

Shreveport Historic Preservation Commission

MINUTES
Tuesday, September 16, 2025
4:00pm

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
Associate Commissioner Mischa Farrell

Visitors

Lisa Hayes, Shreveport Property Standards
Jeremy Taylor (COD 25-33-HPC)
Daniel Budke, DNA Workshop (COA 25-41-HPC)
Mary Martha Yancey (COA 25-42-HPC)
Richard Yancey, Public
Earnestine Lester, Public
Lucy D. Smith, 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 4:00pm, 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 August 19, 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 25-33-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. Considered and deferred for 30 days per HPC Meeting on August 19, 2025 pending Environmental Court hearing on September 11, 2025 that resulted in 30 days to submit COA to MPC on or before October 16.*

MPC Staff Case Report: Mr. Johnson noted that the hearing of the Environmental Court conducted on September 11, 2025, on the property concluded the owner was to submit a

Certificate of Appropriateness by October 16, 2025. The MPC staff's recommendation remains Approval for the demolition per the Shreveport UDC *Article 21, Section 21.6, D Approved Standards*.

Public Comments: The Chair thanked Mr. Johnson and recognized Ms. Hayes who had a current photograph dated September 10 and noted the Environmental Court had suspended the \$100 fine for 30 days to allow a Certificate of Appropriateness to be submitted. The Chair thanked Ms. Hayes and recognized Mr. Taylor, the property owner who noted based on the decision of the Environmental Court, a Certification of Appropriate would be submitted.

HPC Discussion and Vote on Recommendation: The Chair thanked all and asking the Commissioners for any questions or comments; recognized Commissioner Jernigan who commented that submitting a Certificate of Appropriateness was very good. Having no additional questions or comments, the Chair asked for a motion, second, and vote. Commissioner Callaway made the motion to defer the demolition for 30 days with the condition that a Certificate of Appropriateness is submitted by October 16. This motion with its condition was seconded by Commissioner Jernigan with the resulting vote of four affirmative votes for, none against.

b. Certificate of Appropriateness – COA 25-41-HPC: 1600 Fairfield Avenue, multi-storied commercial building built 1948-49 as branch bank for Commercial National Bank and individually listed 17 September 2013 on National Register of Historic Places (NRHP).

MPC Staff Case Report: Mr. Johnson presented the COA consisting of a historic summary of this property and its listing on the NRHP. The overview contains the repurposing goal of adapting this four-storied International Style architectural design and former office building along with the contiguous two-story portion into 50 one-bedroom residential units to create the new “Fairfield Building Lofts.” Notwithstanding the rehabilitating, key interior spaces will keep their original historic design character. The overview contains five distinct rehabilitation and repair elements – *Exterior Site Improvements, Building Envelope and Finishes, Front (East) Elevation, Front (West) Elevation, and Two-Story Section / Egress Updates*. These five elements contained a number of supporting items which collectively totaled 18.

The COA application consisted of a frontal photograph of this corner building from the primary street view, zoning map, aerial photograph pinpointing the subject property, eight photographs of the exterior façade of the building from all sides, two photographs of the vacant lot directly behind the building, four drawings of the building showing the overall elevations, a floor map, and an exhibit of proposed exterior colors. And Mr. Budke noted applying for applicable historic tax credits for this repair and rehabilitation.

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

Public Comments: The Chair thanked Mr. Johnson, asked for public comments and recognized Mr. Budke, an architect representing DNA Workshop. Mr. Budke noted the effort to rehabilitate this historic building is to create livable, secure, and affordable housing. He noted the corridors would remain the same, exterior windows needing to be replaced would be done by same window style and shape as original, existing stairs and lighting are being kept, and for the primary street view new apartment interior walls would remain narrow so not to distort the historic look, and other items as detailed on the application. The vacant former parking lot at the

rear of the property will be reinstalled along with the installation of wood and aluminum fencing. Mr. Budke noted he be willing to answer any questions.

HPC Discussion and Vote on Recommendation: The Chair thanked Mr. Budke and asked if the primary front entrance canopy of the former bank building would remain the same. Mr. Budke indicated the front entrance would keep its look and the three entry doors would remain. The Chair recognized Commissioner Callaway.

Commissioner Callaway express appreciation for the repurposing effort for this historic building. As well, Commissioner Callaway informed the HPC that back in February 2024, he was contacted by a representative of the MGM Development Group heading this rehabilitation and repurposing project. As requested by the project manager, Commissioner Callaway provided original architectural drawings and vintage photographs of the Fairfield Building as well as a provided contact information for a qualified historic tax expert (listed on the Historic Preservation Consultant List, provided as a courtesy of Louisiana Division of Historic Preservation, Office of Cultural Development).

The Chair thanked Commissioner Callaway and asked for additional comments or questions. Having none, the Chair requested a motion, second and vote. Commissioner Jernigan made the motion to Approve with the seconded made by Commissioner Franklin. Resulting vote was four affirmative votes for, none against.

c. Certificate of Appropriateness – COD 25-42-HPC: 947 Oneonta Street, South Highlands Historic District, Contributing Element – hybrid request to demolish entire two-storied dwelling and construct a new residential dwelling on the lot.

MPC Staff Case Report: Mr. Johnson presented a hybrid Certificate of Demolition and Certificate of Appropriateness for the same property. The application was composed of a photograph of the front façade of the two-storied residential dwelling with a detached garage; a zoning map; aerial vicinity map pinpointing the property; and six drawings of the proposed dwelling including floor plan. As well, the application included 14 photographs of the existing house and garage highlighting severe deterioration, extensive infrastructure damage, outdated facilities, and lack of modern amenities. The application also included an overview description of the proposed work containing six elements and an example photograph showing neutral colors proposed for the exterior.

Mr. Johnson indicated the MPC staff recommends Approval for both the Certificate of Demolition per the Shreveport UDC *Article 21, Section 21.6, D* and for the Certificate of Appropriateness, per the Shreveport UDC, *Article 21, Section 21.5, D*.

Public Comments: The Chair thanked Mr. Johnson and asked for public comments and recognized the applicant, Ms. Yancey from Southern Home Builders. Ms. Yancey commented that the same family had owned and resided in this dwelling for some 90 years. A new house was needed due to the challenge of upgrading the current dwelling. Ms. Yancey would answer any questions.

HPC Discussion and Vote on Recommendation: The Chair thanked Ms. Yancey and asked Commissioners for comments or questions. Associate Commissioner Farrell asked from the drawings it seemed the proposed dwelling would have an exterior of HardiPlank siding and would the pier and beam-type foundation be used for the new dwelling. Ms. Yancey confirmed the exterior would be such siding and that the proposed new construction would be on a concrete

slab. Commissioner Jernigan asked if any of the current elements in the house could be harvested for reuse. Ms. Yancey noted severe deterioration of most of the items from the wiring to materials original to the house. Commissioner Callaway asked if the setback of the new house would be similar to the current one and in line with its neighboring houses (although appears the existing houses along the block are not uniformly set backed). Ms. Yancey noted the new house would be ahead of those on each side therefore the new house would be nearer to the front curb.

Having no other comments or questions, the Chair made the motion to approve both the COD and COA and asked for a second and vote. Commissioner Jernigan made the second with the resulting vote of four affirmative for, none against.

5. Updates, Advising, Awareness, and HPC Business Items: The Chair asked for any updates and Commissioner Callaway noted for awareness that the draft National Register Eligibility Questionnaire for the 1958-built, City Hall at 1234 Texas Avenue was reviewed by National Register Coordinator, Louisiana Division of Historic Preservation. This historic property has potential to be formally nominated.

6. Public Comments: The Chair asked for public comments and recognized Ms. Earnestine Lester and Ms. Lucy Smith who was to pick up historic data on Greenwood Road Cemetery. Mr. Johnson, MPC planner had to leave before the HPC adjourned so the requested information was not available. The Chair noted the HPC would follow up on the request.

7. Election of HPC Officers for FY2026 term (October 1, 2025 to September 30, 2026). The Chair asked Commissioner Callaway to start the nomination process.

Secretary: Commissioner Callaway asked for a nomination and second for position of Secretary. A nomination was made by Associate Commissioner Farrell for the current Secretary to remain and this was seconded by Commissioner Joiner. Resulting vote was four for and none against.

Vice Chair: Commissioner Callaway asked for a nomination and second for position of Vice Chair and offered the nomination of Commissioner Jernigan. This nomination was seconded by Commissioner Joiner. Resulting vote was four for and none against.

Chair: Commissioner Callaway asked for a nomination and second for position of Chair. The nomination was made by Commissioner Jernigan for Commissioner Joiner as Chair, The second was made Commissioner Callaway. Resulting vote was four for and none against.

8. 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 Associate Commissioner Farrell with the motion passing with four affirmative votes for; none against. The Chair adjourned the HPC Meeting at 5:00pm.