

HERITAGE PRESERVATION COMMISSION
MINUTES
December 1, 2014

MEMBERS PRESENT: Dr. Jerry Edmondson
Thom Hamilton
Mary Keele
Paul Smith
Kathy Ray

OTHERS PRESENT: Bruce Fleming, Planning & Zoning Director
Ann Cottrell, Zoning Assistant
Amanda Heikkila, Amanda Leigh Photography
Karen Laban, West Monroe Downtown Revitalization Group

The Monday, December 1, 2014, Heritage Preservation Commission meeting was called to order by Dr. Jerry Edmondson. The minutes of the November 3, 2014, meeting were reviewed and approved as printed.

The FIRST application was **COA 14-70000010**. The applicant is **THE FILLIN STATION**. The property address is: **401 TRENTON STREET**. This request is for: **A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR CHANGES INCLUDING ROOF, WINDOWS, CEMENT SIDING, EXTERIOR LIGHTS AND IRON RAILING IN THE COTTONPORT HISTORIC DISTRICT**. The building is owned by MAD Property Investments LLC (Mike & Dawne Walsworth). Steve Hall, ARCO Builders, is the contractor for the project. Dr. Edmondson pointed out that Mr. Hall has extensive experience in restoring historic buildings. The work will encompass new architectural roof, repair of existing windows, replacement of plywood and siding on rear with new cement siding, and installation of exterior lights for visibility at night. They are adding wrought iron railings around the drive-thru to keep vehicles from driving under (they hope to use this area for tables and possible dining). All features of the building will be saved and repaired where possible. The owners want to get the building cleaned up and ready to start showing prospective tenants for future build out of the interior. When they spoke to the Commission at the November 3, 2014, meeting, they wanted to begin the project as soon as possible due to weather related concerns. An interim approval was given to the project and a Building Permit was issued (Permit # 14-18239). A motion was made by Paul Smith to **APPROVE** the Certificate of Appropriateness. Mary Keele seconded. All in favor, the Certificate of Appropriateness is granted.

The SECOND application was **COA 14-70000011**. The applicant is **JAN GENTRY ET AL.** The property address is: **112 SOUTH RIVERFRONT STREET**. This request is for: **A CERTIFICATE OF APPROPRIATENESS FOR AN EXTERIOR CHANGE (FENCE) IN THE DON JUAN FILHIOL HISTORIC DISTRICT**. At the November 3, 2014, meeting, the Commission had discussed a 3' chain link fence to be located on the property. The property is located across the street from the newly remodeled restaurant owned by Flatwater LLC (Gus Campbell). The property owner was in negotiations with the restaurant owner to lease the property to use it as parking for the proposed restaurant; however, the lease terms were not agreed to. The Gentry's will not allow vehicles to park on the lot if an agreement is not reached. They wanted to erect the fence to protect the property and themselves from liability. Bruce Fleming pointed out that the fence will not be allowed in the right-of-way. It was to be approximately eight to nine feet from the edge of the asphalt on the Gentry property line. Parallel parking is allowed in this area. There was a discussion about the aesthetics (possible decorative fence) and/or keeping the fence attractive as it is the first impression of West Monroe once a traveler arrives from the Endom Bridge. The Commission gave tentative approval for the fence. Prior to this meeting tonight, December 1, 2014, Dr. Edmondson had spoken with the Gentry's and was informed that an agreement has been reached regarding the leasing of the property; therefore, the fence WILL NOT be erected. A motion was made by Thom Hamilton to **dismiss this application / withdraw the application / take no action. The applicant will have to re-apply if they want to erect a fence or make any exterior changes at this location in the future.** Mary Keele seconded. All in favor, the Application dismissed.

The THIRD application was **COA 14-70000012**. The applicant is **WEST MONROE DOWNTOWN REVITALIZATION GROUP (WMDRG)**. This request is for: **A CERTIFICATE OF APPROPRIATENESS TO PAINT THE ASPHALT OF FIVE INTERSECTIONS IN THE COTTONPORT HISTORIC DISTRICT**. The group is a non-profit that consists of business owners, property owners, and community members. They seek to increase the quality of the downtown area and bring more attention to it. They want to enhance five (5) intersections in the area: Trenton/Natchitoches, Trenton/Wood, Natchitoches/Cotton, Wood/Cotton, and Pine/Trenton. They want to paint the asphalt with 20 year paint. This will enhance the walk and will include a symbol in the middle of the intersection that represents West Monroe's history (i.e. Cotton Boll, Steamboat, Pine Tree, etc.). They will adhere to historic colors and designs. They were given interim approval by the Commission at the November 3, 2014, meeting.

Karen Laban stated that the WMDRG has met with City of West Monroe Officials and the Department of Transportation and Development Representatives regarding the painting of these intersections. They have experienced delays due to weather, organizing street closures, etc. A letter from the City Attorney, Doug Caldwell, was given to the Commission prior to this meeting stating some of the City's concerns and how those concerns were and are being resolved. Karen Laban stated that she is meeting with the contractor for the project this week. Bruce Fleming will oversee the project to make sure the project meets city code and city requirements. A motion was made by Thom Hamilton to **APPROVE with the restriction that all of the City of West Monroe's concerns addressed in the letter from the City Attorney dated December 1, 2014, are adhered to and resolved and that Bruce Fleming has supervising authority and that the group will stay in touch and coordinate all activities with the City of West Monroe, including providing contractor name and contact information.** Kathy Ray seconded. All in favor, the Certificate of Appropriateness with restrictions is granted.

The FOURTH and FINAL application was **COA 14-70000013**. The applicant is **AMANDA LEIGH PHOTOGRAPHY / AMANDA HEIKKILA**. The property address is: **310 WOOD STREET SUITE D**. The building is owned by **STEVE AND REBECCA HALL**. This request is for: **A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR CHANGES (ALL WHITE LETTERING IN THE WINDOW) IN THE COTTONPORT HISTORIC DISTRICT**. Mrs. Heikkila presented a picture of the logo to the Commission. The logo will be in white on one door with the business name underneath and the other door will say by appointment only with contact information. A motion was made by Thom Hamilton to **APPROVE** the Certificate of Appropriateness. Mary Keele seconded. All in favor, the Certificate of Appropriateness is granted.

In other business, the Commission discussed a building at 129 Commerce Street owned by Jeff Guerriero. Mr. Guerriero was instructed (by Building Official, Jonathan Kaufman) to apply for a Certificate of Appropriateness for the exterior work that he is doing at this location. A permit was issued for the work. Randy Duke had spoken with Dr. Edmondson regarding this project prior to issuance of the Building Permit.

As there was no further business, the meeting was adjourned.