

Certificate of Demolition - Staff Report

Filing Date: August 12, 2025
Case Number: **25-40-HPC**
Request: **Certificate of Demolition**
Project Address: 553 & 555 Jordan Street, Shreveport, LA 71101
Historic District: Highland Historic District
Zoning: R-HU (Highland Urban Conservation Residential Zoning District)
Applicant: Elizabeth Arceneaux/Mongomery Duplex, LLC.
MPC Review by: Walter Johnson; walter.johnson@shreveportla.gov
HPC Meeting Date: August 19, 2025

PROJECT DESCRIPTION

553 & 555 Jordan Street is the site of a single-story duplex in the Highland Historic District. A tree has fallen diagonally across the roof, damaging its' exterior walls and has since created dangerous and unlivable conditions at the site. The Applicant wishes to demolish the structure as it poses a health and safety risk to the public.

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 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.*

HISTORIC PRESERVATION COMMISSION RECOMMENDATION (August 19, 2025)

CERTIFICATE OF DEMOLITION.

MPC EXECUTIVE DIRECTOR'S DECISION (August 19, 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

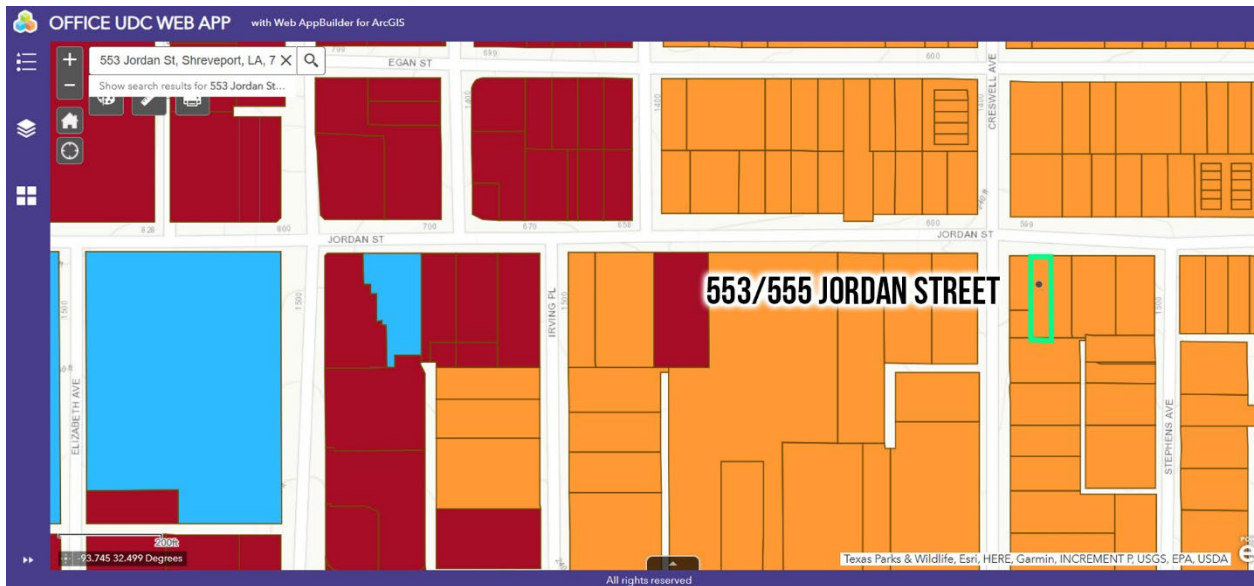


Exhibit C. - Vicinity Map



Exhibit D. - Property Conditions











HPC Application Form
505 Travis Street | Suite 440 | Shreveport, LA | 71101
phone 318-673-6440 | fax 318-673-6454

HPC APPLICATION FORM

Date: 11 Aug. 2025 Fee: \$50 per application.

1. Address of Property: 553 & 555 Jordan Street, Spt 71101

2. Please select the type(s) of work being performed. Check all that apply.

- Certificate of Appropriateness
- Certificate of Demolition
- Exception for Economic Non-Viability (as applicable)
- Determination of No Material Effect

3. Historic District in which Property is Located:

- Fairfield Historic District
- Highland Historic District
- South Highlands Historic District
- Shreveport Commercial Historic District
- Texas Avenue Historic District
- St. Paul's Bottoms Historic District

Historic Property / Landmark Name (if applicable): Structure built early 1900's

4. Please select the type of work being performed:

- Addition (to an Existing Structure)
- Alteration / Repair
- Construction of a Fence / Wall
- Demolition
- New Construction
- Renovation
- Other (please specify): _____

5. General nature of action for which certificate is sought (attach additional 8 1/2 x 11 pages as necessary)

Large tree fell during storm crashing through entire structure - back of duplex totally came off totally destroyed the duplex

6. Will you be applying for rehabilitation tax credits for this project? Yes No

7. Did you consult with MPC staff prior to filing this application? Yes No

8. Are there any applications relevant to this application pending before the MPC, Zoning Board, City Council or other government agency? Yes No

9. Applicant: Elizabeth M Arceneaux

Address: 615 Jordan St. 71101

E-mail: vessel747@aol.com Telephone: 318-458-7271

10. Property Owner: Montgomery Duplex LLC

Address: 553 & 555 Jordan

E-mail: vessel747@aol.com Telephone: 318-458-7271

Signature of Property Owner Elizabeth Arceneaux

Consenting to Permit Applications: _____



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11. Exhibits Required with all Applications:

- A map indicating the property on which the work is proposed (maps are available from the MPC).
- Current photographs to show the existing conditions on the property, its relationship to adjacent properties and the surrounding neighborhood.
- A general description of work or action(s) proposed. Add additional pages as necessary.

12. Exhibits Required with Applications for Certificate of Appropriateness Applications for New Construction, Additions, Alterations, Demolition or Relocation:

- A general description of work or action(s) proposed. Add additional pages as necessary.
- A scaled, dimensioned site plan showing location of the buildings(s) or structure(s) and all proposed site work, including sign(s), landscaping and fences, as appropriate to the application.
- A scaled, dimensioned elevation drawing of each side of the building(s) or structure(s) as necessary to indicate the location and nature of all proposed work, including sign(s).
- Samples, representations or detailed description of the proposed building materials and colors.

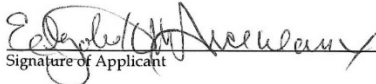
13. Exhibits Required with Applications for Roof Replacement with no Changes:

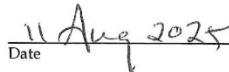
- A sample, representation or detailed description of the proposed roofing material.

Signatures

Certification of Applicant

I hereby certify that I have read and examined this application and know the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit(s) granted may be revoked upon a finding by the Metropolitan Planning Commission (MPC), Historic Preservation Commission, and/or City of Shreveport that any relevant information supplied on or with this application is substantially incorrect. I further understand that only complete applications, including all required exhibits, are considered by the MPC, and that applications, including all required exhibits and fees, must be received in the Office of the MPC and certified as complete no less than seven (7) days prior to the next scheduled Historical Preservation Commission meeting in order to be placed on the agenda.


Signature of Applicant


Date

Do Not Write Below This Line—For MPC Office Use Only

Date Received:	HPC Meeting Date:	Case Number:
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