

Certificate of Demolition - Staff Report

Filing Date: October 6, 2025
Case Number: **25-54-HPC**
Request: **Certificate of Demolition**
Project Address: 210 Kings Highway, Shreveport, LA 71104
Historic District: Highland Historic District
Zoning: C-2 (Corridor Commercial Zoning District)
Applicant: Abatement Services, Inc. / Made In America, Inc.
MPC Review by: Walter Johnson; walter.johnson@shreveportla.gov
HPC Meeting Date: October 21, 2025

PROJECT DESCRIPTION

Applicant wishes to demolish the current structure at **210 KINGS HIGHWAY** as it poses a health and safety risk to the public.

Architect Jason Cram of **Vintage Design Group** evaluated the property at **210 Kings Highway**, Shreveport, Louisiana, for a buyer intending to convert it into a modern medical clinic. After assessing the nearly 50-year-old structure, he concluded that it cannot reasonably meet current building, accessibility and healthcare facility standards. The building's age, design, and outdated infrastructure make compliance with modern fire safety, ADA (Americans with Disabilities Act), and healthcare codes prohibitively expensive.

Cram emphasized that upgrading electrical, plumbing, and HVAC systems, combined with structural constraints like low ceilings and small room sizes, would make renovation economically and logistically impractical. He further noted that **hazardous materials such as asbestos or lead paint likely exist** due to the building's age, adding both cost and risk to any renovation. In his professional opinion, *demolition and new construction would be the most cost-effective and sustainable approach*, allowing a purpose-built facility that meets all modern medical, safety, and accessibility requirements. Cram concluded that rebuilding would better serve the future clinic's functional needs and provide a stronger long-term investment.

DM Construction Services & Investments Inc. details in a June 2, 2025 Recommendation Report the structural assessment, safety measures, and controlled demolition process for this deteriorated commercial property. It provided an overview of the building's unstable conditions—severe foundation cracking, corroded steel reinforcements, and compromised load-bearing walls that would make repair economically unfeasible. Environmental and safety considerations are indicated & emphasized : asbestos abatement, dust suppression protocols, and the securing of nearby pedestrian zones and utilities were prioritized.

The contractor's engineering plan outlined a sequenced demolition using mechanical methods rather than explosives to minimize vibrations that could affect adjacent properties. The report concluded with post-demolition actions including debris sorting, recycling metrics, and soil stabilization for future redevelopment. The final recommendation supported redevelopment potential pending geotechnical re-evaluation of subsurface stability.

OTHER ACTIONS REQUIRED

The property owner must obtain a Certificate of Appropriateness if they wish to rebuild at this location.

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, but any new construction or structures will require an HPC 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 (HPC) RECOMMENDATION (October 21, 2025)

CERTIFICATE OF DEMOLITION.

MPC EXECUTIVE DIRECTOR'S DECISION (October 21, 2025)

CERTIFICATE OF DEMOLITION.

Executive Director Signature:	Date:
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ATTACHMENTS

Exhibit A. - Front Façade

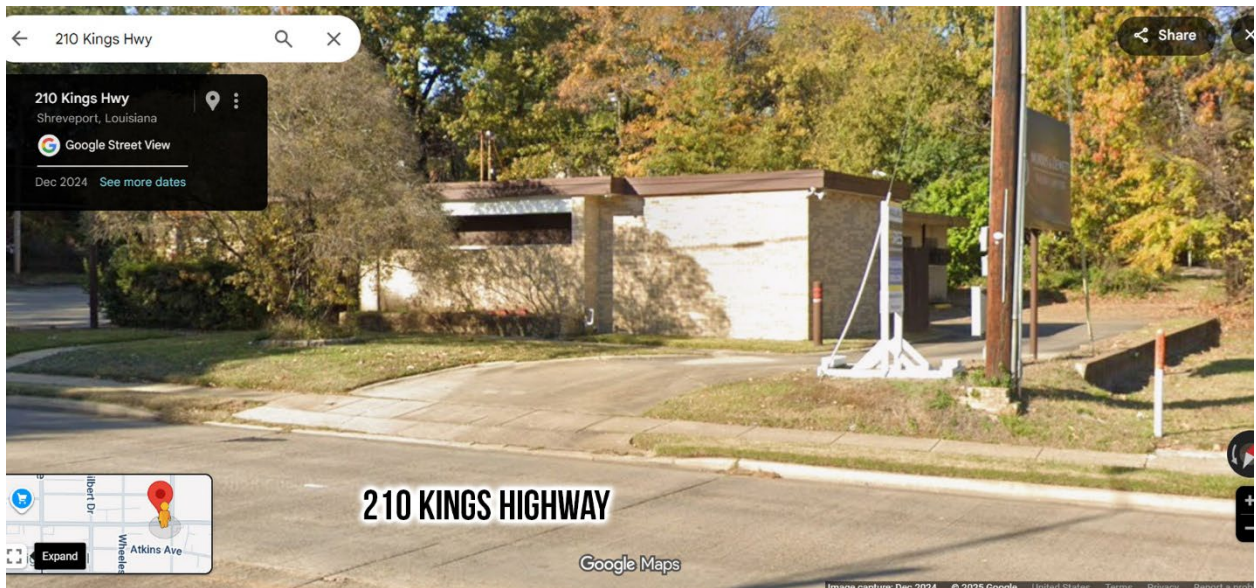


Exhibit B. - Zoning Map



Exhibit C. - Vicinity Map

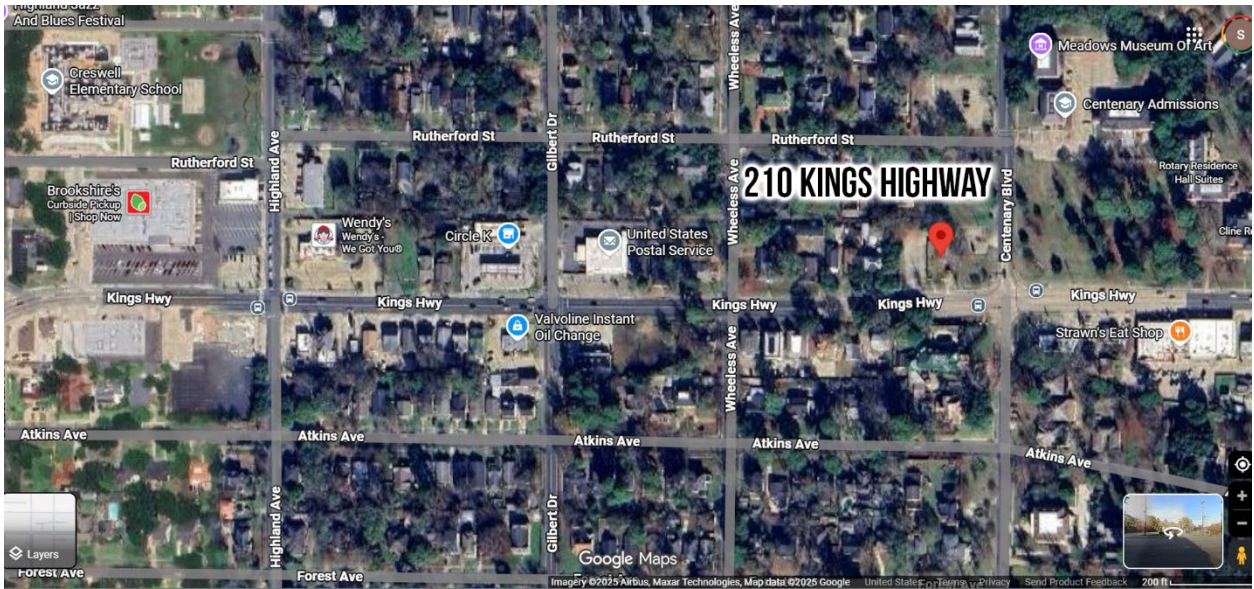
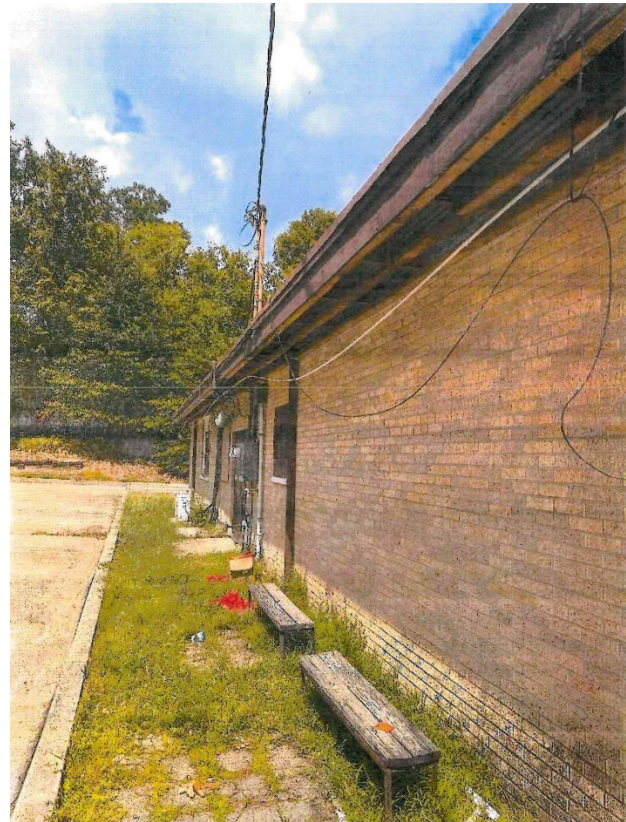
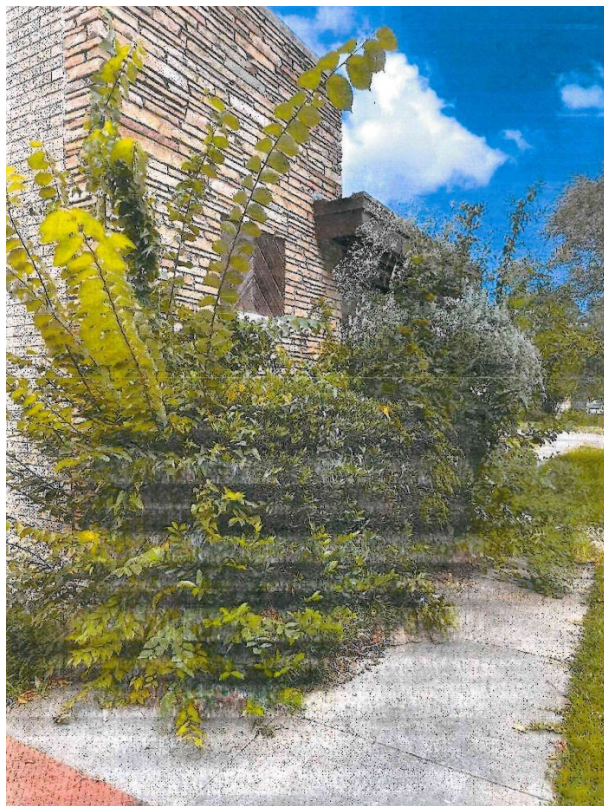
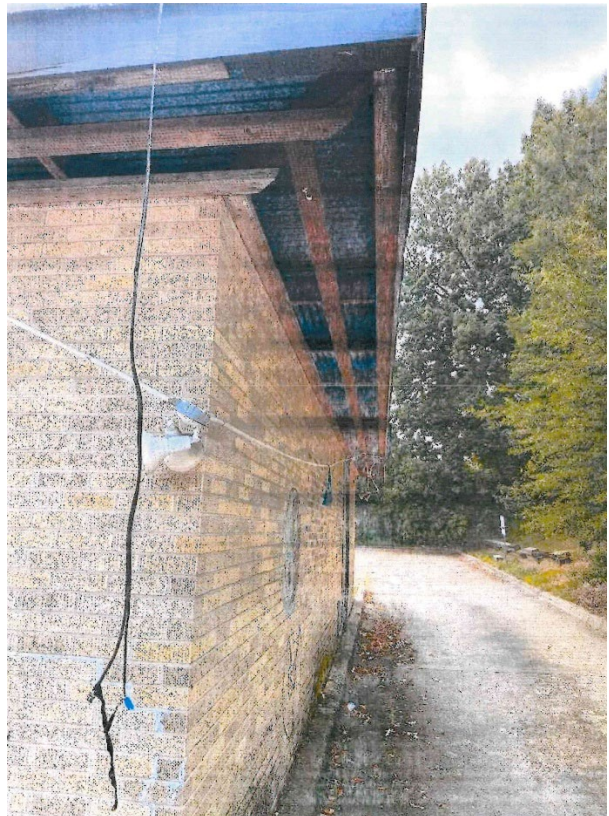
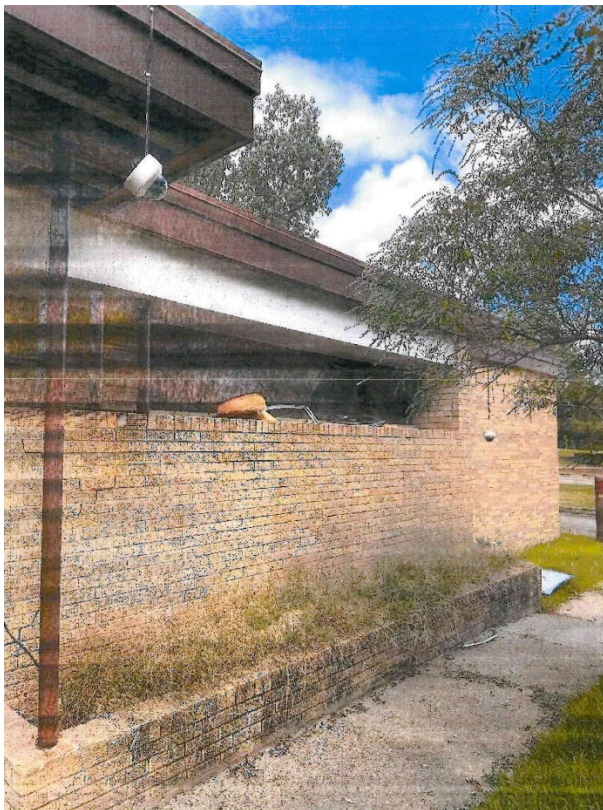
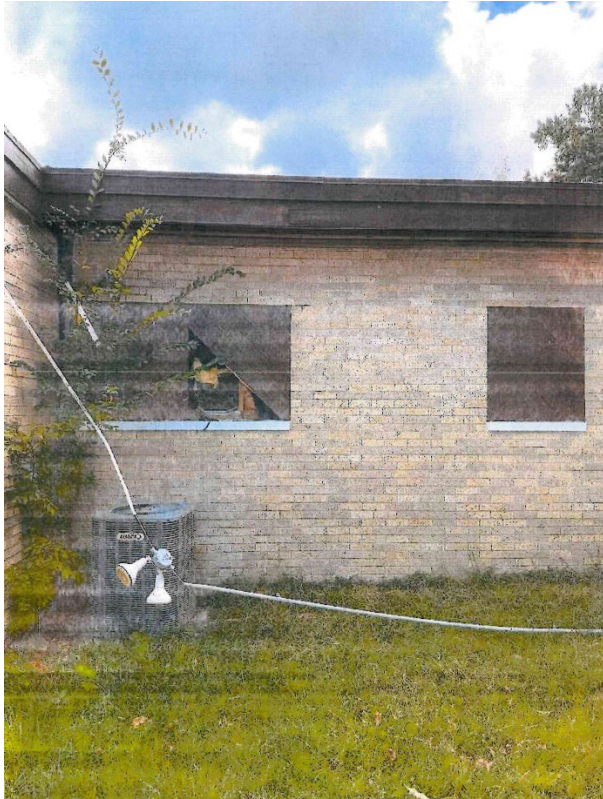
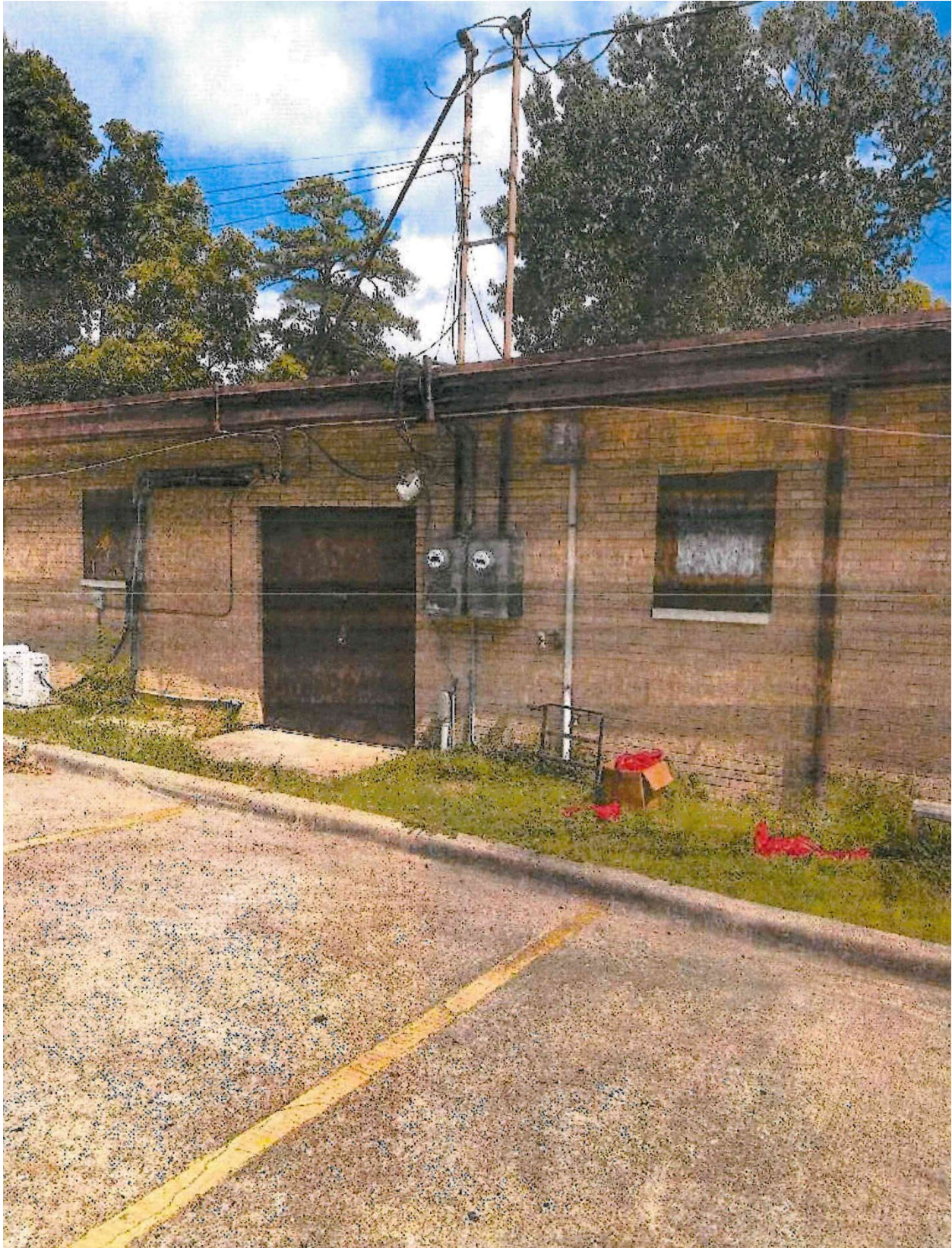
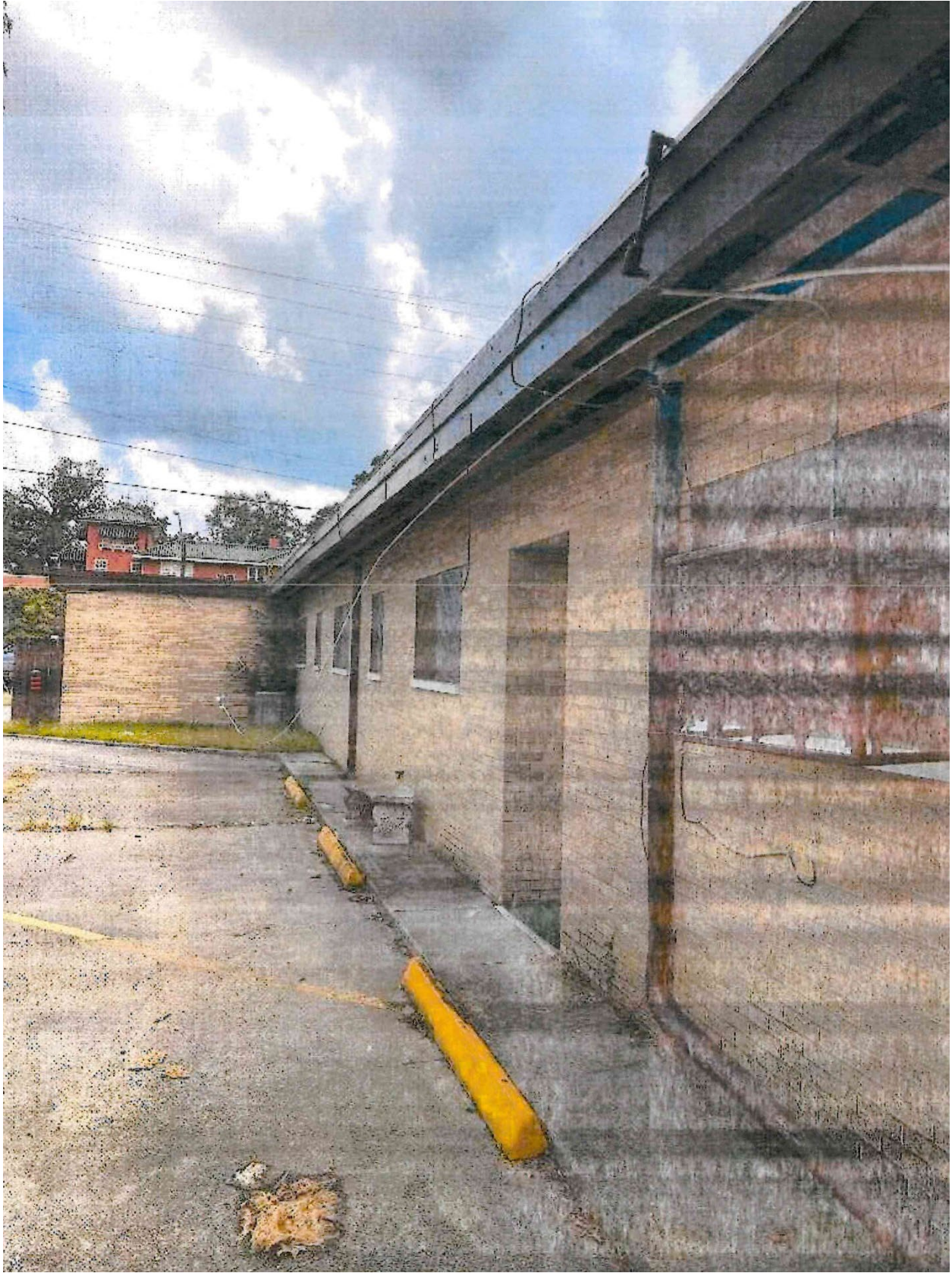


Exhibit D. - Current Property Conditions

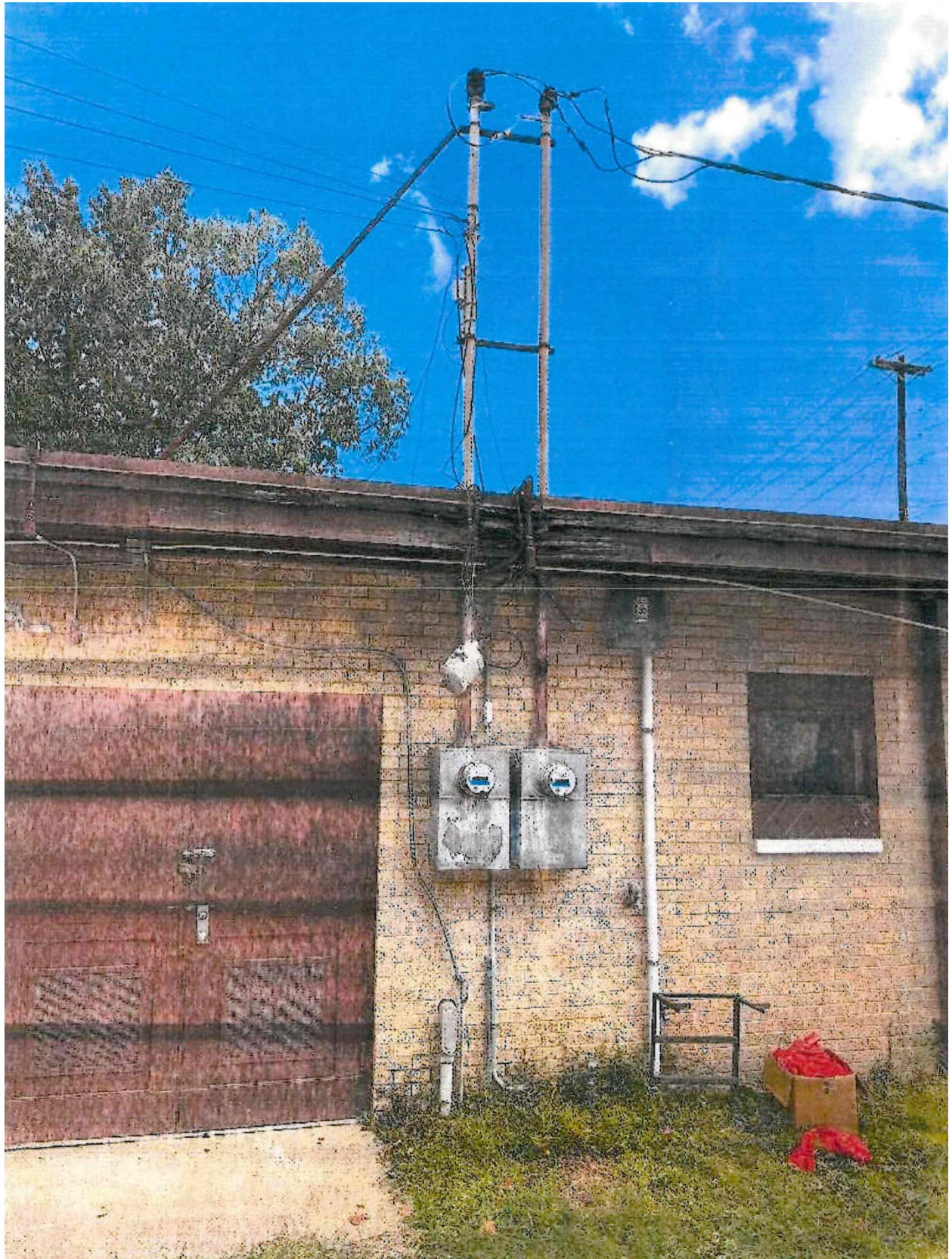














HPC Application Form

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

HPC APPLICATION FORM

Date: 09/22/2025 Fee: \$50 per application.

1. Address of Property: 210 Kings Highway

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): _____

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 8½ x 11 pages as necessary)
Demolition of the entire building.

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: Abatement Services, Inc.

Address: 9417 St. Vincent Avenue, Shreveport, LA. 71106

E-mail: bbristow@abatementsservices.net Telephone: 318-868-2510

10. Property Owner: MADE IN AMERICA, INC.

Address: 737 LINDEN STREET, SHREVEPORT LA 71104

E-mail: SUNNY@MADEINAMERICA.ORG Telephone: 202-258-8575

Signature of Property Owner
Consenting to Permit Applications: [Signature] (SUNNY Z. HUSSAIN, M.D.)
PRESIDENT & CEO.



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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

9-22-25

Date

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

Date Received:	HPC Meeting Date:	Case Number:
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