

Certificate of Demolition - Staff Report

Filing Date: April 14, 2026
Case Number: **26-21-HPC**
Request: **Certificate of Demolition**
Project Address: 814 Crockett Street, Shreveport, LA 71101
Historic District: Downtown Shreveport Historic District
Zoning: D-1-AC (Downtown Arts and Culture Sub-District)
Applicant: Chris Coe / COE Architects
MPC Review by: Walter Johnson; walter.johnson@shreveportla.gov
HPC Meeting Date: April 21, 2026

PROJECT DESCRIPTION

Applicant wishes to demolish the current tin (green with white trim) storage building at **814 CROCKETT STREET** as it will be replaced by a newer development plan from The Providence House coming to the area. This one-story, 22' high, 6,500sqft pre-engineered metal storage building will be disassembled as well as the removal of its' existing concrete slab-on-grade foundations.

This proposal also includes the removal of approximately 7,000sqft of asphalt paving area and 900sqft of concrete sidewalk paving. This existing structure is not considered to be a Contributing or historical element to the neighborhood; this demolition is preparatory for a future Providence House residential development, currently in the planning stages.

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 safe and non-residential.

- 3. The proposed new use of the property.*

MPC STAFF COMMENTS: Proposed new use of the site will be related to Providence House services. 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: MPC staff notes that denying the demolition would prevent the applicant from pursuing future development plans.

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 non-residential structure complies with all design standards contained in the Shreveport UDC for the removal of a structure with no particular historic, architectural or cultural significance.

MPC STAFF RECOMMENDATION

CERTIFICATE OF DEMOLITION

MPC staff recommends APPROVAL of the requested Certificate of Demolition.

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

CERTIFICATE OF DEMOLITION.

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





