

Shreveport Historic Preservation Commission

MINUTES

Tuesday, April 15, 2025

Council Chambers at Government Plaza
505 Travis Street
Shreveport, Louisiana

Commissioners

Commissioner Lane Callaway
Commissioner Jazmin Jernigan
Associate Commissioner Verni Howard

Visitors

Robert Newman (COA 25-8-HPC)
Wesley Thomas (COA 25-11-HPC) and
(COA 25-12-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 Acting Chair at 4:07pm, with a quorum present.

Administrative Note: Association Commissioner Howard substituted for Commissioner Franklin.

2. Opening Remarks: The Acting Chair read the memorandum titled, *Identifying Procedures for Review of Applications* to all present.

3. Approval of HPC Meeting Minutes: The Acting Chair asked for questions, comments, and discussion on the HPC Minutes for March 18, 2025. Having none, the Acting Chair requested a motion, second and vote. Commissioner Jernigan made the motion to approve with second made by Associate Commissioner Howard, and the motion passed with three affirmative votes for, none against.

Administrative Note: Due to new screening procedures at the main entrance to Government Plaza, there was a delay of allowing the public into the building. Since an applicant was present for two Certificates of Appropriateness (COA) scheduled at the end of the New Business section, the Acting Chair made a motion to modified the agenda sequence so to hear these two COAs first. This motion was seconded by Commissioner Jernigan; resulting in three affirmative votes for, none against.

4. New Business:

a. Certificate of Appropriateness – COA 25-11-HPC: 843 Delaware Street, Contributing Element to South Highlands Historic District. Multiple alterations and modifications.

MPC Staff Case Report: Ms. Xu presented the COA consisting of multiple alternations and modifications as detailed in the application's project description. The COA was composed

of a photograph of the front elevation of the residential dwelling, a zoning map, aerial vicinity map pinpointing the property, site plan graphic, and a detailed building calculation containing square footage by components and percentage of coverage including proposed alternations and modifications. A series of graphic diagrams reflecting new dormers and roof gradients; proposed Porte Cochere; proposed Terrace; proposed Covered Gallery and Breezeway; and new Concrete Driveways, Walkways, Flagstone Paths, and Fence. The submitted HPC Application is included in the COA application.

The proposed design is architecturally compatible with the historic district and balance with the standards per the Shreveport UDC *Article 21, Section 21.5, D Approved Standards* for a COA and therefore the MPC Staff recommendation is Approval.

Public Comments: The Acting Chair thanked Ms. Xu and asked for public comments. There was none although the applicant and contractor, Mr. Wesley Thomas was present to answer any questions.

HPC Discussion and Vote on Recommendation: The Acting Chair thanked Mr. Thomas for being present and asked him to explain the primary front door of the dwelling being relocated from its present location to a proposed alternate location on the front porch. Mr. Thomas noted the relocation is to make an existing door to the front porch as the primary entrance and better facilitate movement into the residence once entry is gained. A window similar to the current one along the front porch is to replace the original front door space.

The Acting Chair asked the Commission members for any comments or questions and recognized Associate Commissioner Howard who asked if the roof grading being added and modified would reflect the original house. Mr. Thomas noted it would. The Acting Chair recognized Commissioner Jernigan who inquired if any new wood siding would reflect the original. Mr. Thomas noted it would.

Having no additional comments or questions, the Chair asked for a motion, second, and vote. Commissioner Jernigan made motion to Approve with the second made by Associate Commissioner Howard with the resulting vote of three affirmative votes for, none against.

b. Certificate of Appropriateness – COA 25-12-HPC: 4534 Fairfield Avenue, Contributing Element to South Highlands Historic District. Two-storied, four-square residential dwelling. New construction; addition to existing dwelling.

MPC Staff Case Report: Mr. Johnson presented the COA application composed of a photograph of the front elevation of the residential dwelling, a zoning map, aerial vicinity map pinpointing the property, and a graphic depicting the project contrasting the outline of the existing house in grey color with the proposed addition shown in yellow color. The construction of an additional master bedroom, bath, and closet serves two purposes. First to provide a ground floor physical connection between the rear of the original dwelling to the detached garage thus achieving the second purpose of allowing aging in place for the homeowners. The exterior paint and trim details will be the same as the original house.

The proposed design is architecturally compatible with the historic district and balance with the standards per the Shreveport UDC *Article 21, Section 21.5, D Approved Standards* for a COA and therefore the MPC Staff recommendation is Approval.

Public Comments: The Acting Chair thanked Mr. Johnson and asked for public comments and specifically if Mr. Wesley Thomas as the applicant and contractor wanted to make any comments. There was none and Mr. Thomas noted he would be available to answer any questions.

HPC Discussion and Vote on Recommendation: The Acting Chair asked the Commission members for any comments or questions and recognized Commissioner Jernigan who asked Mr. Thomas the total footage of the new addition. Mr. Thomas noted approximately 1,500 square feet.

The Acting Chair noted that the subject property was on the corner of Fairfield Avenue (the primary view point) and Erie Street and requested Ms. Trant to find the property on Google Maps and display it on the large screens. Once done, the view was position to look at the property from Erie Street where the side of the existing dwelling and the garage could be seen. From the Erie Street view, it seems the addition would be set back from this side street view. Along the existing fence line were landscaped trees lining behind the fence line as well as outside of the fence paralleling the street curb. The Acting Chair asked if this landscaping would remain thus essentially shielding the proposed addition from this side street view. Mr. Thomas noted some new landscaping is to added but no large changes of the existing landscaping is expected.

Having no additional comments or questions, the Acting Chair asked for a motion, second, and vote. Associate Commissioner Howard made motion to Approve with the second made by Commissioner Jernigan with the resulting vote of three affirmative votes for, none against.

c. Certificate of Appropriateness – COA 25-8-HPC: 3910 Fairfield Avenue vacant lot in South Highlands Historic District. New construction of Craftsman-style residential dwelling with modified elements. (Original COA 25-8-HPC deferred from March 18 HPC session.)

MPC Staff Case Report: Mr. Johnson presented the COA application composed of a revised proposal from that presented on March 18 to the HPC. The revised proposal is for a “craftsman-like” dwelling as shown in the application (and explained below) but with nine exceptions as listed on the application.

The application consisted of a photograph of the subject vacant lot with the two existing neighboring houses shown, a zoning map, aerial vicinity map pinpointing the property, and various photographs and schematics. The six photographs and three schematics – explained below – were included in the application. However, it should be noted these visuals reflect a basic ideal of what is desired to be constructed but not necessarily the actual dwelling to be construction on the vacant lot. No architect’s drawings accompanied the application, all appeared to be computer generated.

Example Photographs – four photographs depicting the same one-storied residential dwelling showing the front elevation, rear elevation with a one-storied detached garage, the house’s left side, and the right side (with Porte Cochere).

Example Photographs – two photographs showing a two-storied detached garage with two car bays and an upstairs apartment.

Example schematics – one showing the outline of the proposed dwelling with a Porte Cochere on the right side and a detached garage directly behind but separate from the Porte

Cochere. The other two schematics included a drawing of a two-storied detached garage with an apartment on the second floor as well as drawings detailing the ground and second floors of the detached apartment garage.

The proposed project will require a Building Permit from the City of Shreveport Permits Division. MPC Staff notes that the architectural style depicted in the COA application is not an exact match for a Craftsman home but the “Craftsman-style” elements proposed would be harmonious with the HPOD character. Notwithstanding, MPC Staff notes the design is architecturally compatible with the historic district and balance with the standards per the Shreveport UDC *Article 21, Section 21.5, D Approved Standards* for a COA and therefore the MPC Staff recommendation is Approval.

Public Comments: The Acting Chair thanked Mr. Johnson and asked for public comments. There was none although the applicant, Mr. Robert Newman was present to answer any questions.

HPC Discussion and Vote on Recommendation: The Acting Chair asked Commission members for any comments or questions. A discussion covered the deferral provided by the HPC at the March 18 session, and noted sentiment that the proposed Craftsman-style dwelling would be a better fit in the surrounding neighborhood than perhaps the original concept of a three-storied American Modernist-style house. The Acting Chair noted the nine exceptions listed in the COA application were not reflected in the computer-generated multiple photographs of the traditional Craftsman and wondered out loud if Building Permits would issue the needed documents without detailed drawings by an architect.

Having no additional comments or questions, the Acting Chair asked for a motion, second, and vote. Associate Commissioner Howard made the motion to Approve with the second made by Commissioner Jernigan with the resulting vote of three affirmative votes for, none against.

d. Certificate of Demolition – COD 25-10-HPC: 318 and 322 Franklin Street, both Contributing Elements to Shreveport Commercial Historic District. Both built 1920s, both contiguous one-storied industrial / commercial buildings. (318 Franklin has the wide front elevation, with 322 Franklin having the narrow front elevation and situated on the corner lot.)

MPC Staff Case Report: Mr. Johnson presented the COA application composed of a photograph of the front elevations of both contiguous one-storied commercial warehouse-type buildings, a zoning map, aerial vicinity map pinpointing the property, and one photograph of the western side of the warehouse building at 318 Franklin Street.

Mr. Johnson noted the property was abandoned, the roof appeared to be falling in, and appeared to have large holes across the current roof. The owner wants to completely demolish the contiguous buildings to create a “Pay-to-Park” using the remaining foot print of the warehouses. If this occurs, then the owner will need to obtain a Special Use Permit and if rebuilding at the site, then a COA.

MPC Staff Analysis concludes based on *Article 21, Section 21.6.D. General Historic Preservation Overlay District (General-HPOD) Approval Standards*, the proposed demolition of the existing commercial structure complies with the removal of a hazardous situation, however, a thorough analysis of the current structural condition of the building – beyond the apparent roof damage as seen from street views – could not be ascertain with not having access to view the interior of the building to see extend of roof damage and to take photographs.

MPC Staff recommendation is Denial of the COD. An alternative is for HPC to consider a Deferral to allow the Applicant additional time to allow a licensed engineer to properly appraise and document the physical structure of the subject property.

Public Comments: The Acting Chair thanked Mr. Johnson and asked for public comments. There was none and the applicant was not present.

HPC Discussion and Vote on Recommendation: The Acting Chair noted these warehouses from the 1920s were in an area of heavy industrial complexes and commercial buildings leading towards the former railroad yards and passenger terminal on Marshall Street. However, in the 1960s the construction of Interstate 20 physically split this industrial area. He made two points of clarification to the MPC analysis. Per the Boundary Increase of the Shreveport Commercial Historical District as approved by the National Register in 2015, both buildings were included and noted as Contributing Elements per page 47 of the nomination. As well, these two subject buildings were never within the St. Paul's Bottoms Historic District.

The Acting Chair asked the Commission members for any comments or questions. Associate Commissioner Howard reasoned that if someone was going to attend an event at Festival Plaza, the parking on Franklin Street could denote a long walk by foot. Commissioner Jernigan noted if deferring, then at least to June to provide time for a thorough assessment of these buildings.

Having no additional comments or questions, the Acting Chair made the motion for a Deferral until June and asked for a second and vote. Commissioner Jernigan made the second with the resulting vote of three affirmative votes for, none against.

5. Updates, Advising, Awareness, and HPC Business Items: The Acting Chair asked all to review the four items and noted the recent listing of two historic properties from Shreveport on the National Register of Historic Places.

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

7. Adjournment: The Acting Chair requested a motion to adjourn and asked for a second and vote. Commissioner Jernigan made the motion to adjourn that was seconded by Associate Commissioner Howard with motion passing with three affirmative votes for, none against. The Acting Chair adjourned the HPC Meeting at 4:58pm.