

Shreveport Historic Preservation Commission

MINUTES

Tuesday, March 18, 2025

Council Chambers at Government Plaza
505 Travis Street
Shreveport, Louisiana

Commissioners

Commissioner Gary Joiner, Chair
Commissioner Lane Callaway, Secretary
Commissioner Kenna Franklin
Associate Commissioner Mischa Farrell

Visitors

Jeff Little (COA 25-5-HPC)
Kameron Jackson (COA 25-6-HPC)
Kevin Lawrence (COA 25-7-HPC)
Robert Newman (COA 25-8-HPC)

Shreveport-Caddo Metropolitan Planning Commission (MPC)

Ms. Emily Trant, Senior Planning Coordinator, MPC and HPC Ex-Officio
Mr. Walter Johnson, Community Planner II, 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 4:00pm, with a quorum present.
2. Opening Remarks: The Chair read the memorandum titled, *Identifying Procedures for Review of Applications* to all present.
3. Approval of HPC Meeting Minutes: The Chair asked for questions, comments, and discussion on the HPC Minutes for February 21, 2025. Having none, the Chair made the motion to approve and asked for a second and vote. Commissioner Franklin made the second and the motion passed with three affirmative votes, none against.
4. New Business:
 - a. Certificate of Appropriateness – COA 25-5-HPC: 2604 Creswell Avenue, Highland Historic District. Rehabilitation and replacement of elements on burned residential dwelling.
MPC Staff Case Report: Mr. Johnson presented the COA consisting of a photograph of the front elevation of the subject dwelling, a zoning map, aerial vicinity map pinpointing the property, and two photographs of the house's rear areas showing severe fire damage on exterior surfaces. The COA covers the replacement of the fire damaged exterior walls and eaves as well as replacing with new architectural shingles. Replacement efforts will use the same materials as the original so that rebuilding efforts retain the dwelling's historic significance. The MPC Staff recommendation is Approval.

Public Comments: The Chair thanked Mr. Johnson, asked for public comments and recognized Mr. Little, the applicant. Mr. Little noted the intent is to replicate the historic look and would be available to answer any questions.

HPC Discussion and Vote on Recommendation: The Chair thanked Mr. Little and asked the Commission members for any comments or questions; recognizing Associate Commissioner Farrell who asked about using materials that matches the original look. Mr. Little noted of using the tear-drop style of wood for the exterior and provided an example of the replacement roofing shingles to show the Commissioners. Commissioner Callaway asked about fire damage to the interior and Mr. Little stated some but not to the extent of the exterior. Having no additional comments or questions, the Chair asked for a motion, second, and vote. Associate Commissioner Farrell made the motion to Approve with Commissioner Joiner making the second with resulting vote of three affirmative votes for, none against.

b. Certificate of Appropriateness – COA 25-6-HPC: 1015 Ontario Street, South Highlands Historic District. Combination of rehabilitation and new construction of residential dwelling.

MPC Staff Case Report: Ms. Xi presented the COA consisting of two photographs (distance and close up exposures) of the front elevation of the subject dwelling, a zoning map, aerial vicinity map pinpointing the property, five photographs, three drawings of proposed actions, and the HPC Application Form.

There are a number of rehabilitation and new construction elements for this 1920s built dwelling. Elements include construction of a two-car garage (not touching the original house but maintaining historic architectural compatibility); construction of a wooden deck at the rear of the house; removal of a central wall at the front entrance with this wall not original to the dwelling when built; extending current double columns to the ground with these columns not original to the house when built; and replacement of existing exterior concrete with red brick at the original front door of the dwelling. Additionally, the applicant's intent is to install historically appropriate shutters that compliments the architectural style and appropriate landscaping.

When built in the 1920s, this lone two-storied residential mansion faced Fairfield Avenue. Over time as the neighborhood developed and new dwellings were built on vacant lots surrounding the subject house, these newly constructed dwellings faced Ontario Street. Since the subject house was not a corner dwelling, an existing side entrance was refashioned to be the primary entrance to the house. This refashioning resulted in the half brick wall with shorten columns to create a drive through denoting being the primary entrance. And from the available evidence, it appears the property did not have a garage structure.

The MPC staff finds based on analysis of approved standards, the proposed renovations and new construction maintains the character of the historic district, aligns with the preservation standards, and therefore recommends Approval.

Public Comments: The Chair thanked Ms. Xi and asked for public comments and recognized Mr. Jackson, the applicant who noted he would be available to answer any questions.

HPC Discussion and Vote on Recommendation: The Chair thanked Mr. Jackson and asked the Commission members for any comments or questions and recognized Associate Commissioner Farrell who asked with the current small wall at the front door taken out, would a

walk way be created between the columns. Mr. Jackson noted once the wall was taken out between the columns, then new landscaping would be planted to close off the open space. Associate Commissioner Farrell noted then with the absence of the connecting wall, an additional column could perhaps be located to fill in the middle space. Having no additional comments or questions, the Chair asked for a motion, second, and vote.

Associate Commissioner Farrell made the motion to Approve with a condition to look at adding a third set of columns replacing the wall. Second was made by Commissioner Callaway with the resulting vote of three affirmative votes for, none against.

c. Certificate of Appropriateness – COA 25-7-HPC: 534 Texas Street, Shreveport Commercial Historic District. New fencing, installation of lift arm entry gate, and new lighting for parking lot.

MPC Staff Case Report: Ms. Emily Trant presented the COA consisting of a zoning map on corner of Texas Street and McNeil Street in downtown; a photograph of the only and ungated entrance to the parking lot from McNeil Street; and two photographs depicting the type of new metal fencing, poles, and lighting to be installed. Caddo Parish is the owner of this exiting parking lot and applicant; with this parking lot on the grounds of Government Plaza. In addition to repaving the parking lot's surface, applicant is seeing replacing of the fencing / safety rail with six-foot fencing resembling wrought iron. As well, the addition of a new lift arm gate at the now ungated entrance shall resemble lift arm gates already installed at Government Plaza. And a new 25-foot-tall square steel pole light is to be installed at the southwest corner of Texas and McNeil Streets. Recommendation of the MPC Staff is Approval.

Public Comments: The Chair thanked Ms. Trant and asked for public comments and recognized Mr. Lawrence, representing Caddo Parish, who noted his availability to answer any questions.

HPC Discussion and Vote on Recommendation: The Chair thanked Mr. Lawrence and asked the Commission members for any comments or questions. Associate Commissioner Farrell asked per the one light stand being requested, what would be the primary direction of the light itself. Mr. Lawrence noted towards the north. Thus, the beam would cover primarily the parking lot itself and back of Government Plaza building. Having no additional comments or questions, the Chair made the motion to approved and asked for a second and vote. The second was made by Associate Commissioner Farrell with the resulting vote of three affirmative votes for, none against.

d. Certificate of Appropriateness – COA 25-8-HPC: 3910 Fairfield Avenue lot in South Highlands Historic District. New construction of American Modernist-style residential dwelling.

MPC Staff Case Report: Mr. Johnson presented the COA with graphics and photographs interspersed between the five Approval Standards followed by four exhibits. Most Approval Standards were annotated with Shreveport addresses of existing American Modernist-style houses. This extra historical data and photographs reflected that residential dwellings reflecting American Modernist-style have a presence within the City of Shreveport.

The first Approval Standard contained an overview map pinpointing the numerous sites where American Modernist-style residential dwellings were located and a picture of this type architectural house at 1050 Ontario Street in Shreveport.

The fourth Approval Standard contained three photographs of the American Modernist-style residential dwellings located at 625 Wilder Place, 615 Longleaf Road, and 942 Ontario Street.

The fifth Approval Standard denoted two photographs of American Modernist-styles in Shreveport having dark-colored exterior walls specifically at 550 Slattery Boulevard and 615 Longleaf Road with the third photograph reflecting an example recently built dark exterior brick American Modernist-style house as proposed in the COA.

The four exhibits of the COA consisted of a photograph showing the front view of the vacant lot earmarked for the new construction and the exhibiting residential dwellings on either side; a zoning map; an aerial vicinity map pinpointing the property; three photographs of the front, side, and rear of an existing three-storied American Modernist-style dwelling used as a model; schematic drawing depicting the interior design of the three storied model; and an illustration portraying the lot with a drive way and detached garage behind the dwelling.

Recommendation of the MPC Staff is Approval.

Public Comments: The Chair thanked Mr. Johnson, asked for public comments and recognized Mr. Newman, the applicant. Mr. Newman noted that the style of the house was selected by his daughter, who is to reside in the dwelling and there is flexibility in the design to make reasonable changes. He noted the graphic included in the COA is from a website and represents what is desired to be built.

HPC Discussion and Vote on Recommendation: The Chair thanked Mr. Newman and asked if there had been any drawings of the desired dwelling so to see the angles and how it fits into the vacant lot. Mr. Newman noted details drawings are needed but wanted to determine what could be acceptable from the desire model diagram.

Associate Commissioner Farrell also wanted to know more on how the new house would look on the property, perhaps consider additional windows, and consider some additional elements to reflect more of the American Modernist-style.

Commissioner Franklin asked if MPC could do a 3-D graphic of the proposed house so to understand its dimensions better. Ms. Trant noted MPC did not have capability to do 3-D printing.

Commissioner Callaway asked Ms. Trant to bring the address up on Google Maps and this was displayed on the large screens. He asked Mr. Newman if the proposed house would be set back in line with its neighboring houses. Mr. Newman stated the new house would be in the back of the lot away from the street but more likely the front elevation could be a little more ahead of the two neighboring houses. And Commissioner Callaway noted that the house would be new construction, reflecting the American Modernist-style but caution not to try to make it look old like the other examples of this style in Shreveport.

The Chair summarized that HPC needed more information especially it would be helpful to have a drawing of the actual dwelling to be constructed. Ms. Trant noted the COA could be delayed to April allowing the applicant time to gather more information and provide a drawing of the actual desired dwelling.

Having no additional comments or questions, the Chair requested a motion, second, and vote. Associate Commissioner Farrell made the motion to delay until April with this motion seconded by Commissioner Joiner. The resulting vote was three affirmative, none against.

e. Update and Discussion – Rehabilitation of Old Galilee Church, St. Paul’s Bottoms Historic District, and repurposing as Shreveport Civil Rights Museum. The Chair asked Associate Commissioner Farrell for an update.

Associate Commissioner Farrell noted that much work had been accomplished. Specifically, a lot of work and funding had gone towards stabilizing with efforts on the roof, floors, the baptism area, and brick parts of this historic building. Several critical areas for example, like the windows and electrical system had been revamped. Thus far funding especially from Civil Rights programs has been good however, waiting for feedback about other submitted grant applications. There has been good support from the local community and assistance from focused organizations like the North Louisiana Civil Rights Coalition. Notwithstanding, work to finish the rehabilitation efforts and then to begin museum specific work could take another estimated at two years.

The Chair thanked Associate Commissioner Farrell for the update.

5. Updates, Advising, Awareness, and HPC Business Items: The Chair asked Commissioner Callaway to provide any updates as needed. Commissioner Callaway asked all to take note of the three future events listed on the agenda and once additional information is known, all shall be updated. He did ask all to keep in mind of doing an upcoming continuing education event that is part of the requirement for Shreveport to maintain its Certified Local Government designation.

- Future Event: March 27, 2005 – NAPC webinar – Deconstruction vs. Demolition
- Future Event: April 24-25, 2025 – 44th Annual Louisiana Trust for Historic Preservation (LTHP) Conference to be conducted in Shreveport – registration required.
- North Louisiana CAMP conducted in Shreveport on Thursday, April 24 in conjunction with LTHP – registration is required.

6. Public Comments: The Chair asked for public comments and there were none.

7. Adjournment: The Chair requested a motion to adjourn and asked for a second and vote. Commissioner Franklin made the motion to adjourn that was seconded by Commissioner Joiner with the motion passing with three affirmative votes for, none against. The Chair adjourned the HPC Meeting at 5:09pm.