

Shreveport Historic Preservation Commission

Minutes

Tuesday, April 16, 2019

Room 400, Metropolitan Planning Commission Conference Room
Government Plaza
505 Travis Street
Shreveport, Louisiana

Commissioners Present

Commissioner Gary Joiner, Chair
Commissioner Billy Wayne, Vice-Chair
Commissioner Frances Conley
Commissioner William Lane Callaway, Secretary

Visitors

LaQuinton Nimox – by conference call
Walter Burnom
Ryan Estess – Raley & Associates
Dixey Robertson – Executive Director
Home Builders Association of
Northwest Louisiana

Ex-Officio

Adam Bailey, MPC

1. Meeting was called to order at 4:01pm by the Chair with a quorum present.
2. Opening Remarks: Chair read the memorandum titled, Identifying Procedures for Review of Applications to all present.
3. Review and comments on one Certificate of Demolition (COD) and three Certificate of Appropriateness (COA) applications.

3a. COD 19-300-HPC, Demolition: 830 Fannin Street, St Paul's Bottoms Historic District

MPC Staff Case Report: Commissioners had the opportunity to review this application. Mr. Bailey dialed in a conference call with Mr. LaQuinton Nimox, the applicant who was in Baton Rouge. Mr. Nimox explained he was requesting the demolition of this unused building and its adjacent parking lot to allow redevelopment by new construction of the entire block. The rest of the block is vacant land. Mr. Bailey briefly described this short history of the property with with the building overtime ravaged by storms and a fire. MPC recommending approval.

Public Comments: None.

HPC Discussion and Vote on Recommendation: Commissioner Callaway visited the property and described its physical condition to HPC and noted the property was not listed as a Contributing Element to the historic district. He also noted that the proposed residential apartment complex would need a COA for New Construction. Commissioner Joiner noted for the benefit of Mr. Nimox of a former gas station at the corner in the vacant part of the block with the storage tanks still present underground. The Chair requested a motion with Commissioner Callaway making the motion to recommend approval. This was seconded by Commissioner Conley with unanimous vote to recommend approval.

3b. COA 19-301-HPC, New Construction: 558 College Street, Highland Historic District
MPC Staff Case Report: Commissioners had the opportunity to review this application. The property owner, Mr. Walter Burnom spoke about redeveloping this vacant lot with new

residential dwelling that is in harmony with the surrounding historic residential buildings. This vacant lot is a corner property. Mr. Bailey described the project and explained of MPC having one condition. MPC condition is the new construction should replicate the style columns of the Craftsman Bungalow historic housing in the vicinity.

Public Comments: None.

HPC Discussion and Vote on Recommendation: Commissioner Callaway asked if the setback of the new construction reflected its neighboring houses. Yes, confirmed it does. As well Commissioner Callaway asked Mr. Burnom if this effort was to rebuild the single car garage currently just a vacant concrete pad in back of the lot. Per Mr. Burnom, this is a future project. Commissioner Callaway asked Mr. Bailey if the small size of the planned front porch per the plan's graphic could accommodate the Craftsman style front porch columns MPC was advocating. And if MPC has concerns about the columns, then why allow the shorter windows on the front façade which does not reflect the size and width of the front windows in the adjacent historic dwellings? Mr. Burnom is to consider all these comments. The Chair made a motion not to approve the COA with Commissioner Conley seconding. Unanimous vote not to approve.

3c. COA 19-302-HPC, New Construction: 1120 Ontario Street, South Highlands

Historic District

MPC Staff Case Report: Commissioners had the opportunity to review this application. Per Mr. Bailey this was new construction of a simple carport but in the rear of the residence away from the primary street view.

Public Comments: None.

HPC Discussion and Vote on Recommendation: Commissioner Callaway visited the property and using the map graphic explained the entry to the main drive way is actually from Baltimore Avenue and not from Ontario Street. He further explained that Baltimore Avenue is a dead end street with houses along this street having carports and a few or no garages for some properties. Due to the heavy tree presence along Baltimore Avenue, the position of the proposed carport would be hard to see and larger historic house facing Ontario Street masks the carport from this primary street view. The Chair made a motion to approve the COA with Commissioner Wayne seconding. Unanimous vote to approve.

3d. COA 19-303-HPC, Alteration: 2106 Fairfield Avenue, Fairfield Historic District

MPC Staff Case Report: Commissioners had the opportunity to review this application. Mr. Bailey explained scope of the project and the explained the MPC recommendation of "Defer and Continue" due to not having specifics of a proposed ramp to be located at the rear of this historic mansion. Mr. Ryan Estess spoke about the purposing of the former dwelling into a law office. He also explained the ADA ramp and provided new documents showing the design, dimensions, and materials for the ramp.

Public Comments: None.

HPC Discussion and Vote on Recommendation: This property is a Contributing Element to the historic district. Commissioner Callaway visited the property and provided an overview of how this two-storied mansion masked the parking lot and proposed ADA ramp which are to be located at the rear of the dwelling. The Chair stated if in principle the ADA ramp as described satisfied the MPC for sufficient information, then HPC was prepared to vote. The Chair asked for a motion. Commissioner Callaway made a motion to approve with the ADA ramp as described with a second provided by Commissioner Conley. Unanimous vote to approve with the ADA ramp as discussed.

4. Approval of Minutes for March 28, 2019: Chair asked for questions or discussion. Being none, Chair requested a motion to approve these Minutes. Motion made by Commissioner Wayne and seconded by Commissioner Joiner and unanimously passed.

5. Update on *Cultural Resources Survey of Block 6 Bayou Grande Development*: Commissioner Joiner presented this cultural, historic and archeological survey of Block 6 contained within St Paul's Bottoms Historic District. This work by the Red River Regional Studies at Louisiana State University Shreveport was done for the ITEX Group in their advising work for the Community Development Department of the City of Shreveport in the redevelopment of this vacant area within St Paul's Bottoms Historic District.

6. Public Comments: Ms. Dixie Robertson, Executive Officer of the Home Builders Association of Northwest Louisiana questioned Mr. Bailey on the length of time (11 days) for a property owner to apply for a permit after getting approval by HPC to proceed. Mr. Bailey provided the rationale that made up the 11 days. Also Ms. Robertson mentioned to the HPC of cost factors in suggesting changes to plans like done for the proposed new construction at 558 College Street. Commissioner Joiner acknowledged and explained styles within historic districts listed on the National Register provides the standard to protect historic integrity and property values of existing historic stock.

7. Adjournment: Since there was no additional business or public comments, the Chair requested a motion to adjourn. Commissioner Callaway made the motion, seconded by Commissioner Wayne; with resulting unanimous vote. The Chair adjourned the HPC Meeting at 5:20pm.