

## **Certificate of Demolition - Staff Report**

*Filing Date:* June 9, 2025  
*Case Number:* **25-32-HPC**  
*Request:* **Certificate of Demolition**  
*Project Address:* 2632 Creswell Avenue, Shreveport, LA 71104  
*Historic District:* Highland Historic District  
*Zoning:* R-1-5 (Single-Family Residential Zoning District)  
*Applicant:* Evelyn Cady / City of Shreveport Property Standards  
*MPC Review by:* Walter Johnson; [walter.johnson@shreveportla.gov](mailto:walter.johnson@shreveportla.gov)  
*HPC Meeting Date:* June 17, 2025

### **PROJECT DESCRIPTION**

City of Shreveport Property Standards has cited the structure at **2632 CRESWELL AVENUE** for demolition, as it 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 is currently 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 costs to repair the building 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 residential dwelling complies with all design standards contained in the Shreveport UDC for the removal of a hazardous situation.

## **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.*

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## **HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (June 17, 2025)**

### **CERTIFICATE OF DEMOLITION.**

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## **MPC EXECUTIVE DIRECTOR'S DECISION (June 17, 2025)**

### **CERTIFICATE OF DEMOLITION.**

Executive Director Signature:	Date:
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## **ATTACHMENTS**

- Exhibit A. - Home Façade
- Exhibit B. - Zoning Map
- Exhibit C. - Vicinity Map
- Exhibit D. - Property Conditions

Exhibit A. - Home Façade

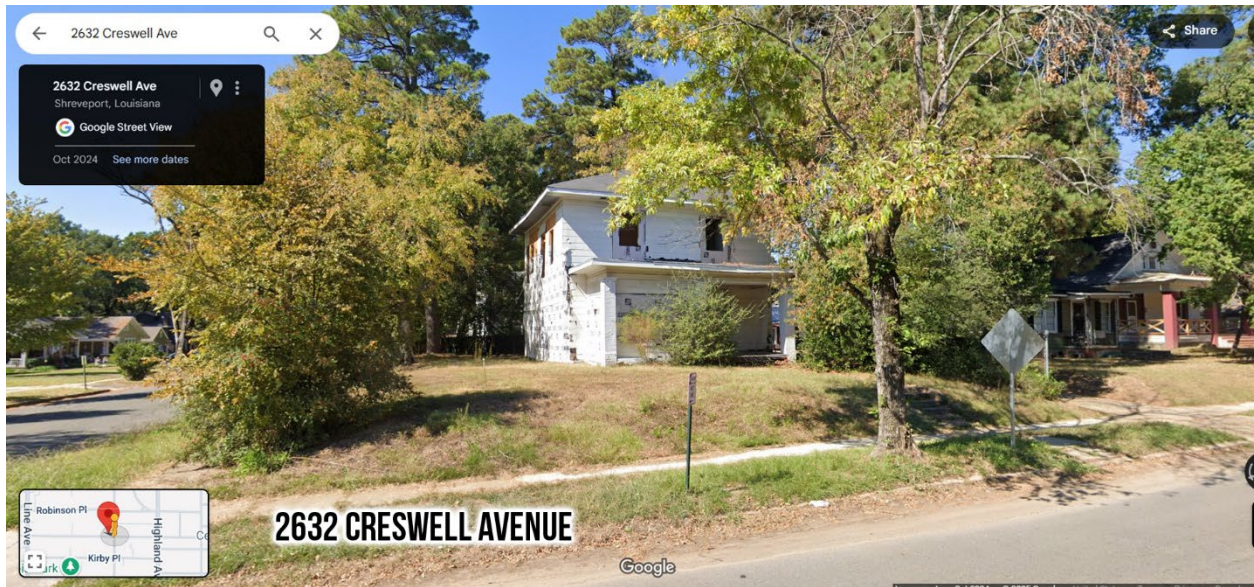


Exhibit B. - Zoning Map

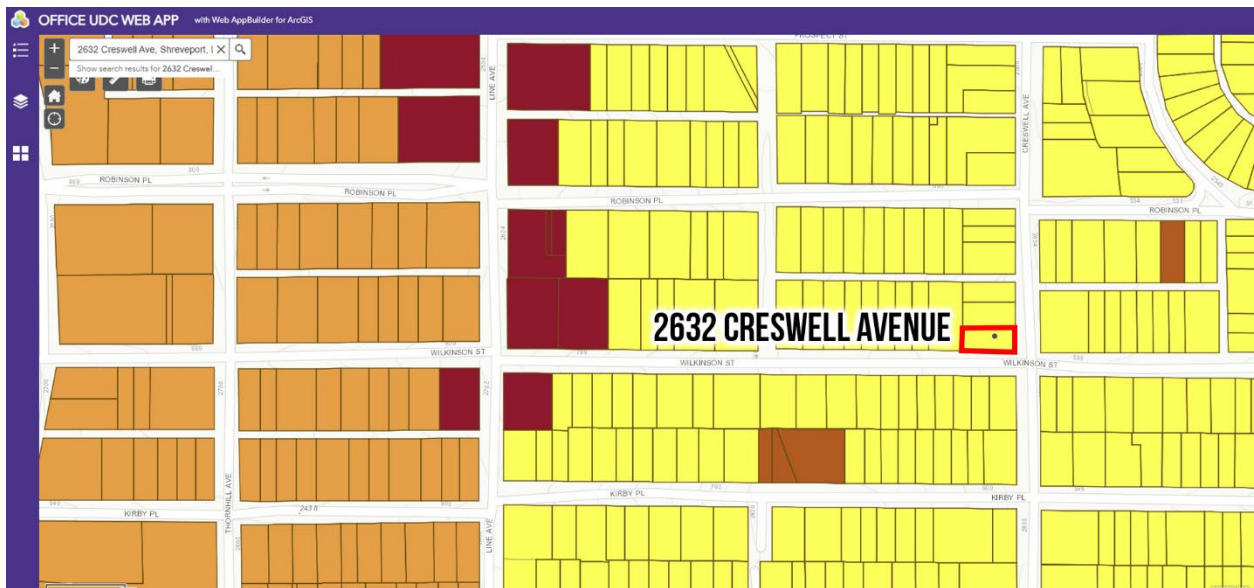


Exhibit C. - Vicinity Map



Exhibit D. - Property Conditions













