

# Shreveport Historic Preservation Commission

## Minutes

**Tuesday, June 18, 2019**

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

### Commissioners Present

Commissioner Gary Joiner, Chair  
Commissioner Frances Conley  
Commissioner Cheryl White  
Commissioner Lane Callaway, Secretary  
Associate Commissioner Jazmin Jernigan  
Associate Commissioner Frederick Washington

### Acting Ex-Officio

Jake Palant, MPC

### Office of City Attorney

Mekisha S. Creal

### Visitors

Allen Clark, Director MPC  
Dinero Washington, CEO SPORTRAN  
Ann Pearce, property owner & applicant  
Benny Vaughan, builder & applicant  
Bill Wiener, architect  
Kim Mitchell, architect  
Christopher Coe, architect  
Liz Swaine, Director DDA  
Janie Landry, DDA

1. Meeting was called to order at 4:01pm by the Chair with a quorum present.
2. Swearing in of new Commissioners: Ms. Creal from the Office of City Attorney administered the oath of office to newly appointed regular Commissioner, Dr. Cheryl White and to two newly appointed Associate Commissioners, Jazmin Jernigan and Dr. Frederick Washington.
2. Opening Remarks: Chair read the memorandum titled, *Identifying Procedures for Review of Applications* to all present. Additionally the Chair noted completion of the *Cultural Resources Survey of Blocks 5 and 6 Grande Development* prepared by Red River Regional Studies Center at LSU Shreveport for ITEX Group in re-development of lots on Caddo Street within St. Paul's Bottoms Historic District. He provided a hard copy of the analysis to Commissioner Callaway for the HPC archives.
3. Review and recommendations on two requests for Certificate of Appropriateness (COA); one for New Construction with the other one for Alteration.

3a. Case Number 19-310-HPC, COA-New Construction, 1132 Dalzell Street, Contributing Element to the Fairfield Historic District

MPC Staff Case Report: Previously an accessory building had been in existence in the northeast corner of the applicant's property near the alleyway at the rear of the property. Replacement would be a new manufactured metal panel shed, installed on a new concrete pad and on same location as the original wooden shed. MPC recommended two conditions: exterior of the new shed to have narrow clapboard similar in texture and color (blue) of the principal house – and – roof of new shed be of similar material as the principal house. Principal house is a

single family residential dwelling. MPC presentation contained maps, photographs, site plan, and visuals of proposed new shed.

Public Comments: Ms. Anne Pearce, property owner stated the existing wooden shed was in terrible physical shape and could not be rebuilt, therefore a replacement metal shed. She also showed a sales brochure from the company offering the metal shed that contained the available colors. Although the brochure example of blue did not exactly match the shade of blue of the residential dwelling, it was close. Additionally the older concrete pad was cracked and broken thus it is to be replaced as well.

HPC Discussion and Vote on Recommendation: Commissioner Joiner stated of visiting the property and noting the location of the new construction. Commissioner Callaway conducted a separate visit to the property and through the 1100 block of Dalzell Street noting sheds of various sizes, materials, and colors behind several of the houses along this block. He noted the proposed new construction at 1132 Dalzell would be masked by the principal dwelling. He asked the Ex-Officio why the new shed had to be color of blue. Later if the owner painted the house green would that also require painting the shed green? Commissioner Joiner noted with the new Ordinance now enacted and this request being the first such application; the recommendations would set precedence. The Chair asked for any additional discussion and being none, made the motion to recommend approval of the COA with MPC conditions. Motion was seconded by Commissioner Conley and unanimously passed.

3b. Case Number 19-311-HPC, COA-Alteration, 4464 Richmond Avenue, Contributing Element to the South Highlands Historic District

MPC Staff Case Report: Alteration request is to convert an existing sunroom on this single family residential dwelling into a master bedroom closet. Alteration to the front elevation would be to replace the large window with a faux window opening with close shuttered to match in style, size, and shape the window shutters currently on the house. Other alternations include replacing existing windows and a doorway with solid walls with exterior siding to match the remainder of the house. These specific windows and doorway are not part of the principal street view of this historic building. MPCs presentation contained maps, photographs, site plan, drawing of the proposed alteration, and drawing from the street view of the front elevation of the entire historic building with proposed alteration applied. Conditions by MPC was not stated for this application.

Public Comments: None.

HPC Discussion and Vote on Recommendation: Commissioner Joiner visited the property and noted the proposed faux window with shutters would match current appearance. Commissioner Callaway separately visited the property and noted existing trees and scrubs and angle of the dwelling itself masked the other proposed alterations along the side of the building from the street view. The Chair asked for any additional discussion and being none, made the motion to recommend approval of the COA. Motion was seconded by Commissioner White and unanimously passed.

4. Approval of Minutes for May March 21, 2019: Chair asked for questions or discussion. Being none, Chair made the motion to approve these Minutes. Seconded by Commissioner White and unanimously passed.

5. Historic Preservation Advising – 1253-55 Texas Avenue (Sun Furniture Building):

Commissioner Joiner began the discussion noting the recent news report of the repurposing of the Sun Furniture Building by SPORTRAN. He emphasized although the building currently is not listed on the National Register of Historic Places (NRHP) it was indeed eligible and repurposing needed to be sensitive with due diligence observed. Commissioner Joiner stated that HPC was more than willing to collaborate and assist SPORTRAN in the building's historic preservation. He also noted that location of the Sun Furniture Building was historic affording the old Texas Trail / US Highway 80 at the corner where Texas Avenue crossed Stoner and Murphy Streets.

Architect Mr. Christopher Coe noted the façade of the building reflected a rare Streamline Modern architectural design in a commercial building especially with the style of windows used in the upper story. He also emphasized the signage on the building was unique to the historic era of lighted signs for entities along many commercial thoroughfares. Director Swaine from DDA provided a vintage photograph, circa 1936, of the building reinforcing its historic significance.

Mr. Dinero Washington, the CEO of SPORTRAN provided an excellent overview of the repurposing of this historic building and emphasized the planning effort was just beginning. Due to the recent opening of the new intermodal transit facility just down Murphy Street within short walking distance (estimated one-half block), the Sun Furniture Building provided an exceptional location for a number of transportation-related activities. Repurposing would place a vendor-operated eatery in the building in an area that is a "restaurant desert" for passengers using the intermodal facility. As well, the location provided space for a variety of activities by SPORTRAN and its employees with upstairs space allowing office and meeting facilities for a variety of commercial and non-profit entities. The building's location also provides space for an anticipated Amtrak station since it is adjacent to the primary rail line to be used by Amtrak. Mr. Washington did indicate sensitivity of the historic nature of the building and its appearance, as well as welcoming the idea of collaboration with HPC.

Commissioner Callaway stated that Sun Furniture Building is a historic building at the epicenter of an historic area. The building faces the City-approved signage of "Historic Texas Avenue" on the street's sign, in its vicinity are numerous individual historic buildings already listed on or eligible to be listed on the NRHP, and nearly equidistance to three NRHP-listed historic districts.

Commissioner Callaway asked Mr. Washington if any monies of the recently awarded Choice Neighbor grant from U.S. Department of Housing and Urban Development (HUD) were being used in the repurposing effort. Mr. Washington indicated these funds were being used in the project. Commissioner Callaway observed since this historic property is eligible for listing on the National Register, also within a State-designated cultural zone, and with HUD grant monies being used – then highly probable a Section 106 analysis would be required by the State. Commissioner Callaway noted HPC had conducted several Section 106 Review Consultations in the past as requested by the State of Louisiana and could advise and assist SPORTRAN in such an endeavor.

Commissioner White reinforced that Sun Furniture Building was in a unique historic location and could be an economic development anchor for its immediate area.

As a side note, Commissioner Callaway asked if the historic building west of Sun Furniture across Stoner Street was to be used by SPORTRAN as well. Commissioner White noted this historic building was the former soda bottling plant. Mr. Washington related it would be repurposed into a maintenance and recharging facility for SPORTRAN's all electric bus fleet.

Commissioner Callaway congratulated Mr. Washington and SPORTRAN on creative repurposing efforts and echoed the Chair's sentiment of HPC collaborating with SPORTRAN.

The Chair reiterated HPC's willingness to collaborate and reinforced the historic significance of the building's architectural design and signage.

Having no additional comments by Commissioners, the Chair opened the discussion for public comment. Visitor and architect Mr. Bill Wiener added a brief history of that part of Texas Avenue vicinity Sun Furniture Building and emphasized the safeguarding of the building's vintage façade and signage.

HPC Commissioners and Mr. Washington exchanged contact information.

6. HPC Orientation for newly appointed Commissioners: The Chair again welcomed newly sworn Commissioners and urged them to be involved and not be shy in speaking or asking questions. Commissioner Callaway then distributed to the new Commissioners the HPC Fact Sheet dated January 2, 2019 and summarized duties, responsibilities, and operational tempo of the Commission.

7. Public Comments:

a. Email from Property Owner: The Chair read an email received in early afternoon on June 18, 2019 from Mr. Jack Allen. The request was to renovate an existing fence line in the downtown Common area (801 Louisiana Ave) and Mr. Wells acknowledged needing to submit a COA. However, the writer requested an emergency meeting citing financial burden and safety issues on his property by trespassing of what was described as vagrants. The Chair immediately responded via email urging Mr. Allen to submit the COA request and that HPC would discuss it during that day's afternoon session. Mr. Allen did not respond to the Chair's reply or attend the session. HPC shall follow-up.

b. I-49 Intercity Connector: Architect Mr. Kim Mitchell spoke against the I-49 intercity connector. He stated its construction would disrupt historic neighborhood of Allendale, uproot current residents, endanger historic buildings that are eligible for listing on the NRHP, and disrupt archeological sites in the highway's pathway.

Commissioner Callaway recalled traveling as much as it could be done, the numerous proposed routes of the interconnector and summarizing observations in a report dated February 4, 2016 on impact to historic and archeological areas of the routes. Depending on the route selected, the interconnector could cause demolition of new Fuller House residential complex; historic buildings, especially churches; and an old civil war fortification. Fuller House complex is within the northwestern corner of St Paul's Bottoms Historic District. One proposed route did a wide bend coming into the very heart of the remaining buildings of St Paul's Bottoms Historic District almost to Oakland Cemetery. Most of the proposed routes would destroyed the new Renaissance Apartments. Observations were provided in a report to the Office of the Mayor and to the interconnector consultant.

c. Millennium Studios Apartments: Architect Mr. Bill Wiener made comments on the proposed Millennium Studios Apartments planned for vacant lot vicinity 900 and 1000 blocks of Caddo Street within the St. Paul's Bottoms Historic District. He questioned the wisdom of building the apartment complex since not near many commercial establishments and jobs don't appear to be plentiful near the complex. He advocated for individual modern residential dwellings that would fit the historic pattern of the original neighborhood as well as historic trails.

Commissioner Callaway added that currently this portion of St. Paul's Bottoms Historic District contain vacant lots. The infrastructure investment of roads, water lines, sewers, and electricity have been there for decades and the vacant land needs to be re-developed albeit while being sensitive to the district's historic and archeological patterns.

The Chair added that a meeting with the Director of Community Development could be arrange for Mr. Wiener to express his observations and concerns.

d. National Heritage Trail: Mr. Wiener and Mr. Mitchell expressed thoughts on establishing a national heritage trail along Texas Avenue. This would reinforce the historic connection to Shreveport of U.S. Highway 80. The Chair stated about the effort to create the Civil Rights Heritage Trail along Milam Street from Common Street to Booker T. Washington High School. Commissioner Callaway is to research the requirements for a national heritage trail for HPC and to provide information to both Mr. Wiener and Mr. Mitchell.

8. Adjournment: Since there was no additional business or public comments, the Chair made the motion to adjourn, seconded by Commissioner Conley with resulting unanimous vote. The Chair adjourned the HPC Meeting at 5:17pm.