



CITY OF MONROE

MEMO

TO: Monroe Heritage Preservation Members
FROM: Alyeasha C. Clay
DATE: November 4, 2024
RE: Monroe Heritage Preservation Commission Meeting

Attention! Fellow board members, we have a very important regular meeting scheduled for **Thursday, December 5, 2024 @ 6:00 P.M.** The meeting will be held in the Monroe City Hall Building, 1ST Floor, in City Council Chambers.

MINUTES:

None

TENATIVE SCHEDULE:

HIS 108-24: Chambless Enterprises/Joshua Chambless – 501 DeSiard Street – Don Juan Filhiol Historic District
This is a request to do exterior renovations to a vacant commercial building – 501 DeSiard Street

HIS 110-24: Russell Smallwood – 1412 Riverside Drive – Louis de Alexander Breard Historic District
This is a request to construct a swimming pool (accessory structure) at an existing residence – 1412 Riverside Drive

OTHER BUSINESS:

None

CITIZEN PARTICIPATION:

Citizens will be recognized, in order, by the citizen sign-in sheet.

***Please take a moment out of your busy schedules to call this office and confirm whether or not you will be able to attend this review meeting. Please call Alyeasha 329-2210. Again, we need a majority of the members in order to have a qualifying vote. ***It is imperative that we have a quorum. ***

Please bring your copy of the Monroe Heritage Preservation Commission by-laws, Rules and Procedures and the ordinance for future referencing throughout the meeting session.

City of Monroe
Heritage Preservation Commission

CASE NUMBER: HIS 108-24
NAME: CHAMBLESS ENTERPRISES
ADDRESS OF PROPERTY: 501 DeSiard Street
HISTORIC DISTRICT: Don Juan Filhiol Historic District

REQUEST: The applicant is requesting approval to do exterior renovations to an existing commercial building. The property is located in the CBD (Central Business) District, at 501 DeSiard Street, within the Don Juan Filhiol Historic District.

SIZE OF PROPERTY: 0.372-acre tract of land, more or less

PRESENT ZONING: CBD (Central Business) District

PRESENT USE: Vacant commercial building

MOST NEARLY BOUNDED BY (STREETS): North of DeSiard Street, south of Washington Street, east of North 5th Street and west of North 6th Street

SURROUNDING LAND USES: The surrounding land use consists of retail establishments, bars, restaurants and commercial businesses in all directions.

**COMMENTS/
RECOMMENDATIONS:** The applicant is proposing to convert a 12,642 square foot commercial building into 3 businesses (bars). The exterior renovations will include removing the stone, glass and metal siding from the front and side facades of the building. Most of the front windows will be removed.

The changes will be implemented in a way to maintain the aesthetics of the historic district. This packet includes details for the proposed project.

Site plans and photos have been provided for review.

DESIGN GUIDELINES:

Architecture Details

Preserve and maintain historic architectural details and features, as they are important stylistic elements that help to define a building's character. Do not remove or conceal historic architectural details. If the repair or replacement is necessary, match replacements to the original as closely as possible in material, design, color, and texture.

Primary materials

Preserve primary historic building materials, such as brick, wood siding, stone or metal whenever possible. If historic materials are damaged, spot replacement can be achieved with material matching the original. Proper maintenance of historic primary materials is important; avoid harsh or abrasive cleaning treatments.

Signage

Retain and maintain existing historic signs if possible. Ensure new signs and significant alterations to existing signs are compatible with the historic building and streetscape. Install signs in such a manner that no damage occurs to historic materials. All signs must meet the specific requirements of any existing or future citywide sign ordinances.

Storefronts

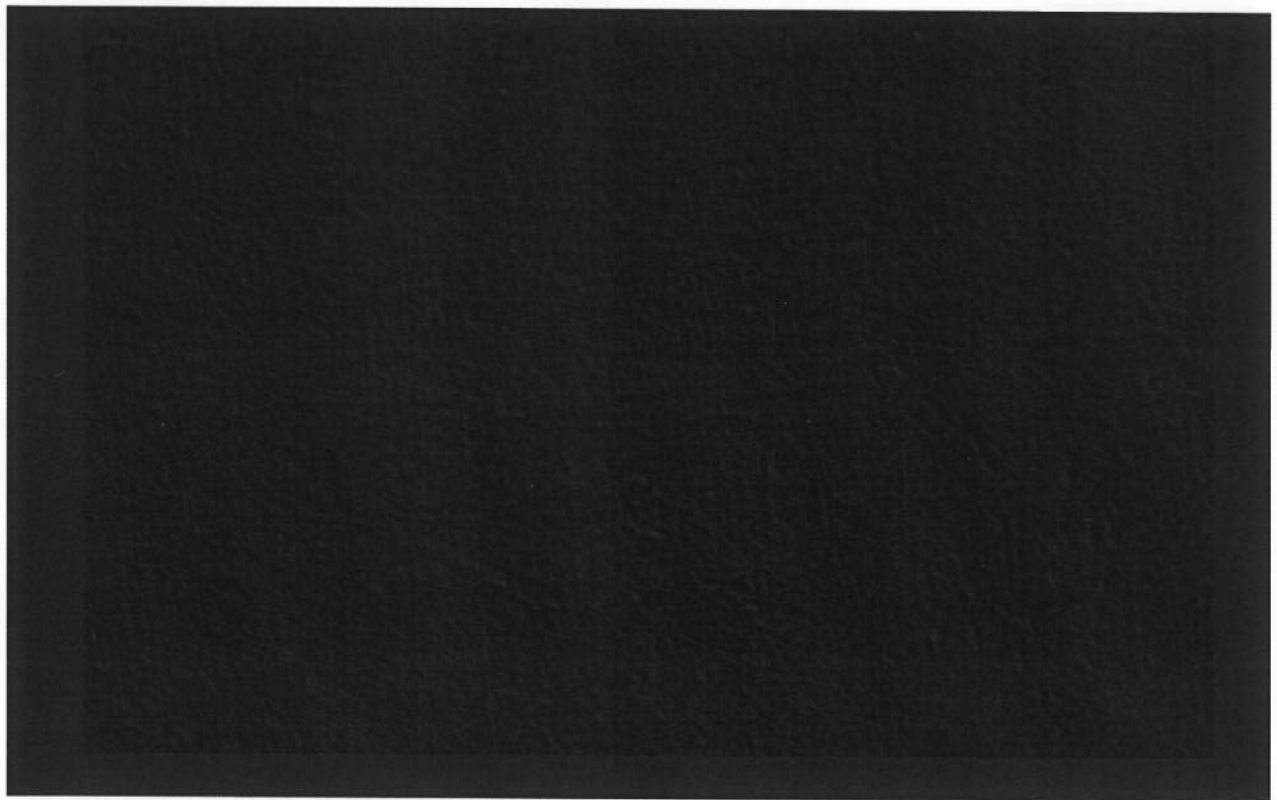
Storefronts are especially important elements of commercial buildings that define the historic character and appearance of the building. Retain, maintain and repair historic storefronts and their components. Do not cover or conceal historic storefronts.

Windows

Preserve, maintain, or repair original windows. Do not conceal, enclose, or cover historic windows. If replacements are necessary due to deterioration, match the historic window in size, and number and arrangement of the panes, or lights. Ensure replacement window frames are of the same material, such as wood or metal, as original windows. Do not introduce new window openings on facades.





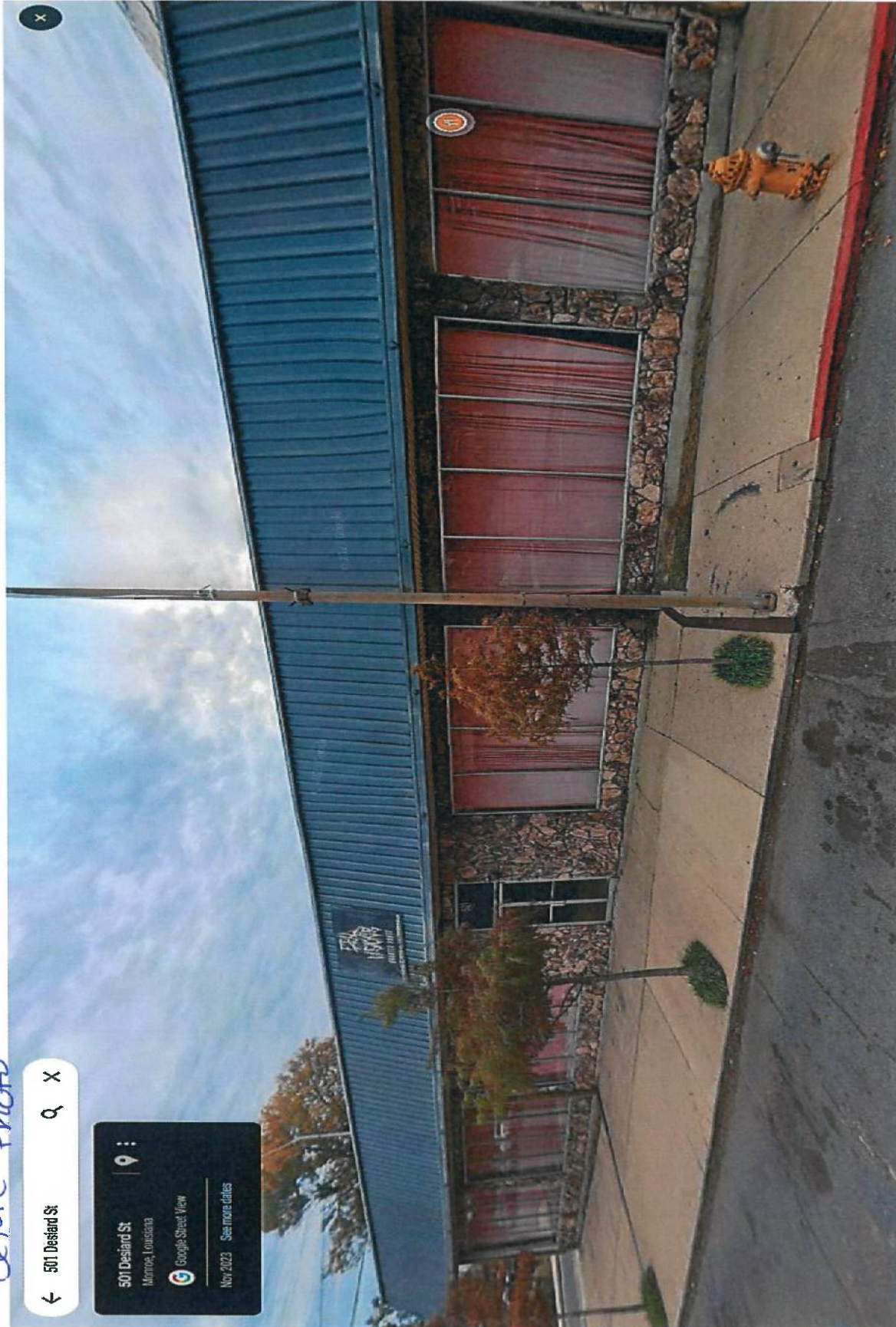








Before Photo



← 501 Desiard St Q X

501 Desiard St
Monroe, Louisiana
Google Street View
Nov 2023 See more dates

After Photo



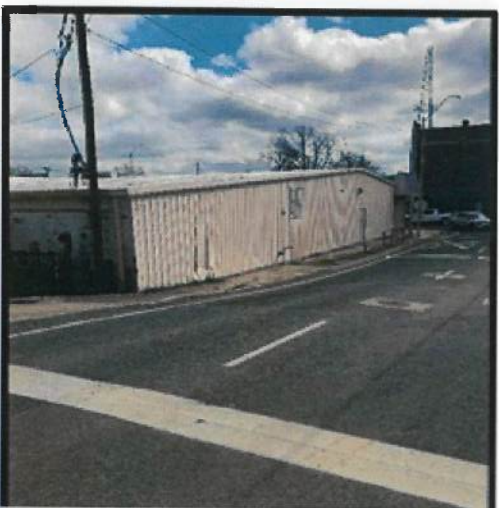
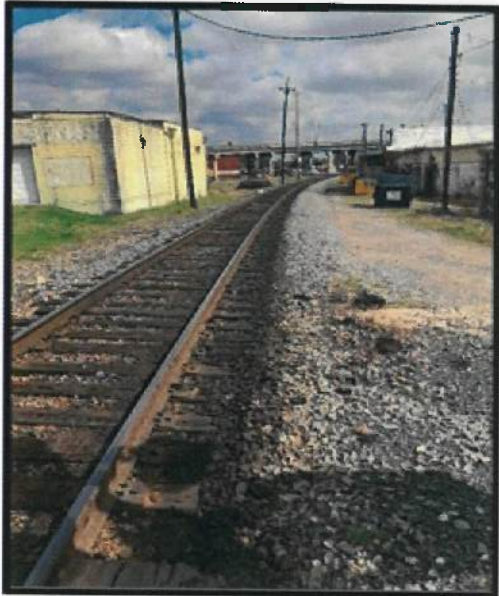
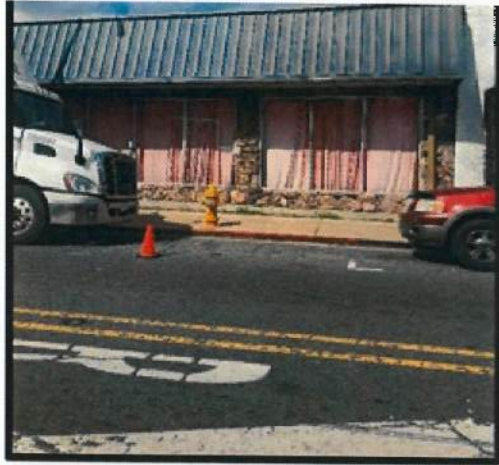
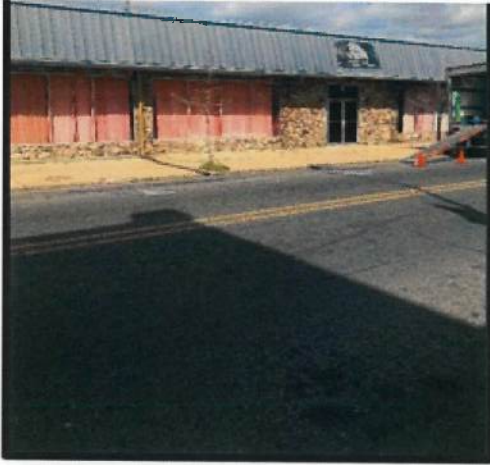
11/8/24, 8:03 AM Before photo

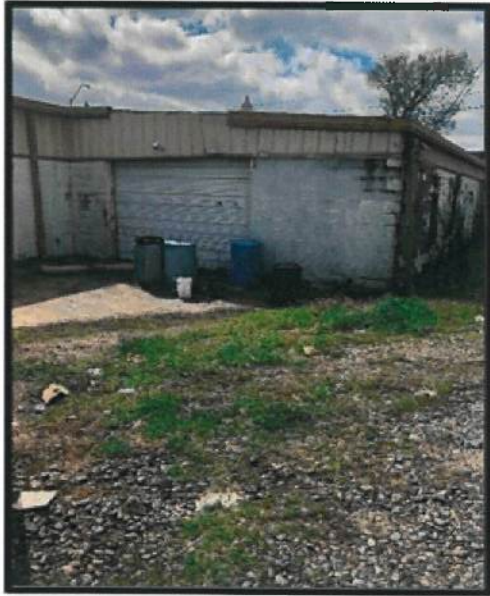
499 Desiard St - Google Maps



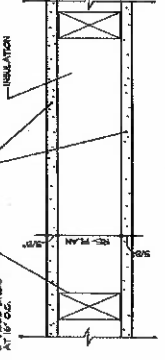
Aster photo







5/16" FIRE RATED GYPSUM BOARD AT 16" O.C.

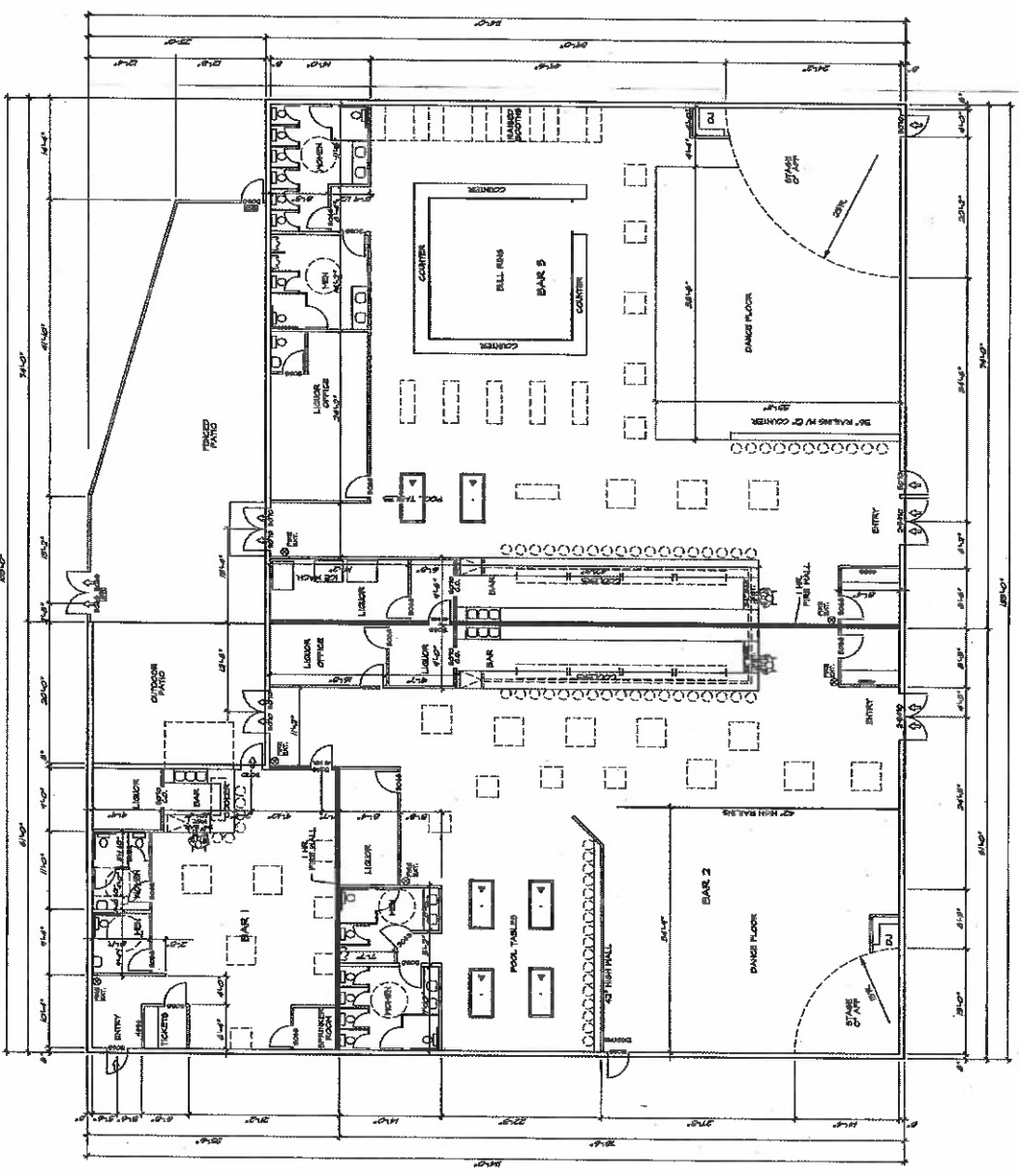


1 HOUR FIRE PARTITION DETAIL
 NTS. UL DESIGN 505

DESIGN LOAD CRITERIA	
BUILDING CODES:	2021 IBC
ROOF LIVE LOAD	20 PSF PER LOCAL WEATHERING
ROOF DEAD LOAD	10 PSF PER IRRADIATED SURFACES
CEILING DEAD LOAD	4 PSF PER AREA
CEILING LIVE LOAD	4 PSF PER AREA
WIND LOAD	15.0 PSF
SEISMIC LOAD	15.0 PSF
PERMISSIBLE FACTOR	1.50
SEISMIC PERMISSIBLE FACTOR	1.50
INTERNAL PRESSURE COEF.	0.25
FIRST FLOOR LIVE LOAD	100 PSF

LIFE SAFETY CODE ANALYSIS	
BUILDING CRITERIA:	IBC
LIFE SAFETY CODE:	NFPA 101 - 2021 IBC
TYPE OF CONSTRUCTION:	TYPE V (WOOD) (TABLE A5.2.1.2)
MEANS OF EGRESS DISTANCE:	75 FT. (TABLE A7.1)
AREA 1	1962 SF
AREA 2	4258 SF
AREA 3	2682 SF
TOTAL	6902 SF
OCCUPANT LOADINGS:	75 PER 1000 SF
AREA 1	147
AREA 2	319
AREA 3	201
TOTAL	667
OCCUPANT LOADS:	667
AREA 1 - 150 OCCUPANTS X 0.25/OCCUPANT = 38	
AREA 2 - 400 OCCUPANTS X 0.25/OCCUPANT = 100	
AREA 3 - 400 OCCUPANTS X 0.25/OCCUPANT = 100	
MINIMUM EGRESS WIDTH = 8'	
REQUIREMENTS:	SEE SPECIFICATIONS
NFPA IS AUTOMATIC SPRINKLER REQUIRED	
NFPA IS FIRE ALARM SERVICE REQUIRED	
MINIMUM DISTANCES NOT EXCEED 75 FT.	

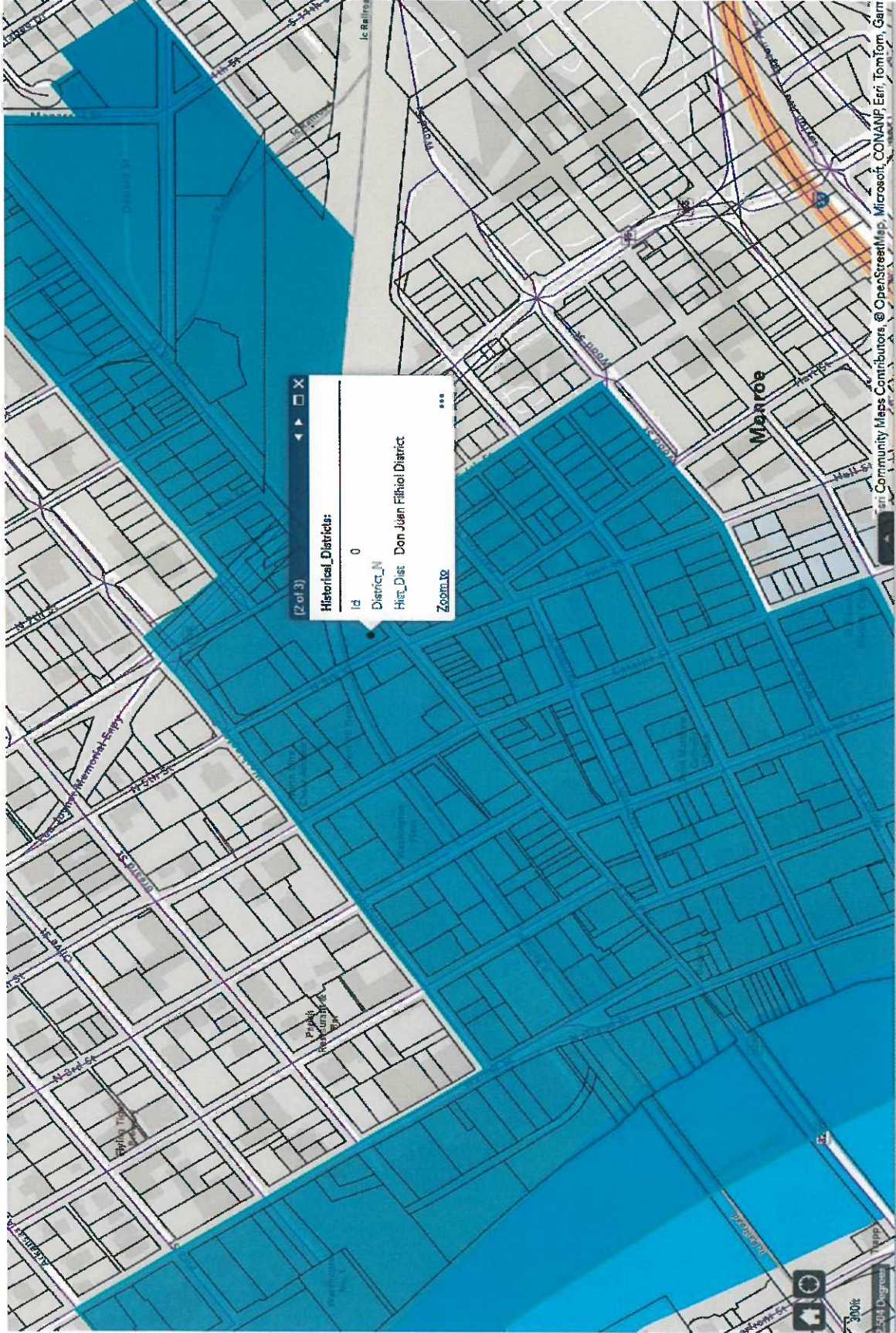
IBC CODE ANALYSIS	
BUILDING CRITERIA	IBC PROVISIONS
BUILDING OCCUPANCY:	A-2 AMUSEMENT SODAS
MEANS OF EGRESS:	2 ALLOWED (TABLE 504)
MEANS OF EGRESS:	3 ALLOWED (TABLE 504)
MEANS OF EGRESS:	3 ALLOWED (TABLE 504)
MAX ALLOWABLE AREA:	15000 SF (TABLE 504)
AREA BAR 1	1500 SF
AREA BAR 2	4258 SF
AREA BAR 3	2682 SF
TOTAL ACTUAL AREA:	6902 SF
OCCUPANT LOADS (TABLE 504)	75 PER 1000 SF
AREA 1	147
AREA 2	319
AREA 3	201
TOTAL OCCUPANT LOAD:	667



FLOOR PLAN

TRI-BARS





(2 of 3)

Historical_Districts:

Id	District_N	Hic_Dist
0	Don Juan Filhioi District	

Zoom to

an Community Maps Contributors, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin

300m
200 Degrees

City of Monroe
Heritage Preservation Commission

CASE NO.: HIS 110-24
NAME OF APPLICANT: RUSSELL SMALLWOOD
ADDRESS OF PROPERTY: 1412 Riverside Drive
HISTORIC DISTRICT: Louis de Alexander Breard Historic District

REQUEST: The applicant is requesting to install a 12' x 28' in-ground swimming pool in the rear yard of an existing residence at 1412 Riverside Drive.

SIZE OF PROPERTY: 0.921 acres (more or less)

PRESENT ZONING: R-1 (Single Family Residence) District

PRESENT USE: Single family residence

MOST NEARLY BOUNDED BY (STREETS): North of Glenmar Avenue, south of Rochelle Avenue, east of Riverside Drive and west of North 2nd Street.

SURROUNDING LAND USES: Surrounding land use consists of single-family residences in all directions.

**COMMENTS/
RECOMMENDATIONS:** The applicant recently purchased this residence and would like to install a 12' x 24' in-ground pool in her rear yard.

Site plans and photos have been provided for review.

DESIGN GUIDELINES:

Although The Design Guidelines do not address swimming pools.

As with any other project, consider the unique architectural character of the area and how to design in a way that's sympathetic to the surroundings. New additions should be clearly differentiated from the historic building.

