June 8, 2026 - Historic Preservation Commission Meeting Agenda

June 08, 2026 at 12:00 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Action Items

1. Motion to approved 314 1/2 St John Street to replace the whole house siding with Hardie siding submitted by Jenise McCardell
2. Motion to approve the renovations at the property located at 340 Carroll Avenue submitted by Ball, consisting of the enclosure of the existing carport to create additional living space, with the enclosed area designed to match the existing residence in appearance and materials, including matching windows, the use of the same block façade, and a consistent roofline. The project also includes the construction of a front porch utilizing the same roofing material as the existing structure and solid wood columns.
3. Motion to approve the new residential construction at 104 Washington Street, submitted by Miceli. The proposed two-story residence will have lower and upper porches, Hardie siding, functional wood shutters, 8-foot windows with transoms, and two-story bay windows. Ceiling heights will be 12 feet on the first floor and 10 feet on the second floor. The garage will include a trellis above the doors. Landscaping will be terraced to the home, and the yard will be enclosed with brick columns and wrought-iron-style aluminum pickets. The roof will be a silver standing-seam metal roof, and there will be a swimming pool in the rear yard.
4. Motion to approve the construction of a potting shed and outdoor pergola on an existing slab at 216 Citizen Street, submitted by Bezou.
5. Motion to approve the addition of a detached storage shed at the rear of the Bay St. Louis Little Theatre building located at 398 Blaize Ave submitted by John Anderson.

6. Motion to approve an 8’x24’x10’ to 9’ lean-to style structure with 6’ of the right side of the structure to be enclosed with Hardie lap siding for a storage area at 511 Third Street submitted Clint Pierce

Minutes Approval

7. Motion to approve minutes of the May 11, 2026, HPC meeting

Adjourn

Replace the current wood siding with Hardie side

2026

340
MLS United LLC

340

340
MLS United LLC

74'
75'
STEPHEN ETUX
82
189'
BALL COREY D ETAL
WALKER DENNIS C ETA
189'
49A
AH R
75'
48B
190's
48A
360E
47'

Material List:

Existed block (same style)

Matching shingles

Wood Columns

Matching Window

NOTES:

1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and FHA/VA MPS.
2. It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
3. Contractor shall insure compatability of the building with all site requirements.
4. The contractor is responsible for adjusting and verifying all structural details and conditions to meet all local codes and to insure a quality and safe structure.
5. All federal, state, and local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take preference over anything shown, described, or implied where same are variance.

REAR VIEW

REAR VIEW-W/ MASTER SUITE

ELEVATIONS PLAN

Scale: 1/4"=1'-0"

W.O. #: 52126

Date: 05/21/26

Drawn by: TLP

Sheet: 2

Prepared For:
Joseph & Lillian Miceli
104 Washigton Street
Bay St Louis, MS

Techni-CAD Drafting Service
Computer Aided Design
17121 Fenton Dedeaux Rd
Kiln, MS 39556
Ph: 228-326-4232 email: atoashamoment@aol.com

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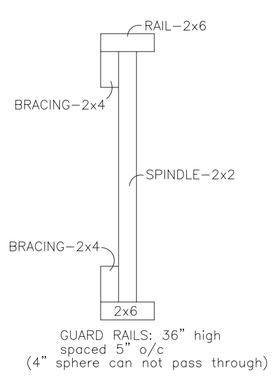
THE CITY OF BAY ST LOUIS, MS uses the 2024 International Building Code and is in a High Velociy Wind Zone requiring wind ratings of 130 mph sustained and 150 mph 3 SEC gusts.

COLUMN DETAIL

STREET FRONT VIEW



HANDRAIL DETAIL

LEFT SIDE VIEW

ELEVATIONS PLAN

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N

Plot Plan

PART OF LOT 334, THIRD WARD,
CITY OF BAY ST. LOUIS, HANCOCK CO., MS

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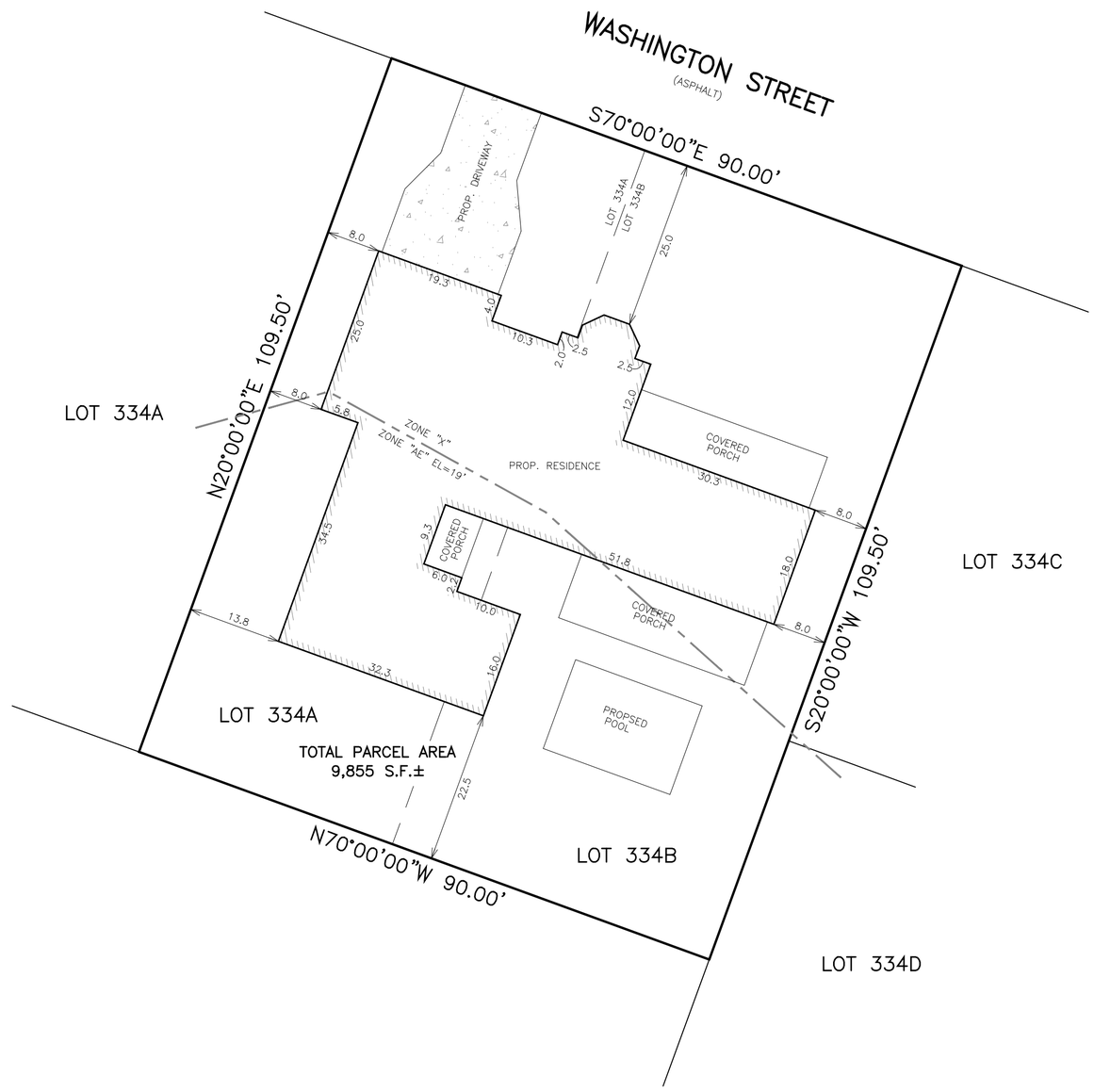

Note:
Plot plan is drawn per survey done by FRED C. BARNES, PLS, dated: 09/29/2024, Drawing: miceli 104 washington.dgn

Plot Plan

Scale: 1"=15'
W.O. #: 42326
Date: 4/23/26
Drawn by: TLP
Sheet: P

Prepared For:
Joesph & Lillian Miceli
104 Washington Street
Bay St. Louis, MS

Techni-CAD Drafting Service
Computer Aided Design
17121 Fenton-Dedeaux Road
Kiln, MS 39556
Ph: 228-326-4232 email: atoashamoment@aol.com

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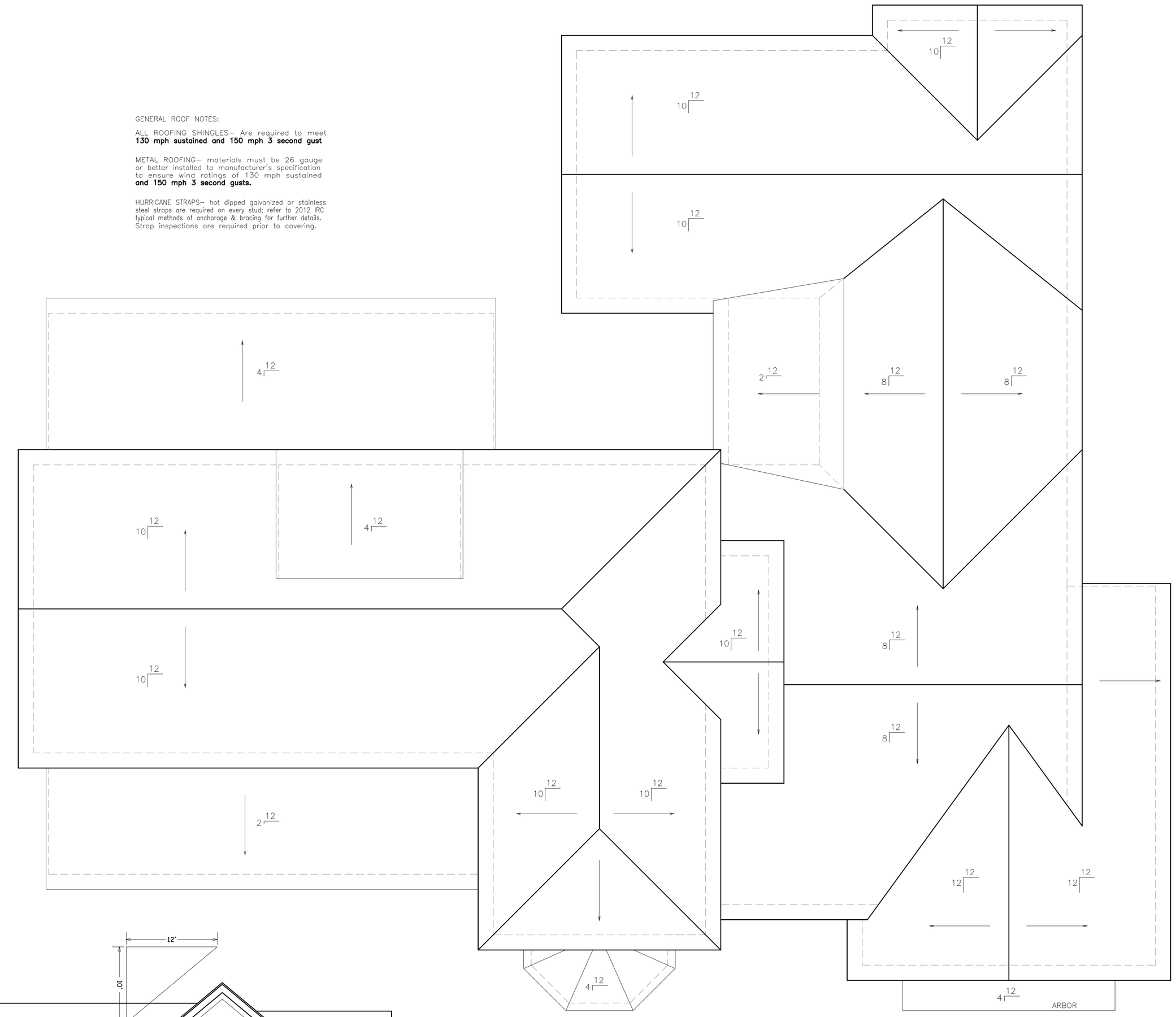
GENERAL ROOF NOTES:

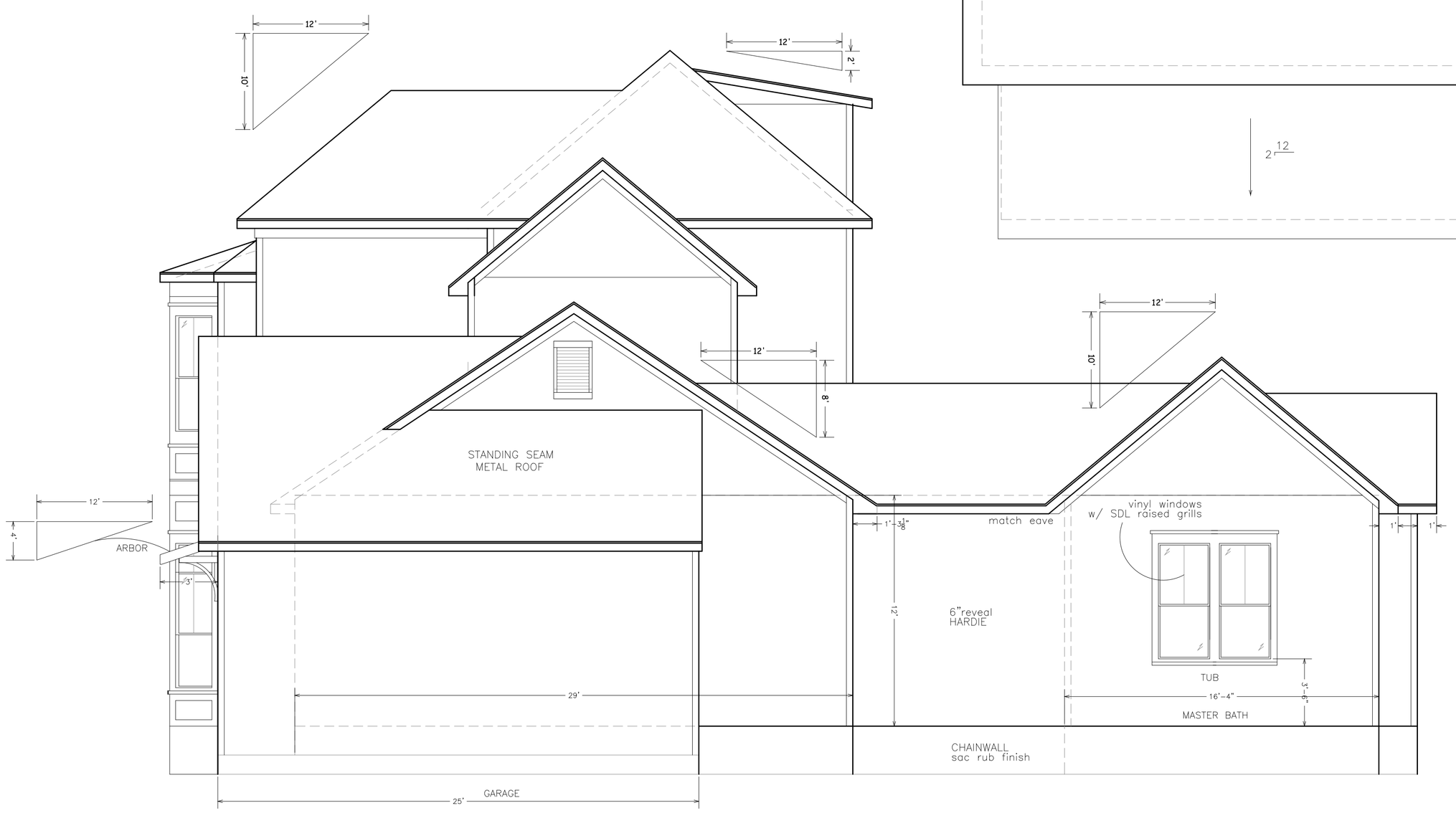
ALL ROOFING SHINGLES– Are required to meet **130 mph sustained and 150 mph 3 second gust**

METAL ROOFING– materials must be 26 gauge or better installed to manufacturer's specification to ensure wind ratings of 130 mph sustained **and 150 mph 3 second gusts.**

HURRICANE STRAPS– hot dipped galvanized or stainless steel straps are required on every stud; refer to 2012 IRC typical methods of anchorage & bracing for further details. Strap inspections are required prior to covering.



ROOF DETAIL



RIGHT SIDE VIEW

ELEVATIONS PLAN

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W.O. #: 52126

Date: 05/21/26

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Proposed construction of a new personal single family home to be located on Washington Street, Bay St. Louis, MS. The intent of the project is to construct a home that complements the historical character, architectural integrity and overall aesthetic of the surrounding community. We recognize the importance of maintaining the unique character and approached the design with attention to compatibility, scale, materials and architectural detail.

The elements within the design are materials and finishes that harmonize with the historic character, such as: hardy plank siding, 8ft windows with transoms, full functional shutters.

Unique roof lines with standing seam silver metal roofing including rafter tails and various dental molding. Detailed decorative wooden Columns will be 12” by 12” . The garage will be a double garage with a vine covered trellis above the doors. A façade articulation reflective of traditional architectural styles.

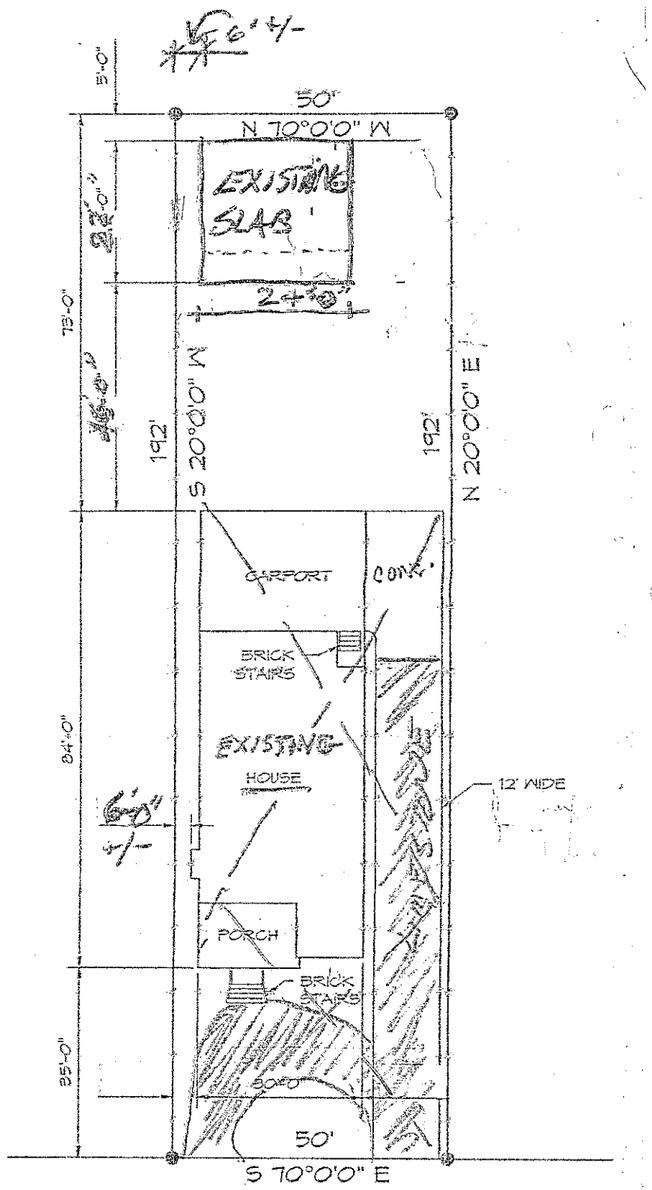
Site placement and landscaping is intended to preserve the streetscape with tiered levels of brick/stone steps to the entrance of the home along with stone/pavers for the driveway.

The rear of the residence will maintain the integrity of the design with a large covered porch for entertaining and a side porch off the secluded master suite. A pool with extensive landscaping will complete the rear of the home.

We appreciate the responsibility entrusted to the Historic Society in maintaining the character and heritage of the community and look forward to your approval. Thank you for your time and consideration and we are available to answer any questions you may have.

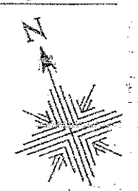
Best Regards,

Sunny and Joe



216 CITIZEN ST.
John + KAREW BEZOU

PLOT PLAN
SCALE: 1" = 20'

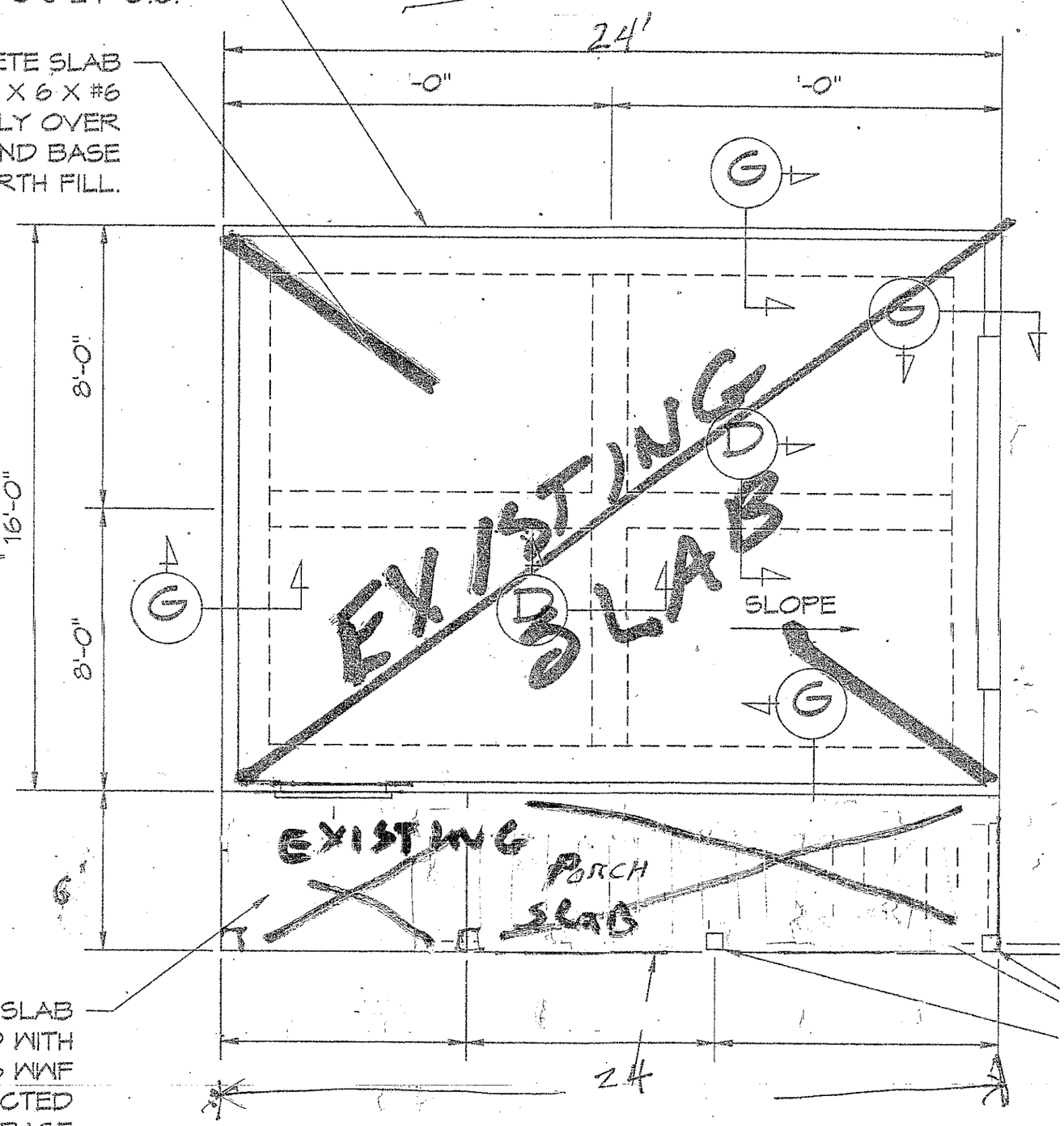


"C"

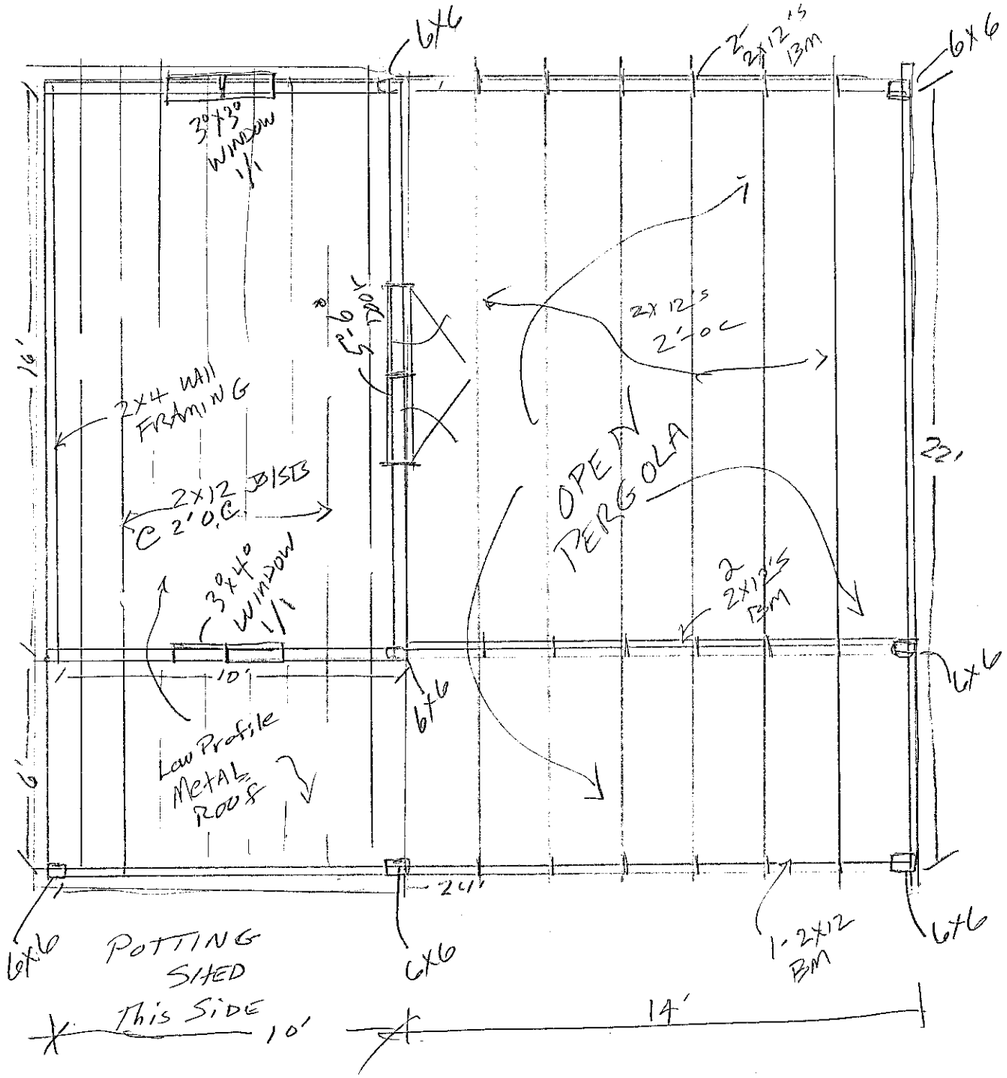
CONCRETE GRADE BEAM REINFORCED WITH 4-#5'S AND #3 STIRRUPS @ 24" O.C.

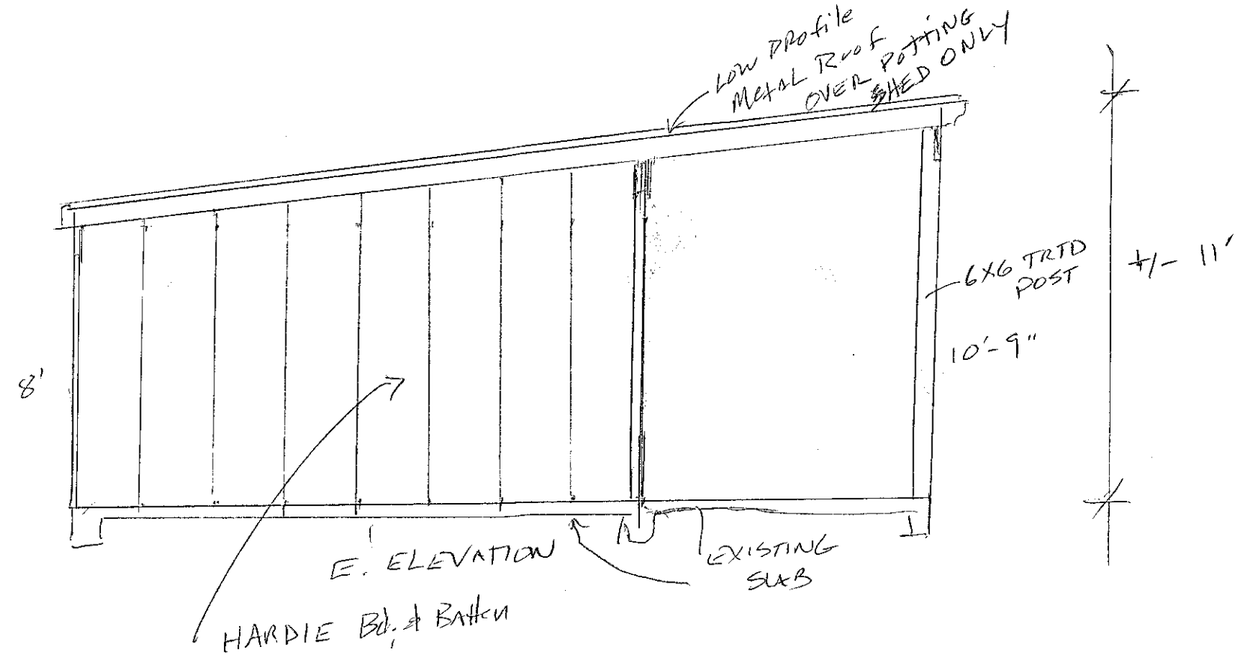
4" CONCRETE SLAB REINFORCED WITH 6 X 6 X #6 WWF OVER .006 POLY OVER 4" COMPACTED SAND BASE OVER REQUIRED EARTH FILL.

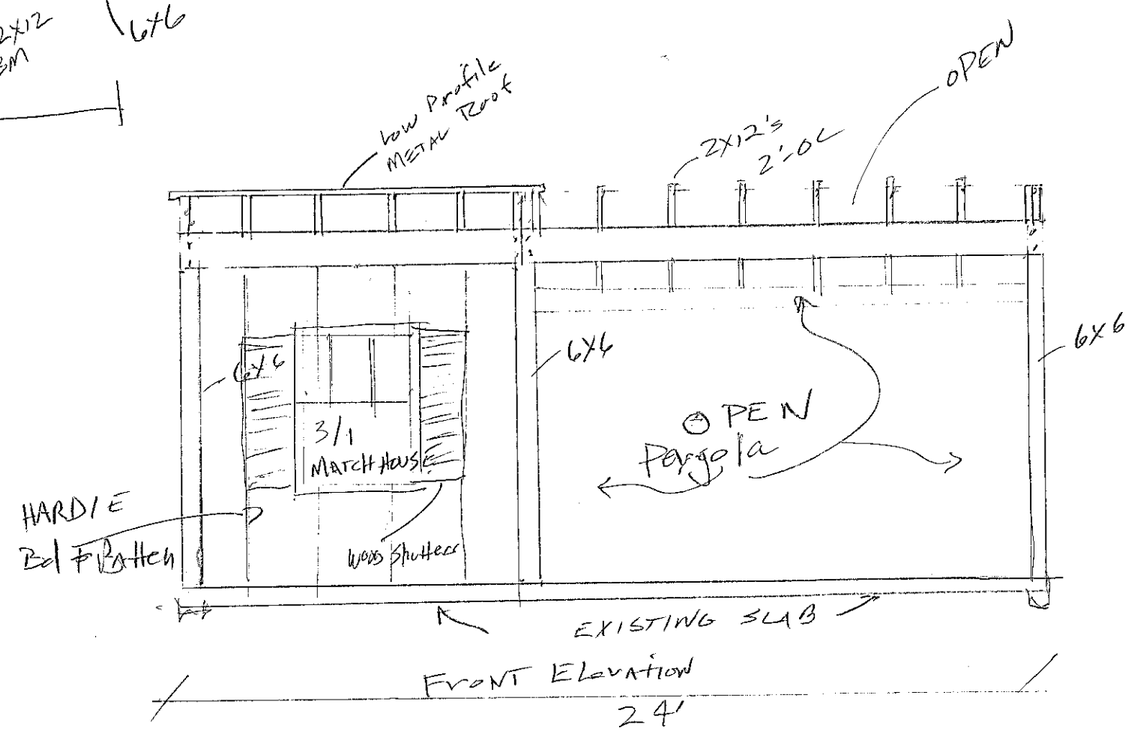
Not To Scale



4" CONCRETE SLAB REINFORCED WITH 6 X 6 X #6 WWF 4" COMPACTED SAND BASE







216 CITIZEN
Potting Shed
+
Pergola SPACE
for John & KAREN BEZOU

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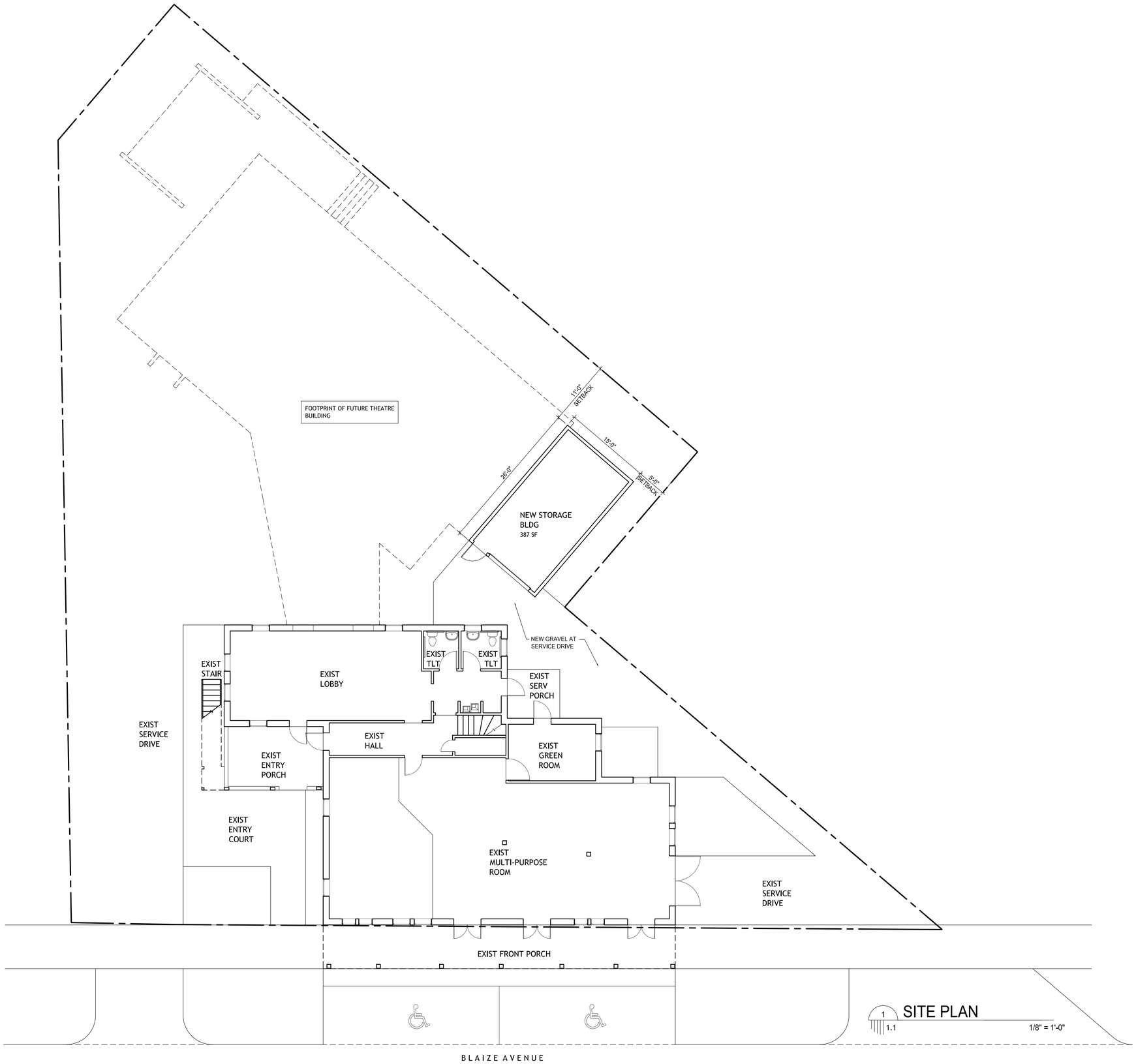
ALLISON H. ANDERSON FAIA
JOHN M. ANDERSON AIA

443 MAIN STREET
BAY ST LOUIS, MS 39520
228.467.1149

modern. coastal. resilient.



1 SITE PLAN
1.1
1/8" = 1'-0"

BAY ST LOUIS LITTLE THEATRE STORAGE SHED

398 BLAIZE AVENUE
BAY ST LOUIS MS, 39520

UA PROJECT NO. | 06.107.02

PROJECT ISSUE DATE: 11 MAY 2026

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A Professional Limited Liability Company

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REVISIONS

SITE PLAN

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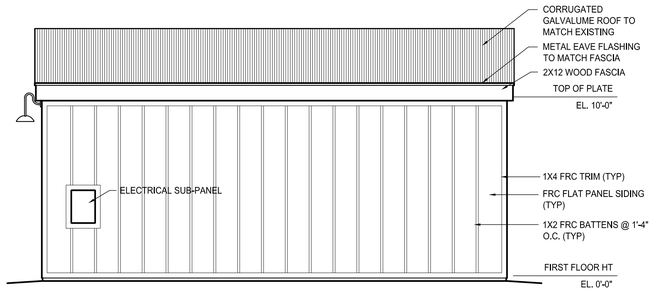
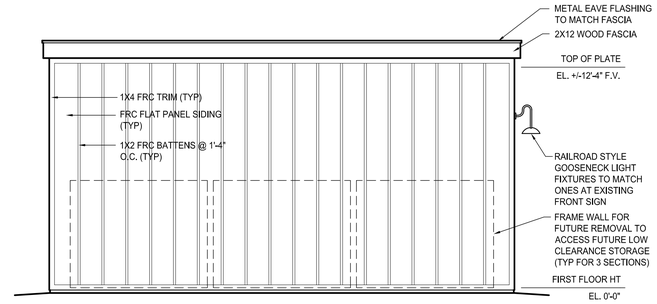


10 WEST ELEVATION
2.1 | 2.1 1/4" = 1'-0"



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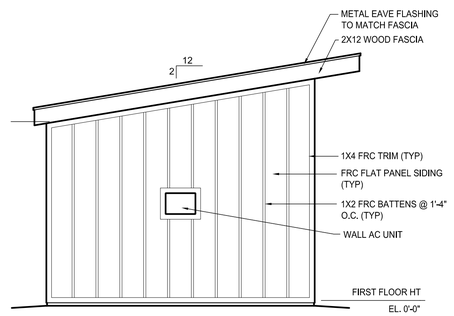

8 SOUTH ELEVATION
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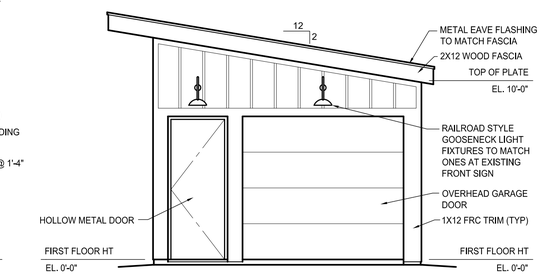

7 NORTH ELEVATION
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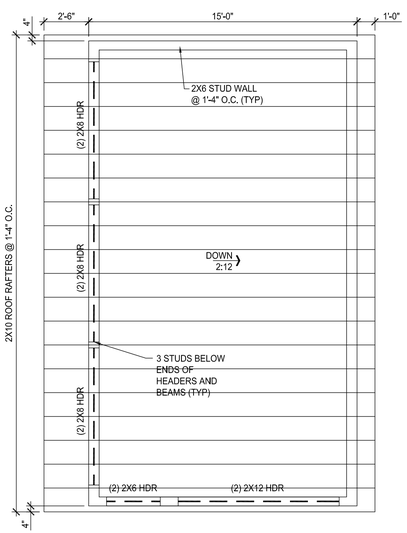

PROVIDE BASE PLATE ANCHOR BOLTS AND SIMPSON ZMAX HURRICANE STRAPPING, CLIPS AND HOLD-DOWS AS REQUIRED TO MEET CITY CONTINUOUS LOAD PATH REINFORCING REQUIREMENTS

4 ROOF FRAMING PLAN
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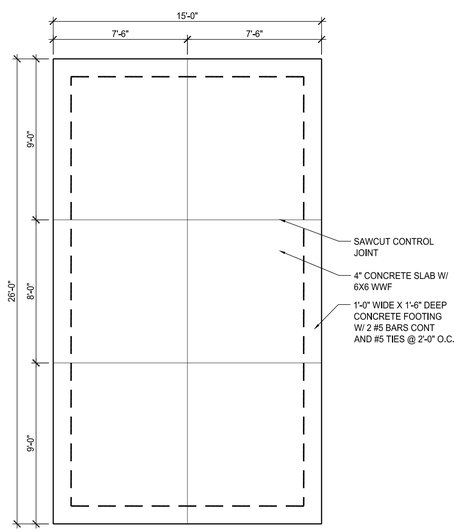

3 FOUNDATION PLAN
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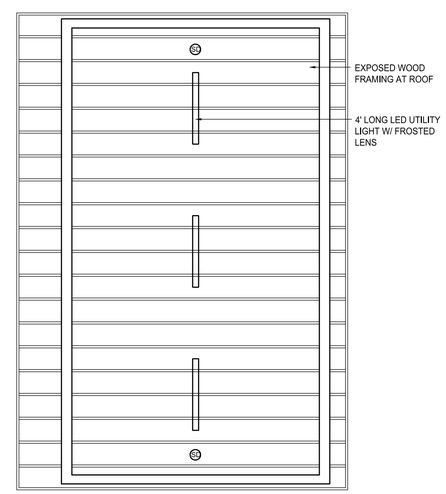

2 REF CLG PLAN - ROOF
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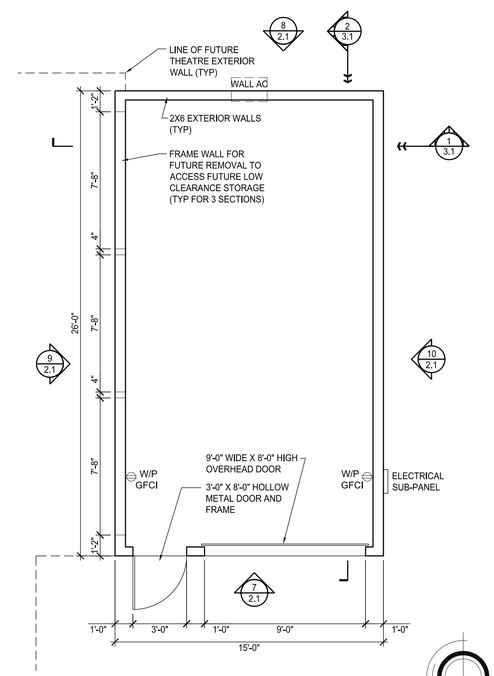

1 FLOOR PLAN
2.1 1/4" = 1'-0"

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UA PROJECT NO. | 06.107.02

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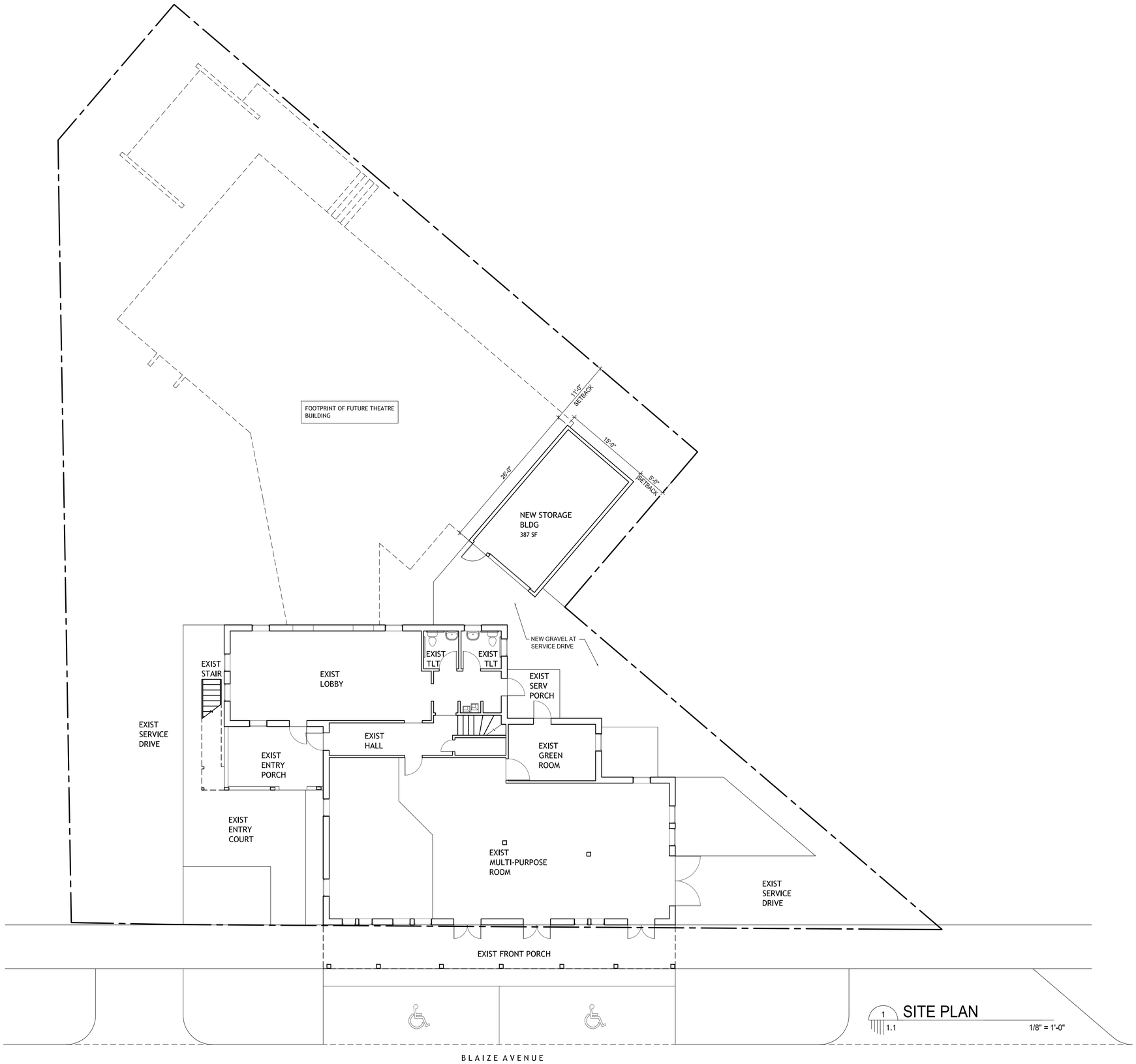
REVISIONS

PLANS AND ELEVATIONS

2.1



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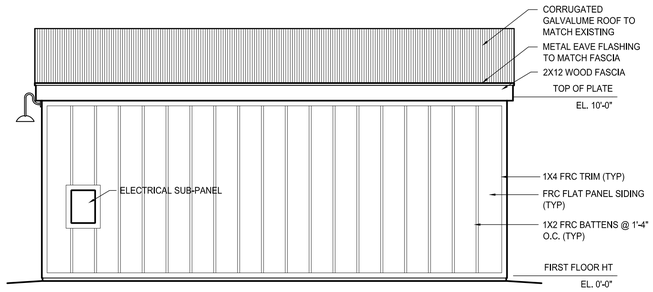

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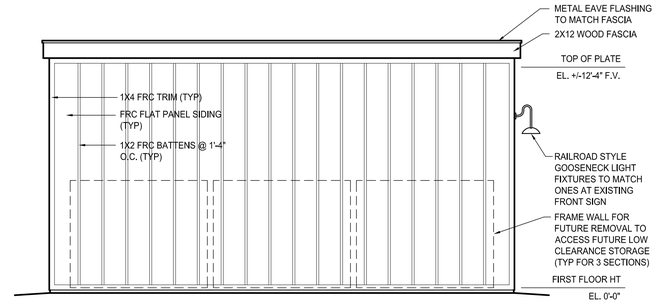

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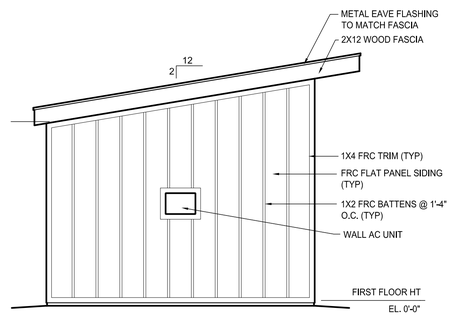

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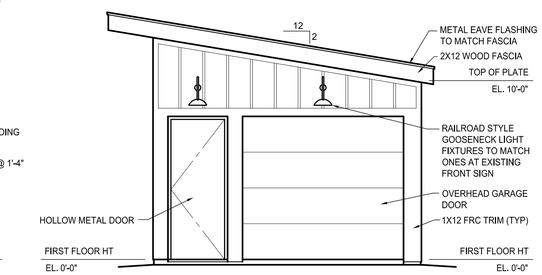

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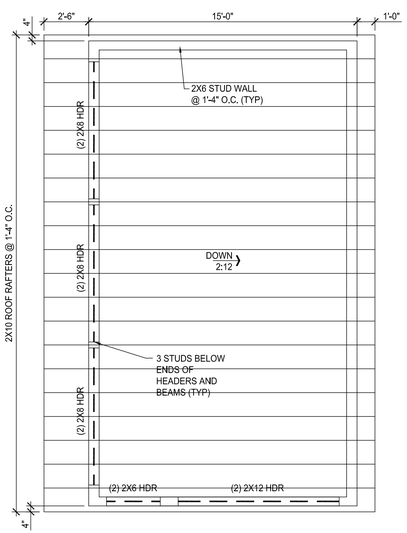

PROVIDE BASE PLATE ANCHOR BOLTS AND SIMPSON ZMAX HURRICANE STRAPPING, CLIPS AND HOLD-DOWS AS REQUIRED TO MEET CITY CONTINUOUS LOAD PATH REINFORCING REQUIREMENTS

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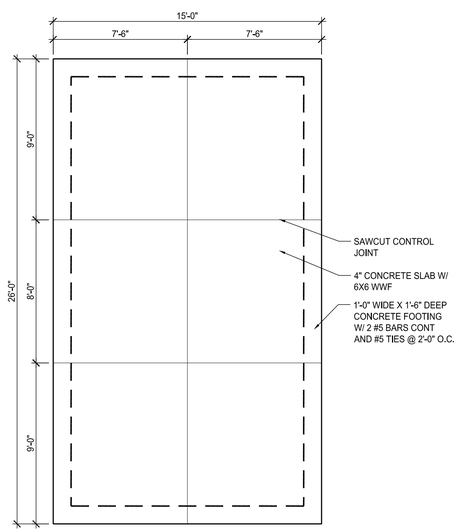

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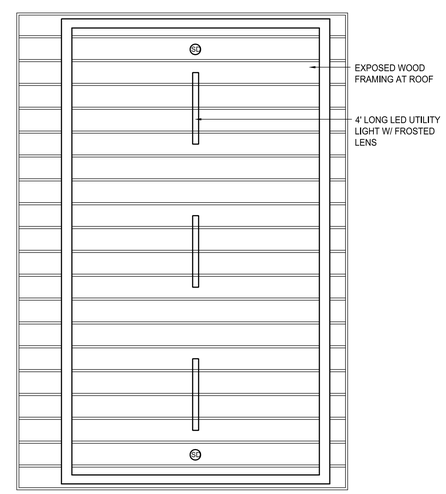

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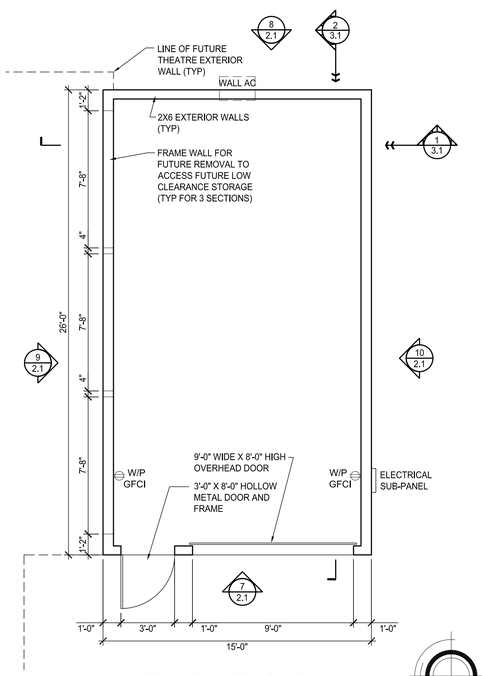

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2.1

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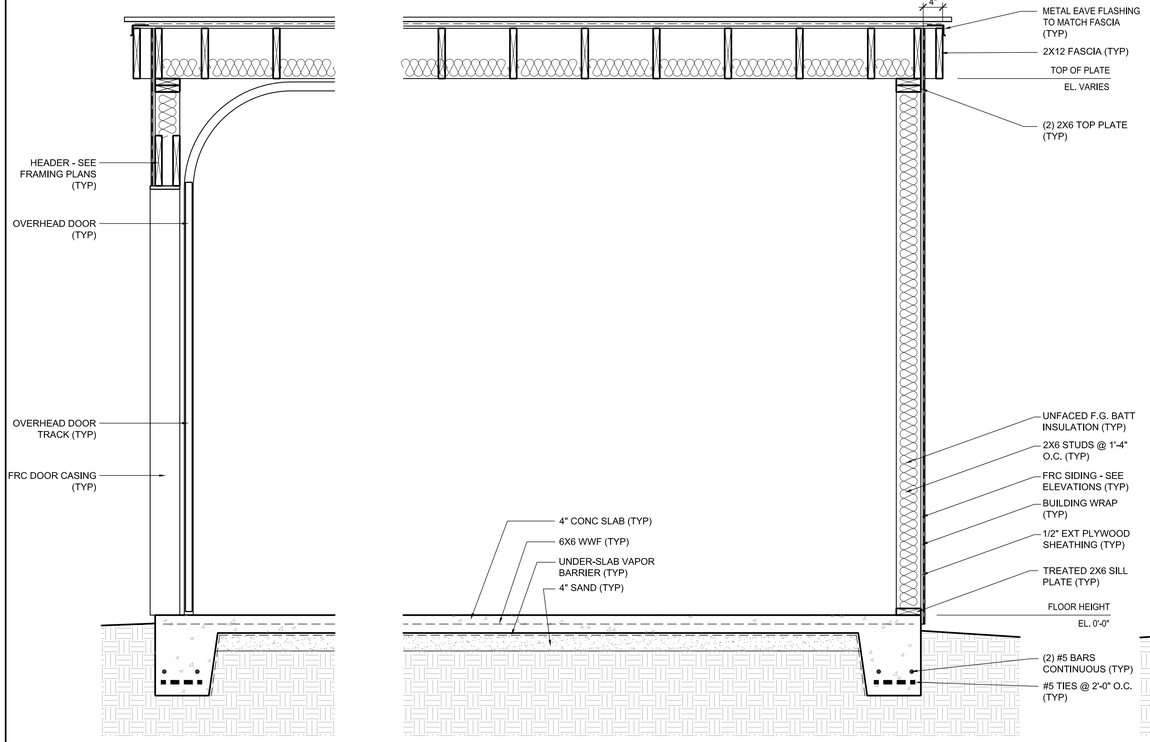
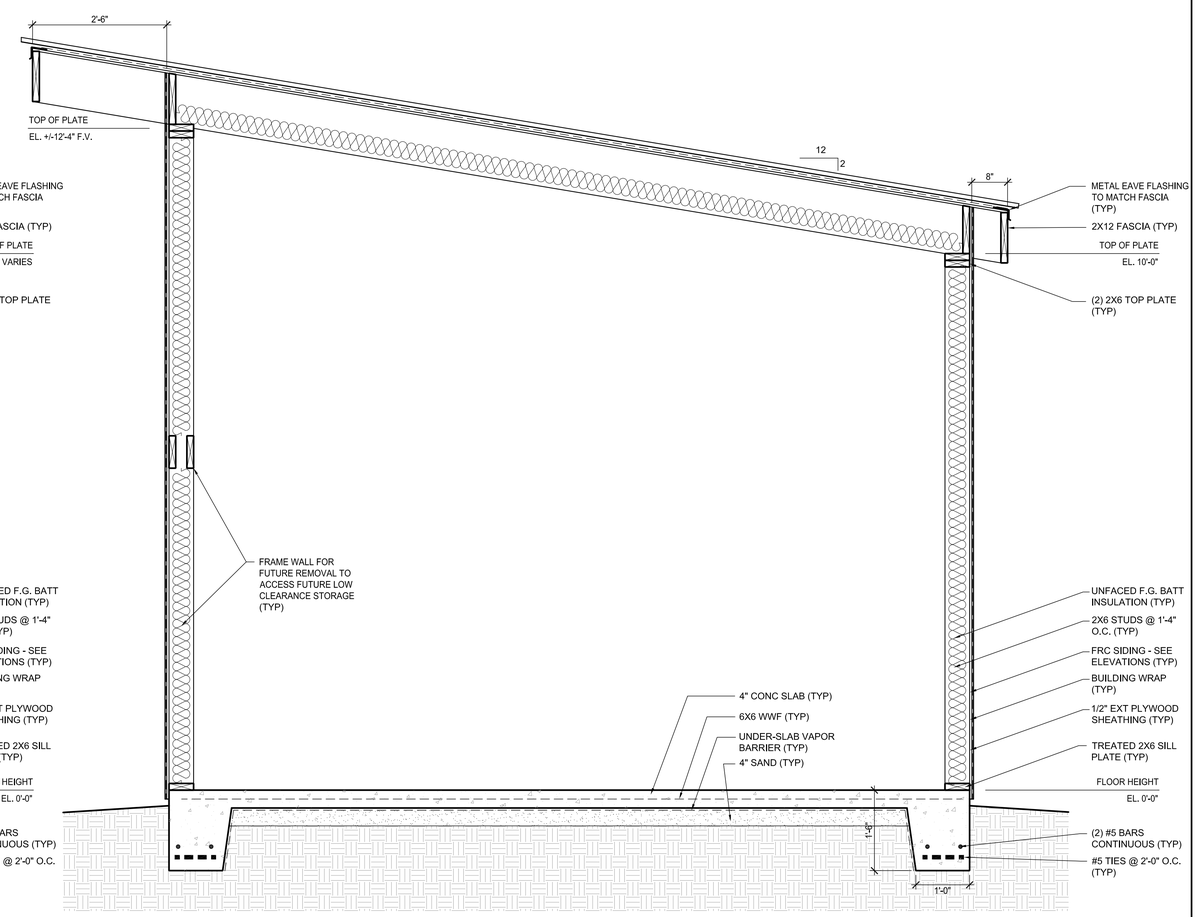
443 MAIN STREET
BAY ST LOUIS, MS 39520
228.467.1149

modern. coastal. resilient.



2 LONGITUDINAL SECTION
2.1 | 3.1 3/4" = 1'-0"



1 CROSS SECTION
2.1 | 3.1 3/4" = 1'-0"

BAY ST LOUIS LITTLE THEATRE STORAGE SHED

398 BLAIZE AVENUE
BAY ST LOUIS MS, 39520

UA PROJECT NO. | 06.107.02

PROJECT ISSUE DATE: 11 MAY 2026

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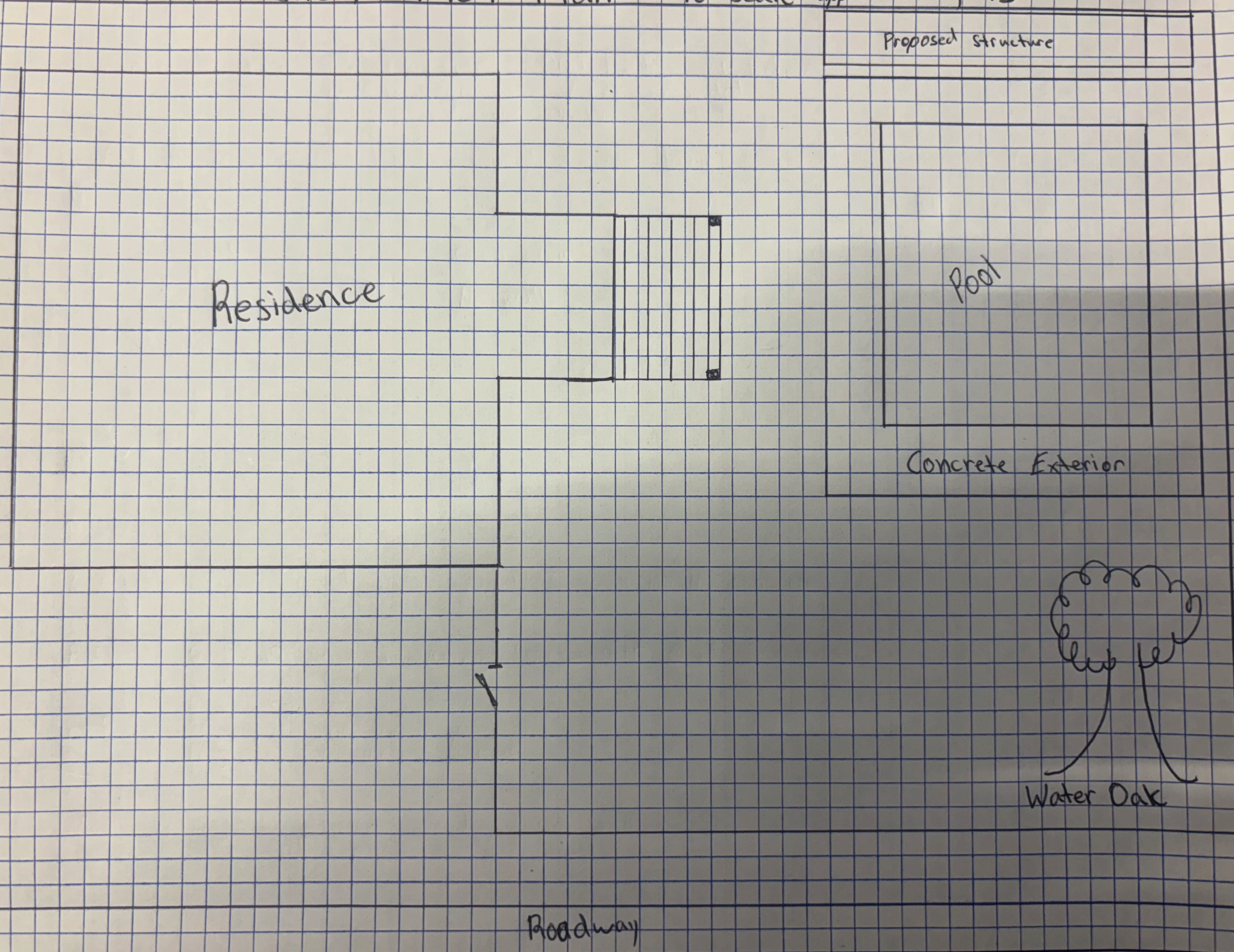
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

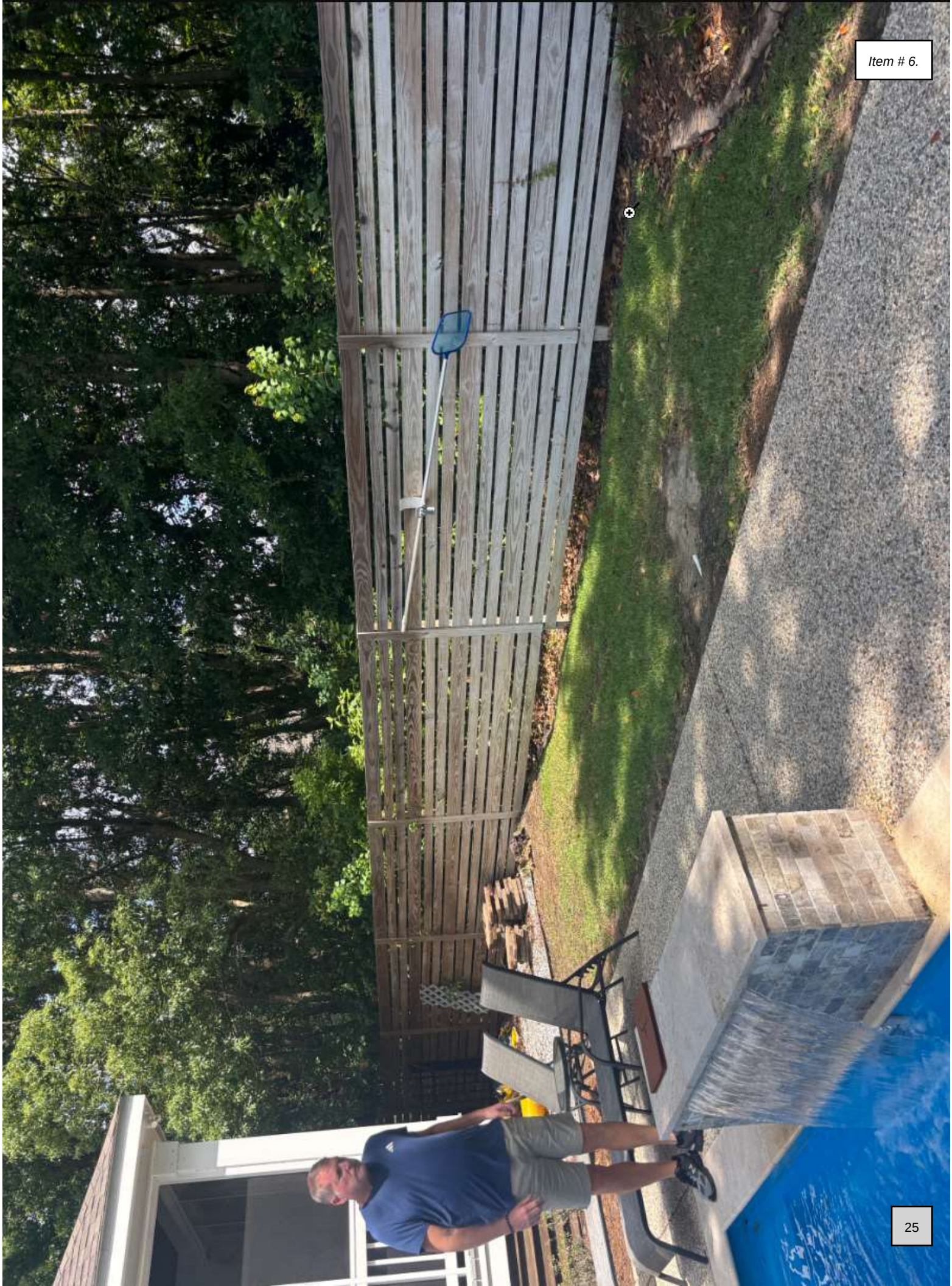
REVISIONS

SECTIONS

3.1

Site / Plot Plan to scale approximately 1/3

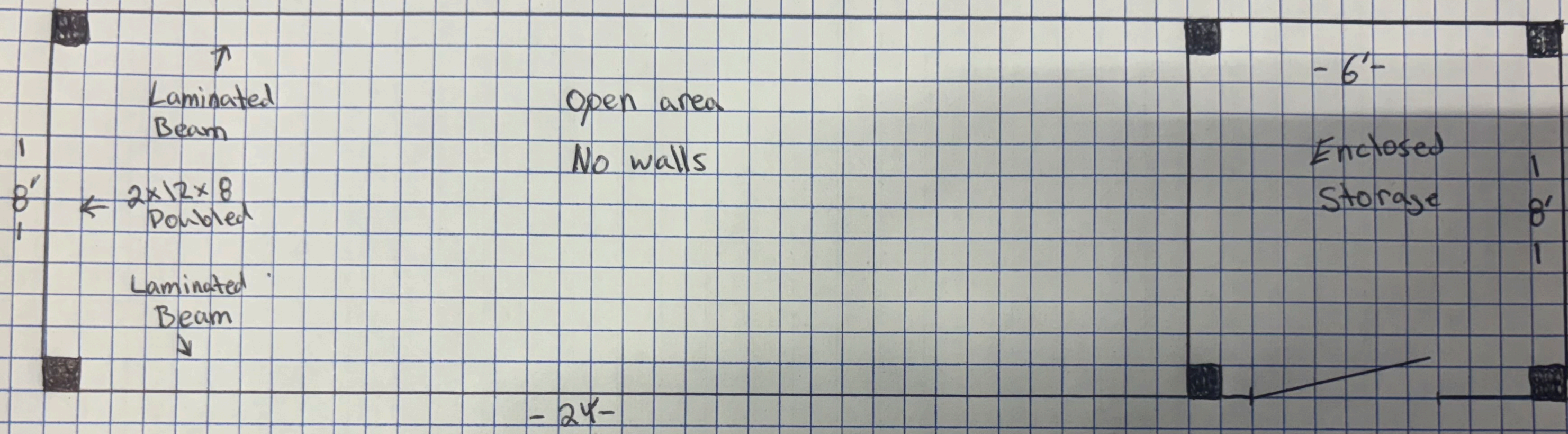




Entire Structure 3½" Concrete 3,000 PSI ¾" Rebar
12" x 12" Footers Fiber Included
All installed over plastic

All Headers 2x12' and Doubled

6'x6'x12' Pressure Treated Posts Buried 3' with 100 lbs concrete



6'x6'x14' Pressure Treated Posts Buried 3' with 100 lbs concrete

3' Fiberglass White Door

Framed 2'x6' Studs

Rafters: 2x8x10' with 1' overhang front + rear @ 16" increments
Hurricane Straps
2x4 strips at 2' increments

Roof: 26g galvalume metal panels
Long life sheet metal screws

Enclosed in:
23/32" OSB
Tyvek Wrap
Hardie Plank Siding

Trimmed with Hardie trim.

Nails: Framing - 3" galvanized glue dipped ring shank
Hardie - Standard hardie prescriped nails

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.