

Shreveport Historic Preservation Commission

**MINUTES**  
**Tuesday, May 20, 2025**

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

Visitors

Lisa Hayes, Shreveport Property Standards  
(COD 25-15-HPC), (COD 25-16-HPC),  
(COD 25-17-HPC) and (COD 25-18-HPC)  
Brittany Taylor and Rene Menendez  
(COA 25-22-HPC)  
Noel Walker (COA 25-23-HPC)  
William Hartman, Revitalize Historic Highland  
April Dahm, Public

Shreveport-Caddo Metropolitan Planning Commission (MPC)

Ms. Emily Trant, Senior Planning Coordinator, MPC and HPC Ex-Officio  
Mr. Walter Johnson, Community Planner II, MPC

City Attorney's Office

Mr. Tanner R. Yeldell, Assistant City Attorney

1. Meeting was called to order by the Chair at 4:04pm, 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 April 15, 2025. Having none, the Chair requested a motion, second and vote. Commissioner Jernigan made the motion to approve with second made by Commissioner Franklin, and the motion passed with four affirmative votes for, none against.
4. New Business:
  - a. Certificate of Demolition – COD 25-15-HPC: 405 Rutherford Street, Highland Historic District; demolition of fire-damaged one-storied residential dwelling.  
MPC Staff Case Report: Mr. Johnson presented the COD application composed of a photograph of the front façade of the one-storied residential dwelling, a zoning map, aerial vicinity map pinpointing the property, and 16 photographs taken over time in the September / October 2024 and April 2025 timeframes. These photographs of the dwelling's exterior elevations (front, rear, and side) showing both fire damage and deterioration. As well multiple photographs of both the interior showing different rooms and of the general property itself depicted deterioration and disarray. Taken together, these photographs reflect the deterioration and risk to health and safety of the current state of this property, reinforced by MPC's finding the

dwelling is unsafe, uninhabitable, reflect hazardous conditions, and potentially present the property's owner with extensive cost to repair.

The MPC recommended Approval per the Shreveport UDC *Article 21, Section 21.6, D Approved Standards*.

Public Comments: The Chair thanked Mr. Johnson and asked for public comments recognizing Ms. Lisa Hayes from the City of Shreveport Property Standards. She noted this specific property had been cited two times to be cleaned up (as noted with the 2024 and 2025 sets of photographs). However, it remains posing a health and safety risk and it appears the dwelling has possibly been used by drug abusers. The Chair thanked Ms. Hayes and called for additional public comments; there were none.

HPC Discussion and Vote on Recommendation: The Chair asked Commission members for comments or questions. Having no comments or questions, the Chair made the motion to approve and asked for a second and vote. Commissioner Jernigan made the second with the resulting vote of four affirmative votes for, none against.

b. Certificate of Demolition – COD 25-16-HPC: 1529 Highland Avenue, Highland Historic District; demolition of fire-damaged one-storied residential dwelling and garage structure.

MPC Staff Case Report: Mr. Johnson presented the COD application composed of a photograph of the front façade of the one-storied residential dwelling, a zoning map, aerial vicinity map pinpointing the property, and 18 photographs. Multiple photographs of the dwelling's exterior elevations (front, rear, and side) showing extensive fire damage and deterioration and a detached deteriorated garage. The interior of the dwelling is reflected with multiple photographs of different rooms depicting hazardous conditions due to the board range of physical damage, deterioration, and disarray. These photographs reveal a significant hazardous situation to the health and safety to the public. The MPC recommended Approval per the Shreveport UDC *Article 21, Section 21.6, D Approved Standards*.

Public Comments: The Chair thanked Mr. Johnson and asked for public comments recognizing Ms. Lisa Hayes from the City of Shreveport Property Standards. She noted the extreme hazard to the public's health and safety and indicated the property owner's intent is to sell the property. The Chair thanked Ms. Hayes and called for additional public comments; there were none.

HPC Discussion and Vote on Recommendation: The Chair asked Commission members for comments or questions. Having none, the Chair asked for a motion, second, and vote. Commissioner Jernigan made the motion to approve with the second made by Commissioner Franklin. The resulting vote was four affirmative votes for, none against.

c. Certificate of Demolition – COD 25-17-HPC: 2503 Highland Avenue, Highland Historic District; demolition of a vacant and deteriorated single-storied residential dwelling.

MPC Staff Case Report: Mr. Johnson presented the COD application composed of a photograph of the front façade of the one-storied residential dwelling, a zoning map, aerial vicinity map pinpointing the property, and 20 photographs. The dwelling is a flat-roof Prairie-style architecture building, with stucco covered exterior walls. Windows and doorways were boarded up. Multiple photographs of the dwelling's exterior elevations show extensive deterioration, damage from water, and these exterior walls show visible large cracks and holes.

There were no photographs of the interior available. These photographs reveal a hazardous situation to the health and safety to the public. MPC staff recommended Approval per the Shreveport UDC *Article 21, Section 21.6, D Approved Standards*.

Public Comments: The Chair thanked Mr. Johnson and asked for public comments recognizing Ms. Lisa Hayes from the City of Shreveport Property Standards. She noted the cracks and separations within the exterior walls as well as the foundation and that both the Shreveport Fire and Police Departments have been called to the property due to squatters. This dwelling poses a definite hazard to the public's health and safety. The Chair thanked Ms. Hayes and called for additional public comments and recognized Mr. Hartman of the Revitalize Historic Highland neighborhood organization. Mr. Hartman noted that this historic dwelling is unfortunately beyond repair and needs to be demolished. The Chair thanked Mr. Hartman. The Chair called for additional public comments; there were none.

HPC Discussion and Vote on Recommendation: The Chair asked Commission members for comments or questions and recognized Commissioner Callaway who noted there are not many true Prairie-style architectural buildings within Shreveport. Having no other comments or questions, the Chair asked for a motion, second, and vote. Commissioner Jernigan made the motion to approve with the second made by the Chair. The resulting vote was four affirmative votes for, none against.

d. Certificate of Demolition – COD 25-18-HPC: 1824 Highland Avenue, Highland Historic District; demolition of a vacant and deteriorated two-storied residential dwelling.

MPC Staff Case Report: Mr. Johnson presented the COD application composed of a photograph of the front façade of this two-storied, residential dwelling, a zoning map, aerial vicinity map pinpointing the property, and 12 photographs. The residential dwelling is a wood clad, Four Square-style, pier-and-beam building with a front porch containing three primary entrances which lead to four separate apartments. Photographs of the exterior show several windows are opened as well as multiple spaces where windows and doors are missing. There were no photographs of the interior available. The MPC staff finds that the property is unsafe and uninhabitable and its removal would reduce a hazardous situation.

Administrative Note: Previously application COA-30-24 was heard by the HPC on September 17, 2024 with resulting HPC recommendation as Approval with Stipulation that the Special Use Permit submitted to MPC is approved. However, required final plans, to date, have not been submitted to MPC for approval.

MPC staff recommended Approval per the Shreveport UDC *Article 21, Section 21.6, D Approved Standards*.

Public Comments: The Chair thanked Mr. Johnson and asked for public comments recognizing Ms. Lisa Hayes from the City of Shreveport Property Standards. She noted Property Standards has cleaned up this property several times and Shreveport Police had to be call for assistance. This dwelling poses a definite risk to the public's health and safety. The Chair thanked Ms. Hayes and called for additional public comments and recognized Mr. Hartman.

Mr. Hartman asked for some time to notify the owner of this property to talk about donating this historic property to Revitalize Historic Highland's revolving fund. If donated, then it would be stabilized, fixed, brought up to standard so could be placed on the market. The Chair thanked Mr. Hartman.

The Chair called for additional public comments; there were none.

HPC Discussion and Vote on Recommendation: The Chair asked Commission members for comments or questions and recognized Commissioner Callaway who noted a Defer motion could provide time but could be at least 30 or 60 days. The Chair recognized Commissioner Jernigan, who asked if the COD was recommended to be approved, how long would it be before any demolition act is actually taken.

Ms. Trant replied. If the recommendation by HPC is COD approval; then considering the required days for an appeal to be made – and if not appealed then the MPC administrative time – it would be around 30 days before the MPC Director would approve and sign off on the HPC COD recommendation.

Having no other comments or questions, the Chair asked for a motion, second, and vote. Commissioner Jernigan made the motion to approve with the second made by the Chair. The resulting vote was four affirmative votes for, none against.

e. Certificate of Appropriateness – COA 25-21-HPC: 304 Herndon Street, Highland Historic District; repair and replacement on two-storied multifamily residential building.

MPC Staff Case Report: Mr. Johnson presented the COA consisting of a photograph of the front façade of the subject dwelling, zoning map, aerial vicinity map pinpointing the property, ten photographs detailing the damage and deterioration caused by the weather and water throughout the exterior of this two-storied building, and copy of the HPC Application Form. The replace and repair work is to start with the second floor and then to the first floor with completion by exterior painting of the building with trim and vinyl colors to keep the same consistency. MPC staff recommended Approval per the Shreveport UDC *Article 21, Section 21.5, D Approved Standards*.

Public Comments: The Chair thanked Mr. Johnson and asked for public comments, there were none.

HPC Discussion and Vote on Recommendation: The Chair asked Commission members for comments or questions and being none, then asked for a motion, second and vote. Commissioner Callaway made the motion to approve with a second made by Commissioner Franklin; with the resulting vote of four affirmative votes for, none against.

f. Certificate of Appropriateness – COA 25-22-HPC: 954 Unadilla Street, South Highlands Historic District; addition of wooden deck with roof extension on rear of a two-storied residential dwelling on a corner lot.

MPC Staff Case Report: Mr. Johnson presented the COA consisting of a photograph of the front façade of the subject dwelling taken from the corner of the property, zoning map, aerial vicinity map pinpointing the property, and five color drawings of the proposed wooden deck and corresponding roof extension. Mr. Johnson noted the addition would be at the rear of the house and essentially hidden behind the existing driveway fencing of this corner property. MPC staff recommended Approval per the Shreveport UDC *Article 21, Section 21.5, D Approved Standards*.

Public Comments: The Chair thanked Mr. Johnson and asked for public comments recognized Ms. Brittany Taylor, the property owner and Mr. Rene Menendez, the contractor and applicant. Ms. Taylor noted the stairs might be on either side of the proposed deck and as the owner needed to make the decision. Mr. Menendez was available to answer any questions. The Chair called for additional public comments; there were none.

HPC Discussion and Vote on Recommendation: The Chair thanked Ms. Taylor and Mr. Menendez and asked the Commission members for comments or questions. Commission Callaway noted being a corner property, it appears due to driveway fencing and the out building on the property, the proposed deck is essentially hidden.

Having no other comments or questions, the Chair asked for a motion, second, and vote. Commissioner Callaway made the motion to approve with stipulation the stairs could be on either side of the deck. The second was made by Commissioner Joiner with the resulting vote four affirmative votes for, none against.

g. Certificate of Appropriateness – COA 25-23-HPC: 2760 Fairfield Avenue, Contributing Element to Fairfield Historic District; replacement of multiple windows on a two-storied residential dwelling.

MPC Staff Case Report: Mr. Johnson presented the COA consisting of a photograph of the front façade of the two-storied residential dwelling taken from the primary street view, zoning map, aerial vicinity map pinpointing the property, five photographs from all sides of the dwelling, one close up photograph of an existing window, and the description with pictures of the V200 Series Single-Hung replacement windows. This replacement of windows will remove outdated windows and install new, energy-efficient and sound-reducing windows. New windows will complement the aesthetic and historical integrity of the existing dwelling. The COA application contained details of a seven-step scope of work.

The MPC staff recommended Approval per the Shreveport UDC *Article 21, Section 21.5, D Approved Standards*.

Public Comments: The Chair thanked Mr. Johnson and asked for public comments recognizing Mr. Noel Walker, the window contractor. Mr. Walker noted that a few windows at the rear had already been replaced so the remaining windows are to be replaced for the rest of the dwelling for consistency and that he was available to answer any questions. The Chair called for additional public comments; there were none.

HPC Discussion and Vote on Recommendation: The Chair thanked Mr. Walker and asked the Commissioners for comments or questions. Commission Callaway noted this historic property was very much set backed from the primary street view of Fairfield Avenue. Having no other comments or questions, the Chair made the motion to approve and asked for a second and vote. Commissioner Jernigan made the second with the resulting vote four affirmative votes for, none against.

5. Updates, Advising, Awareness, and HPC Business Items: The Chair noted he had two updates and then recognized Commissioner Callaway for an update.

a. Commissioner Callaway provided an update on the effort to nominate the Shreveport City Hall (built 1958) at 1234 Texas Avenue to the National Register of Historic Places. He noted of receiving dates from Shreveport SPAR project manager to demolish the structures touching the 1958-built building. Next step is submission of the Preliminary Determination of Individual Listing to SHPO in Baton Rouge. And it was noted during the recent to Shreveport of the State National Register Coordinator, the nomination was discussed and the State Coordinator did visit the historic property to gain a physical understanding of the property to be nominated.

b. The Chair made two updates. The first update was on completing a digital compilation of Sanborn Fire Maps of Shreveport for years starting 1885 through 1961. A copy

of this digital compilation was given to the MPC planners for their use. The second update was on the progress made mapping the Shreveport Civil Rights Trail specifically neighborhoods – predominately Black neighborhoods – subject to “red lining” in terms of discrimination in lending for mortgages during the period 1930s into the 1960s. The Chair named the neighborhoods done thus far and those to be surveyed.

6. Public Comments: The Chair asked for public comments and recognized Mr. Hartman.

Mr. Hartman noted the proposed reuse of the former Sears Department Store as the new cancer research center for Ochsner LSU Health Center. After seeing an artist concept of the exterior of the proposed LSUHS Cancer and Cardiovascular Research Center, Mr. Hartman expressed concern of losing the historic exterior of this multi-storied building and requested the HPC to check on this proposed alternation. Commissioner Callaway noted he would contract with project’s architect with the concern.

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 Franklin with the motion passing with four affirmative votes for, none against. The Chair adjourned the HPC Meeting at 5:00pm.