

Shreveport Historic Preservation Commission

Minutes

Tuesday, July 16, 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

Ex-Officio

Adam Bailey

Metropolitan Planning Commission

James Djamba, MPC Planner

Visitors

Councilwoman LeVette Fuller (District B)
Holly Roca, Highland Restoration Assn
Robert Bump, contractor & applicant
Taylor King, property owner & applicant
Linda Well, contractor & applicant
Bill Wiener, architect
Max Kutz, webpage designer, contractor

1. Meeting was called to order at 4:00pm 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 recommendations on four requests including one Certificate for Demolition (COD) and three Certificates of Appropriateness (COA).

3a. Case Number 19-312-HPC, COD-Demolition as requested by Property Standards, City of Shreveport at 2126 Creswell Avenue, Highland Historic District

MPC Staff Case Report: The applicate was the Property Standards Office of the City of Shreveport. Mr. Djamba explained the physical condition of the property, originally a Craftsman Bungalow heavily altered with two storied addition to the rear of the original residential dwelling. Per the COA application, the applicate requested the property owner “to repair neglected damages” however acknowledge repairs would be more than the current value of the land and building. MPC presentation contained maps, photographs, site plan, and visuals of the property.

Public Comments: Ms. Holly Roca represented the Highland Restoration Association (HRA) and had no additional comments. Mr. Wiener noted that there should be a photographic archive of all historic property especially those slated for demolition. The property’s owner was not present nor communicated with HPC.

HPC Discussion and Vote on Recommendation: In separate visits to the property after receiving the COD; Commissioners Joiner, White, Conley, and Callaway saw firsthand the extent and significance of the deteriorated building. Commissioner Callaway notified HRA that the property was on the HPC agenda with a COD application. He also recalls visiting the property over a year ago as requested by MPC. Comparing the two visits, Commissioner

Callaway noted a vast degree in deterioration since the first visit. Also Commissioner Callaway noted visiting the property on Saturday, July 13 and with the forecast for pending Tropical Storm Barry, there was a potential for debris from the house posing flying hazards to surrounding buildings. Commissioner Joiner made the motion to accept MPC's recommendation to demolish the property. Seconded by Commissioner Callaway and unanimously passed.

3b. Case Number 19-313-HPC, COA-Alteration, 430 Dalzell Street, Highlands Historic District

MPC Staff Case Report: Mr. Djamba explained the alternation to this residential dwelling was to add a single storied laundry room since originally the house when built in 1925 did not include such a space. The alternation is to be built at the rear of the building with its exterior siding to match that as the main building. MPC presentation contained maps, photographs, site plan, and visuals of the property as well as did not contain any conditions.

Public Comments: Mr. Bump, as the contractor noted the roof of the new room would be a near match of what is currently on the house.

HPC Discussion and Vote on Recommendation: In separate visits to the property after receiving the COA; Commissioners Joiner, White, Conley, and Callaway noted the historic house masks the proposed alteration and since the property is not a corner lot, then not seen from the street view. The Chair asked for a motion and Commissioner Callaway made the motion to accept MPC's recommendation to approve. Seconded by Commissioner White and unanimously passed.

3c. Case Number 19-316-HPC, COA-New Construction, 1046 Sheridan Avenue, Fairfield Historic District

MPC Staff Case Report: Mr. Djamba noted the application for new construction was for a two-storied single-family residential on a vacant lot within the historic district. The vacant parcel is @13,044 square feet with the proposed two storied residential dwelling of @3,398 square feet and attached garage towards the rear of the proposed dwelling of @598 square feet. The vacant lot at 1046 Sheridan Avenue is to be expanded by enclosure of almost half of an adjacent vacant large lot to the north. MPC presentation contained maps, photographs, site plan, and visuals of the property and three conditions. These conditions included: submission of a materials list to MPC by the applicant; material list is to include range of finishes of proposed exterior materials; and clarify setback of proposed dwelling to be @21 feet as per the adjacent existing historic residential building.

Public Comments: Ms. Taylor King, spouse of the applicant, spoke for the approval, understanding MPC's conditions on its recommendation.

HPC Discussion and Vote on Recommendation: In separate visits to the property after receiving the COA; Commissioners Joiner, White, Conley, and Callaway noted the existing one-storied historic housing along Sheridan Avenue across from the property as well as the existing two-storied residential dwelling adjacent to the proposed site of the new construction. Commissioner Callaway note an existing low-profile masonry retaining wall along the front of the yard that contained both historic stone bricks and much newer concrete cinder blocks; this masonry wall denoted a slight rise in the lot from the sidewalk onto the main property. Commissioner Joiner connected these historic stone bricks to those used elsewhere in Shreveport especially on historic cemetery retaining walls. Commissioner White also pointed out two sets

of historic concrete steps from the sidewalk onto the property. Being no further discussion, the Chair asked for a motion. Commissioner Callaway made the motion to recommend approval of the application with the three MPC conditions as well as for the applicant to address the preservation of the historic stone brick portion of the existing masonry wall and the two historic set of steps. Commissioner White seconded the motion and unanimously passed.

3d. Case Number 19-317-HPC, COA-Alteration, 4614 Fairfield Avenue, Fairfield Historic District

MPC Staff Case Report: Mr. Djamba described this new construction as an in-ground private swimming pool located towards the back of the two-storied historic residential house. The land space for the entire parcel was @18,751 square feet. MPC presentation contained maps, photographs, site plan, and visuals of the property as well as did not contain any conditions.

Public Comments: Ms. Linda Wells, applicant, reinforced that the pool was in-ground and being behind the house away from the street view. It met the distance requirements away from house, in this case the pool was a full seven feet.

HPC Discussion and Vote on Recommendation: In separate visits to the property after receiving the COA; Commissioners Joiner, White, Conley, and Callaway noted the primary house masked the proposed area for the pool behind the house and this specific property is not a corner lot. Commissioner Callaway using a Google Map aerial view of the vicinity noted eight in-ground pools within the Fairfield Historic District to include one next door to the application's address. Being no further discussion, the Chair asked for a motion with the motion made to recommend approval by Commissioner White. Commissioner Conley seconded and motion was unanimously passed.

4. Approval of Minutes for June 18, 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. Approval of HPC Quarterly Update: Chair asked for questions or discussion about sending the HPC-initiated update of activities for the period April-May-June (3Q/FY2019) to Mayor Perkins. Being no questions or discussion, the Chair made the motion to approve the quarterly update and forward it to the Mayor. Seconded by Commissioner Callaway and unanimously passed.

6. Discussion of date for Special Call HPC Meeting: Per Ex-Officio Adam Bailey, the Northwest Louisiana Home Builders Association requested a meeting with HPC to discuss expediting or eliminating some aspects of the COA process.

a. Per Mr. Bailey, specifically the Association suggested exempting some items of alternations to historic buildings or have a dollar figure designated that provides exemption so permits can be easier to obtain.

b. Mr. Bailey called the Association's primary point of contact during HPC's meeting to determine a date certain to meet so Commissioners could check their availability and a special call meeting could be scheduled through the Office of the Mayor and placed on the City's webpage. No one at the Association could be reached, therefore Mr. Bailey shall follow up with them by email to ascertain their suggested meeting date.

7. Historic Preservation Advising – Hopewell Cemetery – Stoner Hill Neighborhood: Commissioners Joiner and Callaway were invited to attend the neighborhood’s meeting held at 6pm, Thursday, July 11 at the Valencia Community Center. City officials who attended this meeting included Councilwoman LeVette Fuller (District B) and Director Alan Clark, MPC. One item on the meeting’s agenda was possibility for historic Hopewell Cemetery to be nominated for the National Register of Historic Places (NRHP).

a. Commissioner Callaway provided an overview to the neighborhood gathering of what it means for a historic property being listed on the NRHP, the nomination process, and the specialize nomination criteria specifically for a cemetery. The @five acre heavily wooded Hopewell Cemetery is privately owned with headstones and gravesites that most likely date back to time before Shreveport became a state-recognized incorporated municipality.

b. Commissioner Callaway detailed to the gathering preliminary steps: historic document search and collection, on-site survey, and creation of a preservation plan as the forerunner of the actual nomination. He also noted this process and nomination would take time to conduct. The owner of the property attended and provided permission to start the preliminary steps. Updates on progress is to be provided by HPC.

c. During the HPC meeting, both Commissioners Joiner and White noted the very historic nature of Hopewell Cemetery and that some of the head stones within this cemetery are granite. They believed the last burial was in the 1920s and both reinforced the preliminary steps for going forward.

8. Update on HPC Webpage: Mr. Kutz demonstrated the designed but not yet activated webpage for HPC. The webpage is smart looking and streamlined and contains information on HPC, vintage photos of built heritage of Shreveport, and drop-down subject areas including how the public can contact HPC, HPC Commissioners bios, historic preservation documents, and other items. Once activated, then the maintenance is to be performed by HPC in collaboration with the City of Shreveport. The domain names were previously reserved by Mr. Kutz in the preliminary stages of development. Way ahead is for HPC to proof webpage and its drop-down items for comments and corrections. As well, each Commissioner to provide a head shot for the Commissioners’ page. Afterwards the webpage is turned over to the City for activation.

a. Commissioner Callaway had one recommendation; add photographs of National Register-listed properties located in the City’s neighborhoods not all from just downtown as currently on the draft webpage. Other Commissioners agreed.

b. Associate Commissioner Jernigan volunteered to be the HPC webpage administrator once the webpage is transferred to the City.

9. Public Comments: Comment made by Councilwoman Fuller who stated appreciation to HPC for the effort on Hopewell Cemetery and reinforced the HPC way ahead.

10. Adjournment: Since there was no additional business or public comments, the Chair made the motion to adjourned, seconded by Commissioner Callaway with resulting unanimous vote. The Chair adjourned the HPC Meeting at 5:10pm.