

Shreveport Historic Preservation Commission

MINUTES
Tuesday, August 19, 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

Lisa Hayes, Shreveport Property Standards
Jeremy Taylor (COD 25-33-HPC)
Tom Arceneaux (COD 25-40-HPC)
William Hartman, Revitalize Historic Highland
Elizabeth Arceneaux, 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 4:01pm, 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 July 15, 2025. Having none, the Chair requested a motion, second and vote. Associate Commissioner Farrell made the motion to approve with second made by the Chair, and the motion passed with three affirmative votes for; none against.
4. New Business:
 - a. Certificate of Demolition – COD 25-28-HPC: 455 Boulevard Street, Highland Historic District; corner lot, two-storied residential dwelling. *Administrative Note: Considered and deferred for 60 days per HPC Meeting on June 17, 2025.*
MPC Staff Case Report: The COD application was composed of a photograph of the front façade of the two-storied residential dwelling clearly on a corner lot, a zoning map, aerial vicinity map pinpointing the property, and 15 photographs of the exterior from around the property. Windows are either boarded up or completely missing but doors are present. Multiple photographs of the dwelling's exterior 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.

Mr. Johnson provided new photographs shown on the large viewing screen based upon another site visit to the property. Nothing had been changed denoting any attempt to mitigate the property's condition. The MPC staff's recommendation remains 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. Hayes from the City of Shreveport Property Standards. Ms. Hayes noted there has been no changes to the building or its property and no response from the owner. Ms. Hayes added that the building remains opened, not secured and possible danger to the public. The Chair thanked Ms. Hayes and recognized Mr. Hartman from the Revitalize Historic Highland who noted there was an attempt to create multiple apartments within the existing dwelling but not much potential. He noted the owners reside in California and are not local.

The Chair thanked all for speaking and asked for any additional comments from the public; there were none.

HPC Discussion and Vote on Recommendation: The Chair thanked all for speaking and then asked the Commissioners for comments or questions and recognized Associate Commissioner Farrell who noted being especially a corner lot, the dwelling is a desirable investment and demolition could start devaluing of dwellings along the street which seems to be primarily rental properties. Commissioner Callaway as in the June session of HPC, asked Ms. Hayes if the police or fire departments had ever been called to the property and she noted no known visits including the time from the June HPC meeting until now.

Having no other comments or questions, the Chair made the motion to approve the demolition request and asked for a second and vote. Commissioner Callaway made the second and the resulting vote was three affirmative votes for, none against.

b. Certificate of Demolition – COD 25-33-HPC: 541 Stoner Avenue, Contributing Element to Highland Historic District; two-storied brick foursquare, dwelling, built circa 1910-1920. *Administrative Note: Considered and deferred for 60 days per HPC Meeting on June 17, 2025.*

MPC Staff Case Report: The COD application was composed of a photograph of the front façade two-storied residential dwelling, a zoning map, aerial vicinity map pinpointing the property, and 12 photographs of the exterior showing all sides of this house. The original dwelling is a two-storied brick with a two-storied additional add to the rear of the dwelling with vinyl exterior. The brick portion contain doors and windows. However, the rear vinyl-clad two-storied addition has severe damage with vinyl siding gone exposing wooden framework and on its lower floor an opened and damaged sliding glass doorway. Piles of older wood is piled in the back yard denoting efforts to rehabilitate perhaps the interior. There are no photographs of the interior.

Mr. Johnson indicated that there had been a cleanup of the older materials from the yard areas. The MPC staff's recommendation still 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. Hayes from the City of Shreveport Property Standards. Ms. Hayes noted that this property is on the agenda for the Environmental Court scheduled to meet on September 11.

However, the property owner to the right of the subject building made a complaint and that the condition of the building can be attractive to squatters. Ms. Hayes noted beside the deteriorated state of the building's rear area, the building shouldn't necessarily be demolished but it had to be secured. The Chair thanked Ms. Hayes and recognized Mr. Jeremy Taylor, the owner of the property.

Mr. Taylor noted is intent to repair the dwelling. He indicated of spending time and about \$90,000 to get this specific building repaired. Unfortunately, of the repairs and new materials used, vagrants have stolen new HVACs and stripped the building of newly installed windows, wiring, and other interior items. Also using an iPhone placed on the projector access the large screen, Mr. Taylor showed several historic buildings in the Highland neighborhood within two blocks of his property, that are in worst state of repair than his property.

The Chair thanked Ms. Hayes and Mr. Taylor for speaking and asked for any additional comments from the public and there was none.

HPC Discussion and Vote on Recommendation: The Chair asked the Commissioners for comments or questions and recognized Commissioner Callaway who asked Mr. Taylor if he still owed the dwelling to the left of the subject property and if any issues of stealing by vagrants. Mr. Taylor noted he still does and uses it for office space and no issues. Associate Commissioner Farrell noted the back yard area had been cleared of debris as a good starting point.

The Chair asked Mr. Taylor if a Certificate of Appropriateness (COA) to start the rehabilitation been submitted to MPC. Mr. Taylor indicated none submitted yet and the Chair recommended that a COA be submitted to MPC soonest. Then the Chair asked Mr. Taylor, could he get more of the outside cleaned up before the September 11 Environmental Court session. Mr. Taylor indicated he could. Then the Chair asked Ms. Hayes if the Environmental Court decided on September 11 to support the demolition, how long would it be before actual demolition action would begin. Mr. Hayes noted it would take months afterward.

Having no other comments or questions, the Chair asked for a motion, second, and vote. Motion was made by Commissioner Callaway to defer the demolition for 30 days so to have a clear decision from the September 11 Environmental Court hearing before the next HPC meeting scheduled for September 16. The Chair seconded the motion and the resulting vote was three affirmative votes for, none against.

c. Certificate of Demolition – COD 25-36-HPC: 1614 Highland Avenue, Highland Historic District; single-storied residence dwelling. *Administrative Note: Considered and deferred for 60 days per HPC Meeting on June 17, 2025.*

MPC Staff Case Report: The COD application was composed of a photograph of the front façade of this residential dwelling, a zoning map, aerial vicinity map pinpointing the property, and 18 photographs of the exterior showing all sides of this house. The doors and windows are present but most are not boarded up with some windows in the rear of the house broken and missing. The house brick surface contains cracks, has very surface areas showing severe deterioration with general disarray of the back porch area with potential many hazards. The wooden part of the dwelling shows deterioration. The roof has a large visible hole in it with another part of the roof having what looks like decomposition. The front and back yards are unkept with vegetation growing on parts of the exterior walls. The condition of the house and its property reflect safety risks.

Ms. Trant indicated the MPC staff continues to recommend Approval per the Shreveport UDC *Article 21, Section 21.6, D Approved Standards*.

Public Comments: The Chair thanked Ms. Trant, asked for public comments, and recognized Ms. Hayes from the City of Shreveport Property Standards who noted that some clean up had been done as evidence of a large number of items piled curb-side for pickup. However, the house exterior and interior are very damaged. The Chair thanked Ms. Hayes and recognized Mr. William Hartman from the Revitalize Historic Highland who spoke with the owner who resides locally but has not called the city to pick up the piles of items. Mr. Hartman noted ironically the owner who lives in Highland has previously rehabilitated historic houses but the roof on this dwelling is severely damaged.

The Chair thanked all for speaking and asked for any additional comments from the public and there was none.

HPC Discussion and Vote on Recommendation: The Chair thanked Ms. Hayes and asked the Commissioners for comments or questions and recognized Commissioner Callaway who noted that from the June HPC meeting he recalled there was an apartment building behind and to the left of the subject building and there was a large vacant space between the two. He asked Ms. Hayes if there are families with children at this apartment building. Ms. Hayes replied yes. Commissioner Callaway noted then the subject house still poses a safety risk to the public. Ms. Hayes acknowledged the safety risk to the public. Commissioner Callaway recalled in the June HPC meeting that the owner does not intend to repair the dwelling and asked Mr. Hartman could the Revitalized Historic Highland accept the dwelling if donated to this non-profit. Mr. Hartman noted he would attempt to contact the owner on the donation possibility.

Having no other comments or questions, the Chair asked for a motion, second, and vote. Motion was made by Commissioner Callaway to recommend approval of the demolition requested by the MPC. The Chair made the second with the resulting vote of three affirmative for, none against.

d. Certificate of Demolition – COD 25-40-HPC: 553 & 555 Jordan Street, Highland Historic District, Contributing Element; single-storied residence duplex.

MPC Staff Case Report: Ms. Trant presented the COD application composed of a photograph of the front façade of this residential dwelling, a zoning map, aerial vicinity map pinpointing the property, four photographs of the exterior showing all sides of this house, three photographs of the interior, and the HPC Application form. This residential duplex shows extensive damage from a large tree that crashed diagonally into the building that damaged exterior walls. A photograph shows the fallen tree almost splitting the dwelling in two with another photograph depicting branches of the tree coming out of the house through the roof. Doors of the dwelling still are present with many windows broken or completely gone from their window spaces. Interior photographs show extensive damage to the ceiling, interior walls, and broken out window and structural damage. The condition poses dangerous and an unlivable residence dwelling and the Applicant wishes to demolish the building as it poses health and safety risk to the public.

Ms. Trant indicated the MPC staff continues to recommend Approval per the Shreveport UDC *Article 21, Section 21.6, D Approved Standards*.

Public Comments: The Chair thanked Ms. Trant, asked for public comments, and recognized Mr. Tom Arceneaux, who along with his wife Ms. Elizabeth Arceneaux are the owners of the property and Montgomery Duplex LLC, the applicant. Mr. Arceneaux noted the large tree fell on the duplex on June 16, 2023 due to a big storm. No action could be taken until after all the insurance and other claims had been settled which occurred this past March. Afterwards salvage of the unbroken windows were done and realization the dwelling is uneconomically repairable and demolition was thought best. This dwelling has been owned by Ms. Arceneaux's family for decades so the decision to demolish is deeply sad but clearly needs to be done.

HPC Discussion and Vote on Recommendation: The Chair thanked Mr. Arceneaux and asked the Commissioners for comments or questions and recognized Commissioner Callaway who from the photographs wondered when this tree incident happened and why it some time to apply for a COD; but from the comments clearly understand the circumstances.

Having no other comments or questions, the Chair asked for a motion, second, and vote. Motion was made by Associate Commissioner Farrell to recommend approval of the demolition requested by the MPC with Commissioner Franklin making the second with the resulting vote of three affirmative for, none against.

5. Updates, Advising, Awareness, and HPC Business Items: Awareness – The Chair provided an update of an on-going project using Sanborn Fire Maps and other historic mapping data to create a template of the original boundaries of neighborhoods and subdivisions in Shreveport since the city's beginning. The objectives of this endeavor are multiple. Understanding the original boundaries of current NRHP-listed historic districts where demolition of original buildings has occurred and better determine if district integrity could have been damaged and if needed, adjust boundaries of current NRHP-listed historic districts. As well as to create a city-wide neighborhood-centric database to better influence future re-development while understanding the impact of economic re-development plans and efforts on the existing historic integrity.

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 Callaway made the motion to adjourn that was seconded by Commissioner Franklin with the motion passing with three affirmative votes for; none against. The Chair adjourned the HPC Meeting at 5:22pm.