

Shreveport Historic Preservation Commission

REGULAR MEETING
Tuesday, May 21, 2019
4:00 p.m.

Government Plaza
505 Travis Street
Shreveport, LA 71101

Meeting Conducted in Room 440
Metropolitan Planning Commission Conference Room

Commissioner Present

Commissioner Gary Joiner, Chair Commissioner Billy Wayne, Vice-Chair
Commissioner Frances Swayzer Conley, Acting Recorder

Legal Advisor

Ms. Karen Strand, Office of City Attorney

Community Planning and Design Manager, Metropolitan Planning Commission

Adam B. Bailey

Metropolitan Planning Commission

James Djamba, Staff Member

Guests

Jim Broyles, Applicant Ms. Ila Broyles, Applicant
Jason Hoell, Applicant Jeff Spikes, Applicant
Bill Wiener, Jr., Discussant

Guest Discussant/Applicant via Remote Facilities

LaQuinton Nimox, AIA, LEED AP BD+C, Dyke Nelson Architecture

MINUTES

1. There being a quorum, the meeting was called to order at approximately 4:00 p.m. by Chairperson Dr. Gary Joiner, who welcomed guests and stated the protocol established for conducting HPC meetings. On a motion by Commissioner Wayne, which was seconded by Commissioner Conley, Commissioners adopted minutes of the April 16, 2019, meeting.

NEW BUSINESS

2. Mr. Wiener voiced concern about the accessibility of information posted on the Website for the City of Shreveport.
3. Mr. Bailey briefly explained details of navigating the site and volunteered to assist Mr. Wiener in accessing and availing himself of City postings.
4. Mr. Spikes requested permission to be placed on the agenda following item 19-306.
5. Item 19-304 (Certificate of Appropriateness: Alterations at 851 Oneonta Street): Commissioners noted positive observations about alterations made to the property. Commissioner Conley asked if this is a corner property. Mr. Broyles confirmed that it is. Commissioner Wayne moved that alterations be deemed appropriate and that the applicants' request be approved. Commissioner Conley seconded, and the Commission adopted the motion.
6. Item 19-308: Mr. Bailey provided an update on the property under discussion, stating that the concerns regarding the 19-308 property had been addressed.
7. Commissioner Wayne moved that the request be granted with conditions. Commissioner Conley seconded, and the Commission adopted the motion.
8. Items 19-305 (New Construction at 940 Caddo Street, St. Paul's Bottoms Historic District) and 19-306 (Alterations at 1040 Caddo Street, St. Paul's Bottoms Historic District): Request to increase by three feet the height of the four three-story structures proposed for these sites.
9. To facilitate dialogue and clarity regarding specifics of the proposed structures, Mr. Bailey presented Mr. Nimox by electronic medium. Extensive items-related questions, answers, and discussion ensued.
10. Mr. Wiener presented his concerns: (1) That the green space proposed for the periphery of each structure be cultivated in front of, between, and among the structures (2) that parking spaces be developed along the periphery of the structures; and (3) that the plans be redrawn to depict the placement of furniture, thereby showing a more accurate representation of floor space available to prospective residents. Mr. Wiener projected that such modifications will (a) improve the view sheds that allow residents to look out onto the features of natural surroundings instead of onto parking lots, (b) foster a positive environment that supports community spirit and promotes positive interaction among neighbors, and (c) provide for nurturing socializa-

tion for children—sitting spaces, courtyards (eliminating some ramps), grass, trees, swimming pools; and (4) that the proximity of the I-49 corridor will expose residents to toxic exhausts emitted by heavy vehicles.

11. Commission Chair Joiner noted that with the closure of Baker Street near the proposed compound, two green spaces are to be included. Further, he asked Mr. Nimox whether Mr. Wiener's concerns could be incorporated into the construction project under discussion.
12. Mr. Nimox replied that, though not required, some modifications might be possible and that greater amenities may be entertained in future such endeavors but that it is too late to incorporate the changes suggested for the current project.
13. Mr. Wiener asked why the changes cannot be made now.
14. Mr. Nimox replied that the plans have already been approved.
15. Mr. Wiener stated that changes can be made, reiterating his opinion that he has experienced less-than-amiable receptions from various agencies he has visited regarding the construction project.
16. In the matter of heavy-vehicle emissions, Commission Chair Joiner revealed that shovel tests of the soil at the proposed construction site produced no concerns. Nevertheless, he advised that any plan involving digging eight-to-ten feet down should include someone to oversee the excavation of material possibly unearthed in the southwest portion of the site.
17. Commission Chair Joiner noted that communication with ITEX would be the next step if circumstances warrant it.
18. Commissioner Wayne recommended that the item be referred to the Metropolitan Planning Commission.
19. Mr. Wiener asked who is responsible for the health and environmental issues cited above in item 10.
20. Commission Chair Joiner answered that the Louisiana Department of Health and Hospitals (DHH) and the Department of Environmental Quality (DEQ) are the responsible entities.
21. Commissioner Wayne relayed the concerns of Allendale residents who have expressed to him their concerns that the proposed Caddo Street housing compound would become a transplanted version of the defunct Naomi

Jackson Heights housing facility. He reiterated Mr. Wiener's remarks, questioning whether the proposed housing complex will be a place that provides parking but nothing environmentally positive in which children can grow up and thrive.

22. Mr. Wiener urged that the developers not wait to "do it (the construction project) right."
23. Commissioner Wayne also stated his interest in whether the number of units proposed for the site will result in a population density not conducive to positive living conditions. Further, he voiced interest in other matters such as access to transportation, income requirements, and property management.
24. Regarding the green space pertaining to Item 306 abutting Fannin Street, Commission Chair Joiner asked if there is problem of run-off from Millennium Studios onto the proposed residential property.
25. Mr. Nimox responded that he foresees none.
26. In the matter of materials to be used in the proposed building project, Mr. Hoell informed those present that approved queen-sized red or black B-grade pine architectural shingles will be used.
27. Mr. Nimox described the complex as a mixed-use residential facility. Asked whether the site is in a Choice Neighborhood and what the move-in cost will be, he said that he will research the matters.
28. Commissioner Wayne moved that Mr. Nimox's request to increase by three feet the height of the four three-story residential structures proposed for 940 Caddo Street and 1040 Caddo Street be granted.
29. Commissioner Conley seconded the motion; Commissioners adopted the motion.
30. Mr. Spikes (Item 19-308) requested approval to make a slight landscaping alteration at the Culinary Incubator site located at Milam and Christian streets.
31. Commissioner Wayne moved and Commissioner Conley seconded the motion that Mr. Spikes's request to make a slight landscaping alteration at the Culinary Incubator be granted. Commissioners adopted the motion.
32. Commission Chair Joiner updated the Commission regarding the three persons nominated to become members of the Shreveport Historic Preservation Commission, pending confirmation by the Shreveport City

Council: (1) Dr. Cheryl White will be the voting Commissioner; and (2) Ms. Jazmin Jernigan and Dr. Frederic Washington will be alternate members. Formal confirmation will be Tuesday, May 28, 2019, at the 3:00 p.m. Shreveport City Council meeting.

33. Commissioner Conley and Commissioner Wayne committed to attend the City Council meeting.
34. Legal Advisor Karen Strand paid a complimentary separation visit and provided the names of City legal personnel who will be able to assist the Commission until her successor is named. Those persons are Mekisha Creal, City Attorney (on medical leave); Terrence Myles, City Court; and Danielle Ewing.
35. Commission Chair Joiner presented the idea of changing HPC meeting dates to the third Thursday of each month.
37. Commissioner Conley and Commissioner Wayne consented to the proposal.
38. Commission Chair Joiner reported that Roy Thomas has submitted the paperwork to have a commemorative marker placed at the site of the former Bethune Senior High School (now Oak Park Elementary/Middle School), noting that the Caddo Parish School Board central office staff might not be currently apprised of or maximally effective in communicating to Bethune alumni that the standards for historic designations are National Register standards, not state or local standards.
39. Commissioner Wayne agreed to speak with Mr. Thomas about the matter.
40. The meeting adjourned at 5:15 p.m.