



October 12, 2026 Historic Preservation Commission Meeting Agenda

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

Call to Order

Action Items

- 1.** Motion to approve the proposed construction of a new dwelling at 215 Citizen Street as submitted by Thornhill Construction.
- 2.** Motion to approve the proposed installation of a gunite in-ground swimming pool on the side of the house at 321 State Street submitted by Howard Boyd.
- 3.** Motion to approve the proposed installation of a gunite in-ground swimming pool on the rear of the house with a wooden fence around the pool at 350 State Street submitted by Toche Construction

Minutes Approval

- 4.** Motion to approve the minutes of the September 14, 2026, HPC meeting

Adjourn

BEALER RESIDENCE



SQUARE FOOTAGE TOTAL

GROUND LEVEL HEATED	-	2171.00 SF
TOTAL HEATED	-	2171.00 SF
FRONT PORCH	-	192.00 SF
REAR PORCH	-	289.00 SF
SHED	-	230.00 SF
CARPORT	-	318.00 SF
COVERED WALKWAY	-	135.00 SF
WOODEN DECK	-	131.00 SF
TOTAL UNHEATED	-	1295.00 SF
TOTAL FOOTPRINT	-	3466.00 SF

Plans to be Built according to the latest adopted edition of the
International Residential Building Code Standard for
Single Family Residential Dwellings



Thornhill Construction
102 Bluffs Avenue
Bay St. Louis, MS 39520
Phone - (228) 424-7765
www.thornhillconstruction.com

DATE :

03-18-2026

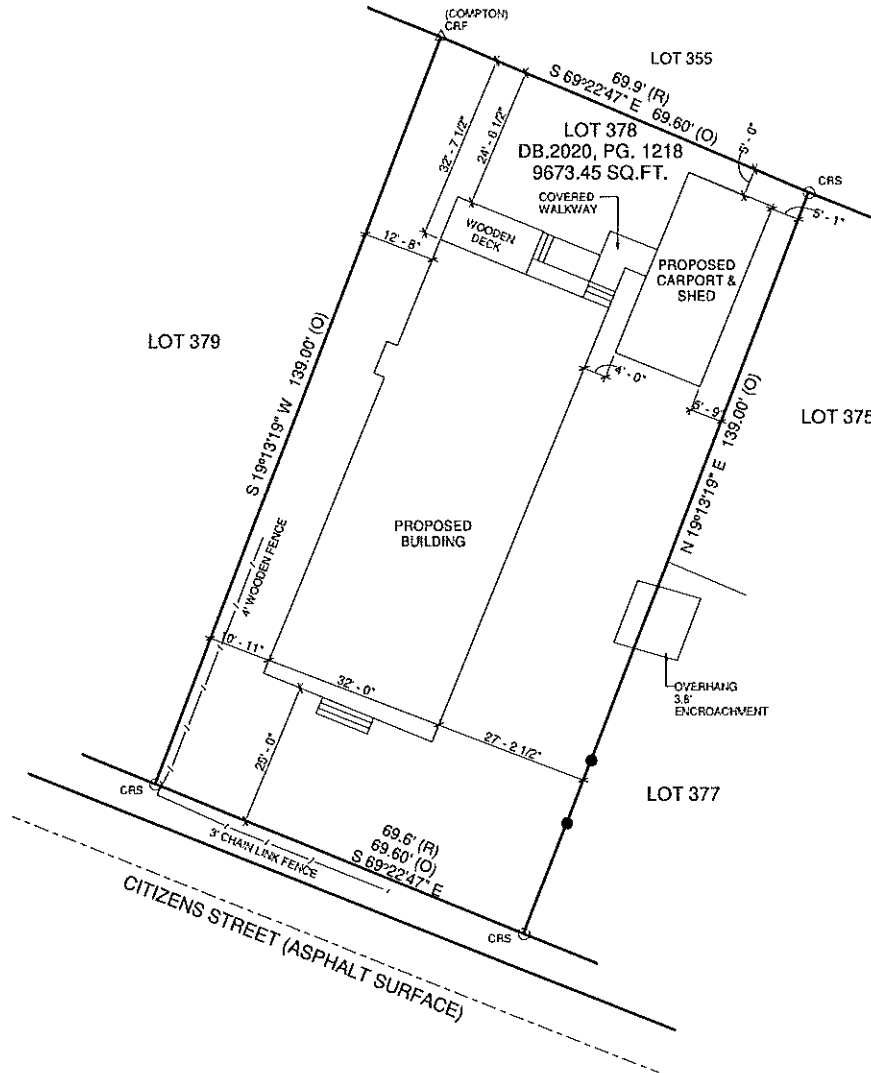
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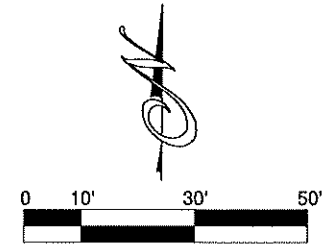
A - 01

COVER SHEET

BEALER RESIDENCE



① SITE PLAN
1" = 10'-0"



LEGEND

- △ CRF CAPPED IRON ROD FOUND
- △ CTF CRIMPED TOP PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- △ OTF OPEN TOP IRON PIPE FOUND
- △ RBF REBAR IRON ROD FOUND
- △ IPF IRON PIN FOUND
- CRS CAPPED IRON ROD SET (PS-3178)
- (R) RECORD
- (O) OBSERVED
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CHAIN LINK FENCE
- X— WIRE FENCE
- /— WOOD FENCE



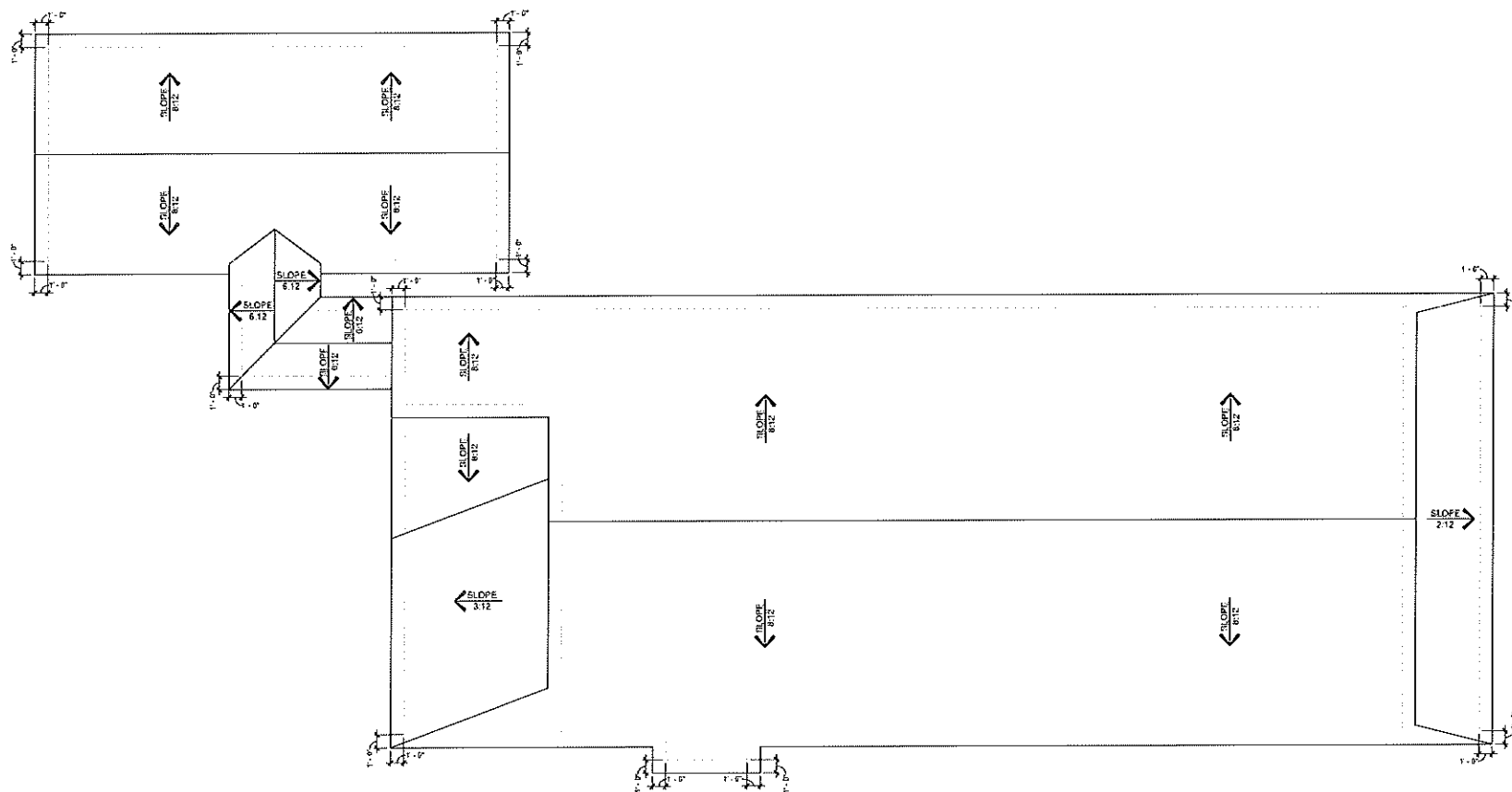
REVISIONS			
No.	Date	Description	By
1	09-18-2006	ISSUED FOR PERMIT	TH
2	09-18-2006	ISSUED FOR PERMIT	TH
3	09-18-2006	ISSUED FOR PERMIT	TH
4	09-18-2006	ISSUED FOR PERMIT	TH
5	09-18-2006	ISSUED FOR PERMIT	TH
6	09-18-2006	ISSUED FOR PERMIT	TH
7	09-18-2006	ISSUED FOR PERMIT	TH
8	09-18-2006	ISSUED FOR PERMIT	TH
9	09-18-2006	ISSUED FOR PERMIT	TH
10	09-18-2006	ISSUED FOR PERMIT	TH

SITE PLAN

BEALER RESIDENCE

Thornhill Construction
102 Belize Avenue
Bry St. Louis, MS 39520
Phone - (228) 424-7755
www.thornhillconstruction.com

DATE :
09-18-2006
SCALE :
1" = 10'-0"
SHEET :
A - 02



1 ROOF PLAN
1/4" = 1'-0"



Thornhill Construction
102 Blaise Avenue
Bay St. Louis, MS 39520
Phone - (228) 424-7765
www.thornhillconstruction.com

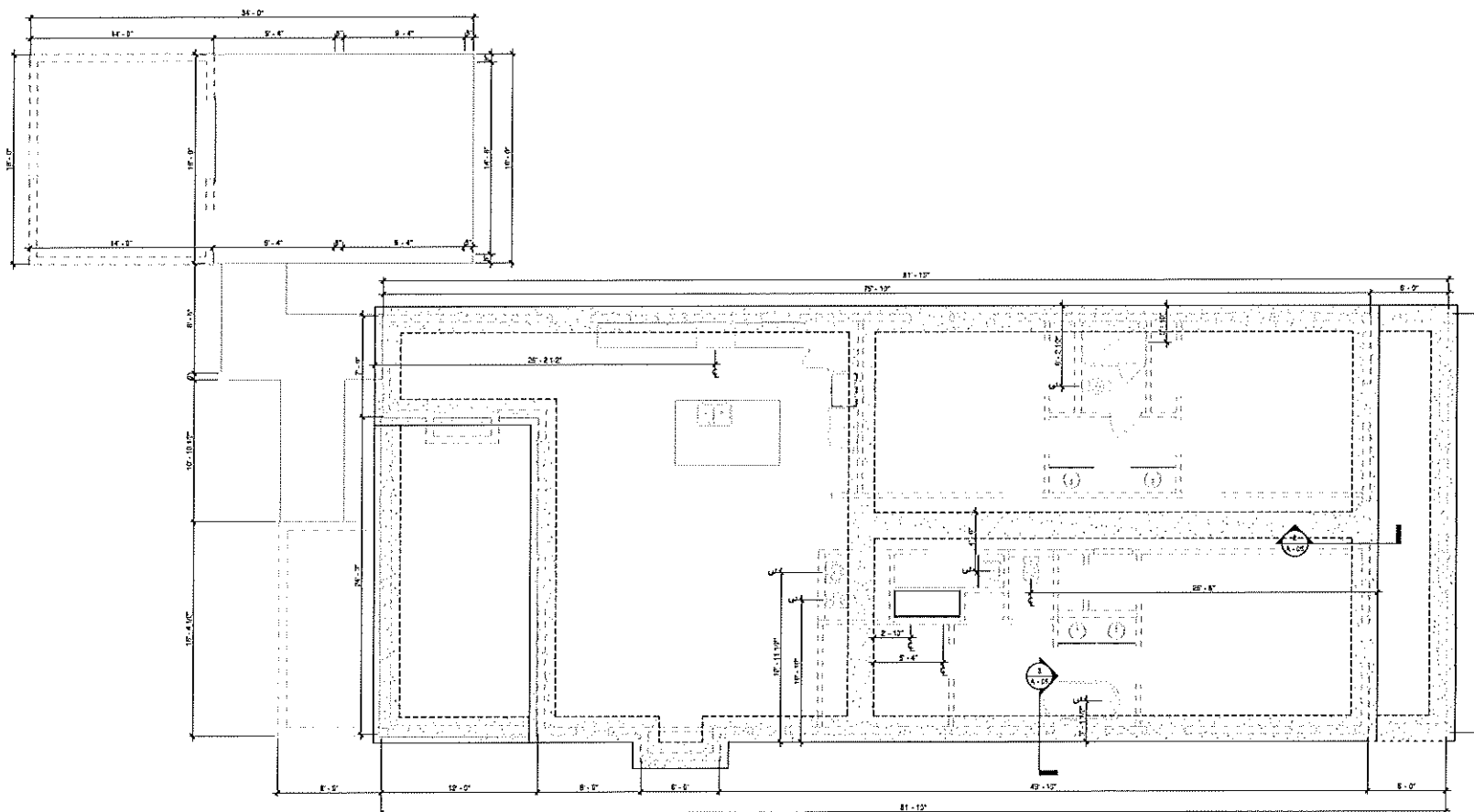
DATE :
09-18-2028

SCALE :
1" = 1'-0"

SHEET :
A - 03

ROOF PLAN

BEALER RESIDENCE



1 FOUNDATION PLAN
1/4" = 1'-0"

ENGINEER NOTES:

Elevated buildings supported on wood pilings are prone to swaying, due to the elevation and wood connectors. This is not a structural issue, due to wind speeds that are below the design wind speed of the structure. This stated the engineer, general contractor, and sub-contractors will not be liable for swaying to any level or degree. However, the structural integrity is intact and will perform as necessary without failure or collapse.



Thornhill Construction
102 Blaise Avenue
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DATE :

09-18-2028

SCALE :

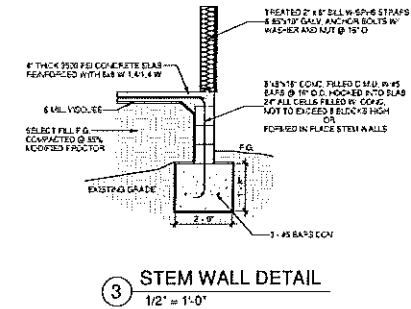
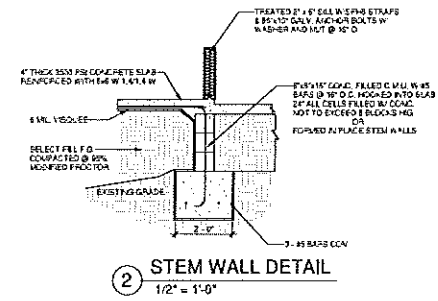
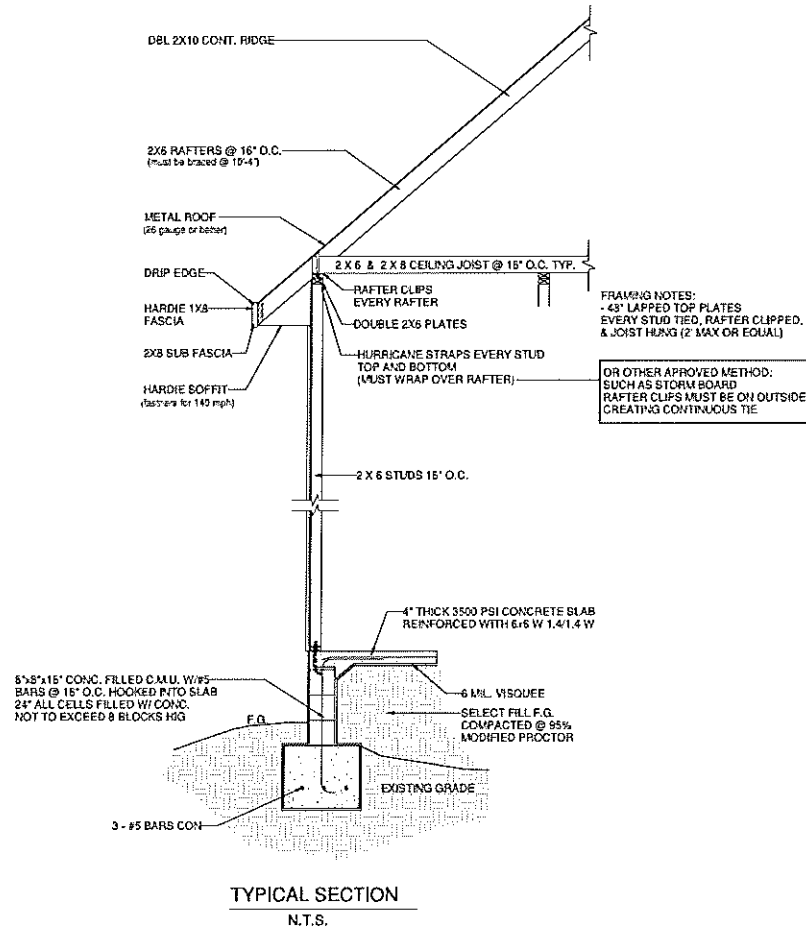
As indicated

SHEET :

A - 04

FOUNDATION PLAN

BEALER RESIDENCE



TYPICAL SECTION

BEALER RESIDENCE

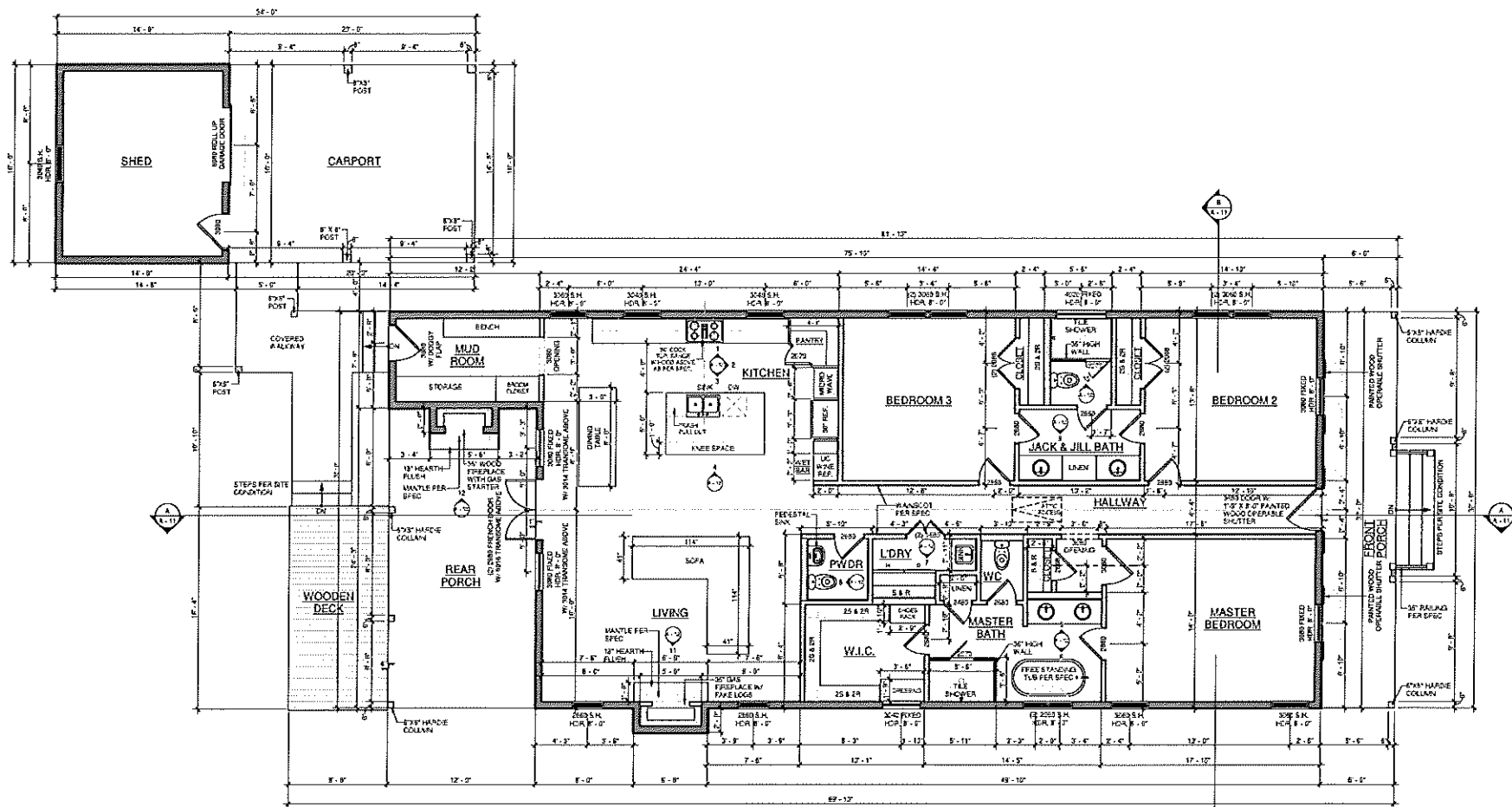
Thornhill Construction
102 Blaine Avenue
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www.thornhillconstruction.com

DATE :
09-18-2026

SCALE :
As Indicated

SHEET :
A - 05





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

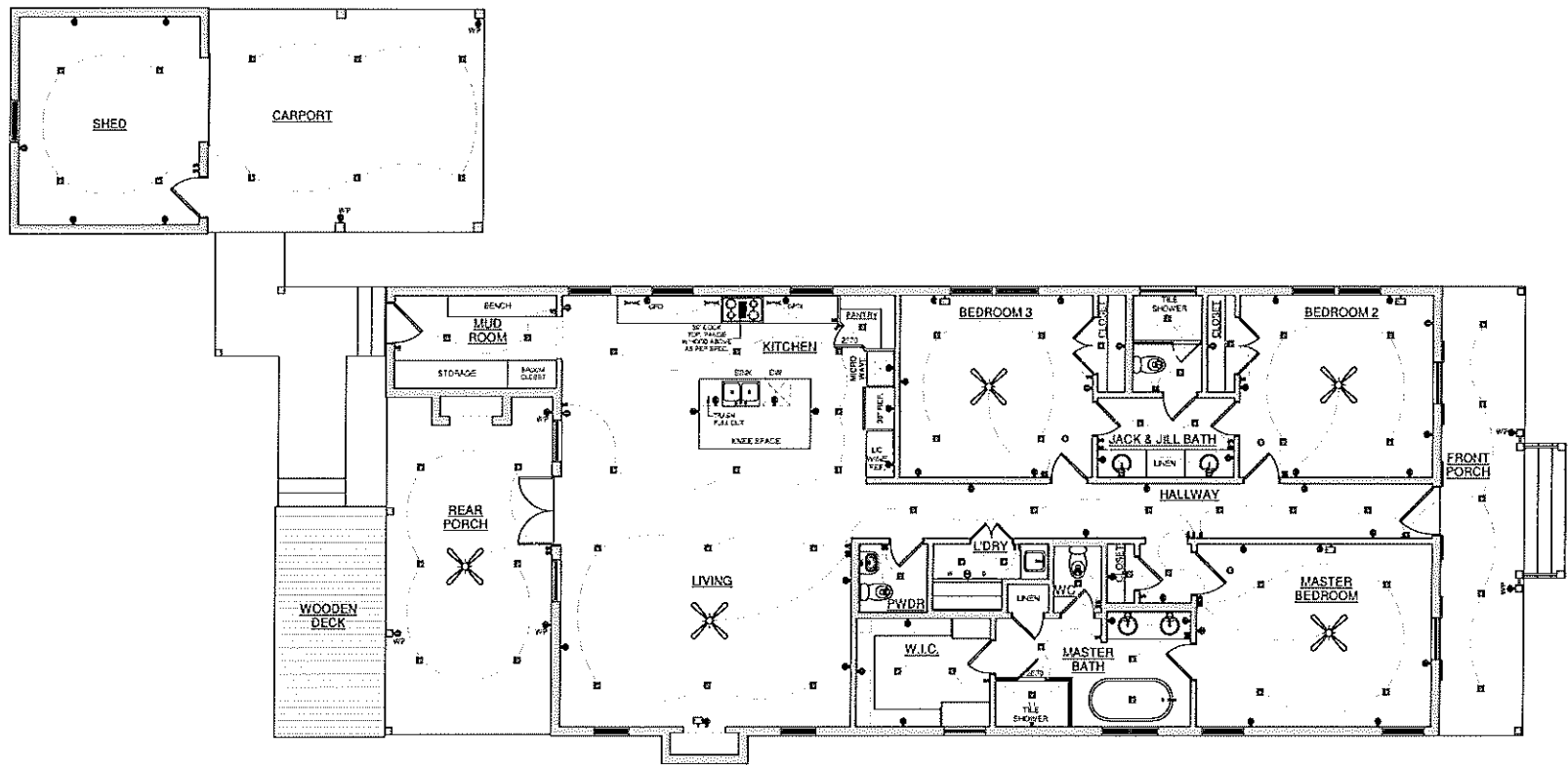
GROUND FLOOR PLAN

BEALER RESIDENCE

Thornhill Construction
102 Bezzo Avenue
Bay St. Louis, MS 39520
Phone - (601) 424-7765
www.thornhillconstruction.com



DATE:
09-18-2026
SCALE:
1/4" = 1'-0"
SHEET:
A - 06



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

ELECTRICAL SYMBOLS	
	CEILING FAN WITH LIGHT
	FLOOD LIGHT
	SWITCH
	TWO WAY SWITCH
	THREE WAY SWITCH
	2 GANG 125 OUTLET
	220 240 OUTLET
	2 GANG 125 FLOOR OUTLET
	WALL SCONCE LIGHT
	ELECTRICAL PANEL
	TV @ HIGH
	TV @ LOW
	UNDER CABINET LIGHT
	6\"/>
	SERVICE METER
	PENDANT LIGHT FIXTURE
	EXHAUST FAN
	SMOKE DETECTOR
	FLUORESCENT LIGHT
	BELL POINT
	WP WATER PROOF
	GFCI GFCI PROTECTED CIRCUIT



Thornhill Construction
102 BLUES AVENUE, SUITE 100
BAY ST. LAKES, FL 33433
Phone: (202) 424-7755
www.thornhillconstruction.com

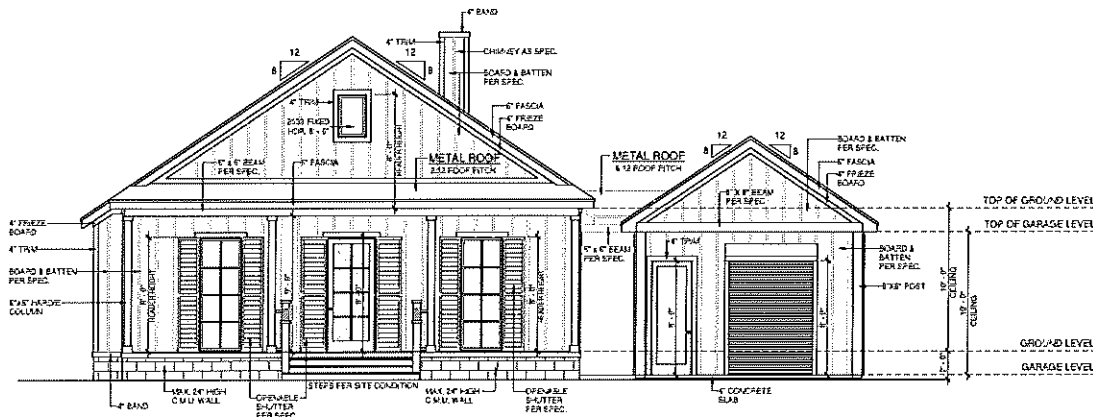
DATE:
03-18-2026

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

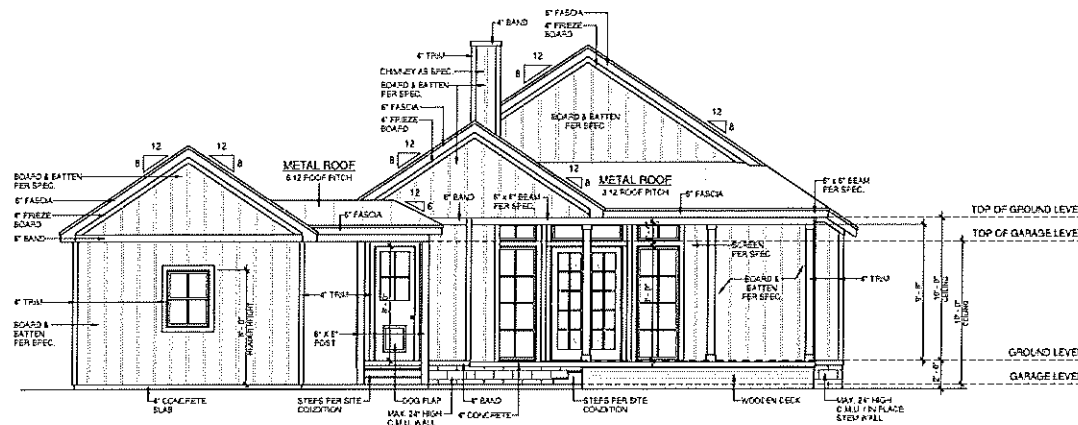
SHEET:
A - 07

ELECTRICAL PLAN

BEALER RESIDENCE



① FRONT ELEVATION
1/4" = 1'-0"



② REAR ELEVATION
1/4" = 1'-0"

FRONT & REAR ELEVATION

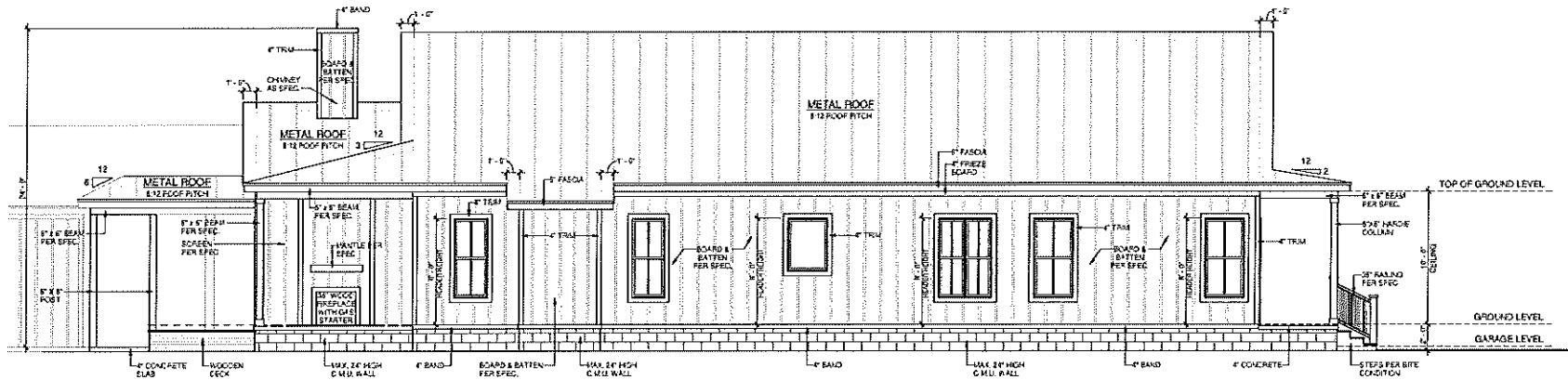
BEALER RESIDENCE



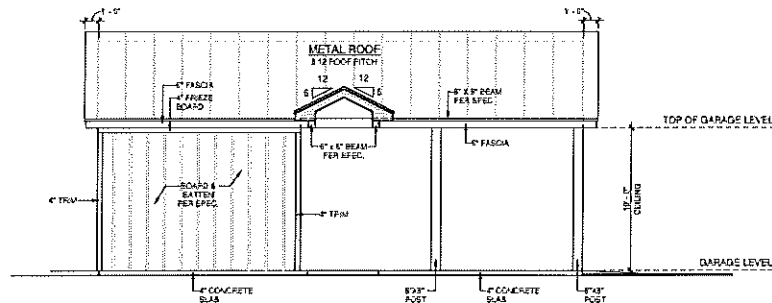
Thornhill
CONSTRUCTION

Thornhill Construction
102 BLINDS AVENUE
BOY SLE, MS 39050
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www.thornhillconstruction.com

DATE :
09-18-2028
SCALE :
1/4" = 1'-0"
SHEET :
A - 08



① LEFT ELEVATION
1/4" = 1'-0"



② LEFT ELEVATION (GARAGE)
1/4" = 1'-0"



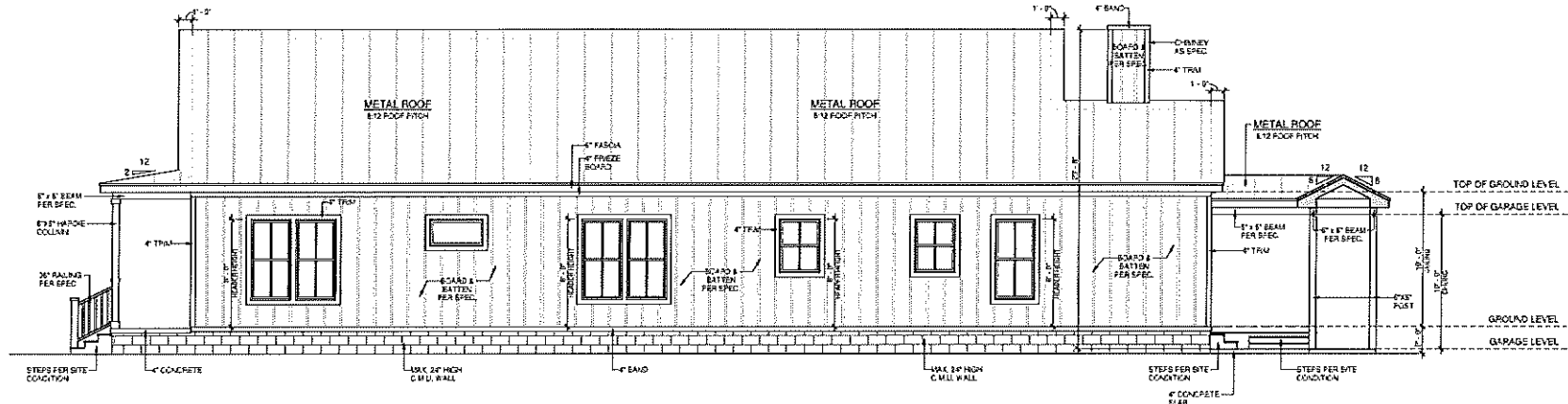
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LEFT ELEVATION

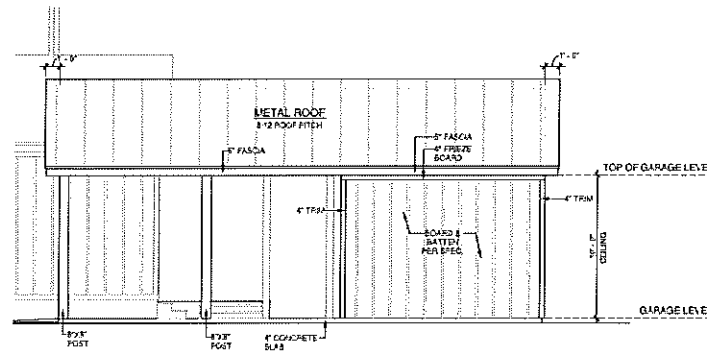
BEALER RESIDENCE

Thornhill Construction
102 S. 2nd Avenue
Bay St. Ld., 424-7705
Phone - (228) 424-7705
www.thornhillconstruction.com

DATE :
09-18-2026
SCALE :
1/4" = 1'-0"
SHEET :
A - 09



1 RIGHT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION (GARAGE)
1/4" = 1'-0"

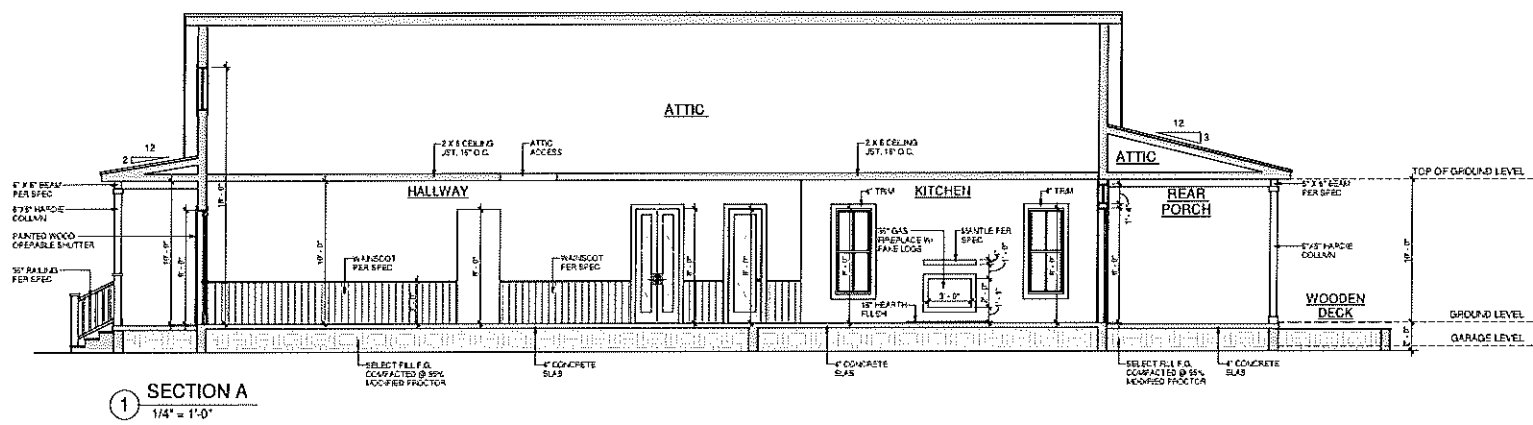


RIGHT ELEVATION

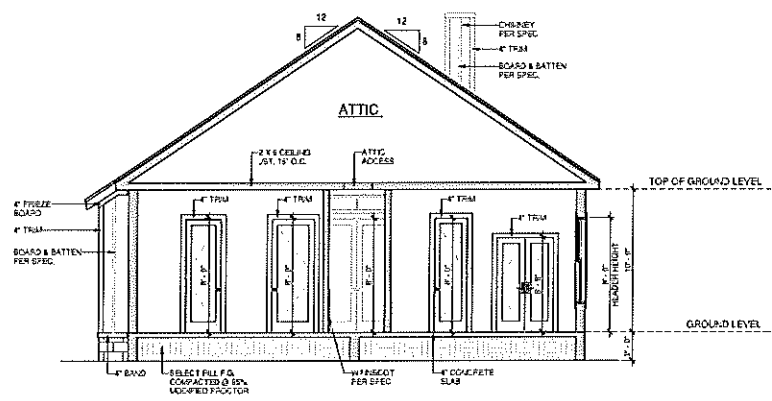
BEALER RESIDENCE

Thornhill Construction
102 Blizzo Avenue
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Phone - (228) 424-7785
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DATE:
09-18-2026
SCALE:
1/4" = 1'-0"
SHEET:
A - 10



1 SECTION A
1/4" = 1'-0"



2 SECTION B
1/4" = 1'-0"



REVISIONS		DATE	DESCRIPTION
1	09-18-2028	09-18-2028	09-18-2028
2	09-18-2028	09-18-2028	09-18-2028
3	09-18-2028	09-18-2028	09-18-2028
4	09-18-2028	09-18-2028	09-18-2028
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7	09-18-2028	09-18-2028	09-18-2028
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10	09-18-2028	09-18-2028	09-18-2028

SECTION

BEALER RESIDENCE

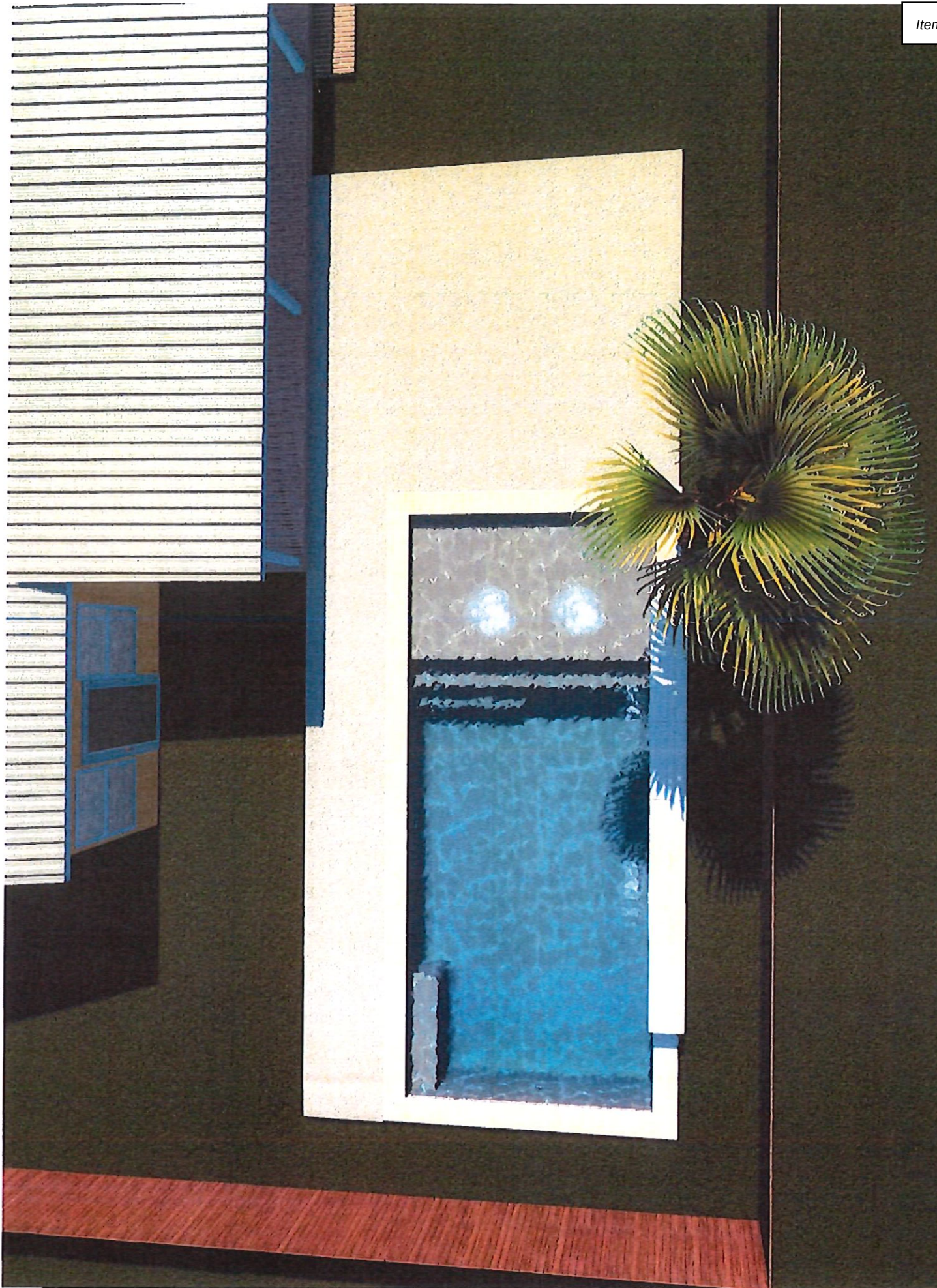
Thornhill Construction
102 S. 10th Avenue
Bay St. Louis, MS 39520
Phone: (601) 424-7735
www.thornhillconstruction.com

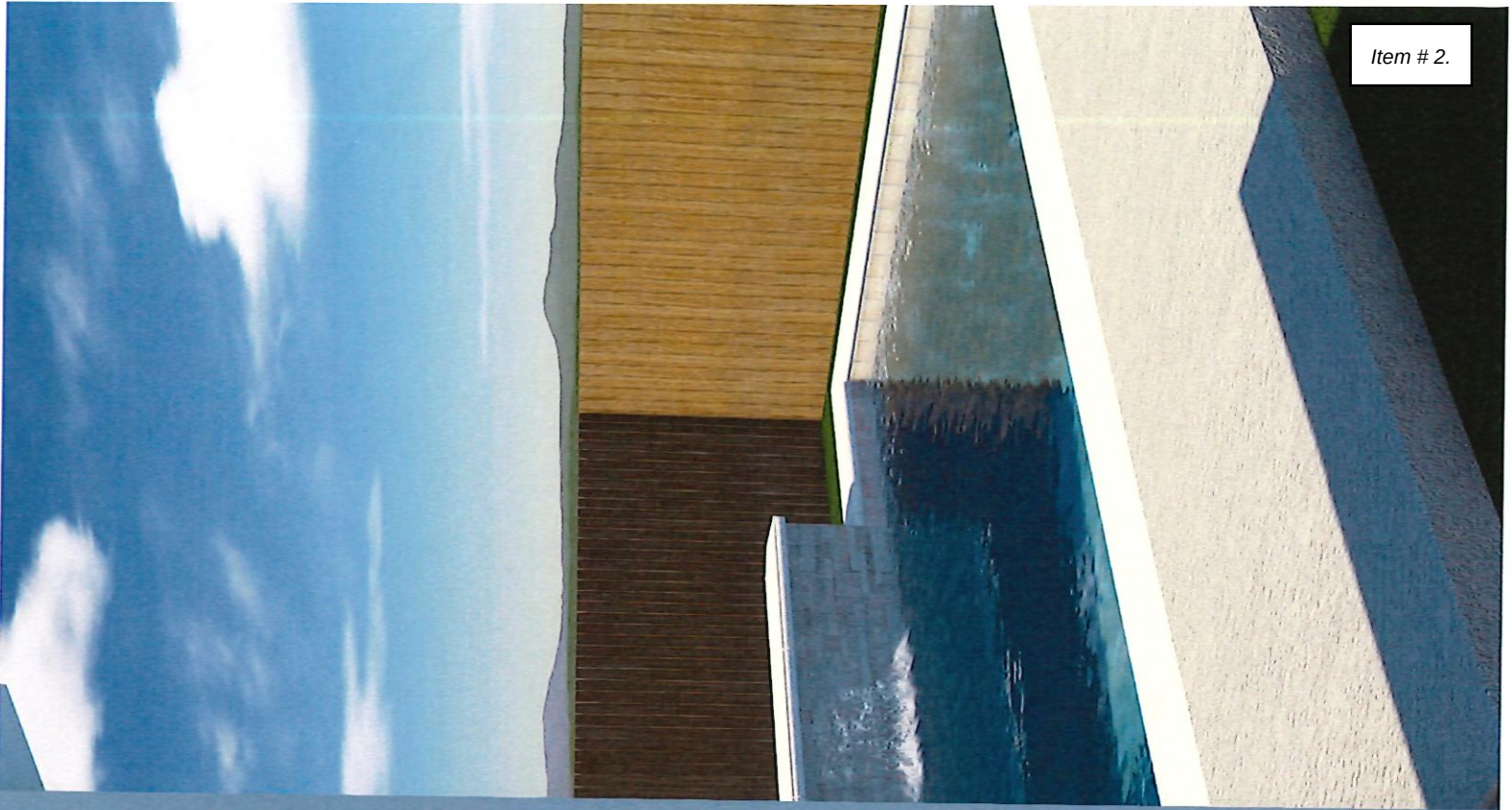
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SHEET :
A - 11

Diagram illustrating the layout of a property with various dimensions and setbacks:

- HOUSE:** 17' 6" wide.
- PORCH:** 32' 0" wide.
- POOL:** 28' 0" wide, 12' 0" deep.
- DECK:** 15' 6" wide.
- SIDE FENCE:** 56' 0" long.
- Property Width:** 37' 6".
- Street Width:** 27'.
- Setbacks:** 5' from the pool to the deck, 5' from the deck to the side fence, 5' from the pool to the side fence, 5' from the porch to the side fence, 5' from the pool to the side fence, 5' from the deck to the side fence, 5' from the porch to the side fence, 5' from the pool to the side fence, 5' from the deck to the side fence, 5' from the porch to the side fence.

13





GULF GUNITE POOLS, LLC.

Water, Plaster and Deck Paint Information Sheet

Water Chemistry

Maintaining a pool's water chemistry is easy and important. Water test kits, chlorine and other pool chemicals are readily available at most home stores. It is the customer's responsibility to maintain proper pH and chemical levels.

Pool Plaster

We offer Light Grey or White Plaster as our standard pool interior finishes. We install colored plasters per request and at an additional cost. If you properly maintain your pool and its water chemistry, you can expect your plaster to last 10-15 years before resurfacing is needed. Plaster is applied over the gunite shell and is the last step in the pool construction process before water is added. The plaster seals the porous gunite shell and keeps the water from leaking out. It is important to note that plaster is a cementitious product and is subject to mottling or slightly uneven color distribution. Plaster feels smooth against your feet and hands. And in the normal daylight, a pool's plaster surface appears smooth. Turn on the pool light at night, and you will realize the surface is not perfectly smooth. You might be surprised to see dips and bumps along the surface, that are made to look worse by the pool light and the angle at which it shines. It is normal for pool plaster to not be perfectly smooth and to have slight imperfections in color and texture. It was applied by human hands; this will be evident if you look for the signs. Some things you can do to keep your plaster beautiful for years to come are to test and keep your water chemistry right, brush regularly, keep non-pool-specific furniture and metal objects out of your pool, don't let fertilizer fall into your pool, remove grass clippings, mulch or any other debris which might make its way in there during the regular course of life and address algae as soon as you see it appear. For more information, we suggest visiting the website for the National Plasterers Council.

* Beginning day of plaster: Do not enter pool while it is filling/full of water for first two weeks.

No Swimming for first two weeks while plaster is curing and start-up chemicals dissipate.

*Filling: Customer must turn hose off when pool, then spa are full of water—1/2 way up the tile waterline.

* Brushing is important for a smooth plaster finish. Customer must gently brush pool and spa walls, steps, benches, ledges, and floor twice daily for first two weeks after plaster is installed (as soon as pool is full of water and pumps are started).

Spray Deck Acrylic Top Coat

We offer a Spray Deck Acrylic Top Coat as our standard concrete pool deck top coat. We will install any deck surface, such as flagstone or travertine pavers per request and at additional cost. The Spray Deck will be installed in two parts. First we apply a non-skid surface with a hopper and then hand trowel it to "knock it down" and smooth it out. Once this is dry, we apply the acrylic top coat by painting it on. There are several colors from which to choose. The finished surface is very pretty and practical. In order to keep it beautiful for years to come, we recommend not dragging furniture or other items which might chip or scratch it across your deck, and not letting rusted items sit atop it either. It holds up to extended use very well. Another nice thing about Spray Deck, is that if you do happen to chip it or end up with spots where rusty furniture sat, you can touch it up yourself with a bit of Spray Deck paint.

*Do not walk on freshly painted deck. Light traffic after 24 hrs. Normal (not heavy) traffic after 72 hrs.



September 14, 2026 - Historic Preservation Commission Meeting Minutes

September 14, 2026 at 12:00 PM
598 Main Street, Bay St. Louis, MS 39520

Call to Order

The meeting was convened at 12:00 noon on Monday, September 14, 2026, with a prayer and the Pledge of Allegiance.

PRESENT

Commissioner John Bezou
Commissioner Matt Stieffel
Commissioner David Wessinger
Commissioner Patricia Keating
Chairman Cliff Rabalais

ABSENT

Commissioner Steve Haas

ACTION ITEMS

1. Application submitted by Ed Wikoff, for the owner John "Corky" Hadden at 321 Main Street, for the addition of a roof over the back porch area. The scope of the job will be to remove an existing "eyebrow" roof over the back porch and replace it with a roof which covers the back porch. The existing small roof is standing seam metal, and the new roof will be standing seam metal, which is consistent with other similar small roofs on this house. Per the owner, this roof is being added to provide some shade and sun protection to the back porch area. This project was straightforward and did not require discussions or clarifications.

Motion to approve the application as submitted was made by Commissioner David Wessinger, Seconded by Commissioner Patricia Keating.

Motion was approved 5/0.

2. Application submitted by Core Building Systems, for the owner Daniel Kingston at 600 North Beach Boulevard at the corner of Bay View Court, for the installation of an in-ground swimming pool in the back yard, and renovations to the existing carport. The pool will be located in the back yard, behind an existing fence (along Bay View Court). A separate fence, of a similar style to the simulated wrought iron fence or the wooden picket fence currently in place, will also be added around the pool. The area around the pool will be landscaped.

The new addition to the carport consists of extending the roof of the existing carport to cover the existing paved driveway on the right side. The slope of the roof will be adjusted from the 3/12 pitch shown on the drawings to a pitch suitable for the asphalt shingles which will be used to match the existing roof over the carport. The new carport bay created by extending the roof will be enclosed using wooden louvers on the front (Bay View Court side). The side of the carport will be covered using Hardie Board to match the siding of the existing carport, or louvers to match the louvers being installed on the front. The overhang of the roof on the rear of the carport will be extended to provide cover for that area for storage. That area will not be enclosed.

It was noted that some of the existing fencing will be repaired during this project.

After discussion and clarifications, motion to approve the application as submitted was made by Commissioner Matt Stieffel, Seconded by Commissioner David Wessinger. Motion was approved 5/0.

3. Application submitted by the owner Kenny DeLaune at 350 DeMontluzin Avenue for the construction of a deck in the back yard and a future pergola. The applicant/owner explained that this wooden deck will cover an existing concrete patio that is in bad shape. Jeremy Burke confirmed that no back yard setback variance would be needed. The construction of a pergola was discussed; the intent is to not build the pergola at this time. If the pergola is to be built in the future, the addition of such pergola is approved (HPC approval) along with the approval of the construction of this deck. A separate building permit would be required when the pergola is built.

After discussion and clarifications, motion to approve the application as submitted was made by Commissioner David Wessinger, Seconded by Commissioner Matt Stieffel. Motion was approved 5/0.

4. Application submitted by Corr Construction, represented by Rodney Corr, for the renovation of the house at 310 St. John Street. The job scope for the outside renovations of the house includes: removing all the vinyl siding on this house and replacing it with Hardie Board, to be painted probably white. A gable vent will be added to the front gable of the house; none exists today. Soffit vents will be added. The open carport will be enclosed to make a garage; siding on the garage will be the same as the siding being installed on the rest of the house. The garage door will be a carriage-style appearance garage door. The windows in the house will be replaced with a similar style to the existing 1/1 windows, and an additional two windows will be added to the garage area. The columns on the front of the house are currently aluminum; these will be replaced with 6x6 posts wrapped in Hardie Board, complete with built-out base. Said columns will be painted. There is a lot of interior work which will be done, but that work will not affect the appearance of the house exterior. The existing metal roof screws are being replaced as a maintenance item. The driveway will be changed to a circular driveway. The existing wooden picket fence will be painted white.

After discussion and clarifications, motion to approve the application as submitted was made by Commissioner John Bezou, Seconded by Commissioner David Wessinger. Motion was approved 5/0.

5. Application submitted by LeBatard Architecture, for the owner Dianna Webb, at 232 Citizen Street for demolition of the existing house at the location. Mrs. Dianna Webb was in attendance at the meeting and provided responses. The request was submitted as a request for demolition, but in reality it was to provide a preview of the proposed house to be built on that lot. The demolition had already been approved (April 13, 2026) contingent upon approval of the new house construction plans and a new construction building permit obtained. The preview documents of the proposed new house construction were very acceptable; per Mrs. Webb's comments, this was being confirmed before the rest of the construction drawings were to be done. The final building plans will still need to be approved, but it was agreed that the final plans, provided there are no major changes to the exterior, can be submitted to the Building Department. Because this project has been discussed in a public meeting (at least twice now), Mr. Jeremy Burke will forward such drawings to the members of the HPC who will

be allowed to approve these final drawings without having to wait for another HPC meeting.

Following this discussion, motion to approve this Conceptual Approval of the proposed new construction as submitted was made by Commissioner John Bezou, Seconded by Commissioner David Wessinger.

Motion was approved 5/0.

6. Added agenda item. Application submitted by Doescher Designs PLLC, for the owners Robinson, at 113 Citizen Street, for the construction of a new residence and an art studio. Amy Doescher presented the drawings for this application. The construction will include a 3,000+ sq. ft. multi-level house in the front portion of a narrow long lot (73' x 211'), an in-ground swimming pool behind the house, and a 648 sq. ft. art studio in the far end of the lot. The exact location of the art studio has not been determined, but it will be behind the house. The plans submitted were reviewed and after discussion and clarifications, motion to approve the application as submitted was made by Commissioner David Wessinger, Seconded by Commissioner Patricia Keating. Motion was approved 5/0.

MINUTES APPROVAL

Meeting Minutes for the August 10, 2026 meeting were reviewed.

Motion to approve the minutes as written was made by Commissioner David Wessinger, Seconded by Commissioner Patricia Keating.

Minutes were approved 5/0.

OTHER DISCUSSION

No other discussion was requested.

Item not discussed:

The previously listed agenda item for the renovations at Fields Steak House at 108 Court Street, which was tabled during the July 13 meeting for lack of details and no representative being present; that same agenda item being removed from the agenda during the August 10 meeting for lack of detail and no representative, and was reported that the application will be heard during the September meeting, was not listed on the September meeting agenda and no discussion was held regarding this tabled item.

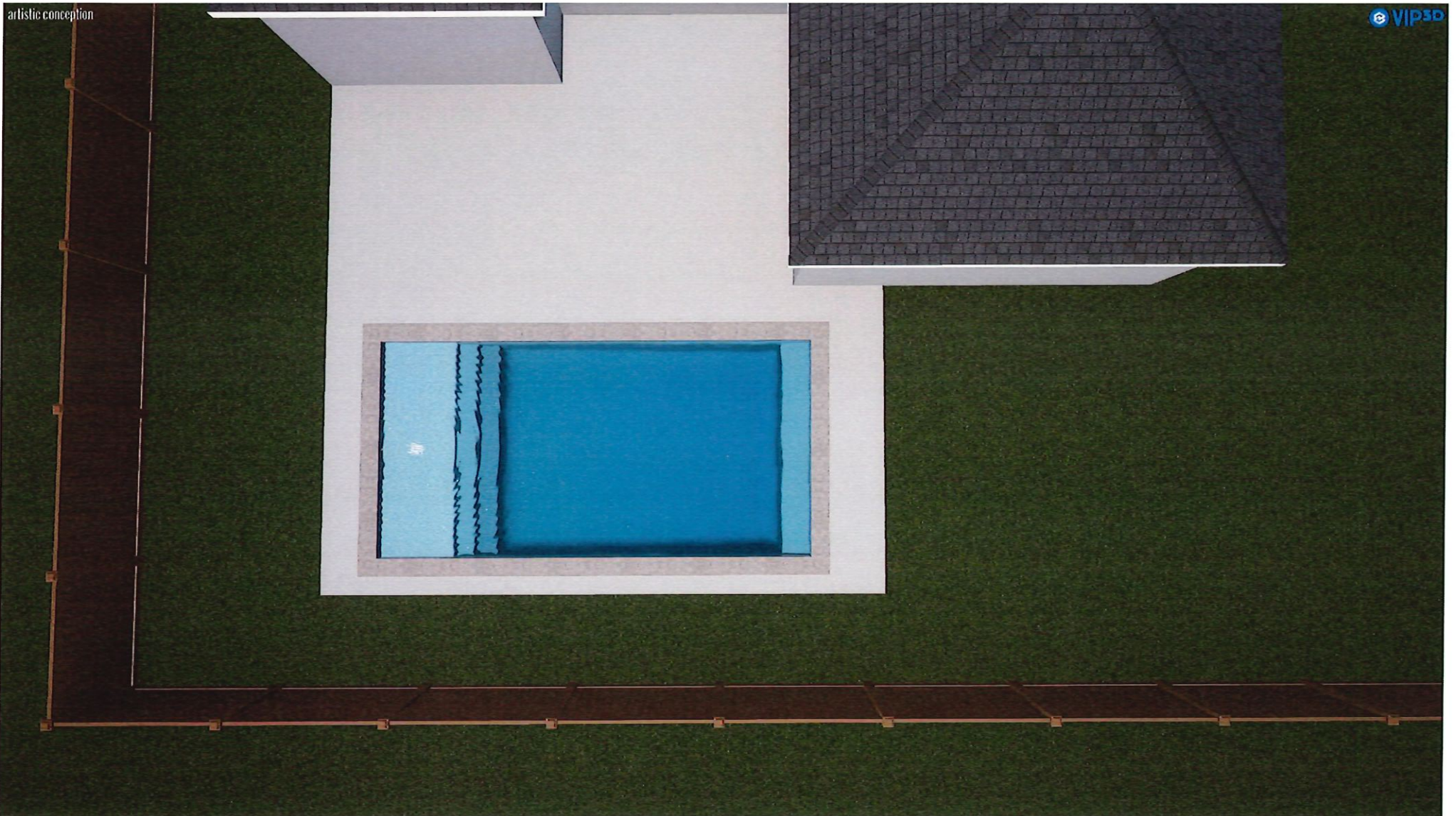
ADJOURN

Motion to adjourn the meeting at approximately 12:40 PM was made by Commissioner David Wessinger, Seconded by Commissioner Matt Stieffel.

Motion was approved 5/0.

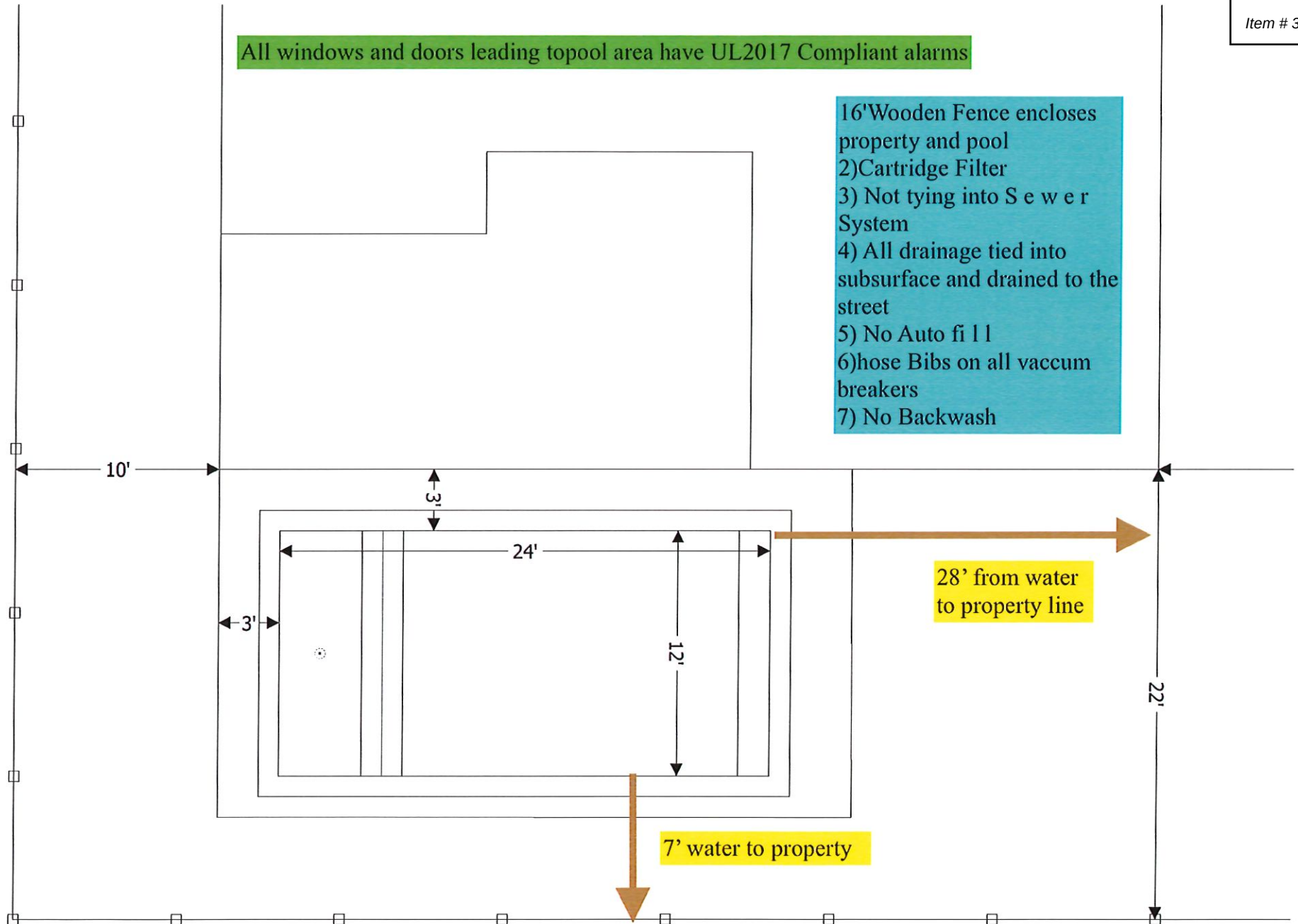
Meeting was adjourned at approximately 12:40 PM.





All windows and doors leading to pool area have UL2017 Compliant alarms

- 1) 16' Wooden Fence encloses property and pool
- 2) Cartridge Filter
- 3) Not tying into Sewer System
- 4) All drainage tied into subsurface and drained to the street
- 5) No Auto fill
- 6) hose Bibs on all vacuum breakers
- 7) No Backwash





September 14, 2026 - Historic Preservation Commission Meeting Minutes

September 14, 2026 at 12:00 PM
598 Main Street, Bay St. Louis, MS 39520

Call to Order

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PRESENT

Commissioner John Bezou
Commissioner Matt Stieffel
Commissioner David Wessinger
Commissioner Patricia Keating
Chairman Cliff Rabalais

ABSENT

Commissioner Steve Haas

ACTION ITEMS

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It was noted that some of the existing fencing will be repaired during this project.

After discussion and clarifications, motion to approve the application as submitted was made by Commissioner Matt Stieffel, Seconded by Commissioner David Wessinger. Motion was approved 5/0.

3. Application submitted by the owner Kenny DeLaune at 350 DeMontluzin Avenue for the construction of a deck in the back yard and a future pergola. The applicant/owner explained that this wooden deck will cover an existing concrete patio that is in bad shape. Jeremy Burke confirmed that no back yard setback variance would be needed. The construction of a pergola was discussed; the intent is to not build the pergola at this time. If the pergola is to be built in the future, the addition of such pergola is approved (HPC approval) along with the approval of the construction of this deck. A separate building permit would be required when the pergola is built.

After discussion and clarifications, motion to approve the application as submitted was made by Commissioner David Wessinger, Seconded by Commissioner Matt Stieffel. Motion was approved 5/0.

4. Application submitted by Corr Construction, represented by Rodney Corr, for the renovation of the house at 310 St. John Street. The job scope for the outside renovations of the house includes: removing all the vinyl siding on this house and replacing it with Hardie Board, to be painted probably white. A gable vent will be added to the front gable of the house; none exists today. Soffit vents will be added. The open carport will be enclosed to make a garage; siding on the garage will be the same as the siding being installed on the rest of the house. The garage door will be a carriage-style appearance garage door. The windows in the house will be replaced with a similar style to the existing 1/1 windows, and an additional two windows will be added to the garage area. The columns on the front of the house are currently aluminum; these will be replaced with 6x6 posts wrapped in Hardie Board, complete with built-out base. Said columns will be painted. There is a lot of interior work which will be done, but that work will not affect the appearance of the house exterior. The existing metal roof screws are being replaced as a maintenance item. The driveway will be changed to a circular driveway. The existing wooden picket fence will be painted white.

After discussion and clarifications, motion to approve the application as submitted was made by Commissioner John Bezou, Seconded by Commissioner David Wessinger. Motion was approved 5/0.

5. Application submitted by LeBatard Architecture, for the owner Dianna Webb, at 232 Citizen Street for demolition of the existing house at the location. Mrs. Dianna Webb was in attendance at the meeting and provided responses. The request was submitted as a request for demolition, but in reality it was to provide a preview of the proposed house to be built on that lot. The demolition had already been approved (April 13, 2026) contingent upon approval of the new house construction plans and a new construction building permit obtained. The preview documents of the proposed new house construction were very acceptable; per Mrs. Webb's comments, this was being confirmed before the rest of the construction drawings were to be done. The final building plans will still need to be approved, but it was agreed that the final plans, provided there are no major changes to the exterior, can be submitted to the Building Department. Because this project has been discussed in a public meeting (at least twice now), Mr. Jeremy Burke will forward such drawings to the members of the HPC who will

be allowed to approve these final drawings without having to wait for another HPC meeting.

Following this discussion, motion to approve this Conceptual Approval of the proposed new construction as submitted was made by Commissioner John Bezou, Seconded by Commissioner David Wessinger.

Motion was approved 5/0.

6. Added agenda item. Application submitted by Doescher Designs PLLC, for the owners Robinson, at 113 Citizen Street, for the construction of a new residence and an art studio. Amy Doescher presented the drawings for this application. The construction will include a 3,000+ sq. ft. multi-level house in the front portion of a narrow long lot (73' x 211'), an in-ground swimming pool behind the house, and a 648 sq. ft. art studio in the far end of the lot. The exact location of the art studio has not been determined, but it will be behind the house. The plans submitted were reviewed and after discussion and clarifications, motion to approve the application as submitted was made by Commissioner David Wessinger, Seconded by Commissioner Patricia Keating. Motion was approved 5/0.

MINUTES APPROVAL

Meeting Minutes for the August 10, 2026 meeting were reviewed.

Motion to approve the minutes as written was made by Commissioner David Wessinger, Seconded by Commissioner Patricia Keating.

Minutes were approved 5/0.

OTHER DISCUSSION

No other discussion was requested.

Item not discussed:

The previously listed agenda item for the renovations at Fields Steak House at 108 Court Street, which was tabled during the July 13 meeting for lack of details and no representative being present; that same agenda item being removed from the agenda during the August 10 meeting for lack of detail and no representative, and was reported that the application will be heard during the September meeting, was not listed on the September meeting agenda and no discussion was held regarding this tabled item.

ADJOURN

Motion to adjourn the meeting at approximately 12:40 PM was made by Commissioner David Wessinger, Seconded by Commissioner Matt Stieffel.

Motion was approved 5/0.

Meeting was adjourned at approximately 12:40 PM.