



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.