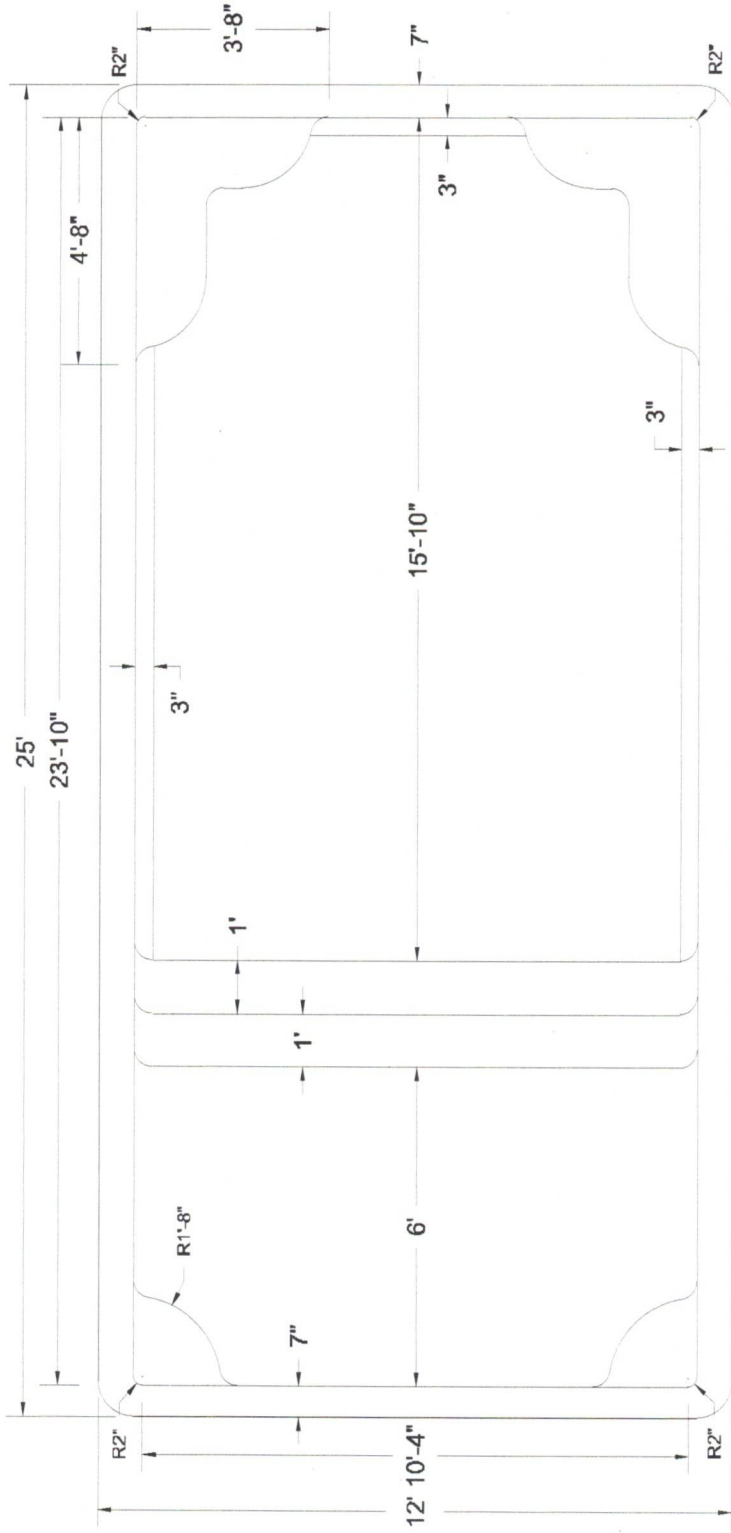


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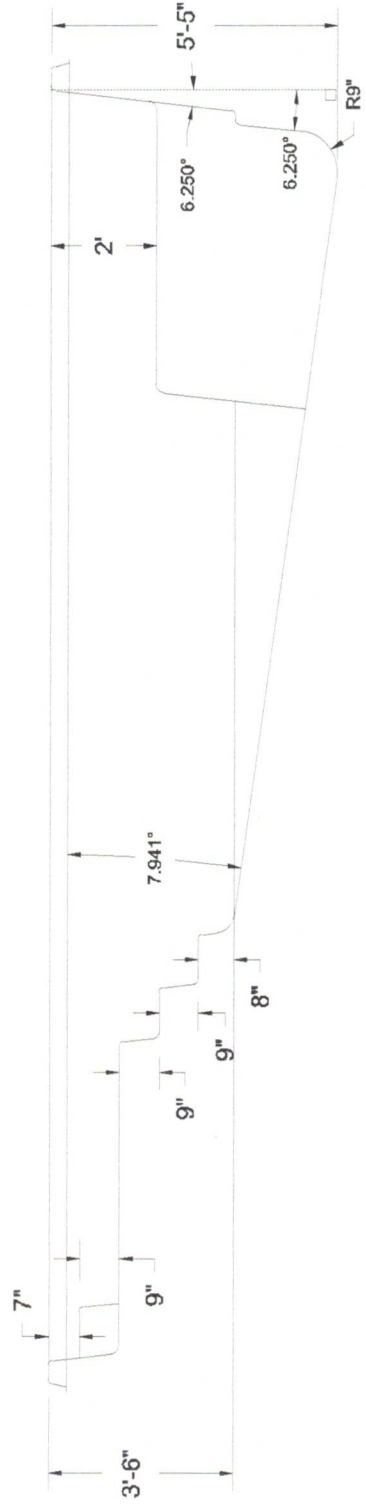


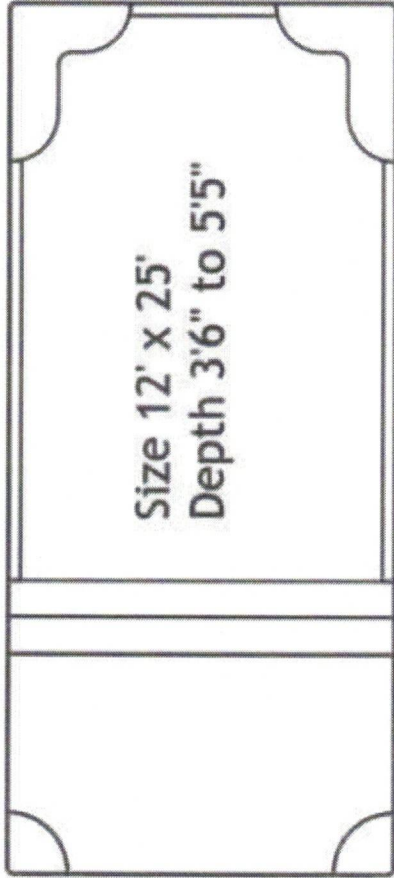
| | | | | | |
|--|--|--|--|-----------------------------------|---------------------|
| Client Name: David Sanders | | Client Phone: 336-991-1873 | | Signature | |
| Client Email: pool@joshdesalvo.com | | Generated by Josh Desalvo joshdesalvo@gmail.com | | Sheet Name Site Plan | Job no. 18292_MC |
| Copyright Statement This plan always remains the copyright of designer & shall not be used other than for the project work intended without written authority. | | Phone +12283147521 | | Sheet no. 2 | Scale NOT TO SCA |
| 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. | | Property details 301 N. Heales Ave, Bay St Louis, MS 38520, USA | | Design Sam Andries | Version # 2 |
| | | 1 st version date: 1/21/2026 | | Current version date: 3/7/2026 | |

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"