



CITY OF MONROE

MEMO

TO: Monroe Heritage Preservation Members
FROM: Alyeasha C. Clay
DATE: March 23, 2026
RE: Monroe Heritage Preservation Commission Meeting

Attention! Fellow board members, we have a very important regular meeting scheduled for **Thursday, April 2, 2026 @ 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 100-26: Reneau Holdings, LLC** – 407 DeSiard Street – Don Juan Filhiol Historic District
This is a request to make exterior renovations to an existing commercial building, to create a new office space, within the CBD (Central Business) District.
- HIS 101-26: Grindstone Construction, LLC** – 223 South Grand Street – Don Juan Filhiol Historic District
This is a request to replace the roof of an existing residential structure, due to fire damage, within the CBD (Central Business) District.

OTHER BUSINESS:

None

CITIZEN PARTICIPATION:

Citizens will be recognized, in order, by the citizen sign-in sheet.

***Please take a moment out of your busy schedules to call this office and confirm whether or not you will be able to attend this review meeting. Please call Alyeasha 329-2210. Again, we need a majority of the members in order to have a qualifying vote. ***It is imperative that we have a quorum. ***

Please bring your copy of the Monroe Heritage Preservation Commission by-laws, Rules and Procedures and the ordinance for future referencing throughout the meeting session.

City of Monroe
Heritage Preservation Commission

CASE NO.: HIS 100-26
NAME OF APPLICANT: RENEAU HOLDINGS, LLC
ADDRESS OF PROPERTY: 407 DESIARD STREET
HISTORIC DISTRICT: DON JUAN FILHIOL HISTOTRIC DIST.

REQUEST: The applicant is requesting to make exterior renovations to an existing commercial structure, due to termite damage. The property is located at 407 DeSiard Street, within the Don Juan Filhiol Historic District.

SIZE OF PROPERTY: 0.198 acres (more or less)

PRESENT ZONING: CBD (Central Business) District

PRESENT USE: Commercial building

MOST NEARLY BOUNDED BY (STREETS): North of DeSiard Street, south of Washington Street, east of North 6th Street and west of North 5th Street

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

**COMMENTS/
RECOMMENDATIONS:**

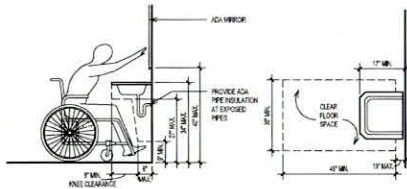
The applicant is requesting approval to make exterior renovations to an existing commercial building. The new renovation will include the installation of warehouse-style windows on the North 4th Street elevation. Five (5) new windows are proposed for the building's west elevation. This will be more aesthetically pleasing to the city while allowing natural light into the new office space. All other facades will remain the same with only upgraded lighting. This property is being remodeled for the new owner's corporate office space for James Reneau & Joey Trappey.

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

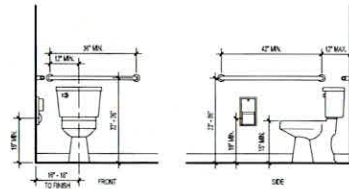
DESIGN GUIDELINES:

Lighting:

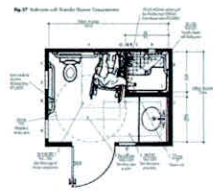
Maintain historic light fixtures. Repair or replace missing or severely damaged historic light fixtures with replacements that replicate the originals. Keep fixtures introduced to the exterior simple in design and appropriate to the character of the building. Do not allow light fixtures to damage or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



LAVATORY CLEARANCES
1/2" = 1'-0"



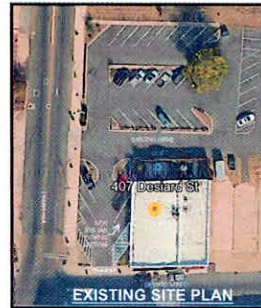
WATER CLOSET CLEARANCES
1/2" = 1'-0"



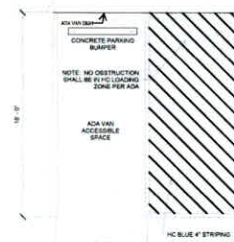
ADA TOILET ROOM CLEARANCES



EXISTING FRONT ELEVATION



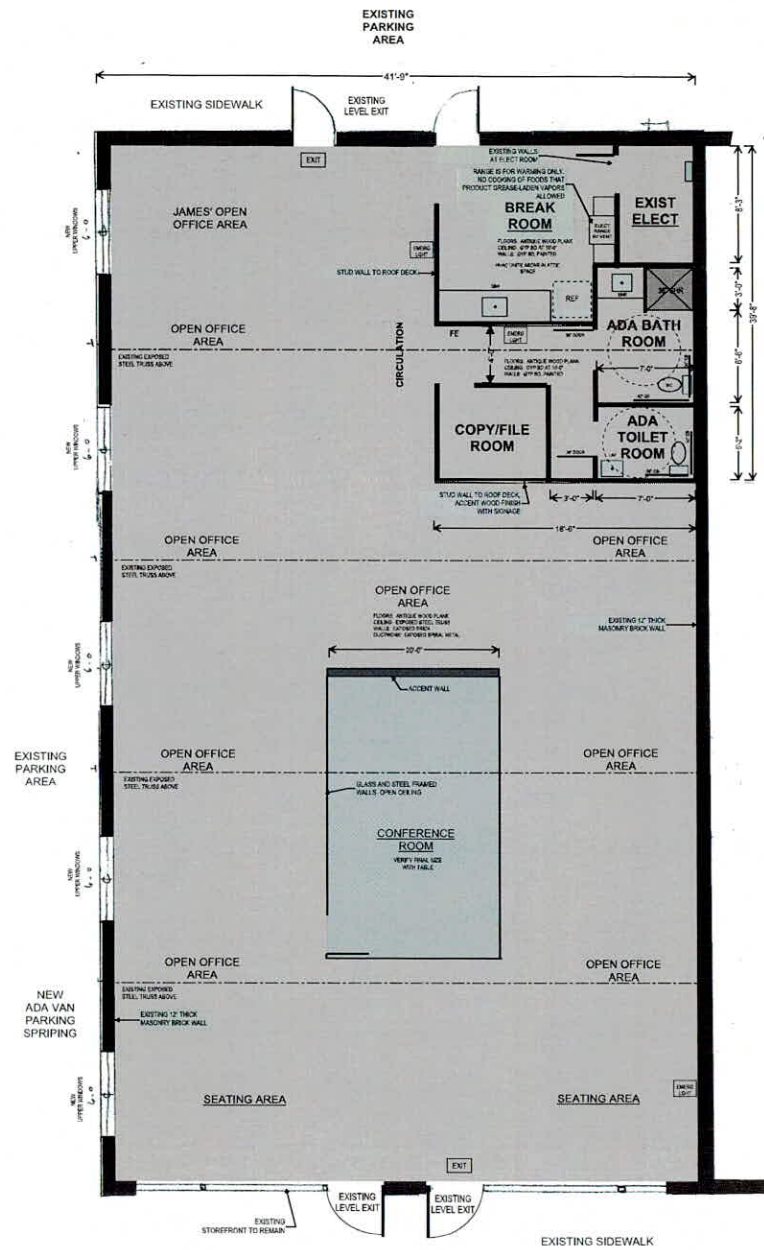
EXISTING SITE PLAN



ADA PARKING SPACE



PROPOSED WEST ELEVATION



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

DESIRD STREET

CODE INFORMATION

LOUISIANA UNIFORM CONSTRUCTION CODES:
- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 NATIONAL ELECTRIC CODE
LIFE SAFETY CODE
- 2015 NFPA 101 LIFE SAFETY CODE

CODE ANALYSIS

OCCUPANCIES:
BUSINESS (B)
NUMBER OF EGRESS DOORS:
2
CONSTRUCTION TYPE:
IIB
FIRE PROTECTION
FIRE EXTINGUISHERS EVERY 75 FEET
NO FIRE SPRINKLER SYSTEM REQUIRED

LEGEND

FE FIRE EXTINGUISHER
EXIT EXIT DOOR
EXIST EXISTING
NEW NEW



architecture associates
FREDERICK BENNETT, PRINCIPAL ARCHITECT
www.architectureassociatesllc.com
1504 Stables Avenue Monroe, Louisiana 70201 PH 336-322-7168



RENOVATIONS FOR:
BLUE HERON OFFICES
JAMES RENEAU, OWNER
407 DESIRD STREET
MONROE, LA

DATE	DESCRIPTION

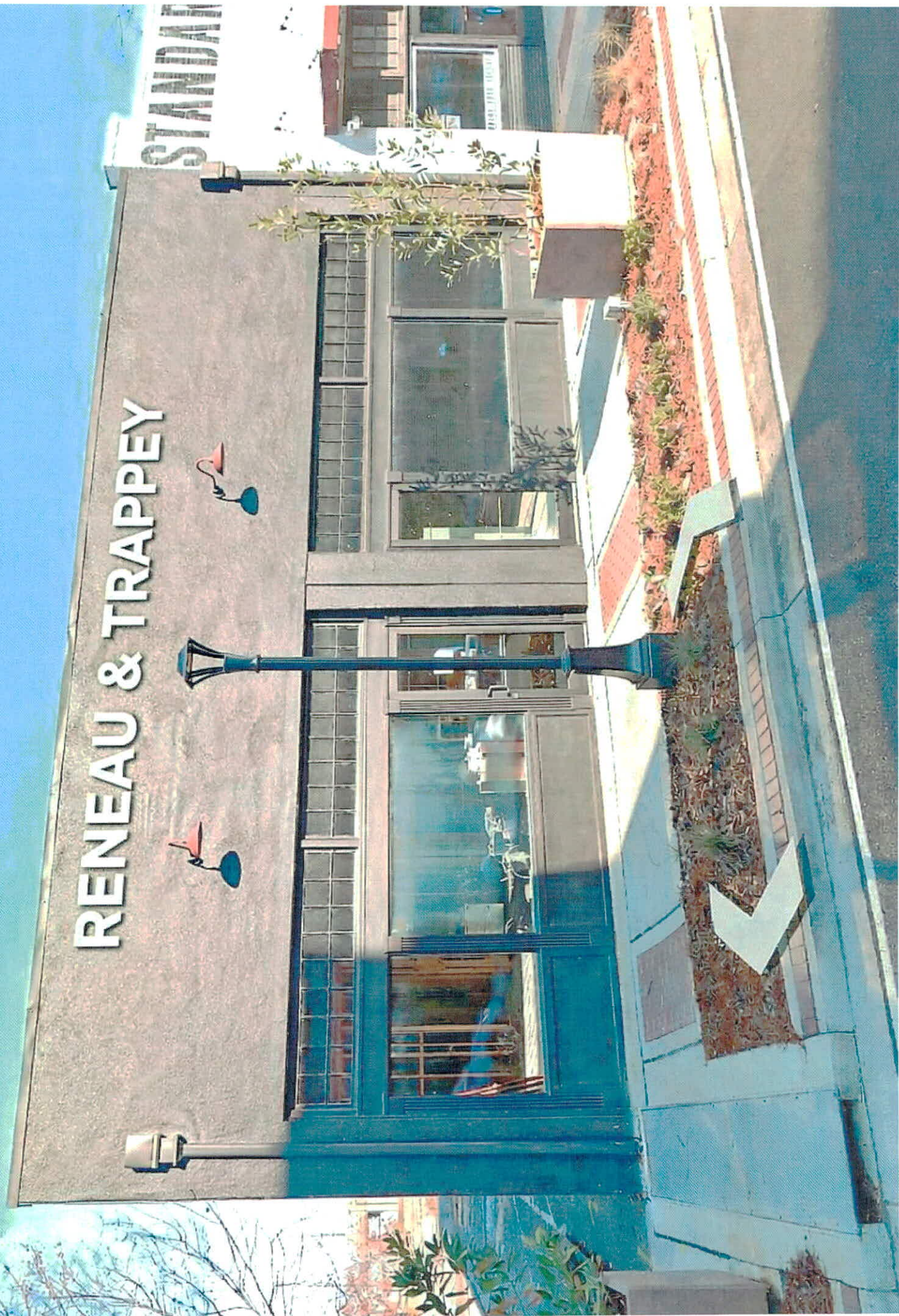
DATE: FEB 16, 2020
SHEET NO.
A-1
1 OF 1
PROJECT NO.





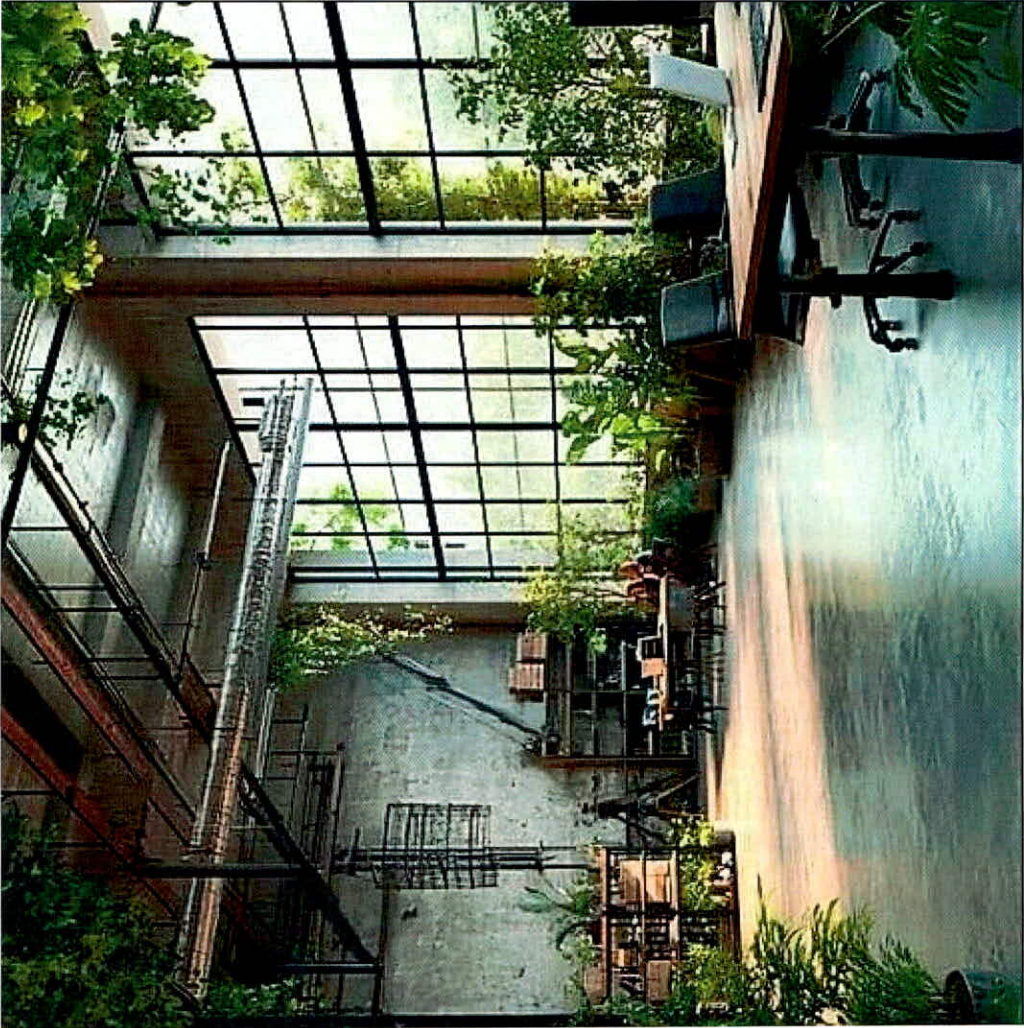
RENEAU & TRAPPEY

STANDARD















Tenant & Client
Parking Only



Violators will be towed away
at vehicle owner's expense







407 Desiard St



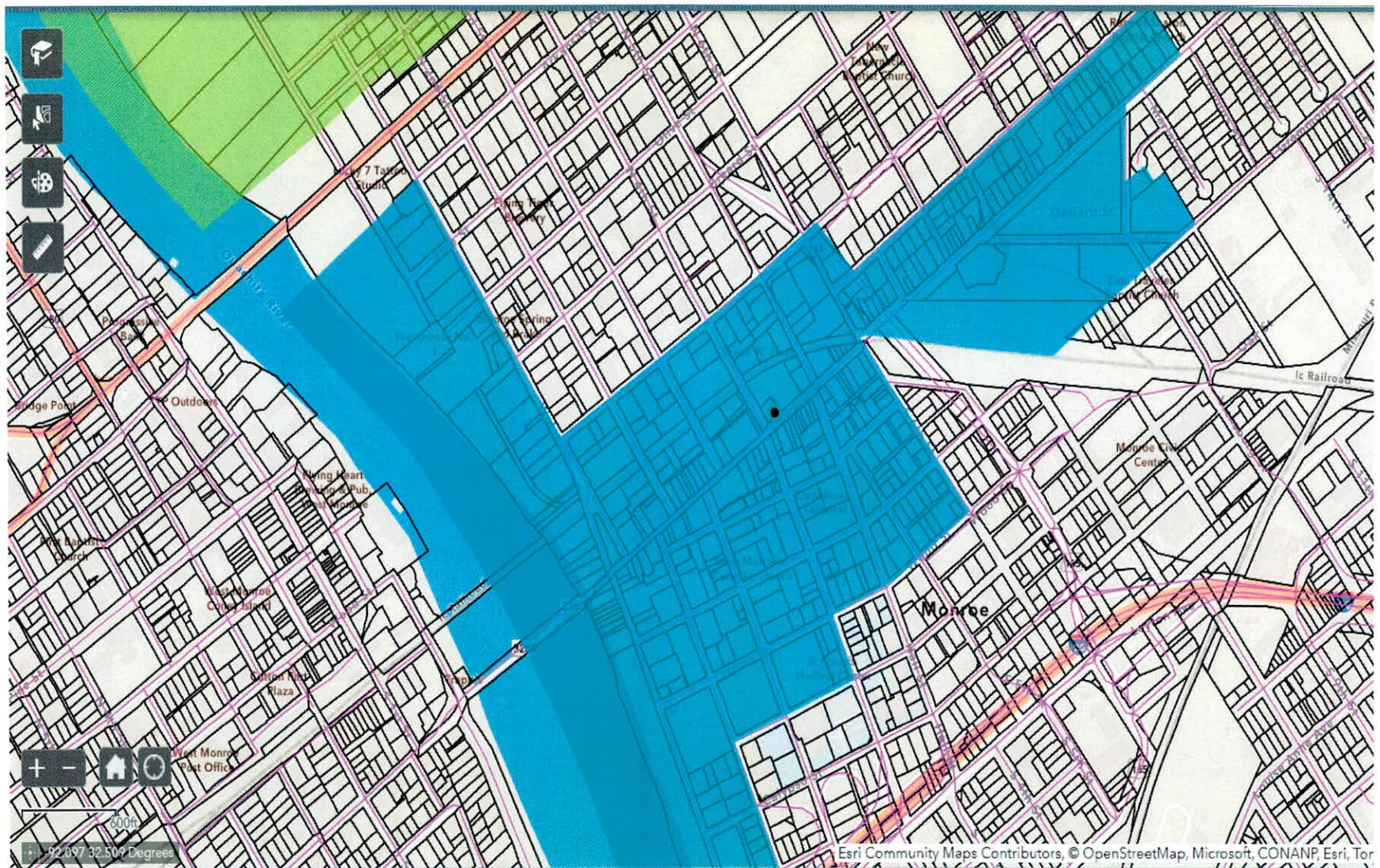
Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 100 ft



Date Created: 3/25/2026
Created By: anonymous

1 inch = 101 feet

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407 DeSiard Street – Don Juan Filhiol Historic District

City of Monroe
Heritage Preservation Commission

CASE NO.:	HIS 101-26
NAME OF APPLICANT:	GRINDSTONE CONSTRUCTION, LLC
ADDRESS OF PROPERTY:	223 SOUTH GRAND STREET
HISTORIC DISTRICT:	DON JUAN FILHIOL HISTORIC DISTRICT

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.

SIZE OF PROPERTY: 0.73 acres (more or less)

PRESENT ZONING: CBD (Central Business) District

PRESENT USE: Residential building

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

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

**COMMENTS/
RECOMMENDATIONS:**

The applicant is requesting approval for a total roof replacement of an existing residential structure. Damage was incurred by fire, which requires repair. The roof structure will be replaced with the same material, color and style. The flat roof surrounding the penthouse will be replaced as well with the same material as was before the fire. .

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

DESIGN GUIDELINES:

Roofs:

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

[illegible]

8 3D VIEW

ALL CONTRACTORS AND SUBCONTRACTORS ARE TO REVIEW THE ENTIRE SET OF DRAWINGS AND ALL ISSUED ADDENDUM ITEMS PRIOR TO SUBMITTING BIDS OR PROCEEDING WITH CONSTRUCTION.

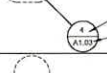
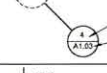
LOUISIANA
One Call

1-800-272-3026
Call before you dig

CODES & DESIGN SPECIFICATIONS

THE FOLLOWING CODES SHALL BE UTILIZED BY THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS TO THE FOLLOWING REQUIRED CONSTRUCTION. THE FOLLOWING CODES INCLUDE THE MINIMUM CODE, DESIGN, & APPLICATION REQUIREMENTS THAT SHALL BE ADHERED TO DURING THE CONSTRUCTION PROCESS. MANUFACTURER SPECIFICATIONS & LOCAL CODE REQUIREMENTS, WHEN IN EXCESS OF MINIMUM SPECIFICATIONS, SHALL CONTROL. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW & SUBMIT ALL SHOP DRAWINGS & REPORT ALL DOCUMENT DISCREPANCIES TO THE ARCHITECT PRIOR TO FABRICATION OR ERECTION.

- | | |
|-------------------------|---|
| 1. BUILDING CODE(S): | "LIFE SAFETY CODE" BY THE NATIONAL FIRE PROTECTION ASSOCIATION, 2015 EDITION.
"INTERNATIONAL BUILDING CODE" BY THE INTERNATIONAL CODE COUNCIL, 2015 EDITION. |
| 2. STRUCTURAL STEEL: | "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (ANSI/AISC 350-10)" BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. |
| 3. STRUCTURAL CONCRETE: | "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11)" BY THE AMERICAN CONCRETE INSTITUTE. |
| 4. COLD-FORMED STEEL: | "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS (AISI-12)" BY THE AMERICAN IRON AND STEEL INSTITUTE. |
| 5. CONCRETE MASONRY: | "BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (TMS 402/602) BY THE MASONRY STANDARDS JOINT COMMITTEE, LATEST EDITION. |
| 6. ELECTRICAL: | "NATIONAL ELECTRICAL CODE" BY THE NATIONAL FIRE PROTECTION ASSOCIATION, 2015 EDITION. |
| 7. PLUMBING: | "LOUISIANA STATE PLUMBING CODE" BY THE LOUISIANA DEPARTMENT OF HEALTH AND HOSPITALS, 2015 EDITION. |
| 8. ADA: | "AMERICANS WITH DISABILITIES ACT" |

SYMBOLS	DESCRIPTION
 SECTION NUMBER SHEET NUMBER	SECTION KEY
 ROOM NAME ROOM NUMBER	DOOR NUMBER (SEE DOOR SCHEDULE)
 ROOM NAME AND NUMBER (SEE FINISH SCHEDULE)	ROOM NAME AND NUMBER (SEE FINISH SCHEDULE)
 WINDOW TYPE (SEE WINDOW SCHEDULE)	WINDOW TYPE (SEE WINDOW SCHEDULE)
 DETAIL NUMBER DETAIL NUMBER	ENLARGED PLAN OR DETAIL KEY
 DETAIL NUMBER DETAIL NUMBER	ENLARGED SECTION OR DETAIL KEY
 12'-4" TOP OF OBJECT	ELEVATION HEIGHT KEY

LOCATION MAP



01.10	Exercises
1 - GENERAL	
01.01	GENERAL BUILT
01.02	GENERAL INFORMATION
01.03	GENERAL DATA
01.04	FOUNDATION PLAN
01.05	FOUNDATION PLAN
2 - CIVIL	
02.00	Exercises
3 - STRUCTURAL	
3.01	Exercises
1. ARCHITECTURAL	
A1.01	1ST FLOOR PLAN
A1.02	2ND FLOOR PLAN
A1.03	3RD FLOOR PLAN
A1.04	4TH FLOOR PLAN
A1.05	5TH FLOOR PLAN
A1.06	6TH FLOOR PLAN, 600 TO 570
A1.07	7TH FLOOR PLAN, 570 TO 570
A1.08	8TH FLOOR PLAN, 570 TO 570
A1.09	9TH FLOOR PLAN
A1.10	ROOF PLAN
A1.11	ROOF DETAILS
A1.12	ROOF PLAN AND ROOF
A1.13	ROOF FRAMES AND ROOF
A1.14	ROOF STRUCTURE AND ROOF
A1.15	ROOF STRUCTURE
A1.16	ROOF STRUCTURE
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A1.97	ROOF STRUCTURE
A1.98	ROOF STRUCTURE
A1.99	ROOF STRUCTURE
A1.100	ROOF STRUCTURE

ADD ALT #1:
PROVIDE NEW STANDING SEAM ROOF OVER ENTIRE 9TH
FLOOR, EXCEPT AREA NOTED FOR REPLACEMENT IN
BASE BID. REF SHEET A1.12



**RIVERSCAPE CONDOMINIUM FIRE
RESTORATION**

DRAWING REVISIONS

[illegible]

DRAWN BY	CB
CHECKED BY	CW
SHEET	

G1.02

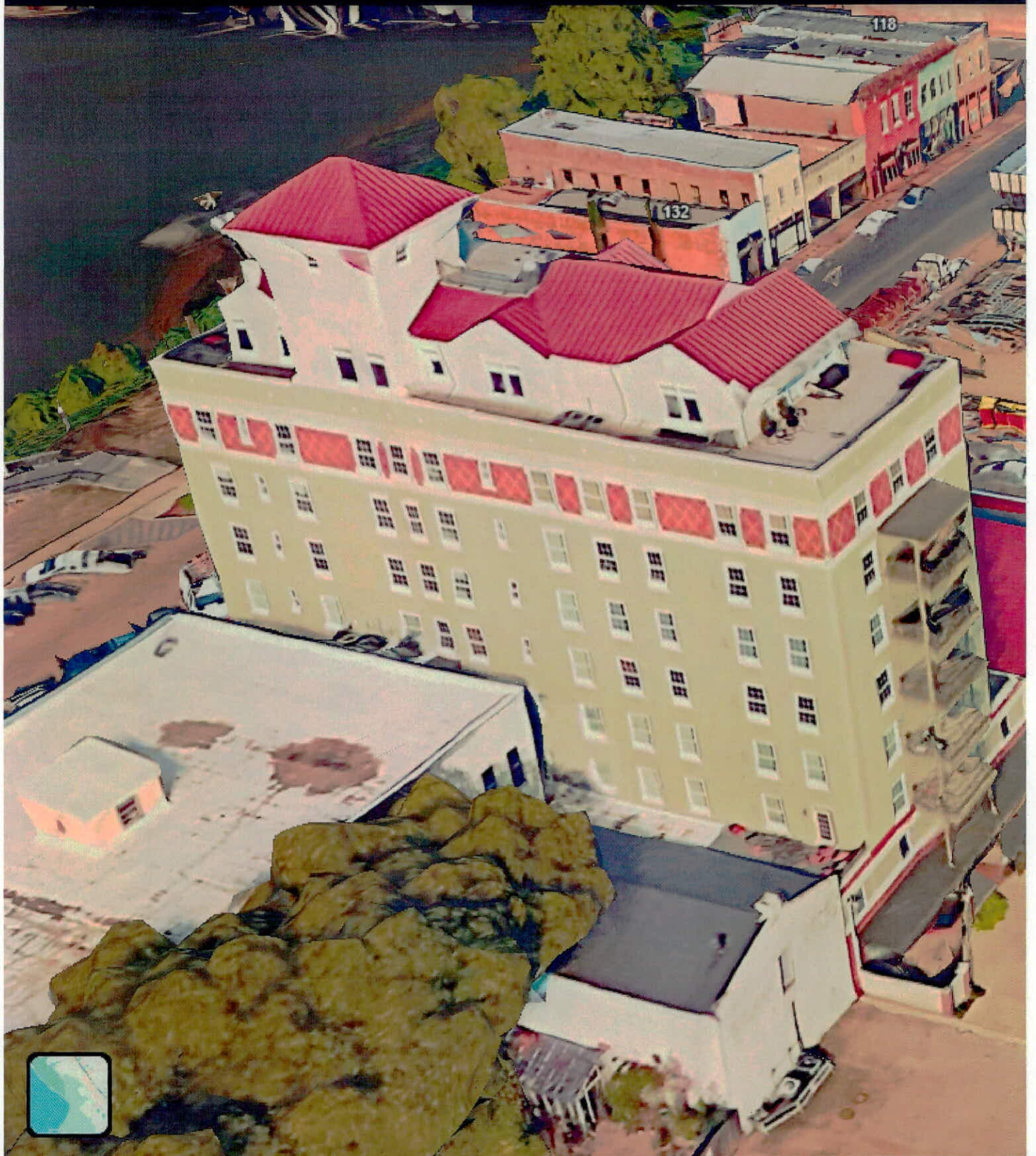
Date: MAY, 2025
Project No.: 25-WM0004
File Name:

DESCRIPTION:
GENERAL INFORMATION

[illegible]



Search Google Earth





223 S Grand St



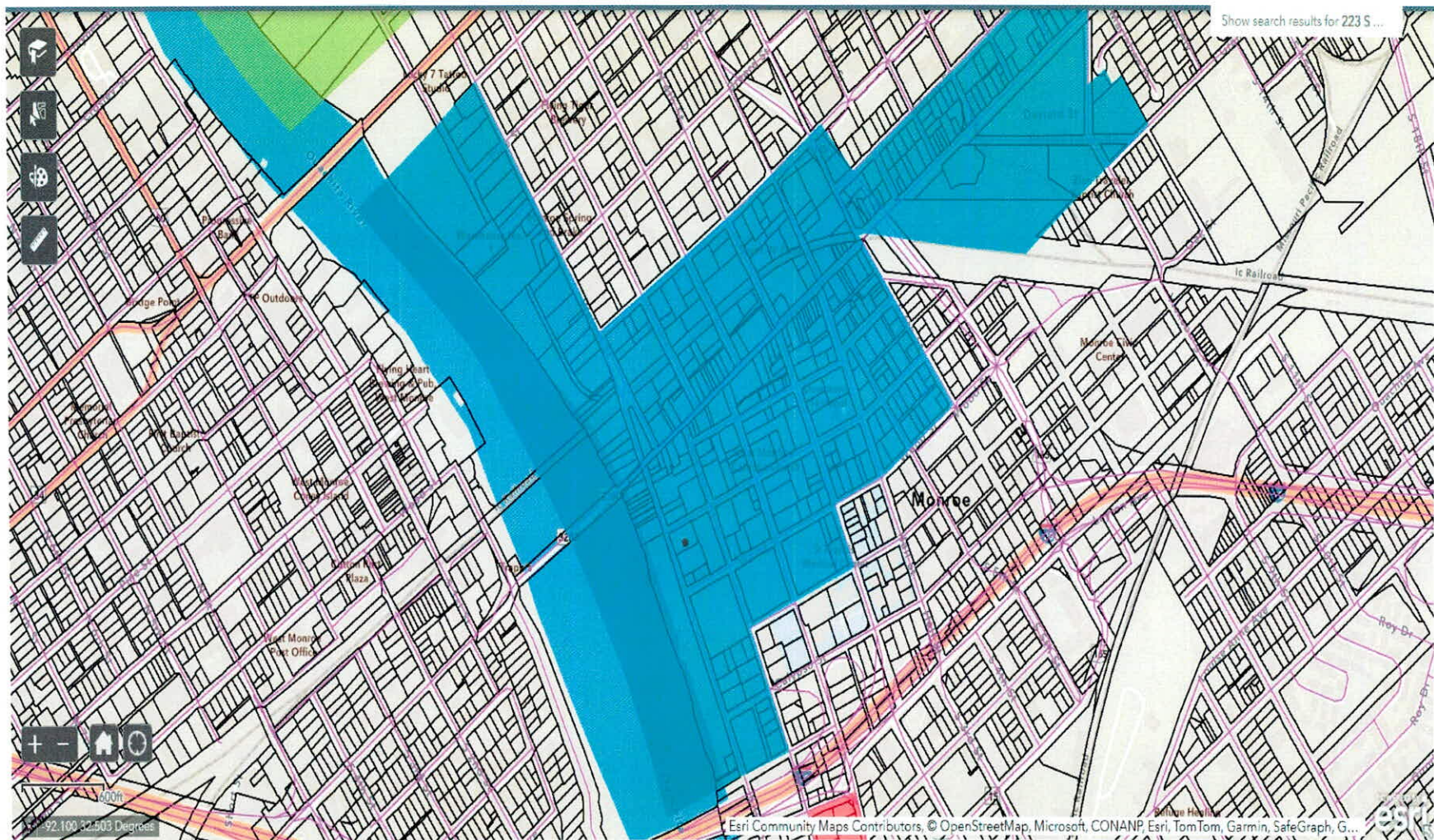
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Ouachita Parish
Assessor's Office
Ouachita, Assessor



Date Created: 3/25/2026
Created By: anonymous

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223 South Grand Street – Don Juan Filhiol Historic District