



October 13, 2025 Historic Preservation Commission Meeting Minutes

**October 13, 2025 at 12:00 PM
598 Main Street, Bay St. Louis, MS 39520**

Call to Order

PRESENT

Commissioner Steve Haas
Commissioner Dave Wessinger
Commissioner Matt Stieffel
Chairman Cliff Rabalais
Commissioner John Bezou
Commissioner Ed Wikoff

ABSENT

Commissioner Patricia Keating

Action Items

1. Motion to approve the renovation and addition to the dwelling at 301 N Necaise Avenue submitted by David and Rachel Sanders

Motion made by Commissioner Wessinger, Seconded by Commissioner Stieffel.

Voting Yea: Commissioner Wessinger, Commissioner Stieffel, Chairman Rabalais,
Commissioner Bezou

NOTE: Commissioner Stieffel voted from phone just for this item and then left the meeting

2. Motion to approve construction of a new house at 611 Hancock Street with following conditions of bronzed roof metal approved, galvanized okay if desired. Shingles to be architectural singles, and shutters must appear to be operatable or no shutters at okay submitted by Benfatti Construction

Motion made by Commissioner Wessinger, Seconded by Commissioner Wikoff.

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

NOTE: Commissioner Haas join the meeting

3. Motion to approve the addition at 202 Citizen Street with the condition of addition of a screen porch and a carport with upstairs area which could be used as living quarters in the future if it is allowed by zoning submitted by Benfatti Construction

Motion made by Commissioner Wessinger, Seconded by Commissioner Haas.

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

4. Motion to approve the addition of living space to the existing house using the same material and add an accessory structure to add an outdoor kitchen at 260 Washington Street with the condition of addition to existing house. Adding to left side rear of the house, goig to two story structure and extending the existing pool/cabana submitted by Parker Construction

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou

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

5. Motion to approve the addition that will convert the single-family home to a duplex and will add a garage at 419 3rd Street submitted by Charles Prieur

Motion made by Commissioner Wessinger, Seconded by Commissioner Haas

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

6. Motion to approve the addition of a storage building attached to the house at 306 Demontluzin Avenue, with all materials: shingles, stucco, and windows, to match the existing structure, as submitted by John Moss.

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou

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

7. Motion to approve the renovation and conceptual design for the property located at 144 Main Street, as submitted by Crystal Foster. The proposed work includes replacing the front doors, installing shutters, and adding a double door at the center of the building.

Motion made by Commissioner Wessinger, Seconded by Commissioner Haas

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

Minutes Approval

8. Motion to approve the meeting minutes from September 8, 2025 HPC meeting

Motion made by Commissioner Wessinger, Seconded by Commissioner Bezou

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

Adjourn