City of Pass Christian
Municipal Complex Auditorium
105 Hiern Avenue

Historic Preservation Commission
Meeting Minutes
Wednesday, September 9, 2026

CALL TO ORDER:
Commissioner Amy Steiner, Vice-Chairperson, called the meeting to order at **6:45** PM
ROLL CALL:
In attendance Commissioners: Amy Steiner, Anne James, Danny Taylor, Kaitlyn Kidd, Carol Church, Mike Simpson, Don DeMetz & Jenny Nicaud, who attended by phone.
Excused: Commissioners: Scott Naugle
QUORUM DETERMINATION:
A quorum is determined. Majority of the Commissioners are attending to hold meeting on **September 9, 2026.**
Approval of Agenda: Motion made by Commissioner Anne James to approve the agenda; Second by Commissioner Kaitlyn Kidd. The motion carried.
ADOPTION OF MINUTES:
The adoption of the minutes from the Historic Preservation Commission meeting was held **August 12, 2026.** Commissioner Danny Taylor made a motion to accept minutes as submitted. Second by Commissioner Mike Simpson. The motion passed unanimously.

New Business:

a. **259 East Scenic Drive (Old Nelson Hotel Property), Hancock Whitney Bank - Applicant & Owner** – Consider approving exterior stucco repair same color & similar finish that exist on building. Commissioner Anne James recused herself from agenda item. Commissioner Jenny Nicaud objected to Commissioner Anne James staying in the room and taking minutes. Commissioner Anne James left the room.
Discussion held by commissioners:
   - Commissioner Danny Taylor had concerns of elastomeric and possibility it would fail.
   - Commissioner Jenny Nicaud wanted to know where in the ordinance is the building finish addressed.

No one was in attendance from Hancock Whitney Bank. Contact made by phone to Jake Bauer, Contractor, to respond to questions regarding stucco finish. During this conversation it was determined that the property was 259 East Scenic Drive (property located to left of bank building) not 113 Davis Ave (property behind bank building) as indicated on Application. After the discussion completed, Commissioner Danny Taylor motioned to approve the request as submitted with amended address to 259 East Scenic. Second by Commissioner Amy Steiner. The motion passed unanimously.

Commissioner Anne James returned to the meeting room.

b. Lot 2 Seaside Oaks Subdivision, Brandin Andrew/PC Homes LLC, Applicant & Owner
Consider approving a new home construction as indicated by plans & specs.
After discussion by commissioners and recommendation from Commissioner Danny Taylor to change Gable Roof to Hip Roof on the Porte Cochere. Commissioner Danny Taylor made a motion to approve the project. Seconded by Kaitlyn Kidd. The motion passed unanimously.

Other Business/ Discussion:

a. Upcoming meeting:
   - October 14, 2026, Wednesday at 6 PM
   - November 11, 2026 - no meeting due to Veterans Day Holiday
   - December 9, 2026, Wednesday at 6 PM

b. **Review Chapter 58, Article III, Section 58-63 to 58-121** of HPC Ordinance. Motion made by Commissioner Anne James to table the review due to late start of this meeting; Second by Commissioner Danny Taylor. The motion passed unanimously.

c. **Check the plans/specs for three buildings(retail/apartments) on Southside of Scenic Drive** Between Davis and St. Paul Avenue to determine if exposed columns were supposed to cover or paint.

ADJOURNMENT: A motion made by Commissioner Anne James to adjourn at **7:57** PM; Second by Commissioner Danny Taylor. The motion passed unanimously.