CITY OF MONROE

MEMO

TO: Monroe Heritage Preservation Members

FROM: Alyeasha C. Clay

DATE: October 26, 2026

RE: Monroe Heritage Preservation Commission Meeting

Attention! Fellow board members, we have a very important meeting scheduled for **Thursday, November 5, 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 115-26: **Brown's Roofing LLC** – 620 Riverside Drive – Louis de Alexander Breard Historic District This is a request to reroof an existing flat roof on a commercial building, within the B-2 (Neighborhood Business) District.

HIS 116-26: **Bent Nail Enterprises LLC** – 601 Glenmar Avenue – Louis de Alexander Breard Historic District. The applicant is requesting to reroof an existing flat roof into a hip roof on a residential structure, within the R-1 (Single Family Residence) 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 329-2101. 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 115-26
NAME OF APPLICANT:	**BROWN'S ROOFING LLC**
ADDRESS OF PROPERTY:	620 RIVERSIDE DRIVE
HISTORIC DISTRICT:	LOUIS DE ALEXANDER BREARD HISTORIC DISTRICT

REQUEST:	The applicant is requesting to reroof a flat roof on a commercial building, at 620 Riverside Drive.
SIZE OF PROPERTY:	0.958 acres (more or less)
PRESENT ZONING:	B-2 (Neighborhood Business) District
PRESENT USE:	Commercial building
MOST NEARLY BOUNDED BY (STREETS):	North of Pine Street, south of Louisville Avenue, east of Riverside Drive and west of Walnut Street.
SURROUNDING LAND USES:	Surrounding land use consists of commercial businesses in all directions, with the Ouachita River to the west.

COMMENTS/ RECOMMENDATIONS:

The applicant is requesting approval for the removal and replacement of an existing flat roof system. The project includes replacing the existing roof with GAF 60 mil TPO roof overlay, new 1" ISO with a 20-year NDL. The color will be white on a flat roof which will not be visible from the street. This project will exclude all lower roofs outside of the parapet wall.

This location is used for the Wellspring Alliance for families, which supports women and children.

The debris and materials will be hauled off upon completion of the scope of work, as per the contractors' expectations.

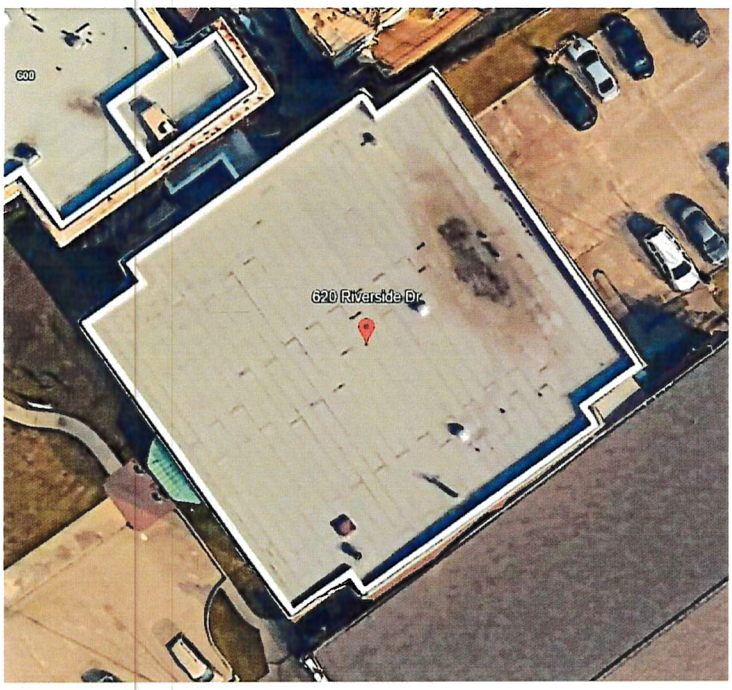
Photographs and additional documents have been provided for your review.

1



Project: Family Justice Center Reroof 8/17/26 The Wellspring
Date: Aug 17, 2026, 10:54 AM
Creator: Chris OBeirne

2



Project: Family Justice Center Reroof 8/17/26 The Wellspring
Date: Aug 22, 2026, 8:24 AM
Creator: Chris OBeirne



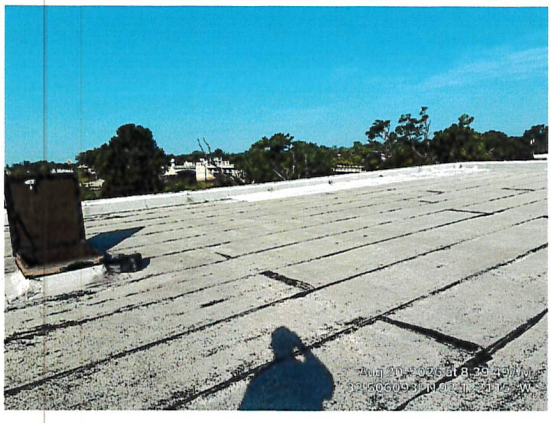
620 Riverside Drive

1



Project: Family Justice Center Reroof 8/17/26 The Wellspring
Date: Aug 20, 2026, 8:39 AM
Creator: Chase Vallery

2



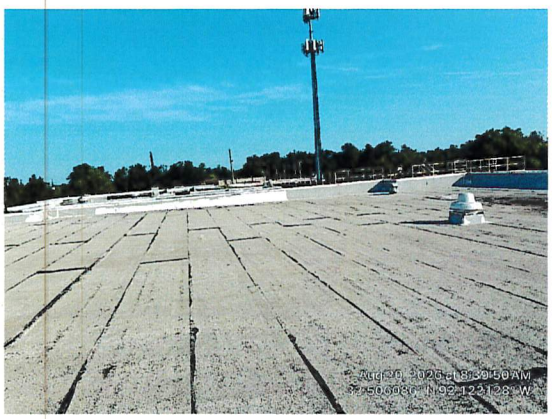
Project: Family Justice Center Reroof 8/17/26 The Wellspring
Date: Aug 20, 2026, 8:39 AM
Creator: Chase Vallery

3



Project: Family Justice Center Reroof 8/17/26 The Wellspring
Date: Aug 20, 2026, 8:39 AM
Creator: Chase Vallery

4



Project: Family Justice Center Reroof 8/17/26 The Wellspring
Date: Aug 20, 2026, 8:39 AM
Creator: Chase Vallery

5



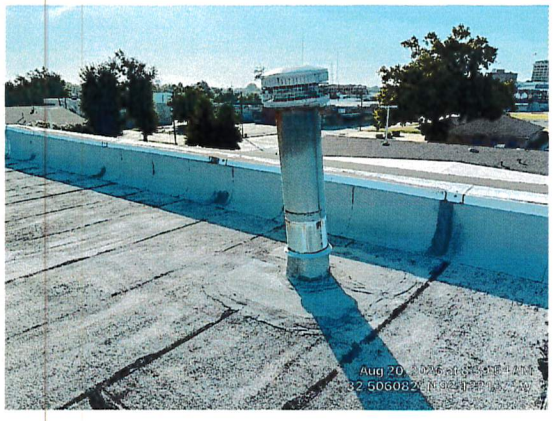
Project: Family Justice Center Reroof 8/17/26 The Wellspring
Date: Aug 20, 2026, 8:39 AM
Creator: Chase Vallery

6



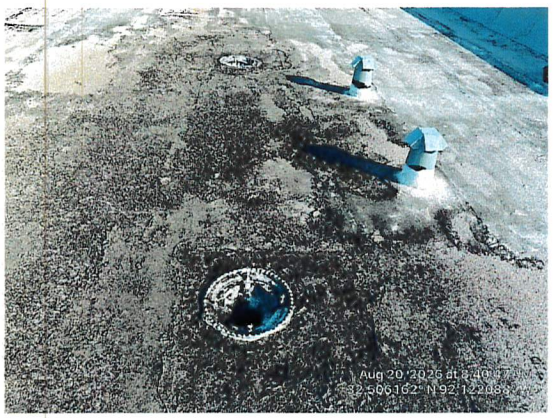
Project: Family Justice Center Reroof 8/17/26 The Wellspring
Date: Aug 20, 2026, 8:39 AM
Creator: Chase Vallery

7



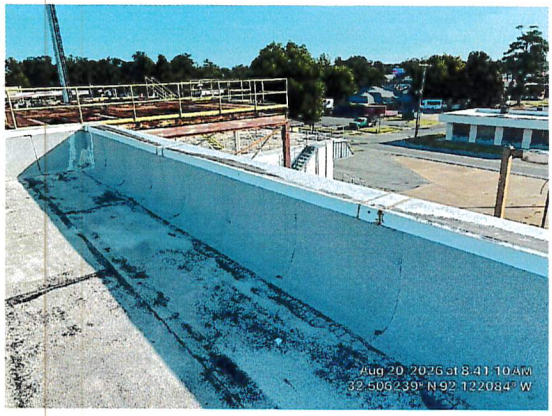
Project: Family Justice Center Reroof 8/17/26 The Wellspring
Date: Aug 20, 2026, 8:39 AM
Creator: Chase Vallery

8



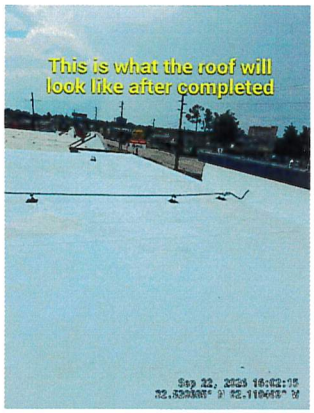
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Date: Aug 20, 2026, 8:40 AM
Creator: Chase Vallery

9



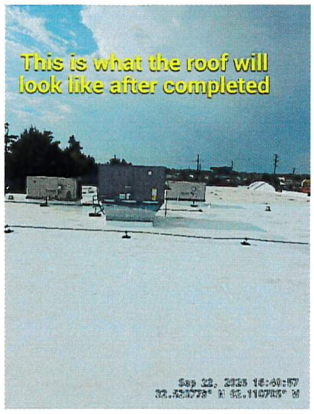
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Date: Aug 20, 2026, 8:41 AM
Creator: Chase Vallery

10



Project: Family Justice Center Reroof 8/17/26 The Wellspring
Date: Sep 22, 2026, 4:02 PM
Creator: Justin Moreau

11



Project: Family Justice Center Reroof 8/17/26 The Wellspring
Date: Sep 22, 2026, 4:40 PM
Creator: Justin Moreau

Roof Report

Prepared by Roofr

620 Riverside Drive, Monroe, LA 71201

8580 sqft
23 facets
Predominant pitch 0/12



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620 Riverside Drive

City of Monroe
Heritage Preservation Commission

CASE NO.:	HIS 116-26
NAME OF APPLICANT:	**BENT NAIL ENTERPRISES LLC**
ADDRESS OF PROPERTY:	601 GLENMAR DRIVE
HISTORIC DISTRICT:	LOUIS DE ALEXANDER BREARD HISTORIC DISTRICT

REQUEST:	The applicant is requesting to reroof a flat roof, into a hip roof on a residential structure, at 601 Glenmar Avenue.
SIZE OF PROPERTY:	0.221 acres (more or less)
PRESENT ZONING:	R-1 (Single Family Residence) District
PRESENT USE:	Residential structure
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 residences to the north, south and east, with a school to the west.

COMMENTS/ RECOMMENDATIONS:

The applicant is requesting approval to change of an existing flat roof to a hip roof due to the flat roof causing water management issues during the winter freeze "Winter storm Fern" in January 2026.

The debris and materials will be hauled off upon completion of the scope of work, as per the contractors' expectations.

Photographs and additional documents have been provided for your review.

DESIGN GUIDELINES:

Roofs:

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

A) Retain historic roof shapes and features.
B) Do not introduce new roof elements that detract from the building's historic appearance and character.

C) Roof maintenance is critical to preservation.
D) Replace only if repair is not an option.
E) Install and maintain gutters, downspouts and splash blocks.
F) If original gutters are beyond, repair, install replacement gutters of an appropriate type.
G) Locate downspouts away from architectural features and on the least public elevations of the building.



601 Glenmar Avenue

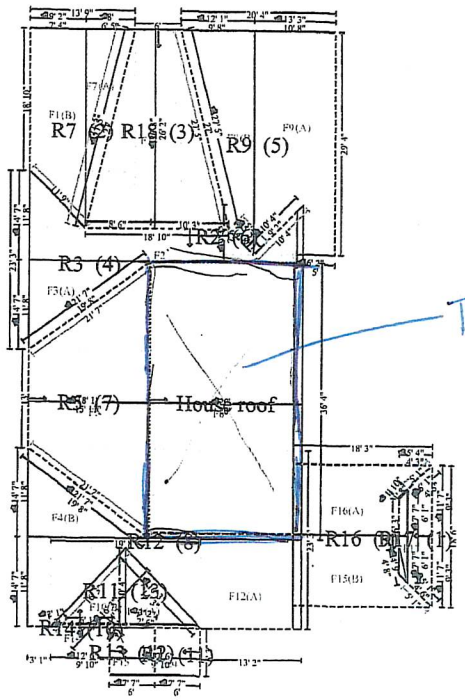


601 Glenmar Avenue



601 Glenmar Avenue

EXISTING ROOF
601 GLENMAR AVE.
MONROE, LA 71201



This part is flat. Going to build into a hip roof.

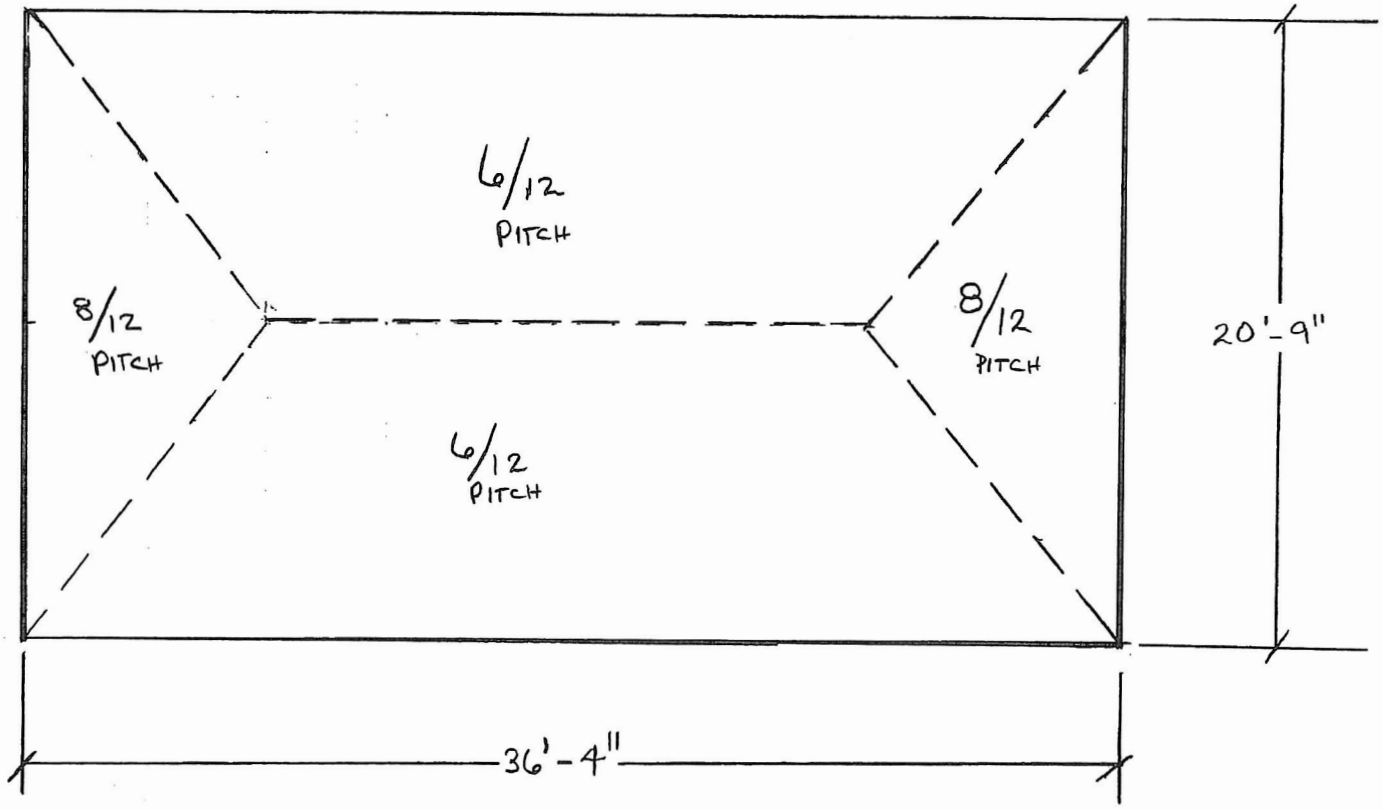
See plans for enlarged details.

N

Source - EagleView

BENT NAIL ENTERPRISES

BIRD'S EYE VIEW
SCALE 1/4" = 1'-0"



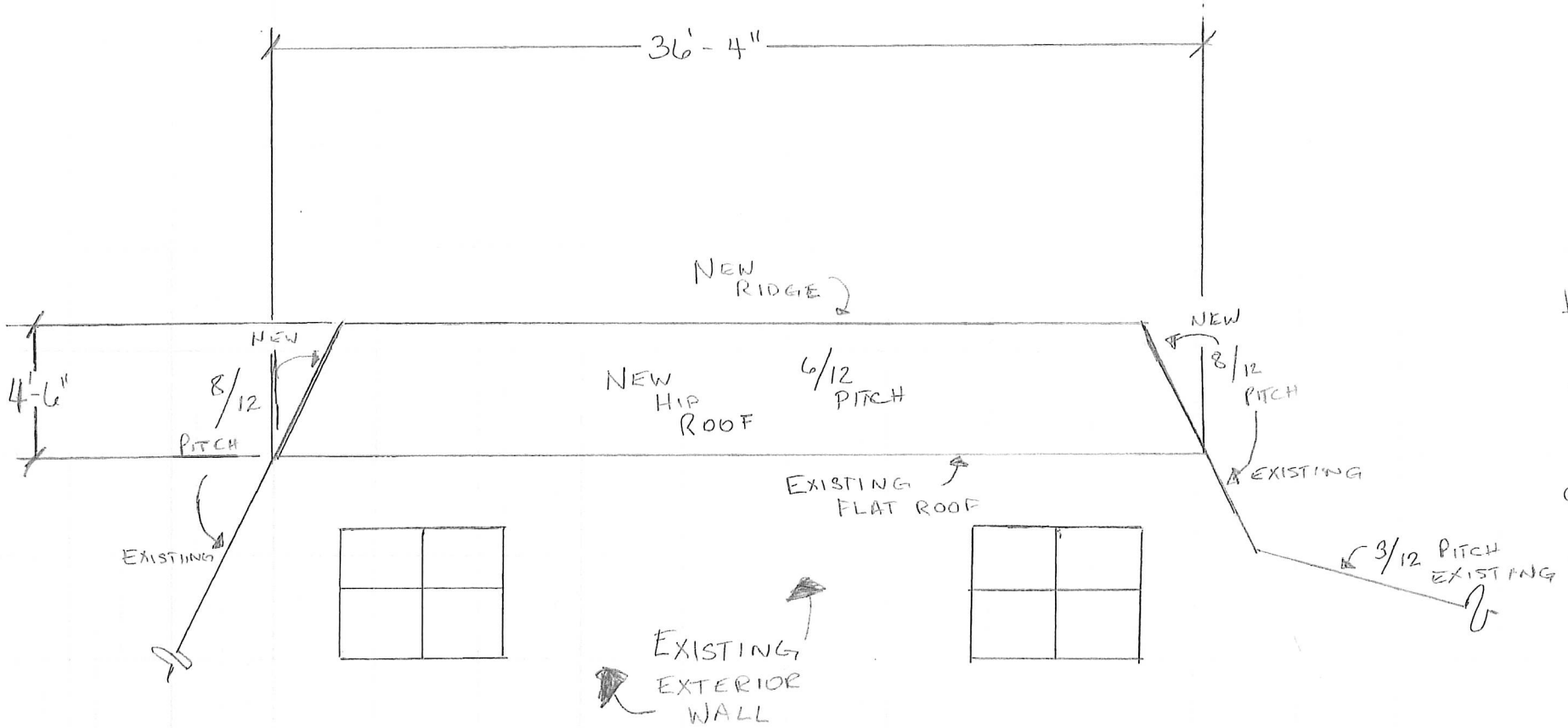
BENT NAIL ENTERPRISES, LLC

601 GLENMAR AVE.
MONROE, LA 71201

OCTOBER 12, 2026

EAST ELEVATION

SCALE 1/4" = 1'-0"



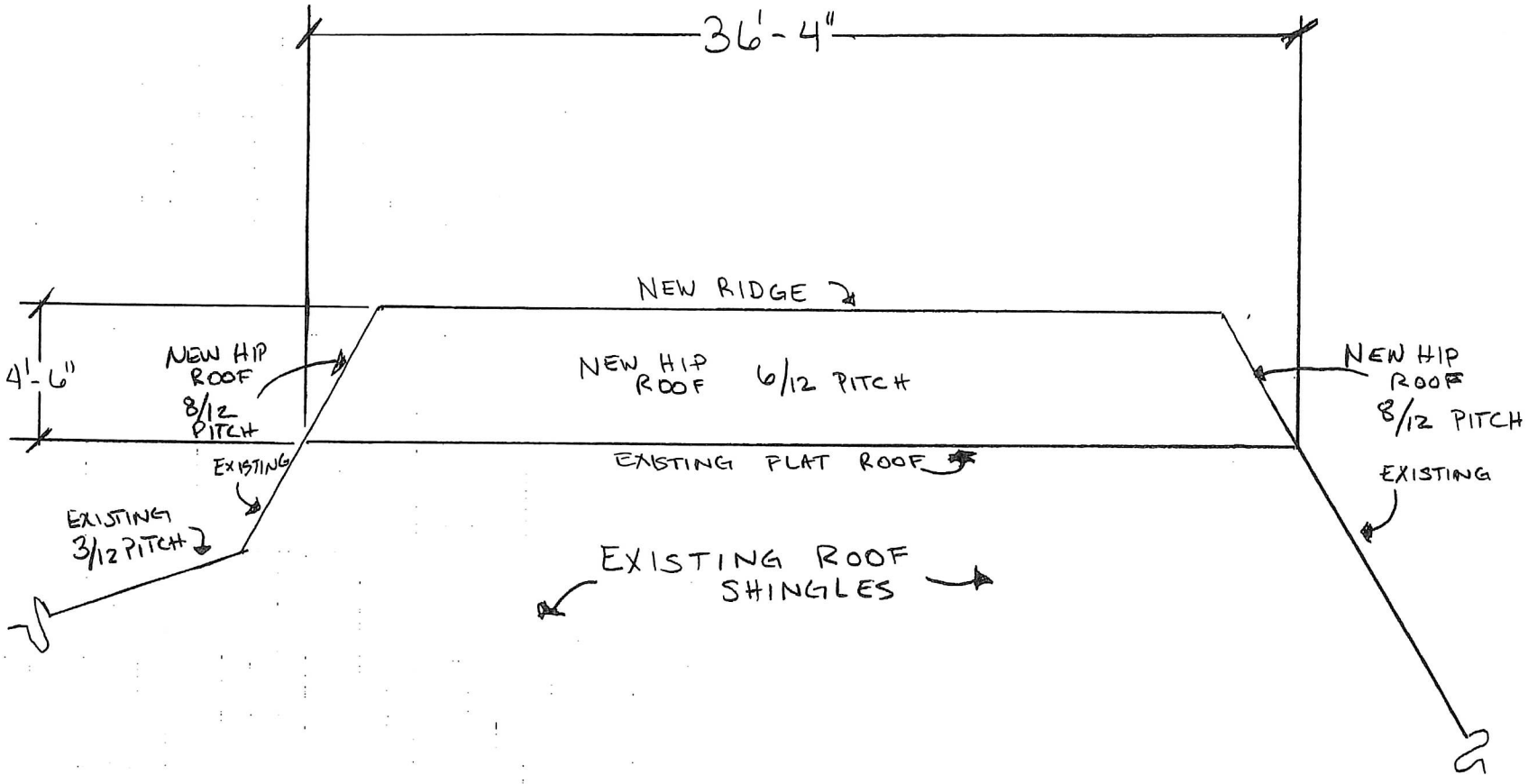
BENT NAIL ENTERPRISES, LLC

601 GLENMAR AVE.
MONROE, LA 71201

OCTOBER 12, 2026

WEST ELEVATION

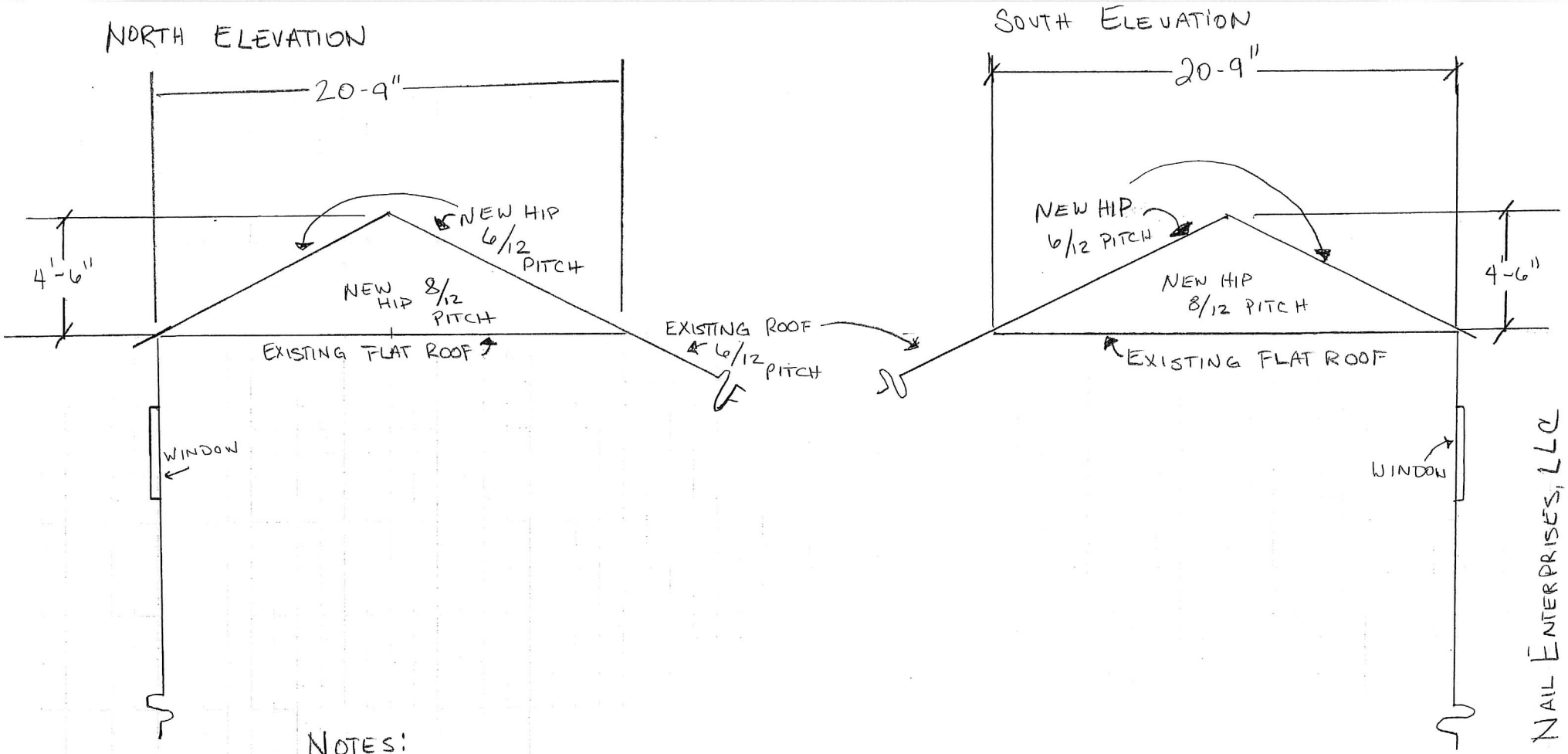
SCALE: 1/4" = 1'-0"



BENT NAIL ENTERPRISES, LLC

601 GLENMAR AVE
MONROE, LA 71201

OCTOBER 12, 2026



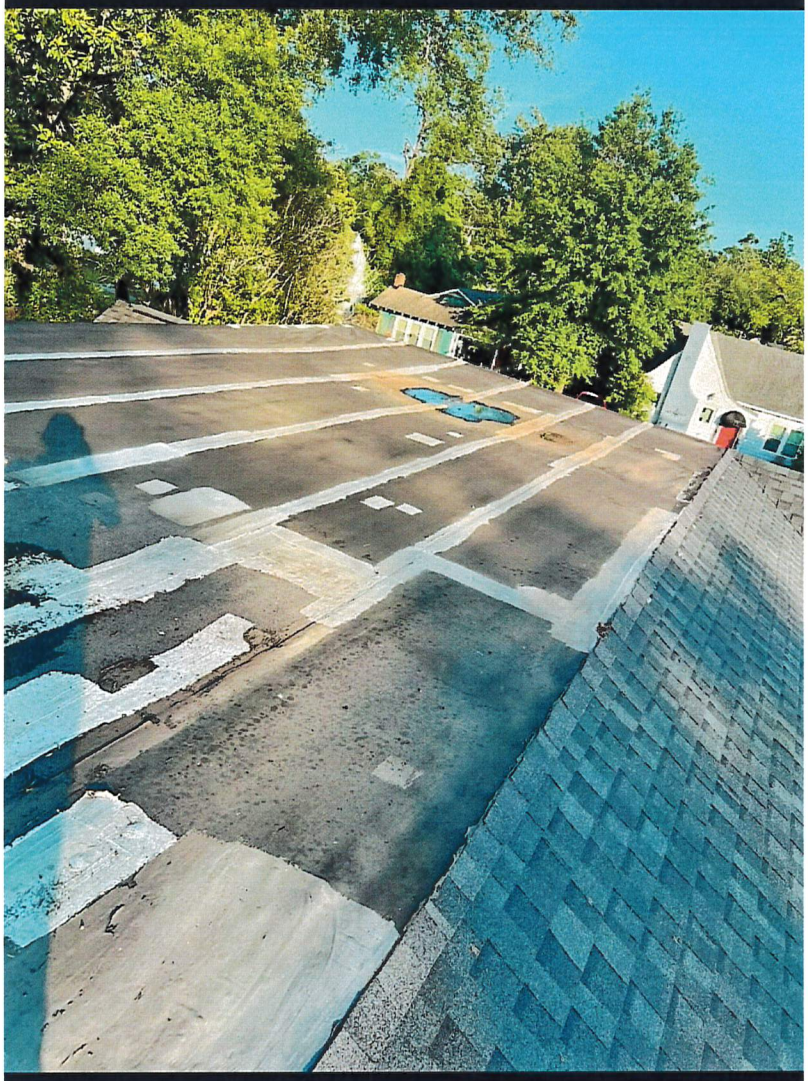
NOTES:

FRAME NEW HIP ROOF
AR 30 SHINGLES
SYNTHETIC FELT UNDERLAYMENT

601 GLENMAR AVE
MONROE, LA 71201

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

BENT NAIL ENTERPRISES, LLC





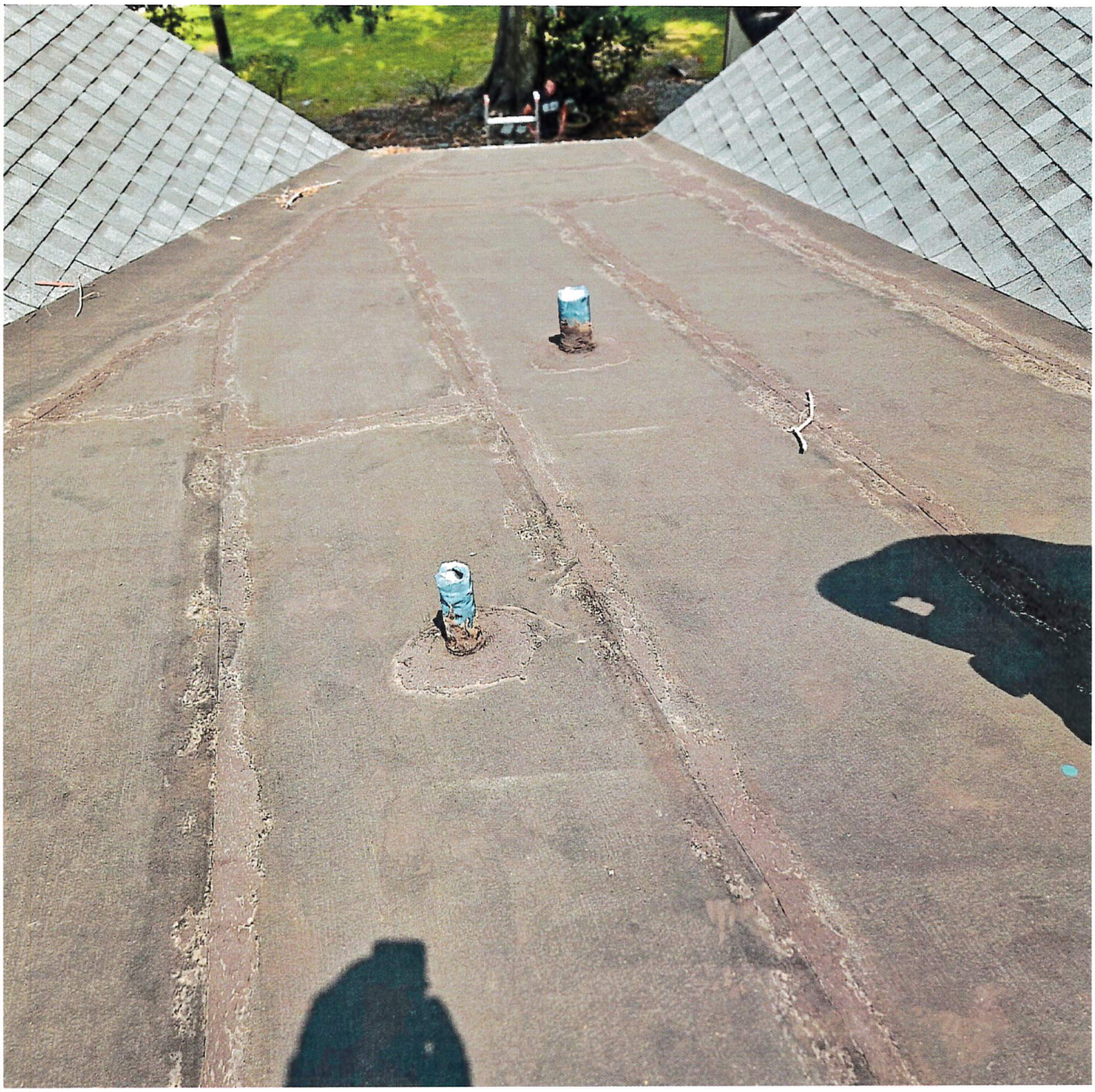


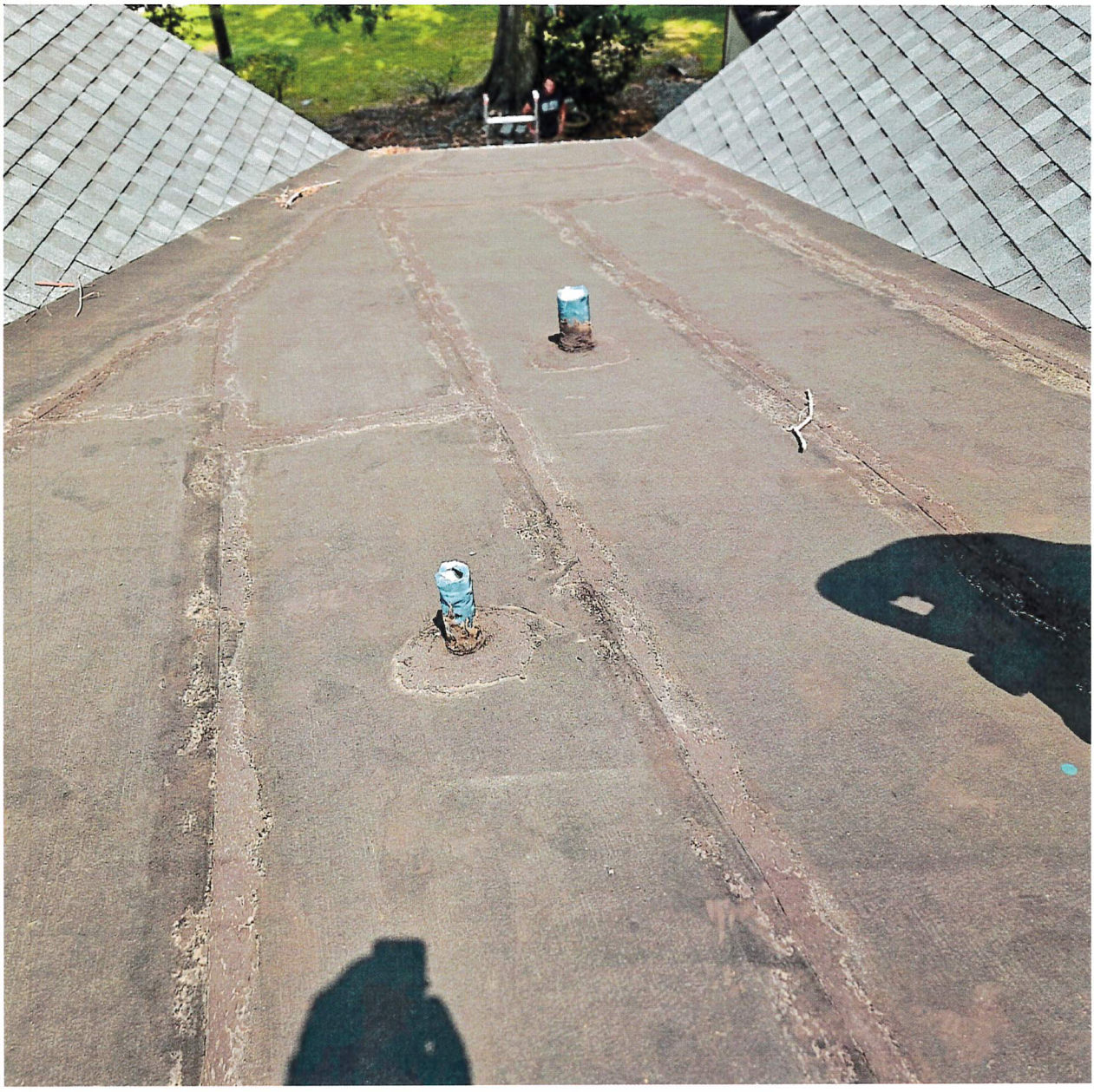


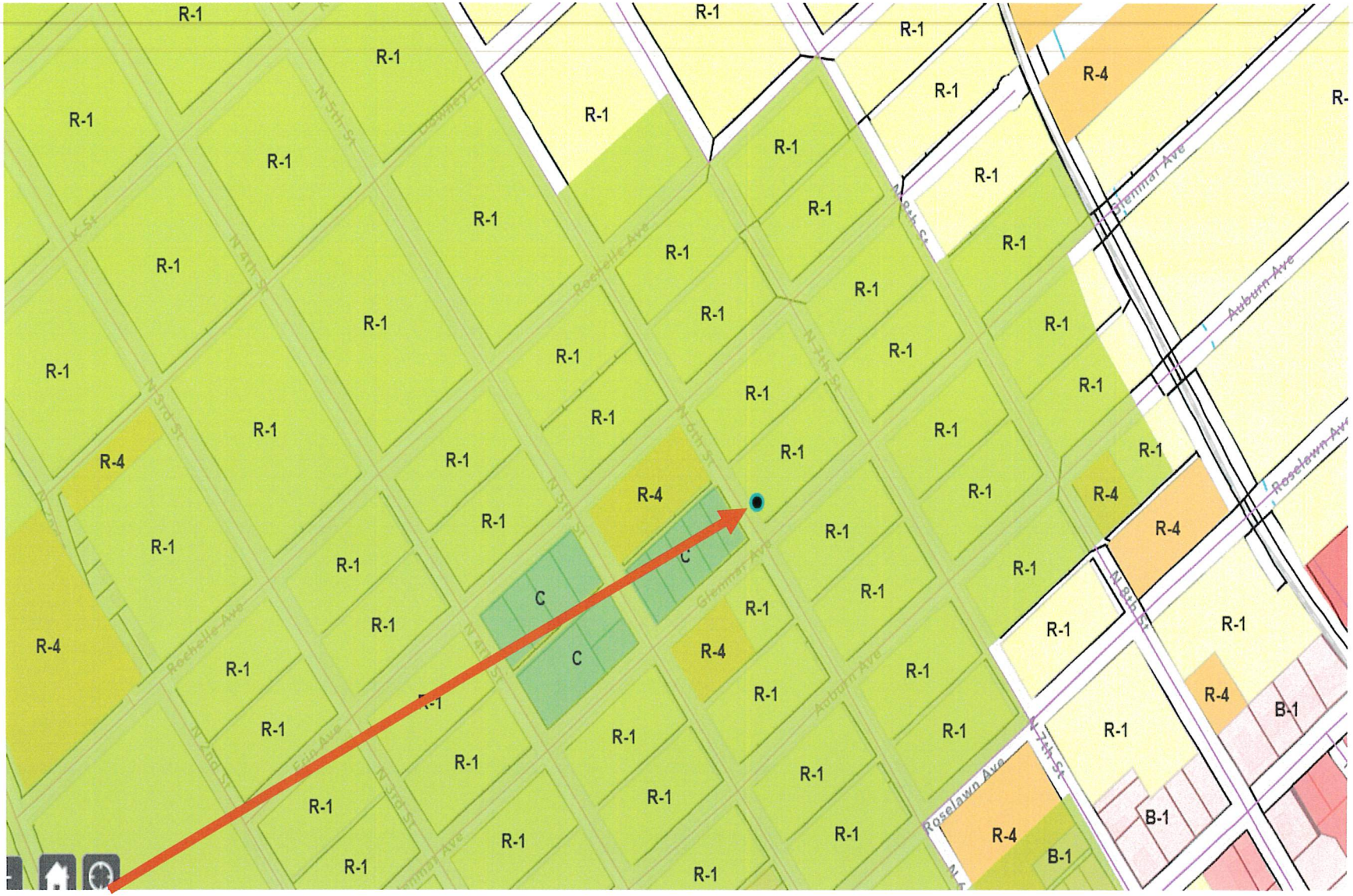












601 Glenmar Avenue