



June 8, 2026 - Historic Preservation Commission Meeting Minutes

**June 8, 2026 at 12:00 PM
598 Main Street, Bay St. Louis, MS 39520**

Call to Order

PRESENT

Commissioner Patricia Keating

Commissioner Matt Stieffel

Commissioner Dave Wessinger

Chairman Cliff Rabalais

Commissioner John Bezou

ABSENT

Commissioner Steve Haas

ACTION ITEMS

1. Application by Jenise McCardell to replace all the wood siding on the house with Hardie siding on the house at 314 ½ St. John Street. Discussion led by John Bezou and David Wessinger recommending that the existing siding be taken off with care, and that there will be a lot of useable siding reclaimed. It was recommended and requested that the reclaimed wood siding be used on the front of the house (the street façade) to retain the historic appearance of the house. The other walls can be resided using Hardie board. The owner and the contractor agreed to this. Other discussion led by David Wessinger was that they can expect to find no insulation in the walls; it was suggested that while the exterior siding was off, insulation be installed in the walls, and some plywood

style sheathing and house wrap be installed under the siding. It was noted that the existing shutters were operational shutters, and they will be reused.

Motion to approve the replacement of the siding as described above, was made by Commissioner David Wessinger, Seconded by Commissioner Matt Stieffel. Motion was approved 5/0

2. Application by James Ball to enclose the existing carport on the left side of the house to increase the living area in the house located at 340 Carroll Avenue. The front of the house will be extended across the carport opening, utilizing the same painted block design. The new block wall will be painted to match the existing house color. The side wall of the carport, which currently has louvers, will be blocked in also, with an existing window from the house being reused in that side wall. An additional front facing window will be added in the area that is currently the carport; it will match the other windows on the front of the house. The existing shutters are decorative only. The new window will have shutters which match the existing shutters. The roof over the left side front of the house will be extended to provide a covered front porch approximately 6 ft – 8 ft wide. The roof extension will be supported on posts, assumed to be 6x6, and will be wrapped in “Hardi-board” for a finished appearance. The drawing/pictures submitted indicated a railing will be installed between the support posts. The new roof section will be covered with shingles of the same style and appearance as the existing roof shingles. Commissioner David Wessinger suggested that the color would fade quickly and would match after a short time. Commissioner Patricia Keating suggested that the applicant be prepared to replace all the shingles on the front of the house, as the color of the new shingles will not match. There were no drawings available to show how this roof extension will be tied into the existing roof line. The existing driveway will be removed and replaced with a circular driveway. It was noted to the owner, James Ball, by Chairman Rabalais, that the application lacked a lot of the details which should have been shown on drawings.

Motion to approve the application, with the above noted clarifications, was made by Commissioner John Bezou and Seconded by Commissioner Patricia Keating. Motion was approved 5/0.

3. Application by Sunny and Joseph Miceli for the construction of a new residence at 104 Washington St. Drawings were provided showing the details of the proposed house. It was noted that some of the shutters shown are for appearance only. The proposed house, as shown on the drawing meets all of the HPC requirements. It was noted that the verbal description provided indicated 12"x 12" posts on the front of the house, which would look excessively large. The drawings showed 6x6 posts wrapped with Hardie board; it was confirmed that the posts will be 6x6 wrapped. Fencing was discussed. The approved options included aluminum simulated wrought iron fencing. All fencing between the front line of the house and Washington St. will be a maximum of 4 ft in height. Fencing behind the front line of the house can be 6 ft in height. The front yard style fences approved were wrought iron style fence (4 ft), or similar to the house across Washington St., with brick columns and wrought iron between the columns. Fencing in the front yard is approved, and is optional. There was discussion, led by Commissioner Bezou, about drainage in that area; the owners indicated they had employed an engineering firm and already were taking steps to ensure the drainage would flow toward the street. The driveway will be stone or brick pavers to provide a decorative appearance. The garage doors shown are carriage style doors and are acceptable.

Motion to approve the application, as presented, was made by Commissioner John Bezou and Seconded by Commissioner Patricia Keating. Motion was approved 5/0.

4. Application submitted by John and Karen Bezou for the construction of a partially enclosed shed on an existing slab in the back yard of 216 Citizen Street. Commissioner John Bezou recused himself for this application, as the applicant is his son. Commissioner Bezou did answer questions regarding this application. The drawings submitted provided the details needed for the 24 ft x 22 ft shed

with a lean-to roof. Siding to be used will match the house, the roof will use low profile R-panel metal over the enclosed portion of the shed, with part of the shed having an open pergola style roof.

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

Motion was approved 4/0.

Commissioner Bezou rejoined the commission after this vote.

5. Application submitted by Bay St. Louis Little Theatre, represented by Mr. John Anderson, for the construction of a detached storage shed at the rear of the theatre building at 398 Blaize Avenue. The proposed building will be used for storage. The garage door is not visible from the street, and the standard roll up garage door will be allowed. The drawings show a wall/window mounted air conditioner unit on the back wall of this storage building. This A/C unit is being installed for humidity control and will also not be visible. Drawings submitted adequately described this application.

Motion to approve the application as submitted was made by Commissioner David Wessinger and Seconded by Commissioner Matt Stieffel. Motion was approved 5/0.

6. Application submitted by Clint Pirce for the proposed construction of an 8' wide x 24' long x 10' high open shed, with a lean-to roof in the rear yard of the property at 511 Third Street, adjacent to the swimming pool. This application was added to the agenda. Photographs of the proposed location and drawings of the proposed structure were presented. Discussion included the note that all side and rear yard set backs must be met, and that the metal roof to be used will be low profile R-panel.

Motion to approve the application, with the above noted clarifications, was made by Commissioner David Wessinger and Seconded by Commissioner John Bezou. Motion was approved 5/0.

7. Application submitted by Honor Beckley, represented by Jeffery Calamia, for the proposed construction of an 8' x 10' shed, in the rear yard of 125 Washington Street. This application was added to the agenda. Drawings and written descriptions were provided showing a small shed with Hardi-board siding to match the house, a metal roof using low profile R-panel roof, no windows, and a set of 2 – 36" doors on one end of the building for access.

Motion to approve the application, with the above noted clarifications, was made by Commissioner David Wessinger and Seconded by Commissioner Patricia Keating. Motion was approved 5/0

Other Discussion: Commissioner David Wessinger noted that the shop across Blaize Ave. from the Little Theatre, between the Civic Center and the “Arts” building appeared to be having a mural painted on the side of the building. Commissioner Matt Stieffel noted that the building is privately owned and does not belong to the “Arts”. It was further noted that the building in question is outside of the Historic District boundaries.

Meeting Minutes for the April 13, 2026 were reviewed.

Meeting Minutes for the May 11, 2026 were reviewed. Motion to approve the meeting minutes was made by Commissioner Patricia Keating and Seconded by Commissioner John Bezou. Motion was approved 5/0

Motion to Adjourn the meeting made by Commissioner John Bezou and Seconded by Commissioner David Wessinger.

Motion was approved 5/0

Meeting was adjourned at approximately 1:50 PM.