



August 10, 2026 Historic Preservation Commission Meeting Minutes

**August 10, 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, August 10, 2026, with a prayer and the Pledge of Allegiance.

PRESENT

Commissioner John Bezou

Commissioner Matt Stieffel

Commissioner Dave Wessinger

Chairman Cliff Rabalais

ABSENT

Commissioner Patricia Keating

Commissioner Steve Haas

ACTION ITEMS

1. Application submitted by Leah Watters for the owner Robert Stuart at 328 Main Street, for renovations to the existing house. The scope of the renovation was confirmed as the removal of the inset porch on the right side of the house. That area will be enclosed so that the outside wall will be straight on that side of the house, and the roof will be extended to cover that area, converting that space into living area. The roof to be installed will match the existing roof immediately adjacent to it, with a 1:12 pitch. It was uncertain if asphalt shingles were used on the existing roof or if roll roofing had been used on this low pitch roof area. Regardless, whatever roofing material is in use on the adjacent roof, the same material will be used on this new roof section.

There was a short discussion about the exterior doors and meeting wind code requirements. The existing doors for the porch will be reused on the outside wall, and if necessary modified

to meet wind code. The exterior wall will be covered using wood siding (cedar) to match the existing house siding. The existing deck on the left side of the house will be removed, and a “sun room” will be added. An existing window, complete with shutters, will be relocated to the front wall. This addition will also have wood siding to match the house, and the roof will be the same as the existing adjoining roof, 6:12 pitch with asphalt shingles. It was noted that the front wall of this addition will be offset 18 inches behind the front wall of the existing house.

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

Motion was approved 4/0.

2. Application submitted by Betsy and Rea Montjoy at 355 Main Street, for the installation of an in-ground swimming pool, with an outdoor pavilion. The pool and outdoor pavilion will be located in the back yard, behind an existing fence. The pavilion will be an appropriate style and character. The materials, posts, and roof (R-panel) will match the existing house. The height of the pavilion will be much shorter than the house, and only a small portion of the pavilion will be visible behind the fence from Main Street. It was noted that there is a request for a setback variance, and that HPC approval does not approve such a variance request.

Motion to approve the application as submitted was made by Commissioner John Bezou, Seconded by Commissioner David Wessinger. Motion was approved 4/0.

3. No formal application submitted – Replacement of a fence at 115 Washington Street. Mr. Ed Madden attended the meeting to outline the replacement of an existing fence at 115 Washington Street. The existing wood 4 ft fence around the back yard area of that residence is in bad shape and will be replaced with a 6 ft fence; the bottom 42 inches of the new fence to be solid wood, and the top portion (30 inches) will be lattice.

This had been discussed with the Building Department, and it was uncertain if this request needed to come to the Historic Preservation Commission, but to err on the safe side, Mr. Madden attended the meeting to explain what was being requested.

Motion to approve this application as presented was made by Commissioner David Wessinger, Seconded by Commissioner John Bezou. Motion was approved 4/0. It was confirmed with Jeremy Burke that this action noted in the meeting minutes would be sufficient approval.

4. The previously listed agenda item for the renovations at Fields Steak House at 108 Court Street was removed from the agenda. The application will be heard during the September meeting.

MINUTES APPROVAL

Meeting Minutes for the July 13, 2026 meeting were reviewed.

Motion to approve the minutes as written was made by Commissioner David Wessinger, Seconded by Commissioner Matt Stieffel. Minutes were approved 4/0.

OTHER DISCUSSION

No other discussion was requested.

ADJOURN

Motion to adjourn the meeting at approximately 12:15 PM was made by Commissioner David Wessinger, Seconded by Commissioner Matt Stieffel. Motion was approved 4/0.

Meeting was adjourned at approximately 12:15 PM.**Adjourn**