

Certificate of Demolition - Staff Report

Filing Date: April 8, 2025
Case Number: **25-10-HPC**
Request: **Certificate of Demolition**
Project Address: 318/322 Franklin Street, Shreveport, LA 71101
Historic District: Downtown Shreveport Historic District
Zoning: D-1-HC Downtown Heavy Commercial Sub-District
Applicant: Max Ford
MPC Review by: Walter Johnson; walter.johnson@shreveportla.gov
HPC Meeting Date: April 15, 2025

PROJECT DESCRIPTION

This property is abandoned and it poses a health and safety risk to the public. This structure's existing roof is falling down, with large holes present across the span of the current roof. The owner wishes to demolish the existing structure in order to make way for a "Pay-To-Park" treatment of the remaining foot print post-demolition (for which a Special Use Permit should be sought).

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 is unsafe and uninhabitable, with portions of the roof having already fallen into the structure.

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

MPC STAFF COMMENTS: 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 costs to repair the roof and other components of the existing structure and, left in its' current state, continue to cause hazardous conditions.

MPC STAFF ANALYSIS

CERTIFICATE OF DEMOLITION

Based on the requirements of *Article 21, Section 21.6.D. General Historic Preservation Overlay District (General-HPOD) Approval Standards*, MPC staff have determined that the proposed demolition of the existing commercial structure complies with most of the standards contained in the Shreveport UDC for the removal of a hazardous situation; however, there is not a more thorough analysis of the current structural condition of the building - beyond the apparent roof damage.

MPC STAFF RECOMMENDATION

CERTIFICATE OF DEMOLITION

After consideration, MPC staff recommends DENIAL of the requested **Certificate of Demolition**.

Although this structure has significant & costly roofing issues and is not in active service as a business location, this structure does still appear to be a solid building with sound walls, windows, flooring & foundations.

Alternatively, the HPC could opt to request a Deferral of this case, allowing the Applicant additional time to seek out a reasonable examination of the structure by a licensed structural engineer, so the physical state of the structure can be properly appraised and documented.

No specific or unique evidence could be found that supports this building as a Contributing Historic Element inside the Downtown Shreveport Historic District; nevertheless, it remains an example of Shreveport's earliest downtown and waterfront development. While 322 Franklin Street itself is not listed as a designated historic building according to the National Register of Historic Places listings for Caddo Parish, it is in proximity to (or resides within) current historic districts including:

1. The Shreveport Commercial Historic District (Downtown)
2. St. Paul's Bottoms Historic District

These districts contain numerous buildings that showcase Shreveport's architectural heritage and economic development from the late 19th century through the mid-20th century.

ATTACHMENTS

Exhibits, including Zoning Map, Scope of Work and Site Photos

- Exhibit A. - Current Structure
- Exhibit B. - Zoning Map
- Exhibit C. - Vicinity Map
- Exhibit D. - Site Damages

Exhibit A. - Current Structure



Exhibit B. - Zoning Map

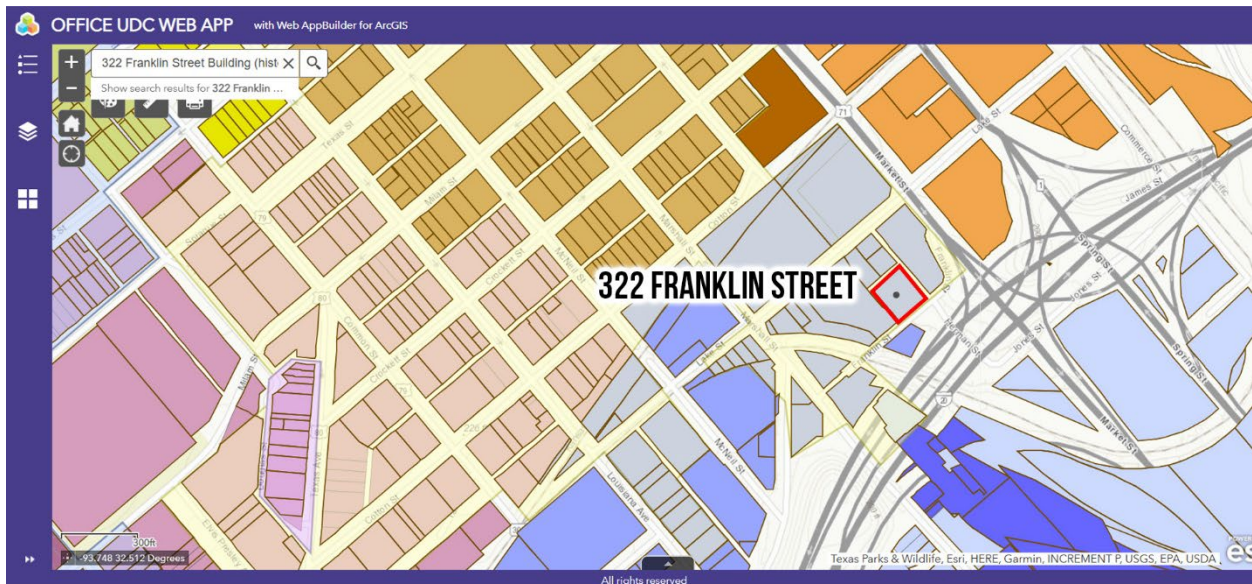


Exhibit C. - Vicinity Map



Exhibit D. - Site Damages

