



CITY OF MONROE

MEMO

TO: Monroe Heritage Preservation Members
FROM: Alyeasha C. Clay
DATE: November 24, 2025
RE: Monroe Heritage Preservation Commission Meeting

Attention! Fellow board members, we have a very important regular meeting scheduled for **Thursday, December 4, 2025 @ 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 110-25: Rispoli Properties** – 100 South Grand Street – Don Juan Filhiol Historic District
This is a request to make exterior renovations to a vacant commercial structure, due to natural deterioration.
- HIS 111-25: Riverrun Development** – 131 Art Alley – Don Juan Filhiol Historic District
This is a request to erect a 4' foot high chain link fence, in order to replace a previously dilapidated protective fence.
- HIS 112-25: Facilities Maintenance Mgmt.** – 207 Rochelle Avenue – Louis de Alexander Breard Historic District.
This is a request to make exterior renovations to an existing residential structure, due to termite damage.
- HIS 113-25: Lavelle Entity, LLC** – 800 Rochelle Avenue - Louis de Alexander Breard Historic District
This is a request to construct a new single family residential structure.

OTHER BUSINESS:

Nomination for 2025 Officers:

Current 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 110-25
NAME OF APPLICANT:	RISPOLI PROPERTIES
ADDRESS OF PROPERTY:	211 SOUTH GRAND STREET
HISTORIC DISTRICT:	DON FILHIOL HISTORIC DISTRICT

REQUEST:	The applicant is requesting to make exterior renovations to a vacant commercial building (Old Austin's Restaurant). The property is located at 100 South Grand Street, within the Don Juan Filhiol Historic District.
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SIZE OF PROPERTY:	0.101 acres (more or less)
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PRESENT ZONING:	CBD (Central Business) District
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PRESENT USE:	Vacant commercial building
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MOST NEARLY BOUNDED BY (STREETS):	North of I-20, south of DeSiard Street, east of the Ouachita River and west of South Grand Street
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SURROUNDING LAND USES:	Surrounding land use consists of commercial properties in all directions.
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**COMMENTS/
RECOMMENDATIONS:**

The applicant is requesting approval to make exterior renovations to a vacant commercial building. There are exterior decay and rot on its front and side that originally done with wood. They would like to replace it with a modern LP Smart Siding product along with a moisture barrier and elastomeric sealant to restore its original beauty and function. The front doors will be reclaimed and restored with original matching stain and sealer. The faux pillars or uprights will be produced with trim covering edges as shown to enhance look and provide proper sealing from the elements.

The project description will include the removal and replacement of decayed exterior panels and pillars from the South Grand and Desiard Street sides of the building. The front doors will be prepped, stained and sealed.

Photographs, site elevations and additional documents have been provided for your review.

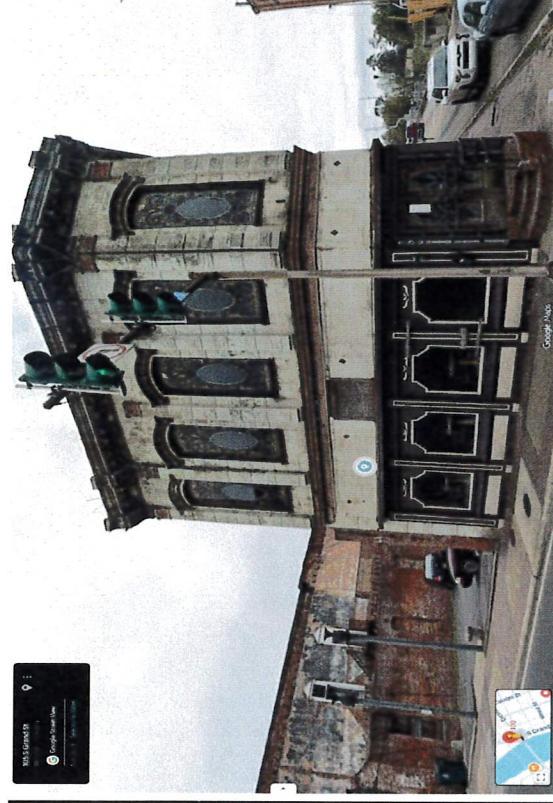
DESIGN GUIDELINES:

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.

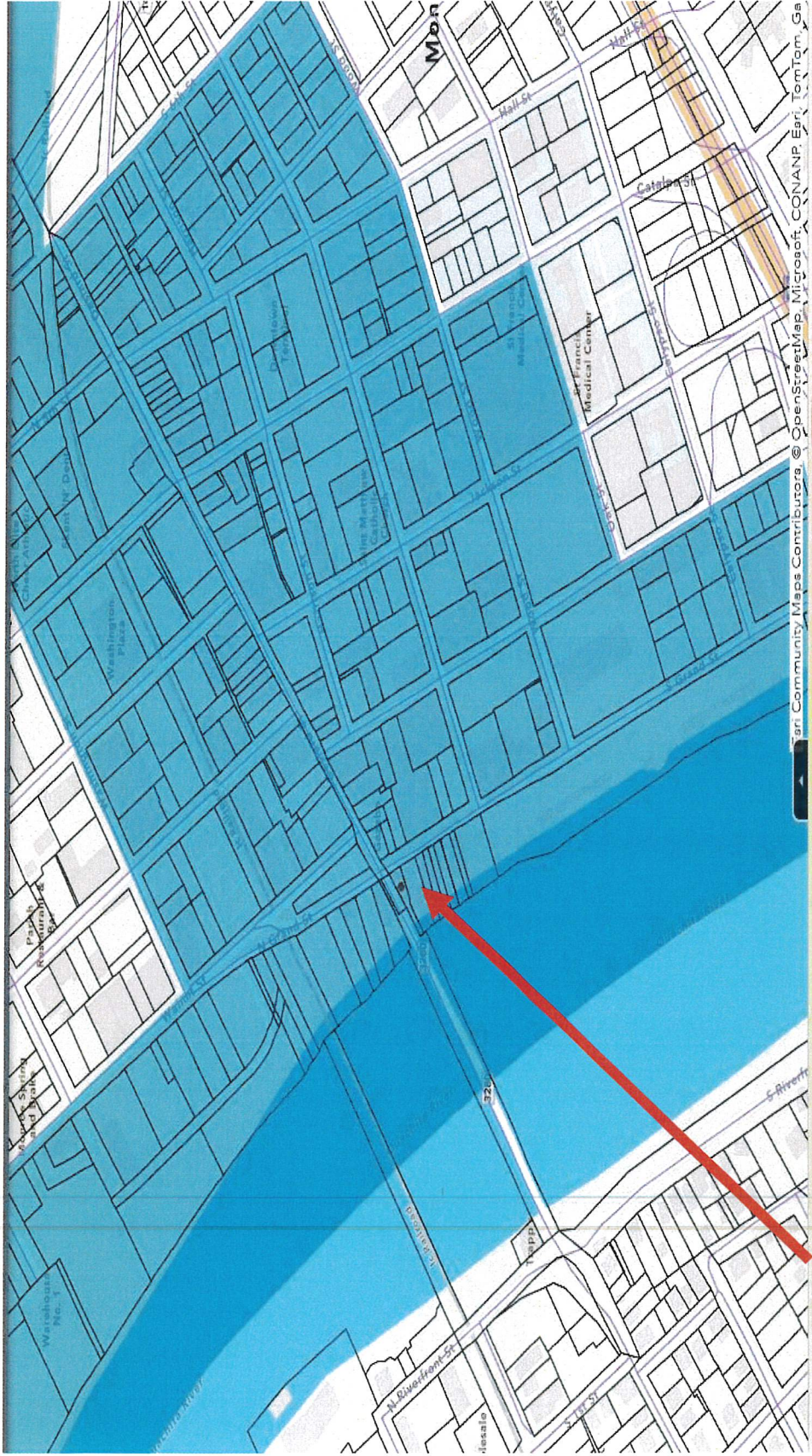
Paint:

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.



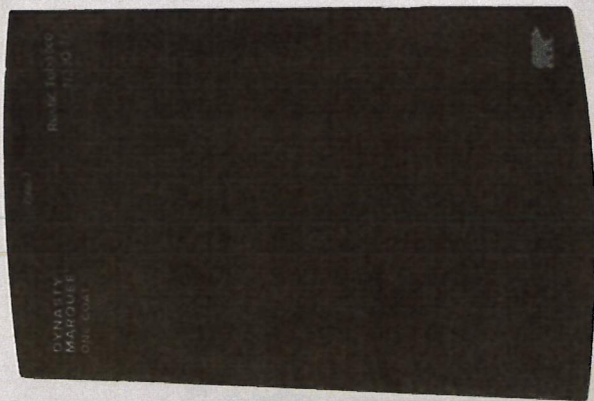
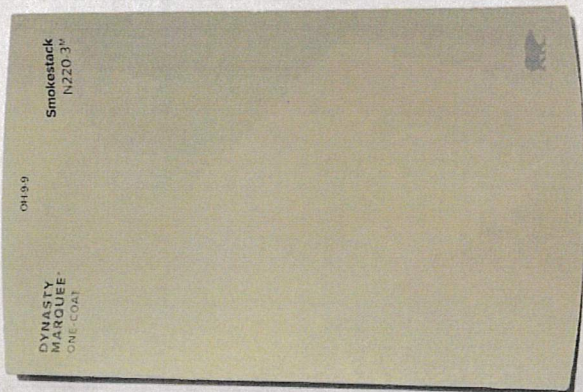
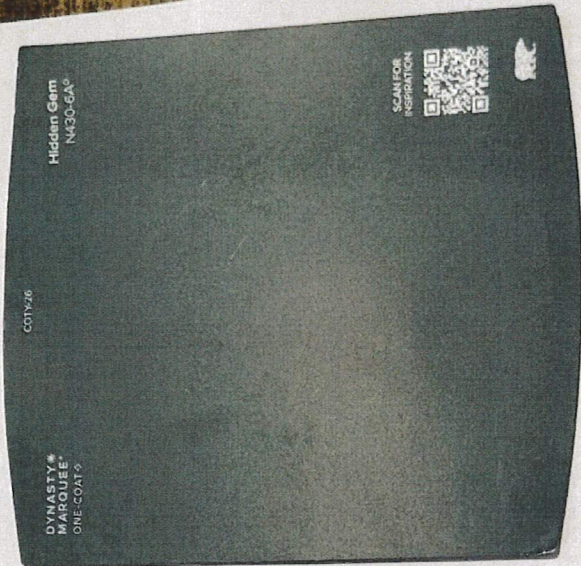
HIS 110-25

Rispoli Properties – 100 South Grand Street



HIS 110-25

Rispoli Properties – 100 South Grand Street



City of Monroe

Planning and Permits

Historic District

Location 100 S Grand Monroe, La 71201

Project: Removal and Replacement of Exterior
wood that has Deteriorated over time.
with Smart Siding Products.

Step 1 Obtain Permit Approval

Step 2 Demo Deteriorated Material

Step 3. Replace any underlying supports
for proper installation

Step 4. Install Tyvek Moisture Barrier

Step 5. Install New Smart Siding with Elastomeric

Step 6. Prep Front Doors For Refinish

Step 7. Paint Exterior Smart Siding



PHONE (318) 388-3123
FAX (318) 388-0498
rispoliproperties@yahoo.com

A. M. RISPOLI PROPERTIES

PENNY HERNANDEZ

211 SOUTH 1ST STREET
WEST MONROE, LOUISIANA 71291



Removal and
Replacement of
Wood and Trim
Only.
Glass Remains

Uprights To
Have Caps and Trim
on Sides as in
Example From Page with Smart Siding
100 S. Grand

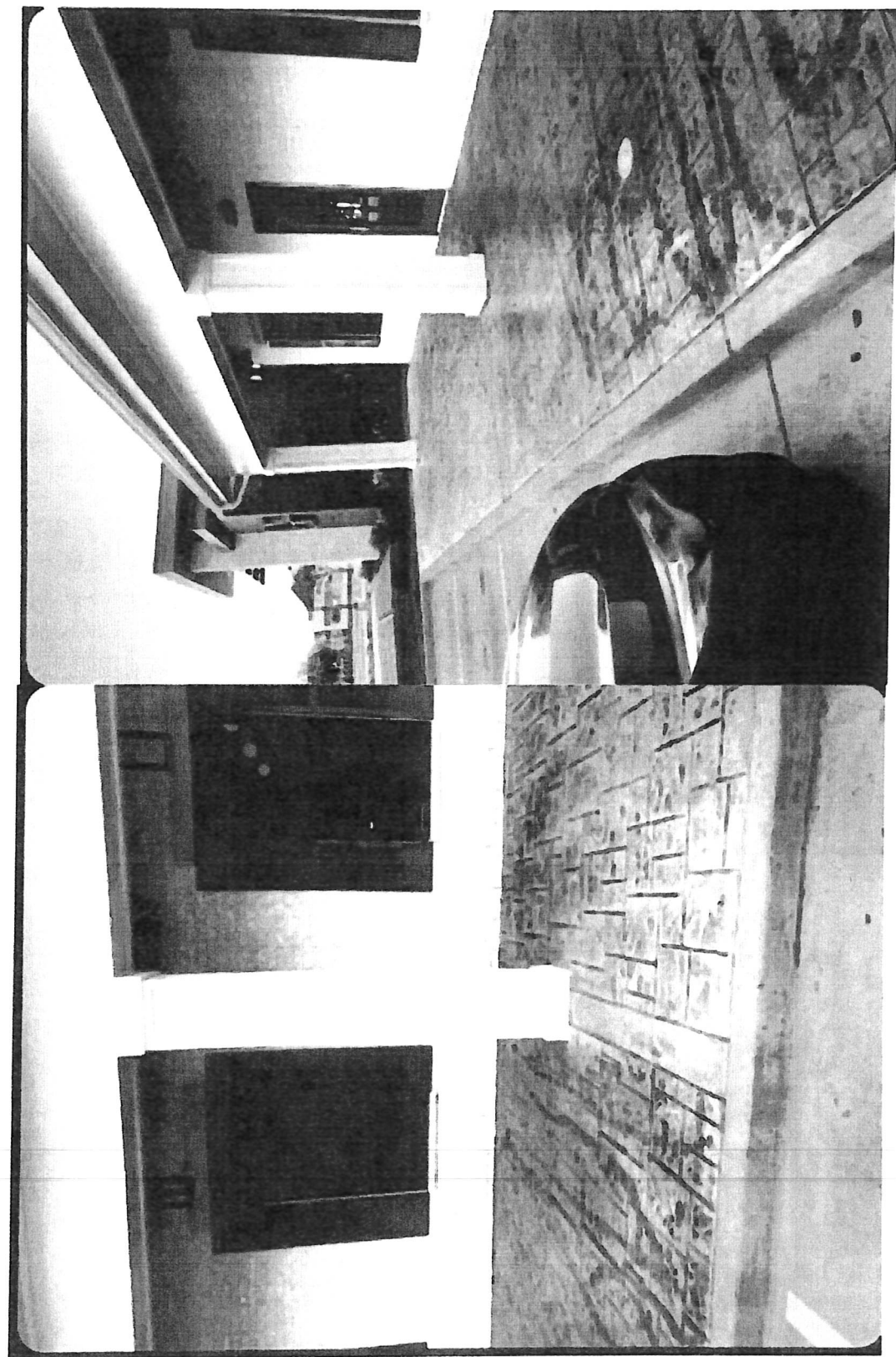


PHONE (318) 388-3123
FAX (318) 388-0496
rispoliproperties@yahoo.com

A. M. RISPOLI PROPERTIES

PENNY HERNANDEZ

211 SOUTH 1ST STREET
WEST MONROE, LOUISIANA 71291



Example of Trim
Using LP Smart Siding

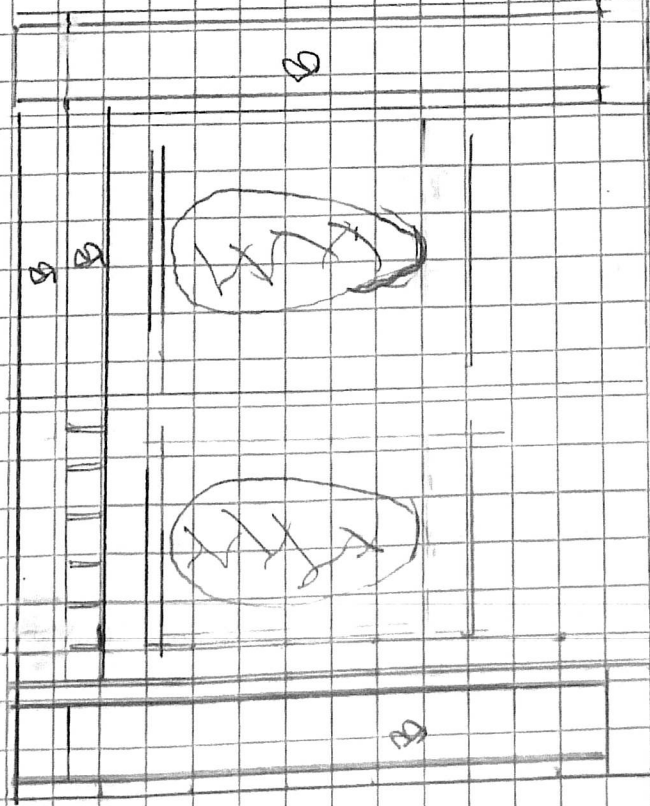


PHONE (318) 388-3123
FAX (318) 388-0496
rispoliproperties@yahoo.com

A. M. RISPOLI PROPERTIES

PENNY HERNANDEZ
211 SOUTH 1ST STREET
WEST MONROE, LOUISIANA 71291

Front Doors
Sand / Prep.
Match Original Stain
Polyurethane



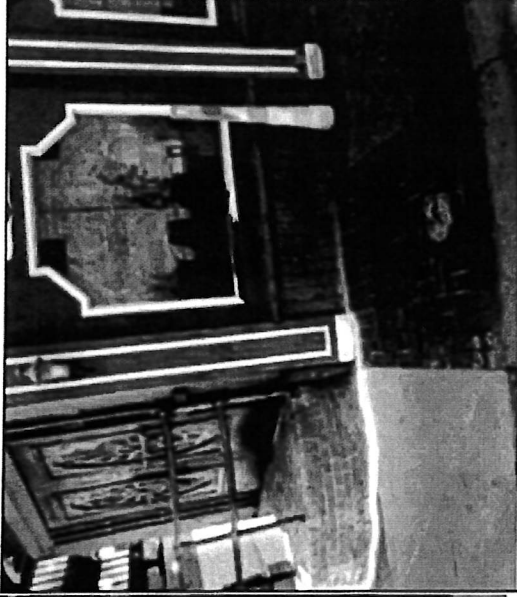
Drawing Not to Scale

Front Doors 100 S. Grand



Add a Caption

Friday • Oct 17, 2025 • Adjust
11:04 AM



Add a Caption

Friday • Oct 17, 2025 • Adjust
11:04 AM

Front Doors To Be Refinished
Side Glass Will Be Covered
To Match Uprights with Smart Siding Per Example

100 S. Grand



PHONE (318) 388-3123
FAX (318) 388-0486
rispoliproperties@yahoo.com

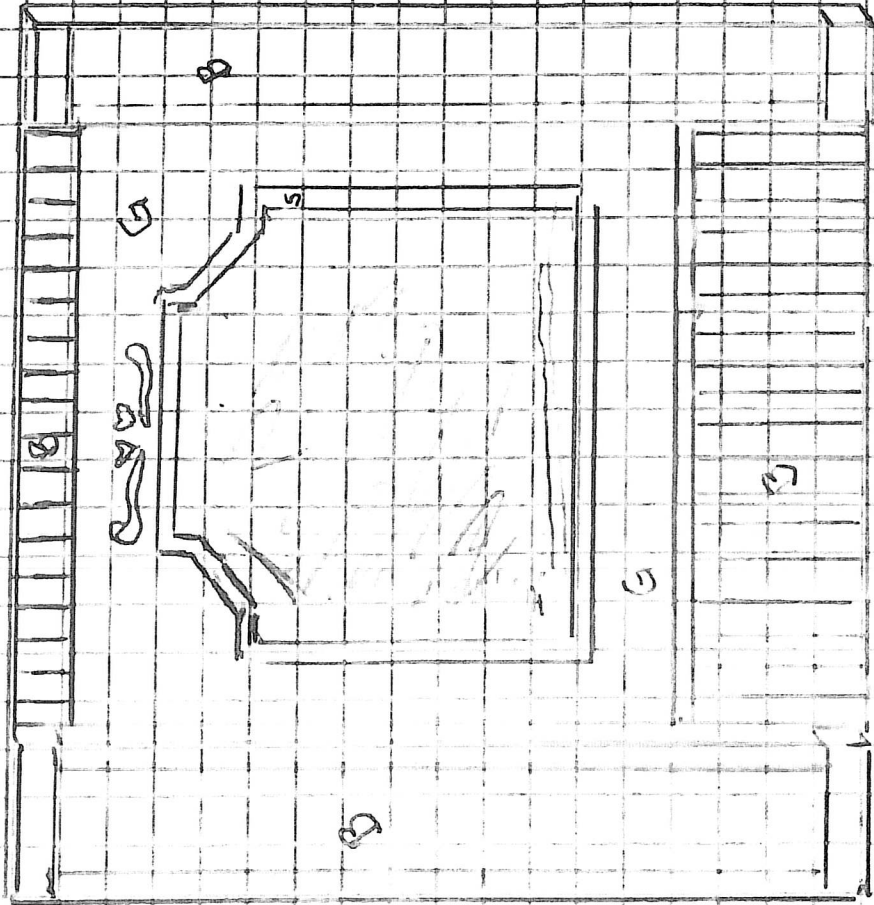
A. M. RISPOLI PROPERTIES

PENNY HERNANDEZ

211 SOUTH 1ST STREET
WEST MONROE, LOUISIANA 71291

Paint Color Grid

B - Behr	Rustic Tobacco
	N-230-70
G - Behr	Hidden Gem
	N-430-6A0
S - Behr	Smoke Stack
	N-220-3M



100 S. Grand

Drawing Not To Scale



Add a Caption

Friday • Oct 17, 2025 •
10:31AM

Adjust



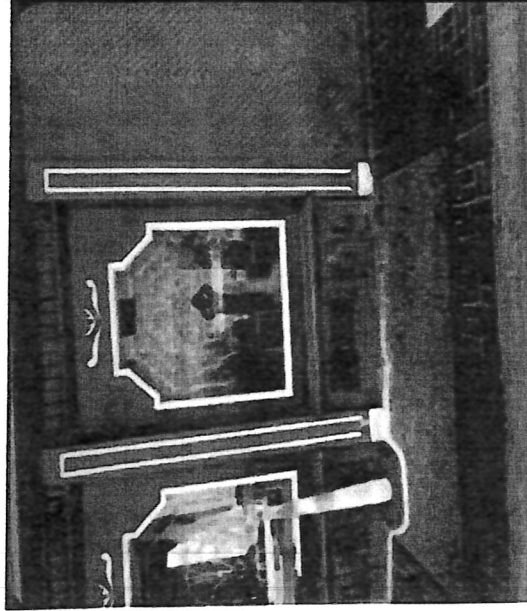
Add a Caption

Friday • Oct 17, 2025 •
10:31AM

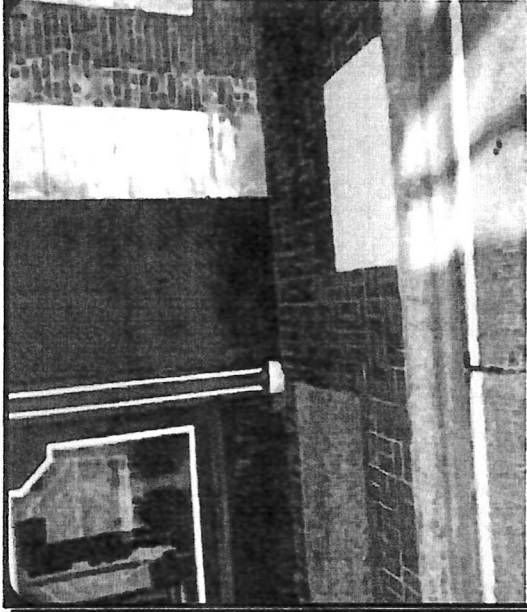
Adjust

Decay and Rot

100 S. Grand

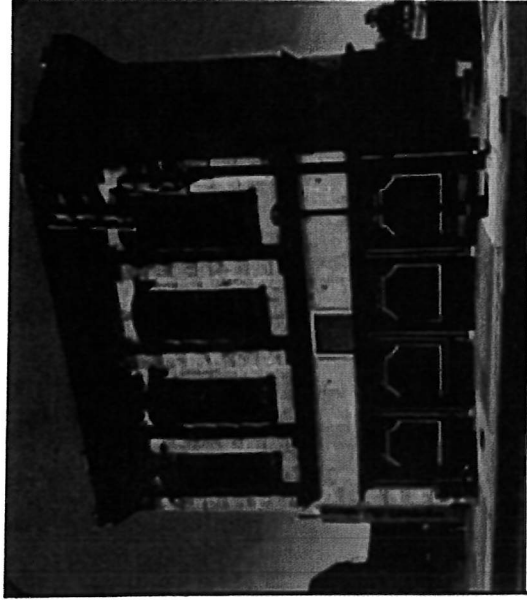


Friday • Oct 17, 2025 • Adjust
11:04 AM



Friday • Oct 17, 2025 • Adjust
11:04 AM

100 S. Grand



Add a Caption

 Look Up **Landmark** >

Friday • Oct 17, 2025 • Adjust
10:30 AM

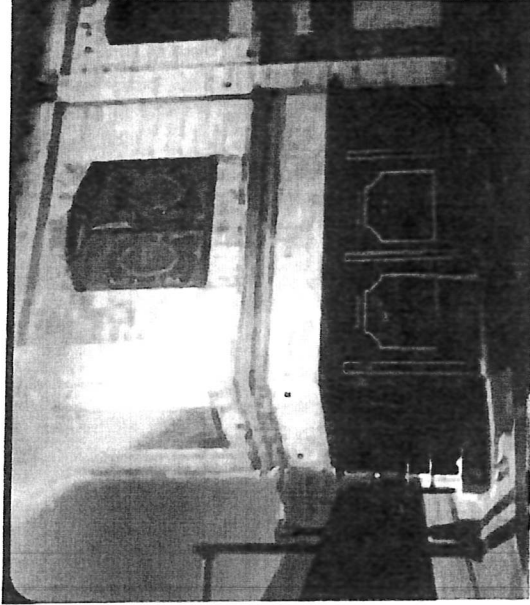


Add a Caption

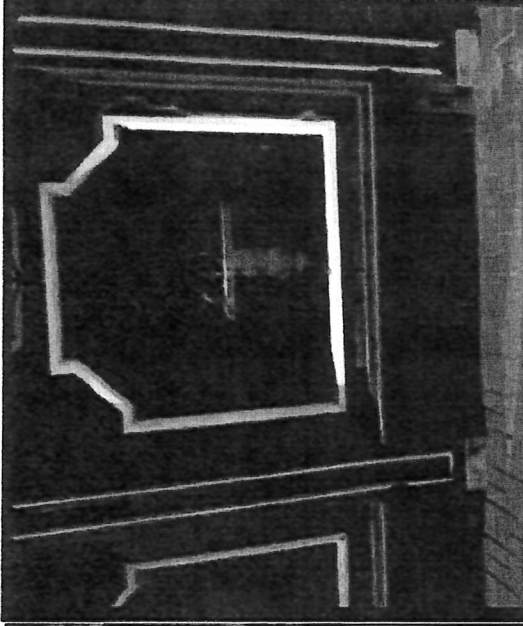
Friday • Oct 17, 2025 • Adjust
10:31 AM

Area of Decay and Rot
to Be Repaired

100 S. Grand

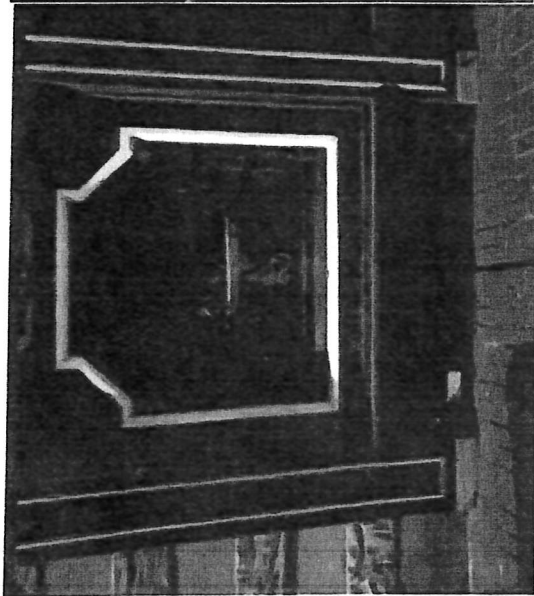


Friday • Oct 17, 2025 • Adjust
10:29 AM



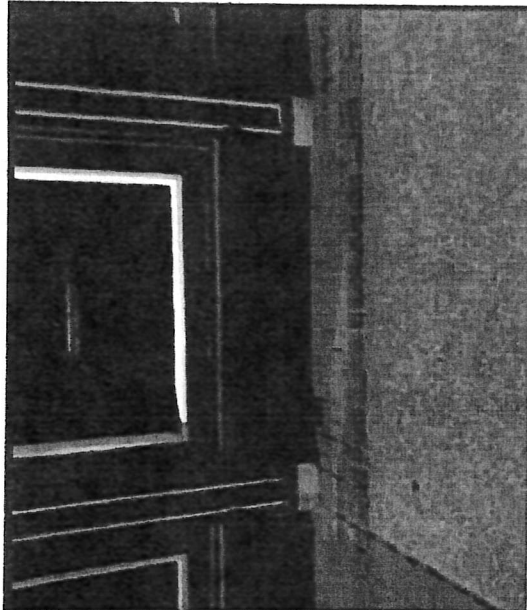
Friday • Oct 17, 2025 • Adjust
11:03 AM

100 E. Grand / Desford St View



Friday • Oct 17, 2025 •
11:03 AM

Adjust



Friday • Oct 17, 2025 •
11:09 AM

Adjust



Monroe 10PM

71203

What can we help you find today?



Monroe 10PM

71203

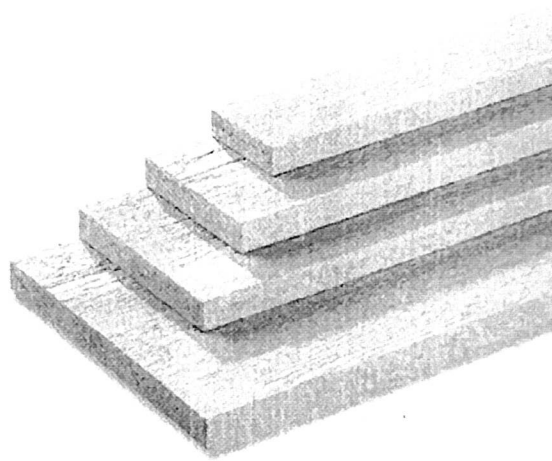
Shop All Services

DIY

Log In

[Building Materials](#) / [Siding](#) / [Siding Trim](#) / [LP SmartSide Siding Trim](#)

Internet # 202079506 Model # 25880 Store SKU # 117879



- Interior/exterior use, including corner boards, windows and doors
- Treated with the LP® SmartGuard® Process for excellent durability
- Backed by an industry-leading 5/50-year limited warranty
- [View More Details](#)

Monroe Store

✓ 153 in stock Aisle 21, Bay 002

Product Width (in): 3.50 in

☐ 1.50 in ☒ 3.50 in ☐ 5.50 in ☐ 7.21 inPickup at [Monroe](#)

Delivering to 71203

Pickup
Today
153 in stock
FREE**Delivery**Tomorrow
153 available[Check Nearby Stores](#)[Delivery Details](#)**Get it delivered as soon as tomorrow.**
Schedule your delivery in checkout.Need help?
[Click to chat!](#)



Monroe 10PM 71203

What can we help you find today?

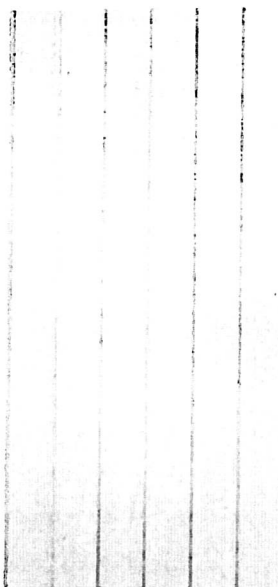


Monroe 10PM 71203

Shop All Services DIY Log in

LP SmartSide LP SmartSide Cedar Texture 8 in. OC Panel Engineered Treated Wood Siding 8 in. Application as 3/8 in. x 4 ft. x 8 ft.

Internet # 100000000 Model # 27874 Store SKU # 509095



Need help?
Click to
chat!

in stock
FREE

to 00000000

[Check Nearby Stores](#)

[Delivery Details](#)

Get it delivered as soon as tomorrow.
Schedule your delivery in checkout.

How much will you need?

Please note: calculations are estimates only





Monroe 108-01

71203

What can we help you find today?



Monroe 108-01

71203



88



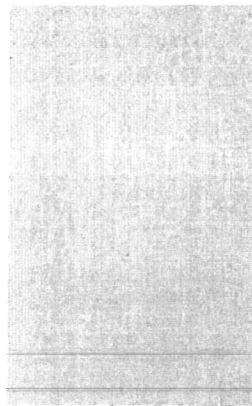
Shop All Services

DIY

Log In

Building Materials / Siding / Fiber Cement Siding / James Hardie Fiber Cement Siding

Product # 210035493 Model # 9000525 Store SKU # 210035493



Need more?
Click to
chat

25 in stock
FREE

28 available

[Check Nearby Stores](#)

[Delivery Details](#)



Monroe 10PM

71203

What can we help you find today?



Monroe 10PM

71203

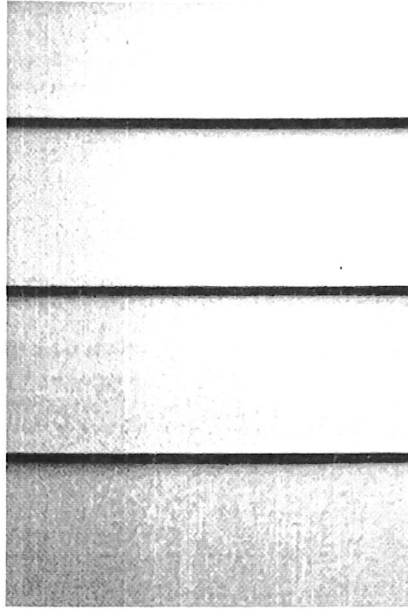
Shop All Services

DIY

Log In

[Building Materials](#) / [Siding](#) / [Siding Trim](#) / [LP SmartSide Siding Trim](#)

Internet # 334904941 Model # 694876 Store SKU # 694876



LP SmartSide

8 in. x 8 in. x 12 ft. Composite Textured Strand Lap Siding Trim Moulding

★★★★★ (210) ▾ Questions & Answers (4)

\$11.28

- Unique beveled edge for water shedding
- Strong, light and easy to work with
- [View More Details](#)

Monroe Store

✓ 281 in stock Aisle 19, Bay 012

Available at [Monroe](#)Delivering to [71203](#)**At Your Store**

Today 🕒

281 in stock

Delivery

Unavailable

[Check Nearby Stores](#)

📍 This item isn't available for Pickup online, but can still be purchased in-store.

Need help?
Click to
chat



Southtown 9PM

63139

W.



Southtown 9PM

63139



Shop All Services

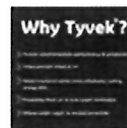
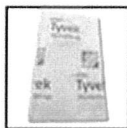


DIY

Log In

... / [Siding](#) / [Siding Accessories](#) / [Housewrap](#) / [TYVEK Housewrap](#)

Internet # 306793219 Model # D15540626 Store SKU # 641398



City of Monroe
Heritage Preservation Commission

CASE NO.:	HIS 111-25
NAME OF APPLICANT:	RIVERRUN DEVELOPMENT
ADDRESS OF PROPERTY:	131 Art Alley
HISTORIC DISTRICT:	DON FILHIOL HISTORIC DISTRICT

REQUEST: The applicant is requesting to erect a new 4' high chain link fence, to replace a dilapidated fence. The property is located at 131 Art Alley, within the Don Juan Filhiol Historic District.

SIZE OF PROPERTY: 0.321 acres (more or less)

PRESENT ZONING: CBD (Central Business) District

PRESENT USE: Vacant space

MOST NEARLY BOUNDED BY (STREETS): North of DeSiard Street, south of IC Railroad, east of Walnut Street and west of Art Alley (N 2nd Street)

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

**COMMENTS/
RECOMMENDATIONS:**

The applicant is requesting approval to erect a new 4' foot high chain link fence, in order to replace a previously dilapidated protective fence. The proposed fence will be a galvanized chain link fence installed with fabric. There will be 7 poles installed, and running rails between posts, attached galvanized fabric which is needed to replace the previous broken-down protective fence.

The previous dilapidated fence has been demolished.

Photographs, site elevations and additional documents have been provided for your review.

DESIGN GUIDELINES:

Fence:

Preserve and retain historic site features of buildings. Ensure that new site features are compatible with the historic context of the building and area. Retain and maintain historic fences and walls. New fences and walls should complement the historic character of their surroundings. Install privacy fence of wood board or landscaping.



2325 JONESBORO RD.
WEST MONROE, LA 71292
FENCINGUNLIMITED.NET

Date: 9/15/25

Customer's Name: Kenneth Smith
Address: 131 Art Alley
City: Monroe Zip Code: 71201
Phone: Home: _____ Cell: (512) 934-0539
Email: _____

Height

4'

Chain Link

Galvanized: res
Colored: _____
Color: _____

Vinyl

Panel Size: _____
Color: _____

Wood

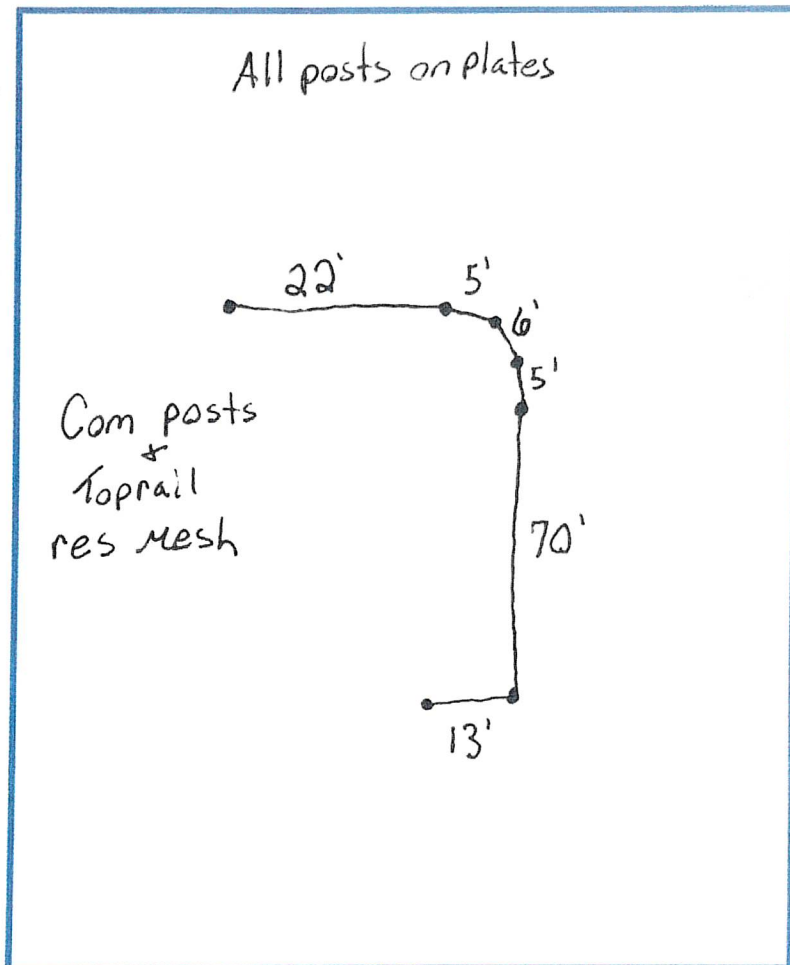
Type of wood: _____
Pole type: _____

Ornamental

Type: _____

Gates

Gate 1 size: _____
Gate 2 size: _____
Gate 3 size: _____
Gate 4 size: _____
Cantilever size: _____
Roll gate size: _____



Tear down + removal: 121' @ \$3/H = \$363
Total footage: 121'
Price per foot: \$26
Gates: 0
TOTAL: \$3,509

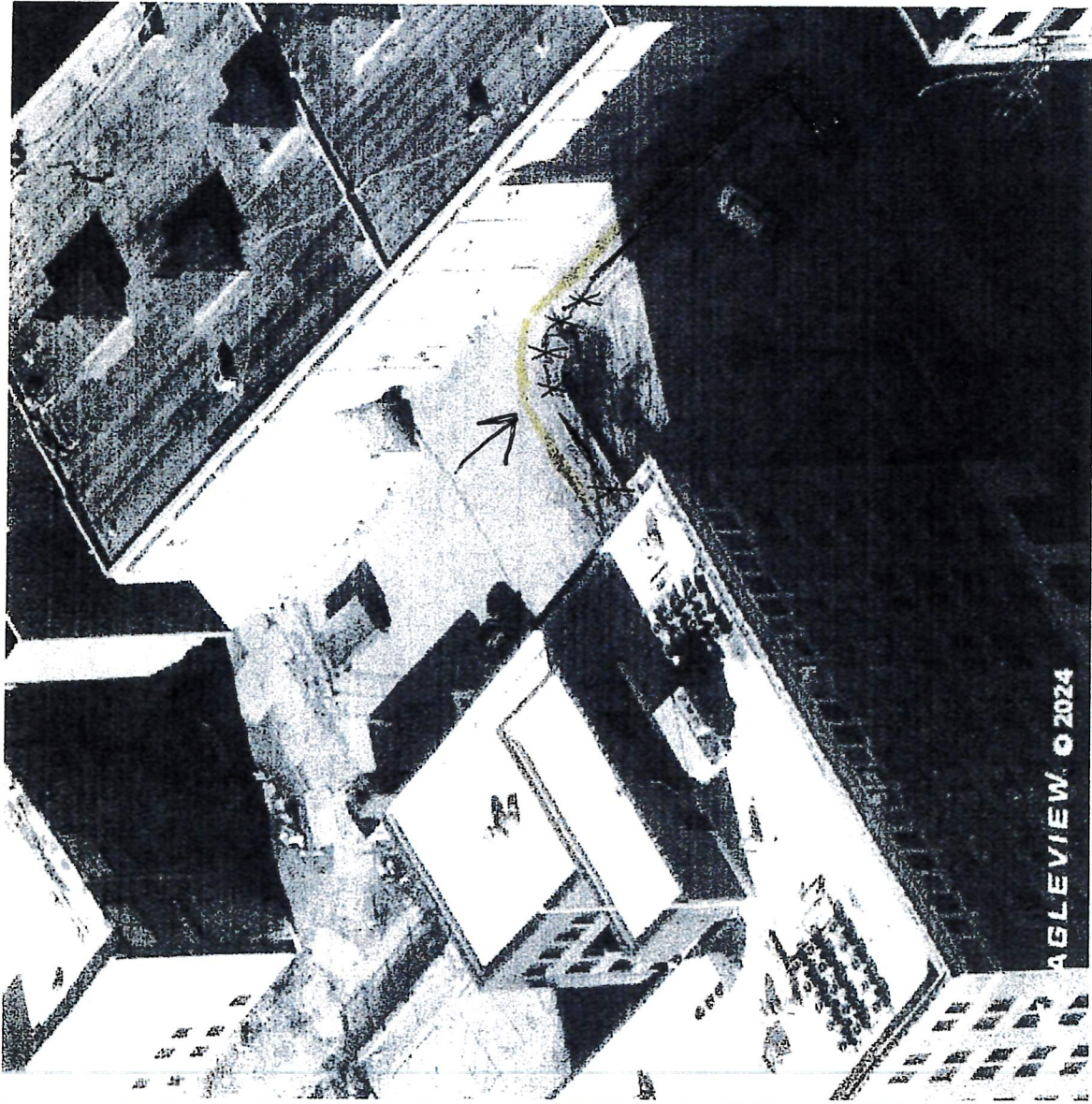
I agree to the estimate as noted above. I am aware that a 50% non-refundable deposit is due at time of agreement.

Signature: _____

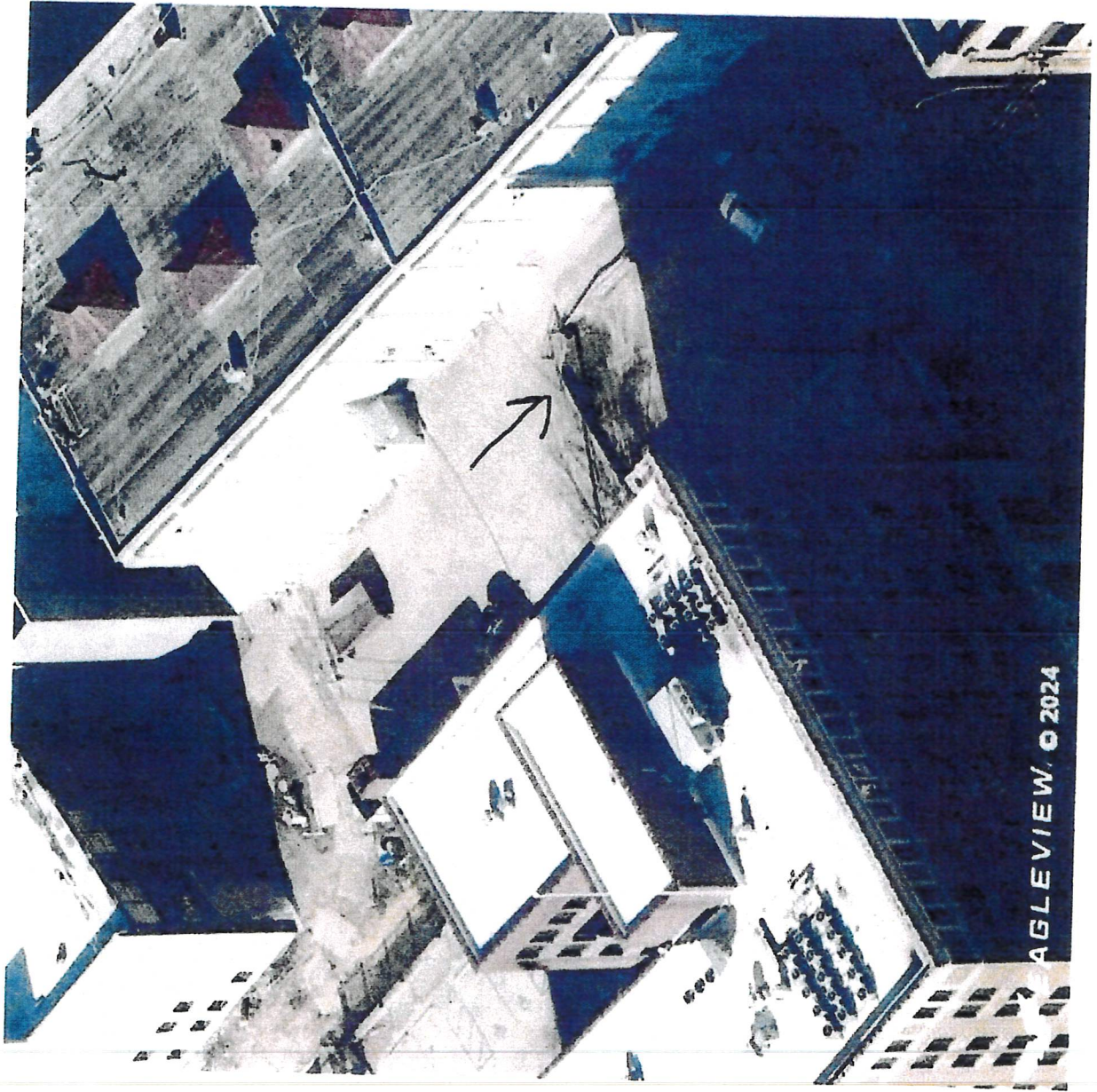
Date deposit received: _____ 811: _____

Reference #: _____ Ticket #: _____

OFFICE USE ONLY



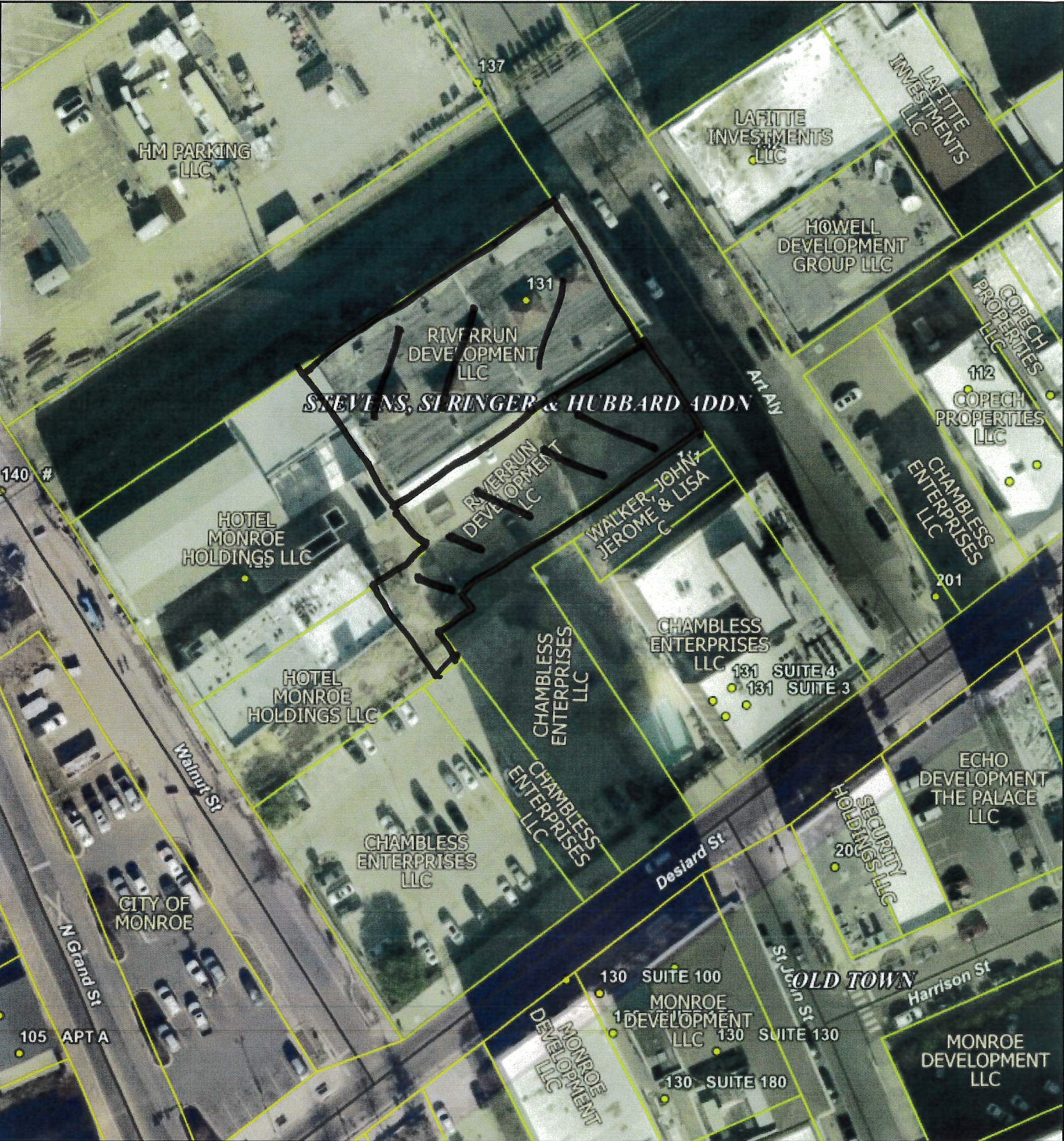
AGLEVIEW. © 2024



AGLEVIEW. © 2024

Ouachita Parish

Assessor's Office
Ouachita, Assessor



Date Created: 11/25/2025
Created By: anonymous

131 art alley



Imagery ©2025 Airbus, Map data ©2025 20 ft

City of Monroe
Heritage Preservation Commission

CASE NO.:	HIS 112-25
NAME OF APPLICANT:	FACILITIES MAINTENANCE MGMT.
ADDRESS OF PROPERTY:	800 ROCHELLE AVENUE
HISTORIC DISTRICT:	LOUIS DE ALEXANDER BREARD HISTORIC DIST.

REQUEST:	The applicant is requesting to make exterior renovations to an existing residential structure, due to termite damage. The property is located at 800 Rochelle Avenue, within the Louis de Alexander Breard Historic District.
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SIZE OF PROPERTY:	0.248 acres (more or less)
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PRESENT ZONING:	R-1(Single Family Residence) District
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PRESENT USE:	Single Family Residence
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MOST NEARLY BOUNDED BY (STREETS):	North of Erin Ave, south of Rochelle Avenue, east of North 8 th Street and west of Missouri Pacific Railroad
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SURROUNDING LAND USES:	Surrounding land use consists of single-family residential properties in all directions.
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**COMMENTS/
RECOMMENDATIONS:**

The applicant is requesting approval to allow Terminix to repair the front section of a home that has extreme termite damage. The floor joists in the front and front walls of the house are damaged and need repair. One (1) window and the front door will be removed and reset, no changes there, and any exterior siding around the front door that needs to be removed will be reset also after repairs are done behind the siding. No exterior changes are being made. The original interior wood floor will be recovered as possible. Although there is some change. Replacement will be made in a manner that there will be no visible change.

Photographs, site elevations and additional documents have been provided for your 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.

Siding

Preserve primary historic building materials, such as brick, wood siding, stone, or metal whenever possible. If historic materials are damaged, limited replacement with material matching the original may be considered. Property maintenance of historic primary materials is important; avoid harsh or abrasive cleaning treatments. Do not cover or conceal historic primary materials.

Windows:

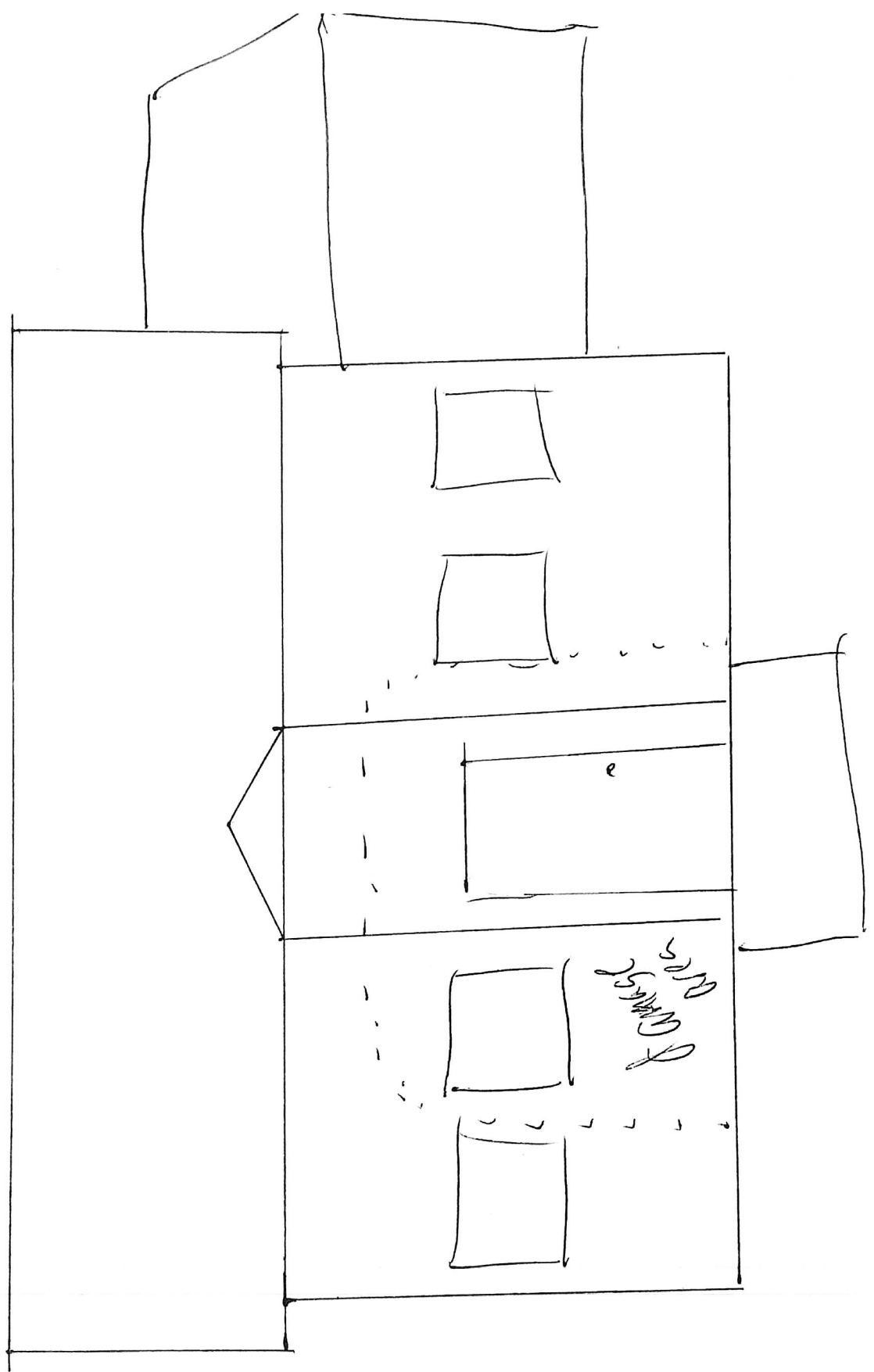
Preserve, maintain or repair original windows. Do not conceal, enclose or cover historic windows. If replacements are necessary due to deterioration, match the historic window in size, and number and arrangement of panes, or lights. Ensure replacement window frames are of the same material, such as wood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

Joseph Bellinger

From: Joseph Bellinger
Sent: Friday, October 31, 2025 11:02 AM
To: Joseph Bellinger
Subject: Sims pic



Sent from my iPhone





Date Created: 11/25/2025
Created By: anonymous

1 inch = 71 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 NO.:	HIS 113-25
NAME OF APPLICANT:	LAVELLE ENTITY, LLC
ADDRESS OF PROPERTY:	207 ROCHELLE AVENUE
HISTORIC DISTRICT:	LOUIS DE ALEXANDER BREARD HISTORIC DIST.

REQUEST: The applicant is requesting to construct a single-family residence, within the R-1 (Single Family Residence) District. The property is located at 207 Rochelle Avenue, within the Louis de Alexander Breard Historic District.

SIZE OF PROPERTY: 0.214 acres (more or less)

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

PRESENT USE: Vacant lot

MOST NEARLY BOUNDED BY (STREETS): North of Rochelle Avenue, south of Downey Lane, east of North 3rd Street and west of North 2nd Street.

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

**COMMENTS/
RECOMMENDATIONS:**

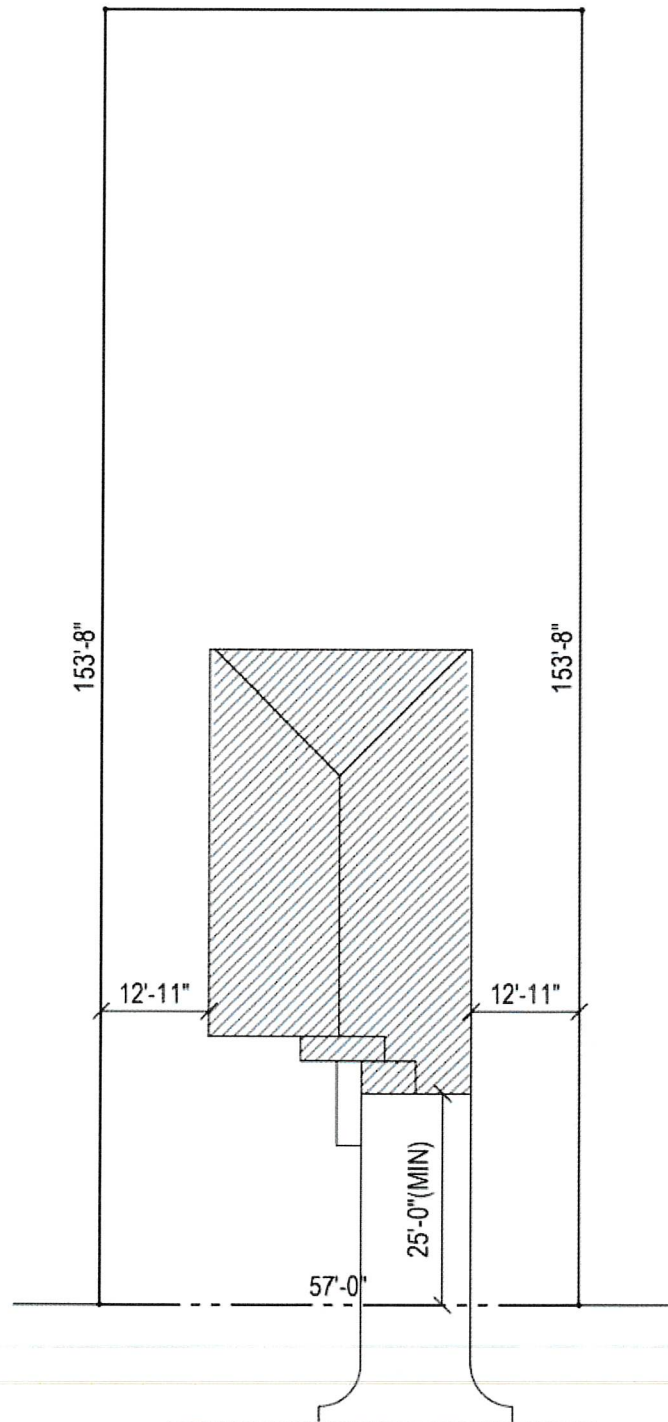
The applicant is requesting approval to construct a new 1,252 square foot, 3-bedroom, 2 bath home on a vacant lot. The owner desires to build the home and put it on the market for sale. The owners have built a new home in the area before, with resounding results and believes it is time to revisit the matter. A new construction maintains or raises the property value.

Photographs, site elevations and additional documents have been provided for your review.

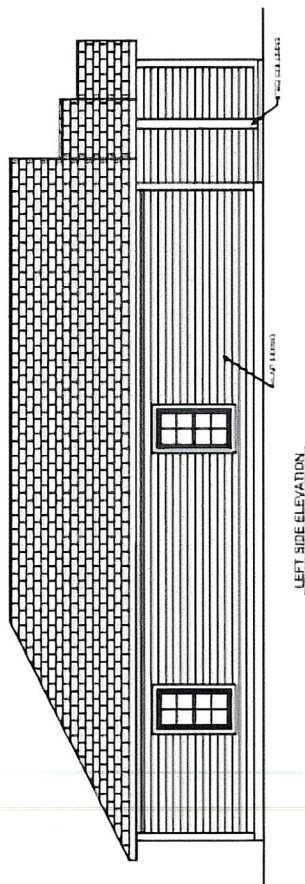
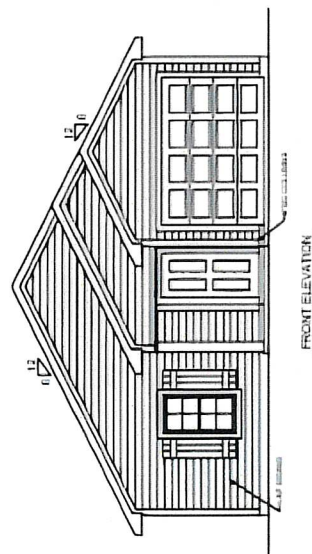
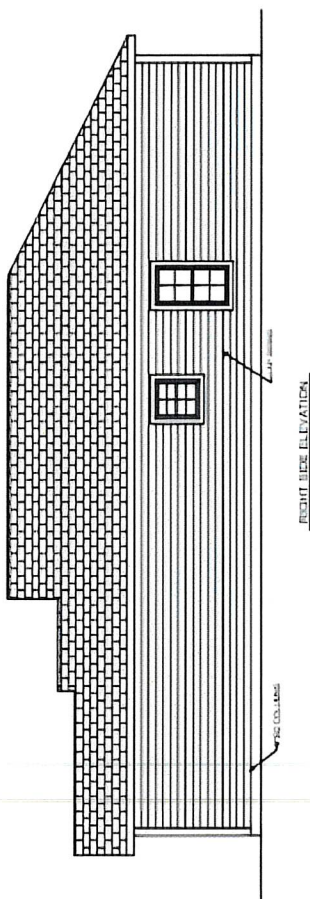
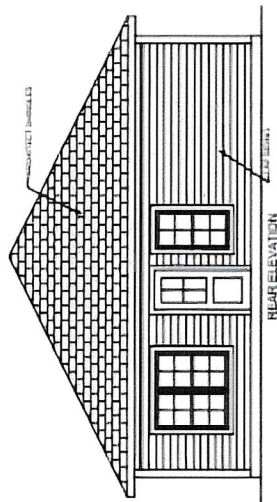
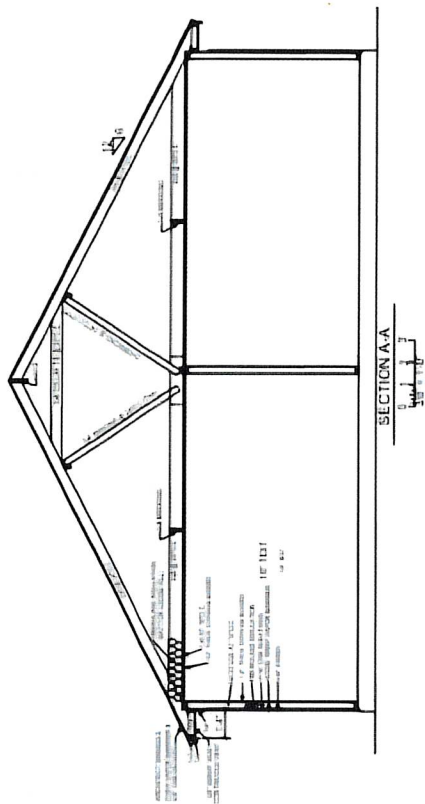
DESIGN GUIDELINES:

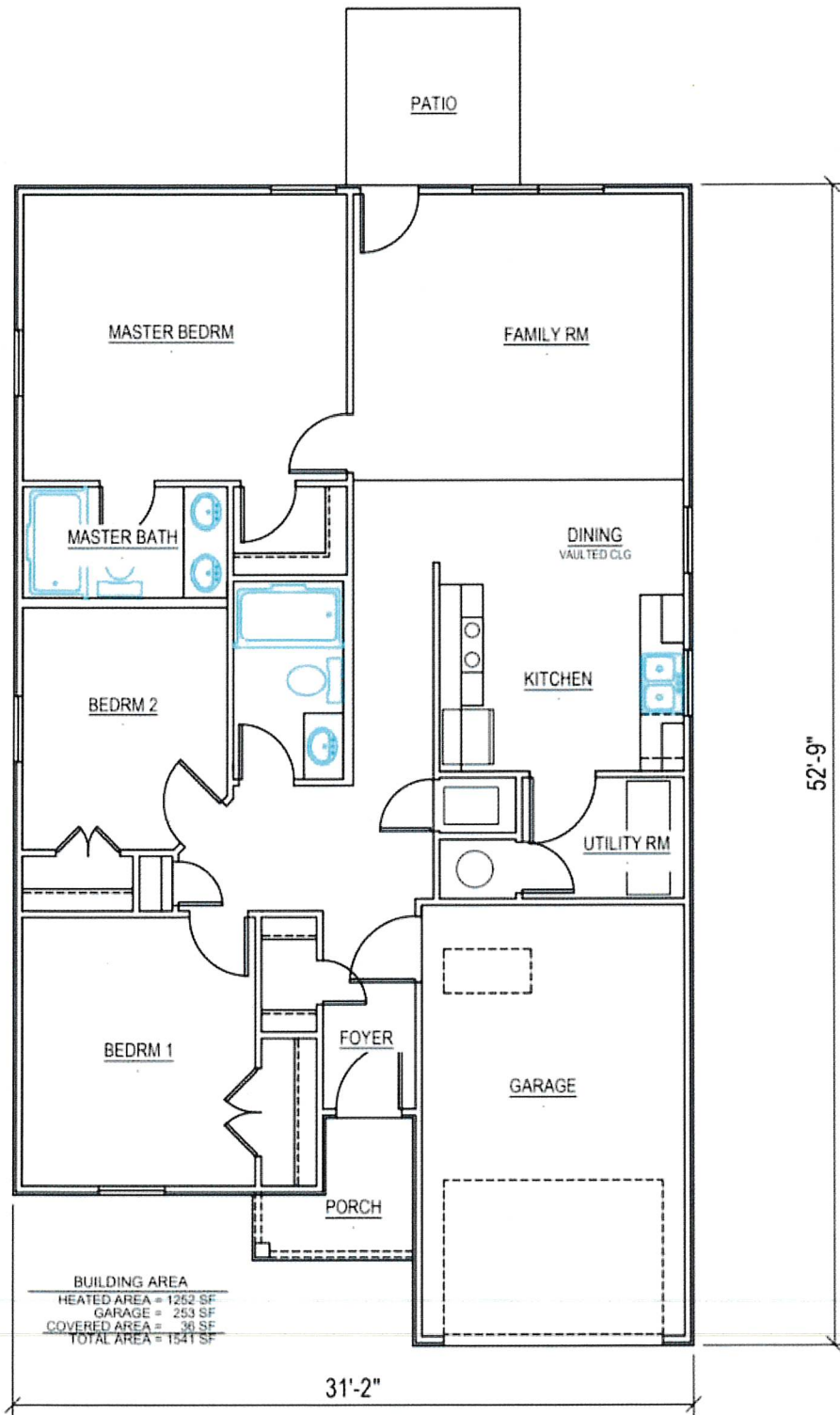
New Construction:

New construction of primary buildings should maintain the existing historic pattern of a neighborhood in terms of characteristics such as setback distance between homes, scale, materials and colors.











207 Rochelle Ave



207 Rochelle Ave



Directions



Start



Save



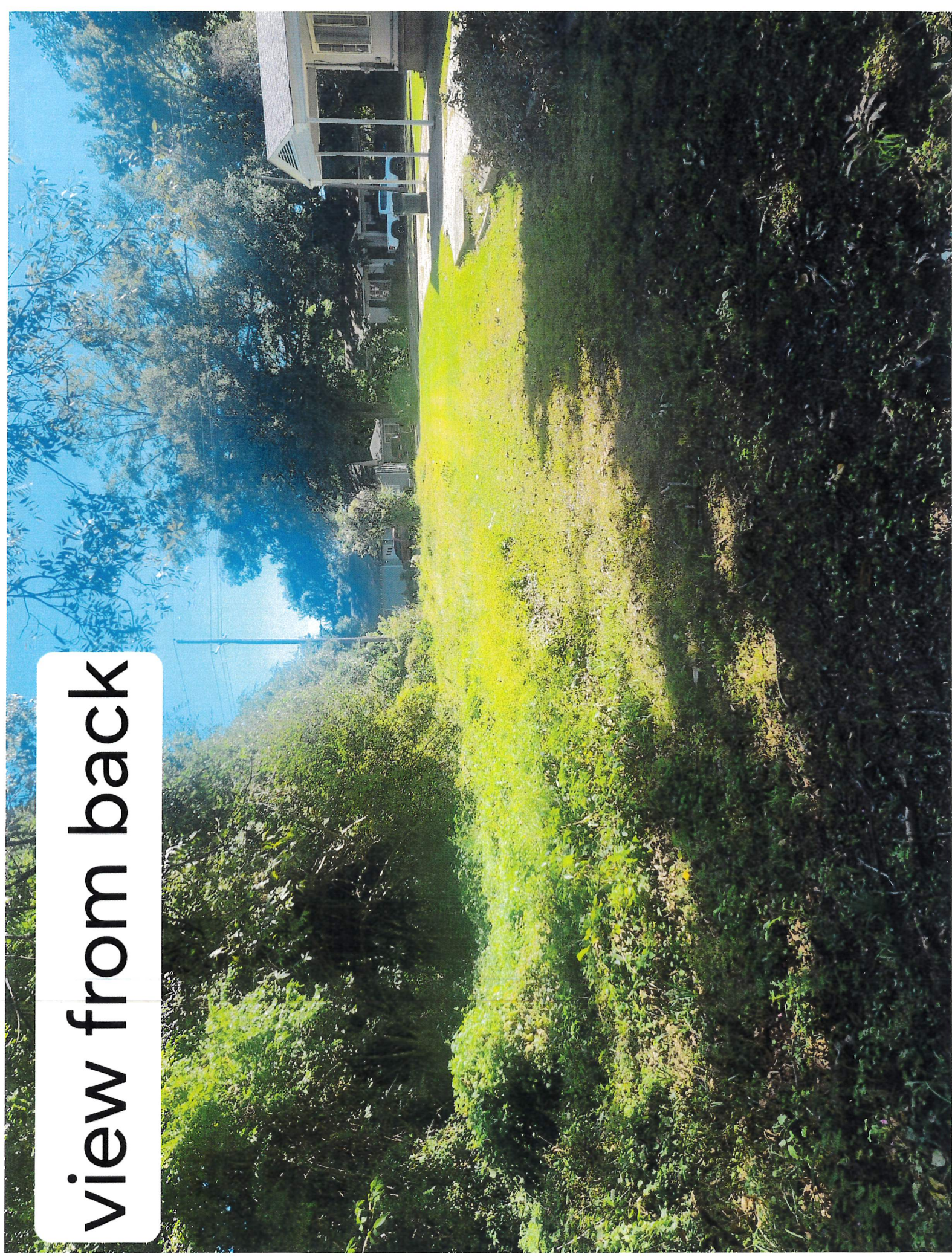
view of back



view of eastside



view from back





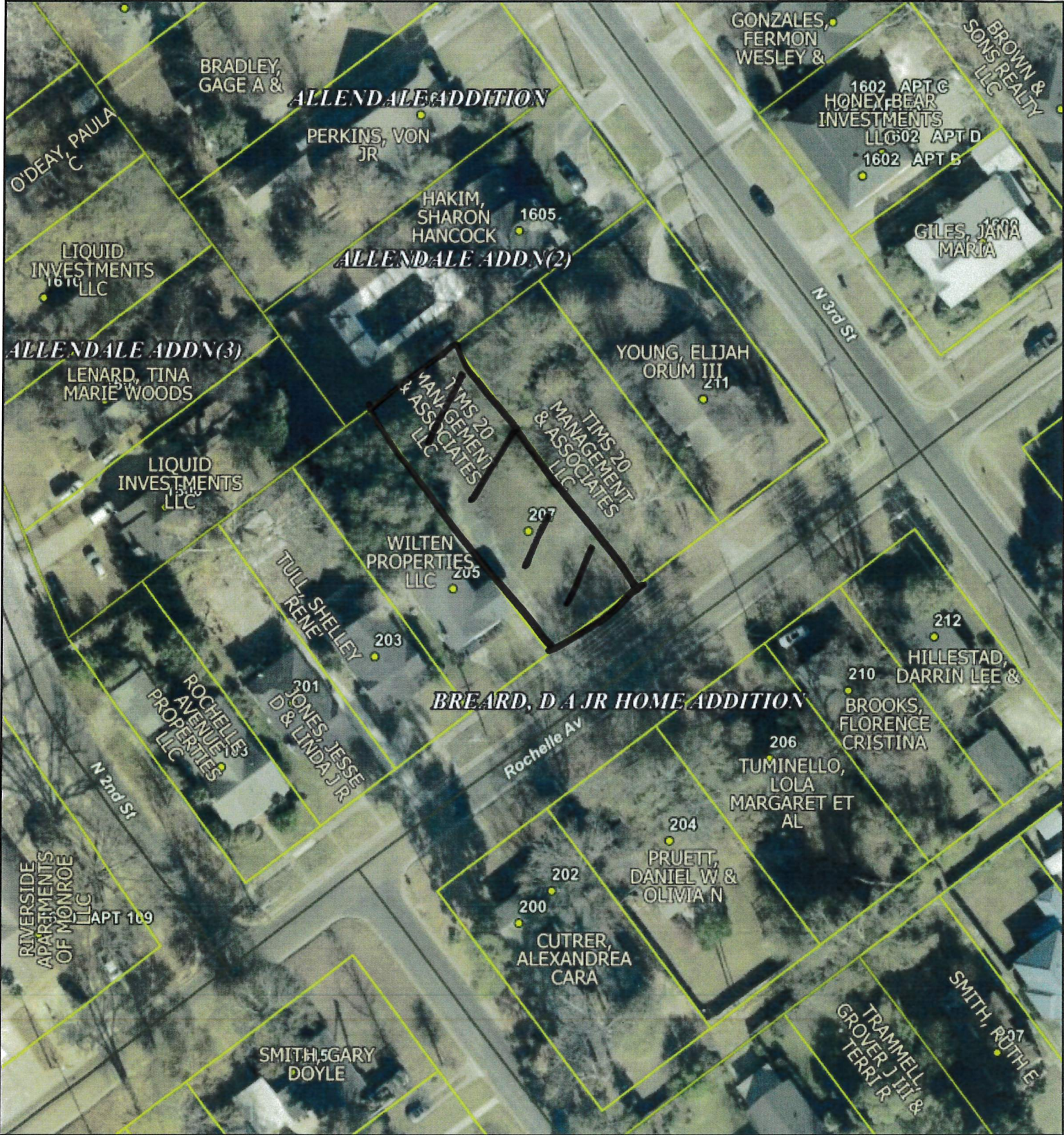
G Google · Nov 2023

 Aerial

1607 N 5th St

2 years ago · [See more dates](#) >

Previous built home



Date Created: 11/25/2025
Created By: anonymous

1 inch = 71 feet

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