



## August 11, 2025 Historic Preservation Commission Meeting Minutes

August 11, 2025 at 12:00 PM  
598 Main Street, Bay St. Louis, MS 39520

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### Call to Order

#### PRESENT

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

#### ABSENT

Commissioner Matt Stieffel

### Action Items

1. Motion to approve the construction of a pool in the rear of the house at 200 Washington Street submitted by Chris Cochran

Discussion:

The addition of a small section of fence on the right side of the existing carport, which will match the existing fence was included in the request.

Motion made by Commissioner Wessinger, Seconded by Commissioner Keating.

Voting Yea: Commissioner Haas, Commissioner Keating, Commissioner Wessinger, Chairman Rabalais, Commissioner Bezou

2. Motion to approve the proposed demolition, renovation, and new construction at 604 N Beach Blvd, as submitted by the owner, Nicauds. The scope of work includes:

- Removal of the non-historic carport, rear room addition, existing driveway, and concrete sidewalks.
- Construction of a rear addition to the existing historic structure, including a second-floor extension aligned with the original roofline.
- Retention of the existing doors and windows on the east (front) elevation.
- Removal of existing vinyl siding and trim; replacement with Hardie lap siding and Hardie trim.
- Inclusion of a metal storefront glazing system in the new addition; new exterior doors to be wood or metal, painted or stained in a historically appropriate style. New windows in the addition will not be visible from N Beach Blvd
- Construction of a detached three-car garage at the rear of the property, designed to match the architectural style of the original structure.
- Replacement of the existing front porch and portico with a new screened-in porch at the same elevation as the house's finished floor, including new 12" x 12" square Tuscan-style columns made of cast concrete or fiberglass.

Discussion:

Mr. Michael LeBartard, representing the owners, provided answers to questions by the commissioners. Mr. LeBartard was complimented on the detailed and thorough plans, and explanations of the work scope.

The rear house may be demolished in the future, but is not part of this renovation. Approved for the possible future demolition of that rear house was approved.

The Metal storefront windows as listed were discussed; the style and type of windows being proposed, and their locations were approved.

It was iterated to Mr. LeBartard that this plan may not be finalized, and that any changes of consequence should be presented to this commission for approval. Mr. LeBartard acknowledged that request.

Motion made by Commissioner Wessinger, Seconded by Commissioner Haas.

Voting Yea: Commissioner Haas, Commissioner Keating, Commissioner Wessinger,  
Chairman Rabalais, Commissioner Bezou

3. Motion to approve the construction of a double carport and garage at 204 Keller Street submitted by Felix and Joel Forjet. The materials used will be an approved HPC metal roof, Hardie siding, a carriage-style garage door, and windows with matching millions to match the house.

Discussion:

The plans as submitted show a New Addition to the house to the rear. An existing porch at the rear of the house will be demolished to accommodate the extension of the house. This demolition is pre-approved.

The existing house currently has aluminum siding. When the addition is done, the siding will be removed and Hardi (cement board) will be installed. All other materials to be used for the extension of the existing house will match the existing house. Plans for the addition will be submitted once they have been finalized.

The type of metal roof to be used on the requested carport/garage was discussed. IF the metal roof on the existing house is going to be replaced, whatever new metal roof will be installed on the house, should be the same type of metal roof used on the proposed carport/garage.

If the metal roof on the house is not changed, the roof on the proposed carport/garage should be the same as what is currently on the house. It appears the current roof is a low-profile R- panel metal roof.

The garage doors shown in the submitted drawings do not reflect the carriage style door which is required. The owner, Joel Forjet, acknowledged the garage doors will be a carriage style door.

Mrs. Forjet also acknowledged that any changes of consequence will need to be presented.

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou.

Voting Yea: Commissioner Haas, Commissioner Keating, Commissioner Wessinger,  
Chairman Rabalais, Commissioner Bezou

### **Non Agenda Add on items:**

Clarification for addition of a **batting cage** in the rear yard at **330 Carroll Ave**, home of **Mr. Gerald Spotorno**.

The batting cage discussed will be a non-permanent structure, and will not be visible to the public. The HPC agreed that this will not require a COA.

Mr. Spotorno was instructed to check with the building department to determine if he will need a building permit.

Motion to Approve the batting cage as requested made by John Bezou, Second by Patty Keating. Motion approved 5/0

Discussion of the use of **cattle panel fences at 335 Carroll Ave**.

No known person requesting; Cattle panel fences are not acceptable as the primary fence within the historic district. Such a fence panel can be used, provided the facade of the fence is made to look like a wooden fence and the wire fencing is not predominately visible. A request to use such a fence would need to be submitted for review, before it would be approved.

### **106 Ulman**

#### **Joe Williams**

Mr Williams requested a building permit sometime last week to repair the termite damaged roof and wall of the "Porter Pontiac" building at 106 Ulman Ave. Repairs to building do not normally require HPC review and approval.

Late last week, Chairman Rabalais received a phone call asking if we had approved renovation of that building, as the entire façade had been changed.

Comparison of the "Google Earth" street photos from early 2025, and what has been done show that the front of the building, previously stucco, has been covered with vertical board/batten cement board.

The left side of the building was previously sheathed with corrugated sheet metal. This was a pre-existing, non-conforming, sheathing. While the HPC will not require the metal to be removed, if it was ever removed, it would need to be replaced with an approved siding material. The corrugated metal on the left side of the building was

removed and replaced with what appears to be low profile R-panel metal siding; Metal siding on buildings is not an approved siding, in the city of BSL, and certainly not in the Historic District.

A motion was made to pursue correcting the unapproved changes, and that a stop work order be issued until the request for renovation is presented and approved. The building permit which was issued, was for roof repairs and to repair termite damage, not renovation of the building. Motion by Dave Wessinger, Second by Steve Haas. Motion approved 5/0

In speaking with the building department officials, the building had/has some structural issues from decay and termite damage, and the owner was unable to find a contractor who can do stucco work. Reportedly, the stucco facade has not been removed, but is simply covered up with the cement board.

A stop work order was requested, and the scope of work and details will need to be submitted for review.

### **Minutes Approval**

4. Motion to approve July 14, 2025 Historic Preservation Commission Meeting minutes  
Motion made by Commissioner Bezou, Seconded by Commissioner Keating.  
Voting Yea: Commissioner Haas, Commissioner Keating, Commissioner Wessinger, Chairman Rabalais

### **Adjourn**

5. Motion to adjourn the meeting made by Commissioner Bezou, Seconded by Commissioner Keating.  
Voting Yea: Commissioner Haas, Commissioner Keating, Commissioner Wessinger, Chairman Rabalais, Commissioner Bezou