

AGENDA

LEGAL & SPECIAL SESSION PUBLIC MEETING – Thursday, May 4, 2017 – 5:15pm: **CITY COUNCIL CHAMBERS CITY HALL**

I: ROLL CALL AND DECLARE QUORUM:

- 1. Mr. Echols**
- 2. Mrs. Ezernack**
- 3. Ms. Woods**
- 4. Mr. Wilson**
- 5. Mr. Clark**
- 6. Mayor Mayo**

II: APPROVAL OF MINUTES: None

III: PUBLIC HEARING:

1. Department of Planning & Urban Development : **(Heritage Preservation Commission Appeal)**

(a) To hear and consider all comments, protests and objections relative to an appeal by Mr. Mahemud Tejani, 201 Kendall Ridge Drive, West Monroe LA, to the Monroe City Council to reverse a denial decision by the Heritage Preservation Commission about building repairs at their March 2, 2017 meeting. The Commission denied an application to replace wooden windows on the second floor façade and also adding a new vertical wooden façade to the first floor of an existing building located at 109 Catalpa Street in the Don Juan Filhiol Historic District.

(b) Consider request for the Monroe City Council to reverse a denial decision by the Heritage Preservation Commission about building repairs – Applicant – Mr. Hahemud Tejani -

Adjourn:

MONROE HISTORIC PRESERVATION COMMISSION

Mayor Jamie E. Mayo
Chris Fisher, PUD Director
Joanne Poret – Planning & Zoning Director

PUBLIC HEARING

CITY OF MONROE HERITAGE PRESERVATION COMMISSION

April 3, 2017

City Hall

Monroe, Louisiana

RE: HIS 108-17

APPLICANT: Mahemud Tejani

MOTIONED BY: Mr. William Cookston

SECONDED BY: Mrs. Zimmerman

The Heritage Preservation Commission denies the request to replace wooden windows on the second floor façade and also adding a new vertical wooden façade to the first floor of an existing building located at 109 Catalpa Street in the Don Juan Filhiol Historic District.

The Monroe Planning Commission had a majority vote for denial.

March 28, 2017

To: Monroe Historic Preservation Commission:

FROM: Mahemud Tejani
201 Kendall Ridge Drive
West Monroe, LA 71291

REF: Meeting Dated Thursday March 2, 2017

To whom it may concern

I Mahemud Tejani will be appealing the decision made by the Heritage Preservation Commission about building repairs.

If you have any further questions, please contact me at (318)-791-1272

Sincerely,

A handwritten signature in black ink, appearing to read 'Mahemud Tejani', with a stylized flourish at the end.

Mahemud Tejani

REGULAR MEETING

HISTORIC PRESERVATION COMMISSION

MARCH 2, 2017

CITY HALL

MONROE, LOUISIANA

MEMBERS PRESENT:

Dr. Timothy Mickel
Mrs. Clara Sartor
Mrs. Melissa Zimmerman
Mr. William Cookston
Mr. Cedrick Hemphill

MEMBERS ABSENT:

OTHERS PRESENT:

Mrs. Alyeasha Clay, Zoning Administrator
Mr. Jesse Garcia, Planner
Mrs. Joanne Poret, Planning Director
Mr. Tyler Moses, 2008 Frances Place, Monroe LA
Mr. Josh Taylor, 108 Parkway Boulevard, West Monroe LA
Mr. Todd Colvin, 605 Glenmar, Monroe LA
Mrs. Debora Colvin, 605 Glenmar, Monroe LA
Mr. Joshua Chambless, 406 Filhiol Avenue, Monroe LA
Mrs. Kathleen Spyres, 407 Erin Avenue, Monroe LA
Mr. James Turner, 305 Auburn Avenue, Monroe LA
Mr. Charles Frost, 501 Roselawn Avenue, Monroe LA
Mr. Hussein Tejani
Mr. Tyrone Dickson, 3004 Dick Taylor, Monroe LA
Mr. Michael Echols, 1800 Riverside Drive, Monroe LA

The Regular Meeting of the Heritage Preservation Commission for the City of Monroe was called to order Thursday, March 2, 2017 at 6:30 p.m. by Dr. Timothy Mickel, Chairman, in the Monroe City Hall Council Chambers, First Floor, City Hall, and Monroe, Louisiana.

**HIS 108-17: Request to replace wooden windows on the second floor
façade and also adding a new vertical wooden façade to the
first floor of an existing building – 109 Catalpa Street – CBD
(Central Business) District – Don Juan Filhiol Historic District
– Mahemud Tejani**

Mr. Tyrone Dickson of 300 Dick Taylor Street:

Dr. Mickel: So tell us a little bit about how this project evolved.

Mr. Dickson: To be frank with you, first of all we definitely apologize if we did anything wrong. What happened is that we had a lot of termite biting the wood and over the years the wood was damaged with water and it was causing a hazard. It was looking all kind of tacky. So this coincidence when the news people came out we were talking about bringing downtown up to par where people could look at our site and we wanted to come to the Monroe area to see downtown looking beautiful. So when we get in and started beautifying it we didn't want to just to take it and if you look on the pictures where the boards were coming off all rotten and nobody wanted to stand in front of them and take no picture so we replaced things and to keep the hazard down. It was just rotten and just damaged. The paint, you see all the stuff we pulled all off of it and possibly one window had come down. We didn't want it to look all tacky by putting boards up there and so that's why we did it and tried to make it look as beautiful as we can.

Dr. Mickel: Did you get a building permit before you started the work?

Mr. Dickson: Well, no because when I had talked to someone they said that we didn't need one because we were only replacing the wood. Immediately when they said that we had too I immediately came down and talked to someone. I immediately came down and talked to the young lady and tried to explain to her what was going on and I tried to explain to her what we were doing and that is when I proceeded.

Dr. Mickel: So, if I am hearing it right, what you presented to her is that you were going to replace some rotten boards on some existing windows and then what happened was that the project took on a life of its own and got bigger than that.

Mr. Dickson: What happened was someone else took it bigger than what they own and it got bigger than that by calling and notifying people because we had no understanding that we had to come and do all of this with the windows. We didn't have an idea. We would never say well I am just going to do what was wrong. We got the closest windows that we could to out up there to be as neatly and professional as we could.

Dr. Mickel: Well, I drive by that building from time to time going to work and it looks like the project is already done.

Mr. Dickson: And I apologize. I'm sorry. I can't say that enough. I tried to do what I could.

Dr. Mickel: So you are asking for forgiveness and not permission.

Mr. Dickson: Alright, then I am going to ask that you forgive us for doing something that someone else lead us not to do. So that is why we are trying to hurry up and do what was right but it was too far along so kept trying and I tell you what we are going to do what is right and that is when this young lady right here said hey lets go to the board.

Dr. Mickel: Have you ever been to a Board of Adjustments meeting? Or seen the Board of Adjustments on the television channel? You are lucky that you are not at the Board of Adjustments right now because they would not be as nice.

Mr. Dickson: Thank you for understanding.

Dr. Mickel: Well, I am not sure that we can be as understanding as we usually are with this. I mean, it sounds like that when you initially talked to Joanne about the building permit she felt that you were just going to replace some rotten wood on existing windows. For that, you really didn't need to come before the Historical Preservation Commission. If you are replacing like with like and it is just because of rot and water getting in and things like that and we generally stand in the property owners way. But what happened was you then took the liberty to board the windows up with a different material that is not in keeping with the historical facade of the building. It is totally different than what you originally got permission for. That is the issue more than anything else. So that is kind of a big issue. Anybody else have any comments there?

Mr. Cookston: I agree with your perception of what happened. This poor gentleman started out and I truly believe he is trying to do the right thing. He does have a building permit. I stopped and looked and it was issued on February 8th, 2017. It is posted on the building just like it should. In his defense, he does have a building permit and the documents that he has presented to us. At this point in time the building is complete. When these photographs and things were made it was still a work in progress. He got a building permit. However, the procedure for getting a building permit, one of the steps is to go through our –

Mrs. Poret: I think what he got was a remodeling permit.

Mr. Cookston: It does, it says remodel.

Mrs. Zimmerman: Which is interior? Or?

Mrs. Sartor: Is that interior only?

Mrs. Poret: When you got the permit it was for the windows?

Mr. Dickson: I am going to be honest with you, I was thinking it was for everything. That's why I say I totally apologize but it wasn't. She told me just for the boards when I talked to her. She said if I was putting nothing but boards up I believe.

Mrs. Poret: Yes, I didn't issue the permit, someone else did.

Mr. Dickson: The other lady. I say you meaning...

Mrs. Poret: I know, if that was what he was only doing I think he would have needed a remodeling permit for that. So it was maybe what he got.

Mr. Dickson: Because everyone was misleading me and then the young man that someone called had to get out on sick leave to come and tell me "Hey, everybody stop" and all that. Okay, we stopped. So he is telling us which way to go but then we went down to another secretary to get what we needed. I only did what I was told to do.

Mrs. Poret: I think what happened was he got the remodeling permit, they were replacing their wood, and probably ran into, as you say, other issues and just.

Mrs. Sartor: Kept going.

Mrs. Poret: Yeah and assumed that permit was going to cover that.

Mr. Cookston: So if I understand the process correctly, you can just go down to the permit office and say I want a remodel permit and that is to do what you want?

Mrs. Poret: Well, if we are not given the right information when they come in. I mean, if he would have said that they were going to replace the windows when they came in then he would have immediately gotten an application. But if we are being told this is what we are doing you go with that they are saying. You don't ...

Mr. Dickson: The only reason that got addressed, that morning when I went down and I spoke with someone and someone had called me at seven o'clock in the morning saying hey I got a phone call said that you are not doing what you are told because a guy, who is sitting in the back, Mr. Echols, called and told them that you are going to hear from Mrs. Joanne in the morning. I was in shock and was like what is this about and he said you will hear from Mrs. Joanne in the morning. I'm like this is a ... why would he be saying, who is Mrs. Joanne? I go look at the card and they said that you are not doing this right, you are supposed to do this here. You did not get permission for the historic windows. I'm like woah what are they talking about. I was lost but I never came out and said anything. I stayed behind the door and never said anything. I am like what is all this about. Then I go and check and he is the chair councilman and don't get me wrong but that is Mr. Kenneth Wilsons District so I am just like what is all this about? So I think personally why I am here is, not throwing slangs, but people are throwing their weight around for something that is looking beautiful. I can see if I took boards and put all kind of tacky stuff up or whatever. We got great compliments on the building so if I did something wrong I get it and I apologize.

Mr. Cookston: Clear something up for me. In the beginning of this project when you were going to start this project. Did you go to city hall and request any kind of a building permit or did you go ahead and start doing some work on the building without any kind of a permit whatsoever?

Mr. Dickson: No sir. I called. Okay, I am going to describe this. I can't remember her name but maybe you can help me. The young black lady, I came in and asked her did we need a building permit and I told her what was going and she said I don't think you are going to need any building permit for what you all got going on and she said that if it does that she I will email him, he is out and when he get back in I will make sure that he will call you all if you need any other type of permit. As of now you don't need one. So, this is the lady that I talked to because I made sure I got her name if I could approach the bench. This and I got the supervisor got called in. Someone emailed and called him to make him get out of his bed, he was sick, to come by there. He said we had to have this. We had everything that he told us that we had to do. The lights and all that. So we immediately come down and get exactly what he told us to do. Then when week comes around that Sunday that is when all the other commotion come up and we had to go back to this young lady here and she said well let's do it the right way, let's go in front of the board is that is what you want to do and that is what I did. Now correct me and I am sorry if I did not tell the truth.

Mr. Cookston: That explanation sounds truthful and logical to me. I believe that the problem started at the permit office when somebody said yeah you can just go ahead and do this.

Mrs. Poret: I don't think that is what happened. I think when he came in and said to her what they needed she told them to come to us because it was in a historic district. When he explained to me what he was doing I said you might not need to go before the historic board but you might need a remodeling permit. So he went back to Inspections and I assume got what he needed. Then we heard a few days later that windows and the facade was going up. That is not what we had talked about. I still think that would be covered under the remodeling permit, the issue is he didn't get approval for the windows or the facade.

Dr. Mickel: Why didn't someone not stop him then? Because now he spent a lot of money and completed this thing.

Mr. Cookston: I mean, he has a huge investment in this project.

Mrs. Poret: As far as I know, I think the building inspector –

Mr. Dickson: No ma'am.

Mrs. Poret: And I talked to you that Monday and I told him he should stop what he is doing until this was done.

Mr. Dickson: And that is what I did. I stopped immediately. If you go on the backside you will see I threw some boards up because when they come this way I say look we can't do nothing else. She told me very politely let's wait and see but I had already did everything under the impression what I was doing was right. Like I said, once again, if I did it wrong I totally apologize but I only did and like she said she correct me when I was right. I went from one person and they told me this and then I came to her, Mrs. Joanne. And then she told me if you are doing windows you have to go through and I said okay and I didn't put nothing else up.

Mr. Cookston: Just these photographs that you had presented to us, this photograph of the stage of construction there is only a few windows that have been modified up top. The next picture up above, additional windows have been modified and today the whole of the project is completed. Somewhere along the line somebody said woah wait a minute there is a problem here.

Mr. Dickson: No sir. What happened was, you see the pictures that I gave you, that was from beginning, end and when we started doing they were doing the top and the bottom at the same time. About time she told us, if you look at the pictures, that there hadn't got done. That was just pictures that I was showing before and after like that. I was only taking pictures of the building but nobody had come out and told me anything. We only got word that Sunday from Mr. Echols back there. It was already done.

Mrs. Zimmerman: So you are saying the pictures that are with this proposal were not submitted by you as the way it stood to put in the proposal? Is that accurate?

Mr. Dickson: What I am saying is we had already, I was just snapping pictures as it was going. When the other guys were up fixing it I kept snapping pictures. By the time he come by everything was already done and when he came back that Monday he said we had to go talk to the young lady, Mrs. Joanne. That's why on the side immediately I did throw piece of ply board back up on the side and did nothing else to it because he immediately told me that we couldn't do it. That he had to go in front of the Historic Board. So I didn't do nothing no further. I stopped.

Mr. Cookston: I can see in this picture there is a big star in this little square here. Well today that star is gone and there is vertical boards in there and vertical boards in here. So some have –

Mr. Dickson: I agree with you on the star, that was some of my own personal stuff there and we took it down and was going to put the sign because we didn't know and we weren't going to do nothing else. We just moved that star out of there. Yes sir, we removed it.

Mr. Cookston: Because nobody said anything one way or the other about that. You took it upon yourself to take the star off.

Mr. Dickson: Nobody said you could or you couldn't. No sir, nobody. They didn't tell me, I just took that off myself.

Mrs. Zimmerman: While we are looking through all this I just feel that I need to say that you have missed an opportunity too in the sense that there are historic preservation credits available for. Part of what is great about being in a historic preservation district is that you can look into things as a business, right? For tax credits and such. If you take it back to the way that it used to be and you meet the guidelines which our guidelines are modeled on the National Historic Preservation guidelines.

Mr. Dickson: Let me tell you this, I wish I would have known all that. When we asked someone downtown you know what the first thing they told us is that is not a historic building. Let me tell you who showed me it was a historic building when all this went in because I approached Mrs. Joanne with it and she said "Why did they tell you that? Hold on, let me make sure." And she pulled a map and said yep it is in a historic. She is the only lady that helped me. It was at the bottom point when I finally got a chance to get to her. Nobody told me. I only did what everybody was telling me going through the procedures. I only did what I was asked to do.

Mr. Cookston: I still believe there is a disconnect with the way the permit stuff is handled and part of the problem is when somebody comes in and says I'm going to replace some windows. There is no drawing, there is nothing. When I say that I am going to pain the house and it is going to be a pretty color.

Mrs. Zimmerman: Define pretty.

Mr. Cookston: Pretty to me is not pretty to them.

Mrs. Poret: If they come in and say they are replacing windows the inspections office is not going to ask them for drawings. If it is in a historic district they would be coming

through this board and they would have to present it. So if they are just coming in to replace windows, no they would not be asked that.

Mr. Cookston: But this is in the historic district.

Mrs. Poret: I know. I am saying that if they walk in the inspections office and said they are replacing windows and it is not in the district then they wouldn't be requested that they have drawings. If he would have said that he was replacing windows then yes that would have happened. We can only go by what people come in and tell us. If they come in and say we are replacing windows I am not going to call them liars. If they are replacing windows and it is not in a historic district they go here or they come and see us. We only can go by what we are told.

Mr. Cookston: I understand that but on behalf of this gentleman here. Whoever said yes you can do that should have said is this in a historic district and he is going to say I don't know.

Mrs. Poret: He came in. I don't think you told her you were replacing windows, did you?

Mr. Dickson: The only thing I did was give her the address and say we needed some type of permit. They said everybody keep calling, sending emails, and calling burning their phone up. So when I asked her I said we needed a permit. I never said anything about what we were doing I just told her that we were replacing the board and they told me that I didn't need it now. When they gave me the call that Monday morning or whenever I had to go get a permit and they come back that next week. That is when it was like did you replace the windows, you can't do that. I said I got the permit that they told me to get. I only did what they told me to do.

Mrs. Zimmerman: So there is a disconnect in understanding that the permit received was in essence under the impression that only the rotten wood was replaced not that there would be significant changes to the esthetics of the outside of the building.

Mr. Dickson: The rotten wood was all the way up top with the termites and the water damage all over the years had damaged and were about to fall. Actually, we looked and I can show you a picture of where glass fell down and I thank God that it didn't hurt the lady. It fell down from the boards coming loose over the years. We don't even use the top. We can board it up and we don't even use it. We just want it to look neat and it fell down. Thank God it didn't hit nobody.

Dr. Mickel: I think you put your finger on the real disconnect. When someone comes with any building in the historic district and they want to do something I think, even though he said I am just going to replace rotten window casing, it is incumbent on I think you guys to say if you do anything other than that, if you do anything that affects the external appearance of the building. If you do anything other than what you just said, replacing this rotten wood, then you have to come before the Historical Preservation Commission. I think it is unreasonable to expect citizens to understand the whole city code. While I know the general principle of ignorance of the law is no excuse, it kind of prevails. I think you have to apply some common sense to that and I think this guy is trying to act in good faith to his building up and he didn't understand that he couldn't just do what he had to do to shore it up. Somebody should have said look, if you do anything other than and you have

to come before the Historic Preservation Commission. They should have told him upfront. So now we got the conundrum that this guy spent a lot of money on a building and he is finished with his project and it is not something that we would have approved but we would have been able to give him some guidelines and some guidance with the type of windows to use and we could have given him some guidance on historical tax credits and a whole lot of other things that would have helped him in the long run. He didn't get to avail himself of any of that. I think part of that responsibility lies with the permit office.

Mrs. Zimmerman: I also think, I know this is a big conversation so I am just going to add this in while we are talking about it. There is the bigger problem here too of rather than making homeowners and business owners come in to replace like with like. We went that route because it was becoming such a burden on homeowners and such to have to come before the commission to say well I am putting up the exact thing that was there. So we went that direction. You almost can't have it both ways though because either you replace like with like and if you don't you have to come before the board and you are probably going to have to go back and fix it or you always have to come before the commission for everything you do. I feel that it is really a tough question.

Mrs. Sartor: Yes, I agree.

Dr. Mickel: Then it becomes even more incumbent upon the people that say okay you can replace like with like but you do anything other than that and not only are you going to have to take it apart if you do it but before you do it you are going to have to come before the board before getting approved. If you do it anyways than you might have to take it down at your own expense and do something different. The government is supposed to work for people and I think part of it is that someone has a roof leak and they are going to fix their roof and put the same shingles back up they shouldn't have to wait a month and come before the commission. That is the spirit of why we started saying, okay if you are going to replace like with like you don't have to do it. That is entirely reasonable. That is such a common sense approach. That is the way that government is supposed to work.

Mrs. Zimmerman: We need something formal that goes with it that says I see where you are headed because otherwise it is he said she said. There needs to be something that is part of it that says I understand that I am doing X and if I go outside of this then I need to come back for guidance.

Dr. Mickel: The permit that gets issued needs to be conditional or needs to be specific somehow. Maybe that is an issue that needs to be addressed rather than say here is your permit. Say here is your permit for this and that is all you get the permit for.

Mrs. Sartor: Have the applicant sign off to say that I am replacing what is there with something that looks identical.

Dr. Mickel: Right.

Mr. Sartor: As far as if it a roof or windows or whatever.

Dr. Mickel: In the historic district. If it is not in the historic district then it becomes a mood point but in the historic districts I think it is a dual responsibility. It is a shared responsibility and I think part of it is that it is something that you guys issue permits all the time and you

are familiar with historic districts and you know what the right thing to do is. So I think that having a homeowner that maybe doing this one time in the historic district and never again or has never done anything in the historic district, to have them understand all that is a little bit of a stretch. I do think that they need to be specific. Some of the conditional permits, if it a like for like permit then it needs to say okay this is what it is for and they do probably need to sign off on it.

Mr. Cookston: Well we also have, in my opinion, another dilemma here. This gentleman acted in good faith and proceeded along the way he thought this should go. In my opinion, what we see here, if it would have come before our commission we would have denied his request to do this. Part of the role I believe of this commission is to protect the integrity of the historic district and all of the citizens of Monroe so we can have things that are built or remodeled that are esthetically pleasing and that is part of our role to ensure that that happens. For me, the big issue right now today is, in my opinion, this does not fulfill those requirements to the citizens of our community that this is a handsome thing that meets esthetic criteria and guidelines that we have. He, in his mind and my mind, played by the rules and now something is out there that he has spent a lot of money to do and now he is before us and what do we do if yes that's fine. Then all of these other folks in the community would possibly be upset because something was allowed to happen that is not appropriate to a historic district. So the dilemma before us is do we accept his project because he did it in good faith and played by the rules and now we are where we are or do we deny his request for the bigger benefit of the whole community. He is the one bearing the economic burden of this whole thing. If we deny him and he has to do something different, he is out a lot of change. If we let it go then all the other citizens of the community are not out any money. They are just angry because it doesn't look good.

Mrs. Sartor: But it also affects the whole character of that district because there is no doubt that it is a historic building and there is no doubt that it is in the district.

Mrs. Zimmerman: It was a contributing building so it affects the ability to maintain the designation.

Mr. Cookston: You all are right.

Mr. Dickson: I totally understand that but in my defense, if I kept letting it look like it did and it hurt someone then I am in a catch 22 that way sir.

Mrs. Sartor: We understand that you had to make repairs it is just the way that the repairs were made. They don't match the historic guidelines for a historic building.

Mr. Dickson: If I had done everything you said and I had no problem if I had known that. If I could have matched a window or something that they probably discontinued because the building is so old. I remember when I was a little boy walking by there it was H. Mickel's and it was probably something else before then. So if I would have done everything I am in like a seesaw. I do everything they ask me to do and then when I go back and finally the last day was talk to Mrs. Joanne who told me that it wasn't right and it was too late to come to you all. In my heart I feel like if it was them how would they feel if they spent it and it went the same way I went and they thought it was right. I got mislead. How would you feel and anyone could come up and speak. I have no problem with that but if they had done repairs to their house and went through the same procedure then they have to come

back and do this how would you feel about it as a home owner. You would feel very upset because you would have done everything you thought was right to replace something nice and beautiful. Because everybody gives you good compliments. People are coming by and taking pictures giving me good compliments.

Dr. Mickel: We hear you and I think the bigger issue is that each building and the appearance of each building and how it fits into the historical character of the entire downtown area affects all the other ones. While that building, if it were not in downtown, might fit in whatever neighborhood it might happen to be in. In the neighborhood it exist in now, the repairs you did are not consistent with the period the building was built and the historical character of the building. That is our point. We know it was rotten, we know you had to do stuff and we appreciate that and it made it safer. The problem is the appearance changes you made on it, while they are better than the rotten wood, don't restore it to the way the building used to look. And I agree that maybe these exact same windows aren't available but there are replicas that are acceptable. Those are things that we had the opportunity we could have helped and guided you on and gotten you where you needed to be without having to spend a whole lot of money doing it. I think that is the tragedy in this frankly and it just shouldn't happen.

Mr. Dickson: I would have come to you all just like she was nice enough to tell me. I would have been here for this meeting to find out if I was going wrong and you would have got me in the right direction. I would have had no problem because she had no problem calling me Monday morning and telling me no you can't do this you have to go before the historic board and I said yes ma'am. I didn't argue and she will tell you I did what she asked me to do. I emailed the inspector. They had an inspector there and everything to come and get the license and everything there to make sure that everything is right because they kept calling up there sending emails as it was a like a target.

Dr. Mickel: Before we go any further, does anybody in the audience have any comments on this project? Yes sir.

Mr. Jason Thomas:

Mr. Thomas: My wife and own Castle Hall that you all talked about earlier. May I ask, sir, are you the building owner?

Mr. Dickson: I'm his manager. He is out of town, he had an emergency.

Mr. Thomas: So you are not out any money, did you get paid for the work you did?

Mr. Dickson: ... (Inaudible)

Mr. Thomas: Okay, but anyways, one thing I want to make a comment about where you said there are the people out money besides him. As property owners in downtown, all of our buildings are historical. We take a lot of pride in downtown Monroe and a lot of expense we put out to maintain the historical integrity of downtown Monroe and to try to bring it back to the way it should. I know you are just doing your job and I respect that 100% but the reason people were coming by and taking pictures and the reason people were calling Joanne and making complaints or the same reason if Todd Colvin would have painted his house pink without calling you all, all the neighbors would have come to you

had said hey what are you doing. Then same thing here. People were calling attention to something that certainly did not line up with the historical integrity of downtown. I drove by and hit my brakes and was shocked and that is just the difference in my understanding of historical properties versus yours. There is nothing wrong with that but I know what it takes to maintain a historical buildings and preserve something that is beautiful and has great history attached to it. To me when I look at that building it just rips my heart out because to me it just looks terrible compared to the rest of the buildings around it. In another context, another area, it would look good. I would have to say it would look neat but it is a horrible detractor from the other historical buildings. I know Wayne Williamson has a building behind that that he redid. Similar kind of building and it looks nice. He didn't do anything out of line, out of character with it. Some modern touches to it that are probably not historical but still look good.

Mr. Dickson: I can understand you but my thing is if they would have told me when I got the permit, if someone would have guided me in the right direction, I would have done everything the right way to try and get it the way and we thought it was beautiful.

Mr. Thomas: Right and it kind of goes with what he said. Sometimes not knowing is not an excuse. If somebody owns a building, I think the building owner knows it is historical and I think the guy that owns this building knows that it is an old building.

Mr. Dickson: ... (Inaudible)

Mr. Thomas: I understand but if you go and say I am going to replace a little wood work and they say gee I need some windows and start doing windows and start doing some other things and people start calling and emailing and something is wrong. It is obvious that something is wrong and if you go back and say hey I got to do this and do that and you just keep going. I was one of the guys that emailed Joanne, I was one of the people that called Michael Echols because I care about downtown Monroe and the integrity of the historic district. There were people there working Friday, Saturday, and Sunday all day. I went by there many times and took pictures myself. Nobody stopped working. It was wide open the whole time. That is your prerogative, not mine. How did the city handle it in terms of the complaint? It was on a weekend, I don't know. I can see the value in working all weekend and then asking for forgiveness on Monday and maybe that is what happened. I don't know but look, to me, this is a horrible injustice for the historical district the way this was done. I personally I'd rather buy the building today just like it sits then to let it be what it is. That is just how I feel about it. I only buy properties in that area. I buy them in different areas of Monroe but I would buy this property today if the price is right just to be able to put it back to the way that it needs to be and I don't really have any interest in it. I have an interest in in downtown Monroe and historic preservation.

Dr. Mickel: Thank you, I appreciate your comments. Anybody else have any comments? Yes sir?

Mr. Hussain Tejani:

Mr. Tejani: My understanding is that you rather see a downtown historical building boarded up so it can look pretty with all ugly boards all over it to preserve it and let it rot when something is completely, like, all the wood is getting all eaten up. The termites are getting into it.

Dr. Mickel: That is not at all what we are saying.

Mr. Tejani: No, but what I am saying is the other alternative to what you are saying is to just have them board up the windows since they don't want to replace the window. Would that be something that you would look at?

Dr. Mickel: No, no.

Mr. Tejani: That is what I am saying. Would you rather see something that is esthetically prettier than what it was?

Dr. Mickel: Well I think the main point is there is a process and the process is you have a plan for the building, you present it to the historical preservation commission and there is comment exchange in either approval or denial. What you did or perhaps that is your brother that did that was they went ahead and did it without regard to the rules. Now that it is done you want us to rubber stamp it by going back to the retrospective scope and say you just want us to let it rot. Instead you boarded all the windows up and that is supposed to be okay.

Mr. Tejani: No, when they went in there, when they went to the wood, everything up there is completely rotted out. Now what do you do in a scenario where you started work –

Dr. Mickel: So you stop at that point and you come before the commission and say that we have to do more than –

Mr. Tejani: So you are telling me that you exposed the whole building completely out –

Dr. Mickel: Well you knew that before the whole building got exposed.

Mr. Tejani: See what happened was when they went in there they did not realize how badly damaged the wood work was.

Dr. Mickel: Right, but once they started they said hey this is a bigger scope than just replacing a few rotten boards. We are going to go back before the commission or we can just say they gave us permission to replace some rotten boards so we are just going to do all us this and when we finish it we will go back and ask for their blessing.

Mr. Tejani: If you see the windows, they had boards that were falling apart off the windows.

Dr. Mickel: Yes, they did initially. So why didn't somebody assess the entire scope of the project before you started doing anything and come before the commission like you should have done. Why did somebody say well we will just tell them that we are going to replace a few rotten boards?

Mr. Dickson: I want to clarify that. I did not say I was going to replace a few boards. I don't want to get thrown way out there. I went exactly how I was told to go. I went through the procedure by going to get the permit, taking it to the guy with his contractor because they first said you don't have a licensed contractor. Stop. We got a licensed contractor. He was

there. We bought all the stuff they told us to do. So why don't no one tell us hey you can't do this like this here. Why did no one step up and say it if you are going to replace this or what else are you going to replace. You made me go through all the procedures.

Mrs. Zimmerman: I have a question. The mission for this commission is to determine whether or not the esthetic proposal meets the guidelines and the direction for what we have been charged with. Concerns with other permits ultimately, I'm just going to say, should probably go back if there is a concern about what was done prior to getting here. We don't have control over that.

Dr. Mickel: I see where you are going. Let's go back, we can discuss the concepts and the principles here all night long. I think the people in this audience and I think the TV viewing audience understands the role of the commission is to protect the historic districts and having said that had we been presented with this proposal initially the outcome wouldn't be the same as it is now. So let's go back to this. This proposal is being submitted as if it hasn't been done yet. Now we understand it and we have discussed it so we can entertain a motion of whether or not to approve this proposal as presented.

Mrs. Sartor: Do we need to discuss it any further as to what the issues are with what has been done.

Dr. Mickel: Well we know what materials have been chosen for the project. We have a picture of what the project is going to look like because it looks that way already so we need to review this as if he is presenting this to us before he did and these are pictures of what it is going to look like. So that is our role of the Historical Preservation Commission. The consequences that fall depending on how we vote are left up to the city and the permit office and the enforcement people and all that. So our roles is just to decide whether this fits in the historic district or not.

Mrs. Sartor: Whether it is appropriate.

Dr. Mickel: So I guess the question is would we have issued a certificate of appropriateness for this so we can discuss this further or we can entertain a motion to that.

Mr. Cookston: I move that we deny the application as presented to our commission.

Mrs. Zimmerman: I will second it.

Motion approved by a 5-0 vote to deny.

Meeting Adjourned at 6:18PM

City of Monroe
Heritage Preservation Commission

CASE NO.: HIS 108-17
NAME OF APPLICANT: Mahumed Tejani
ADDRESS OF PROPERTY: 109 Catlpa Street
HISTORIC DISTRICT: Don Juan Filhiol Historic District

REQUEST: The applicant is requesting to replace wooden windows on the second floor façade and also adding a new vertical wooden façade to the first floor of an existing building, at 109 Catalpa Street.

SIZE OF PROPERTY: 0.27 acres (more or less)

PRESENT ZONING: CBD (Central Business) District

PRESENT USE: Vacant

MOST NEARLY BOUNDED BY (STREETS): North of Harrison Street, south of DeSiard Street, east of Catalpa Street and west of Hall Street

SURROUNDING LAND USES: Surrounding land use consists of office and retail spaces to the north; City of Monroe Bus Terminal and medical offices to the south; offices and the Salvation Army to the east; a medical pharmacy and offices to the west of the site.

**COMMENTS/
RECOMMENDATIONS:** Approve the request as submitted by the applicant.

Deny the request as submitted by the applicant.

The applicant is requesting to replace sixteen (16) one-over-one wood sash windows. The applicant has replaced these windows with six-over-six aluminum windows, for the second floor of the building.

The first floor façade is also being renovated. The exterior cloth awning has been removed and the entire first floor wooden façade has been replaced as a vertical wooden cedar feature, with large insets on either side of the front door entrances.

The applicant does not intend to paint the wood. He will treat and stain the wood.

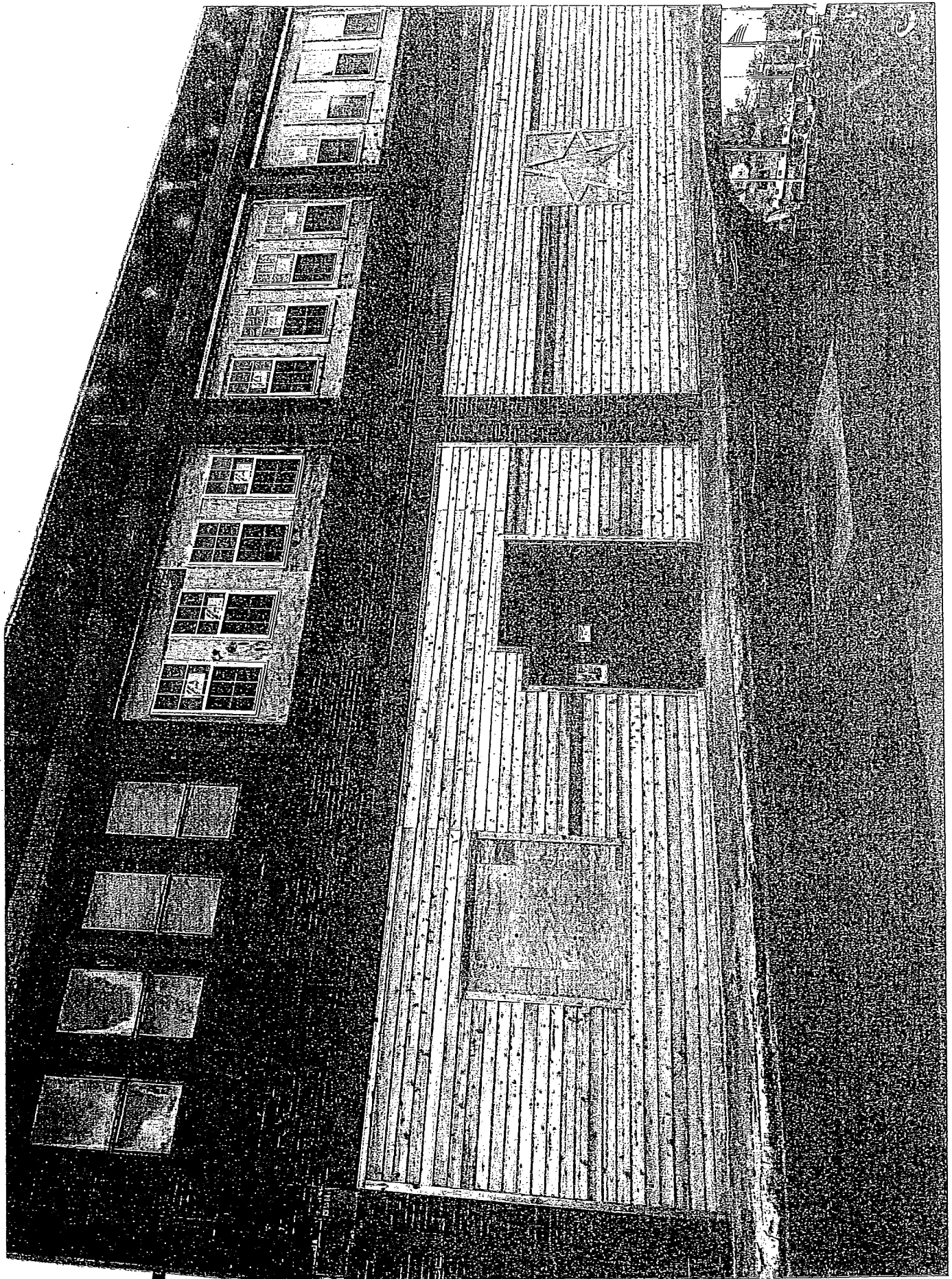
The applicant has provided a site plan and pictures for the commission to review.

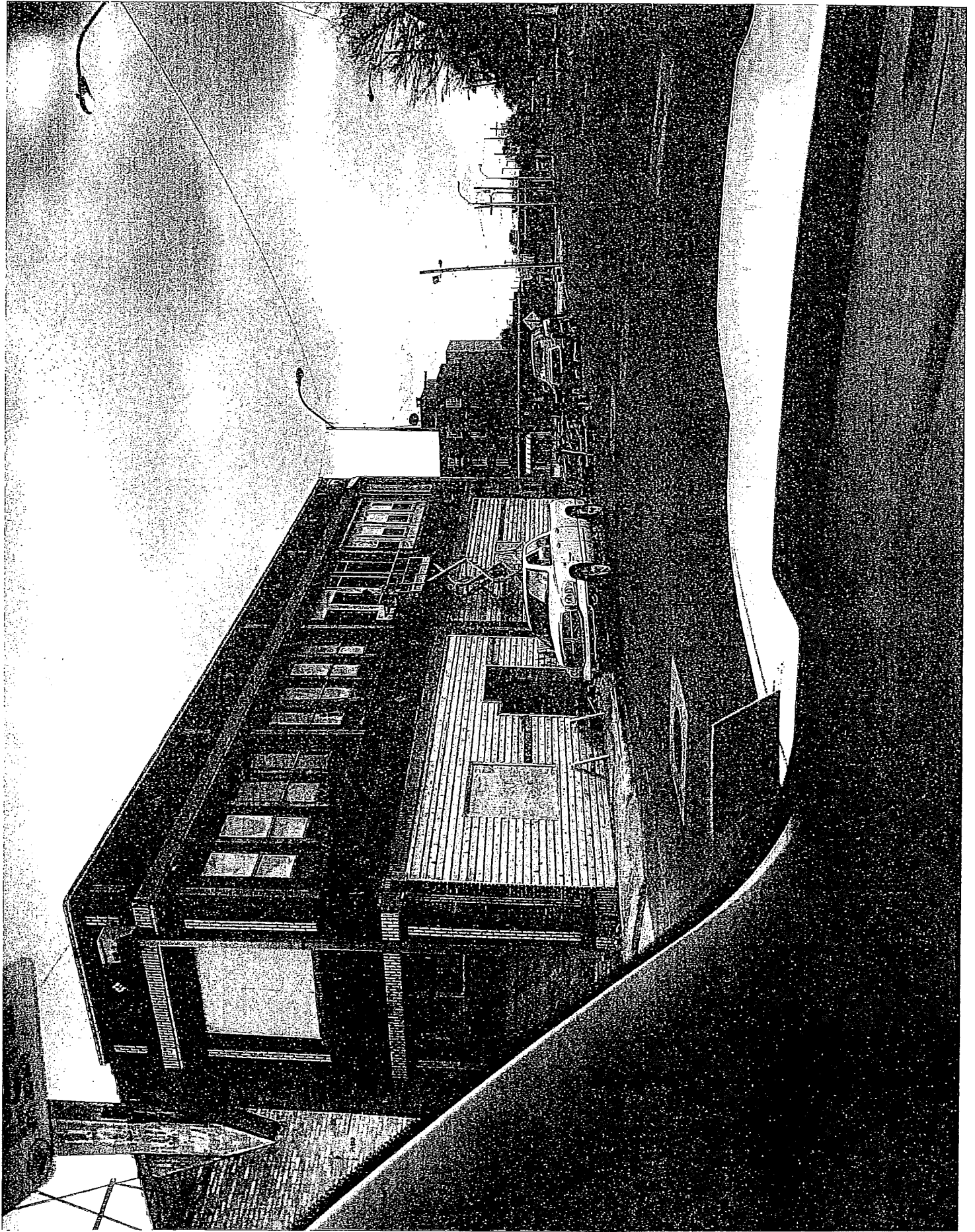
DESIGN GUIDELINES:

The policy requests, to 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 panes or lights. Ensure replacement window frames are of the same material, such as wood or metal, as original windows. Do not introduce window openings on facades.

Repair deteriorating wood windows as needed. When possible, replace missing panes or damaged sashes rather than the entire windows.

Replace windows only if they are beyond repair, and match replacements to the original in size, materials, and number and arrangement of lights.





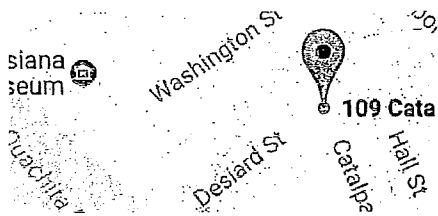
109 Catalpa
Google Maps ← 160 Catalpa St



Image capture: Jul 2016 © 2017 Google

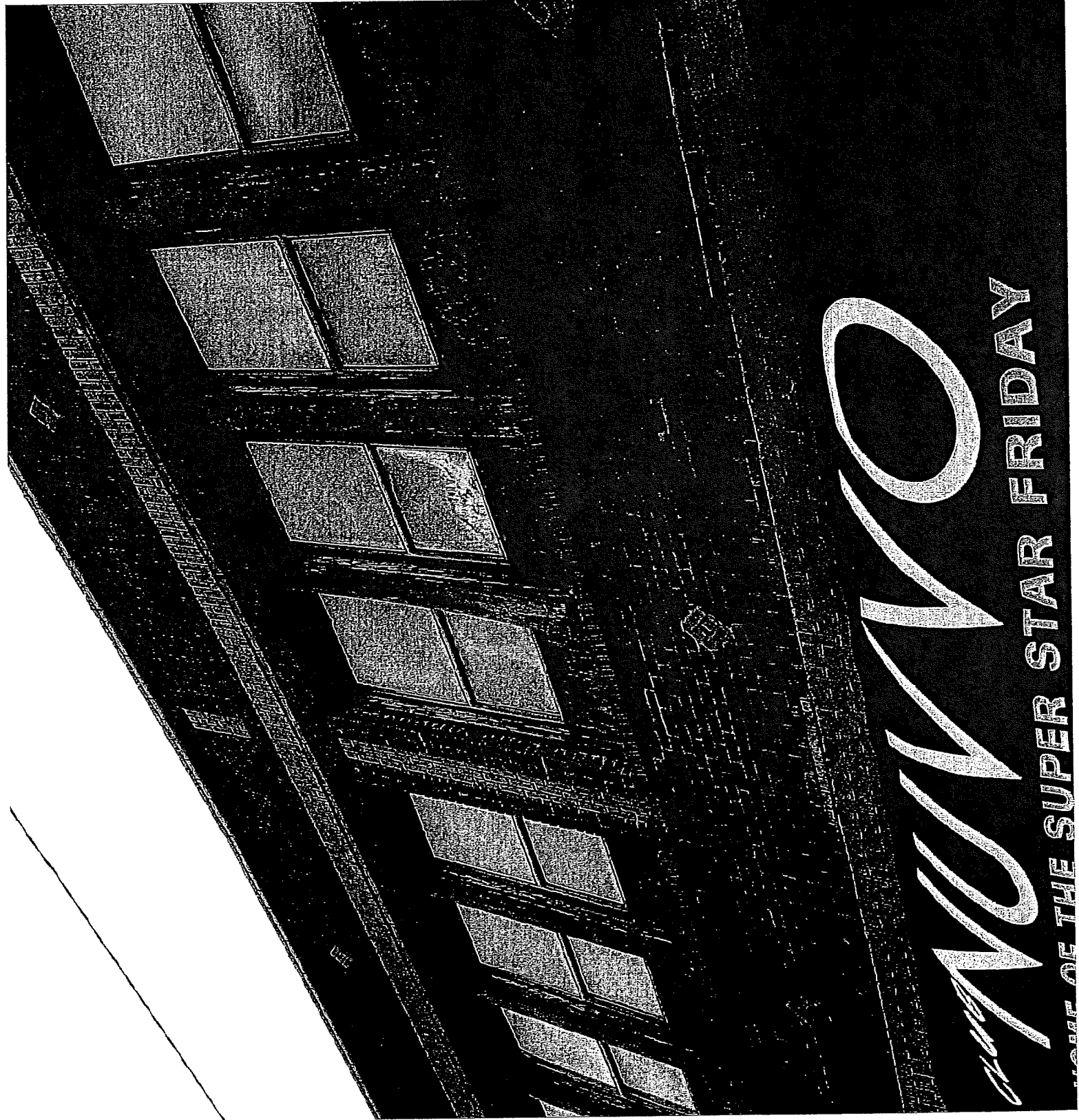
Monroe, Louisiana

Street View - Jul 2016

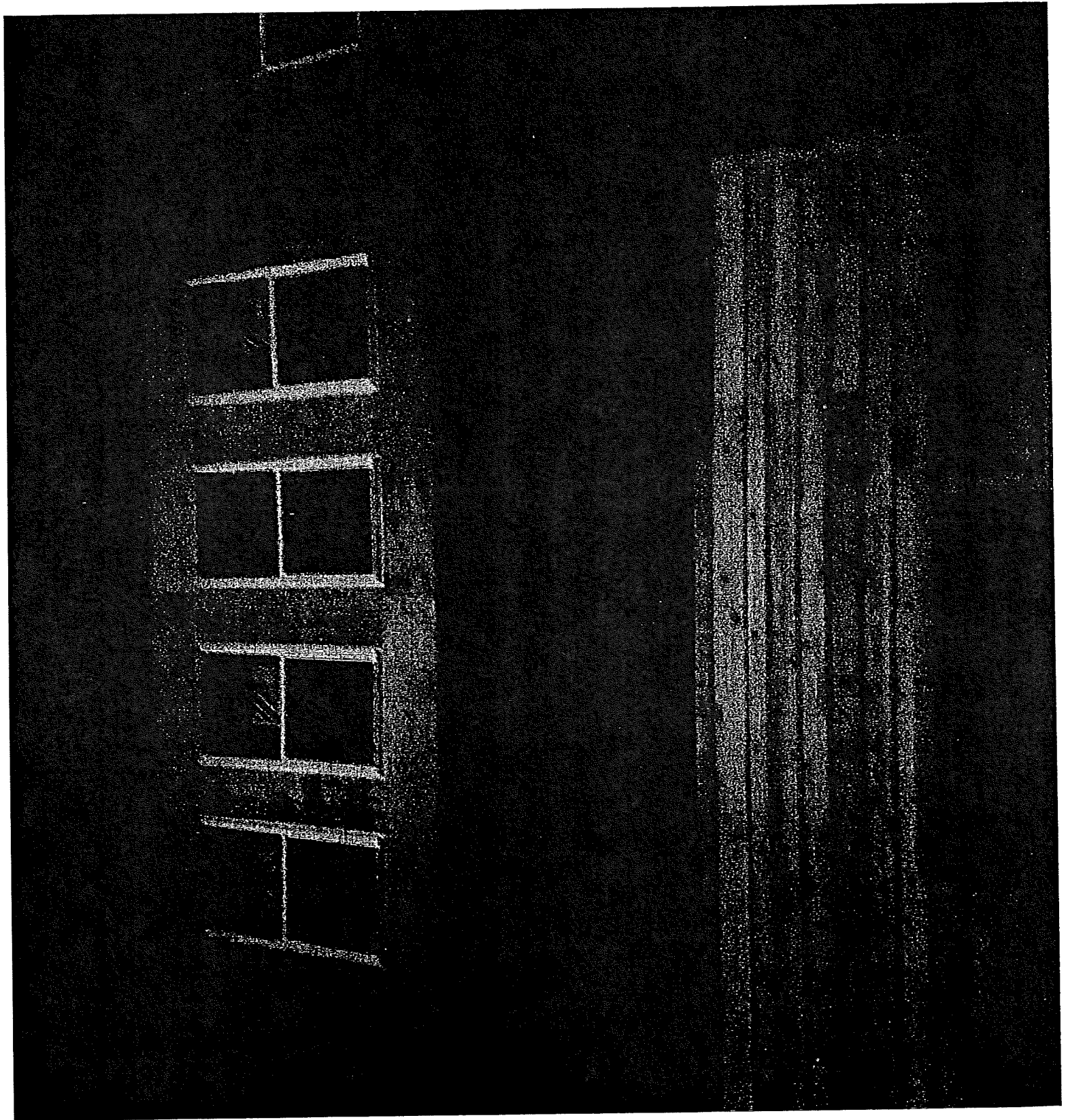


Stakis Group, LLC
Mahemud Tejami

George Barber Jr.
366-0391



Good **NOVEMBER**
FACE OF THE SUPER STAR FRIDAY



PLANNING and URBAN DEVELOPMENT

P.O. BOX 123, MONROE, LA 71210



BUILDING PERMIT APPLICATION

ALL PROJECTS (please print or type)

<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential		DATE 2-8-17	ZONING VERIFICATION #
OWNER (required) Mahemud Tejani		SUBMITTED BY Babe Construction	CONTACT # George Babe Jr.
PROJECT ADDRESS 109 CALTARA		APT UNIT #'s in BLDG	CONTACT FAX #
CITY Monroe	STATE LA	ZIP 70001	PARISH Ouachita
TYPE OF STRUCTURE Commercial			HISTORIC DISTRICT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IF OTHER EXPLAIN <input type="checkbox"/> RETAIL <input type="checkbox"/> RESTAURANT <input type="checkbox"/> OFFICE <input type="checkbox"/> WAREHOUSE <input type="checkbox"/> REPAIR <input type="checkbox"/> GARAGE <input type="checkbox"/> POOL <input type="checkbox"/> SIGNS <input type="checkbox"/> OTHER			
SCOPE OF PROJECT			
IF OTHER EXPLAIN <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> REMODEL <input type="checkbox"/> SIGNS <input type="checkbox"/> MOVING <input type="checkbox"/> OTHER			
COST OF PROJECT 9500 ⁰⁰	TOTAL SQ FOOTAGE 1100	# OF ROOFING SQ	NAME OF THIRD PARTY PLAN REVIEWER
SUBDIVISION	BLOCK / LOT	FIRE MARSHAL APPROVAL LETTER not needed per Chief Dyer @ 11:44 AM <input checked="" type="checkbox"/> EXEMPT	

RESPONSIBLE PARTIES (as applicable)

OWNER (REQUIRED) Mahemud Tejani	CITY West Monroe	STATE LA	ZIP 71291	CONTACT # 791-1272
CONTRACTOR (REQUIRED) George M Babe Jr.	CITY Farmersville	STATE LA	ZIP 71241	CONTACT # 366-0391
ENGINEER	CITY	STATE	ZIP	CONTACT #
ARCHITECT	CITY	STATE	ZIP	CONTACT #

ONE SIGN PER APPLICATION BE SURE TO ATTACH ALL DRAWINGS AND CONTACT PLANNING AND ZONING FOR APPROVAL

# of power supplies	# of ballast	# of transformers
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OTHER REMARKS

REPLACE FRONT VIEWS of buildng DUE TO ROTTEN AND TERMITE DAMAGED WOOD. REPLACE WITH NEW MATERIALS AND UPDATE FRONT LOOK -

COMMERCIAL

NEW CONSTRUCTION

Active Louisiana State Commercial License, Occupational License, Taxpayer Registration Certificate, and certificate of insurance showing general liability and workers compensation, State Fire Marshal Approval Letter (if applicable), and Third Party Plan Review (if applicable).

REMODELING / LESS THAN \$50,000.00

Active Occupational License, Taxpayer Registration Certificate, Certificate Of Insurance, State Fire Marshal Approval Letter (if applicable), and Third Party Plan Review (if applicable).

RESIDENTIAL

NEW CONSTRUCTION

Contractors must provide proof of the following: -- Active Louisiana State Residential License, Occupational License, Taxpayer Registration Certificate, Certificate of Insurance, and Third Party Plan Review (if applicable).

REMODELING / PROJECT OVER \$50,000.00

Active Louisiana State License, Occupational License, Taxpayer Registration Certificate, Certificate of Insurance, and Third Party Plan Review (if applicable).

REMODELING/ PROJECT AMOUNT BETWEEN \$7,500.00 - \$75,000.00

Home Improvement Contracting Certificate by the state of Louisiana, Occupational License, Taxpayer Registration Certificate, General Liability Insurance, and Third Party Plan Review (if applicable).

IF PROJECT IS LESS THAN \$7,500.00

Active Occupational License, Certificate of Insurance, Taxpayer Registration Certificate, and Third Party Plan Review (if applicable).


HOMEOWNERS

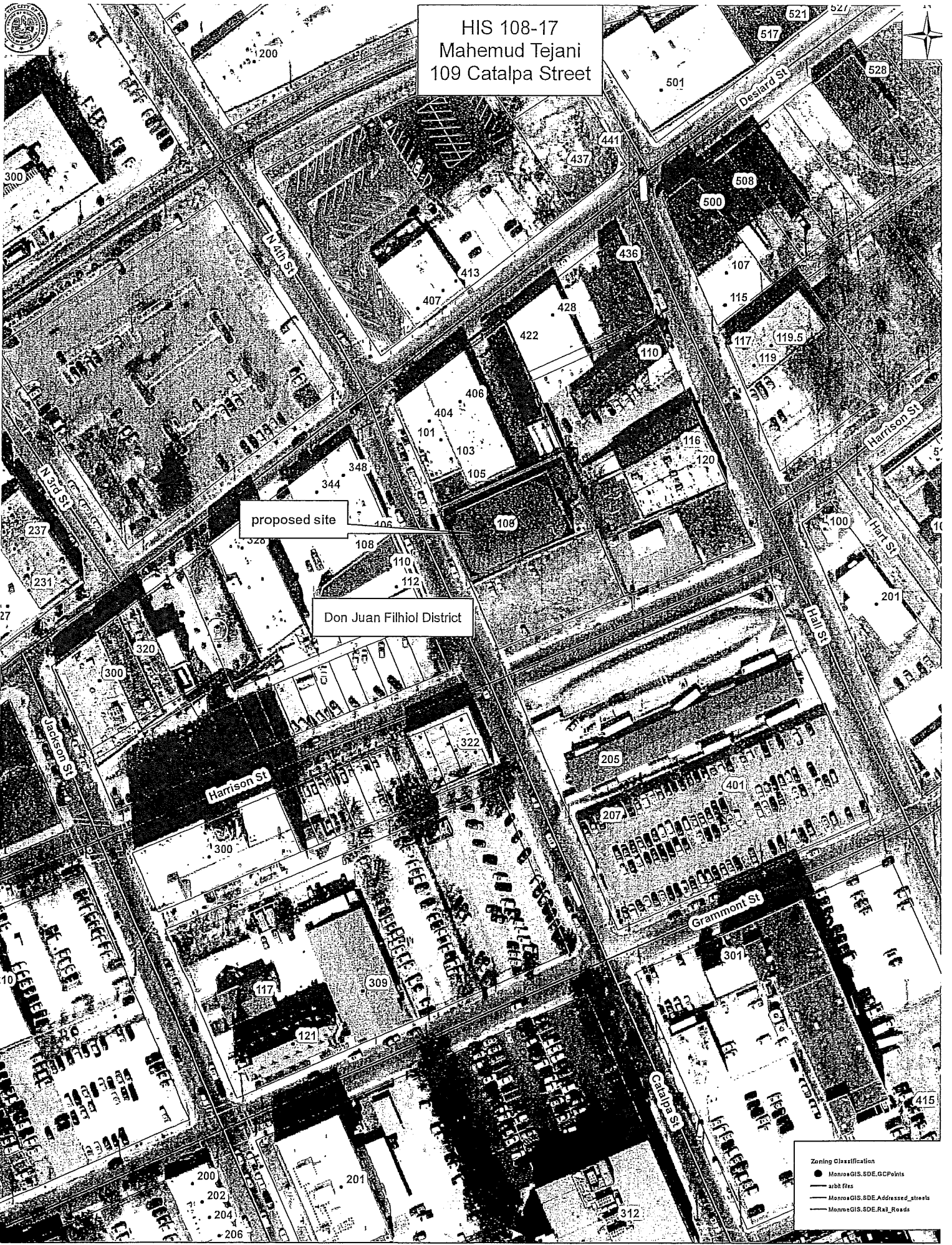
Must provide copies of your last three months of utility bills to show proof of residency. Also if your renovation/remodel exceeds the amount of \$7,500.00 you must fill out and notarize an Affidavit-Claiming Exemption From Licensure form, and Third Party Plan Review (if applicable).

BY SIGNING BELOW, I CERTIFY THE INFORMATION ABOVE TO BE TRUE AND CORRECT

PRINT NAME OF APPLICANT: George M Barber APPLICANT SIGNATURE: 
APPLICANT IS: OWNER AGENT (DOCUMENT DESIGNATING AGENT'S AUTHORITY MUST BE ATTACHED)

For more information or assistance please call Inspections Division at (318) 329-2214 or (318) 329-2351.

OFFICE USE ONLY		
Prepared By: 	Issued Date: <u>2/8/2017</u>	Permit Number: <u>152</u>



HIS 108-17
 Mahemud Tejani
 109 Catalpa Street

proposed site

Don Juan Filhiol District

Zoning Classification
 ● Monrovia GIS, SDE, GCPoints
 — arbt files
 — Monrovia GIS, SDE, Addressed_streets
 — Monrovia GIS, SDE, Rail_Roads