



April 13, 2026 - Historic Preservation Commission Meeting Agenda

April 13, 2026 at 12:00 PM
598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Commissioner Patricia Keating
Commissioner David Wessinger
Chairman Cliff Rabalais
Commissioner John Bezou
Commissioner Steve Haas
Commissioner Matt Stiefel

Action Items

1. Motion to approve a change of previously approved plans at 120 Citizen St. (previously approved new residence for Jason and Betty Guillot; guest cottage revised to a 2-car garage/accessory structure with carriage-style doors visible from the street, metal roll-up door on the rear, and added driveway), submitted by Amy Doescher.

Motion made by Commissioner Patricia Keating, Seconded by Commissioner John Bezou.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

2. Motion to approve repairs to the house at 204 Bookter St. (window replacements with new PGT 1/1 single-hung windows, rear door replacement, selective replacement of damaged wood siding with cement fiber (Hardie) board lap siding of the same reveal, retention/repair/reuse of existing shutters, and shingled roof), submitted by Amy Doescher on behalf of Hilton Eymard.

Motion made by Commissioner John Bezou, Seconded by Commissioner Steve Haas.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

3. Motion to approve change of orientation of the previously approved swimming pool at the new residence at 101 Ramoneda St. (pool rotated 90 degrees to protect nearby oak tree; landscaping bushes added as visual barrier on street side; fence remains black aluminum simulated wrought iron as previously approved), submitted for Rod & Gail Ferrand.

Motion made by Commissioner Matt Stiefel, Seconded by Commissioner John Bezou.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

4. Motion to approve complete renovation (effectively a new build replacing the existing structure with a more historically appropriate design) of the residence at 916 South Beach Blvd., submitted by Garrett Garcia on behalf of Emory Mayfield.

Motion made by Commissioner John Bezou, Seconded by Commissioner Matt Stiefel.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

5. Motion to approve a projected metal sign for "Flying Dolly's" at 111 Main St. (30-inch round sign with logo hung on bracket above doorway, similar to Fields Steak House; possible small external light; advertising verbiage allowed on casement area above windows if painted or removable flat signs – no plastic signs or internally lit letters), submitted for Flying Dolly's.

Motion made by Commissioner David Wessinger, Seconded by Commissioner Matt Stiefel.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

6. Motion to approve construction of a new residence at 126 Sycamore St. (5V crimp metal roof, 2/1 SDL windows, mix of 6" lap and board & batten siding, brick façade at foundation, wood-frame screen porch; fence existing; no variances required), submitted by Mary Thompson.

Motion made by Commissioner David Wessinger, Seconded by Commissioner Patricia Keating.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

7. Motion to conceptually approve demolition of the existing house at 232 Citizen St. (in anticipation of new residence construction; extensive rot, neglect, and termite damage documented; outbuildings and right/rear sections of house may be removed prior to building permit; final demolition approval granted once new house plans are submitted, approved, and building permit paid; new house placement requested forward of existing footprint to allow possible salvage of some portion), submitted by Dianna Webb.

Motion made by Commissioner David Wessinger, Seconded by Commissioner John Bezou.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas
(Commissioner Matt Stiefel abstained/recused)

8. Motion to approve installation of a sign between the middle front porch posts at 144 Main St. (24" x 72" flat sheet sign, white with black letters, mounted in location of existing banner; no lighting), submitted by Blake Dantin.

Motion made by Commissioner Patricia Keating, Seconded by Commissioner David Wessinger.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

9. Motion to approve installation of a swimming pool in the back yard at 107 Carroll Ave., pending submittal of fencing details, submitted for Ben Balley by Andrew Roof.

Motion made by Commissioner Matt Stiefel, Seconded by Commissioner John Bezou.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

10. Motion to approve construction of a new residence at 701 Hancock St. (with the stipulation that the deck railing shall be wood or composite, not PVC), submitted by Benfatti Construction.

Motion made by Commissioner David Wessinger, Seconded by Commissioner Patricia Keating.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel

Minutes Approval

Motion to approve the meeting minutes from the March 9, 2026 meeting as written.

Motion made by Commissioner Patricia Keating, Seconded by Commissioner Matt Stiefel.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Matt Stiefel

(Commissioner Steve Haas abstained as he was not present at the March 9 meeting)

Adjourn

Motion made by Commissioner David Wessinger, Seconded by Commissioner Steve Haas.

Voting Yea: Commissioner Patricia Keating, Commissioner David Wessinger, Chairman Cliff Rabalais, Commissioner John Bezou, Commissioner Steve Haas, Commissioner Matt Stiefel