

## **Certificate of Demolition - Staff Report**

*Filing Date:* April 17, 2026  
*Case Number:* **26-28-HPC**  
*Request:* **Certificate of Demolition**  
*Project Address:* 1416 Logan Street, Shreveport, LA 71101  
*Historic District:* Ledbetter Heights Historic District  
*Zoning:* R-UC (Urban Core 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:* May 19, 2026

### **PROJECT DESCRIPTION**

Applicant wishes to demolish the current structure at **1416 LOGAN 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, extremely fire-damaged and vacant.**

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

**MPC STAFF COMMENTS: Any new construction 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.

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## HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (May 19, 2026)

CERTIFICATE OF DEMOLITION.

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## MPC EXECUTIVE DIRECTOR'S DECISION (May 19, 2026)

CERTIFICATE OF DEMOLITION.

Executive Director Signature:	Date:
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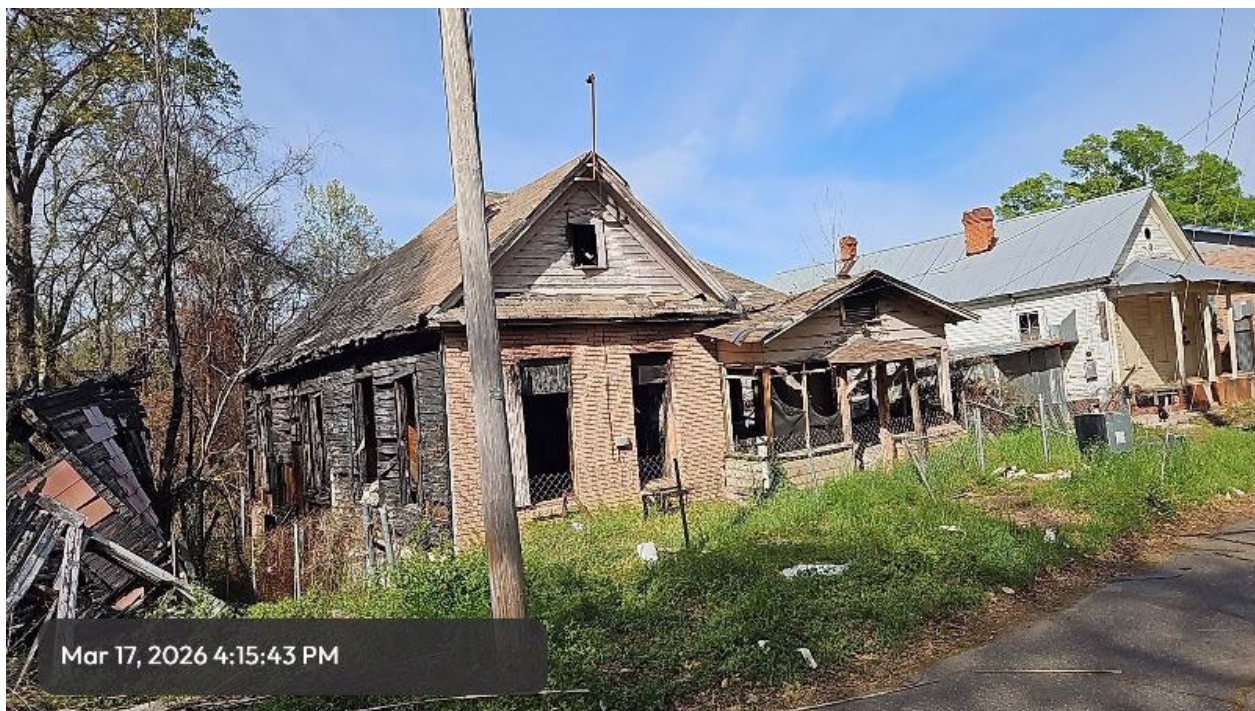
## ATTACHMENTS

Exhibit A. – Front Façade

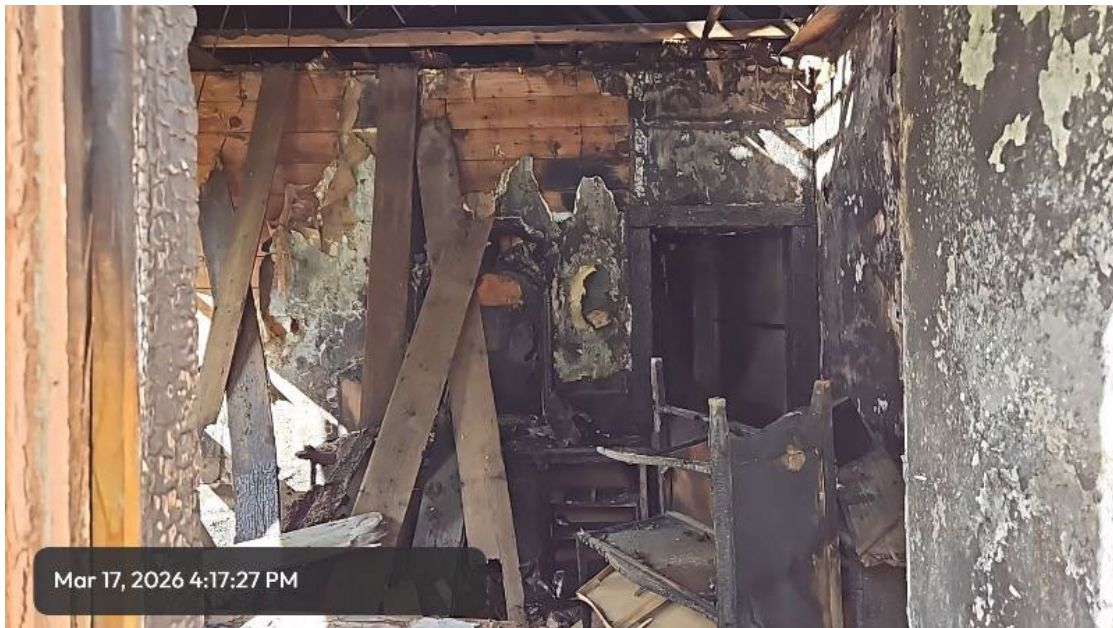


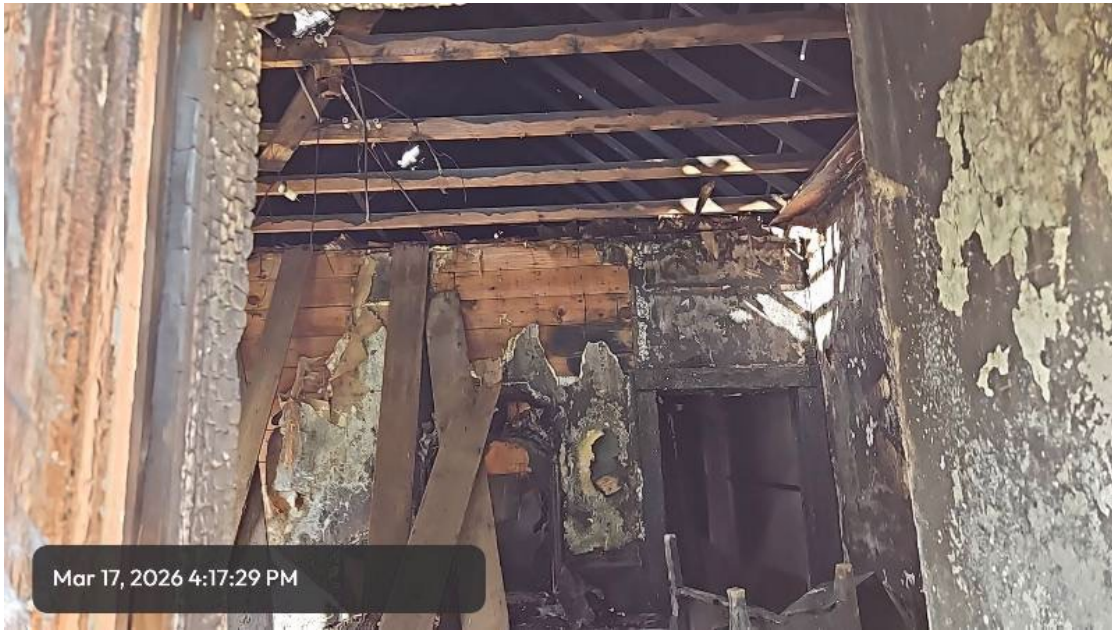


Exhibit D. - Current Property Conditions

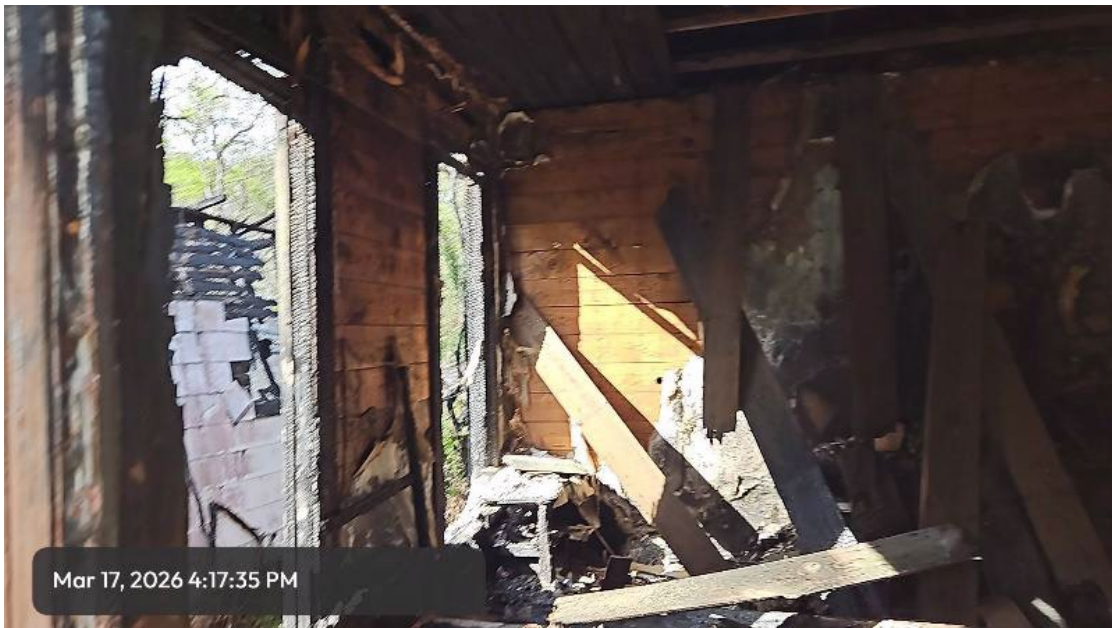








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