



CITY OF MONROE

MEMO

TO: Monroe Heritage Preservation Members

FROM: Alyeasha C. Clay

DATE: July 28, 2025

RE: Monroe Heritage Preservation Commission Meeting

Attention! Fellow board members, we have a very important regular meeting scheduled for **Thursday, August 7, 2025 @ 6:00 P.M.** The meeting will be held in the Monroe City Hall Building, 1ST Floor, in City Council Chambers.

MINUTES:

Approval of July 10, 2025 minutes

TENATIVE SCHEDULE:

- HIS 104-25: Fatih and Hope Behavioral Health/Robert Stevens – 1006 North 3rd Street – Louis de Alexander Breard Historic District**
This is a request to make exterior renovations to an existing commercial building for a commercial business – 1006 North 3rd Street
- HIS 105-25: Faith and Hope Behavioral Health/Robert Stevens – 1008 North 3rd Street – Louis de Alexander Breard Historic District**
This is a request to make exterior renovations to an existing commercial building for a commercial business – 1008 North 3rd Street
- HIS 107-25: La Gen. Contractor Svcs., LLC – 1007 St. John Street – Henry Bry Historic District**
This is a request to make exterior renovations to an existing residential structure – 1007 St. John Street.

OTHER BUSINESS:

None

REMINDER: Please sign up for upcoming CLG training

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 NO.: HIS 104-25
NAME OF APPLICANT: FAITH AND HOPE BEHAVIORAL HEALTH/ROBERT STEVENS
ADDRESS OF PROPERTY: 1006 North 3rd Street
HISTORIC DISTRICT: Louis de Alexander Breard Historic District

REQUEST: The applicant is requesting to do exterior renovations to an existing commercial building, in order to relocate an existing business, at 1006 North 3rd Street, within the Louis de Alexander Breard Historic District.

SIZE OF PROPERTY: 0.173 acres (more or less)

PRESENT ZONING: B-2 (Neighborhood Business) District

PRESENT USE: Vacant commercial building

MOST NEARLY BOUNDED BY (STREETS): North of Hudson Lane, south of Stubbs Avenue, east of North 6th Street and west of North 7th Street.

SURROUNDING LAND USES: Surrounding land use consists of commercial and residential in all directions.

**COMMENTS/
RECOMMENDATIONS:**

The applicant is requesting approval to do exterior building renovations to an existing vacant commercial building. The scope of work will include removing and replacing all damaged and rotten exterior siding, installation of new energy-efficient, double-pane thermal value windows throughout the property, and install new shutters. The building will be painted with weather-resistant paint. They will also be replacing the broken brick steps at the front entrance of the building and around the building to ensure safety and curb appeal.

The materials list is as follows:

Shingles: Owens Corning High Def Architect Shingles; Color: Black charcoal with black metal flashing and drip edge

Windows: Black vinyl double insulated windows

Siding: Board and Batten exterior siding; Color: Sherwin Williams Dove White

Exterior Shutters: Cypress wood with Express Stain

Exterior Door: Mahogany Full Lite; Color: Black semi-gloss

Brick steps: Kingsford White

Photographs and additional documents have been provided for your review.

DESIGN GUIDELINES:

Awnings:

Select awnings of traditional design. Place the awnings so that they do not cover or detract from architectural details and elements. Select traditional awning materials such as canvas or metal.

Doors & Entrances:

Preserve and maintain original doors and entrances. Repairs to deteriorated or damaged historic doors should be consistent with historic materials. Replace historic doors that are beyond repair or missing with new doors that replicated the originals. Do not install new door openings where none existed.

Lightning:

Maintain historic light fixtures. Repair or replace missing or severely damaged historic light fixtures with replacements that replicate the originals. Keep fixtures introduced to the exterior simple in design and appropriate to the character of the building. Do not allow light fixtures to damage or obscure architectural features or other building elements.

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 the buildings and landscapes, like wood siding, architectural details, wind sashes and fences should be maintained.

Brickwork and Masonry:

Preserve and maintain original brick, stone, terra cotta, cast concrete, mortar and other masonry original to a building. Keep historic masonry visible and unpainted. Preserve original mortar when feasible, but if repointing is necessary use mortar mixes similar to the original.

Siding

Preserve and maintain original siding. Repair original siding when necessary and replace only if it is proven to be deteriorated beyond repair. Synthetic or substitute materials such as vinyl, aluminum and asbestos are not compatible materials to historic buildings built prior to about 1950 and are not allowed as replacement materials on these earlier historic buildings.

Windows

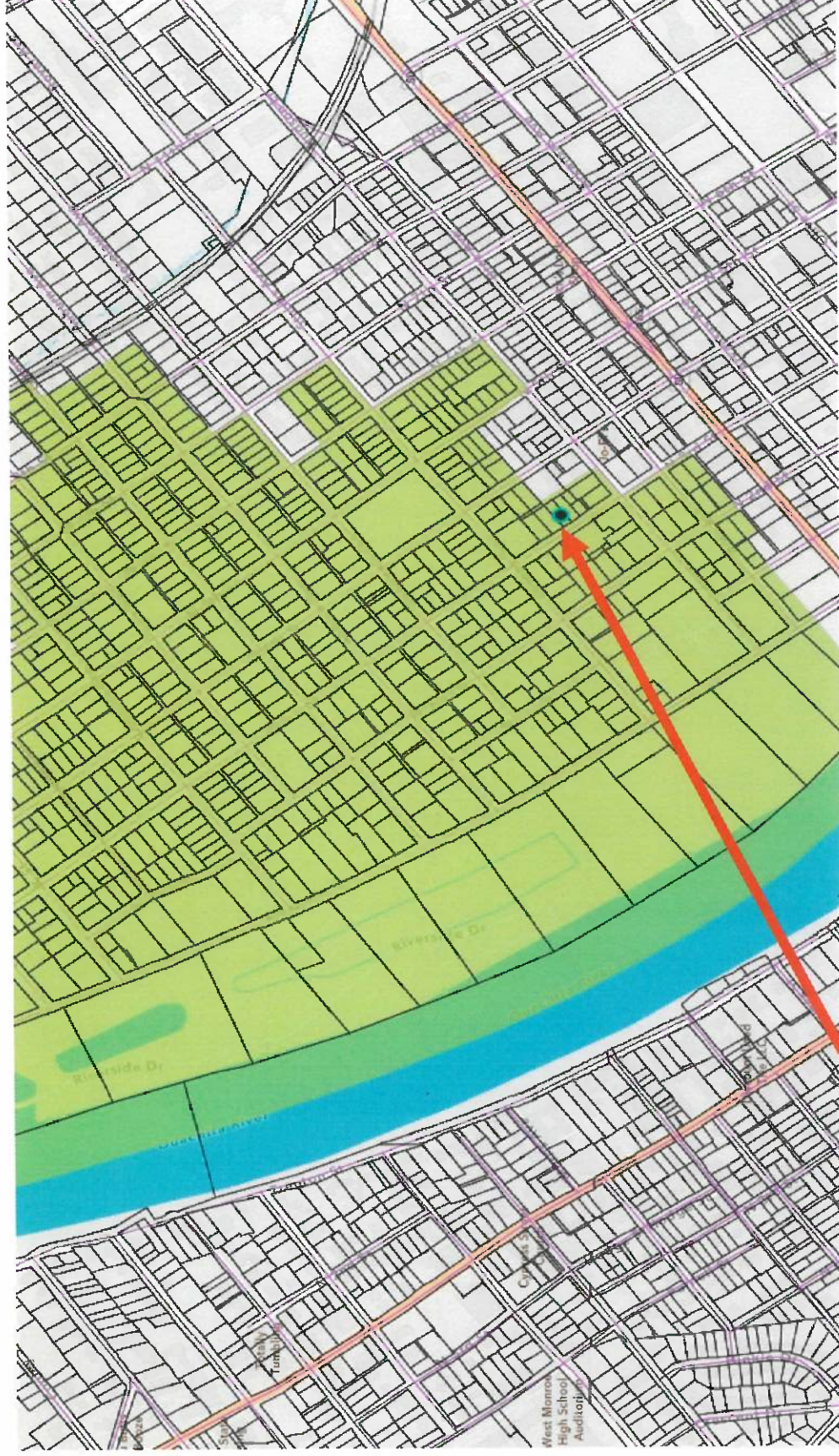
Preserve, maintain or repair original windows. Do not conceal, enclose or cover historic windows. If replacements are necessary due to deterioration, match the historic window in size and number and arrangement of panes, or lights. Ensure replacement window frames are of the same material, such as wood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

1006 & 1008 North 3rd Street Amendments by the Historic Preservation Commission

1. **Siding** characteristics to remain shiplap, not board and batten
2. **Paint color** – OK (Dove white)



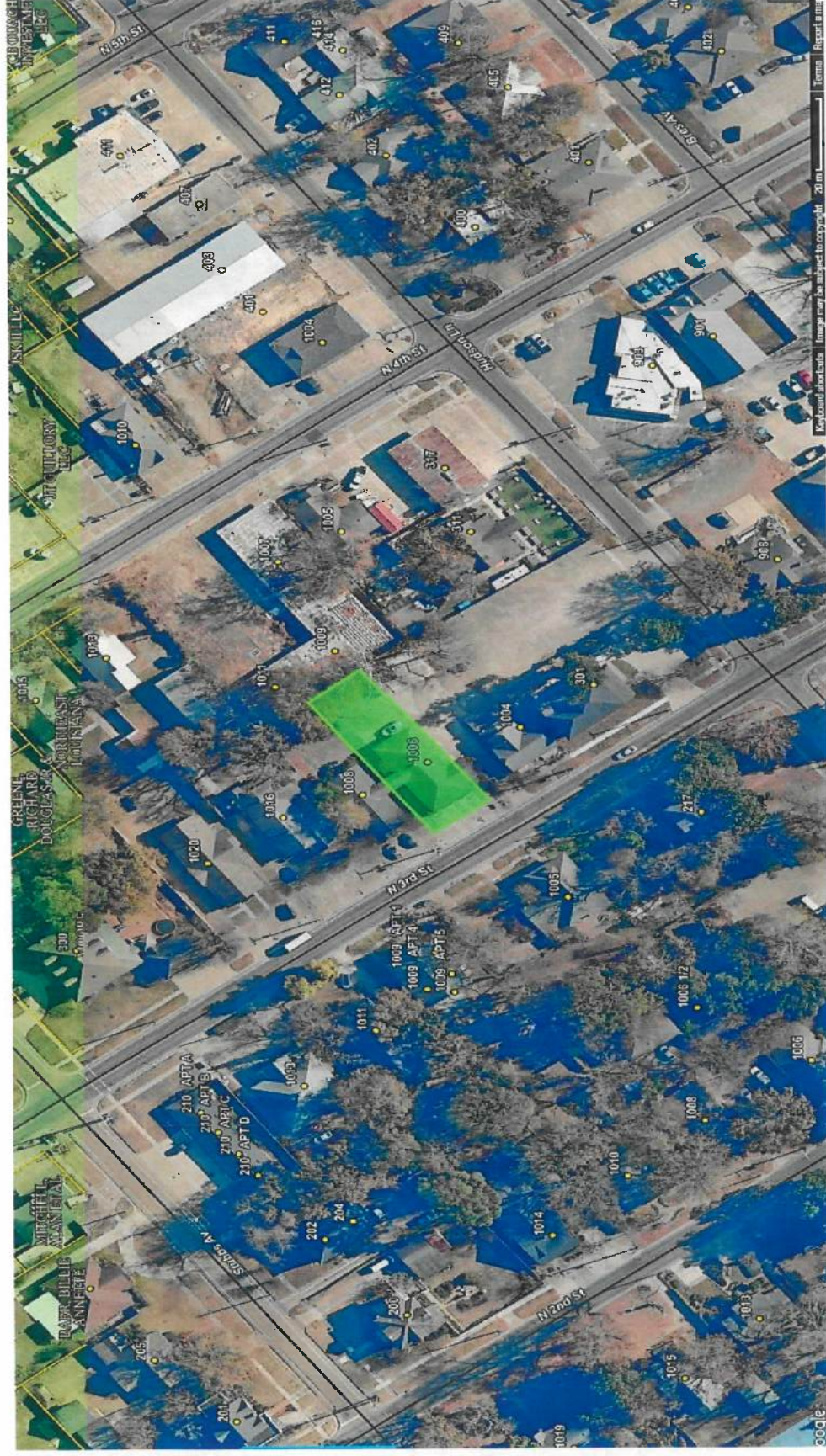
3. **Windows** along the alleyway will be replaced.
 - a. **1006 N 3rd** – Display windows and rear will be replaced with 4- 4/4 windows
 - b. **1008 N 3rd** – No front window changes
4. **Doors** – **1008 N 3rd** – Existing door will be changed out; keep same style door and transom window; **1006 N 3rd** - keep same style door with 9 lights
5. **Shutters** – No shutters are needed for this project.
6. **Awnings** – Use same awning on all 3-front facing windows on both properties
7. **Light Sconces** – OK
8. **Roof** – The commission voted to allow new roof work **ONLY**.
 - a. **1006 N 3rd** – remove, repair, and secure the roof with shingles and metal roof
 - b. **1008 N 3rd** – remove shingles, re-roof, make watertight and secure the roof with shingles
9. All other exterior renovation plans are tabled until the new plans are received and reviewed by the commission. Those plans *must show* the proper window and door placements, awnings and siding. This information will be reviewed by the commission on August 7th at 1006 & 1008 N 3rd Street.



Faith & Hope Behavioral Health

1006 & 1008 North 3rd Street

Louis de Alexander Breard Historic District



Faith & Hope Behavioral Health

1006 North 3rd Street



← 1005 N 3rd St

Q X

Share

X

1005 N 3rd St

Menasha, WI 54952

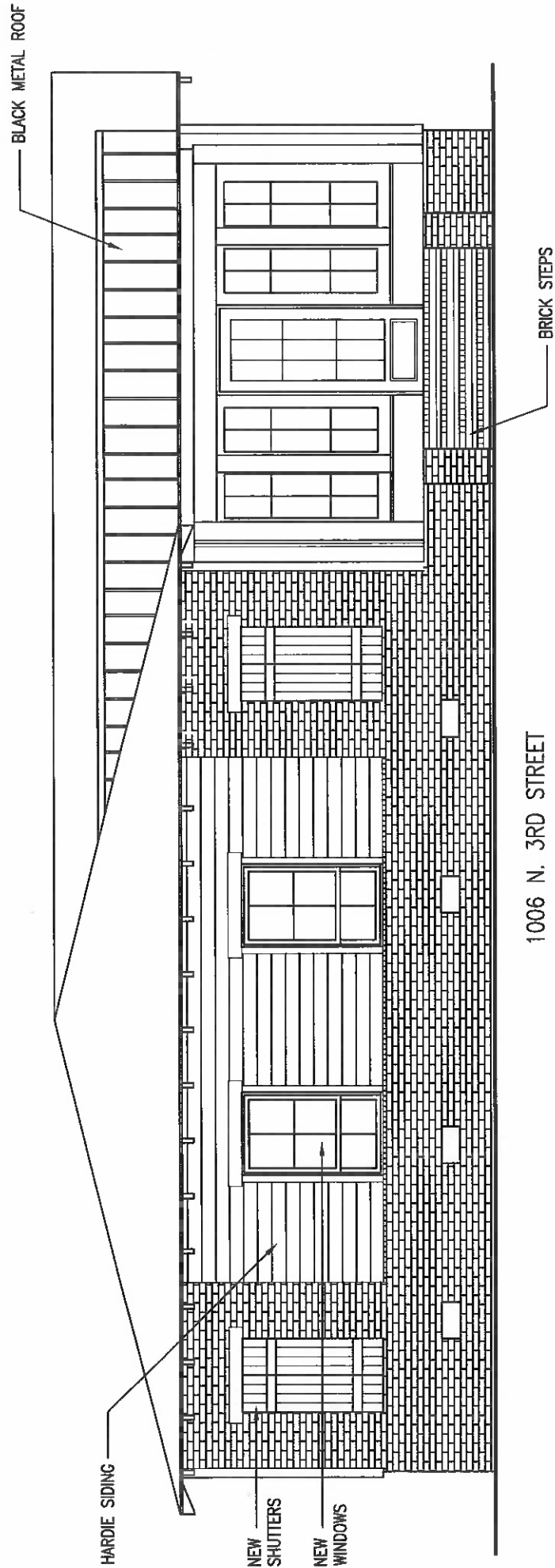
Google Street View

Nov 2022 See more dates



Google

DESIGNS BY
STARR BUILDERS



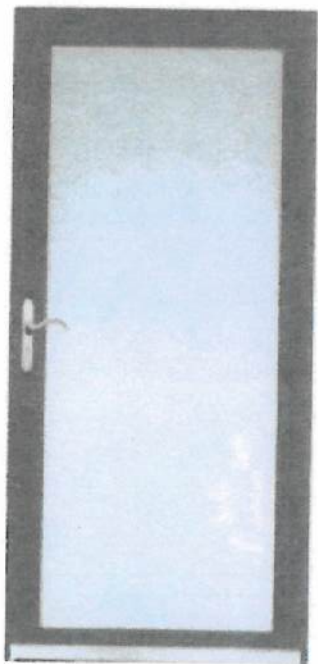


Black Iron front doors

EXTERIOR DESIGN



PLANTER



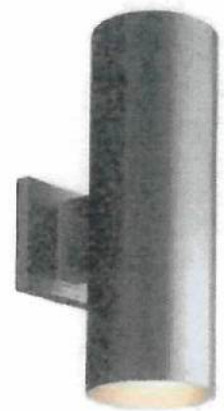
BLACK WINDOWS & DOORS



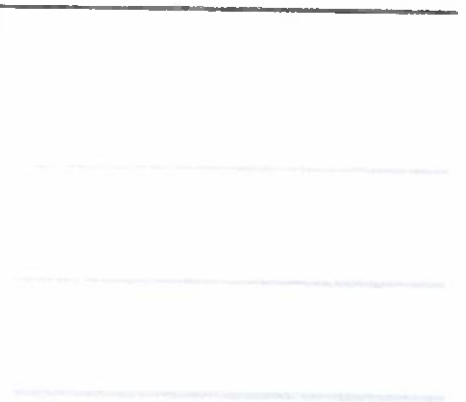
WHITE BOARD & BATTEN



DOOR SET



OUTDOOR SCONCE



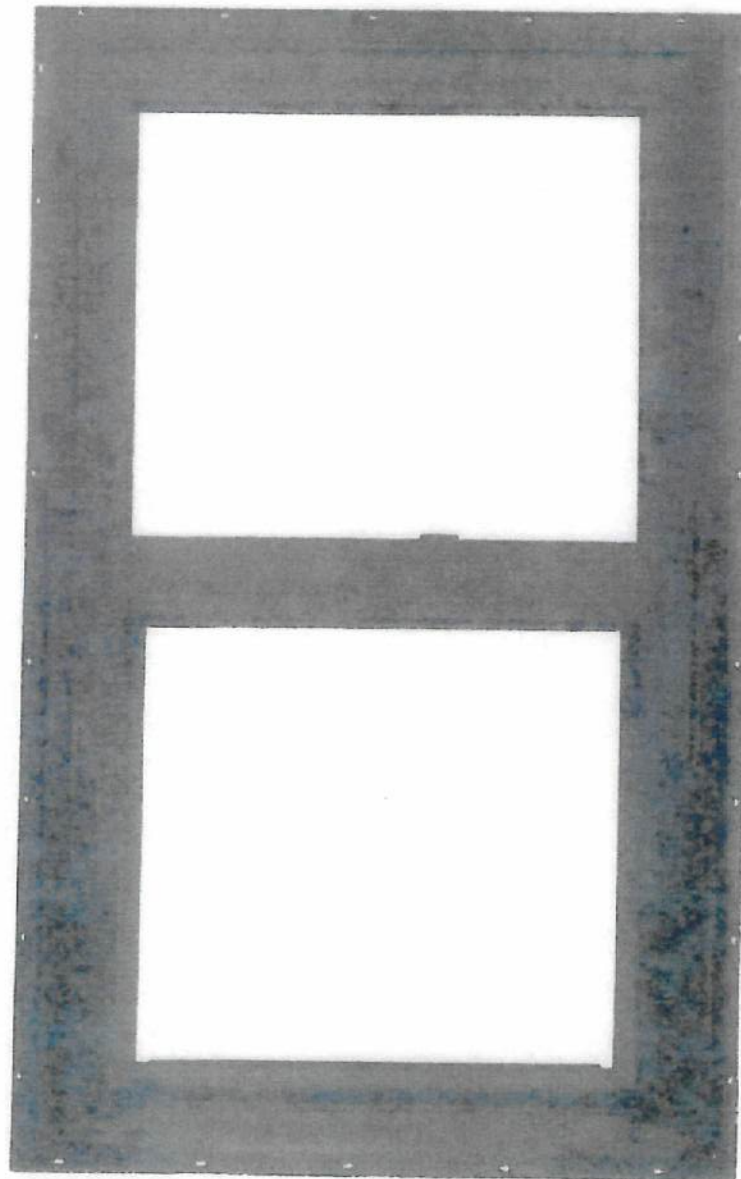
WHITE LAP SIDING



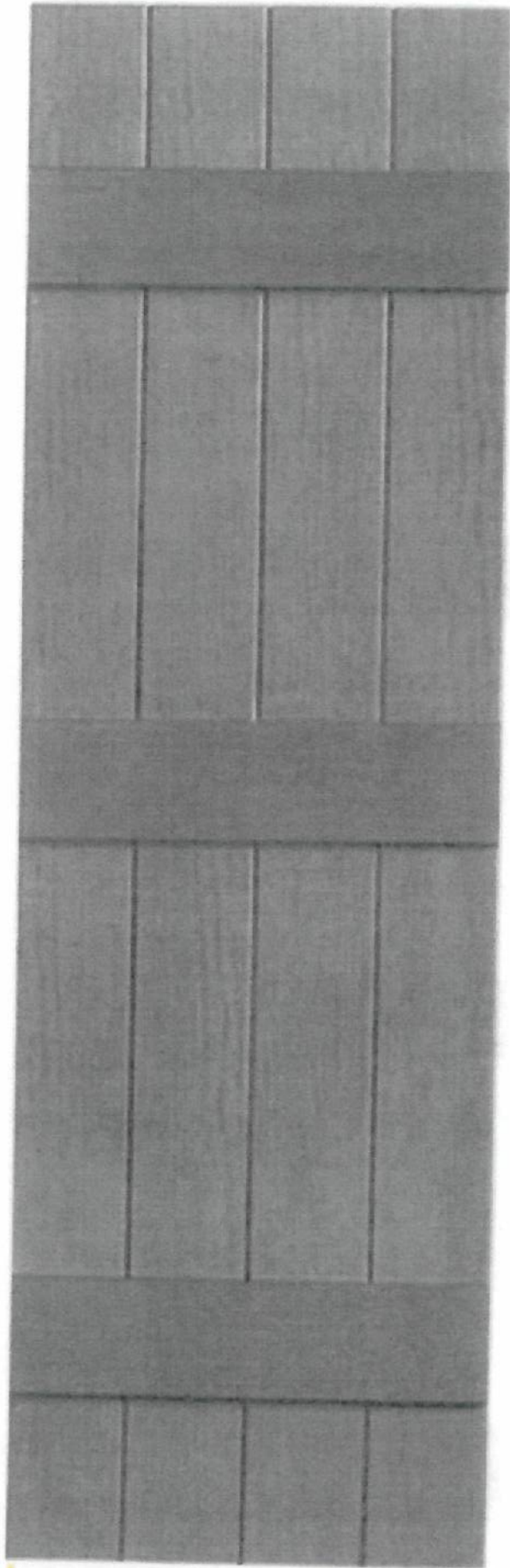
American Craftsman

**35.5 in. x 59.5 in. 60-Series Black
Exterior and White Interior Single
Hung Vinyl Window**

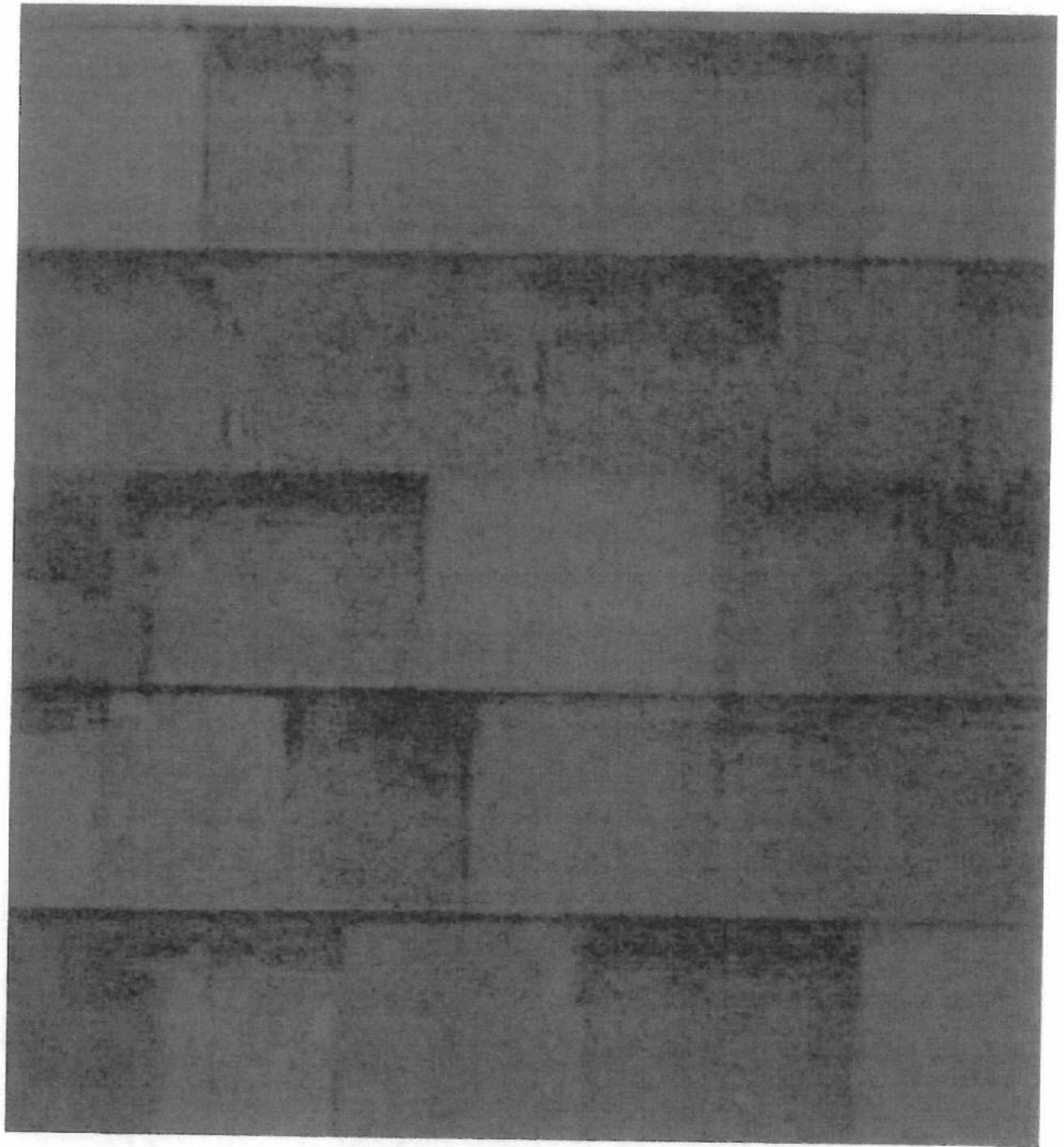
★★★★☆ (8) ✓



EXTERIOR



Black cypress shutters



Owens Corning Onyx Black Shingles

**City of Monroe
Heritage Preservation Commission**

CASE NO.: HIS 105-25
NAME OF APPLICANT: FAITH AND HOPE BEHAVIORAL HEALTH/ROBERT STEVENS
ADDRESS OF PROPERTY: 1008 North 3rd Street
HISTORIC DISTRICT: Louis de Alexander Breard Historic District

REQUEST: The applicant is requesting to do exterior renovations to an existing commercial building, in order to relocate an existing business, at 1008 North 3rd Street, within the Louis de Alexander Breard Historic District.

SIZE OF PROPERTY: 0.172 acres (more or less)

PRESENT ZONING: B-2 (Neighborhood Business) District

PRESENT USE: Vacant commercial building

MOST NEARLY BOUNDED BY (STREETS): North of Hudson Lane, south of Stubbs Avenue, east of North 6th Street and west of North 7th Street.

SURROUNDING LAND USES: Surrounding land use consists of commercial and residential in all directions.

**COMMENTS/
RECOMMENDATIONS:**

The applicant is requesting approval to do exterior building renovations to an existing vacant commercial building. The scope of work will include removing and replacing all damaged and rotten exterior siding. They intend to install upgraded windows for improved energy-efficiency and modern appearance. The exterior of the building will be painted with durable exterior paint.

The materials list is as follows:

Shingles: Owens Corning High Def Architect Shingles; Color: Black charcoal with black metal flashing and drip edge

Windows: Black vinyl double insulated windows

Siding: Board and Batten exterior siding; Color: Sherwin Williams Dove White

Exterior Shutters: Cypress wood with Express Stain

Exterior Door: Mahogany Full Lite; Color: Black semi-gloss

Brick steps: Kingsford White

Photographs and additional documents have been provided for your review.

DESIGN GUIDELINES:

Awnings:

Select awnings of traditional design. Place the awnings so that they do not cover or detract from architectural details and elements. Select traditional awning materials such as canvas or metal.

Doors & Entrances:

Preserve and maintain original doors and entrances. Repairs to deteriorated or damaged historic doors should be consistent with historic materials. Replace historic doors that are beyond repair or missing with new doors that replicated the originals. Do not install new door openings where none existed.

Lightning:

Maintain historic light fixtures. Repair or replace missing or severely damaged historic light fixtures with replacements that replicate the originals. Keep fixtures introduced to the exterior simple in design and appropriate to the character of the building. Do not allow light fixtures to damage or obscure architectural features or other building elements.

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 the buildings and landscapes, like wood siding, architectural details, wind sashes and fences should be maintained.

Brickwork and Masonry:

Preserve and maintain original brick, stone, terra cotta, cast concrete, mortar and other masonry original to a building. Keep historic masonry visible and unpainted. Preserve original mortar when feasible, but if repointing is necessary use mortar mixes similar to the original.

Siding

Preserve and maintain original siding. Repair original siding when necessary and replace only if it is proven to be deteriorated beyond repair. Synthetic or substitute materials such as vinyl, aluminum and asbestos are not compatible materials to historic buildings built prior to about 1950 and are not allowed as replacement materials on these earlier historic buildings.

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 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.

1006 & 1008 North 3rd Street Amendments by the Historic Preservation Commission

1. **Siding** characteristics to remain shiplap, not board and batten
2. **Paint color** – OK (Dove white)



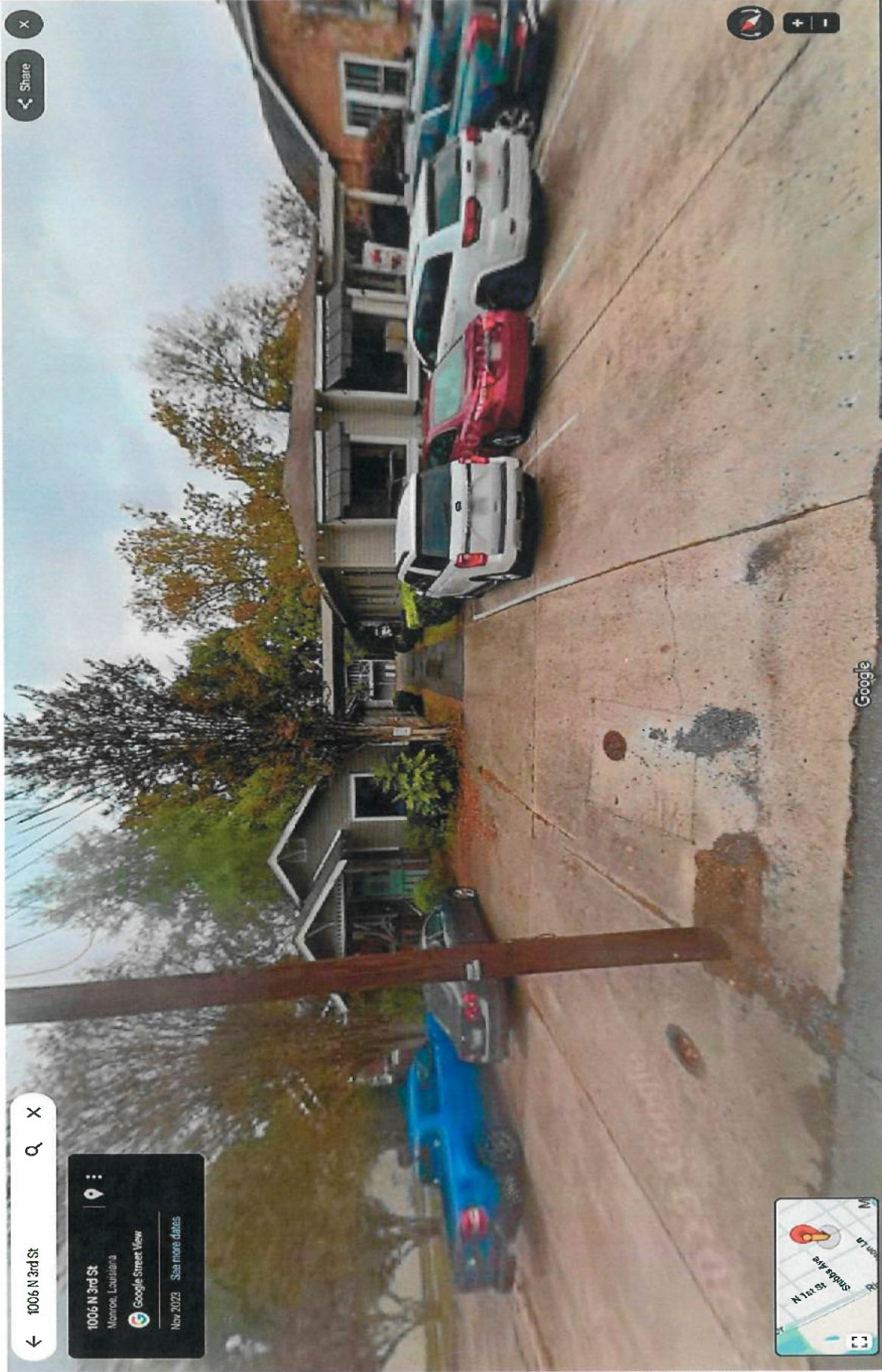
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5. **Shutters** – No shutters are needed for this project.
6. **Awnings** – Use same awning on all 3-front facing windows on both properties
7. **Light Sconces** – OK
8. **Roof** – The commission voted to allow new roof work **ONLY**.
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 - b. **1008 N 3rd** – remove shingles, re-roof, make watertight and secure the roof with shingles
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Faith & Hope Behavioral Health

1006 & 1008 North 3rd Street

Louis de Alexander Breard Historic District



Share X

Navigation controls: compass, zoom in (+), zoom out (-)

← 1006 N 3rd St X

1006 N 3rd St
Monroe, Louisiana

Google Street View

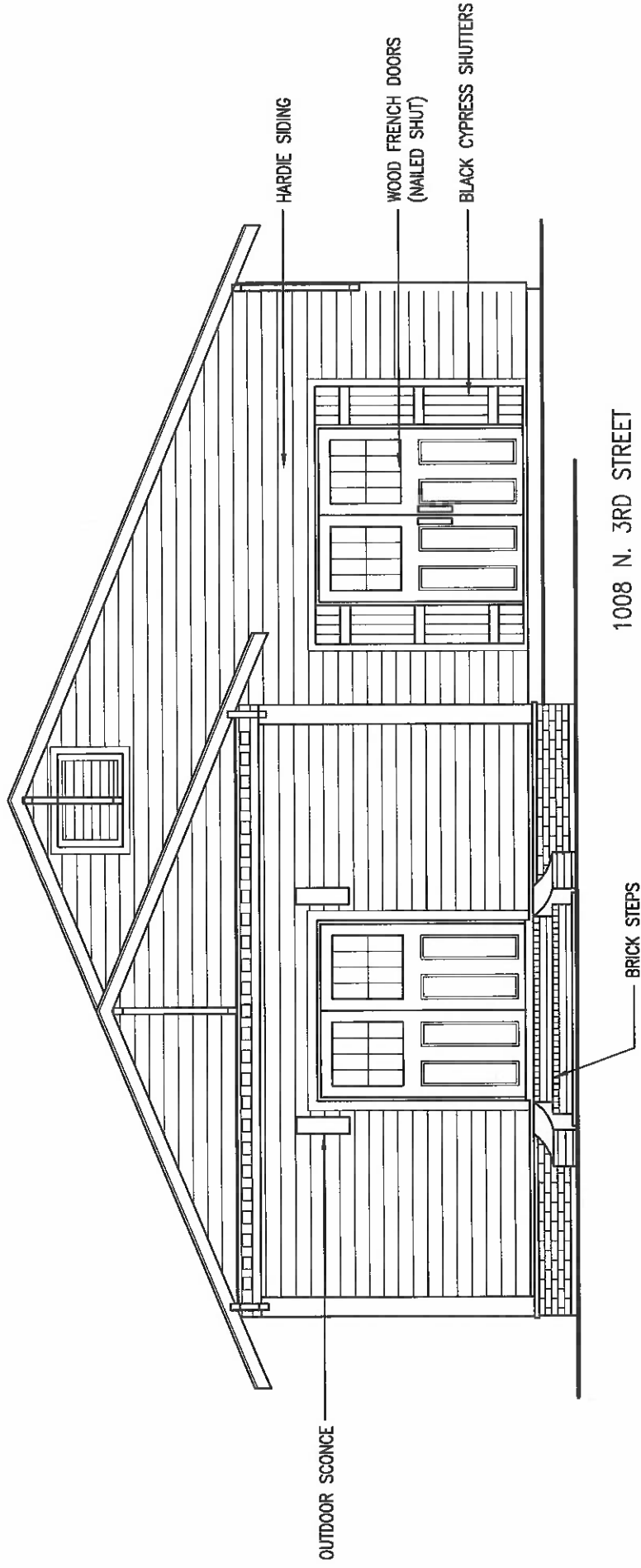
Nov 2023 See more dates

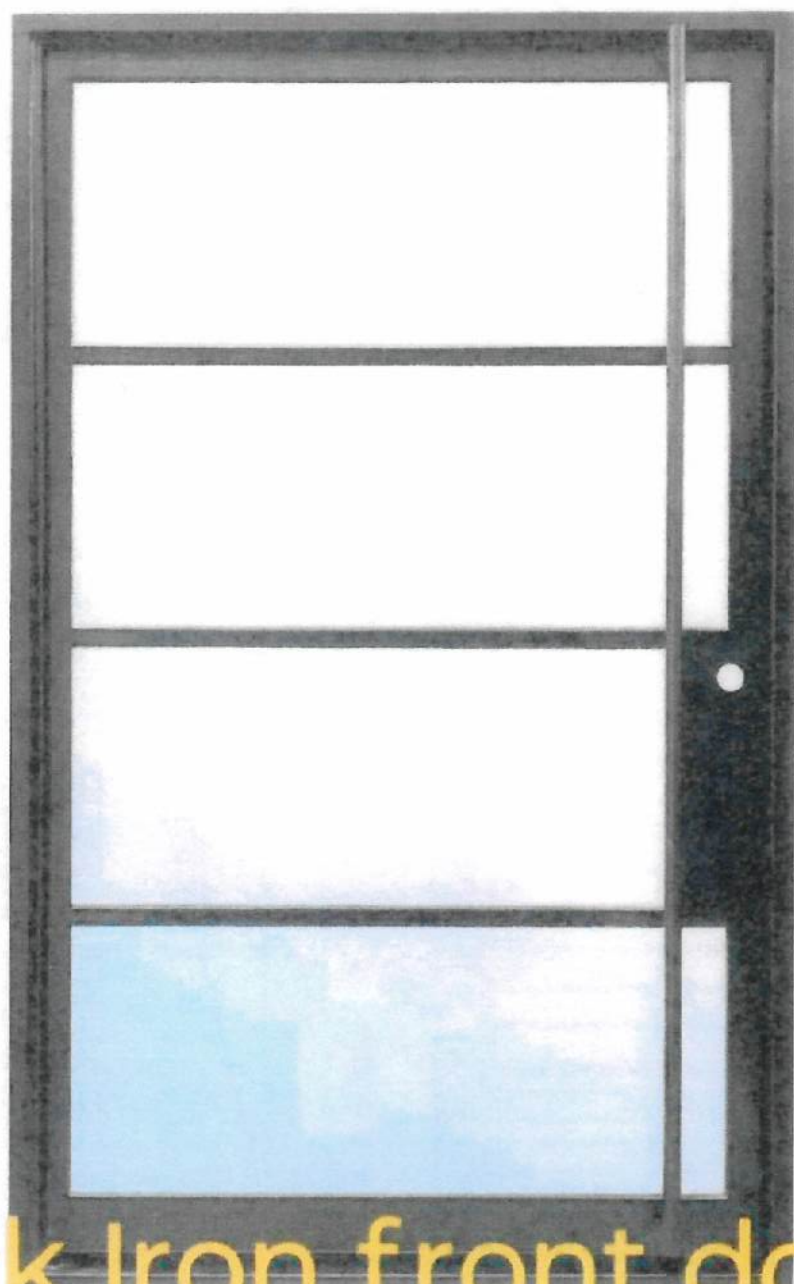


Google

DESIGNS BY

STARR BUILDERS





Black Iron front doors

EXTERIOR DESIGN



PLANTER



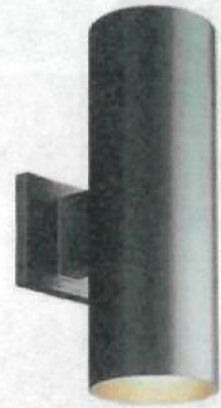
BLACK WINDOWS & DOORS



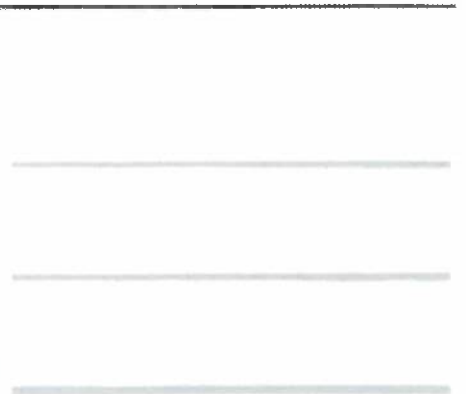
WHITE BOARD & BATTEN



DOOR SET



OUTDOOR SCONCE



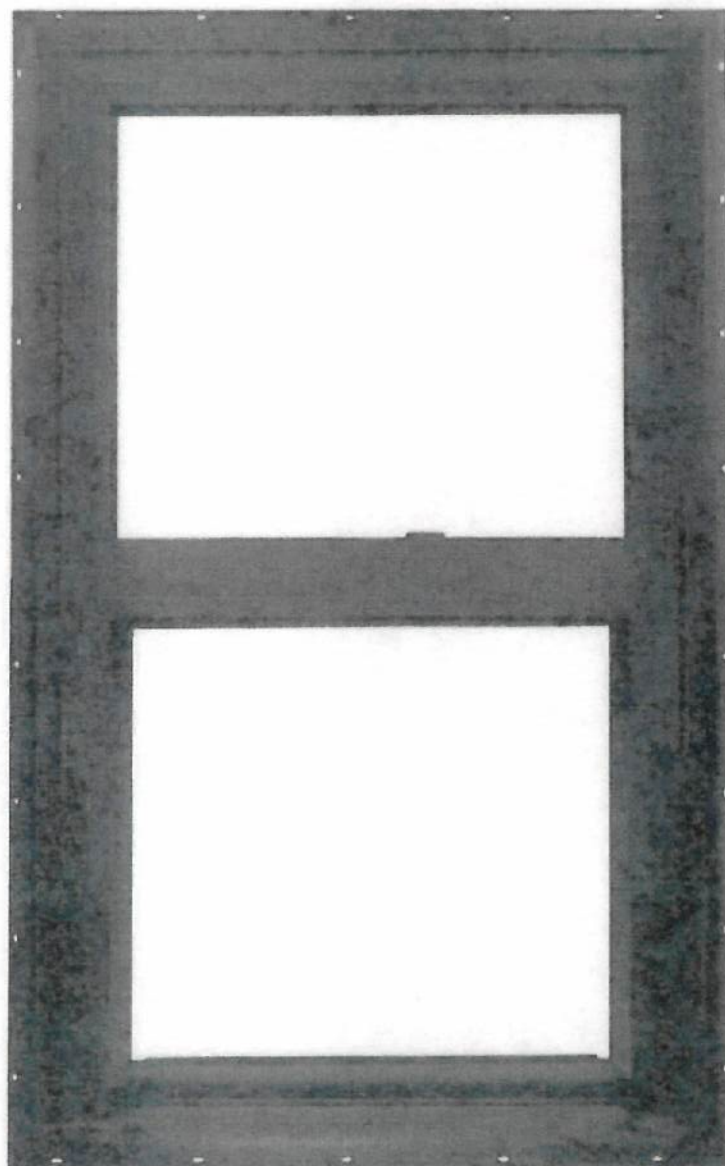
WHITE LAP SIDING



American Craftsman

35.5 in. x 59.5 in. 60-Series Black Exterior and White Interior Single Hung Vinyl Window

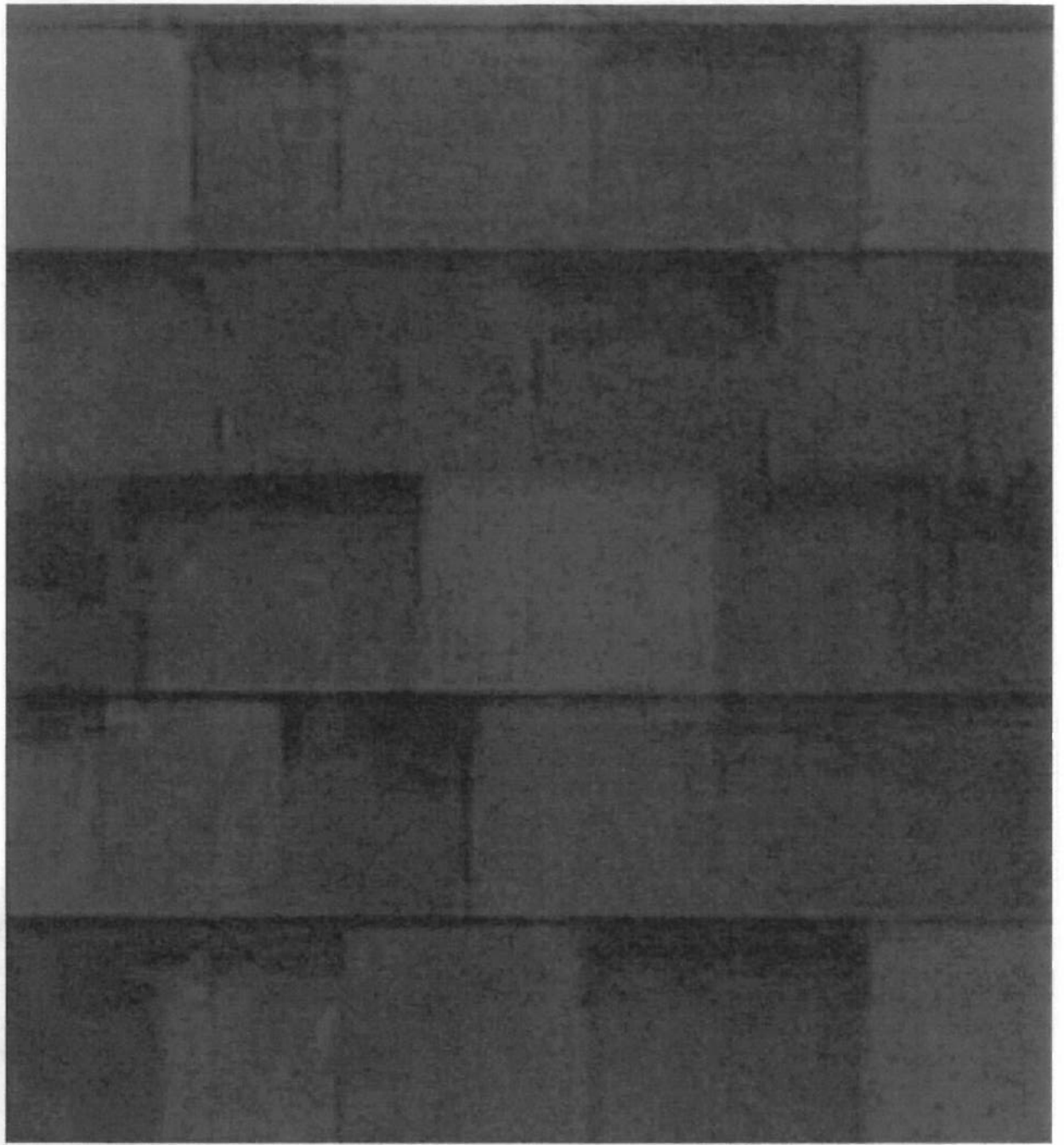
★★★★☆ (8) ✓



EXTERIOR



Black cypress shutters



Owens Corning Onyx Black Shingles

#987646

SM-RIB · BLACK

8 ft.

Front porch roof

29
GAUGE
29K / 29L

36 in.
COVERAGE

9 in.

City of Monroe
Heritage Preservation Commission

CASE NO.: HIS 107-25
NAME OF APPLICANT: LA GENERAL CONTRACTOR SERVICES
ADDRESS OF PROPERTY: 1007 ST. JOHN STREET
HISTORIC DISTRICT: HENRY BRY DISTRICT

REQUEST: The applicant is requesting to make residential exterior renovations to a vacant single-family residence, due to age. The repairs will be completed through LA General Contracting Services, LLC. Renovation work will include restoration of the roof, windows, painting the structure, replacing exterior doors, columns and new siding. The property is located at 1007 St. John Street, within the Henry Bry Historic District.

SIZE OF PROPERTY: 0.23 acres (more or less)

PRESENT ZONING: R-4 (High Density Multi-Family Residence) District

PRESENT USE: Single Family Residence

MOST NEARLY BOUNDED BY (STREETS): North of Texas Avenue, south of Bright Street, east of South Grand Street and west of St. John Street.

SURROUNDING LAND USES: Surrounding land use consists of residential to the north and west with the Cooley House to the south and the Ouachita River to the west.

**COMMENTS/
RECOMMENDATIONS:**

The applicant is requesting approval to make exterior renovation repairs to a 1,000 square foot single-story home, which will include repainting the existing residence, replacing substantial rotted boards, windows, painting the structure, replacing exterior doors, columns and new siding. A new roof with all new decking, all new architectural shingles will be black in color. Cosmetic only areas included: the new exterior siding to match as closely as possible with the existing materials and install low-E white vinyl windows. The four front columns are beyond repair and the plan is to use 6x6 wood posts skinned with the same lap siding that will be installed around the house and have 5' of exposed posts. Front and rear-stocked doors from Home Depot will be installed. The exterior color will be French Grey from Sherwin-Williams and the wood trim will be white to match the vinyl windows and front columns. The front door will be painted black.

Photographs and additional documents have been provided for your review.

DESIGN GUIDELINES:

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 the buildings and landscapes, like wood siding, architectural details, wind sashes and fences should be maintained.

Entrances & Doors:

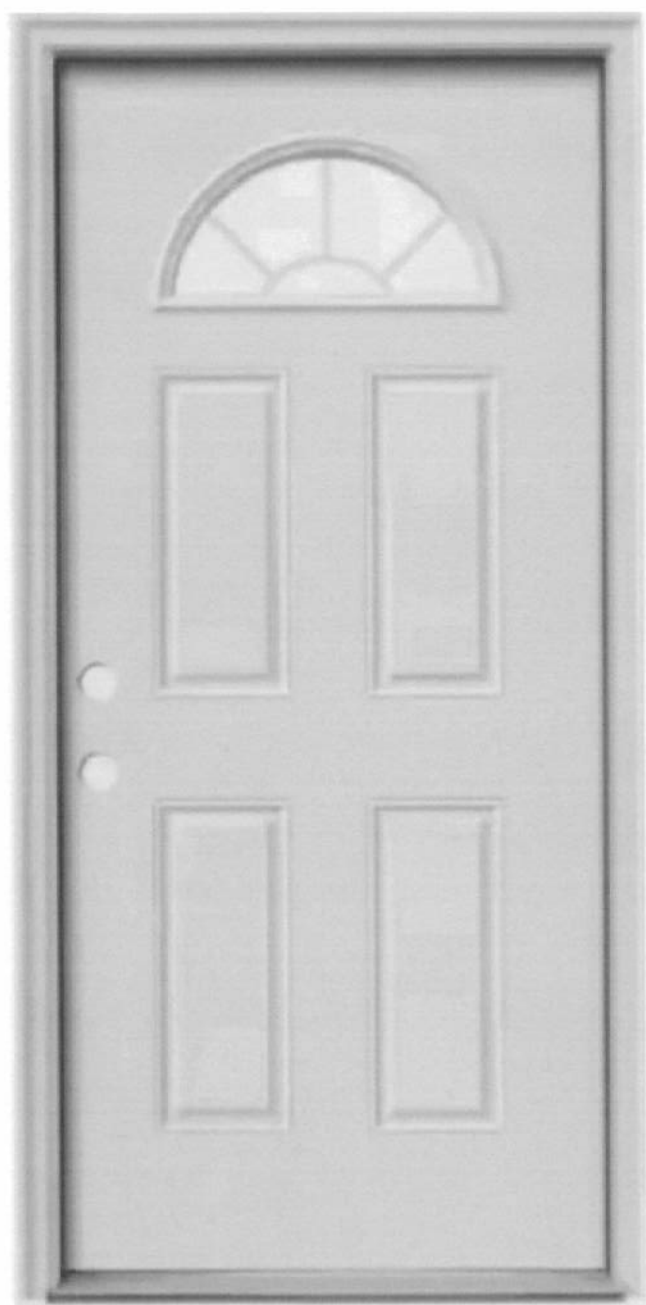
Entrance elements such as doors, transoms and sidelights are significant in defining a house's architectural character. Original designs should be preserved and maintained and the use of full-view storm and screen doors is encouraged so that the historic door remains visible.

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.

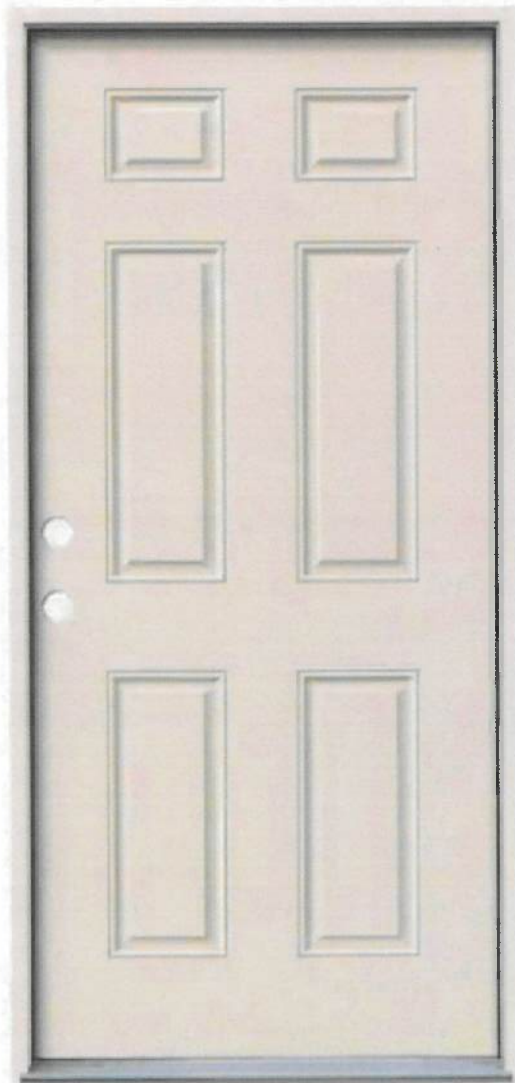
Roofs:

Roofs help to determine building style and are important elements of historic appearance. Retain historic shapes. Limit public visibility of modern features.



36 in. x 80 in. 6-Panel Primed Steel Prehung Right-Hand Inswing Front Door

★★★★★ (273) ✓





Monroe 10PM 71203

What ...



Monroe 10PM 71203

Menu

Quotes

Lists

Peter

[Home](#) / [Doors & Windows](#) / [Windows](#) / [Single Hung Windows](#)

Internet # 203157283 Model # 50 SH FIN UPC Code # 716467961104 Store SKU # 541177

Customers Also Viewed



American Craftsman 31-3/8 in. x 51-1/4 in.
50 Series Single Hung White Vinyl...

★★★★★ (296)

\$249⁰⁰



TAFCO WINDOWS 24 in. x 36 in. White
Double-Pane Insulated Glass Vinyl Singl...

★★★★★ (159)

\$147²³



TAF
Singl...

★★

\$1...



American Craftsman

31.375 in. x 51.25 in. 50 Series Single Hung White Vinyl Insulated Window with Nailing Flange

★★★★★ (501) Questions & Answers (365)



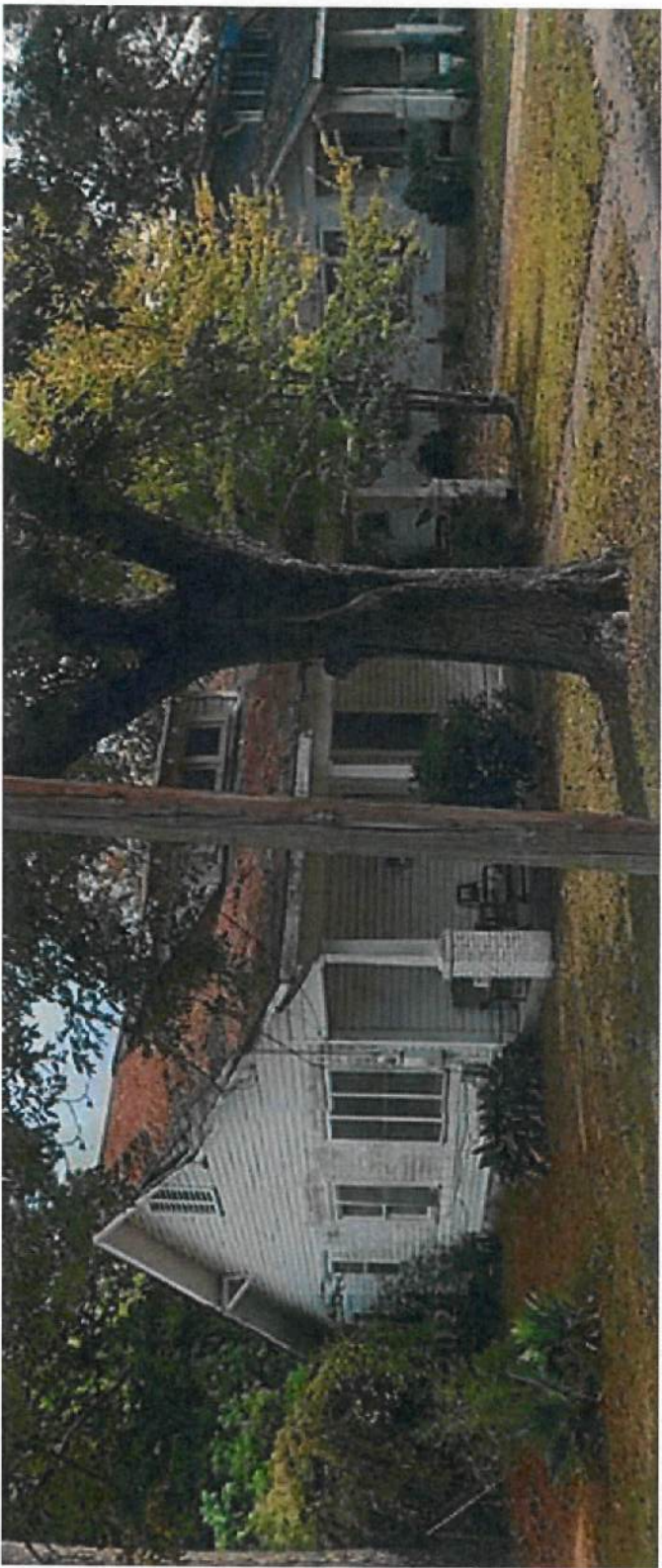
Hover Image to Zoom

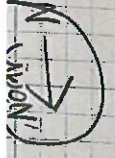
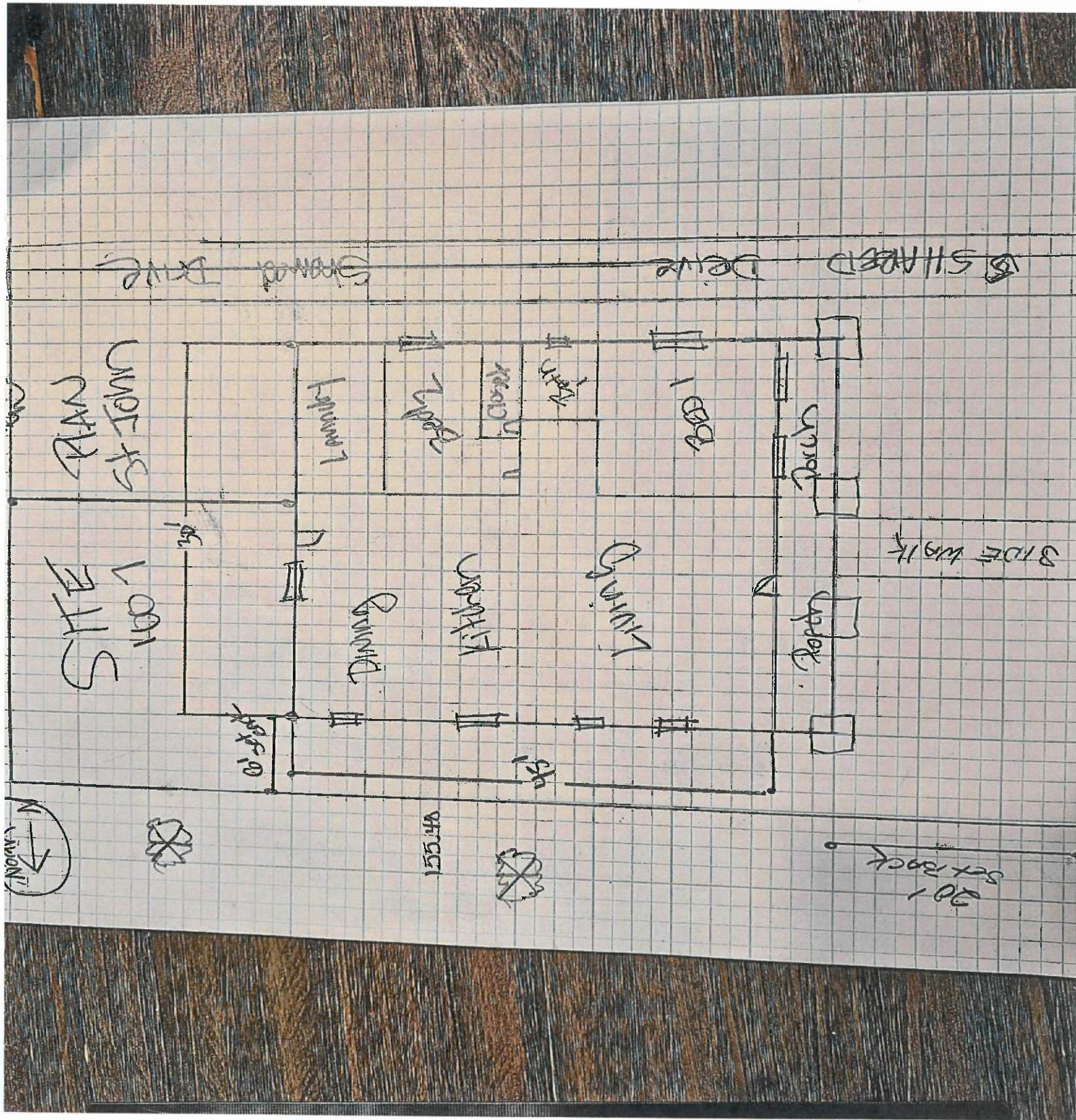
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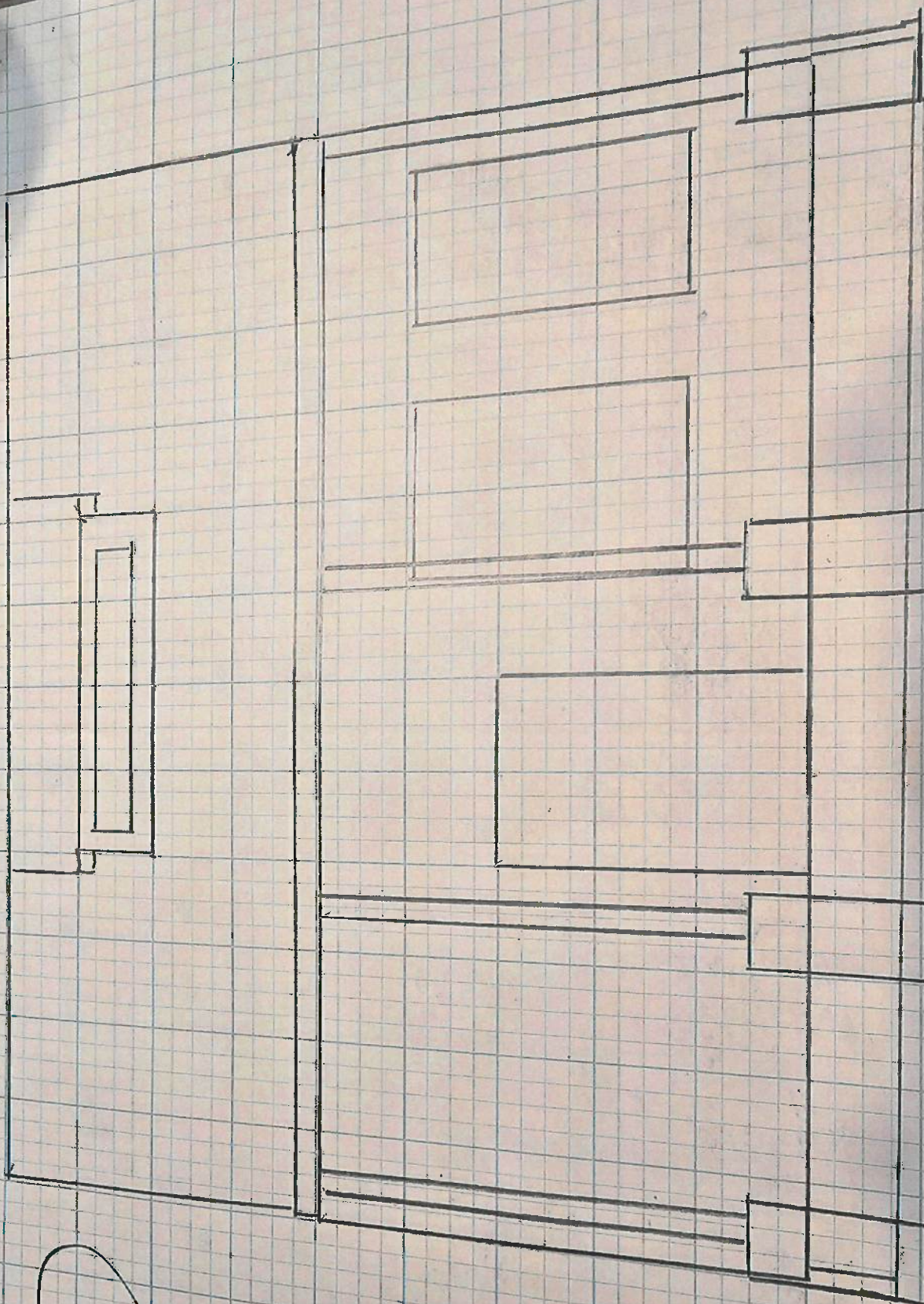
\$219⁰⁰



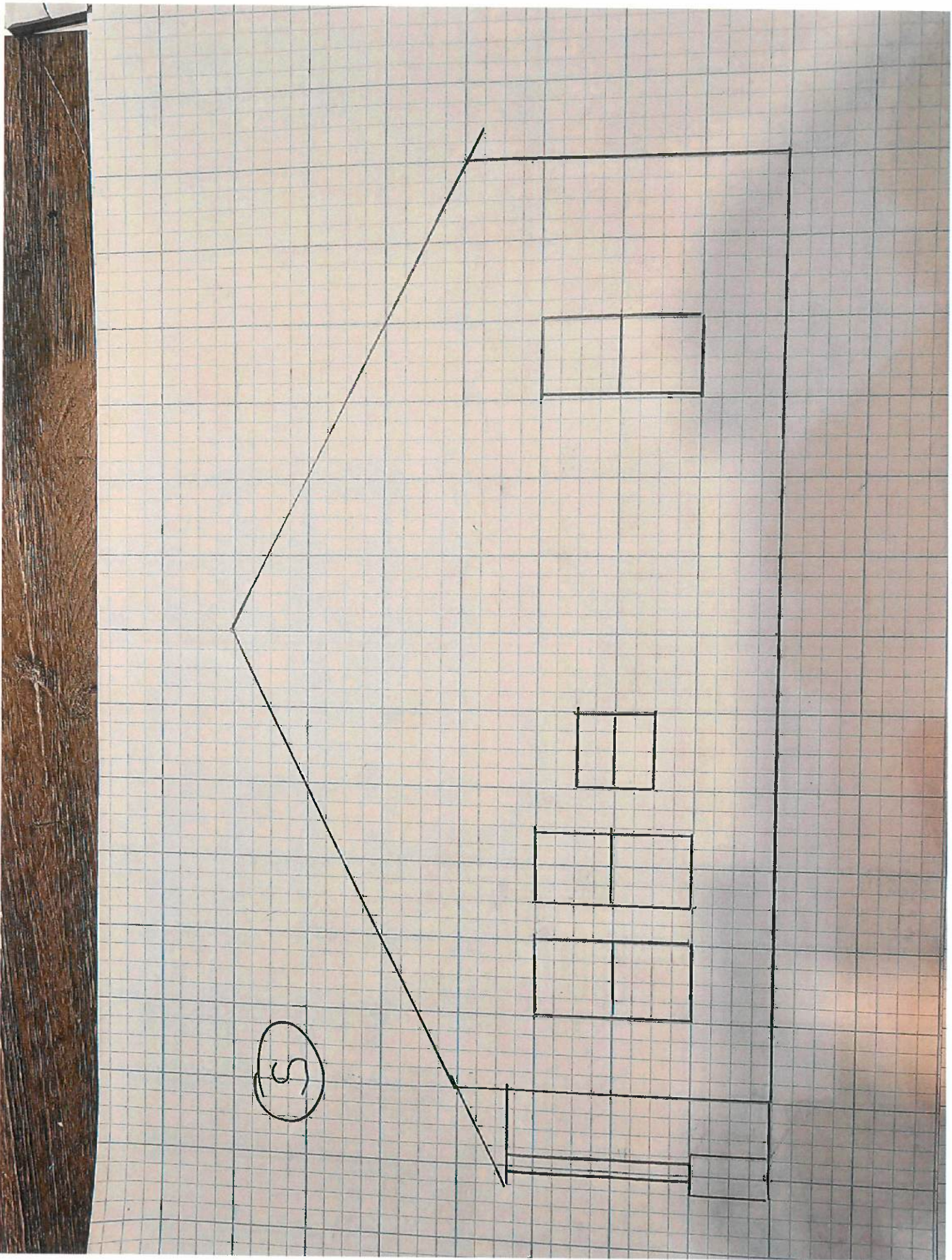








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