



April 13, 2026 - Historic Preservation Commission Meeting Minutes

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

PRESENT

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

ACTION ITEMS

1. Application for a change of previously approved plans at 120 Citizen St.

The previously approved plans for construction of a new residence for Jason and Betty Guillot at 120 Citizen St. included a guest cottage located at the back corner of the property, which would have required a setback variance. The plans were changed to make this guest cottage a 2-car Garage/accessory structure which has smaller setback requirements. A driveway for vehicle access to the garage was added near the back property line. The garage doors which will be visible from Citizen St. will be carriage style doors. A metal roll-up garage door will also be installed on the backside of this garage, which is not visible from the street.

After discussion to clarify the driveway and the garage doors, a motion to approve as submitted was made by Commissioner Patricia Keating, seconded by Commissioner John Bezou.

Motion passed 6/0

2. Application for repairs to the house at 204 Bookter St, which includes window replacements, siding replacement, and rear door replacement.

Home owner Hilton Eymard was represented by Mrs. Amy Doescher. The windows on the east & west wings will be replaced with new PGT single hung windows; all new windows will be 1/1. It was noted that there is a mix of different style windows in the house currently, and that the 1/1 windows would be acceptable in that mix.

The rear door of the house will be replaced.

The house currently has wood siding, which has numerous damaged areas. The damaged areas will be replaced with cement fiber (Hardi) board lap siding with the same reveal. The intention is to replace only those areas where the siding is damaged or rotten, and not change out complete walls. It was discussed that if the job becomes a complete change out of all the siding, the salvageable wood siding should be saved and used on the front facade of the house, rather than using hardi-board.

The new roof will be a shingled roof.

It was noted that there are some shutters on the house; those shutters will be retained, repaired, and reused.

Motion to approve the application as submitted was made by Commissioner John Bezou, seconded by Commissioner Steve Haas.

Motion passed 6/0

3. Application for change of orientation of the previously approved swimming pool at the new residence construction for Rod & Gail Ferrand at 101 Ramoneda St.

The previously approved swimming pool will be turned 90 degrees to avoid possible damage to a nearby oak tree. Landscaping bushes will be placed on the side of the pool closest to Ramoneda St. as a visual barrier. The fence around the yard will stay the same as previously approved, black aluminum, simulated wrought iron.

Motion to approve the application as submitted was made by Commissioner Matt Stieffel, seconded by Commissioner John Bezou.

Motion passed 6/0

4. Application for a complete renovation of the existing residence at 916 South Beach Blvd.

Home owner Emory Mayfield was represented by Mr. Garrett Garcia.

It was noted that the application did not show the existing house with the addition noted. Mr. Garcia stated that this was a complete rebuild, and that the current existing house will no longer be there; the new house will replace it. It was noted that the new house will have a more historic appearance and be more architecturally appropriate to that

location than the existing house. Other items noted and discussed included the variations in the divided windows, the use of some shutters, the unique TG siding on the sides of the dormers, the 18' diameter columns, the mix of the standing seam roof with copper roof on the low slope areas, and the mix of the chimneys being stucco finish with the chimney caps being brick.

Motion to approve the application as submitted was made by Commissioner John Bezou, seconded by Commissioner Matt Stieffel.

Motion passed 6/0

5. Application for a projected metal sign for "Flying Dolly's" at 111 Main St.

A 30 inch round sign with the "Flying Dolly's" logo was presented, to be hung on a bracket above the doorway, very similar to the sign currently hanging at Fields Steak House. There may be a small external light for illumination. It was also requested that some advertising verbiage be added to the casement area above the windows, either painted directly onto the casement, or on removable flat signs attached to the casement. Those flat signs would be approved; plastic signs or letters with internal lighting would not be allowed.

Motion to approve the application as submitted was made by Commissioner David Wessinger, seconded by Commissioner Matt Stieffel.

Motion passed 6/0

6. Application for Construction of a new residence at 126 Sycamore St.

Property owner Mary Thompson was present and confirmed specific items shown on the drawings. The roof will be 5V crimp metal roof, the windows will be 2/1 SDL, there will be a mix of 6" lap siding and board & batten siding, the bottom foundation area will have a brick façade, the screen porch will be wood frame (not aluminum). It was noted the fence is existing. It was also confirmed with Mr. Jeremy Burke that the house as shown will not require any variances for setbacks or percent coverage of the lot.

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

Motion passed 6/0

7. Application for Demolition of the existing house at 232 Citizen St, in anticipation of Construction of a new residence.

Dianna Webb was present to discuss this application. The property is being sold, and Mrs. Webb, the potential purchaser, would like some assurance that the older house

can be demolished, if necessary. A home inspection report was provided showing areas of extensive damage, both rot and neglect, and termite damage.

The established practice of not allowing demolition until a replacement house is approved and a building permit paid for was explained and discussed. Commissioners Keating and Haas expressed opinions that in this instance that should not be required as little, or none, of the house is salvageable. It was noted by Steve Haas that there is termite damage in the roof areas, and as he noted, the termites did not come in at the roofline and work their way down; as such there is a strong probability that significant additional structural damage will be discovered when work is started.

It was agreed by the entire commission that the out buildings on the property, and the right side and rear sections of the house could be torn down prior to the issuance of a building permit.

The request for demolition being conceptually approved was agreed upon, with the request that the new house placement be made forward of the existing house so that at least some part of the existing house may be salvaged. The existing house is located at the very back of the property.

Commissioner Patricia Keating commented that the HPC needs to provide Mrs. Webb with a definitive answer regarding whether she will or will not be allowed to demolish the existing house when she provides drawings for what will be built there. It was acknowledged that the demolition of the house would be allowed.

A motion was made to conceptually approve the demolition of the existing house, with final approval to be granted once new house plans are submitted & approved, and a building permit paid for.

Motion to approve the application as conceptual approval with future final approval (as described above) was made by Commissioner David Wessinger, seconded by Commissioner John Bezou.

Motion passed 5/0 (Matt Stieffel abstained/recused himself)

8. Application to install a sign between the middle front porch posts at 144 Main St.

Applicant Blake Dantin was not available to answer and clarify questions.

The submitted application shows a 24" X 72" flat sheet sign (assumed to be metal). The sign is white with black letters. The sign will be mounted in the location of the existing banner, between the middle two front porch posts. There will be no lighting for this sign.

Motion to approve the application with the above stipulations was made by

Commissioner Patricia Keating, seconded by Commissioner David Wessinger.

Motion passed 6/0

9. Application to install a swimming pool in the back yard at 107 Carroll Ave.

Neither the owner Ben Balley nor applicant Andrew Roof were available to answer and clarify questions. It was noted that this fills up this already small back yard. No details were provided regarding the fence to be installed.

Motion to approve the installation of the pool, pending submittal of fencing details was made by Commissioner Matt Stieffel, seconded by Commissioner John Bezou.

Motion passed 6/0

10. Application for Construction of a new residence at 701 Hancock St.

Applicant Benfatti Construction provided drawings and details of the proposed residence to be built at 701 Hancock St. The only noted exception was the drawing called for PVC rail system on the deck area; the deck railing is to be wood or composite, not PVC.

Motion to approve the application with the above stipulations was made by Commissioner David Wessinger, seconded by Commissioner Patricia Keating.

Motion passed 6/0

Minutes

11. Motion to approve minutes of the March 9, 2026 meeting as written was made by Commissioner Patricia Keating, seconded by Commissioner Matt Stieffel.

Motion passed 5/0 (Commissioner Steve Haas abstained as he was not at the March 9 meeting)

Adjourn

Motion to adjourn was made by Commissioner David Wessinger, seconded by Commissioner Steve Haas.

Motion passed 6/0