



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, November 14, 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 106-24: North Bayou Commercial Properties/Shane Wooten – 1709 North 5th Street – Louis de Alexander Breard Historic District

This is a request to do exterior renovations to a vacant residence – 1709 North 5th Street

HIS 107-24: 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 108-24: Achievers of LA/William Hamm – 403 Park Avenue – Louis de Alexander Breard Historic District

This is a request to screen in an existing porch at a residence – 403 Park Avenue

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 107-24
NAME: NORTH BAYOU COMMERCIAL
PROPERTIES/SHANE WOOTEN
ADDRESS OF PROPERTY: 1709 North 5th Street
HISTORIC DISTRICT: Louis de Alexander Breard Historic District

REQUEST: The applicant is requesting approval to make exterior changes to a vacant residential structure. The property is located in the R-1 (Single Family Residence) District, at 1709 North 5th Street, within the Louis de Alexander Breard Historic District.

SIZE OF PROPERTY: 0.165-acres tract of land, more or less

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

PRESENT USE: Vacant resident

MOST NEARLY BOUNDED BY (STREETS): North of Downey Laney, south of K Street, east of North 5th Street and west of North 4th Street

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

**COMMENTS/
RECOMMENDATIONS:** The applicant is proposing to paint the exterior of a vacant residence with a new paint color. The existing windows will be replaced. The sunroom, measuring 7' x 14' or 98 square feet, will be converted to the primary bathroom for the residence. A new roof is also proposed and add a fence to the north side of the property.

The changes would be implemented in a way to maintain the aesthetics and historic district. This packet includes details, colors, and material for the proposed project.

A site plan and renderings have been provided for review.

DESIGN GUIDELINES:

New Additions

Design and construct new additions without radically changing, obscuring, or altering character-defining features of the historic building. Instead of attempting to create an exact copy of the original design, the new additions should complement the original historic building.

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.

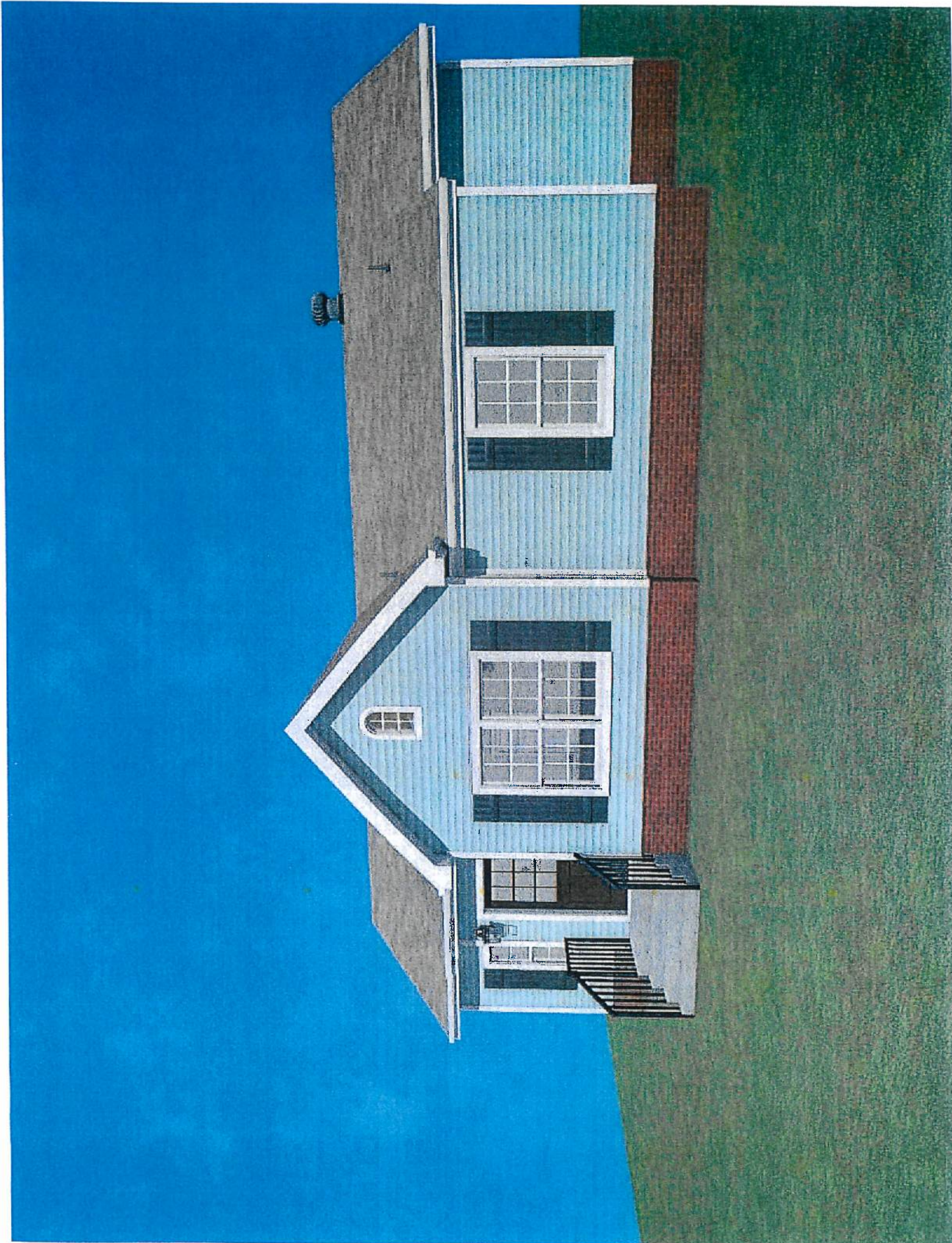
Paint

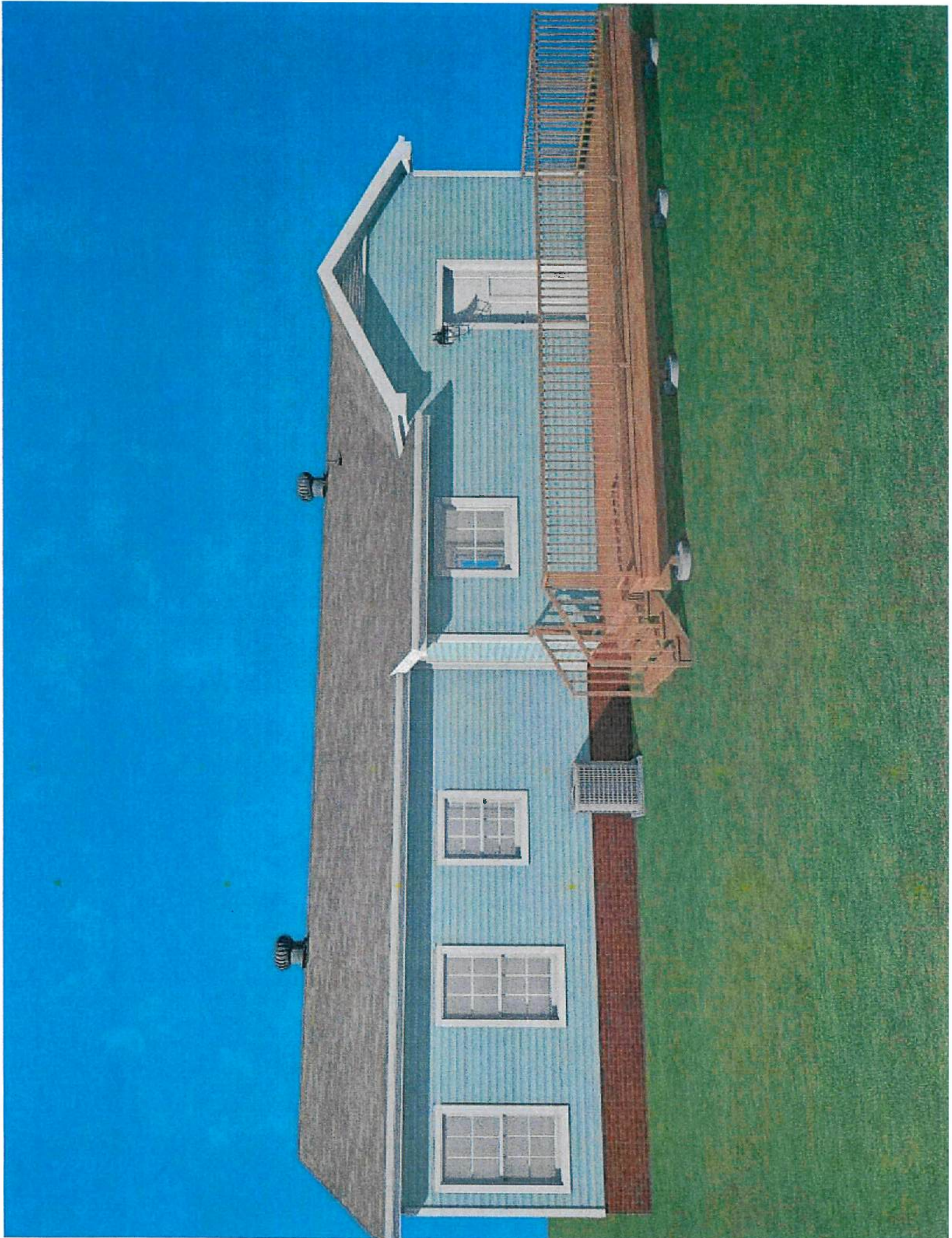
Property owners are encouraged to use colors appropriate to the age and style of the dwelling. The painted finish on traditionally painted parts of buildings and landscapes like wood siding, architectural details, window sashes, and fences should be maintained.

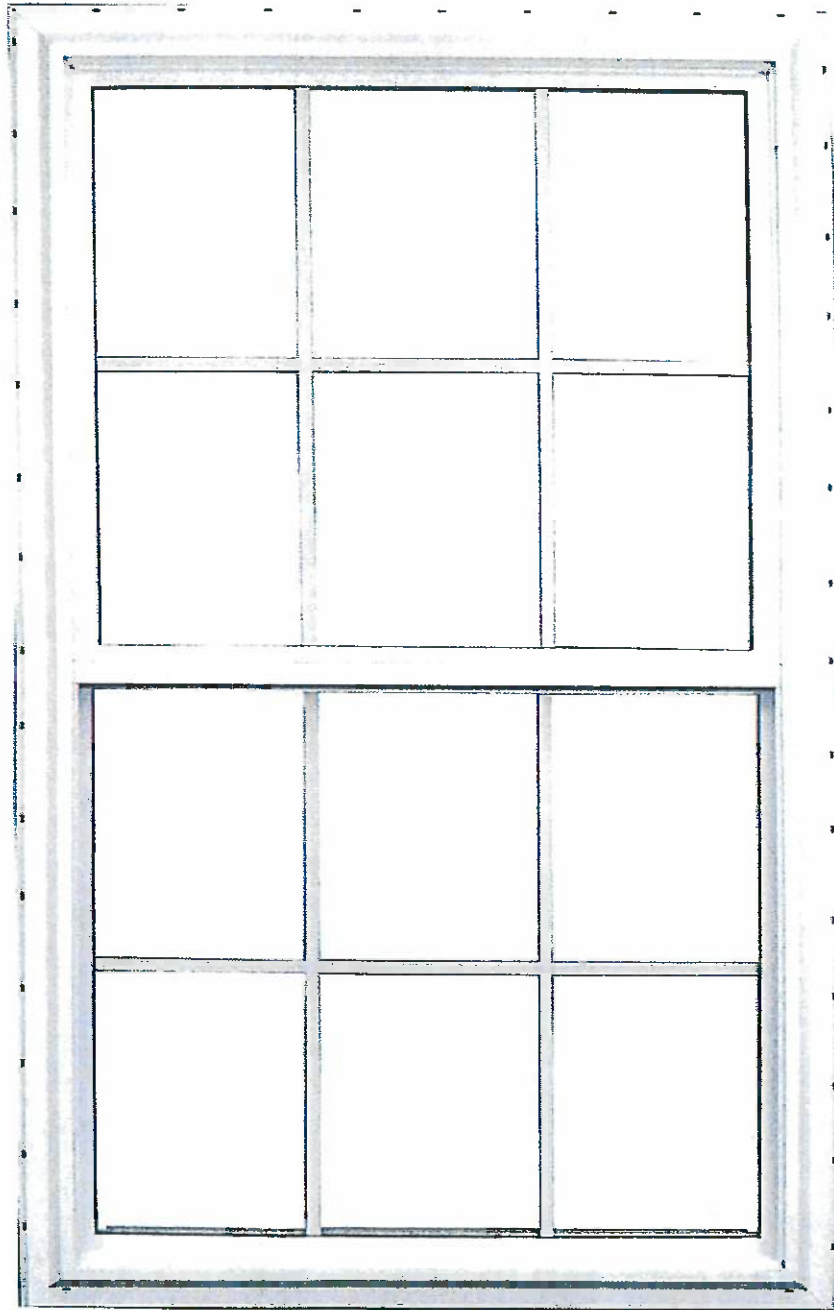
Windows

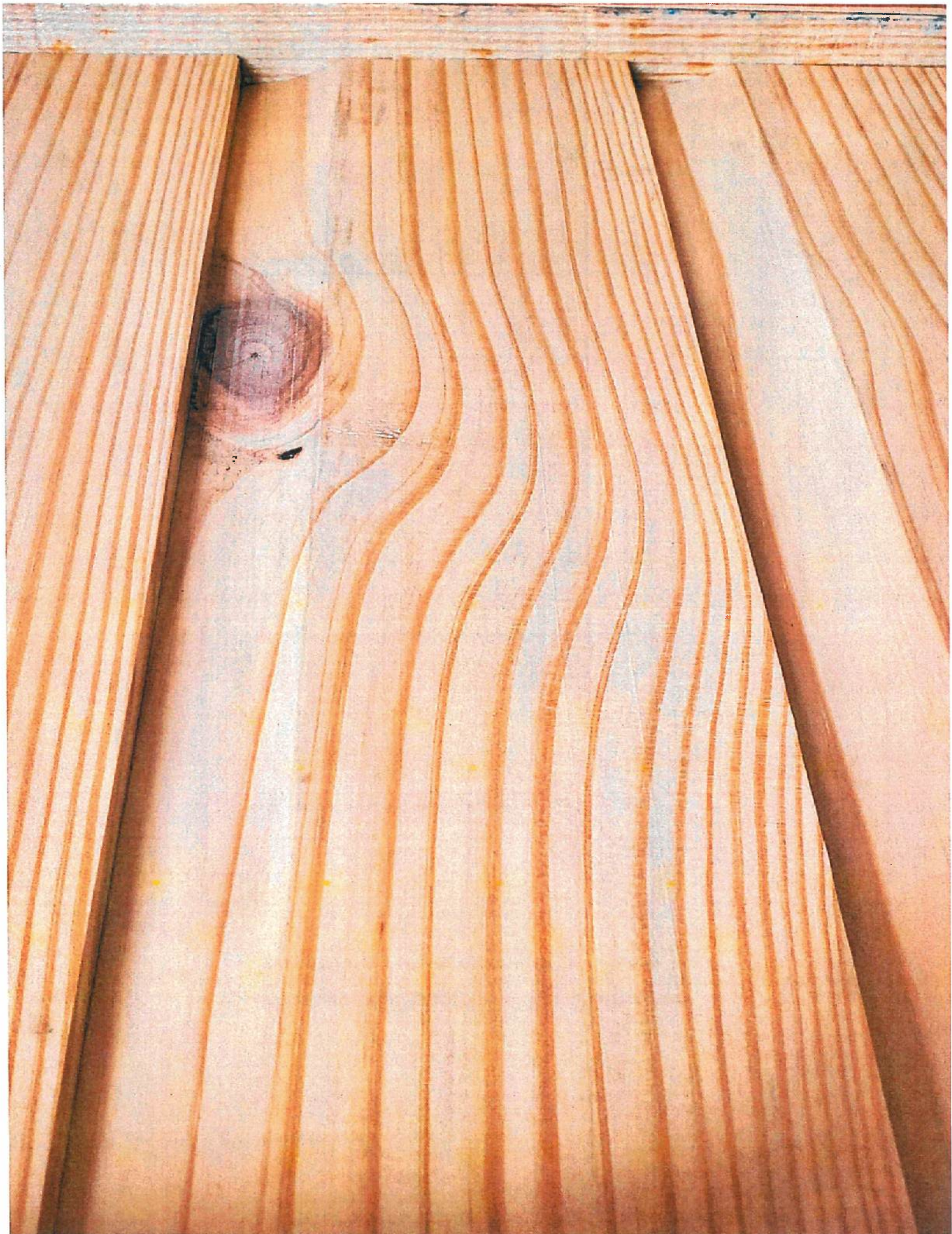
Preserve, maintain, or repair original windows. Do not conceal, enclose, or cover historic windows. If replacements are necessary due to deterioration, match the historic window in size, and number and arrangement of the panes, or lights. Ensure replacement window frames are of the same material, such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











Ouachita Parish

Assessor's Office

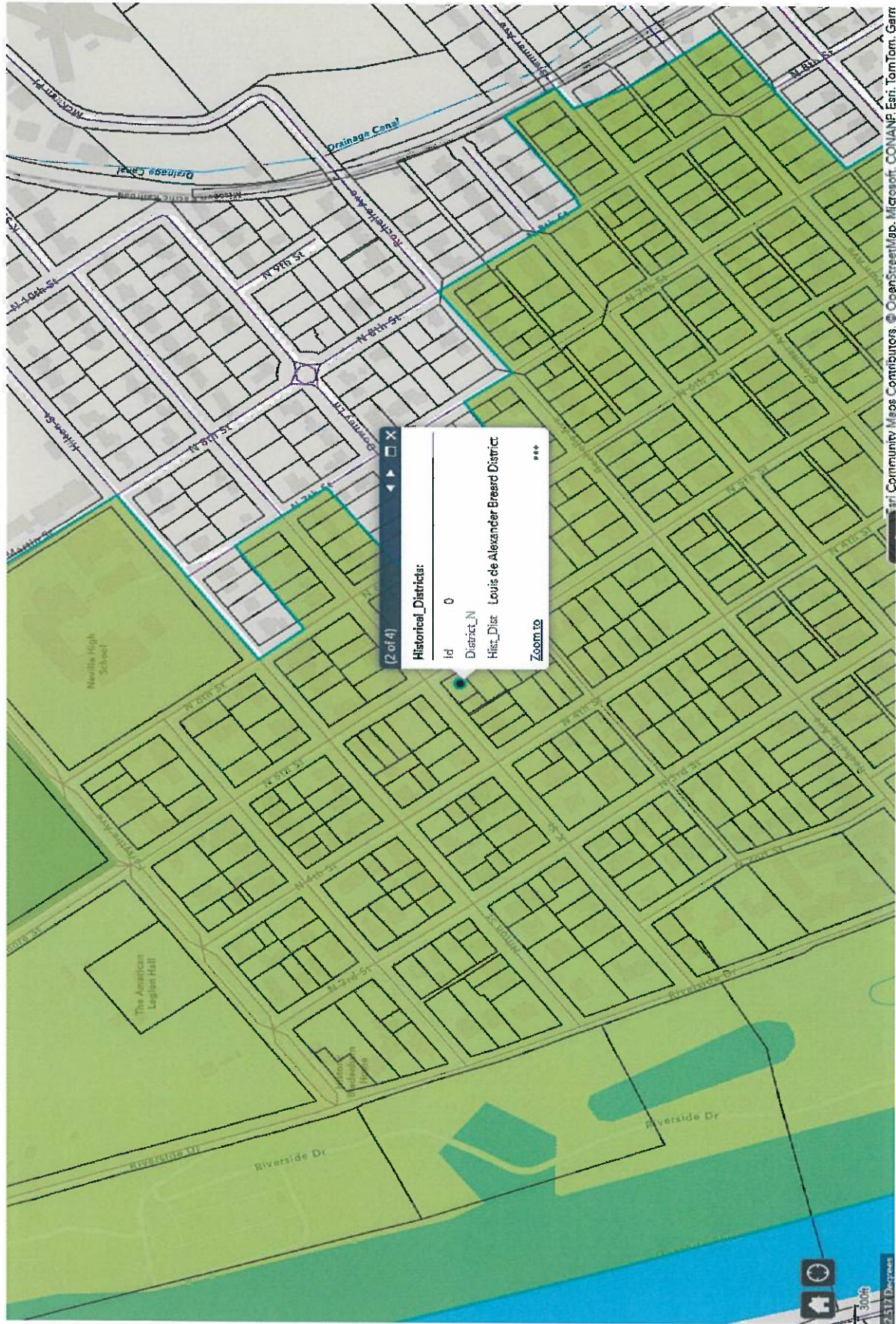
Stephanie Smith, Assessor



Date Created: 10/4/2024
Created By: actDataScout

1 inch = 27 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.



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.

After photo



After Photo



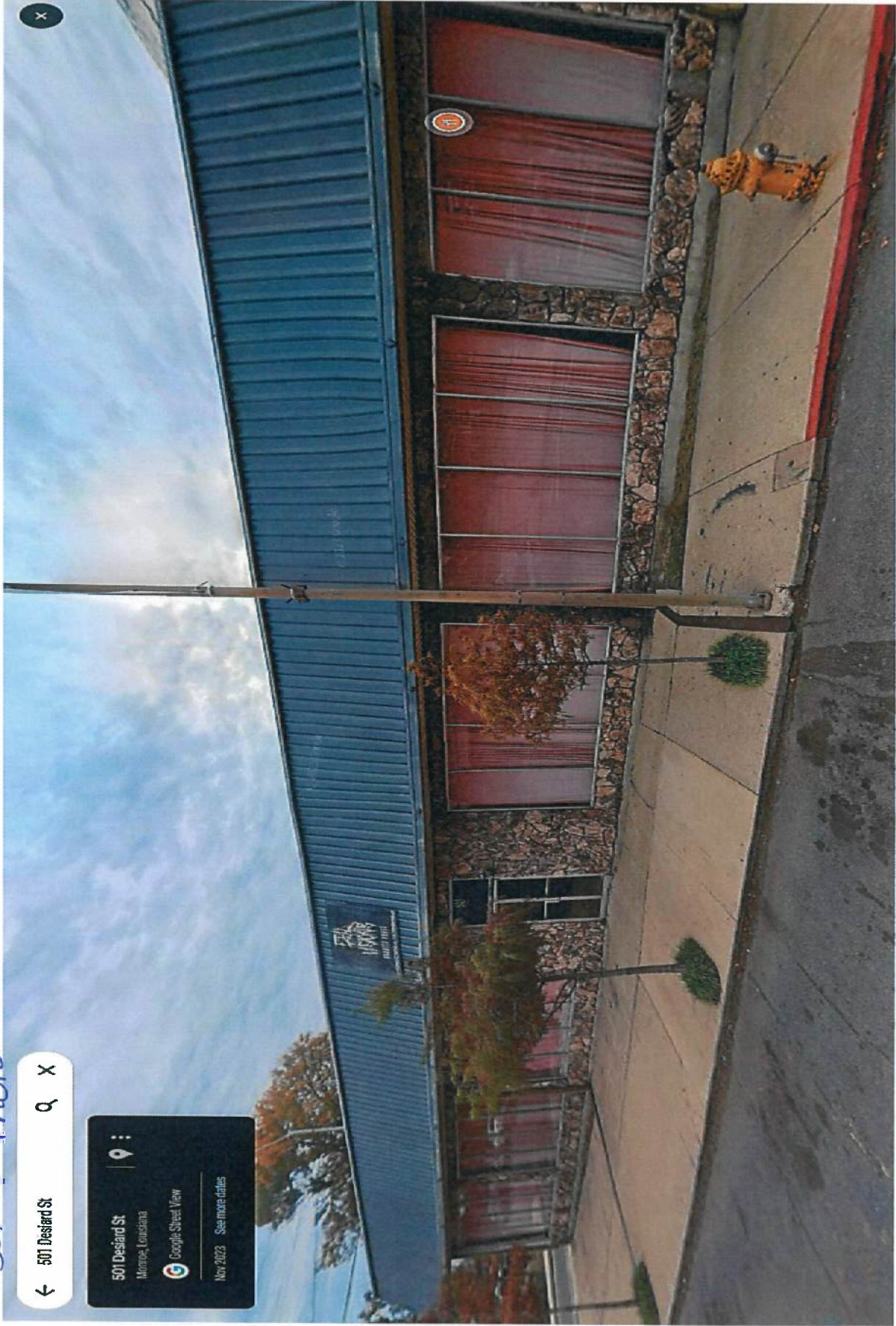
11/8/24, 8:03 AM

Before photo

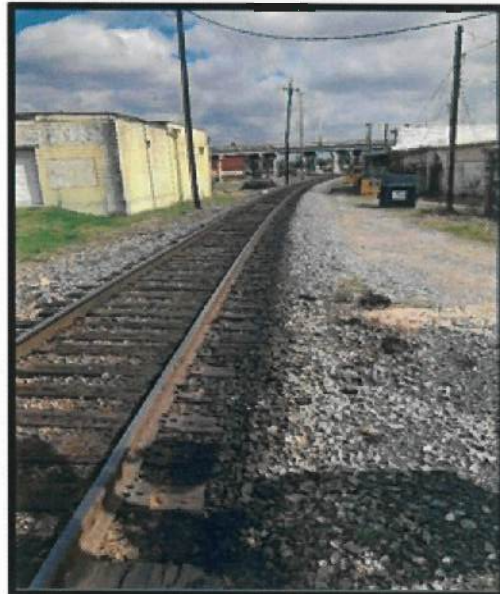
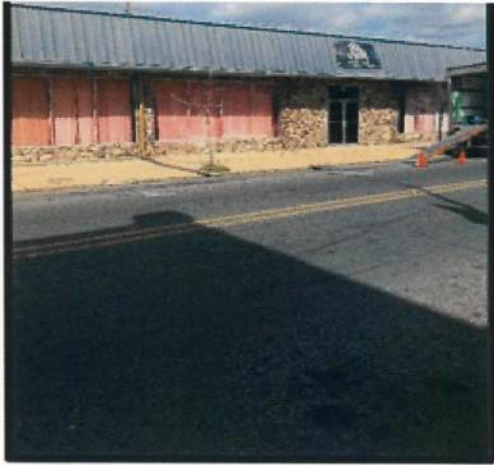
499 Desiard St - Google Maps



Before Photo

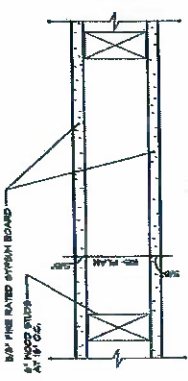


Before photo



Before photo





1 HOUR FIRE PARTITION DETAIL
 U.L. DESIGN 305

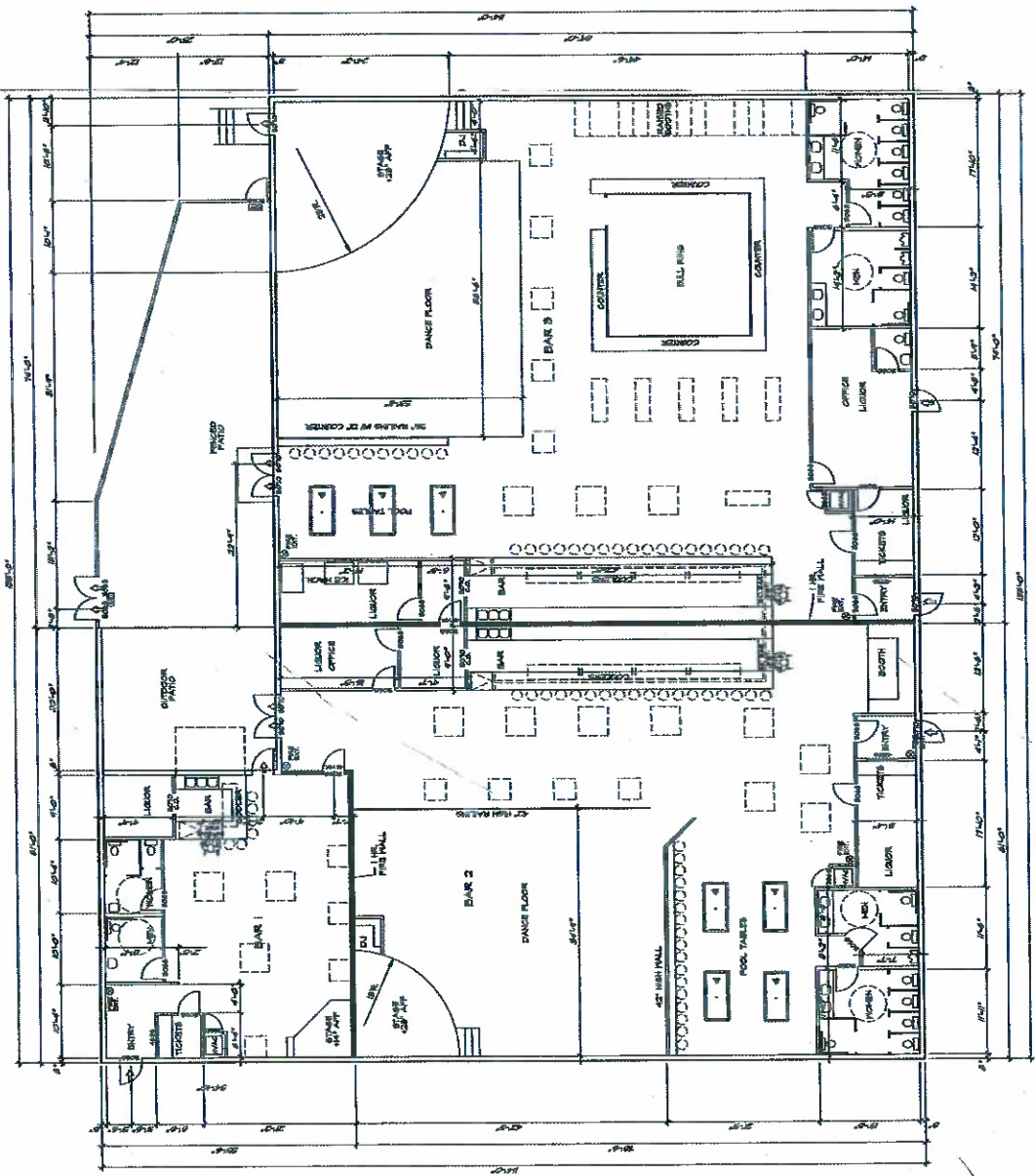
DESIGN LOAD CRITERIA	
BUILDING CODES	2008 IBC
ROOF LIVE LOAD	20 LB/FT ² ACCORDING TO IBC 1605.1
ROOF DEAD LOAD	10 LB/FT ² CALCULATED
FLOOR LIVE LOAD	40 LB/FT ² CALCULATED
FLOOR DEAD LOAD	10 LB/FT ² CALCULATED
WIND LOAD	150 PSF PER IBC 1605.1
SEISMIC	AS PER IBC 1605.1
CEILING	AS PER IBC 1605.1
WALLS	AS PER IBC 1605.1
FOUNDATION	AS PER IBC 1805.1
RETENTION	AS PER IBC 1805.1
WIND RESISTANCE	AS PER IBC 1605.1
SEISMIC RESISTANCE	AS PER IBC 1605.1
FIRST FLOOR LIVE LOAD	60 PSF
2ND FLOOR	60 PSF

LIFE SAFETY CODE ANALYSIS	
BUILDING CODES	2008 IBC
ROOF LIVE LOAD	20 LB/FT ² ACCORDING TO IBC 1605.1
ROOF DEAD LOAD	10 LB/FT ² CALCULATED
FLOOR LIVE LOAD	40 LB/FT ² CALCULATED
FLOOR DEAD LOAD	10 LB/FT ² CALCULATED
WIND LOAD	150 PSF PER IBC 1605.1
SEISMIC	AS PER IBC 1605.1
CEILING	AS PER IBC 1605.1
WALLS	AS PER IBC 1605.1
FOUNDATION	AS PER IBC 1805.1
RETENTION	AS PER IBC 1805.1
WIND RESISTANCE	AS PER IBC 1605.1
SEISMIC RESISTANCE	AS PER IBC 1605.1
FIRST FLOOR LIVE LOAD	60 PSF
2ND FLOOR	60 PSF

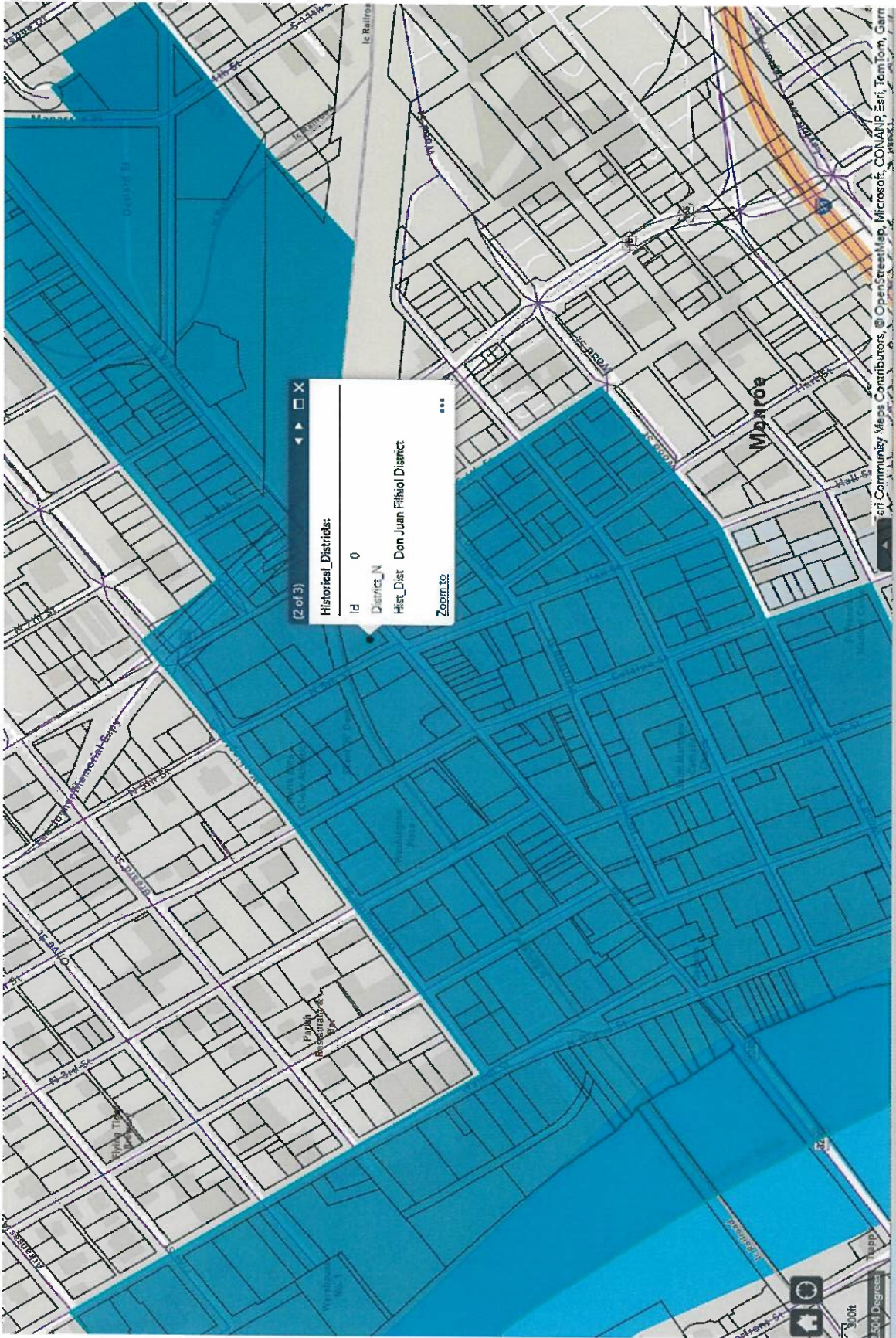
IBC CODE ANALYSIS	
BUILDING CRITERIA	IBC PROVISIONS
MINIMUM OCCUPANCY	AS PER IBC 101.1 (100)
MINIMUM FLOOR AREA	AS PER IBC 101.2 (100)
MAX. ALLOWABLE AREA	AS PER IBC 101.3 (100)
AREA BAR 1	1000 SQ. FT.
AREA BAR 2	1000 SQ. FT.
AREA BAR 3	1000 SQ. FT.
TOTAL ACTUAL AREA	3000 SQ. FT.
OCCUPANT LOAD (TOTAL)	AS PER IBC 101.4 (100)
BAR 1	40 OCCUPANTS
BAR 2	40 OCCUPANTS
BAR 3	40 OCCUPANTS
MEANS OF EGRESS	AS PER IBC 103 (100)
STAIR	AS PER IBC 103.1 (100)
MEANS OF EGRESS WIDTH	AS PER IBC 103.2 (100)
MEANS OF EGRESS SIGNAGE	AS PER IBC 103.3 (100)
MEANS OF EGRESS LIGHTING	AS PER IBC 103.4 (100)
MEANS OF EGRESS DOORS	AS PER IBC 103.5 (100)

MEANS OF EGRESS	
MEANS OF EGRESS WIDTH	AS PER IBC 103.2 (100)
MEANS OF EGRESS SIGNAGE	AS PER IBC 103.3 (100)
MEANS OF EGRESS LIGHTING	AS PER IBC 103.4 (100)
MEANS OF EGRESS DOORS	AS PER IBC 103.5 (100)

Reviewed for Code Compliance per IBC
 09/14/2023



FLOOR PLAN
 2ND FLOOR



City of Monroe
Heritage Preservation Commission

CASE NUMBER: HIS 109-24
NAME: **ACHIEVERS OF LA**
ADDRESS OF PROPERTY: 403 Park Avenue
HISTORIC DISTRICT: Louis de Alexander Breard Historic District

REQUEST: The applicant is requesting approval to screen in an existing front porch. The property is located in the R-1 (Single Family Residence) District, at 403 Park Avenue, within the Louis de Alexander Breard Historic District.

SIZE OF PROPERTY: 0.179-acres tract of land, more or less

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

PRESENT USE: Vacant resident

MOST NEARLY BOUNDED BY (STREETS): North of Park Avenue, south of McKinley Street, east of Sycamore Street and west of Cherry Street

SURROUNDING LAND USES: The surrounding land use consists of single-family residences to the north, east and west and Forsythe Park to the south.

**COMMENTS/
RECOMMENDATIONS:** The applicant is proposing to screen an existing 8' x 14' or 112 square foot porch. The materials list includes wood 2x4's, a wood 3068 screen door, fiberglass screen, and wood lattice mold to attach to the screen.

The changes would be implemented in a way to maintain the aesthetics and historic district. This packet includes details, colors, and material for the proposed project.

A site plan and photos have been provided for review.

DESIGN GUIDELINES:

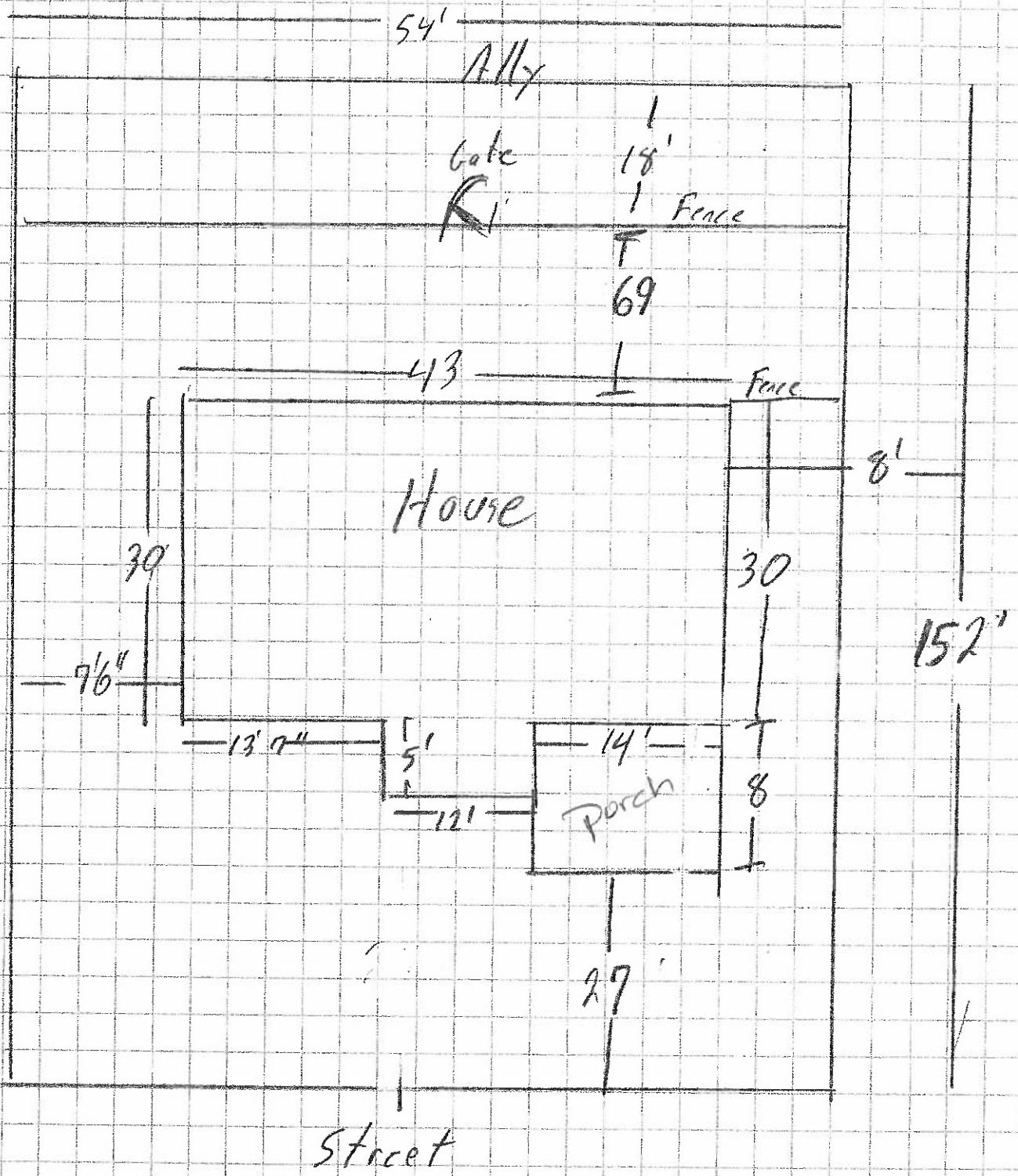
Porches

Porches and their elements are integral in conveying the historic character and architectural style of a dwelling. Preserve and maintain original porch materials. Ensure porches are repaired and maintained.

Porch stairs & railing

Porch railings and steps are integral elements of a historic porch. Preserve and maintain all original porch materials. Ensure steps and railing are repaired and maintained.

John Allen
403 Park Ave
Monroe LA 71201





Achievers of Louisiana, Inc.

304 Downing Pines Rd, Ste. A
West Monroe, LA 71292

P.O. Box 441
West Monroe, LA 71294

Phone: 318-325-0555

Fax: 318-325-0595

www.achieversinc.com

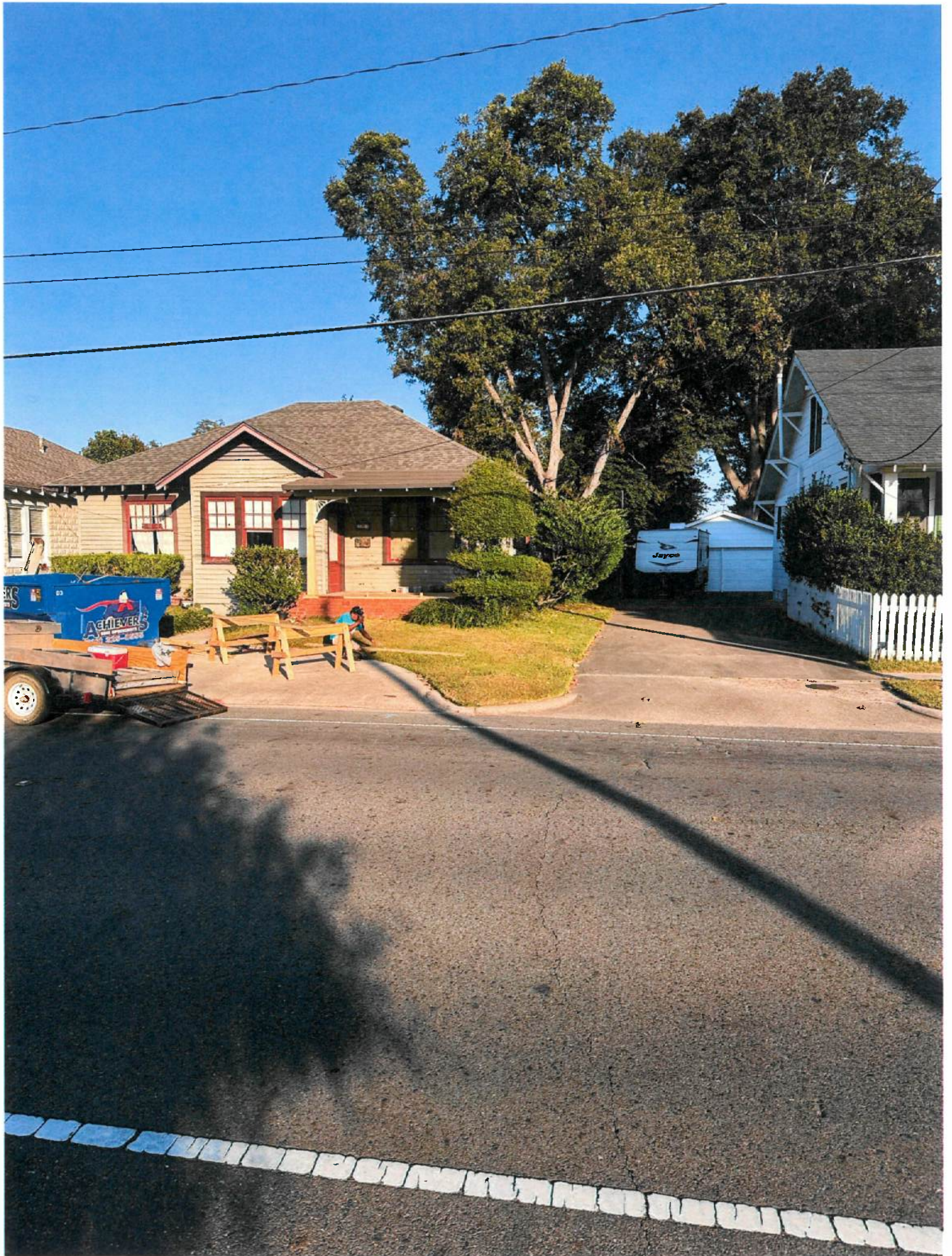
October 29, 2024

John Allen
403 Park Ave
Monroe, LA 71201

Material list.
Wood 2 x 4
Wood 3068 screen door.
Fiberglass screen.
Wood lattice mold to attach the screen.

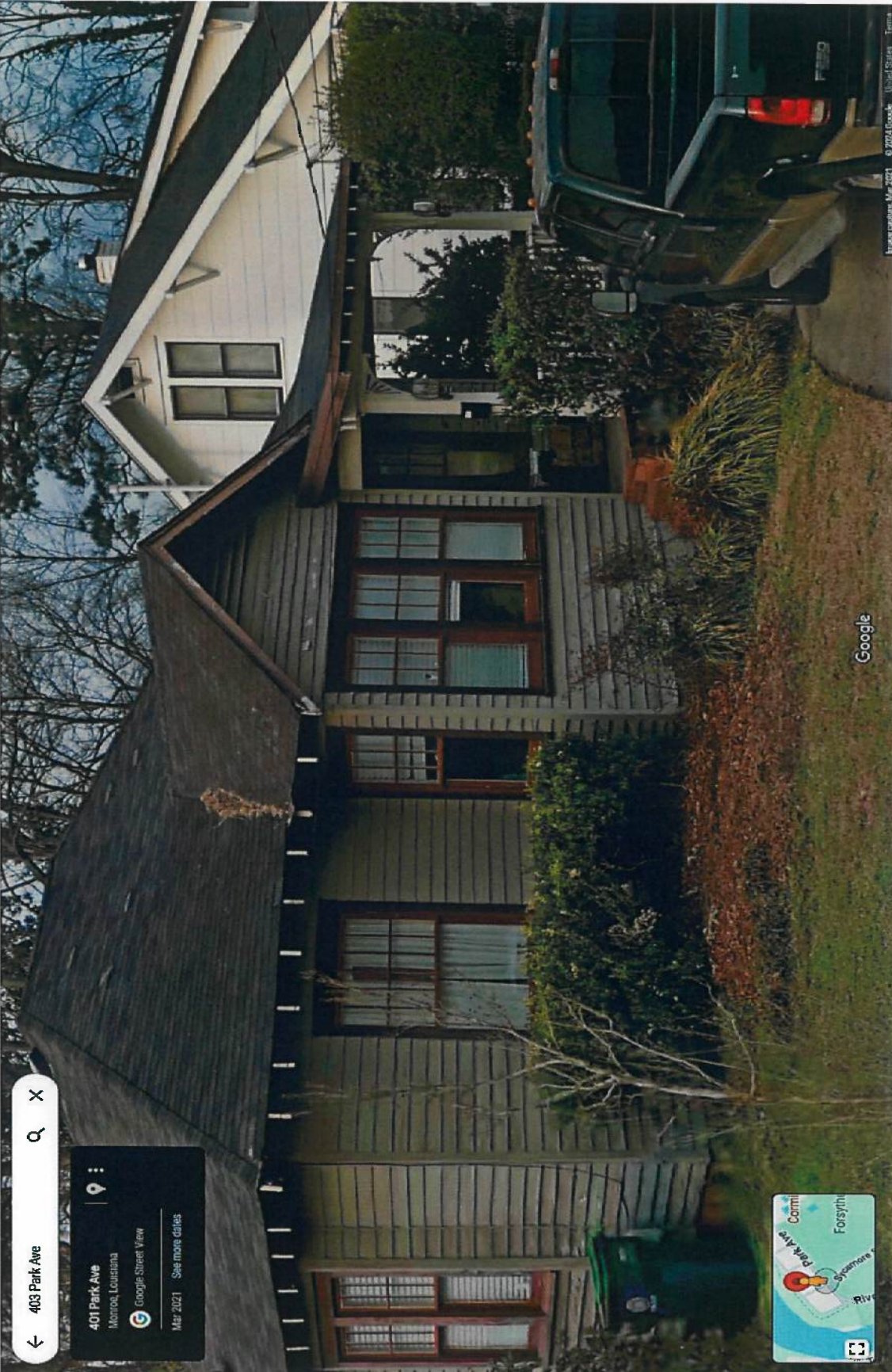
Thanks,

William Hamm
Sales
Cell 318-381-9323









← 403 Park Ave 🔍 ✕

📍

401 Park Ave
 Monroe, Louisiana

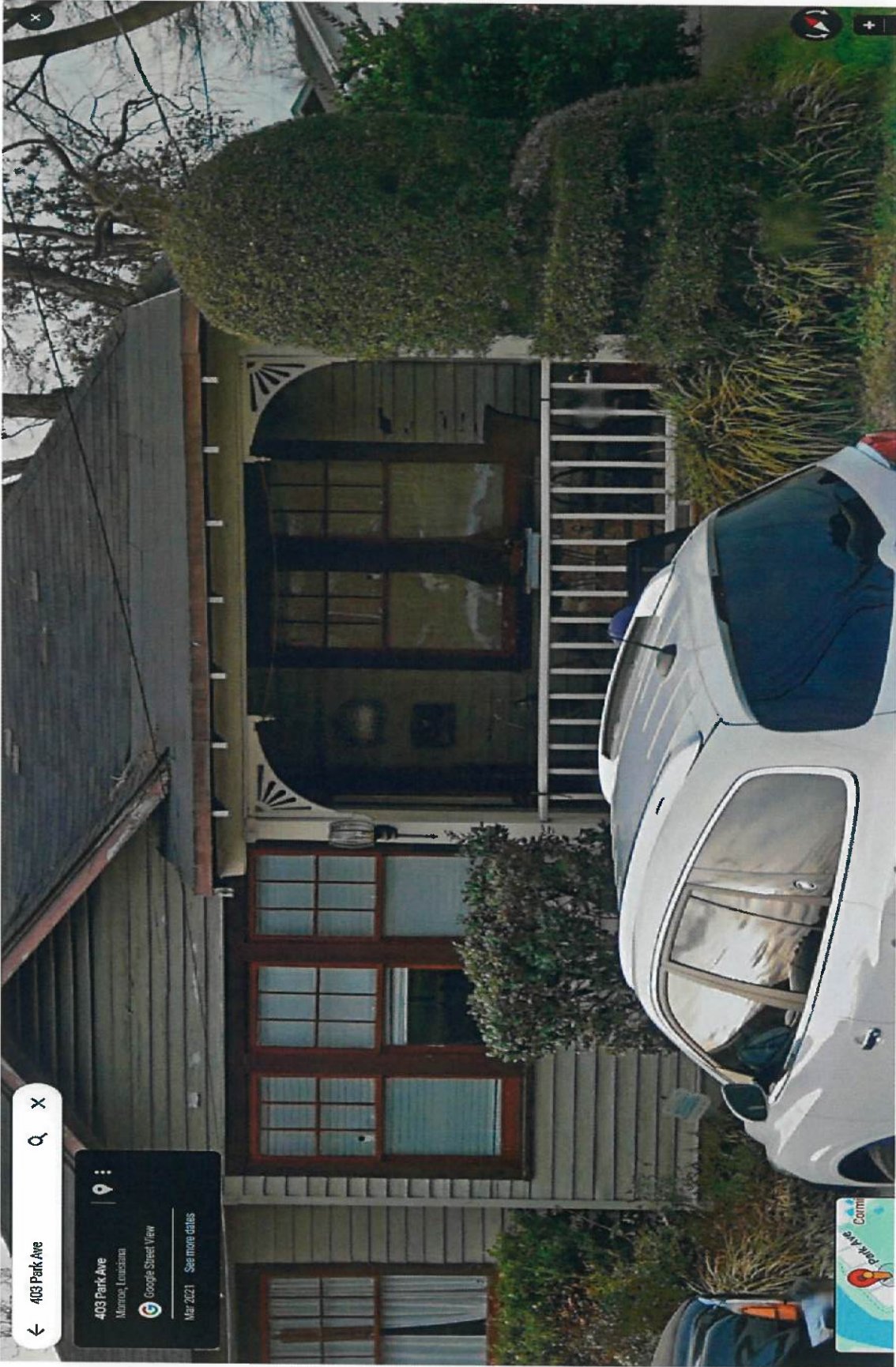
📄 Google Street View

Mar 2021 See more dates



Google

Image captured Mar 2021 © 2024 Google. Local Guides - Terms



← 403 Park Ave 🔍 ✕

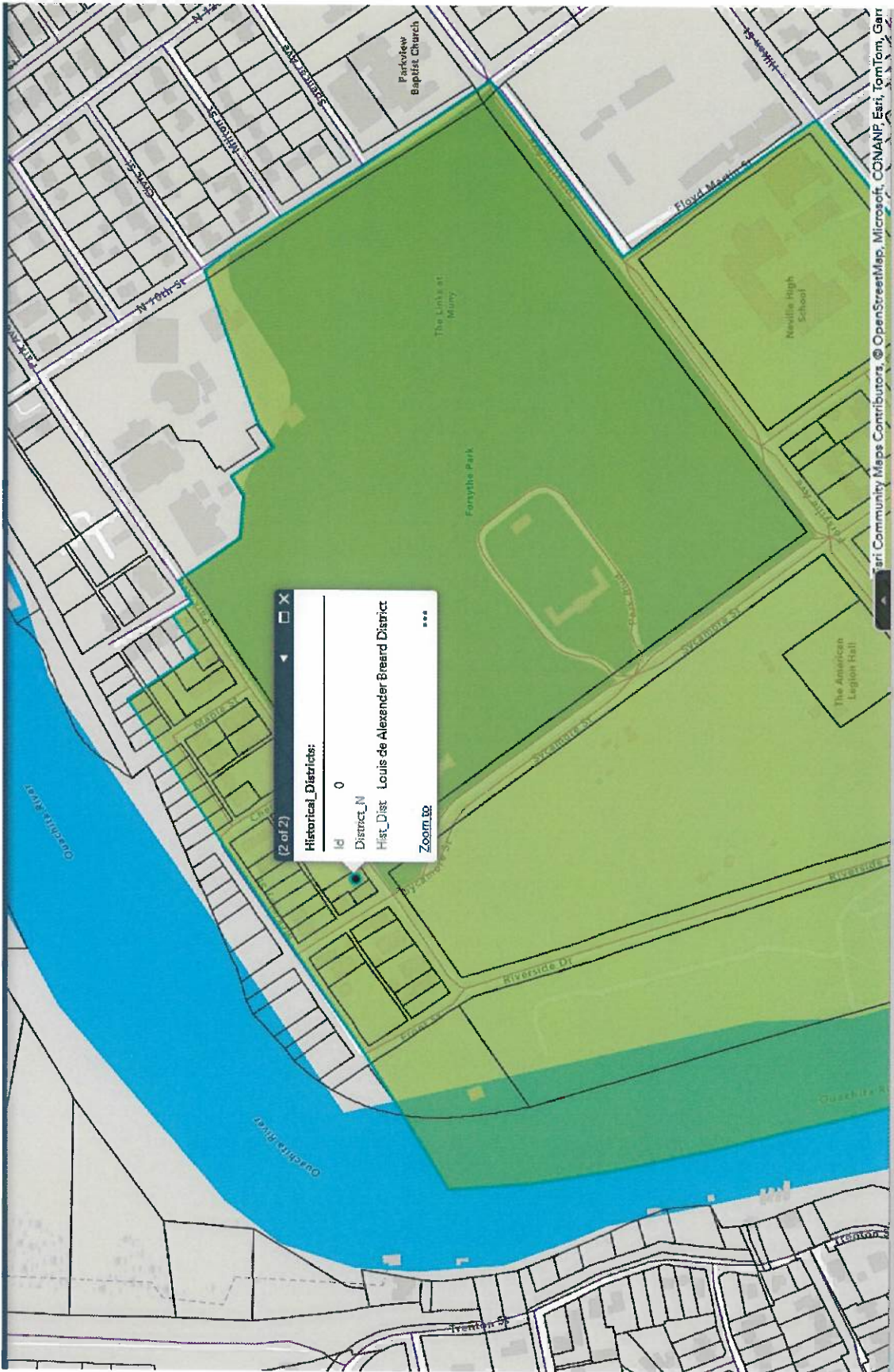
📍

403 Park Ave
Maroon, Louisiana

🌐 Google Street View

Mar 2021 See more dates





Historical_Districts:

(2 of 2)

id	District_N	Hist_Dist
0		Louis de Alexander Breed District

Zoom to

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