



May 11, 2026 - Historic Preservation Commission Meeting Minutes

May 11, 2026 at 12:00 PM
598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Commissioner Steve Haas
Commissioner Dave Wessinger
Chairman Cliff Rabalais
Commissioner John Bezou

ABSENT

Commissioner Patricia Keating
Commissioner Matt Stieffel

ACTION ITEMS

1. Application by Nancy Sorak at 313 Ulman Avenue to add a French door and a roof over the deck/front porch. The request was simplified by Mrs. Nancy Sorak to only replacing the left side front door with a door that matches the right-side front door. No new porch or deck addition, and no new roof. The front façade “bump out” at the top will not be changed. Any stucco repairs needed as a result of the replacement of the door will be renovated to match the existing stucco façade.

Motion to approve the downscaled version, described above, as presented by Mrs. Nancy Sorak, was made by Commissioner David Wessinger, seconded by Commissioner John Bezou.

Motion was approved 4/0

2. Application by Lisa Forrester for the addition to the residence located at 120 Bay View Court consisting of a 31-foot by 14-foot screened porch on the rear of the house, with a

low-profile metal roof and wood pilings. The contractor who will be doing the work for Lisa Forrester accompanied her, and confirmed that the metal roof will be the low-profile R-style metal roof panel. It was noted that the roof which will be installed on this porch will not match the "Metal Shingle" roof which is on the house. Discussion about the visibility of this screen porch from Second St. revealed that Lisa Forrester's neighbor had removed some plants, which previously blocked that view, without getting approval.

Motion to approve the application as submitted was made by Commissioner John Bezou and seconded by Commissioner David Wessinger.

Motion was approved 4/0

3. Application by Charles Bonner for the construction of a new residence at 703 Hancock St. The applicant was represented by Mr. Garrett Garcia, the contractor who will be building the house. The plans were reviewed; it was noted that all the requirements for the Historic District were met. Commissioner Haas thanked Mr. Garcia for a well-prepared application.

Motion to approve the application as submitted was made by Commissioner David Wessinger and seconded by Commissioner Steven Haas.

Motion was approved 4/0

4. Application submitted by A Plus Patio & Screen for the construction of a 33' x 21'6" freestanding aluminum pool enclosure structure with a gable roof in the back yard of 313 St John Street. It was confirmed that this screen enclosure will be going over an existing swimming pool. Discussion of the height of this proposed structure and of the color and appearance was led by Commissioner David Wessinger; the structure itself will be a dark Bronze color and will be covered by a dark screen. The maximum height of the top of the structure was estimated at slightly over 10 feet in height. It was noted that this structure may be visible from Main St.

Motion to approve the application as submitted was made by Commissioner David Wessinger and seconded by Commissioner Steven Haas.

Motion was approved 4/0

5. Application submitted by Benfatti Construction, represented by Mr. Colt Lee, for the installation of new aluminum (simulated Wrought Iron) fencing in 4-foot and 6-foot height at 202 Citizen St. The request was to have a section of 4 ft. high fencing along Hancock St and an estimated 60 ft along Citizen St, then a height step change to a section of 6 ft high fence along the remaining section of Citizen St. Discussion included that there exists a very historically appropriate 4 ft wooded picket fence along the Hancock St and part of the Citizen St frontage. The address being 202 Citizen St implies that the front of the house is on Citizen St., even though there is a porch which faces Hancock St. Fences built in front of the front line of the house (between the house and the street) are restricted to 4 ft. in height; fences built behind the front line of the house can be 6 ft. in height. This being a corner lot, it essentially has two front yards, the frontage along Citizen St and along Hancock St. After discussion, the request was changed to the fence along Citizen St, and other areas between the line of the house and the street, would be 4 ft in height. Mr. Colt Lee indicated that the owners, Mike and Tricia Blanchard, wanted the 6 ft fence because they have two large dogs that are able to jump over the 4 ft fence. Motion was made to approve an aluminum simulated wrought iron fence of 4 ft in height

Motion made by Commissioner Rabalais, seconded by Commissioner Steven Haas.

Motion was approved 4/0

6. Application submitted by Bruce Newton for the proposed construction of a 10' x 12' shed at the rear of the property at 348 Main Street. There was no representative for Mr. Bruce Newton at the HPC meeting. The drawings were reviewed, and details of the siding and roof resulted in a phone call to Mr. Newton, with the assistance of Mr. Jeremy Burke. The commission spoke with Mr. Newton who agreed that the siding to be used on this shed would match the siding on the house, and the metal roof used on the shed would match the metal roof on the house. Motion was made to approve the construction of the proposed shed with the stipulation that the siding and roof metal used on the shed would match the siding and roof metal of the existing house.

Motion made by Commissioner Rabalais, seconded by Commissioner John Bezou.

Motion was approved 4/0

7. Application submitted by Magnolia Soap and Bath of Bay St. Louis (Mary Leigh & Mike Schramko) for installation of barn lights on the front exterior between the outermost windows, and installation of a sign on the front of the building at 153 Main St. There was no representative for the applicants at the HPC meeting. To provide clarity of what the proposed sign would be, size and what type of lighting, Mrs. Schramko was contacted via a phone call, again with the assistance of Mr. Jeremy Burke. The size of the sign was reported to be approximately 6.5 ft X 3 ft; which was very acceptable. Discussion revealed that the applicants would like to reuse the sign currently being used on the Mandeville, LA store. That sign is equipped with internal lighting. Mrs. Schramko agreed that they would not use the internal lighting in the sign. Based on the information submitted with the application and the agreement to not use the internal lighting of the sign, a motion was made to approve the application of the installation of the sign.

Motion to approve the application was made by Commissioner John Bezou and seconded by Commissioner Steven Haas.

Motion was approved 4/0

Other Discussion:

Commissioner David Wessinger requested that the building department issue a notice of non-compliance to three residences which have very obvious violations.

- A house on Caron Lane has installed a vinyl fence around the majority of the yard. Caron Lane is a very short St and this house with the vinyl fence is obvious.
- The house on Third St, adjacent to the cabinet shop, has a vinyl fence installed in front of the house.
- Vinyl fences are not an allowed type of fence in the historic district.
- A house being renovated in the 300 block of Tolume St, has installed windows with 6 / 6 mullions, but the external (SDL) mullions have not been installed.

Meeting Minutes for the April 13, 2026 were reviewed.

Motion to approve the meeting minutes was made by Commissioner John Bezou and seconded by Commissioner Steven Haas.

Motion was approved 4/0

Motion to Adjourn the meeting

Motion to adjourn the meeting made by Commissioner David Wessinger and seconded by Commissioner John Bezou.

Motion was approved 4/0 Meeting was adjourned at approximately 1:25 PM.