

# Shreveport Historic Preservation Commission

## Minutes

Tuesday, August 27, 2019

Room 440, 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 Cheryl White  
Commissioner Lane Callaway, Secretary  
Associate Commissioner Jazmin Jernigan

### Visitors

Mr. Clayton E. Fitzgerald, public  
Mr. Paul Tetreault, property owner  
Mr. Alan Dyson, public  
Mr. Kevin Bryan, architect  
Mr. James Austin Wiseman, public

### Ex-Officio to Shreveport Historic Preservation Commission (HPC)

Mr. Adam Bailey

### Shreveport-Caddo Metropolitan Planning Commission

Mr. James Djamba, Planner

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. Three requests for Certificate of Appropriateness (COA) requests on the agenda were discussed with recommendations made to Executive Director, Shreveport-Caddo Metropolitan Planning Commission (MPC).

3a. Case Number 19-318-HPC, COA-Alteration, 601 Jordan Street, commercial building and a non-contributing property within Highland Historic District.

MPC Staff Case Report: Mr. Djamba noted the building housed the Deaf Action Center located at the intersection of Jordan Street and Creswell Avenue. The commercial building is one-storied with main bricked entrance with large floor to ceiling windows facing Creswell Avenue. The alteration is placing windows on the exterior side of the building facing the Center's parking lot and Creswell Avenue. The exterior of this part of the building consists of metal sheeting and was originally construction without windows. Installation of windows better facilitates the use of the interior in this part of the building to carry out the Center's teaching mission. Dimensions of these new windows are to be similar to the surrounding properties. MPC presentation contained maps, photographs, site plan, and visuals of proposed new shed. MPC recommended Approval, and there were no conditions assigned to this request.

Public Comments: Mr. Fitzgerald had nothing to add with description covered adequately but asked if COA was approved, when an application to Permits Office could be submitted. Mr. Bailey clarified the earliest specific date.

HPC Discussion and Vote on Recommendation: Commissioner Conley noted of visiting the Deaf Action Center on several occasions in the past and letting clear natural light into this learning part of the Center would be a great assistance. Having no additional discussion by HPC, the Chair asked for a motion. Motion to recommend approval was made by Commissioner White, seconded by Commissioner Conley; unanimously passed.

3b. Case Number 19-320-HPC, COA-New Construction, 324 Dalzell Street, a residential dwelling and Contributing Element to Highland Historic District. (See admin note on case sequence.<sup>1</sup>)

MPC Staff Case Report: Mr. Djamba explained request was for a six foot tall wood fencing on the east side of the property between the two residential dwellings. The fence would start 27 feet from the front line of the property and run the length of 80 feet to the rear yard of 324 Dalzell Street. MPC presentation contained maps, photographs, site plan, and graphics of proposed fencing. MPC recommended Approval, and there were no conditions assigned to this request.

Public Comments: Mr. Paul Tetreault, the property's owner, stated this fence is to demote the property line separating his property with the vacant house next door. He noted the large tree between the two houses shown on MPC's photo presentation had been cut down since it overshadowed his historic house. And Mr. Tetreault is concerned of a fire hazard with the adjacent house being vacant. The fence would be helpful in preventing strangers walking from an apartment-type houses on adjacent street through his property to reach Dalzell Street.

HPC Discussion and Vote on Recommendation: Commissioner Callaway noted there were several lots along this block of Dalzell Street with fencing, although mostly chain link type fencing and noted for this specific request, the fencing started with a 27 foot setback from the sidewalk. Mr. Bailey emphasized if fencing was to be extended towards the sidewalk from the setback location, this would result in a new COA request and the fencing height would be less than the six foot fencing being considered. Having no additional discussion by HPC, the Chair asked for a motion. Motion to recommend approval was made by Commissioner Wayne, seconded by Commissioner Conley; unanimously passed.

3c. Case Number 19-321-HPC, COA-New Construction, 210 Kings Highway, is a commercial facility within the Highland Urban Conservation Residential District and Historic Preservation Overlay District but not originally an element within Highland Historic District as listed on National Register of Historic Places originally approved in 1987, amended in 2001.

MPC Staff Case Report: The property is the Hope Medical Group on corner of Kings Highway and Centenary Boulevard and contains three entrances. There are existing wood fences along west and north side of the lot. New construction request is for a six foot painted lattice fence on east side of property near the entrance on Centenary Boulevard running towards southeast entrance. MPC presentation contained maps, photographs, site plan, and graphics of proposed fencing. MPC recommended Approval with one condition on receiving an application signed by the owner of the property with appropriate processing payment.

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<sup>1</sup> Application with case number COA 19-319-HPC was considered during HPC Special Call Meeting conducted on August 1, 2019.

Public Comments: Mr. Alan Dyson noted the fencing is to protect the privacy of those who visit or work at the clinic and this fencing is to be placed in an area which is currently opened.

HPC Discussion and Vote on Recommendation: Commissioner Callaway noted the property was outside the boundary line of the Highland Historic District. He stated of re-examining three maps of the historic district's boundary possessed by the National Register of Historic Places (NRHP) and all three maps show the boundary along the rear lot line with the 210 Kings Highway address outside the historic district. Mr. Bailey explained that the ordinance-based Historic Preservation Overlay District (HPOD) covered the property along this part of Kings Highway and thus subject to COA / COD actions. Commissioner Callaway noted Case Number 19-321-HPC then is setting a precedent since it is the first COA considered by HPC for property outside the traditional NRHP-listed historic district but within the HPOD zone concept that is new to Shreveport. Commissioner Callaway asked if other NRHP-listed historic districts had been expanded due to having a HPOD applied and Mr. Djamba is to provide to the Chair, the HPOD overlays in graphic form. Having no additional discussion by HPC, the Chair asked for a motion. Motion to recommend approval was made by Commissioner Wayne, seconded by Commissioner Conley; unanimously passed.

4. Approval of Minutes for August 1, 2019: Chair asked for questions or discussion on the Minutes for this Special Call Meeting. Being none, Chair asked for a motion to approve these Minutes. Motion to approve made by Commissioner Wayne and seconded by Commissioner Conley; unanimously passed.

5. Historic Preservation Advising – Arlington Hotel, 700 Cotton Street, Shreveport Commercial Historic District: References –

- Four page KBA rendering graphics of “Every Man A King Distillery” showing the project's concept and photos provided by Mr. Bryan on interior deteriorated condition of Arlington Hotel. (Attached to minutes.)
- Two vintage photos of Arlington Hotel plus photos dated August 18, 2019 of current demolition activities at Arlington Hotel. (Attached to minutes).

The Arlington is currently undergoing internal demolition so to begin rehabilitation for its eventual repurposing into the “Every Man a King Distilling” complex. The Arlington is part of a larger project with new construction in the adjacent lot (708 Cotton Street, reference COA 19-04 from March 2019).

Mr. Kevin Bryan, architect and owner of KBA graciously accepted invitation by HPC to attend today's meeting to provide the Commissioners an appreciation on the scope of work on the Arlington Hotel historic property. He brought plans and provided an excellent overview of the overall project and owner's concept of internal spaces for specific venues. There are to be several bar and meeting rooms with differing themes. Mr. Bryan noted several items had been changed from the rendering graphic, examples: the second storied original door opening to allow access to the roof of the hotel's porch; proposed standalone elevator shaft on the west side of Arlington; and the future “Rick House” standalone barrel storage area behind the Arlington are not now part of the project. He emphasized the careful replacement of windows to match the current style and openings of the original windows. He noted the ground floor facing Louisiana Avenue is to be replaced by large windows as this ground floor is a separate meeting venue within the Distillery. The design elements along the roof and especially contained in the façade

of the hotel's front elevation are to be kept. Mr. Bryan indicated the current "Hotel" signage along the top of the roof line facing Cotton Street is to be kept but the large "Gay 90s" bar signage along Louisiana Avenue is not to be reattached but donated to the arts community. Mr. Bryan also noted of not yet knowing conditions, if any, to be required by State Historic Preservation Office on request for tax credits.

Commissioner Joiner encouraged the keeping of the "Hotel" signage as it had been in place since probably World War II.

Commissioner Wayne inquired about the use of the 3d floor of the historic hotel. This floor per Mr. Bryan is to be rehabilitated but its eventual use is to be determined by the owner.

Commissioner Callaway asked about the façade along the ground floor where small businesses had operated from since the opening of the hotel would be rehabilitated or replaced. He also asked if the historical awning that ran just above and along the ground floor facing Louisiana Avenue would be reattached. The City of Shreveport had taken this awning off the building with SPAR storing it for the hotel's future rehabilitation. Per Mr. Bryan, no plan to reattached, unknown if SPAR still was storing. Also Commissioner Callaway pointed out the proposed new construction of Rick House barrel storage building would mean demolition of an existing historic building constructed in 1935 and listed on the NRHP.

In closing, Commissioner Callaway asked for an estimated date for the COA application covering the alteration of Hotel Arlington to be submitted for HPC and MPC action. He added the application for tax credits is a separate action from the Shreveport ordinance governing rehabilitation treatment of local historic properties. Mr. Bryan is to submit COA application soonest so not to delay the rehabilitation effort.

Commissioners Joiner and Callaway shall provide history data and vintage photographs of Arlington Hotel to Mr. Bryan as a courtesy.

The Chair thanked Mr. Bryan for providing the scope of work and reinforced HPC is looking forward to the COA application for the alternation action on Arlington Hotel.

6. Historic Preservation Advising – Old Galilee Church, 854 Williamson Street, St Paul's Bottoms Historic District: Commissioner Callaway reported on a tour inside Old Galilee Church conducted on August 6, 2019. The tour was hosted by Director Bonnie Moore, Shreveport Community Development. Tour group included a few from Community Development staff, SPAR project lead, and four from the State Historic Preservation Office (SHPO) in Baton Rouge. Afterwards in Community Development conference room, the tour group discussed way ahead in the continued stabilization and rehabilitation effort of this historic property, repurposing effort in establishing a North Louisiana Civil Rights Museum, what historical data and material needed by the SHPO, and what support Shreveport can expected from SHPO. Excellent opportunity for the SHPO senior leaders to physically see firsthand this history building. Commissioner Callaway is to provide historic information and vintage photographs to those who were on the tour.

7. Historic Preservation Advising – Modern Beauty Shop, 1544 Milam Street, and not in a NRHP-listed historic district. Commissioner Conley recently took a tour of this historic commercial building that played an active part in the Civil Rights movement in Shreveport. Part

of the proposed Civil Rights Heritage Trail. Potential for NRHP nomination that needs to be evaluated against the seven elements of integrity.

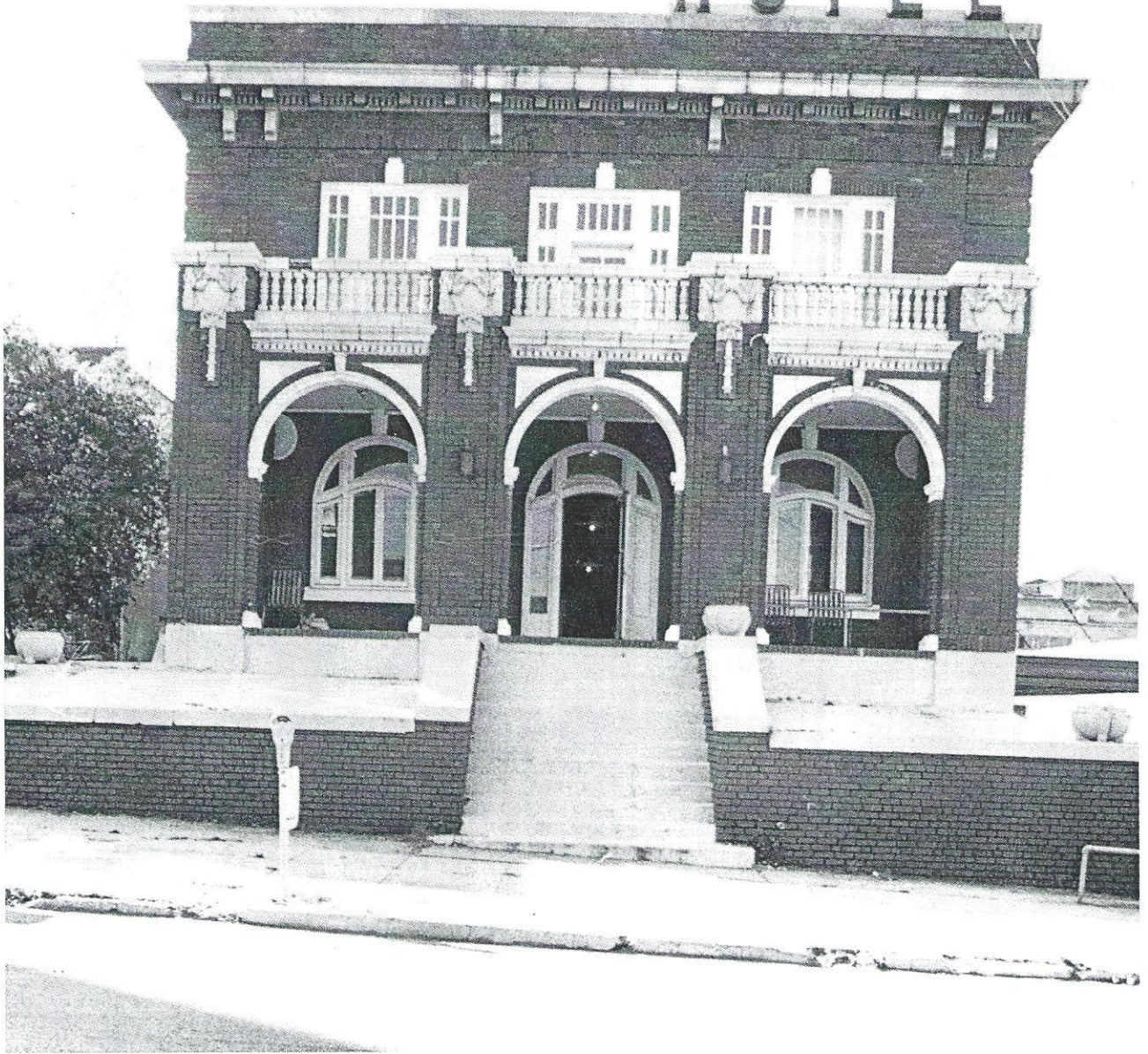
8. Public Comments: The Chair asked for any public comments.

Mr. James Austin Wiseman stated he owned several historic properties in Highland Historic District. He has rehabilitated several historic residential dwellings. Mr. Wiseman had conducted history research of his personal residence in Highland Historic District wanted to see if it was eligible to be listed on the NRHP and the how to of getting a historic plaque for his residence.

The Commissioners as a whole congratulated Mr. Wiseman on his rehabilitation efforts. Commissioner Callaway mentioned if Mr. Wiseman had consider preservation tax credits for his efforts. Commissioner Callaway provided his contact email and shall provide detail information.

9. Adjournment: Since there was no additional business or public comments, the Chair asked for a motion to adjourn. Motion was made to adjourn by Commissioner and seconded by Commissioner Conley with resulting unanimous vote. The Chair adjourned the HPC Meeting at 5:25pm.

HOTEL





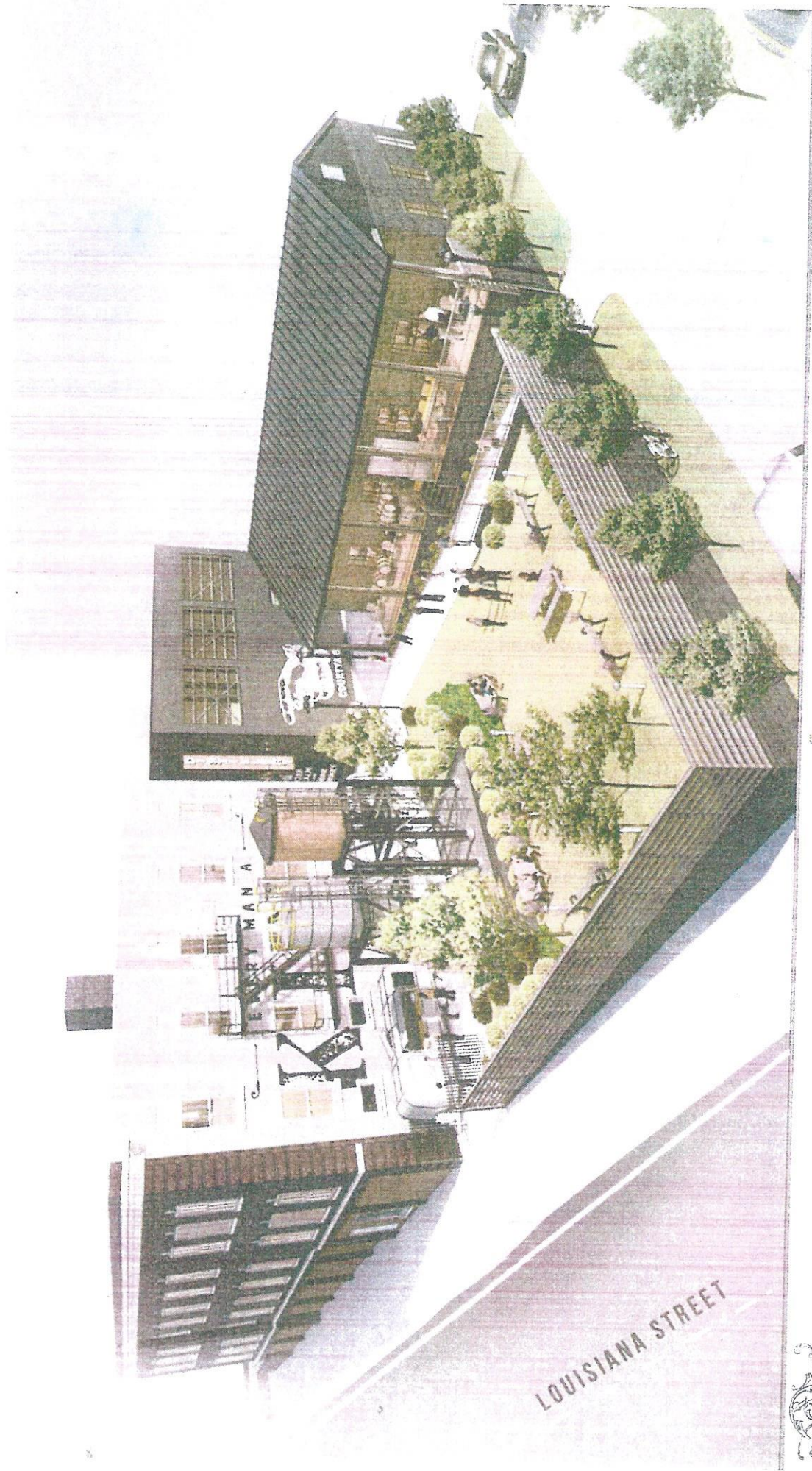
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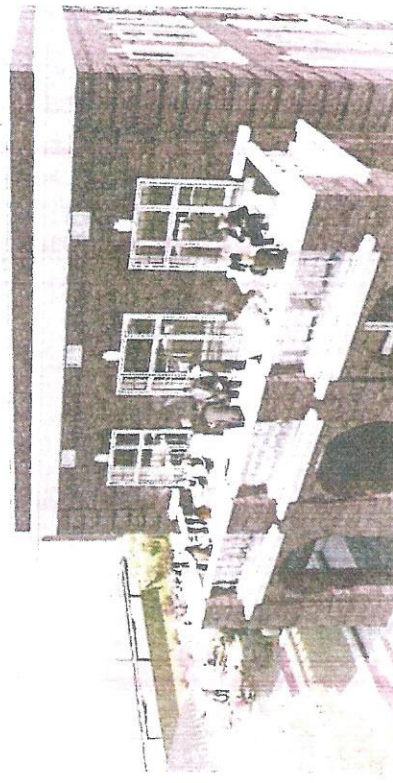
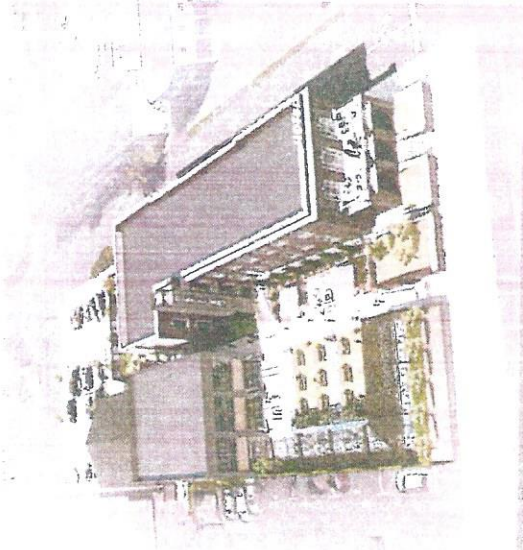
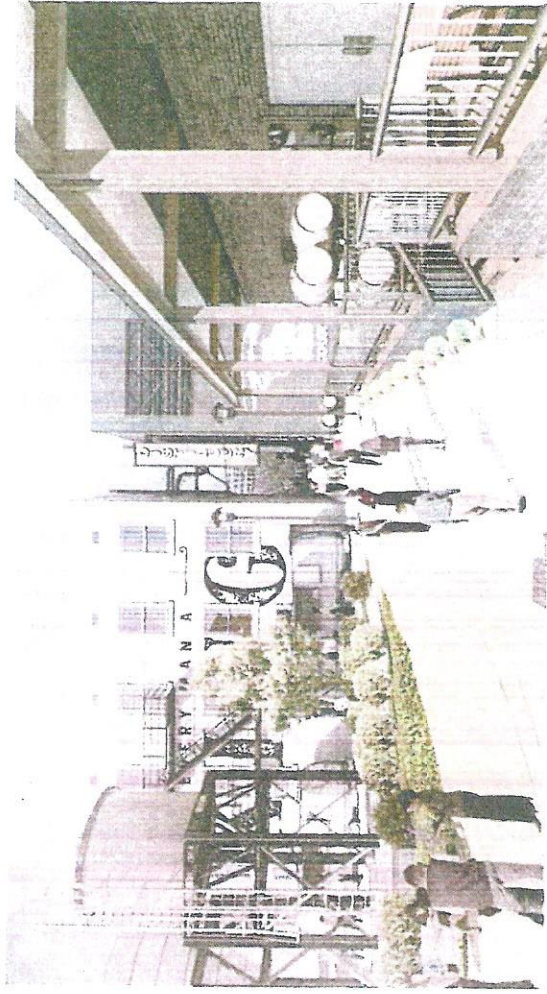
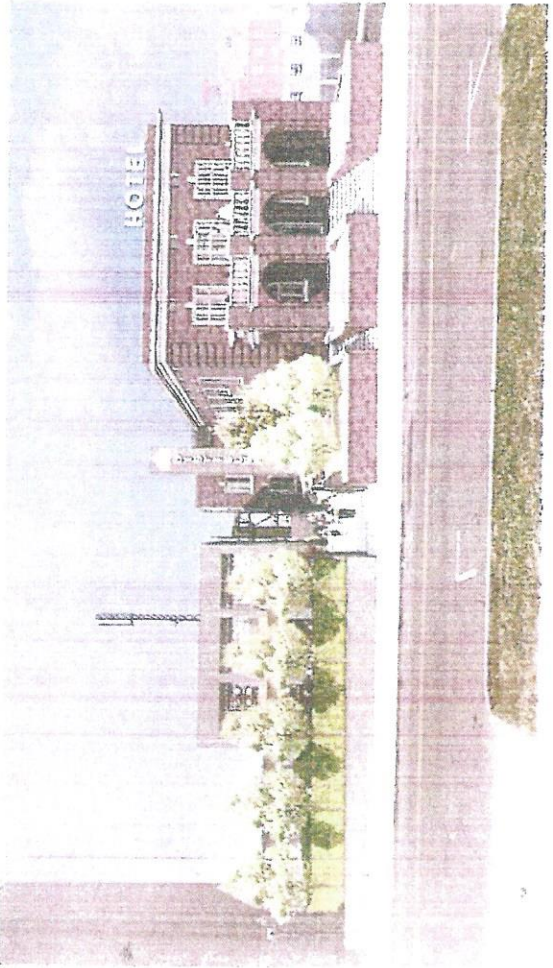


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