November 9, 2026 Historic Preservation Commission Meeting Agenda

November 09, 2026 at 12:00 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

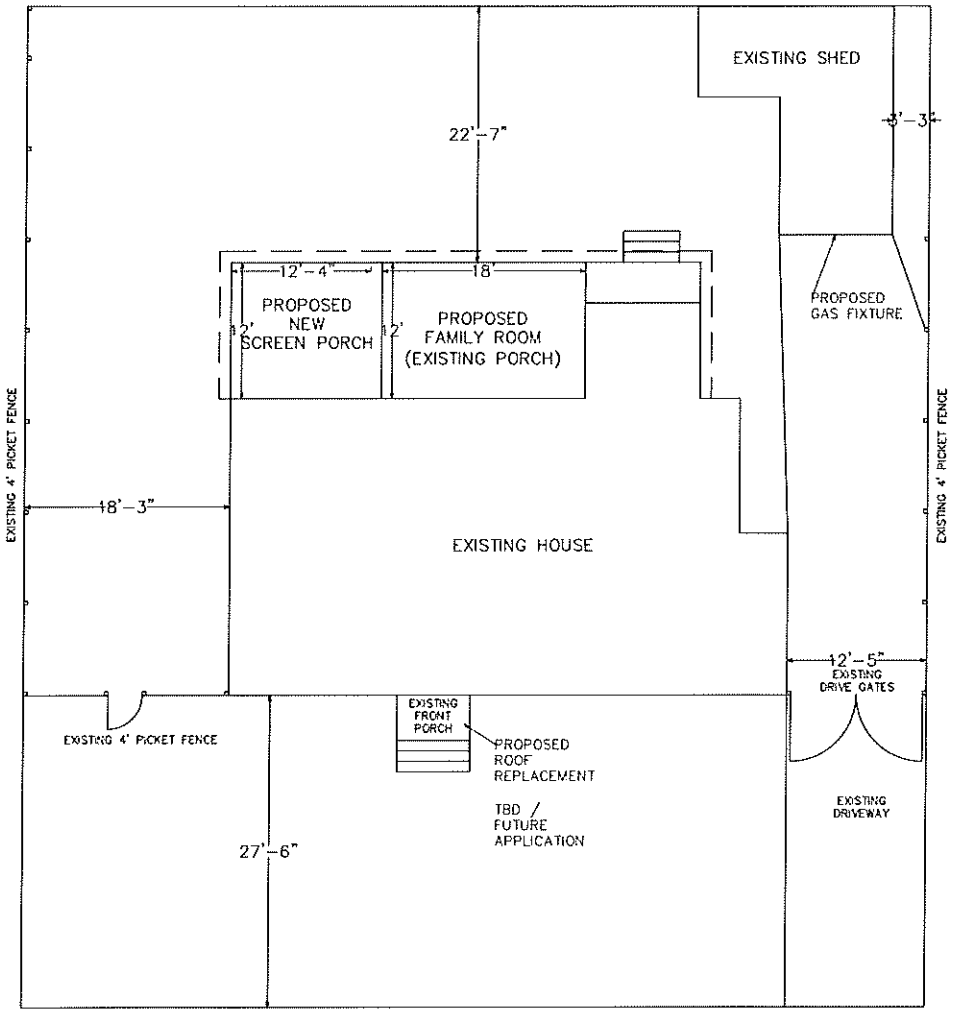
Action Items

1. Motion to approve the proposed renovations for the property at 111 Bay View Court, owned by Mark Pipkin. The proposed work includes converting the existing screened porch at the rear of the home into a family room, maintaining the existing footprint, and constructing an additional screened porch off the new family room. Both improvements will be located at the rear of the residence and will not be visible from the street. All new exterior materials and finishes shall match the existing home, including Hardie board-and-batten siding, exposed rafters, Ply-Bead roof decking, treated wood “X”-design railings with fiberglass screening, treated 6x6 porch columns, and CMU foundation piers with a concrete wash. The remaining exterior improvements include the installation of a new outward-swinging mahogany front door, replacement of the existing shed-style entry roof with a gable-style roof, replacement of the existing shingle roofing on the house and garage with concealed-fastener Galvalume roofing in a standard Galvalume color, and the addition of 1x6 horizontal banding between the foundation piers for screening.

Minutes Approval

2. Motion to approve minutes for the October 12, 2026 meeting

Adjourn



REVIEW SET

Crane Builders, LLC
1247 HWY 90
BAY ST. LOUIS, MS
(228) 467-3076

PIPKIN RESIDENCE
111BAY VIEW CT.
BAY ST. LOUIS, MS

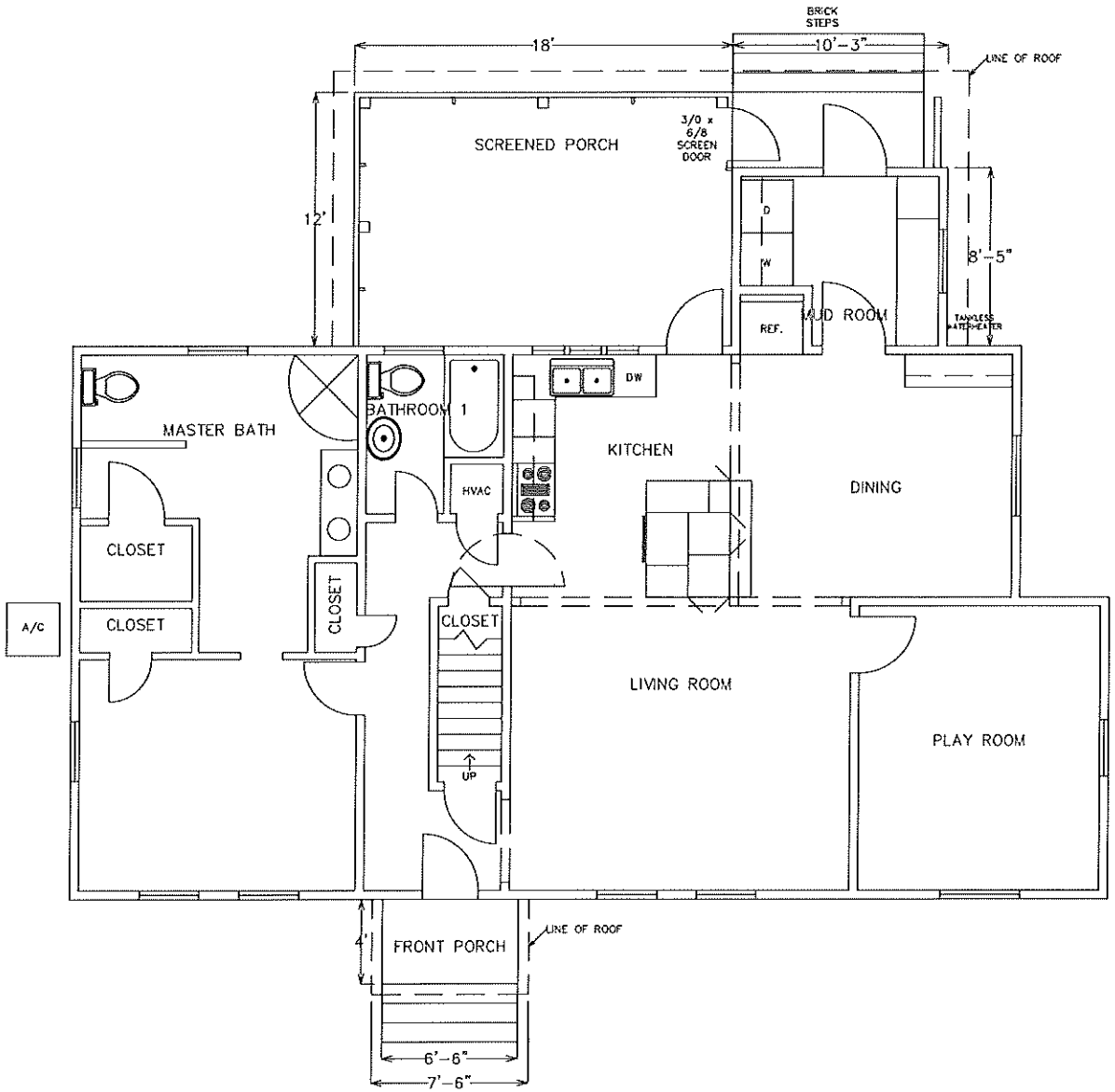
SITE PLAN

Scale: 3/32"=1'

Rev.: 11/06/26

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REVIEW SET

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(228) 467-3076

PIPKIN RESIDENCE
111BAY VIEW CT.
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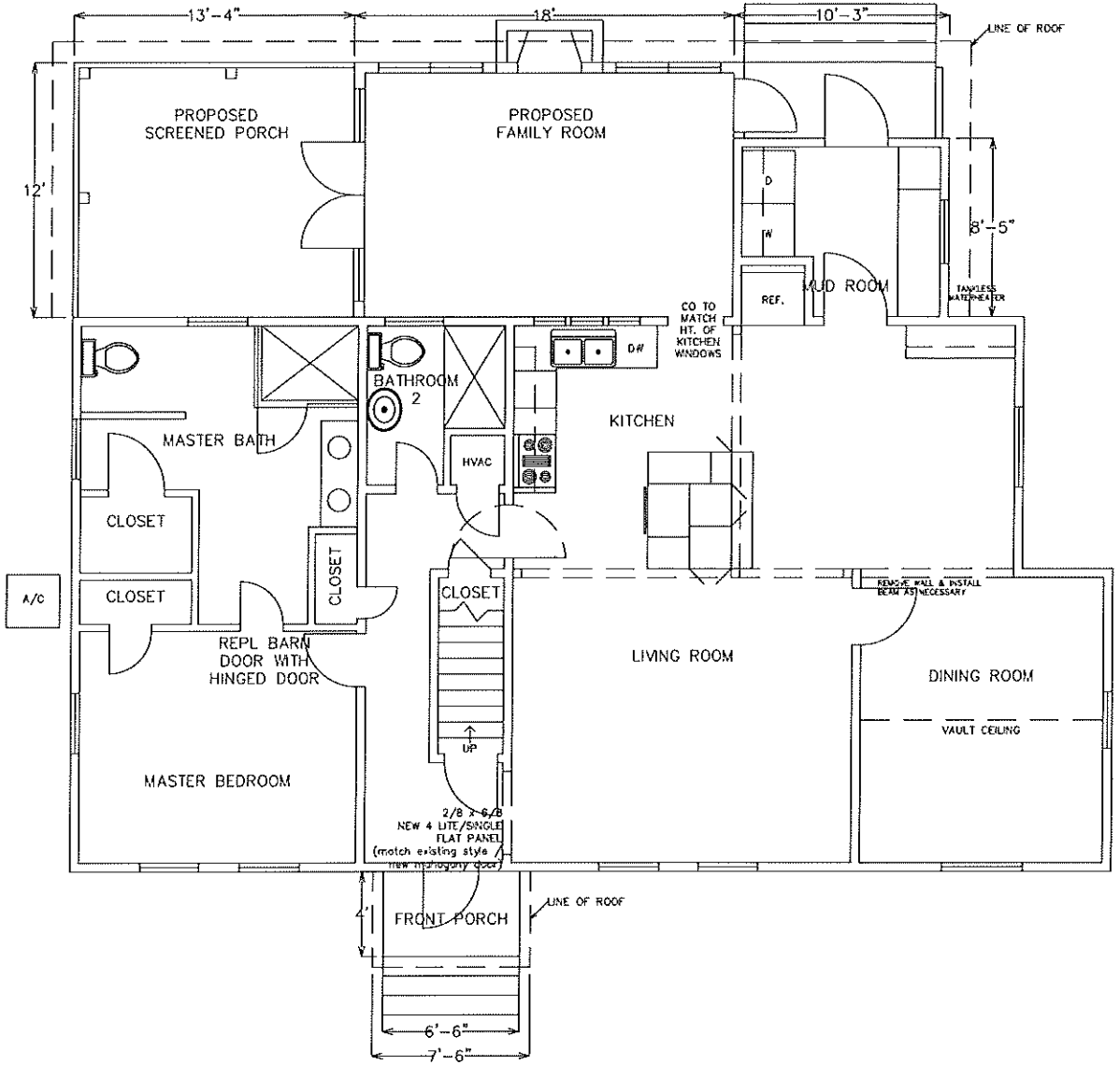
EXISTING FLOOR PLAN

Scale: 3/16"=1'

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REVIEW SET

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1247 HWY 90
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PIPKIN RESIDENCE
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BAY ST. LOUIS, MS

PROPOSED FLOOR PLAN

Scale: 3/16"=1'

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EXISTING FRONT



PROPOSED FRONT

REVIEW SET

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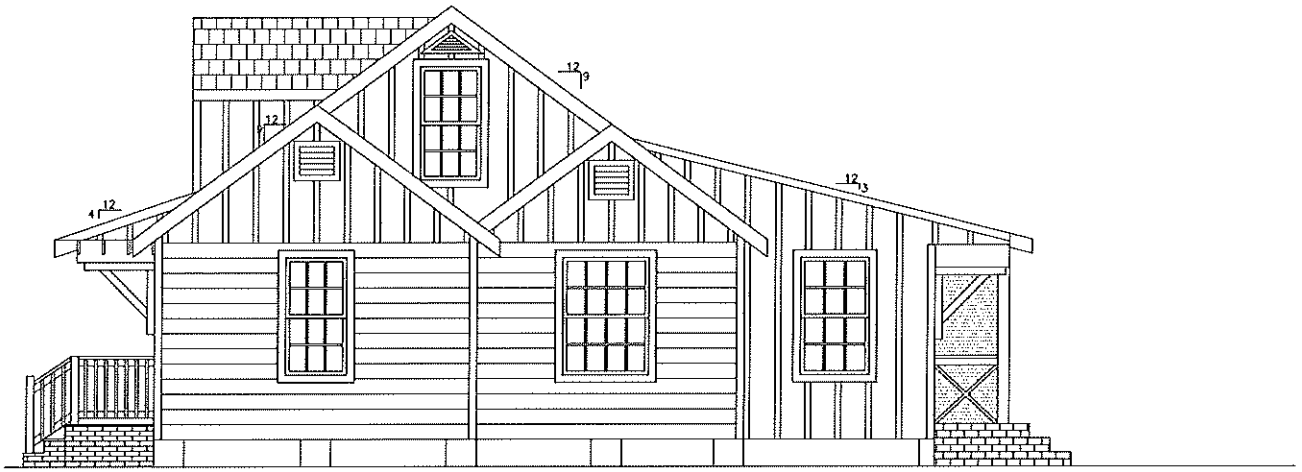
FRONT ELEVATION

Scale: 3/16"=1'

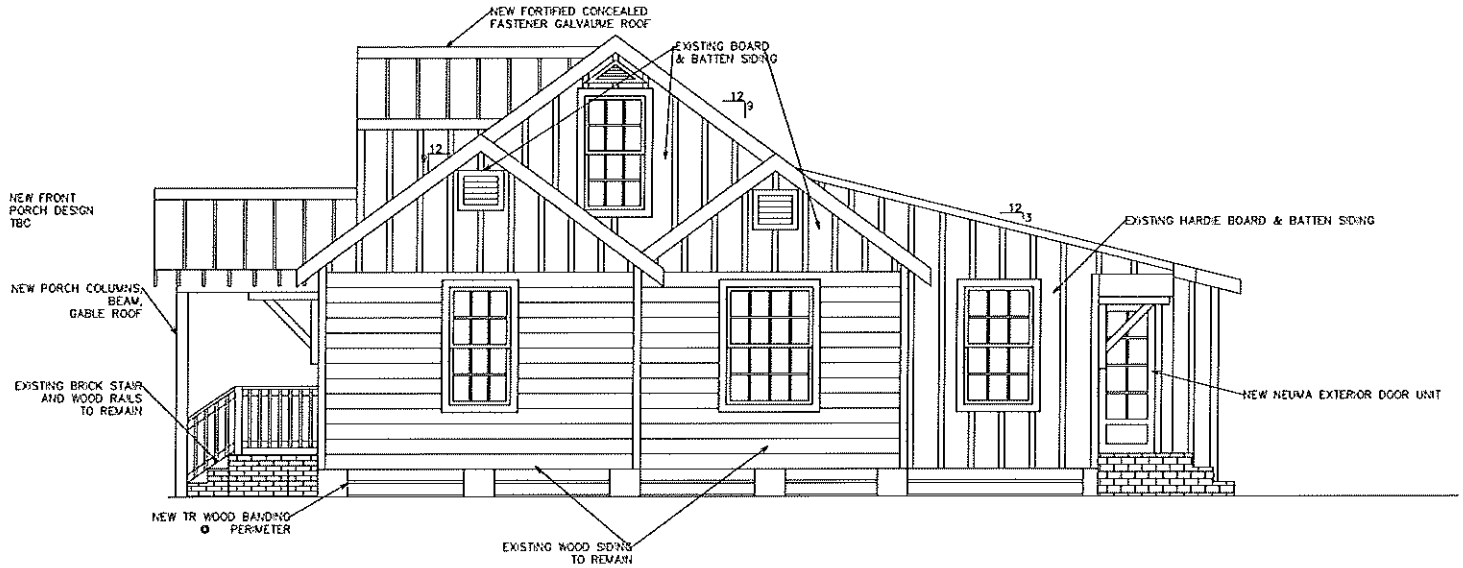
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EXISTING RIGHT



PROPOSED RIGHT

REVIEW SET

Crane Builders, LLC
1247 HWY 90
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PIPKIN RESIDENCE
111BAY VIEW CT.
BAY ST. LOUIS, MS

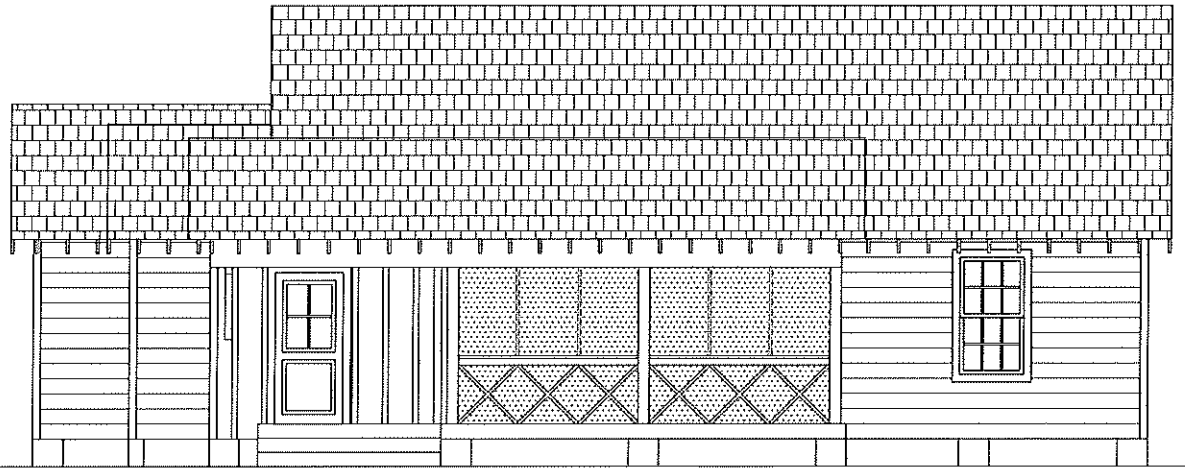
RIGHT ELEVATION

Scale: 3/16"=1'

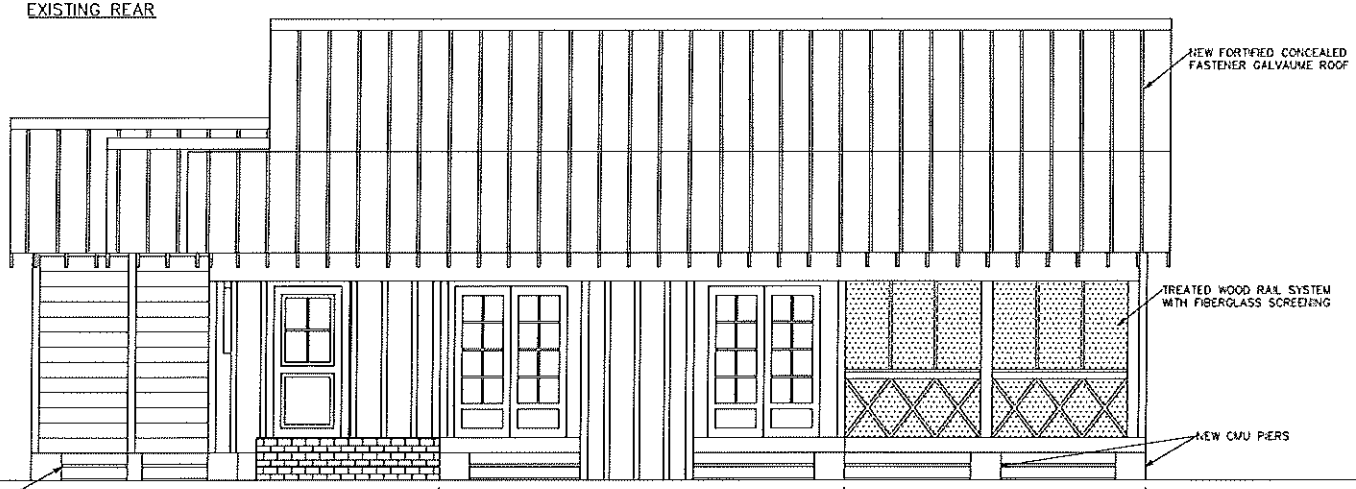
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EXISTING REAR



REVIEW SET

Crane Builders, LLC
1247 HWY 90
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PIPKIN RESIDENCE
111BAY VIEW CT.
BAY ST. LOUIS, MS

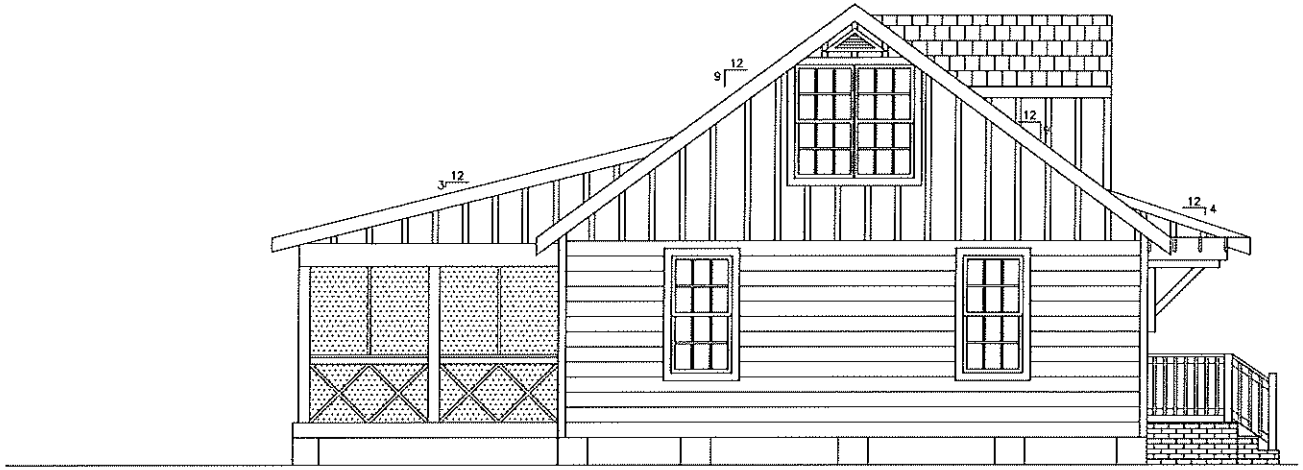
REAR ELEVATION

Scale: 3/16"=1'

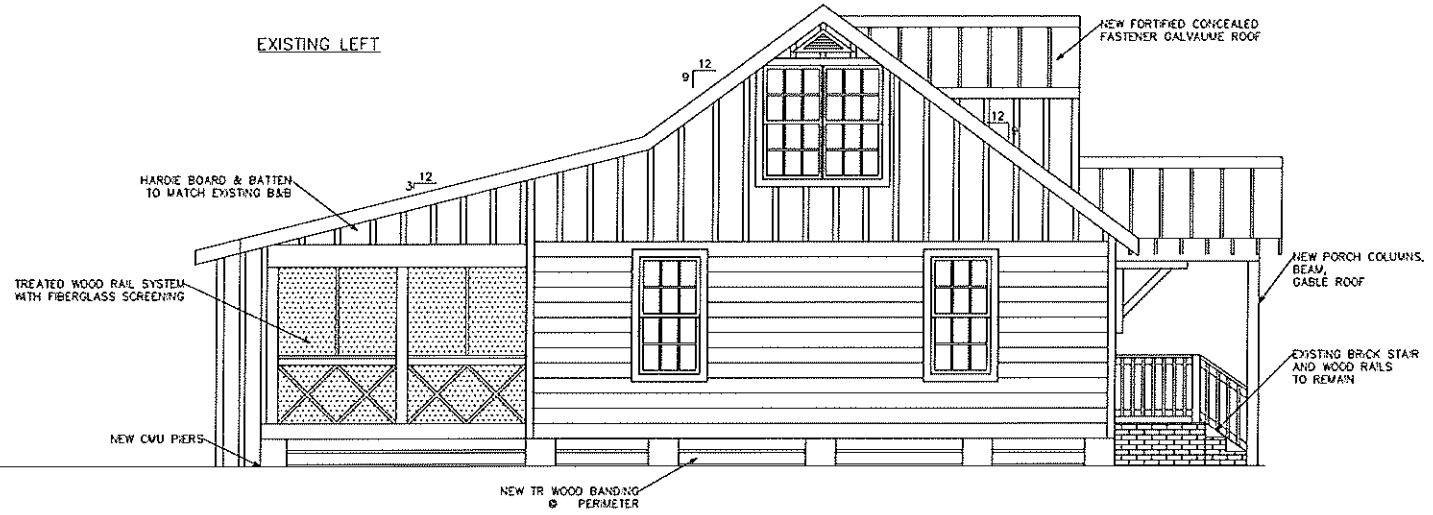
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EXISTING LEFT



PROPOSED LEFT

REVIEW SET

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1247 HWY 90
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PIPKIN RESIDENCE
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BAY ST. LOUIS, MS

LEFT ELEVATION

Scale: 3/16"=1'

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U.S. United LLC







October 12, 2026 Historic Preservation Commission Meeting Minutes

October 12, 2026 at 12:00 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Commissioner Steve Haas

Commissioner Patricia Keating

Commissioner Matt Stieffel

Chairman Cliff Rabalais

Commissioner John Bezou

ABSENT

Commissioner Dave Wessinger

Action Items

1. Application submitted by Jason Thornhill, for the owner Bealer at 215 Citizen St., for the construction of a new house. The new house, approximately 32 ft wide × 82 ft long with front porch and a carport and shed in back, is to be constructed on the now vacant lot at 215 Citizen St. The remnants of the old front porch and the chain link fence near the street will be removed. It will have Board & Batten style fiber-cement (Hardi) siding. The roof will have low profile standing seam metal roof across the front porch, and the rest of the house and the Carport & Shed will have architectural asphalt shingles (correction to the drawing which shows the entire roof as metal). The carport and shed will have electrical power, but will not have water nor sewer. The windows as shown on the drawings will be SDL divided light windows. The windows along the front of the house will have operational shutters. The drawings submitted show the storage shed at the end of the carport will have a roll-up door. The roll-up door was not approved, and will be replaced with a carriage style garage door.

Motion to approve this application as submitted with changes: The roof on the house and shed will be architectural shingles, except the roof over the front porch which will be low profile standing seam roof, and

The garage door will be a carriage style garage door.

Motion made by Commissioner Stieffel, Seconded by Commissioner Keating.

Voting Yea: Commissioner Haas, Commissioner Keating, Commissioner Stieffel, Chairman Rabalais, Commissioner Bezou

2. Application submitted by Boyd, H & J, (owner) at 321 State St. for the installation of a gunite in-ground swimming pool on the side of the house.

The application supplied with the packet was incomplete: there were no photos of the existing conditions, the Application had no work description, the site plan was incomplete and did not show the entire site, and the only fence noted on the drawings was an existing fence along the side of the pool. No descriptions or details of any type of fence to be constructed were included in the original application packet. There were some computer-generated photos of a swimming pool. There was an information sheet from Gulf Gunite Pools, but no construction details of the deck to be constructed. The discussion started with Commissioner Rabalais noting that this pool will fill the side yard to the point that there will be no yard, and that houses have historically had yards, so this pool would be historically inappropriate. The owner stated that he had purchased an additional 5 ft of the adjacent property, but then noted that the one partial site plan drawing did show the fence at the correct location. Commissioner Rabalais noted that this pool will fill in the entire side yard that now appears to be a driveway. Commissioner Matt Stieffel, who had worked with the owner on this project, interjected that the yard was much larger than shown on the drawing submitted for the pool location. The owner produced a drawing labeled “Fence & Gate Plan” which had not been part of the packet, but had been made available immediately before the meeting. Discussion of the proposed fence to be constructed revealed that the property was indeed much larger than originally shown. The fence style and size as shown on the labeled “Fence & Gate Plan” was verbally approved as shown. With the clarification of the size of the yard, the site of the pool was also verbally approved. Discussion and questions about water drainage for the pool were answered by the gentleman representing the swimming pool company. Commissioner Rabalais

questioned where the drainage and backwash water from the pool would be discharged, and that in discussion with the building department that morning, he had been informed that it was not allowable to simply drain it into the yard and allow it to drain to the street, and that any such drain is supposed to be tied into the sewer system. The Commission was told there would be NO drainage from the pool; it would be a cartridge system which does not require any purging of water from the pool, and the backwash water is not wasted. Only surface water, such as rain, or washing of the pool deck, would result in water being discharged into the yard. It was noted that the plumbing of the pool water, including drains, must be done in accordance with the city building codes. A comment was made for the record that the commission needs these application packets to be complete with all appropriate information, and a detailed description of the work to be done, contained in the packet to avoid unnecessary clarifications. It was suggested that the “Old” application form, which listed the required documents to submit with an application, be used as a guideline. After the lengthy discussion and clarifications, motion was made by Commissioner John Bezou, to approve this application as submitted and clarified.

Motion made by Chairman Rabalais, Seconded by Commissioner Keating.

Voting Yea: Commissioner Haas, Commissioner Keating, Commissioner Stieffel, Chairman Rabalais, Commissioner Bezou

3. Application submitted by Toche Construction for unlisted owner at 350 State St. for the installation of a gunite in-ground swimming pool on the rear with a wooden fence around the pool.

The application supplied with the packet was incomplete: there were no photos of the existing conditions in the area where the work is to be done, the Application had no work description, the site plan did not show the locations of the street, the house and the proposed swimming pool. No descriptions or details of any type of fence, existing or to be constructed, were included in the application. There were some computer-generated photos of a swimming pool. There was no representative for this application. Jeremy Burke was able to contact Jonathon Toche via telephone. Per that

phone call, it is understood that the fence is existing, and the pool will be installed behind the house. A site plan showing the location of the street, house, and pool location was requested. After discussion among the commissioners, it was agreed that once a site plan showing the location of the pool is provided, since this has been discussed in an open public meeting, the commission will approve or deny this application "remotely" prior to the next meeting. Mr. Toche agreed to provide the requested site plan to Jeremy Burke, who will forward to the HPC commissioners for consideration. There was a similar discussion with Jonathon Toche regarding drainage from the swimming pool, and that all plumbing, including drainage, needs to be done in accordance with the city building codes. **Motion to allow this tentative approval, to be given final approval "remotely," was made by Commissioner Steve Haas, seconded by Commissioner John Bezou. Motion passed 5/0.** Other item noted at the 350 State St. address is the pre-existing, non-conforming, metal carport and storage shed located at the end of the driveway on the left side of the house. No action expected or taken regarding this carport.

OTHER DISCUSSION

Jeremy Burke noted that a swimming pool is being installed at 604 N. Beach Blvd. but it is replacing an existing swimming pool. With minimal discussion, the Commission agreed that this would be considered an "In-Kind" replacement, and that a separate approval from the HPC is not necessary. The house at 207 St. George Street was discussed. Mr. Scott Rojas had contacted Cliff Rabalais & Jeremy Burke via email on September 21, requesting approval for some replacement windows to be used at the house at 207 St. George (with a sense of needing to order them soon due to long lead time), and for the partial replacement of the siding on that house with "Hardi-board". It was noted by Commissioner John Bezou that approximately one year ago, he (John Bezou) had been approached by Scott Rojas about doing some renovations. John Bezou suggested that an overall renovation plan be put together and brought to the HPC rather than a "Piece Meal" approach. Jeremy Burke also commented that he has suggested that the entire project scope be identified. There has been no additional communication with Mr. Rojas since the last email sent on September 22. In viewing the property this morning, it was noted that the siding on the house is the "Dutch Lap" wood siding; a partial replacement with hardi-board would need to be reviewed. During the September meeting, it was agreed that final approval for the new construction, and then

demolition, of the house at 232 Citizen St. for Mrs. Diana Webb would be approved “remotely outside of a regular meeting once the building plans were finalized and provided for review. The house is tentatively approved based on the preliminary plans provided at the September meeting. There have been no final plans submitted and this application is still on hold as a result. The renovations at 108 Court St., for Fields Steak House, is also still on hold awaiting information and drawings. Commissioner Patricia Keating reported that in conversations, she has been told the applicants are still discussing the project. In regards to the house at 231 Sycamore St., which the HPC noted as being demolished by Neglect at the July 13, 2026 HPC meeting, and declared a Nuisance and Hazard by City Council in August. The owner, Mrs. Annie Wilkerson is working to transfer (Deed) the property to her son, who is a disabled veteran, with the intention of getting some financial assistance through the VA. There does not appear to have been any work done at that house recently.

Minutes Approval

Meeting Minutes for the September 14, 2026 meeting were reviewed.
Motion to approve the minutes as written was made by Commissioner Patricia Keating.
Seconded by Commissioner Matt Stieffel.

Adjourn

Motion made by Commissioner Bezou, Seconded by Commissioner Haas.

Voting Yea: Commissioner Haas, Commissioner Keating, Commissioner Stieffel, Chairman Rabalais, Commissioner Bezou