

## Certificate of Demolition - Staff Report

Filing Date: March 17, 2026  
Case Number: **26-18-HPC**  
Request: **Certificate of Demolition**  
Project Address: 437 Columbia Street, Shreveport, LA 71104  
Historic District: Highland Historic District  
Zoning: R-1-5 (Single-Family Residential Zoning District)  
Applicant: Evelyn Cady / Shreveport Property Standards  
MPC Review by: Walter Johnson; [walter.johnson@shreveportla.gov](mailto:walter.johnson@shreveportla.gov)  
HPC Meeting Date: April 21, 2026

### PROJECT DESCRIPTION

Applicant wishes to demolish the current shed at **437 COLUMBIA STREET** 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 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.

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## HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (April 21, 2026)

CERTIFICATE OF DEMOLITION.

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## MPC EXECUTIVE DIRECTOR'S DECISION (April 21, 2026)

CERTIFICATE OF DEMOLITION.

Executive Director Signature:	Date:
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## ATTACHMENTS

Exhibit A. - Front Façade

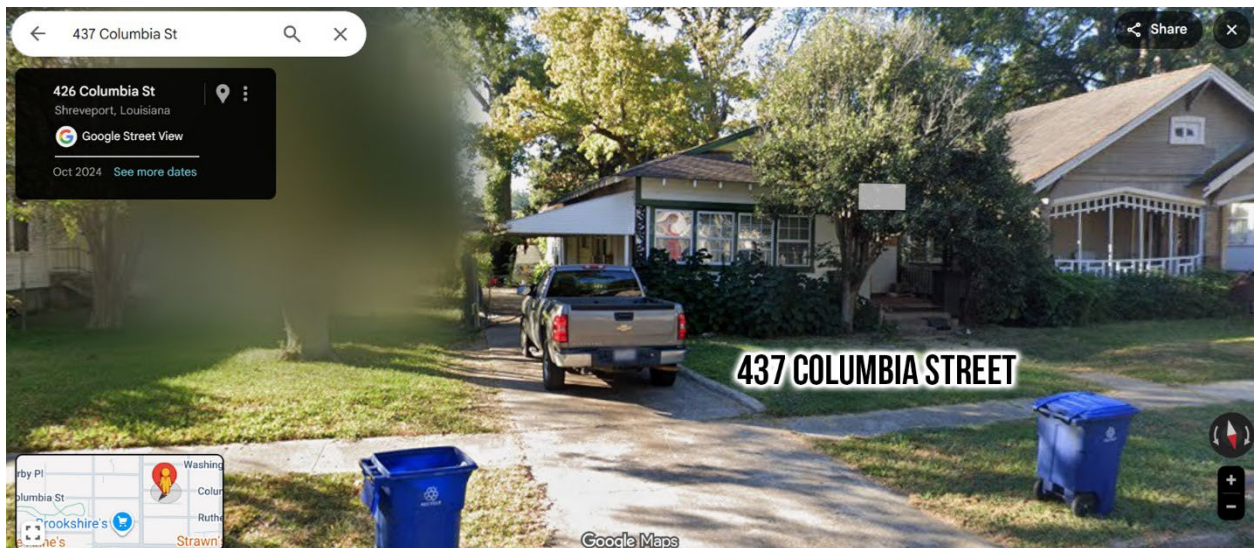


Exhibit B. - Zoning Map

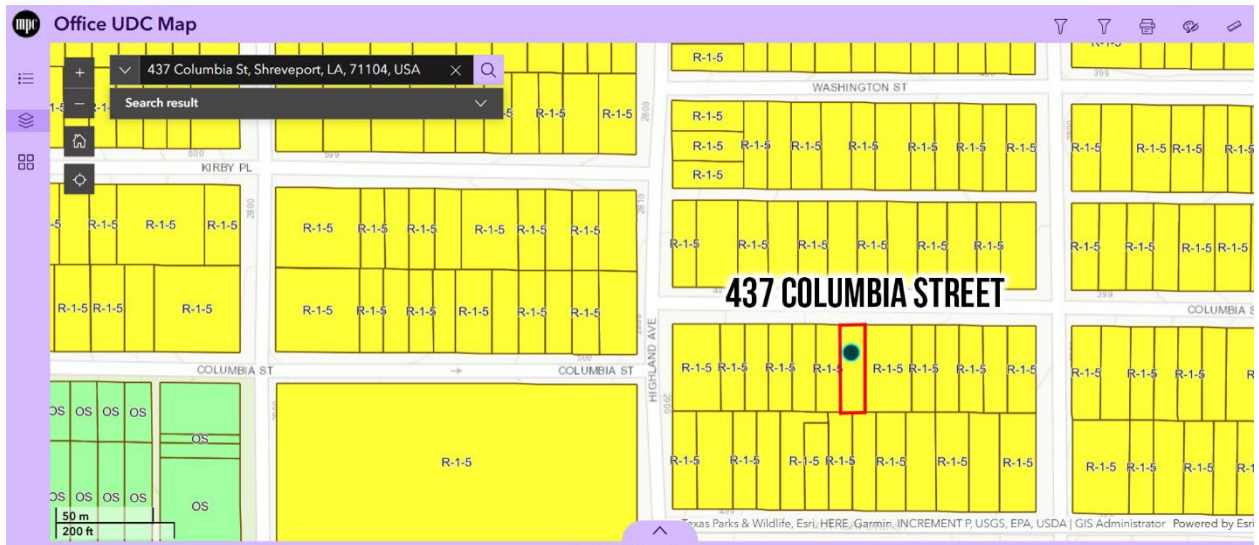


Exhibit C. - Vicinity Map

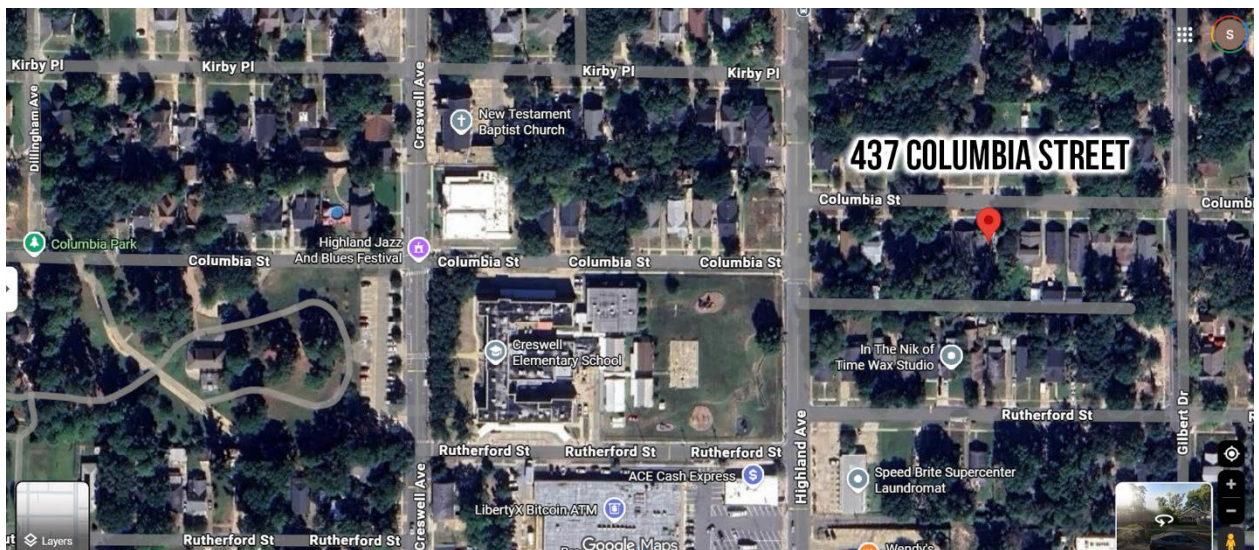


Exhibit D. - Current Property Conditions









