

Certificate of Demolition - Staff Report

Filing Date: April 23, 2026
Case Number: **26-26-HPC**
Request: **Certificate of Demolition**
Project Address: 542 Merrick St, 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: Nikolas Holt; nikolas.holt@shreveportla.gov
HPC Meeting Date: May 19, 2026

PROJECT DESCRIPTION

Applicant wishes to demolish the current structure at **542 MERRICK 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: Although the property address is not specifically identified as a contributing element to the Highland Historic District, it does fall within the historic architectural styles that are contributing to the overall historic character of Highland. MPC staff finds that demolition of the structure would cause harm to the historical importance in the vicinity.

2. *The current condition of the property.*

MPC STAFF COMMENTS: The exterior of the property is a clear care premise violation; however, MPC staff does not have evidence that the dwelling causes hazardous and unsafe conditions.

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: It's unknown whether the extent of needed repairs (if any) would prevent the owner from earning a reasonable economic return on the property.

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 does not comply standards contained in the Shreveport UDC for the removal of a hazardous situation.

MPC STAFF RECOMMENDATION

CERTIFICATE OF DEMOLITION

MPC staff recommends DENIAL of the requested Certificate of Demolition.

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

CERTIFICATE OF DEMOLITION.

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 B. - Zoning Map



Exhibit C. - Vicinity Map

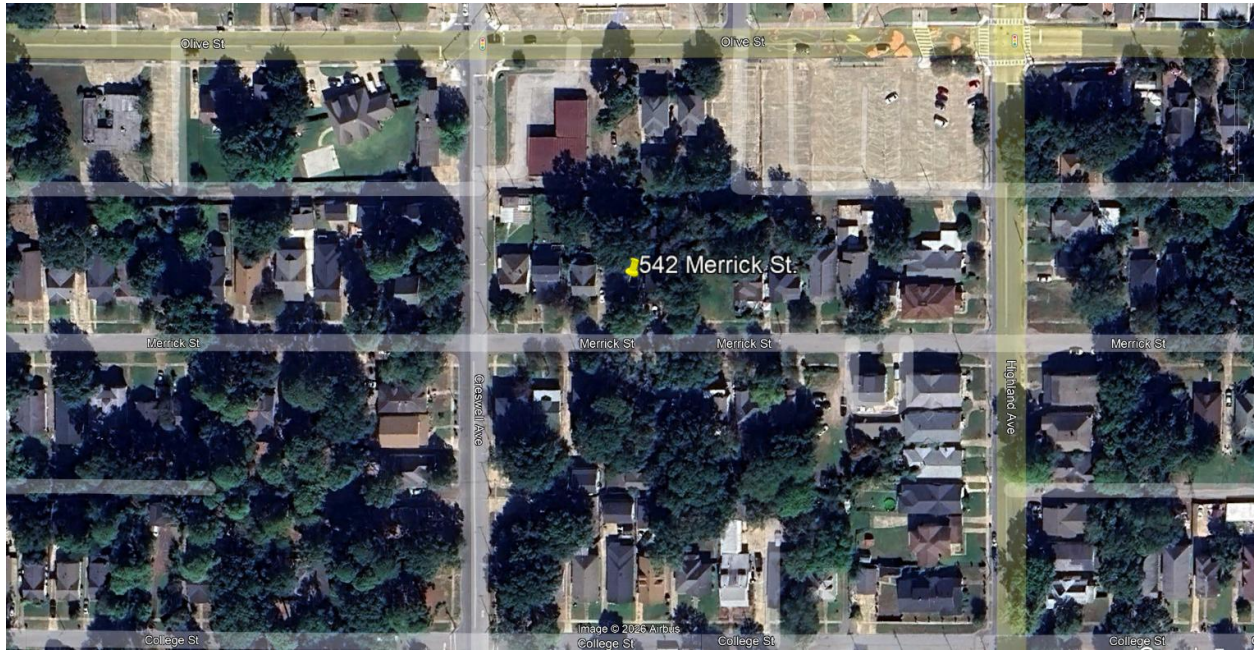


Exhibit D. – Current Property Conditions













