

Shreveport Historic Preservation Commission

MINUTES November 19, 2024

Council Chambers at Government Plaza
505 Travis Street
Shreveport, Louisiana

Commissioners

Commissioner Gary Joiner, Chair
Commissioner Lane Callaway, Secretary
Commissioner Jazmin Jernigan
Commissioner Kenna Franklin
Associate Commissioner Mischa Farrell
Associate Commissioner Verni Howard

Visitors

Mike Ferlito (COA 24-43-HPC)
Mike Sepulvado, City Chief Building Officer
(COA 24-43-HPC)
Rand Knicely (COA 24-46-HPC)
Hasim Jones (COA 24-47-HPC)
Gary Landers (COD 24-50-HPC)
VaRita Goff (COA 24-51-HPC)

Shreveport-Caddo Metropolitan Planning Commission (MPC)

Mr. Adam Bailey, Community Planner / Design Manager, MPC and HPC Ex-Officio
Mr. Walter Johnson, Community Planner, MPC
Ms. Zixuan Xu, Community Planner, MPC

City Attorney's Office

Mr. Tanner R. Yeldell, Assistant City Attorney

1. Meeting was called to order by the Chair at 4:10pm, with a quorum present.
2. Opening Remarks: The Chair waived the reading of the read the memorandum titled, *Identifying Procedures for Review of Applications* due to having no requests on the agenda.
3. Approval of HPC Meeting Minutes: The Chair asked for questions, comments, and discussion on the HPC Minutes for October 15, 2024. Having none, the Chair asked for a motion, second, and vote. Associate Commissioner Farrell made the motion to approve, with second made by Associate Commissioner Howard. The motion passed with four affirmative votes, none against.
4. New Business:
 - a. Certificate of Appropriateness – COA 24-43-HPC: 500 Texas Street, Contributing Element to Shreveport Commercial Historic District. Corner building; built before 1926, first alternation 1958, then current alternation. Alterations with; installation of commercial vent-hood and “to go” pickup window – both facing Marshall Street.
MPC Staff Case Report: Mr. Johnson presented the COA consisting of a photograph of the eastern side façade of this two storied commercial building facing Marshall Street, zoning map, aerial photograph pinpointing the subject property, a photograph of the Marshall Street façade annotated the proposed positioning of the new “to go” window and new exhaust fan, a photograph of the Marshall Street façade annotated with two existing vents, photograph of the Marshall Street façade view of the entire two-storied building, a photograph of the Marshall Street façade with suggested placement of an awning over the proposed “to go” window, and a

photograph depicting the remainder of the building along Marshall Street showing three existing awnings (on a separate commercial establishment) whose shape and colors are being suggested for the proposed “to go” window.

Mr. Johnson noted the proposed 36”x36” “to go” window would serve customers on the Marshall Street side of the restaurant at 500 Texas Street. Additionally, MPC is suggesting that an awning be added to provide some weather protections of patrons. This awning would be similar in material, shape, and color design as those already along Marshall Street by an adjacent bakery.

Mr. Johnson clarified a change to the COA that contained the installation of an 8-foot exterior commercial vent-hood (that would have been 10 feet above street level due to the two-storied building) used to release the cooking exhaust for the restaurant. This element has been removed since a vent-hood is to be installed internally.

Recommendation of the MPC Staff is Approval of the “to go” window with a stipulation. The stipulation is that an awning aesthetically consistent with the black and white striped awnings of neighboring businesses be installed above the installed 36”x36” new window.

Public Comments: The Chair thanked Mr. Johnson and asked for public comments by recognizing Mr. Mike Ferlito, the applicant. Mr. Ferlito noted the vent-hood would be interior and not on the outside due to the sidewalk along Marshall Street.

HPC Discussion and Vote on Recommendation: The Chair thanked Mr. Ferlito and asked for comments and questions from the Commissioners. Associate Commissioner Farrell asked if the internal vent-hood would interfere with activities on the second story of the building. At this time Chair asked Mr. Sepulvado if he could clarify. Mr. Sepulvado noted the building’s owner provided the permission and noted the second floor was unoccupied, so the entire vent-hood would be within the interior and exit on the roof and no problem with this arrangement. The Chair thanked Mr. Sepulvado and recognized Commissioner Callaway.

Commissioner Callaway provided a brief history of the late 1950s into the early 1960s where “slipcovers” – adding coverings – on the original façade of a historic building especially in commercial areas of downtowns were done in an attempt to make the historic downtown shopping environment look more modern and attractive. This slipcover concept was used in many downtown shopping areas including Shreveport and if not applied correctly actually severely damaged the original architectural facade.

Three photographs (see attachments) of the 500 Texas Street building were shown. They included – May 1926 Fairchild Aerial Survey photograph, Texas Street aerial circa 1950, and closeup of the neighboring Hutchinson building from the 1982 NRHP application specifically showing how the subject building was changed having the slipcover technique applied. Per the 1982 application, the subject building was modified circa 1958 and as can be seen today, the newer panels were either substituted or were placed atop the original slipcover panels. And this 1958 revision is reinforced by the fact of the Shreve City Shopping Center opened in 1961 as consumer shopping shifted out of downtown Shreveport.

The photographs used by MPC in COA 24-43-HPC shows the remainder of the historic building and the original façade from when it was originally built more than likely before the 1920s.

The Chair thanked Commissioner Callaway for providing historical context and asked for additional comments or questions. Having none, the Chair asked for a motion, second and vote. Commissioner Jernigan made the motion to Approve with the stipulation of adding the awning with the second made by Commissioner Joiner. Resulting vote was four affirmative votes for, none against.

b. Certificate of Appropriateness – COA 24-46-HPC: 4503 Glen Iris Boulevard, South Highlands Historic District. New construction of Master Suite on a single-storied residential dwelling thus altering front elevation from prime-street view.

MPC Staff Case Report: Mr. Johnson presented the COA consisting of a photograph of residential dwelling taken from the primary street view, zoning map, aerial photograph pinpointing the subject property, a detail drawing of the project's scope, a drawing of the addition to the dwelling with perspective of the siting on the property, drawing of the front elevation of the proposed addition, three closeup photographs of the front façade of the residence, and drawings of the proposed interior elements. The project contains the current Master Bathroom to be demolished and replaced by a new Master Suite comprising a new Master closet and Master Bath that will add to the current Master Bedroom thus a small extension to the side and front parts of the current dwelling. Recommendation of the MPC Staff is Approval.

Public Comments: The Chair thanked Mr. Johnson and asked for public comments by recognizing Mr. Rand Knicely, who is a licensed contractor and builder as well as the applicant. Mr. Knicely noted that materials used, brick and shingles, and design elements of the new addition will reflect the current look.

HPC Discussion and Vote on Recommendation: The Chair thanked Mr. Knicely and asked for comments and questions from the Commissioners. Associate Commissioner Farrell asked if the new foundation would be like a pier and beam or concrete slab. Mr. Knicely noted concrete slab. Commissioner Callaway noted the new addition would be seen from the primary street view although the dwelling is quite some distance within the property and away from the street. The Chair asked for additional comments or questions; and having none requested a motion, second and vote. Associate Commissioner Howard made the motion to Approve, seconded made by Commissioner Jernigan. Resulting vote was four affirmative votes for, none against.

c. Certificate of Appropriateness – COA 24-47-HPC: 1041 Sheridan Avenue, Contributing Element Fairfield Historic District. Rehabilitation of fire-damaged single-storied residential dwelling to preserve original exterior architectural heritage, install safety and livability upgrades, and enclosed open-air rear porch.

MPC Staff Case Report: Mr. Johnson presented the COA consisting of a photograph of single-floor residential dwelling taken from the primary street view, zoning map, aerial photograph pinpointing the subject property, a drawing of the project's scope, two photographs of the back porch of the dwelling showing current view with the other showing annotated markings on enclosing the open porch, and two photographs detailing the interior damage to the residence caused by a fire.

The rehabilitation effort involves the repair of a fire damaged throughout the dwelling while striving to restore the building's structural integrity while preserving its original architectural features and character. The work shall include modernizing major systems (electrical, HVAC, and plumbing), restoring damaged roofing using period-appropriate materials, updating systems to meet current safety standards, and enclosing an existing open-air porch to create a functional laundry room. Once completed this dwelling shall be compatible with the home's historic character and its surrounding neighborhood.

The MPC Staff recommends Approval.

Public Comments: The Chair thanked Mr. Johnson and asked for public comments by recognizing Mr. Jones, the applicant. Mr. Jones acknowledged the house suffered from an interior fire but it contains enough to refit and keep its historic look.

HPC Discussion and Vote on Recommendation: The Chair thanked Mr. Jones and asked for comments and questions from the Commissioners. Associate Commissioner Howard asked Mr. Jones if he purchased the house after it suffered the fire; and Mr. Jones acknowledge he did. Associate Commissioner Farrell asked if the back porch will use the same “tear drop” siding as on the original exterior façade. Mr. Jones noted that the previous occupant in enclosing half the back porch used another material but the rehabilitation would use wood reflecting the original exterior siding. Commissioner Callaway wished Mr. Jones all the best in the rehabilitation effort.

The Chair asked for additional comments or questions; and having none requested a motion, second and vote. Commissioner Callaway made the motion to Approve with the seconded made by Commissioner Joiner. Resulting vote was four affirmative votes for, none against.

d. Certificate of Demolition – COD 24-50-HPC: 259 Herndon Street, Highland Historic District. Demolition of rear storage shed posing health and safety risk.

MPC Staff Case Report: Mr. Johnson presented the COD consisting of a photograph of single-floor residential dwelling along with a smaller shed structure just off to the side but separate from the house with both within a corner lot; the photograph is taken from the primary street view. The COD also contained a zoning map, aerial photograph pinpointing the subject property, the completed submitted MPC Application Form, a photograph of the rear of the shed structure with its back wall collapsed and showing clear deterioration and unsafe view into the interior of the shed, and a photograph of the primary dwelling being worked on.

Mr. Johnson concluded the storage shed has fallen into disrepair, was not salvageable, and posed a health and safety risk. The MPC Staff recommends Approval of the COD.

Public Comments: The Chair thanked Mr. Johnson and asked for public comments by recognizing Mr. Landers, the applicant. Mr. Landers noted the structure will be easier to tear down than fix and willing to answer any questions.

HPC Discussion and Vote on Recommendation: The Chair thanked Mr. Landers and asked for comments and questions from the Commissioners. Associate Commissioner Howard stated that from the street primary street view the shed structure looked intact. Mr. Landers replied that was the front of the structure but the photograph of the open demolished rear of the structure shows the true condition. Commissioner Callaway stated the primary residential dwelling looked new. Mr. Landers stated the house is original and had been rehabilitated. Having no additional comments or questions; the Chair requested a motion, second and vote. Associate Commissioner Farrell made the motion to Approve with the seconded made by Commissioner Franklin. Resulting vote was four affirmative votes for, none opposed.

e. Certificate of Appropriateness – COA 24-51-HPC: 507 Wilkinson Street, Highland Historic District. Replace historic existing siding that is no longer available with new vinyl siding. (*Administrative Note:* COA 24-38-HPC was approved on September 17, 2024 to rehabilitate and new construction to enclose west side of front porch into an interior room. No action to be taken and front porch will remain unchanged.)

MPC Staff Case Report: Ms. Xu presented the COA consisting of a photograph of the front façade of a residential dwelling taken from the primary street view, zoning map, aerial

photograph pinpointing the subject property, an example of the colored siding being proposed for the dwelling, and a photograph of another dwelling showing the proposed siding and its color. The applicant is replacing the existing siding due to it being no longer manufactured. The replacement siding will be a vinyl material. There will be no structural changes to the dwelling with replacement with a vinyl material and no impact in terms of appearance within the historic district. However, the vinyl material is impermeable that could lead to a buildup of moisture within the walls over time. Notwithstanding, the MPC Staff recommends Approval.

Per COA 24-38-HPC approved on September 17, 2024 that proposed an alteration to the front porch area; the property owner is withdrawing this plan and the front porch area will not be structurally changed as proposed.

Public Comments: The Chair thanked Ms. Xu and asked for public comments by recognizing Ms. Goff, who was representing the property owner, the applicant. Ms. Goff noted the vinyl siding was opted due to its use on other houses in the neighborhood. She also reemphasized the previous plan to alter the front porch area will not be done.

HPC Discussion and Vote on Recommendation: The Chair thanked Ms. Goff and asked for comments and questions from the Commissioners. Associate Commissioner Farrell urged that the removed original wood side should be kept for possible future uses. Commissioner Jernigan asked Ms. Goff to confirm the color of the vinyl siding. Ms. Goff reference the last photograph of the application that showed blue color vinyl with white trim and noted this would be the design colors used. Having no additional comments or questions; the Chair requested a motion, second and vote. Associate Commissioner Howard made the motion to Approve with the seconded made by Commissioner Joiner. Resulting vote was four affirmative votes for, none opposed

5. Updates, Advising, Awareness, and HPC Business Items: The Chair recognized Commissioner Callaway for the updates.

a. Commissioner Callaway reminded all about the ONE Shreveport Master Plan Community Workshop to be held on Saturday, December 14 from 9am to noon at Riverview Hall; and again, all are invited to attend. As well, he mentioned that the HPC Annual Report for FY2024 was delivered to the Office of the Mayor and Clerk of the City Council on October 28, 2024 and there not resulted in any questions are requests for clarification.

b. Discussion on the rehabilitation of Antioch Church held by HPC in October, Commissioner Callaway asked Associate Commissioner Farrell if she knew that the Church leadership had met the November 1 deadline to submit an application for the funding allocated by the State Legislature earmarked for the rehabilitation of Antioch. Associate Commissioner Farrell believed the application was submitted on time but had no specific details.

c. Commissioner Callaway provided an update on 1234 Texas Avenue – former City Hall, current Shreveport Police Department. Work continues after the initial site visit on October 18 and a follow-up site visit on November 8 accompanied by Jenn Wasserman, architectural photographer. Work is to continue after the Thanksgiving holiday with efforts keeping the Chair, Shreveport Police Department, Community Development, SPAR, and the architect up to date.

d. The Chair thanked Commissioner Callaway and provide an update on the status of the Civil Rights Heritage Trail project. Commissioner Joiner noted the present action is ongoing researching a huge number of historical documents received on the practice back in the day of “red-lining” of property owners in minority neighborhoods in obtaining bank loans for building or maintenance of commercial and residential buildings. These documents once sorted and connected, should add even more historic context to the overall heritage project.

6. Public Comments: The Chair asked for any public comments and there were none; therefore then recognized Mr. Johnson who formally introduced to HPC, Ms. Zixuan Xu as the newest member of the MPC team.

7. Adjournment: The Chair requested a motion to adjourn and asked for a second and vote. Commissioner Callaway made the motion to adjourn that was seconded by Commissioner Joiner with the motion passing with four affirmative votes for, none against. The Chair adjourned the HPC Meeting at 4:53pm.