

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 343 St George Street
 Applicant Name: City of Bay St. Louis Owner Name: David Dauzet
 Mailing Address: _____ Mailing Address: 604 N Bengal Road
 Phone: (228) 446-5516 Phone: _____

Project Classification: Criteria for issuance of certificates of appropriateness can be found in Section VIII of the BSL Historical Preservation Ordinance, No. 509. Please check appropriate box(es)

☐ **Conceptual Review:** Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice. Items needed include, but are not limited to, site plan (plat) indicating where the proposed project is to be built. Photos and/or sketches of the proposed improvements. No architectural drawings are required. A COA will be not be issued for a C.R.

☐ **Addition/Renovation:** Exterior alterations and or additions should be compatible with the building itself; its original design & style. Items needed: photos of existing improvements. Site plan accurately depicting the placement of current & proposed improvements. Plans & exterior elevations drawn to scale that clearly show the design and architectural character of the proposed addition or alteration as it relates to the existing improvements. List of materials describing the size, textures and other characteristics about their appearance.

☐ **New Construction:** New Construction should be visually compatible with the buildings and environment to which it is related, their effect upon the immediate surroundings and the district as a whole while maintaining the rhythm created by building masses, relationships between windows, doors, materials, textures, the patterns, the trims, and the design of the roof. Items needed: Architectural drawings to scale. Site plan, to scale (plat) indicating where the proposed project is to be built. Specific description of materials, types & sizes. Photographs of proposed site. Incomplete application for new construction may be considered under conceptual review.

☒ **Demolition:** Consideration is given to the individual architectural, cultural, and/or historical significance of the resource; the importance or contribution of the resource to the architectural character of the district; and to neighboring property values. Items needed; Photographs of existing building. Site Plan to scale. Condition reports; Foundation plan of replacement and/or documentation of justification.

I hereby certify that I understand this application will not be accepted and processed until all requested information has been supplied. I also understand this application may require a site visit/additional research.

Applicant's Signature: [Signature] Date: 3/14/2025

Owner's Signature _____ Date: _____
 Required: _____

Please refer to the checklist of materials required with your application
 A Meeting with the Bay St Louis HPC to discuss the specific details of your project is strongly encouraged.
Historic Preservation Commission / City Council Use Only

HPC Review / City Council Review

Historic District	Case Number
Historic Preservation Commission Reviewed	Review Date
Recommendation: <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Condition <input type="checkbox"/> Deny	
Comments	
Require: Property Owner / Applicant Signature	
City Council Reviewed	City Council Date
COA Action: <input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> No / Due COA Action	
Comments	
BSL Historic Preservation Commissioner	City/Council President Signature
(Date)	(Date)

Once Completed & Signed - Original copy - HPC, Copy-Building Department



Bay St. Louis



Historic Preservation Commission

SUBMITTAL CHECKLIST

Property Owners Information:

Name:

David Dauzet

Address:

(No P.O. Boxes)

Telephone Number ()

Cell Number()

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED
ABOVE: 343 St George Street, BSL, MS

Give written scope of work to be performed:

Demo of dwelling



Parcels

149E-0-29-118.000

Parcel Number: 149E-0-29-118.000
 Owner Name: DAUZAT SANDRA B
 Owner Address: 604 N BENGAL RD
 Owner City, State ZIP: METAIRIE, LA 70003
 Physical Address: 343 ST GEORGE ST
 Improvement Type: RES
 Year Built: 1905
 Base Area: 1232
 Adjusted Area: 1316
 Actual Total Value: 70619
 Taxable Total Value: 0
 Estimated Tax: 1267.98
 Homestead Exemption: No
 Deed Book: V3
 Deed Page: 156
 Legal Description 1: PT 369A & 360D

Close Export

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DAVID DAUZAT
504-432-2966

0 20 40ft



Vince Owen <vowen@baystlouis-ms.gov>

343 St George St (Blight)

1 message

Vince Owen <vowen@baystlouis-ms.gov>
To: Vince Owen <vowen@baystlouis-ms.gov>

Wed, Jan 29, 2025 at 4:03 PM









Vince Owen <vowen@baystlouis-ms.gov>

343 St George St. (Blight)

1 message

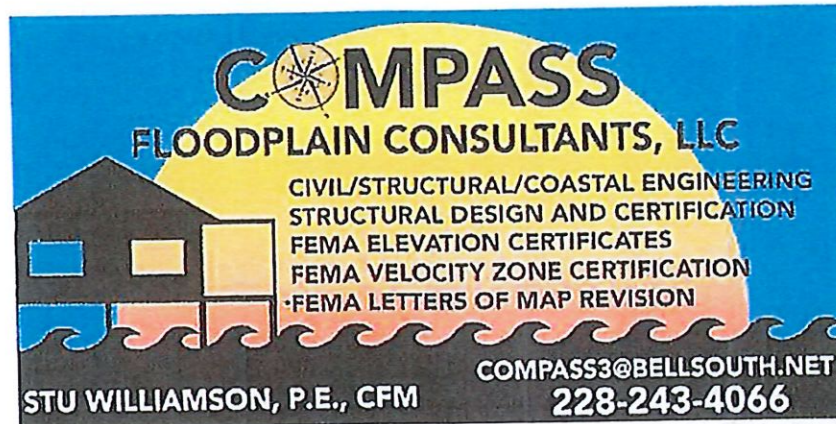
Vince Owen <vowen@baystlouis-ms.gov>
To: Vince Owen <vowen@baystlouis-ms.gov>

Wed, Jan 29, 2025 at 3:59 PM





Structural engineer report



Compass Floodplain Consultants, LLC
P.O. Box 3145
Bay St. Louis, Mississippi 39521
compass3@bellsouth.net
September 20, 2023

City of Bay St Louis

Structural inspection and analysis of property at 343 George Street, Bay St Louis

On September 12, 2023, I performed an on-site inspection of this property that is within the Bay St Louis Historic District. This inspection was to determine if the structure could economically and safely be retrofitted within reason to meet current code requirements. In addition, the owner obtained additional photos on the interior on September 20, 2023.

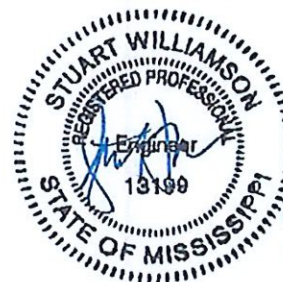
During this inspection and a review of all photos, I noted several issues which included.

- Extreme deterioration in the foundation/flooring with structural support members from both weathering and termites.
- Deterioration of the roof structure which included beams, rafters, bracing and a non-existent load path to the walls and foundation.
- Extensive mold on the interior
- Settlement of the entire structure

It is my opinion that the structure cannot be economically or safely retrofitted to meet code due to the extreme structural deterioration of the roof, wall, flooring, and foundation elements. The property will be best served by the owners' intentions for total demolition, that will allow for a new structure that will be compliant with all ordinances and codes within the Historic District. My opinions and analysis are supported by the following photographs:

Sincerely,

Stuart Williamson, P.E., CFM



9/20/23



Photo 091223 deterioration of foundation elements



Photo 091223 deterioration from weathering and termites of horizontal support beam



Photo 091223 deterioration from weathering and termites of horizontal support beam



Photo 091223 exterior wall damage from weathering and termites.



Photo 091223 rafter and purlin damage and a non-existent load path from the roof to the exterior walls



Photo 092023 roof deterioration from weathering and termites of rafters, cross bracing and purlins



Photo 092023 roof deterioration of purlins, rafters, and cross bracing. In addition, no indication of a load path connecting rafters and plates to walls.

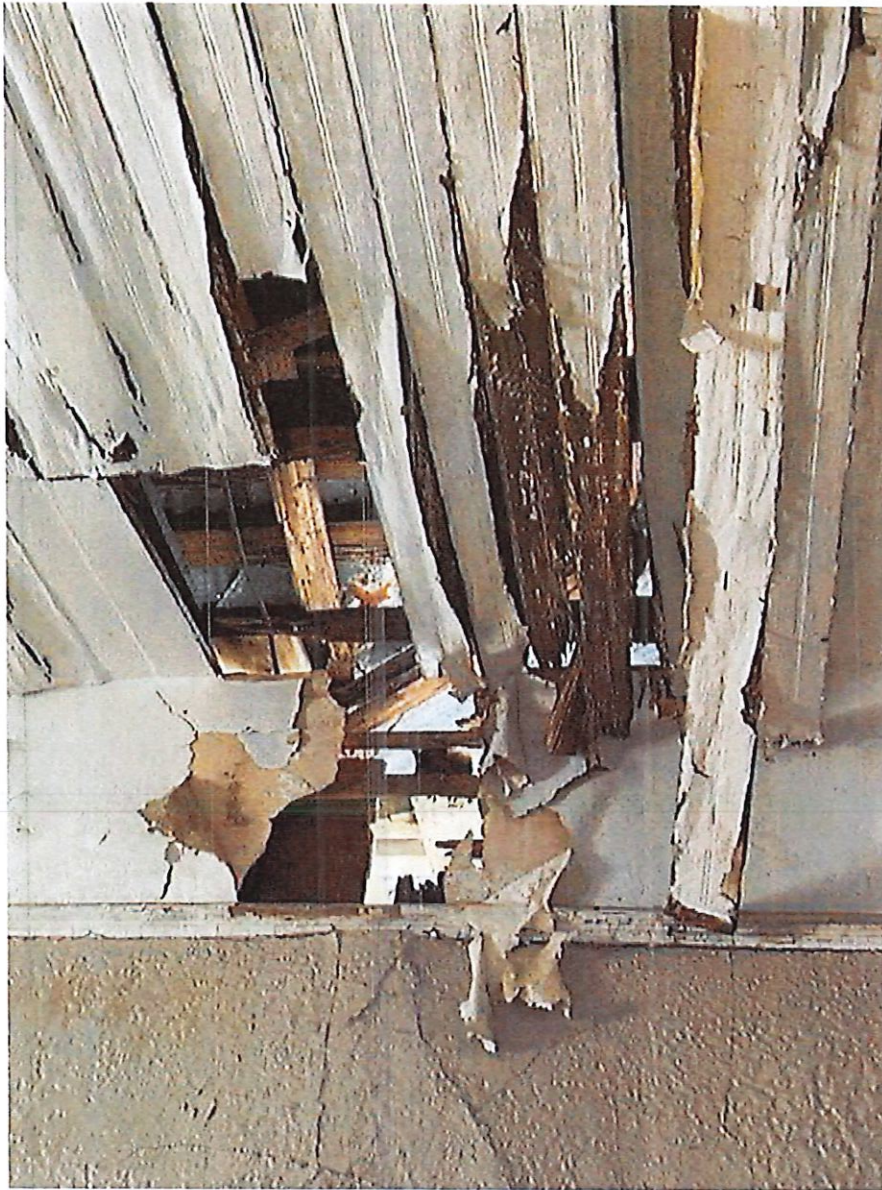


Photo 092023 interior ceiling damage from weathering and termites cross bracing and purlins can be seen in the background



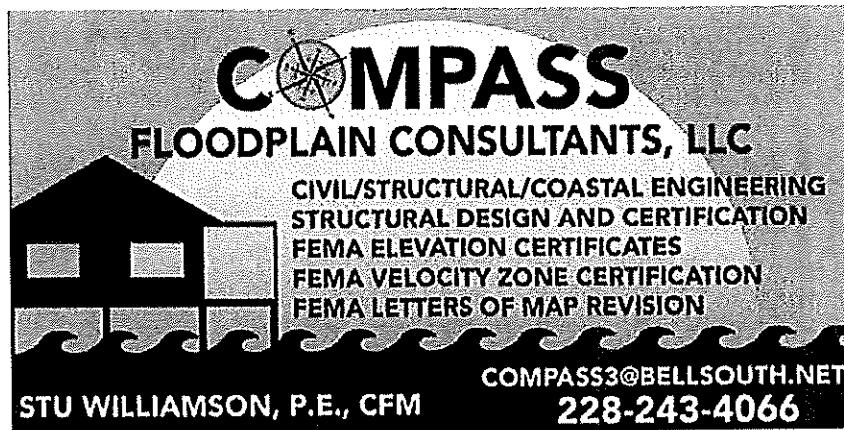
Photo 092023 interior mold and structural cracks above door indicating settlement.



Photo 092023 a non existent load path from roof to exterior walls and indications of settlement.
Sincerely

New home just built next door





Compass Floodplain Consultants, LLC
P.O. Box 3145
Bay St. Louis, Mississippi 39521
compass3@bellsouth.net
September 20, 2023

Clinton Dauzat
343 St George Steet
Bay St Louis, MS 39520

Structural inspection and report 343 St George Street

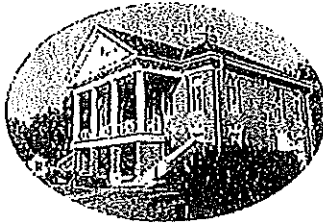
Total Fee

\$750

Please Make Check Payable to: Compass Floodplain Consultants, LLC
Sincerely

Stuart Williamson

Bay St. Louis



Historic Preservation Commission

To: Bay St. Louis City Council

From: Clinton Dauzat and Sandra Dauzat

(Owner)

Re: 343 St George St Bay St Louis MS 39520

(Property in Question)

NOTICE OF APPEAL

This day the applicant comes and files this appeal to the Bay St. Louis City Council and would appeal the decision of the Bay St. Louis Historic Preservation Commission on October 9, 2023, wherein the Bay St. Louis Historic Preservation Commission denied and or modified the application.

The applicant appeals on the following ground/ reason:

The structural report shows significant structural damage from termite, water damage

as well as a recommendation not to rebuild. The home has been hit with multiple large trees

and shifted on the foundation, per the report.

The applicant acknowledges the time for appeal is 10 business days from the date of denial/ modification. After the appeal has been filed with the Clerk of Council, a hearing must be held within 60 days from the filing date of the appeal, by the Bay St. Louis City Council, otherwise the appeal shall be considered denied. The appeal MUST be placed on the City Council agenda no later than the Friday prior to said meeting.

Respectfully submitted this 11 day of October, 2023

Clinton Dauzat

Owner/Agent Signature

Certificate of Appropriateness/Conceptual Review Application Form

Property Address: 343 St George St Bay St Louis MS 39520
 Applicant Name: Sandra Daurat / Clint Owner Name: Sandra Daurat
 Mailing Address: 604 N Bengal Rd Metairie, LA 70003 Mailing Address: Same
 Phone: (504) 287-1647 Clint Phone: (225) 329-9433

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Applicant's Signature: Sandra Daurat Date: 9/11/23
 Owner's Signature: Sandra Daurat Date: 9/11/23

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Historic Preservation Commission / City Council Use Only

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Historic Preservation Commission Reviewed	Review Date
Recommendation: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with Conditions * <input type="checkbox"/> Disapprove	
Comments	
* Requires Property Owner / Applicant Signature	
City Council Reviewed	Review Date
COA Action: Approval <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Deny COA Action	Review Date
Comments	
BSL Historic Preservation Commissioner / City Council President Signature	Date

Once Completed & Signed - Original copy - HPC, Copy - Building Department



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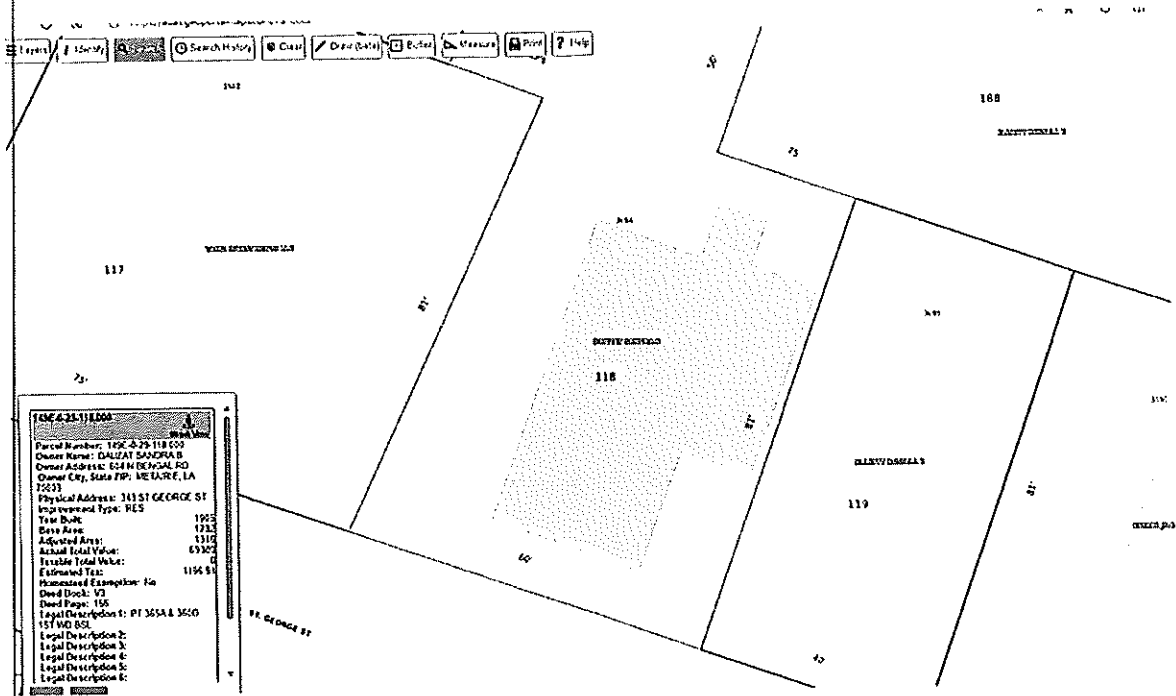
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Stuart Williamson, P.E., CFM



9/20/23



Hancock County Geoportal and Hancock County 6IN 20X Mosaic parcel # 149E-0-29-118.000 343 St George Steet Dauzat Property



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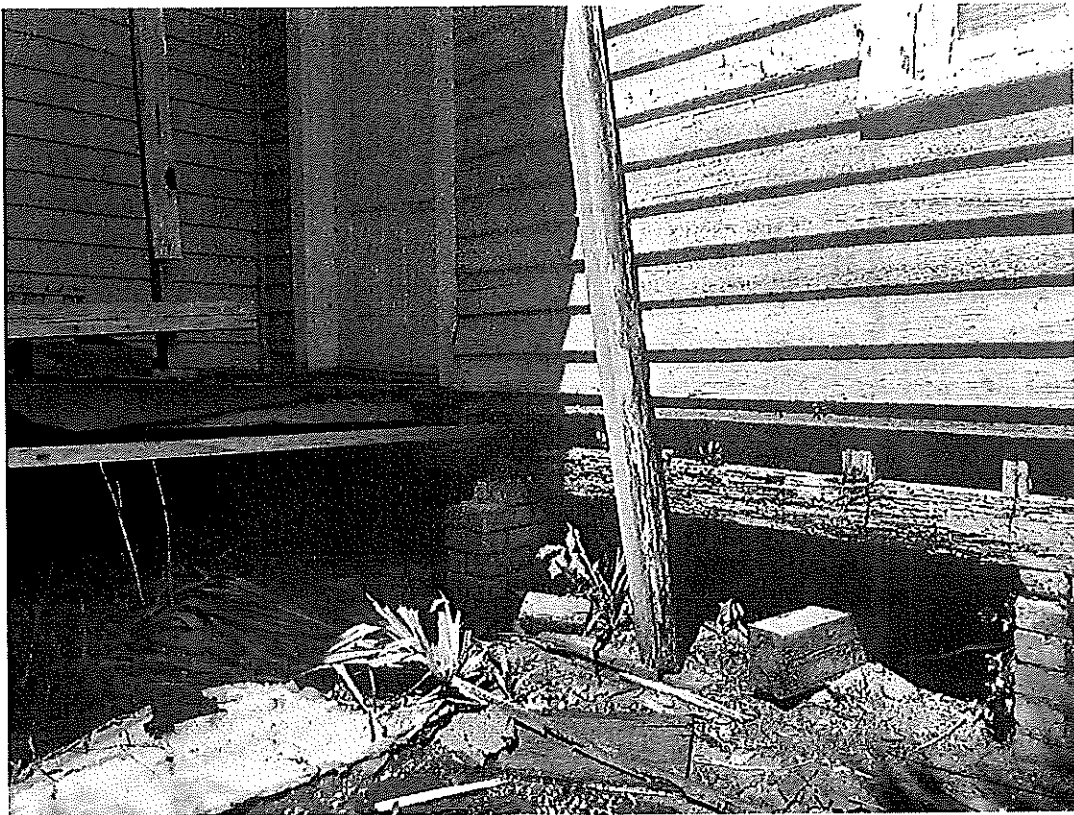


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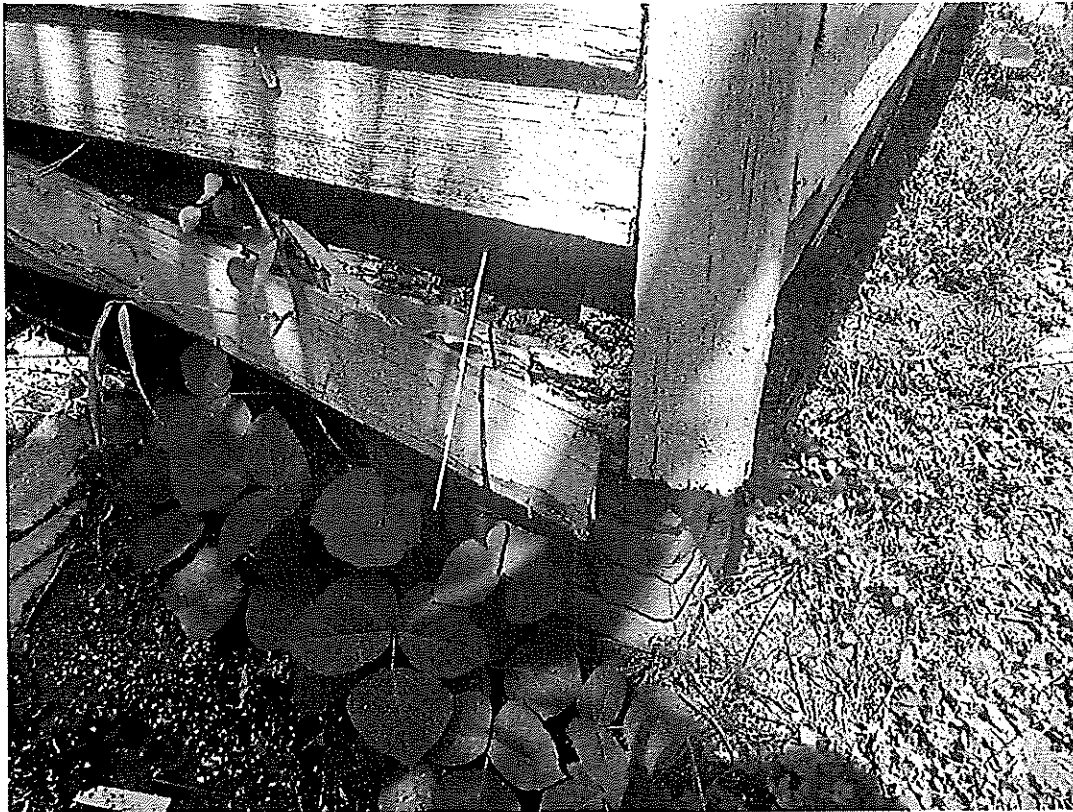


Photo 091223 exterior wall damage from weathering and termites.

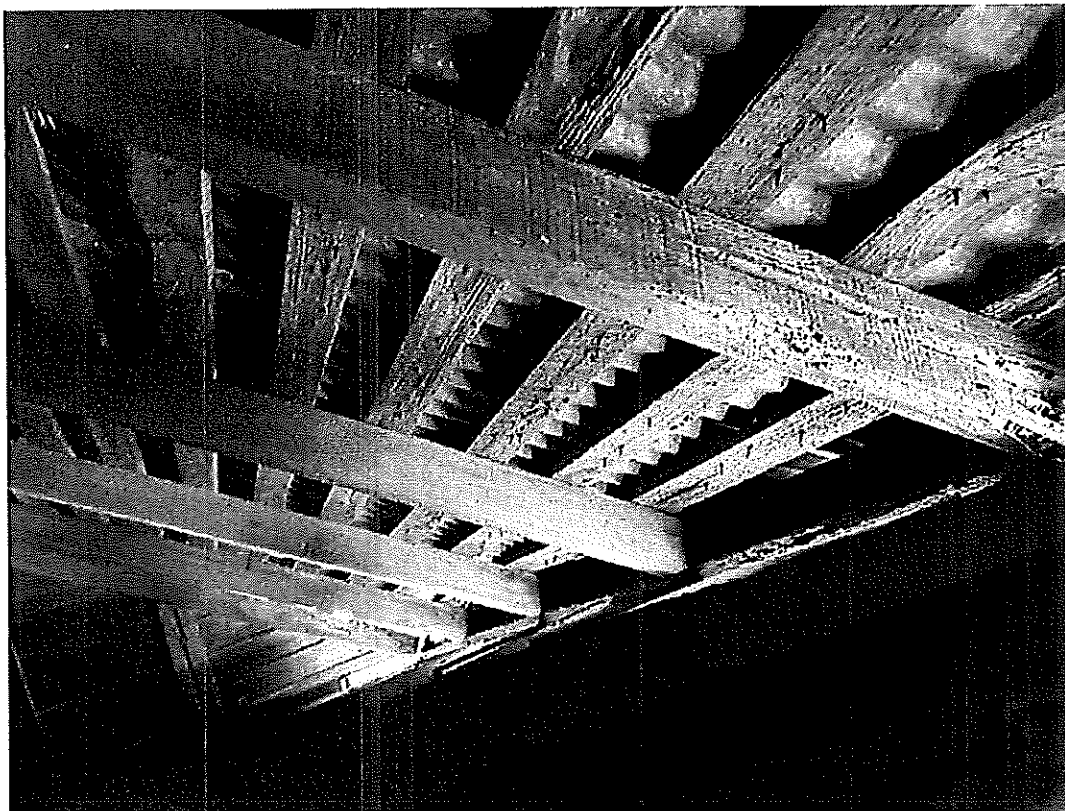


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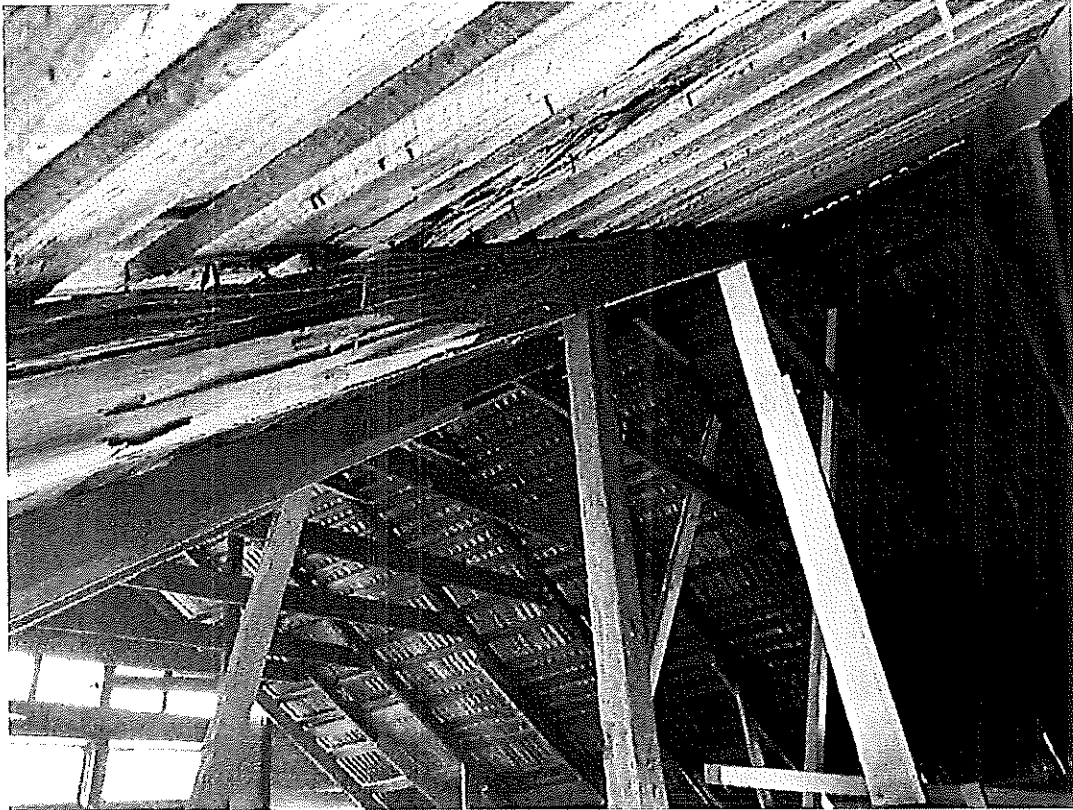


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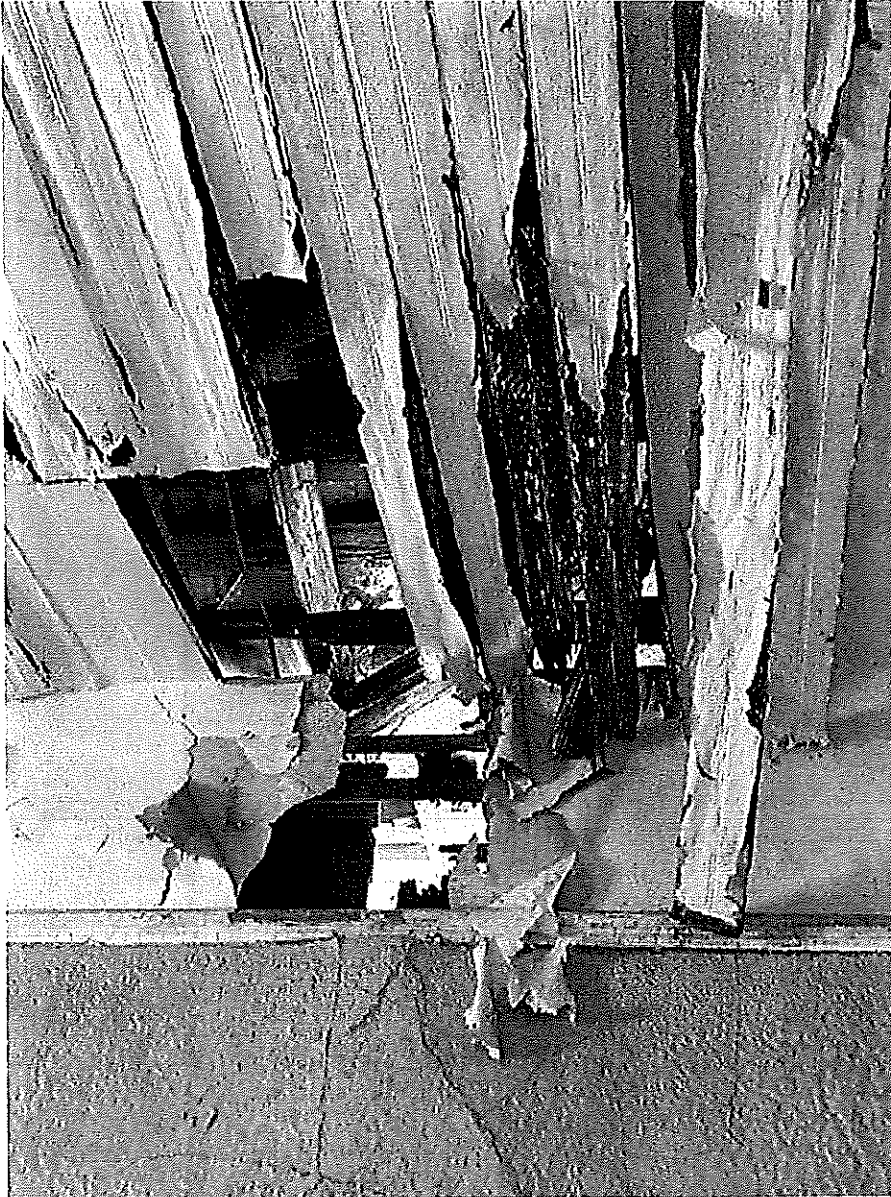


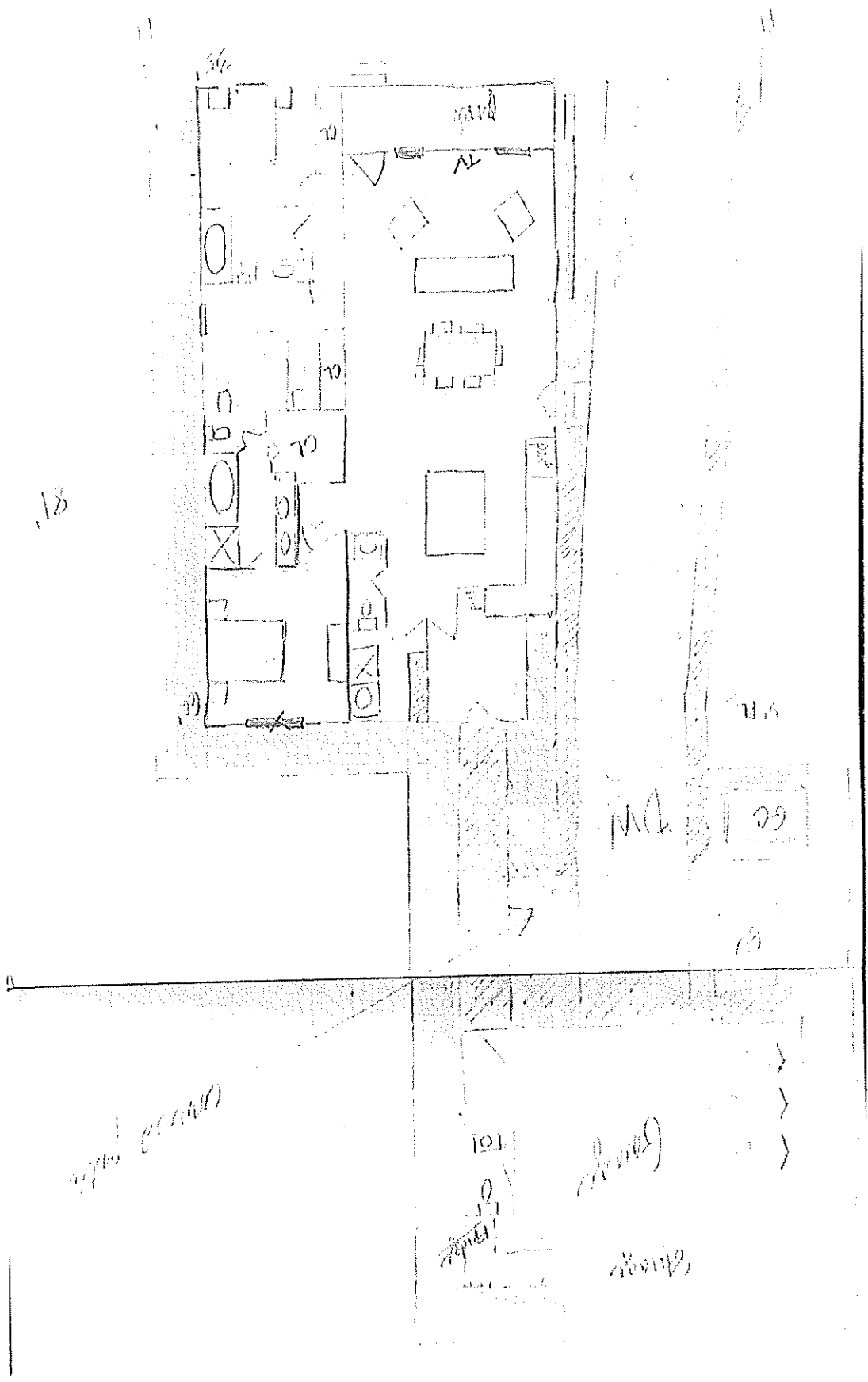
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