

**MINUTES OF THE LAKE CHARLES HISTORIC PRESERVATION COMMISSION MARCH 19, 2018**  
**326 PUJO STREET – CITY COUNCIL CHAMBERS**

Chairman Davidson called the meeting of the Historic Preservation Commission to order at approximately 5:00 P.M.

Chairman Davidson explained the purpose of the Historic Commission to the audience.

Chairman Davidson asked for a roll call

**PRESENT:** Joel Davidson, Barbara Wyman, Adley Cormier, Jude Benoit, Charla Blake, David Hamilla and Lauren Granger. (Quorum)

Ms. Marinovich addressed the commission and the audience and explained about what the commission does in reference to the Historic District of Lake Charles, Charpentier District and Margaret Place District. She also explained that any person may speak or submit a written statement for hearing.

Chairman Davidson called for a motion to accept the minutes from Feb. 19, 2018 meeting – Vice Chairman Barbara Wyman motioned to accept, Jude Benoit 2<sup>nd</sup> the motion. Commission all in favor.

**HPC/VAR 18-02      LAKE CHARLES ZONING ORDINANCE CO. 10598**

**APPLICANT:          JOSEPH GUILLORY – 1032 IRIS ST – DEFERRED FROM JAN. 2018**

**SUBJECT:**          Applicant is requesting a Certificate of Appropriateness (Section 5-307) (15) for a non-permitted construction of an open carport and the applicant requires a **front set back Variance**. The Conditional use request is to permit an accessory use less than the required 30 foot front setback, located within The Charpentier Historic District located at: **1032 IRIS ST. Residential Zoning**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed request for a non-permitted construction of an open carport located within The Charpentier Historic District located at: **1032 IRIS ST. Residential Zoning** is under review by the Historic Preservation Commission for design guidelines compliance.

Also the applicant requires a **front set back Variance**. The Conditional use request is to permit an accessory use less than the required 30 foot front setback.

Chairman Davidson explained that this Case (HPC 18-02) has been deferred since January. Mr. Guillory is not able to attend because of Health reasons and that Mr. Guillory is aware that the Commission will be making a decision on this carport tonight.

Ms. Ernestine Ware of 1034 Iris St. was in the audience and spoke against the carport.

Chairman Davidson asked for a motion to vote on the COA for 1032 Iris St. Carport – Mr. Adley Cormier addressed that the materials and designs did not meet guidelines and motioned that we do not issue a COA. Ms. Lauren Granger 2<sup>nd</sup> motion. Chairman Davidson asked all in favor, all of commission in favor. The setback variance at (1032 Iris St.) was also voted on. Mr. Adley Cormier also motioned that we do not issue a variance on this construction. Ms. Lauren Granger 2<sup>nd</sup> the motion. Chairman Davidson asked all in favor, all of commission in favor.

**HPC 18-05 LAKE CHARLES ZONING ORDINANCE CO. 10598**

**APPLICANT: COX, COX, FILO LAW FIRM 723 BROAD ST.**

**SUBJECT:** Applicant is requesting a Certificate of Appropriateness (Section 5-307) (15) to add an addition to the Law Firm and to relocate an existing storage building within the property . **Rear setback Variance** requested to reduce setback for the Storage unit to 3 feet instead of the code requirement of 10 feet, existing nonconforming condition. This is necessary to provide space to house new employees. Property is located within the Charpentier Historic District located at: **723 BROAD ST Neighborhood Zoning.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed request to add an addition to the Law Firm and to relocate an existing storage building within the property. **Rear setback Variance** requested to reduce setback for the storage building to 3 feet instead of the code requirement of 10 feet, existing nonconforming condition. This is necessary to provide space to house new employees. Property is within The Charpentier Historic District located at: **723 BROAD ST. Neighborhood Zoning** is under review by the Historic Preservation Commission for design guidelines compliance. The Conditional use request is to permit an accessory use less than the required 10 foot rear setback.

Tom Filo was in audience to speak on the project. He explained that plans have changed with the storage building. The storage building will be demolished and will not be rebuilt at this time. Ms. Marinovich explained to Mr. Filo if they do decide on a new storage building that he would need to come before commission first. He explained the addition is a one story addition and it will look exactly like existing building. There will be one work space and 3 offices. Same green shingled roof, and the same siding. The law firm is very committed to keeping the property looking as nice as possible.

Chairman Davidson addressed HPC 18-05, The item for setback is mute. Mr. Adley Cormier recommended a COA for HPC 18-05 – All commissioners in favor.

**HPC 18-06 LAKE CHARLES ZONING ORDINANCE CO. 10598**

**APPLICANT: SILVER R. HARRIS – 427 MOSS ST**

**SUBJECT:** Applicant is requesting a Certificate of Appropriateness (Section 5-307) (15) to add on a Bath and Closet addition; remove and replace metal awnings utilizing new ground up column supports and extend the roofline cover over the front steps. Located within The Charpentier Historic District located at: **427 MOSS ST. Neighborhood Zoning**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed request to add on a Bath and Closet addition; remove and replace metal awnings utilizing new ground up column supports and extend the roofline cover over the front steps located within The Charpentier Historic District located at: **427 MOSS ST. Neighborhood Zoning** is under review by the Historic Preservation Commission for design guidelines compliance.

Chairman Davidson opened discussion – Mr. Jude Benoit had questions on the elevation. Mr. Harris of 427 Moss St. was present to speak and answer questions. The commissioner’s had many questions and concerns on the addition. The commissioner’s couldn’t get an idea of exactly what Mr. Harris was trying to build. Concerns with him even getting building permits that meet codes for what he wants to build. The commission offered to help him with his design if he wanted. The Commission decided to not issue a COA for 427 Moss St. Chairman Davidson made a motion to table 427 Moss St. Mr. Benoit 2<sup>nd</sup> the motion. All commissioner’s in favor

**NEW BUSINESS:**

**HPC RESOLUTION 2018-001 A resolution to recommend to the City Council to support the placement of the Carver Courts and Clark Courts on the National Register of Historic Places and to accept and add Carver Courts and Clark Courts to the city of Lake Charles’ Local Landmark list.**

**HPC RESOLUTION 2018-002**      **A resolution to support and recommend to the City Council of the City of Lake Charles to make application to the State of Louisiana, Department of Culture, Recreation and Tourism to establish the North Lake Charles Cultural District within the City of Lake Charles according to the rules and procedures set forth by the State of Louisiana**

Both Resolutions were accepted by Commissioner's.  
Chairman Davidson signed both Resolutions

**Meeting was adjourned at 6:35**

