

Certificate of Demolition

Filing Date: February 14, 2024
Case Number: **24-03-HPC**
Request: **Certificate of Demolition**
Project Address: 1030 Kings Highway, Shreveport, LA, 71104
Historic District: Fairfield Historic District
Zoning: C-1 (Neighborhood Commercial Zoning District)
Applicant: John Marshall Rice, Applicant; Rice Real Estate, LLC, Owner
MPC Review by: Adam Bailey, Community Planning and Design Manager
adam.bailey@shreveportla.gov

PROJECT DESCRIPTION

1030 Kings Highway is located in Shreveport's Fairfield Historic District and is comprised of three pieces of property (see Exhibit A). Per the application for 24-03-HPC (see Exhibit H), the Applicant, Mr. John Marshall Rice of Rice Real Estate, LLC, is seeking approval of a Certificate of Demolition because a "drive thru [sic] coffee business has offered to purchase the property contingent upon a certificate of demolition. The certificate is sought to market the property as a location suitable for new construction."¹

OTHER ACTIONS REQUIRED IF CERTIFICATE OF DEMOLITION IS APPROVED

- Subdivision Plat (application through the MPC, combining all three properties into one).
- Demolition Permit (obtained by City of Shreveport Permits Division).
- Any proposed new construction of a drive-through coffee shop would require:
 - Certificate of Appropriateness (recommendation by the Shreveport HPC, final approval by the Executive Director of the MPC).
 - Rezoning. A drive-through facility is not allowed in the C-1 Zoning District.
 - Administrative Special Use Permit. If the rezoning of the property was approved to C-2, approval of an administrative special use permit would be required. If the property was rezoned to C-3 or C-4, a drive-through facility would be a permitted by right in those zoning districts.
 - Site Plan Approval (obtained through the Shreveport MPC, as applicable).
 - Building Permit (obtained by City of Shreveport Permits Division).

PROPERTY DESCRIPTION

The Fairfield Historic District is an early twentieth century residential area located along a low ridge south of downtown Shreveport. All of the 253 contributing elements date from the period 1900 to 1936.² The predominant structure on Property (1) is a "two-story brick Mediterranean Revival [structure] with green tile hip roof; two end wall chimneys; [a] pedimental portico with barrel vault and round arch, [all of which is] supported by brick piers and Doric columns (see Exhibit E. for Streetview Images)."³

¹ Rice, John Marshall. HPC Application for 24-04-HPC, submitted February 14, 2024. Metropolitan Planning Commission, Shreveport, LA.

² Thomas, Daniel. Fairfield Historic District. National Register of Historic Places Nomination Application, January 22, 1987. Division of Historic Preservation, Baton Rouge. Page 2.

³ Thomas, Daniel. Fairfield Historic District. National Register of Historic Places Nomination Application, January 22, 1987. Division of Historic Preservation, Baton Rouge. Page 33.

Property (2) and Property (3) adjoin Rutherford Street and provide access to the Property (1). A small driveway, parking lot, and metal carports are located on these properties. Neither Property (2) or Property (3) lie within the Fairfield Historic District; therefore, the applicant does not need an approved Certificate of Demolition for any demolition work on these properties.

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: The main structure, built in 1922, was one of 253 contributing elements identified in the 1987 Nomination Form for the initial formation of what is today's Fairfield Historic District.

Per the 1987 Nomination Form's 'Statement of Significance':

The Fairfield Historic District is locally significant in the area of architecture as a very superior early twentieth century residential area within the context of northern Louisiana. [...]

The eclectic revival styles of the early twentieth century such as Tudor or Renaissance are well represented in the district. Virtually all buildings of this ilk are worthy examples. None are mere cottages; each is a strong and commanding stylistic statement. Moreover, a good many of them possess significant individual distinction.⁴

MPC staff finds that the principal structure at 1030 Kings Highway is of the "eclectic revival style of the early twentieth century," has both historical and architectural significance to the community, and still retains enough historic integrity to be considered a contributing element to the Fairfield Historic District.

- 2. The current condition of the property.***

MPC Staff Comments: Historically, COD applications that are presented before the HPC have been submitted by the City's Property Standards Department—mainly due to the properties having been deemed unsafe and/or inhabitable and are a safety risk to the public. That is not the case for 24-04-HPC. MPC staff finds that all buildings, structures, site elements and landscape at 1030 Kings are safe, habitable and in good working condition.

- 3. The proposed new use of the property.***

MPC Staff Comments: Typically, the "use" for a piece of property is not under the purview of the HPC. However, when it comes to making a recommendation, HPC can weigh any proposed land use in evaluating the need for a demolition. The applicant states that the:

"Property owner was approached by Seven Brew Drive Thru Coffee to purchase property. This use is like all of the other businesses in the area. For Seven Brew, to place their business on the property will require the demolition of the existing structure so they can build their franchise structure."

⁴ Thomas, Daniel. Fairfield Historic District. National Register of Historic Places Nomination Application, January 22, 1987. Division of Historic Preservation, Baton Rouge. Page 34.

Adjacent properties and uses surrounding 1030 Kings include:

- Community Bank of Louisiana, Commercial use (to the East)
- Raising Canes, Commercial use (to the West)
- Vacant C-1 property, Commercial use (to the North, across Rutherford Street)
- Fairfield Crossing Condos, Residential use, (to the South, across Kings Highway)

4. *Whether denial of the proposed demolition would prevent the property owner from earning a reasonable economic return on the property.*

MPC Staff Comments: The intent of these approval standards is to be applied reasonably – therefore, any feasibility argument places the burden of proof on the property owner to prove that demolition is the only possible redevelopment alternative. MPC staff conclude that denial of the proposed Certificate of Demolition would not prevent the property owner from earning a reasonable economic return on the property. A potential buyer could buy the property and use the building, as-is.

MPC STAFF ANALYSIS

CERTIFICATE OF DEMOLITION

Rice Real Estate, LLC, owns three parcels identified as 1030 Kings Highway. Property (1) resides within the Fairfield Historic District, is a contributing element and contributes to the historical significance of the historic district.

The Shreveport HPC has the authority to either recommend approval or denial of the COD based on criteria in *Article 21, Section 21.6.D. Approval Standards*. In evaluating these standards, MPC staff conclude that:

- The structure on Property (1) is a contributing element and provides both historical and architectural significance to the distinction of the Fairfield Historic District.
- The structure on Property (1) appears to be safe, habitable, and in excellent condition.
- The proposed land use for Property (1), according to the COD application, is a drive-through coffee shop – a use that is not currently allowed in the C-1 Zoning District. Likewise, the proposed use’s franchise structure, as seen in the COD application, is not harmonious with the special character of the Fairfield Historic District. Therefore, the proposed use, in the opinion of MPC staff, will adversely affect the historic character of the district.
- Demolition would not prevent the property owner from earning a reasonable economic return on the property.

The properties located at 3000 Fairfield (the Community Bank Building), as well as 2950 Fairfield, no longer are contributing elements – meaning that the structure on Property (1) is the only contributing element west of Kings Highway and south Rutherford Street. MPC staff do understand the development patterns from Interstate 49 to Fairfield Avenue, and all current development is consistent with the Future Land Use Map (*see Exhibit D*). However, as long as Property (1) remains in the Fairfield Historic District, the proposed demolition does not meet the approval standards contained in the Shreveport UDC and recommends **DENIAL** of the COD application.

ATTACHMENTS -

- Exhibit A. Zoning Map.
- Exhibit B. Aerial Map.
- Exhibit C. Historic District Map Boundaries.
- Exhibit D. Future Land Use Map.
- Exhibit E. Streetview Images.
- Exhibit F. Fairfield Historic District. National Register of Historic Places Nomination Application.
- Exhibit G. National Register of Historic Places references.
- Exhibit H. COD Application, Pages 1-10

MPC STAFF RECOMMENDATION

CERTIFICATE OF DEMOLITION.

Based on staff analysis, review of the above standards, and the facts of record, MPC Staff concludes that the recommendation to **DENY** the requested Certificate of Demolition is warranted, as the application does not appear to meet the approval standards of *Shreveport UDC Article 21, Section 21.6, D.*

Alternatively, based on information provided at the public hearing, the HPC may recommend:

- APPROVAL of the requested Certificate of Demolition.
- DEFER AND CONTINUE, to allow staff to look at realigning the Fairfield Historic District to align with development of the Kings Highways Corridor.

HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (February 23, 2024)

CERTIFICATE OF DEMOLITION.

MPC EXECUTIVE DIRECTOR'S DECISION (February 23, 2024)

CERTIFICATE OF DEMOLITION.

Executive Director Signature:	Date:
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Exhibit A - Zoning Map. Red boundary comprises: (1) 1030 Kings Highway; (2) & (3) Rutherford Street.

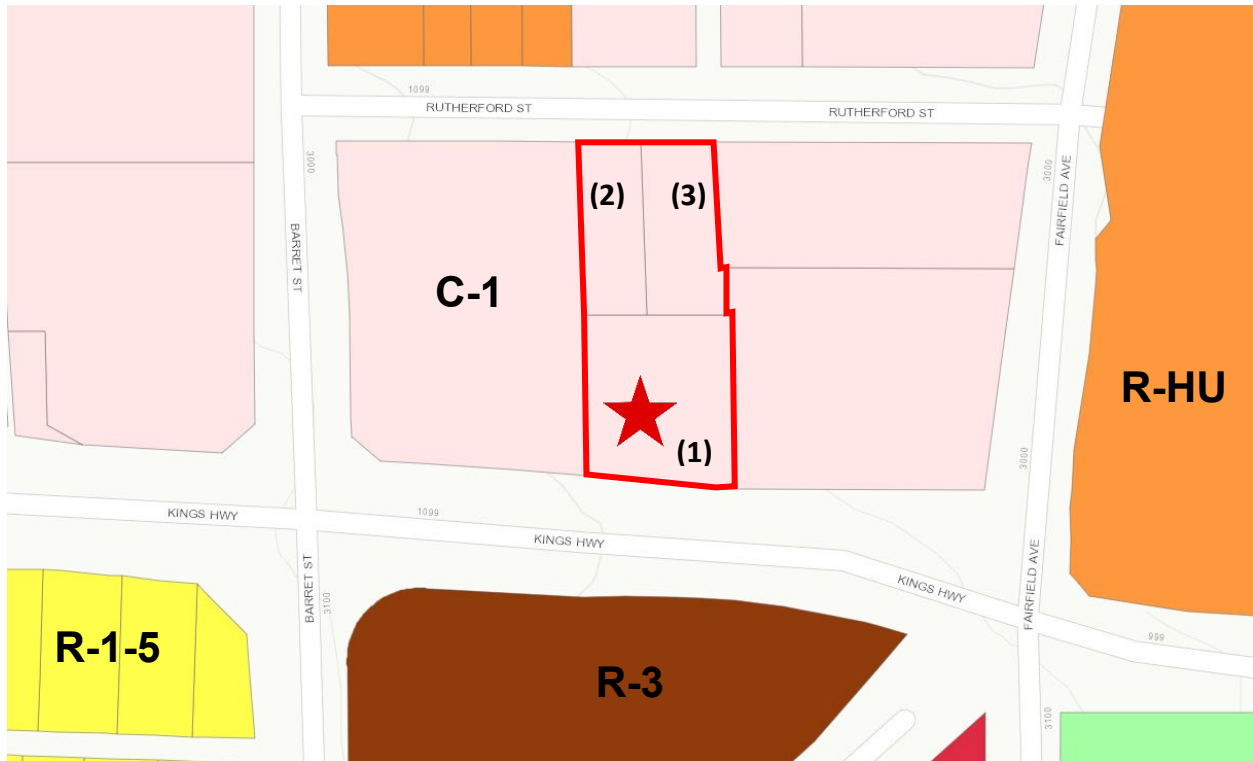


Exhibit B - Aerial Map.

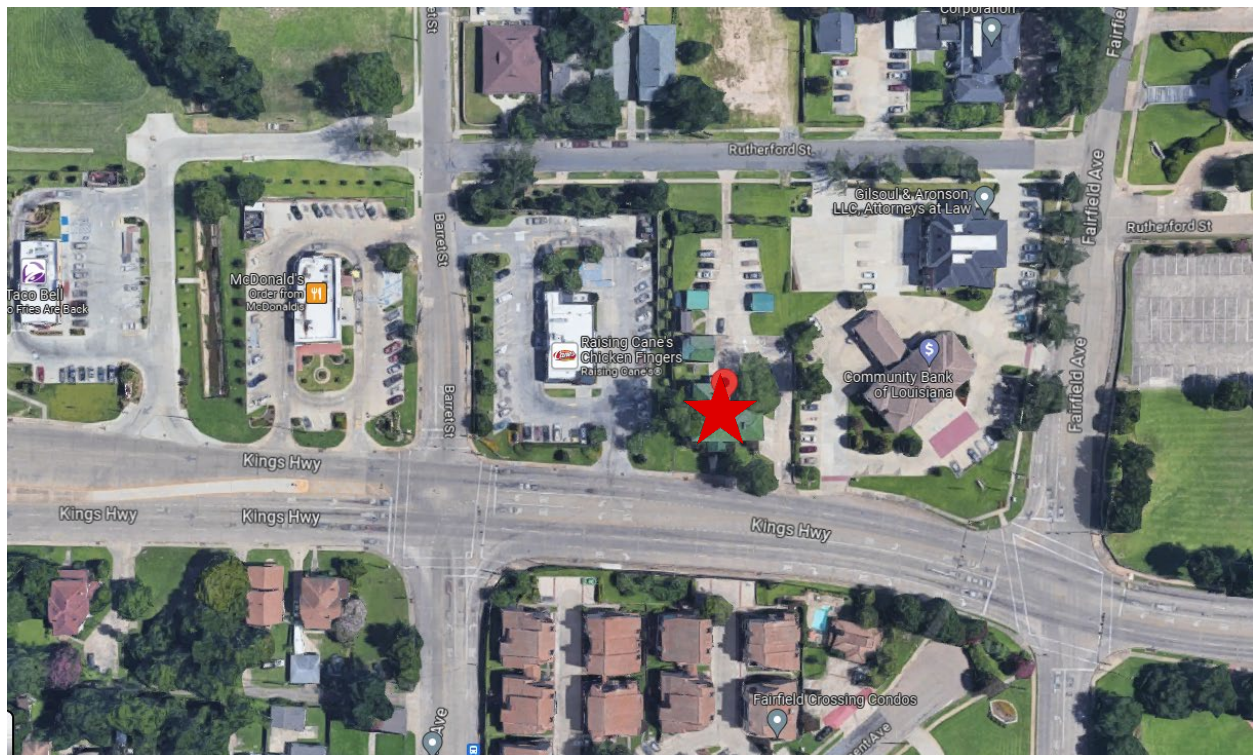


Exhibit C - Historic District Map Boundaries.



Exhibit D - Future Land Use Map.

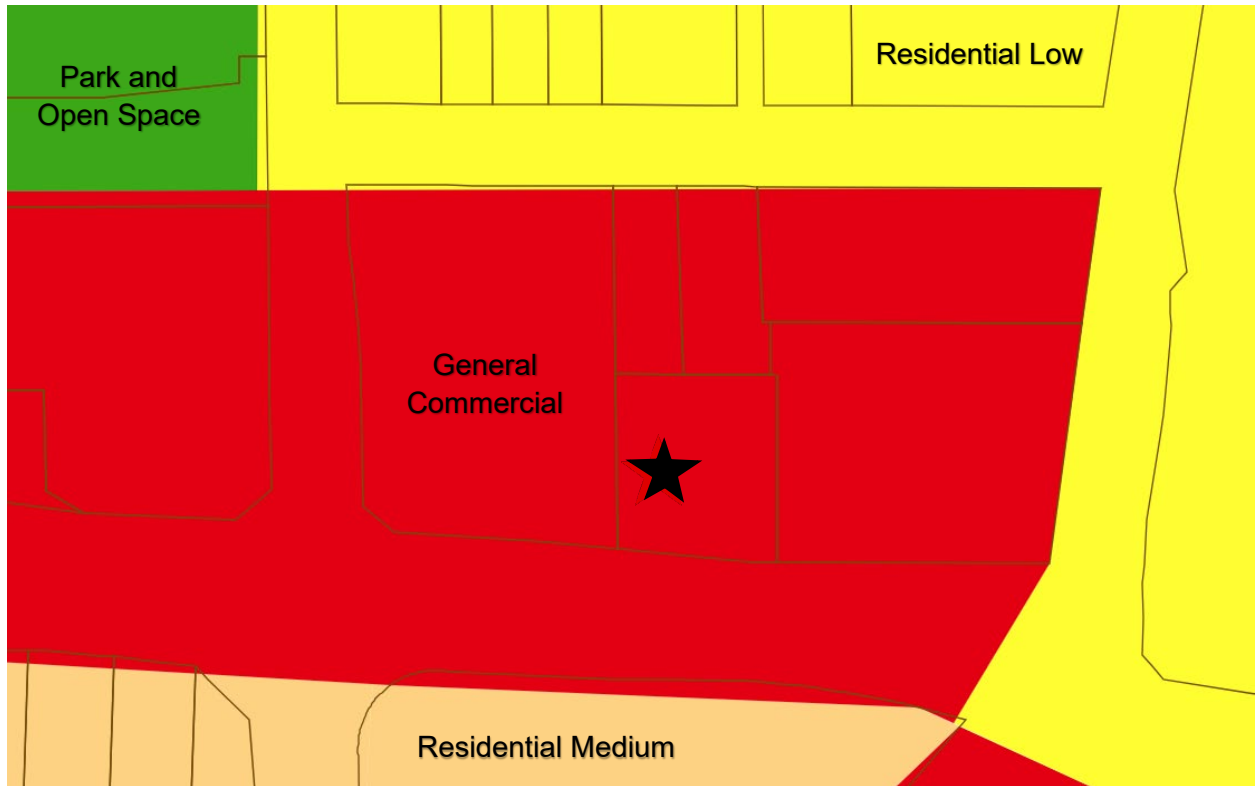


Exhibit E – Streetview Images (from Kings Highway)



Exhibit E - Streetview Images (from Raising Cane's Parking Lot)



Exhibit F - Fairfield Historic District. National Register of Historic Places Nomination Application

(3-82) Expires 10-31-87

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

Fairfield Historic District
Caddo Parish, LA

Continuation sheet Item number 7 Page 31

For NPS use only
received
date entered

FAIRFIELD HISTORIC DISTRICT INVENTORY (Cont'd)

270. Contributing Element c.1925-1929
Large two story brick garage apartment for 912 Kings Highway; green slate hip roof, hipped dormers; converted to office.

271. 912 Kings Highway Contributing Element 1925
Two and one half story brick and limestone mansion in the French Renaissance style with a hip roof system, pilasters, heraldic cartouches, and a richly ornamented porch. (Photo #54)

272. Intrusion c.1970-1979
Gable roof log cabin Boy Scout hut for Troop 6, sponsored by St. Mark's Episcopal Church.

273. 3000 Fairfield Avenue Contributing Element 1922
Two story stucco and half timber Tudor mansion with hip roof, two chimneys intersecting ridge lines; box windows; large gabled addition in rear. Now used as Plastic Surgery Center. (Photo #51)

274. 1030 Kings Highway Contributing Element 1922
Two story brick Mediterranean Revival house with green tile hip roof; two end wall chimneys; pedimental portico with barrel vault and round arch, supported by brick piers and Doric columns; double door with fanlight; wing on right; exposed rafters. (Photo #50)

275. Contributing Element 1925
Octagonal gazebo with Corinthian columns for 3000 Fairfield Avenue.

276. 1105 St. Vincent Avenue Contributing Element 1922
Two story brick, half timber, stucco and concrete Tudor mansion with concave slate multi-hip roof; large gable right of center with smaller gable at left; one and one half story wing on right separated on ground floor from main house by covered drive; two large medieval looking brick chimneys; centered barrel arched entry with heavy timber door; bay windows. (Photo #52)

277. 3101 Fairfield Avenue Contributing Element c.1920-1924
Two story brick Georgian Revival mansion with green tile hip roof; two gabled dormers; three exterior chimneys; two story pedimental portico with fanlight

Exhibit F - Fairfield Historic District. National Register of Historic Places Nomination Application

Period	Areas of Significance—Check and justify below				
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)	

Specific dates 1900-1936 **Builder/Architect** N/A

Statement of Significance (in one paragraph) Criterion C

The Fairfield Historic District is locally significant in the area of architecture as a very superior early twentieth century residential area within the context of northern Louisiana. (This includes the parishes of East Carroll, West Carroll, Madison, Richland, Morehouse, Franklin, Caldwell, Ouachita, Union, Lincoln, Jackson, Bienville, Claiborne, Red River, Webster, Bossier, DeSoto and Caddo.)

There are a goodly number of older residential areas in this region, but the vast majority are of little value as architectural groupings. Generally, one finds bungalows or fairly plain Colonial Revival cottages in combination with houses from the 1940s or '50s or even later. Indeed, very few neighborhoods have a sufficient concentration of older houses to even be considered for National Register district status.

The Fairfield District is conspicuous among this group in the following respects:

- (1) It contains the region's only major concentration of American four-square houses.
- (2) Most importantly, its collection of twentieth century eclectic revival style houses is truly outstanding.
- (3) The district is very cohesive, with an intrusion rate of only 9%.

The so-called "American four-square" is found in many towns and cities in northern Louisiana. It is a very standard archetype which usually represents an upper middle class owner. One does not generally find "four-squares" in groups in the region. Instead, they occur as isolated examples, interruptions in the bungalow streetscape. Fairfield is one of only two places where "four-squares" or similar two story "four-squarish" houses occur in relatively large numbers. Houses of this ilk dominate in many parts of the district and account for almost half the district's contributing elements. Moreover, some of the "four-squarish" houses are very large with landmark status in their own right (for example, inventory #164).

The eclectic revival styles of the early twentieth century such as Tudor or Renaissance are well represented in the district. Virtually all buildings of this ilk are worthy examples. None are mere cottages; each is a strong and commanding stylistic statement. Moreover, a good many of them possess significant individual distinction. Ten would certainly classify as mansions, which can be seen in their decorous articulation and broad palatial lines. Examples include inventory numbers 177, 181, 199, 200, 202, 226, 271, 273, 276, and 277. There is no doubt that any of these structures would qualify for an individual listing in the Register. In addition, the district also contains thirty or so second-rate examples which would be first-rate almost anywhere else. Examples include inventory numbers 31, 75, and 204. Although these structures are important to the scene in Fairfield, they are not

CONTINUED

Exhibit G. National Register of Historic Places references.



Fairfield Historic District
Shreveport, Caddo Parish, LA
Daniel Thomas
POB 31109, Shreveport, LA 71130
March 1986
Photo #50 - showing building #274
North

Exhibit H. COD Application, Page 1



HPC Application Form
505 Travis Street | Suite 440 | Shreveport, LA | 71101
phone 318-673-6440 | fax 318-673-6454

HPC APPLICATION FORM

Date: 2/14/24 Fee: \$50 per application.

1. Address of Property: 1030 Kings Hwy Shreveport, LA 71104

2. Please select the type(s) of work being performed. Check all that apply.

- Certificate of Appropriateness
- Certificate of Demolition
- Exception for Economic Non-Viability (as applicable)
- Determination of No Material Effect

3. Historic District in which Property is Located:

- Fairfield Historic District
- Highland Historic District
- South Highlands Historic District
- Shreveport Commercial Historic District
- Texas Avenue Historic District
- St. Paul's Bottoms Historic District
- Historic Property / Landmark Name (if applicable): _____

4. Please select the type of work being performed:

- Addition (to an Existing Structure)
- Alteration / Repair
- Construction of a Fence / Wall
- Demolition
- New Construction
- Renovation
- Other (please specify): _____

5. General nature of action for which certificate is sought (attach additional 8½ x 11 pages as necessary)

A drive thru coffee business has offered to purchase the property contingent upon a certificate of demolition. The certificate is sought to market the property as a location suitable for new construction

6. Will you be applying for rehabilitation tax credits for this project? Yes No

7. Did you consult with MPC staff prior to filing this application? Yes No

8. Are there any applications relevant to this application pending before the MPC, Zoning Board, City Council or other government agency? Yes No

9. Applicant: Rice Real Estate, LLC through J. Marshall Rice

Address: 1030 Kings Hwy

E-mail: jmrice@ricekendig.com Telephone: 318-780-8660

10. Property Owner: Rice Real Estate, LLC

Address: 1030 Kings Hwy

E-mail: jmrice@ricekendig.com Telephone: 318-780-8660

Signature of Property Owner
Consenting to Permit Applications: _____

Exhibit H. COD Application, Page 2



HPC Application Form
505 Travis Street | Suite 440 | Shreveport, LA | 71101
phone 318-673-6440 | fax 318-673-6454

11. Exhibits Required with all Applications:

- A map indicating the property on which the work is proposed (maps are available from the MPC).
- Current photographs to show the existing conditions on the property, its relationship to adjacent properties and the surrounding neighborhood.
- A general description of work or action(s) proposed. Add additional pages as necessary.

12. Exhibits Required with Applications for Certificate of Appropriateness Applications for New Construction, Additions, Alterations, Demolition or Relocation:

- A general description of work or action(s) proposed. Add additional pages as necessary.
- A scaled, dimensioned site plan showing location of the buildings(s) or structure(s) and all proposed site work, including sign(s), landscaping and fences, as appropriate to the application.
- A scaled, dimensioned elevation drawing of each side of the building(s) or structure(s) as necessary to indicate the location and nature of all proposed work, including sign(s).
- Samples, representations or detailed description of the proposed building materials and colors.

13. Exhibits Required with Applications for Roof Replacement with no Changes:

- A sample, representation or detailed description of the proposed roofing material.

Signatures

Certification of Applicant

I hereby certify that I have read and examined this application and know the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit(s) granted may be revoked upon a finding by the Metropolitan Planning Commission (MPC), Historic Preservation Commission, and/or City of Shreveport that any relevant information supplied on or with this application is substantially incorrect. I further understand that only complete applications, including all required exhibits, are considered by the MPC, and that applications, including all required exhibits and fees, must be received in the Office of the MPC and certified as complete no less than seven (7) days prior to the next scheduled Historical Preservation Commission meeting in order to be placed on the agenda.

Signature of Applicant

Date

Do Not Write Below This Line—For MPC Office Use Only		
Date Received:	HPC Meeting Date:	Case Number:

Exhibit H. COD Application, Page 3

Exhibit "A"

Parcel A



Parcel B



Parcel C



Exhibit H. COD Application, Page 4

Exhibit B

Property owner was approached by Seven Brew Drive Thru Coffee to purchase property. This use is like all of the other businesses in the area. For Seven Brew to want to place their business on the property it will require the demolition of the existing structure so they can build their franchise structure.

Pictures of Seven Brew location similar to the Raising Cane's next door:



Exhibit H. COD Application, Page 5, 6

Exhibit C

Pictures of Existing structure showing property and businesses like Seven Brew next door



Exhibit H. COD Application, Page 7



Exhibit H. COD Application, Page 8



Exhibit H. COD Application, Page 9



Exhibit H. COD Application, Page 10



Exhibit H. COD Application



HPC Application Form

505 Travis Street | Suite 440 | Shreveport, LA | 71101
phone 318-673-6440 | fax 318-673-6454

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- A general description of work or action(s) proposed. Add additional pages as necessary.

12. Exhibits Required with Applications for Certificate of Appropriateness Applications for New Construction, Additions, Alterations, Demolition or Relocation:

- A general description of work or action(s) proposed. Add additional pages as necessary.
- A scaled, dimensioned site plan showing location of the buildings(s) or structure(s) and all proposed site work, including sign(s), landscaping and fences, as appropriate to the application.
- A scaled, dimensioned elevation drawing of each side of the building(s) or structure(s) as necessary to indicate the location and nature of all proposed work, including sign(s).
- Samples, representations or detailed description of the proposed building materials and colors.

13. Exhibits Required with Applications for Roof Replacement with no Changes:

- A sample, representation or detailed description of the proposed roofing material.

Signatures

Certification of Applicant

I hereby certify that I have read and examined this application and know the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit(s) granted may be revoked upon a finding by the Metropolitan Planning Commission (MPC), Historic Preservation Commission, and/or City of Shreveport that any relevant information supplied on or with this application is substantially incorrect. I further understand that only complete applications, including all required exhibits, are considered by the MPC, and that applications, including all required exhibits and fees, must be received in the Office of the MPC and certified as complete no less than seven (7) days prior to the next scheduled Historical Preservation Commission meeting in order to be placed on the agenda.

Signature of Applicant

Date

2/14/24

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Date Received:	HPC Meeting Date:	Case Number:
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