**APRIL 15, 2024 MINUTES OF THE LAKE CHARLES HISTORIC PRESERVATION COMMISSION**

**326 PUJO STREET – CITY COUNCIL CHAMBERS**

**Chairman Jeff Kudla called meeting to order at 5:02**

**Chair asked for a roll call**

**PRESENT: Joel Davidson, Lauren Granger, David Hamilla (Alt 2) and Jeff Kudla**

**ABSENT: Charla Blake, Adrienne Hebert and Bryan Boudreaux**

**Chair asked for a motion to approve the minutes for Jan. 16, 2024 HPC meeting minutes, Joel Davidson motioned to approve Lauren Granger 2nd the motion. All in favor.**

**Mr. Doug Burguieres introduced Terry Magnon**

**HPC 24-002**

**HPC 24-002 LAKE CHARLES ZONING ORDINANCE CO. 10598**

**APPLICANT: 510 BROAD STREET ERIC BLANCARD**

**SUBJECT:** Applicant is requesting:

A variance to allow a bar or lounge nearer than 300 feet from the nearest property line of any land located in a Residential Dwelling District or Neighborhood District.

Certificate of Appropriateness (Section 5-307) (15) by the Historic Preservation Commission related to exterior alterations of the commercial structure at 510 Broad St.  **Charpentier Historical District, Business Zoning**

**STAFF FINDINGS:**

Proposed location of the lounge is less than 300 feet from a Neighborhood District and does not comply with Sec. 24-5-304.4 of the Code of Ordinances. Applicant is requesting a Certificate of Appropriateness (Section 5-307) (15) by the Historic Preservation Commission for exterior alterations of the commercial structure at 510 Broad St. Design review will review the ingress egress features, design, materials.

Eric Blanchard, 820 S. Division St. 70601, gave presentation for 510 Broad St. This is a food Truck park that happens to serve alcohol.

The proposed storage containers to be placed on site will be modified to accommodate future tenants with roof top decks. It will all be fenced in. Renovations will be done to the front and side of the building. This site will include a gravel courtyard with trees. Food trucks will utilize a private drive allowing access to the courtyard areas. Mobile stages are being proposed for live entertainment. Outdoor bathrooms and drink station will be provided through the use of modified storage containers. Proposed use of property will include live entertainment to include comedy provided by local artist.

Tiffany White, 2610 / Pastors of Lake City Church, expressed concern regarding proposed use of property. She stated in general terms that her concerns are generated from past use of the property and the impact that it had on the property they currently occupy as a church. She stated that there are many concerns but did not list specifics other than parking. Chair Kudla explained that her concerns would be for part B which will include the design review of the site and building. They are asking permission for part A which is to request a reduction of the separation distance from a bar/lounge to residential or neighborhood district at this time.

Mike Tremont, 508 Pujo St. 70601, expressed opposition to a bar or lounge with live music.

Matt Young, 2001 LaCache Dr., expressed support of the concept and use of this property as presented.

**Joel Davidson motions to issue the COA for the variance. Lauren Granger 2nd the motion, All in favor. 4 votes for, 0 against**

**HPC 24-003 LAKE CHARLES ZONING ORDINANCE CO. 10598**

**APPLICANT: 530 MILL ST. JUSTIN BLALOCK**

**SUBJECT:** Applicant is requesting:

Certificate of Appropriateness (Section 5-307) (15) by the Historic Preservation Commission to alter the exterior of the house. Scope of work includes Replacement of non-original windows and doors.

**Charpentier Historical District, Neighborhood Zoning**

**STAFF FINDINGS**

Applicant is requesting a Certificate of Appropriateness to replace non-original windows and doors. Design review will include ingress egress features, design, and materials

**Charpentier Historical District, Neighborhood Zoning**

Justin Blalock, 4228 Mary Ann Lane, requesting a COA to replace non-original windows and doors. The windows will all be wooden frames.

This will improve the efficiency of the home. Lauren Granger asked to see the pictures; she expressed concern that the windows are visible from the street view, stating that the home is on a corner lot. Justin committed to email photos of the proposed windows and doors to city staff who will circulate to the commissioners for comment. **Joel Davidson offered a motion to approve COA with a condition that commissioners approve the pictures of the windows prior to issuance of COA. David Hamilla 2nd the motion. All in favor. 4 votes for 0 against.**

**HPC 24-004 LAKE CHARLES ZONING ORDINANCE CO. 10598**

**APPLICANT: 924 BROAD ST. JAIME LEMUS**

**SUBJECT: A**pplicant is requesting:

Certificate of Appropriateness to repair dilapidation and storm damage of the structure at 924 Broad Street. Scope of work includes: remove and replace damaged wood framing, siding, windows, doors, and roof.

**Charpentier Historic District, Business/Residential Zoning**

**STAFF FINDINGS:** Applicant is requesting a Certificate of Appropriateness to repair the structure at 924 Broad Street. Staff finds that the applicant has proposed the following:

Alternative roof covering material consisting of asphalt composite architectural shingles

Replacement of damaged or missing siding with like for like.

Repair existing windows and doors as needed.

Reconstruction of “side room” facing Bank Street. No design changes are being proposed or reviewed. Portion of structure is to be reconstructed same as existing using like materials.

**Charpentier Historic District, Business/Residential Zoning**

Staff have reviewed the proposed repairs/renovations of this structure forwarding a favorable recommendation for approval.

Jamie Lemus/Romel Charles, 924 Broad St. 70601, will be repairing the entire home but will be focusing on the exterior repairs first. Expect to replace roof with proposed asphalt, architectural shingles, replace or repair all other components with like for like. Joel Davidson thanked them for taking this project on to save the home.

Diana Perry, 916 Broad St., expressed concerns regarding the condition of the structure and the expected timeline for completion of work. Mr. Romel explained that it is a phased project and he expects that the outside should take approximately 120 days. Renovations will begin with the foundation then progress to the interior. **Lauren Granger motioned to issue COA as presented, Joel Davidson 2nd. All in favor. 4-votes for – 0 against.**

**Chair Kudla adjourned meeting at 6:01 pm**

**ADJOURN**