

Certificate of Demolition

Filing Date: October 21, 2024
Case Number: **24-50-HPC**
Request: **Certificate of Demolition**
Project Address: 259 Herndon Street, Shreveport, LA 71101
Historic District: Highland Historic District
Zoning: R-3 (Multi-Family Residential Zoning District)
Applicant: **Gary Landers**
MPC Review by: Walter Johnson, Community Planning Division
walter.johnson@shreveportla.gov
HPC Meeting Date: November 19, 2024

PROJECT DESCRIPTION

259 Herndon Street is the site of a single-story home with a storage shed in the rear yard. The Applicant seeks to demolish the rear storage shed as it has fallen into disrepair and is not salvageable for continued use. The storage shed structure poses a health and safety risk.

OTHER ACTIONS REQUIRED

The property owner must obtain a Certificate of Appropriateness if they wish to rebuild at this site.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project follows all other provisions of the Shreveport Unified Development Code.

APPROVAL STANDARDS – Certificate of Demolition.

Per Shreveport UDC Article 21, Section 21.6, D. Approval Standards, for a Certificate of Demolition:

It is not the intention of these regulations to require the reconstruction or restoration of individual or original buildings and/or prohibit the removal or demolition of the same. Upon review of the application for a Certificate of Demolition, the Shreveport HPC and the Executive Director of the Shreveport-Caddo MPC, or his/her designee, must balance the following standards in making any recommendation and/or determination for approval:

- 1. Whether the building, land, property, site, structure, or object has Pre-historic Significance, Historic Significance, Architectural Significance, Archeological Significance, or Cultural Significance (as all defined by this Article) and the importance of said significance to the community.*

MPC STAFF COMMENTS: MPC staff finds that demolition of the structure would not cause harm to the historical importance in the vicinity.

- 2. The current condition of the property.*

MPC STAFF COMMENTS: MPC staff finds that the property (shed) is unsafe and uninhabitable.

- 3. The proposed new use of the property.*

MPC STAFF COMMENTS: Any new proposed use is unknown at the time of this report; any new construction or structures will require a Certificate of Appropriateness.

- 4. Whether denial of the proposed demolition would prevent the property owner from earning a reasonable economic return on the property.*

MPC STAFF COMMENTS: Denial of the proposed demolition would present the Applicant/Owner with extensive & unreasonable costs to repair the structure from its' current state.

MPC STAFF ANALYSIS

CERTIFICATE OF DEMOLITION

The proposed demolition at 259 Herndon Street involves the removal of a rear storage shed that has fallen into significant disrepair and poses a health and safety risk. The shed, located at the rear of a single-story residence within the Highland Historic District, is in such a condition that it is deemed unsafe and uninhabitable. The applicant seeks to demolish the structure, which is not considered historically significant, in order to eliminate the hazardous condition and facilitate future redevelopment of the site. Staff has reviewed the request in accordance with the approval standards set forth in Shreveport UDC Article 21, Section 21.6, D, for Certificates of Demolition and finds that the project complies with all applicable standards.

1. Significance of the Structure:

Staff finds that the storage shed does not possess any pre-historic, historic, architectural, archaeological, or cultural significance to the Highland Historic District or the broader community. While the main house on the property is a contributing structure to the district, the shed is a secondary, non-historic feature that does not contribute to the architectural or historical significance of the property or the neighborhood. Demolition of the shed will not negatively impact the historic integrity of the house or the district, as it is a detached, non-historic structure.

2. Current Condition of the Property:

The shed is in a state of severe disrepair, presenting a health and safety hazard. Staff has determined that the structure is unsafe and uninhabitable, with extensive damage that renders it impractical for repair or reuse. Given the condition of the shed, demolition is necessary to mitigate any potential risk to public safety and to avoid further deterioration of the site. The proposed demolition is an appropriate response to the hazardous condition of the structure.

3. Proposed New Use of the Property:

At this time, the applicant has not proposed a specific new use for the site following the demolition of the shed. However, any future redevelopment or new construction on the property would be subject to additional review and approval, including obtaining a Certificate of Appropriateness. Staff notes that the demolition of the shed will not interfere with the overall preservation and integrity of the site and surrounding historic district. Future development on the property will be carefully reviewed to ensure that any new construction is compatible with the architectural character of the district.

4. Economic Impact of Denial:

Denial of the requested demolition would result in significant financial hardship for the property owner. The shed, in its current state, requires extensive repairs to make it safe and functional, and the costs associated with such repairs would be unreasonable given the shed's condition. Denying the demolition request would prevent the property owner from addressing the safety issues and would impose unnecessary financial burdens, further supporting the need for approval of the demolition.

Conclusion:

Based on the analysis of the approval standards, staff finds that the proposed demolition of the rear storage shed at 259 Herndon Street is consistent with the requirements of Shreveport UDC Article 21, Section 21.6, D. The shed is not historically or architecturally significant, its current condition poses a safety hazard, and its removal will not negatively impact the historic integrity of the main house or the surrounding neighborhood. Furthermore, any future construction on the property will be subject to review and approval to ensure compatibility with the historic district's character. Therefore, staff recommends approval of the requested Certificate of Demolition.

ATTACHMENTS

- Exhibit A. Front Façade View
- Exhibit B. Zoning Map
- Exhibit C. Vicinity Map
- Exhibit D. Application
- Exhibit E. Shed images

MPC STAFF RECOMMENDATION

CERTIFICATE OF DEMOLITION

MPC staff recommends APPROVAL of the requested **Certificate of Demolition** as it appears to meet the approval standards of Shreveport UDC *Article 21, Section 21.6, D.*

HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (November 19, 2024)

CERTIFICATE OF DEMOLITION.

MPC EXECUTIVE DIRECTOR’S DECISION (November 19, 2024)

CERTIFICATE OF DEMOLITION.

Executive Director Signature:	Date:
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Exhibit A. Front Facade View



Exhibit B. Zoning Map

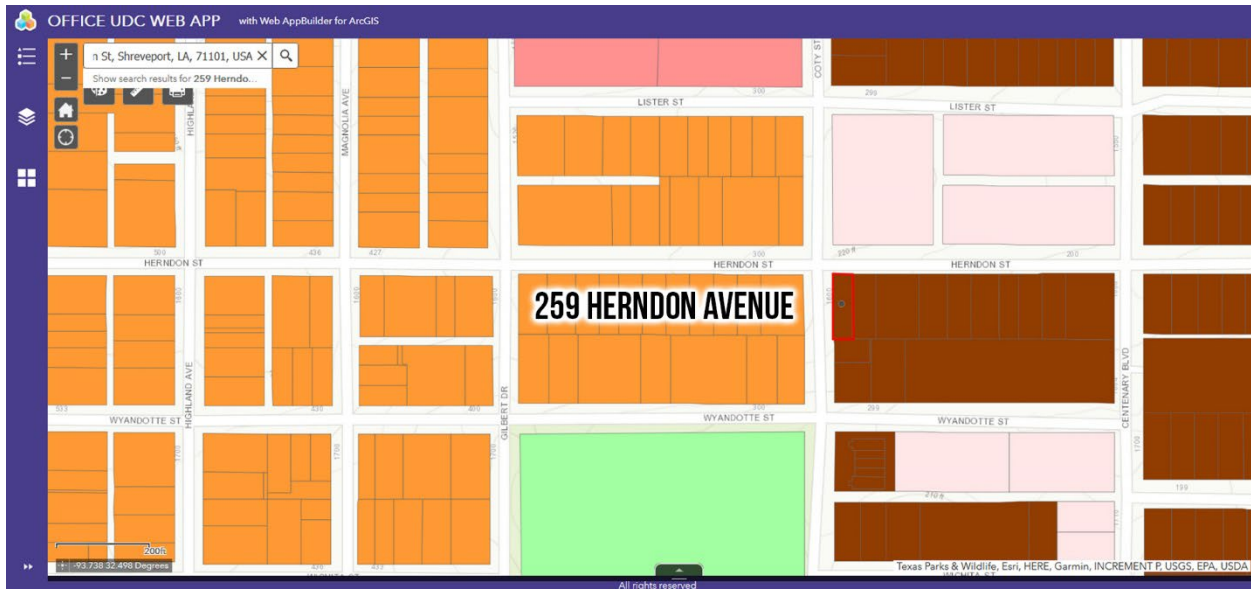


Exhibit C. Vicinity Map



Exhibit D. Application



HPC Application Form
505 Travis Street | Suite 440 | Shreveport, LA | 71101
phone 318-673-6440 | fax 318-673-6454

HPC APPLICATION FORM

Date: 10-16-2024 Fee: \$50 per application.

1. Address of Property: 259 Herndon St 71101

2. Please select the type(s) of work being performed. Check all that apply.

- Certificate of Appropriateness
- Certificate of Demolition
- Exception for Economic Non-Viability (as applicable)
- Determination of No Material Effect

3. Historic District in which Property is Located:

- Fairfield Historic District
- Highland Historic District
- South Highlands Historic District
- Shreveport Commercial Historic District
- Texas Avenue Historic District
- St. Paul's Bottoms Historic District
- Historic Property / Landmark Name (if applicable): _____

4. Please select the type of work being performed:

- Addition (to an Existing Structure)
- Alteration / Repair
- Construction of a Fence / Wall
- Demolition
- New Construction
- Renovation
- Other (please specify): _____

5. General nature of action for which certificate is sought (attach additional 8½ x 11 pages as necessary)

To remove old shed in backyard that is falling down

- 6. Will you be applying for rehabilitation tax credits for this project? Yes No
- 7. Did you consult with MPC staff prior to filing this application? Yes No
- 8. Are there any applications relevant to this application pending before the MPC, Zoning Board, City Council or other government agency? Yes No

9. Applicant: Gary Landers
Address: 321 College St. Shreveport La. 71104
E-mail: urpipelayr@yahoo.com Telephone: 318-424-0990

10. Property Owner: Gary Landers
Address: 321 College St.
E-mail: urpipelayr@yahoo.com Telephone: 318-424-0990

Signature of Property Owner
Consenting to Permit Applications: Gary Landers

Exhibit E. Shed images



