



CITY OF MONROE

MEMO

TO: Monroe Heritage Preservation Members
FROM: Alyeasha C. Clay
DATE: July 1, 2025
RE: Monroe Heritage Preservation Commission Meeting

Attention! Fellow board members, we have a very important regular meeting scheduled for **Thursday, July 10, 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 June 6, 2025 minutes

TENATIVE SCHEDULE:

- HIS 103-25: Kelly Moore – 610 Erin Avenue – Louis de Alexander Breard Historic District**
This is a request to locate an accessory structure on a lot with existing single family residence – 610 Erin Avenue
- 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

OTHER BUSINESS:

2025 Commission Officers

Timothy Mickel, Chairman
William Cookston, Vice-Chairman
Clara Sartor, 2nd Vice-Chairman

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 103-25
NAME OF APPLICANT:	KELLY MOORE
ADDRESS OF PROPERTY:	610 Erin Avenue
HISTORIC DISTRICT:	Louis de Alexander Breard Historic District

REQUEST: The applicant is requesting approval to allow an 8' x 16' accessory structure to remain in the rear yard of an existing residence at 610 Erin Avenue.

SIZE OF PROPERTY: 0.214 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 Erin Avenue, east of North 6th Street and west of North 7th Street.

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

**COMMENTS/
RECOMMENDATIONS:** The applicant was unaware this request required historic review or permits prior to locating the storage building on the lot. The storage building measures 8' x 16' or 32 square feet. This building will be located in the interior side/rear yard and enclosed by a 6' foot high privacy fence.

This request meets all minimum requirements as per the Comprehensive Zoning Ordinance.

Site plans and photos have been provided for review.

DESIGN GUIDELINES:

Site Features

Preserve and retain historic site features of residential buildings, including landscaping. Ensure that new site and landscape features are compatible with the historic context of the building and area.

New fences and walls should complement the historic character of their surroundings. Install privacy fence of wood board or landscaping.

Outbuildings should be preserved and maintained. Design and locate new outbuildings carefully.



Kelly Moore

610 Erin Avenue

Louis de Alexander Breard Historic District



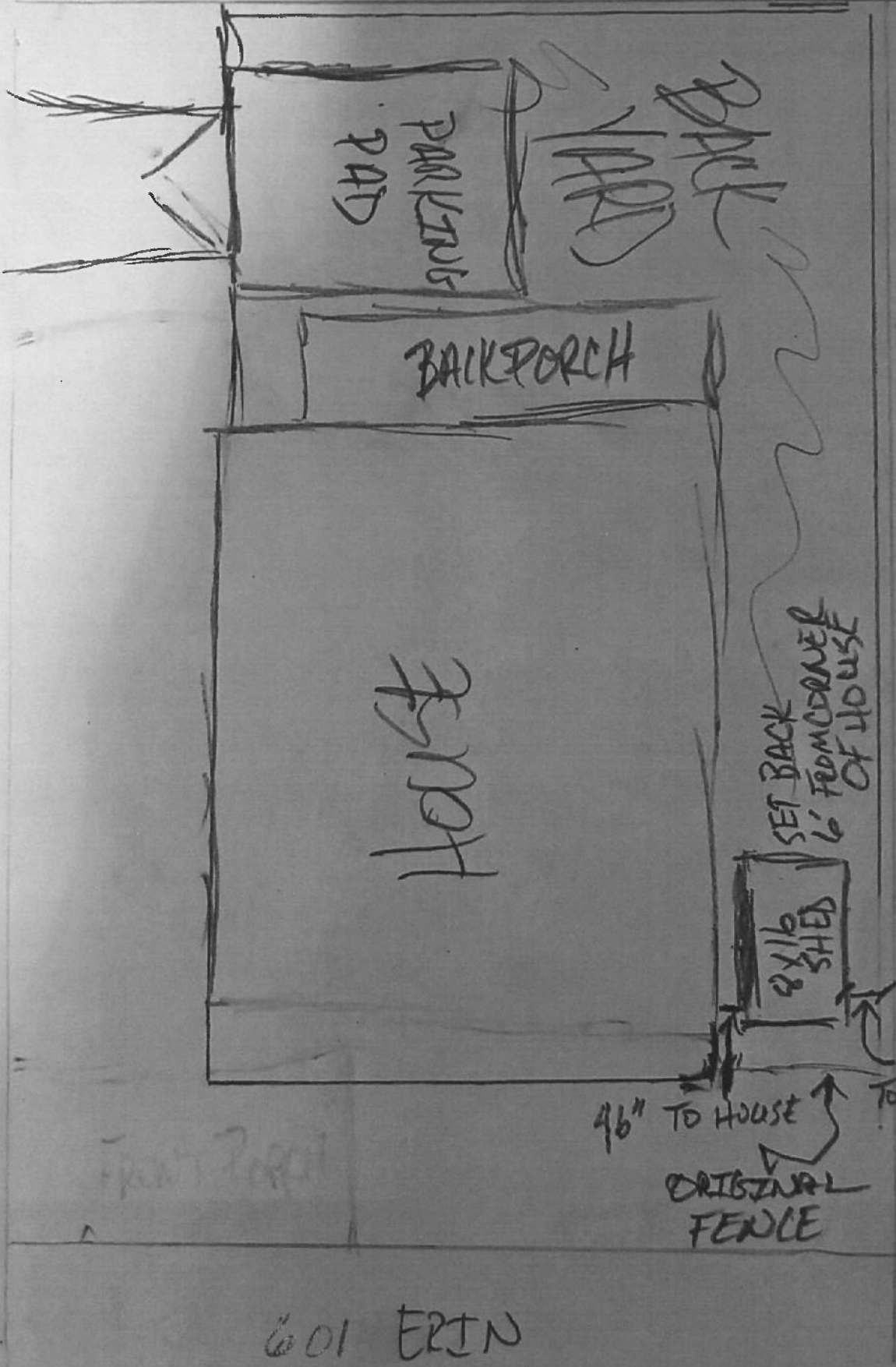




ALLEY

N
7th
↑

↑



608 ERIN

601 ERIN

**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 3 rd 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:

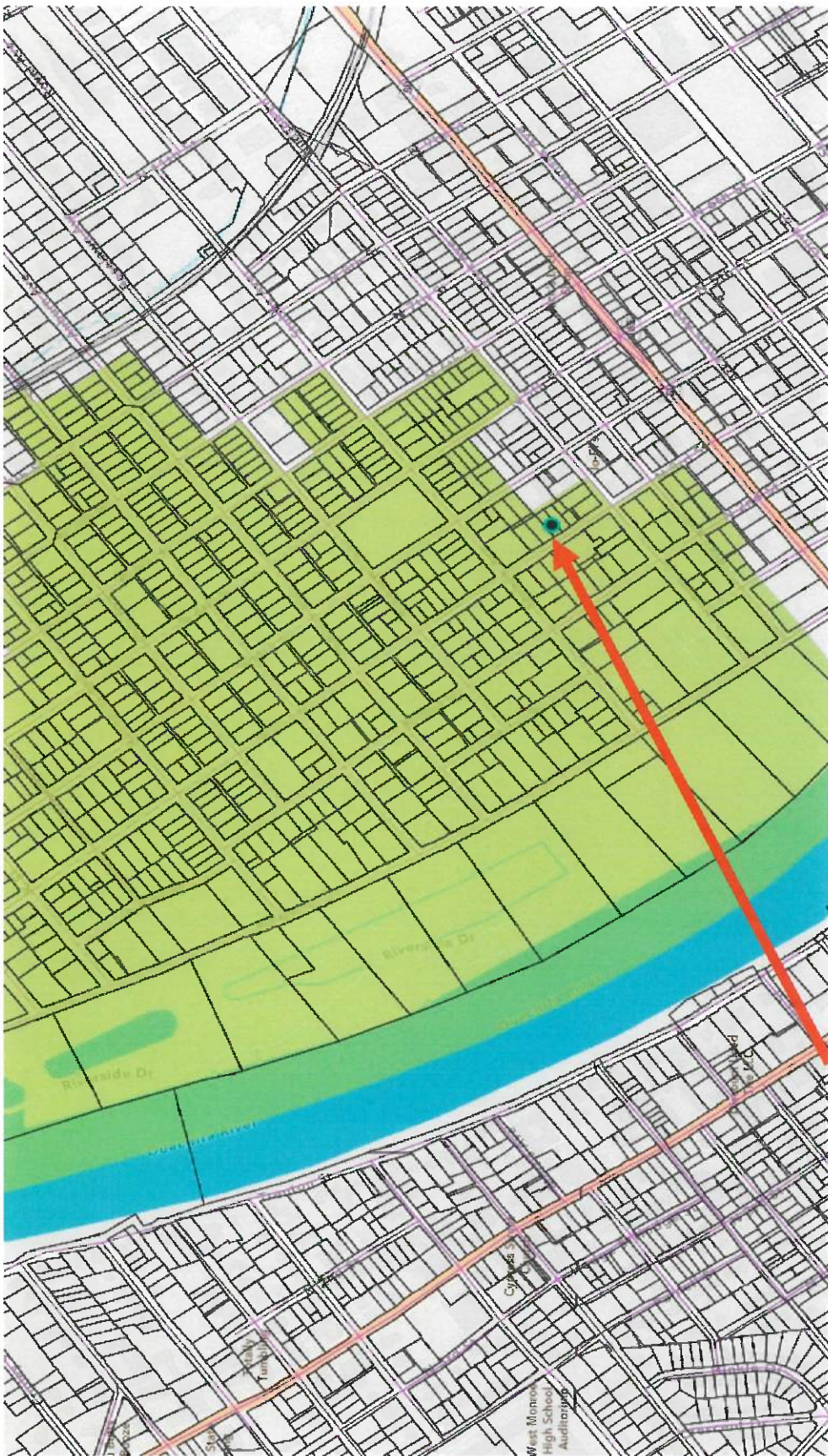
Preserve and maintain original brick, stone, terra cotta, cast concrete, mortar and other masonry original to a building. Keep historic masonry visible and unpainted. Preserve original mortar when feasible, but if repointing is necessary use mortar mixes similar to the original.

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.



Faith & Hope Behavioral Health

1006 & 1008 North 3rd Street

Louis de Alexander Breard Historic District

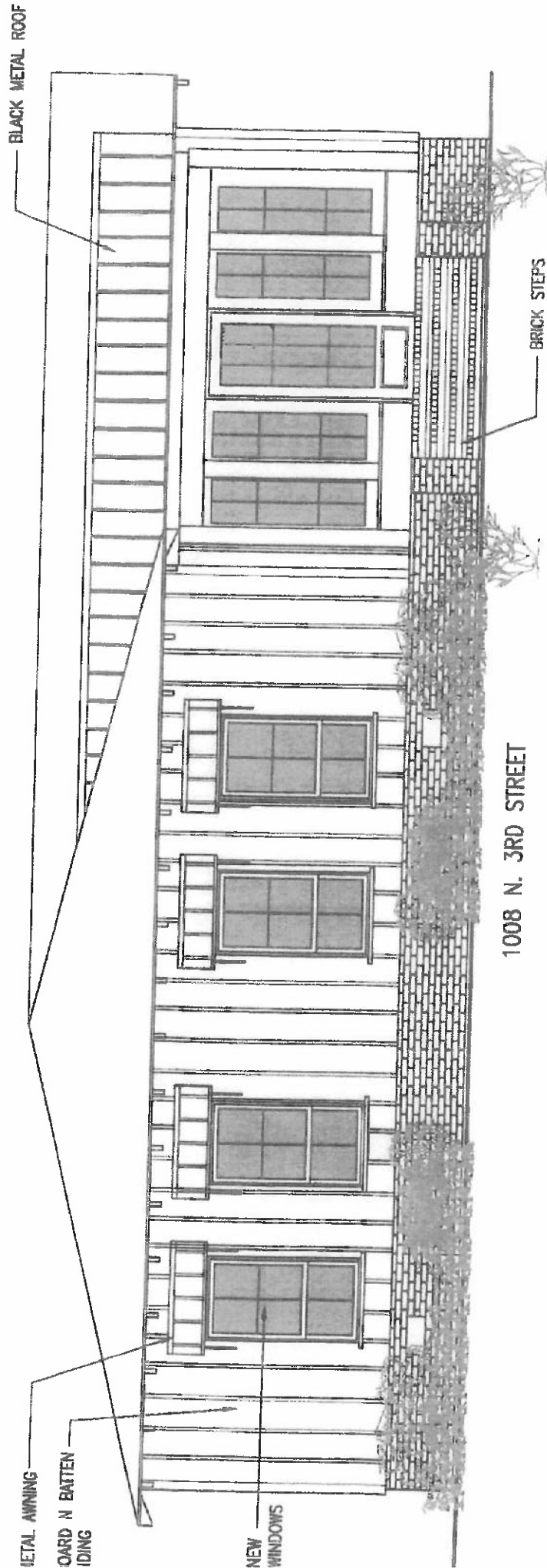
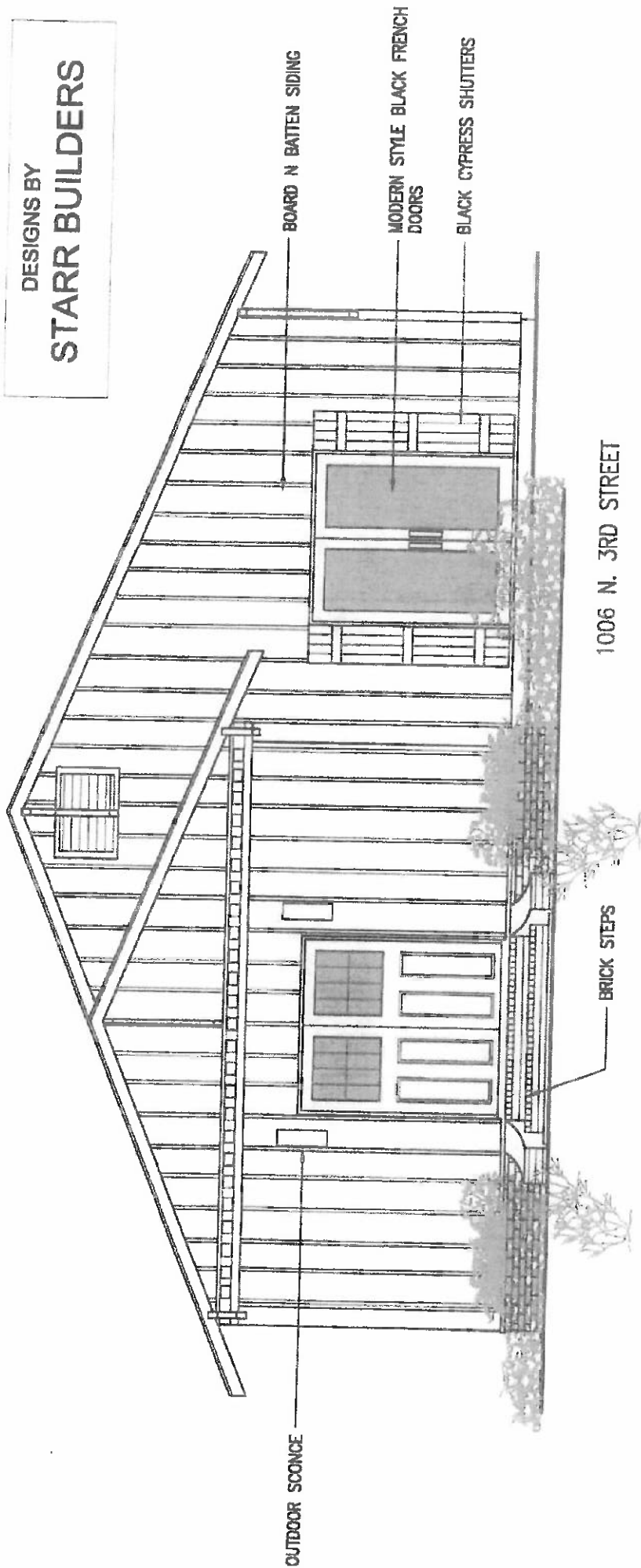


Faith & Hope Behavioral Health

1006 North 3rd Street



DESIGNS BY STARR BUILDERS



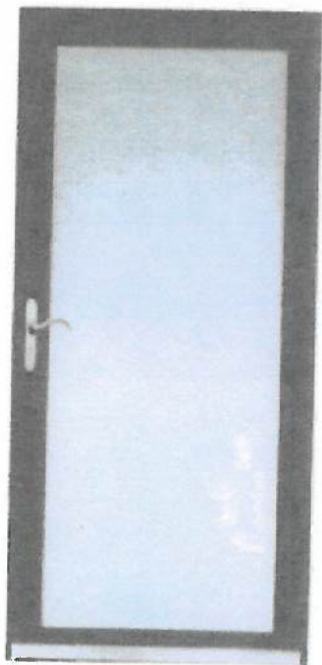


Black Iron front doors

EXTERIOR DESIGN



PLANTER



BLACK WINDOWS & DOORS



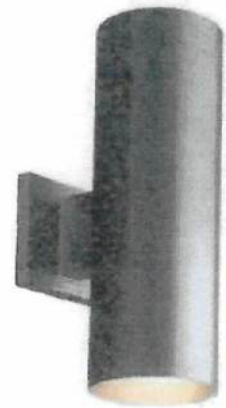
WHITE BOARD & BATTEN



DOOR SET



WHITE LAP SIDING



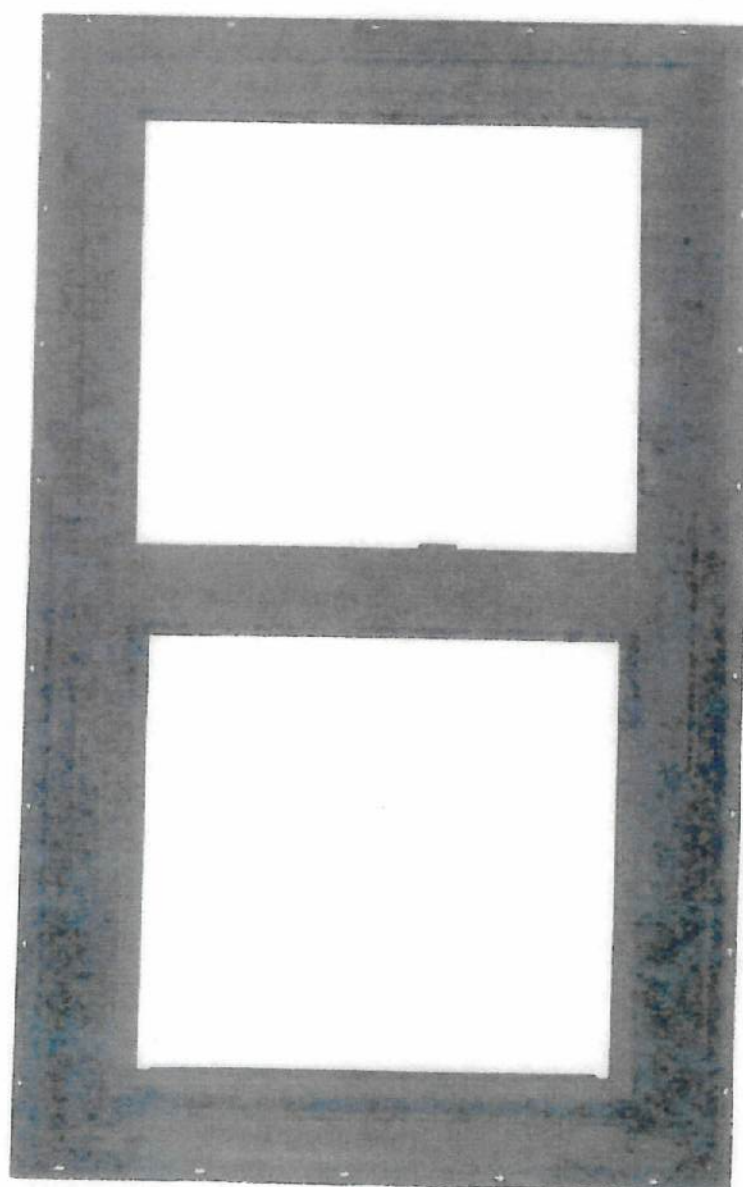
OUTDOOR SCONCE



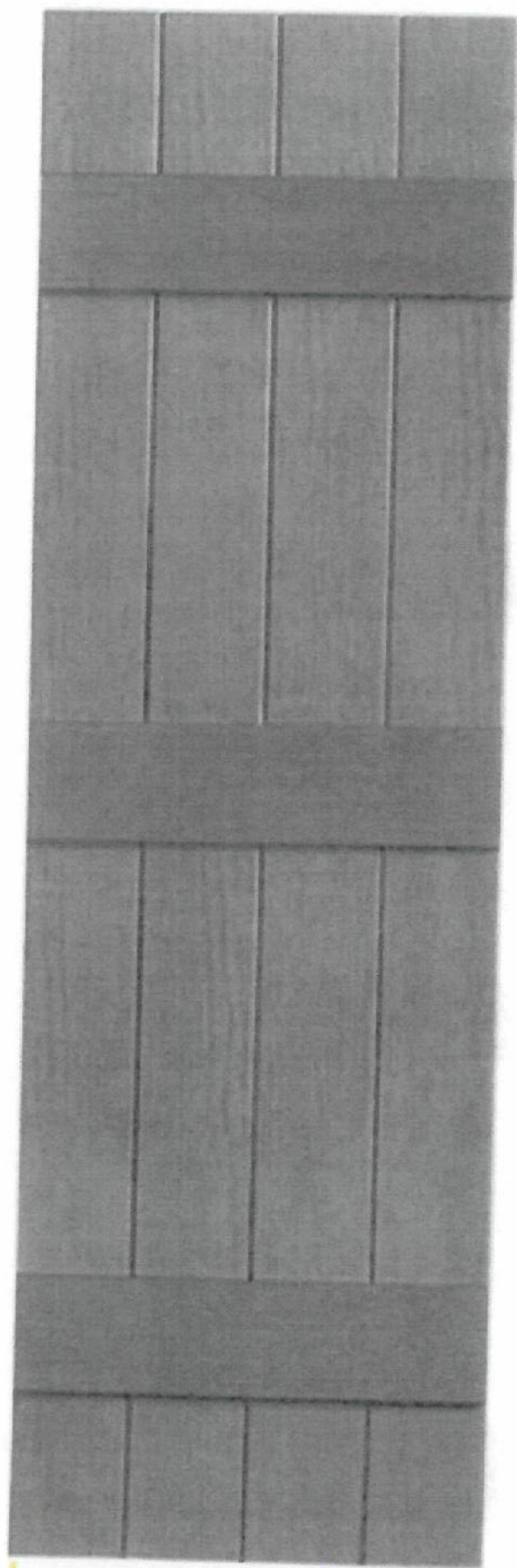
American Craftsman

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

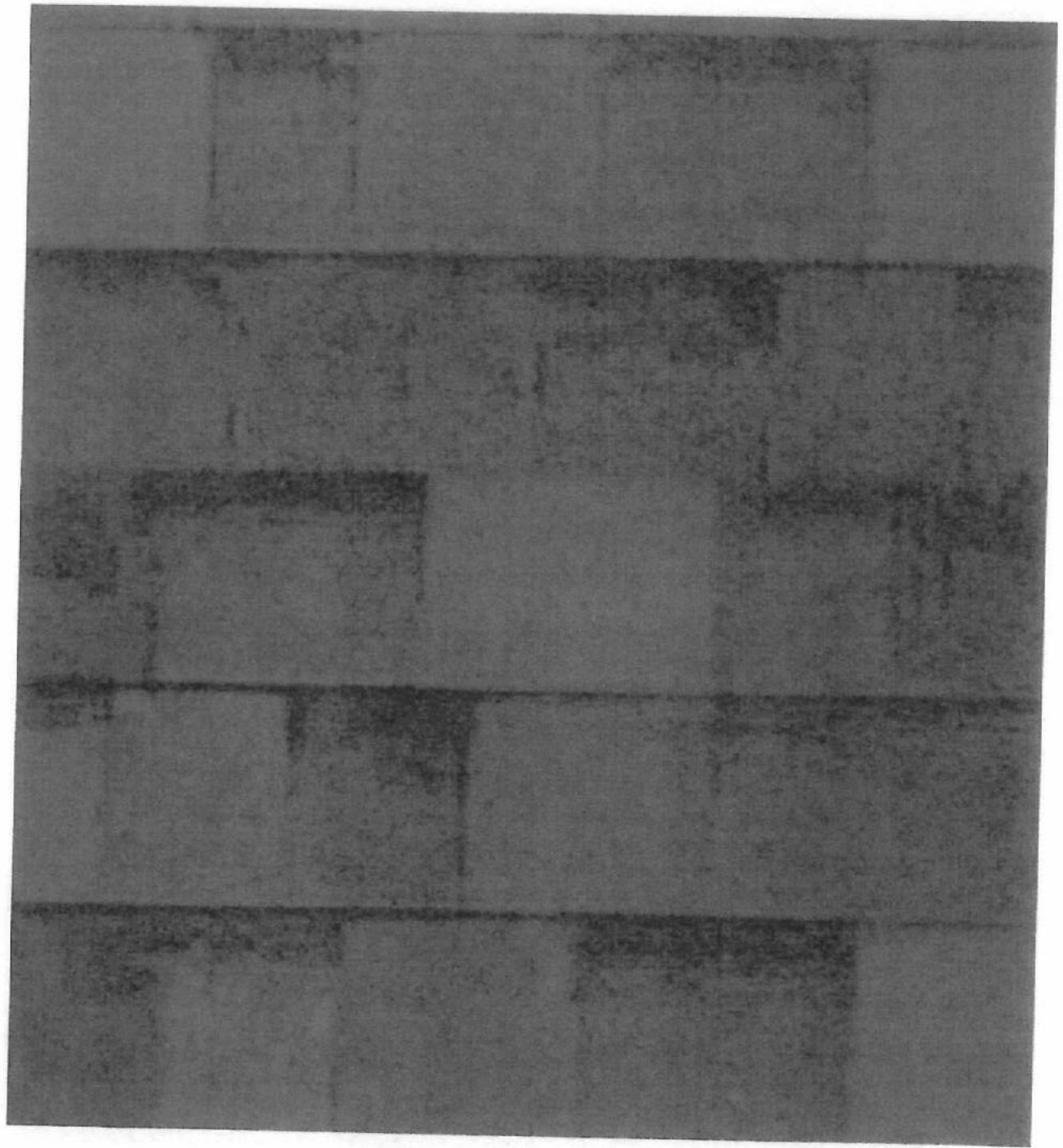
★★★★☆ (8) ✓



EXTERIOR



Black cypress shutters



Owens Corning Onyx Black Shingles

#987646

SM-RIB · BLACK

8 ft.

Front porch roof

29
GAUGE
ZINC / ALUMINUM

36 in.
COVERAGE

9 ft

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CASE NO.: HIS 105-25
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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

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Photographs and additional documents have been provided for your review.

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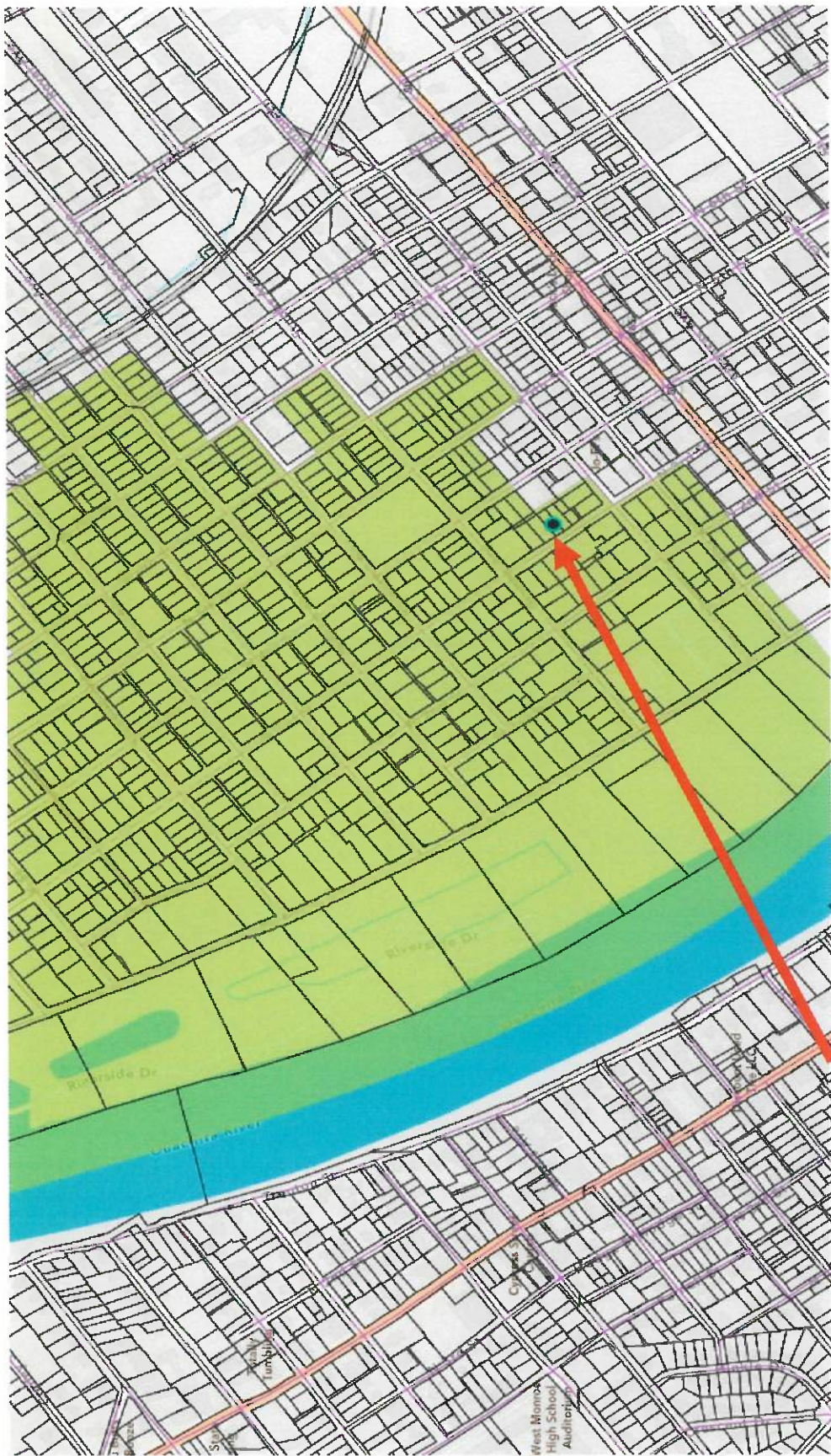
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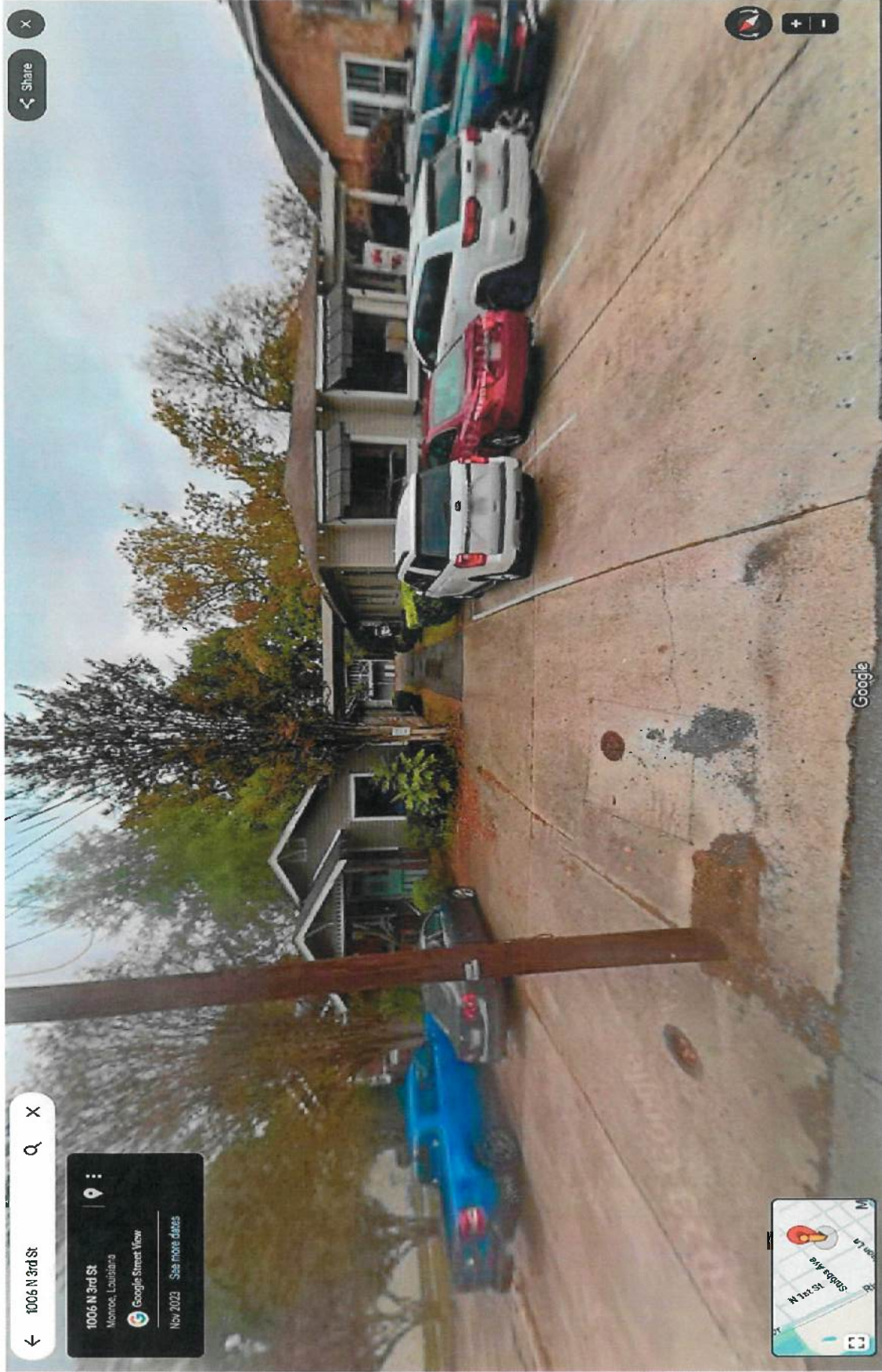
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1006 & 1008 North 3rd Street

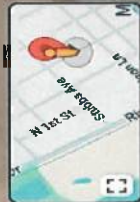
Louis de Alexander Breard Historic District



Share

1006 N 3rd St

1006 N 3rd St
Monroe, Louisiana
Google Street View
Nov 2023 See more dates



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

DESIGNS BY STARR BUILDERS

BOARD N BATTEN SIDING

MODERN STYLE BLACK FRENCH
DOORS

BLACK CYPRESS SHUTTERS

OUTDOOR SCONCE

1006 N. 3RD STREET

BRICK STEPS

BLACK METAL ROOF

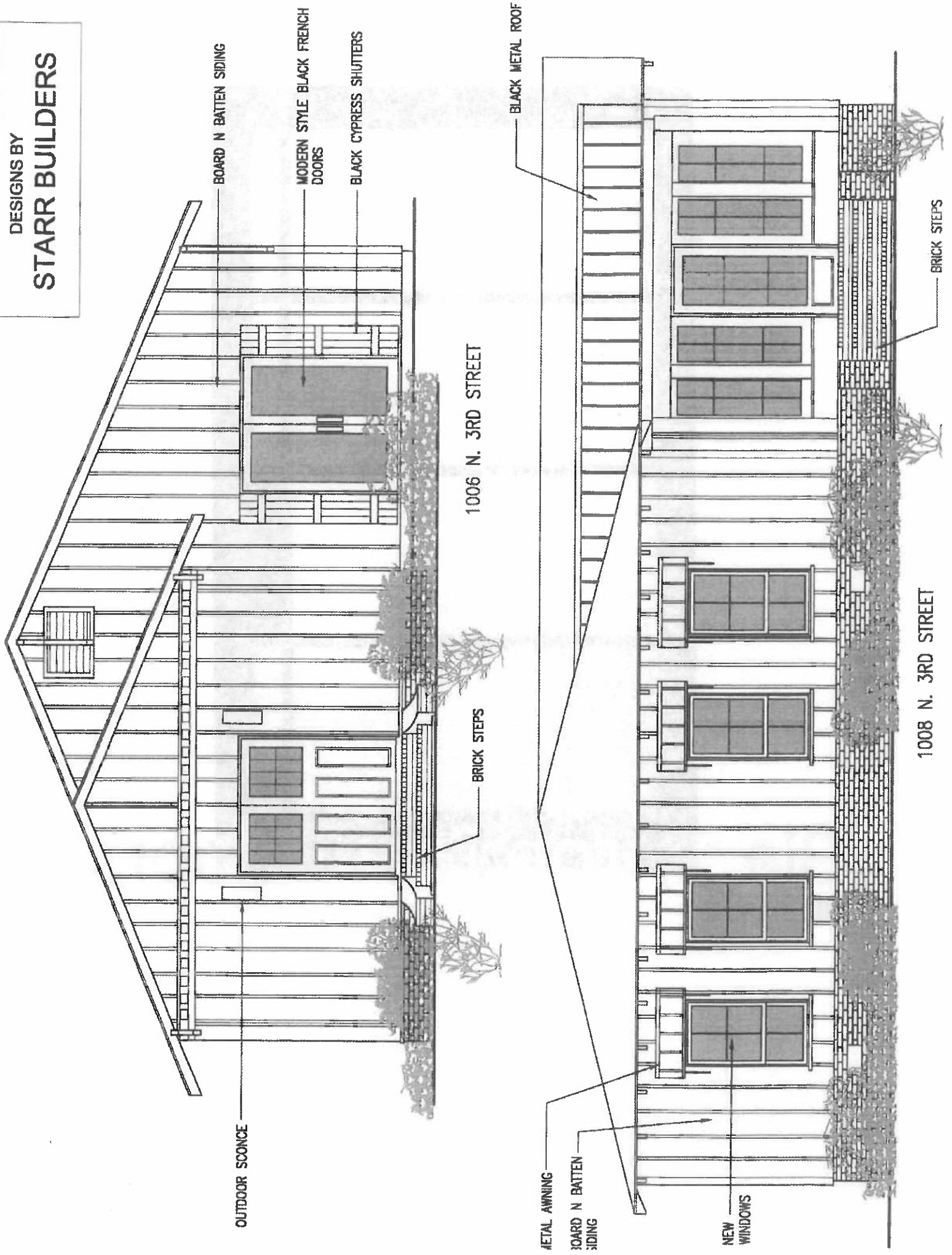
METAL AWNING

BOARD N BATTEN
SIDING

NEW
WINDOWS

1008 N. 3RD STREET

BRICK STEPS



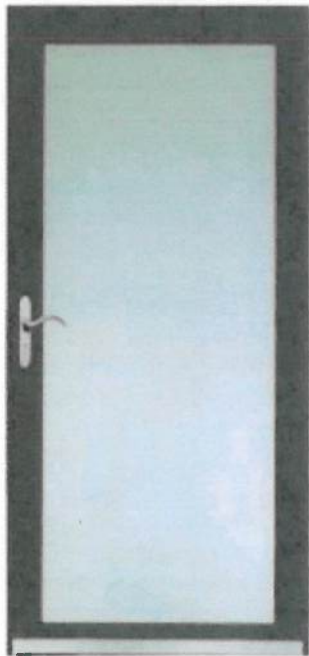


Black Iron front doors

EXTERIOR DESIGN



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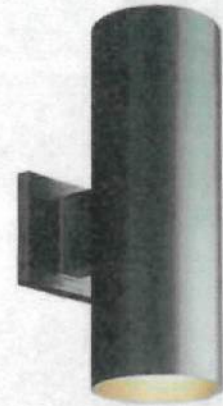
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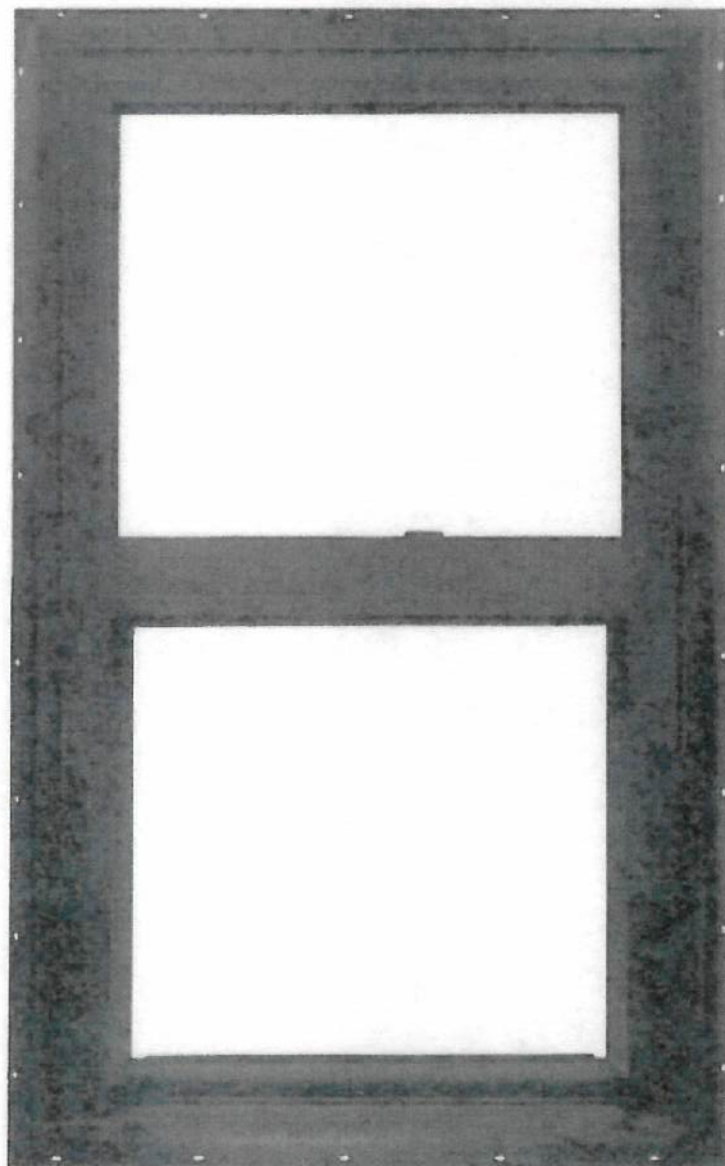
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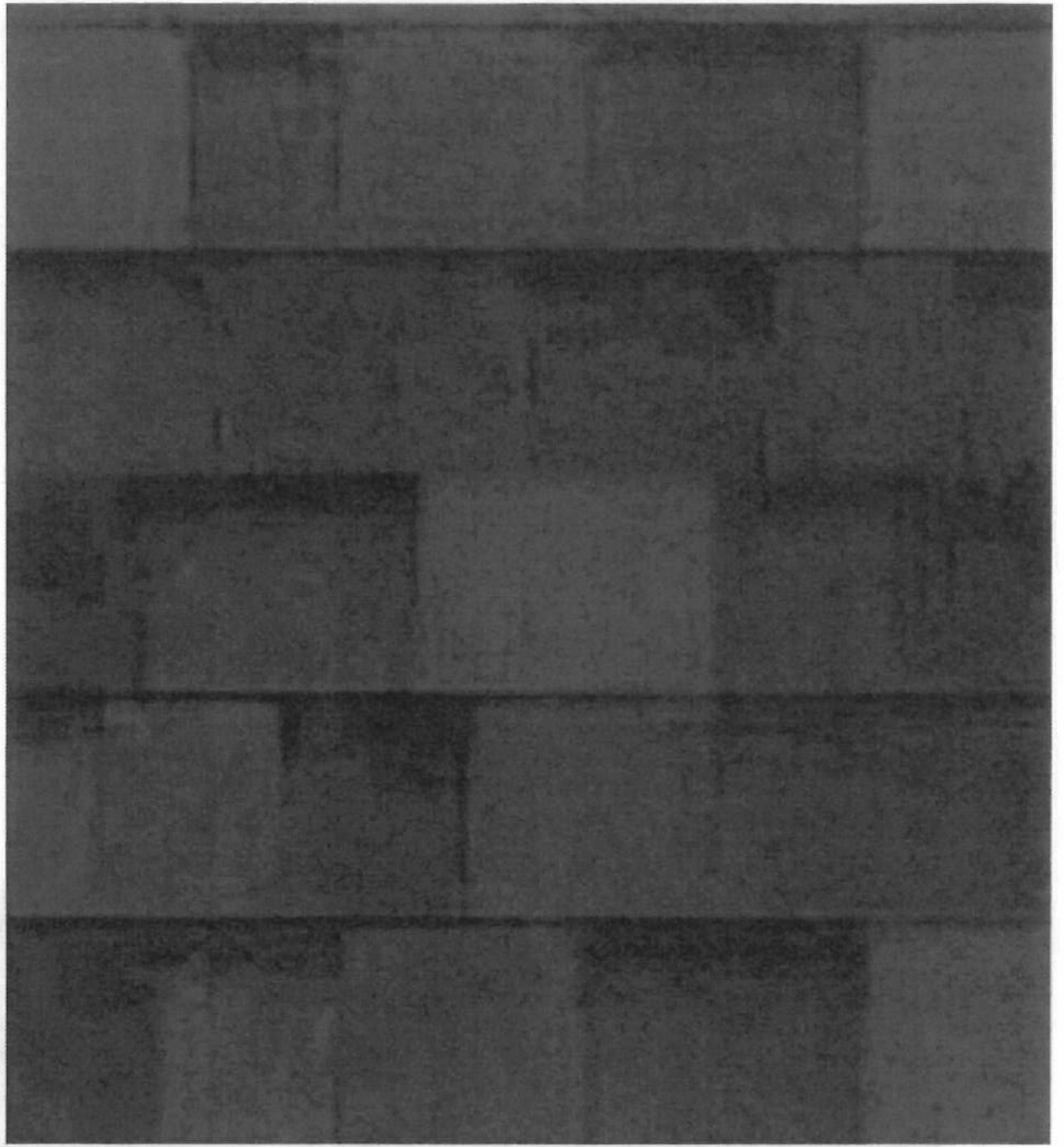
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