

Shreveport Historic Preservation Commission

MINUTES

Tuesday, April 16, 2024

Council Chambers at Government Plaza
505 Travis Street
Shreveport, Louisiana

Commissioners

Commissioner Lane Callaway, Secretary
Commissioner Kenna Franklin
Commissioner Jazmin Jernigan
Associate Commissioner Mischa Farrell
Associate Commissioner Verni Howard

Visitors

Lisa R. Hayes, Property Standards
(COA 24-10-HPC)
Wendy Bencoter, Shreveport Common

Shreveport-Caddo Metropolitan Planning Commission (MPC)

Mr. Walter Johnson, Community Planner, MPC

City Attorney's Office

Mr. Tanner R. Yeldell, Assistant City Attorney

1. Meeting was called to order by the Acting Chair at 4:02pm, with a quorum present.
2. Opening Remarks: The Acting Chair read the memorandum titled, *Identifying Procedures for Review of Applications* to all present.
3. Approval of HPC Meeting Minutes: The Acting Chair asked for questions, comments, and discussion on the HPC Minutes for March 19, 2024. Having none, the Chair asked for a motion, second, and vote. Associate Commissioner Farrell made the motion to approve, second made by Associate Commissioner Howard. The motion passed with three affirmative votes, none against.
4. New Business:
Administrative Note: Being notified of an emergency demolition request submitted on April 16 by Property Standards that was not on the agenda, the Acting Chair notified all present of starting New Business with the Shreveport Common banner discussion.

a. Discussion: Banners on light poles in Shreveport Common. The Acting Chair welcomed Ms. Wendy Bencoter, Executive Director of Shreveport Command.

Ms. Bencoter thanked the Commission and stated her effort was to ensure the HPC was kept informed on a program to attached banner flags on lamp and other poles within the nine blocks of downtown area constituting Shreveport Common. She explained that Shreveport very recently was notified of being one of two cities in the United States to be recipient of a prestigious tourism award. Anticipating world-wide publicity start of tourism city, there is a campaign on to post banners within Shreveport Common.

Banners made of fabric will be attached to poles in the Common area using existing attachments and there is no plan to add attachment devices. The banners will be made of fabric with both sides of the cloth used and over time changed out. Ms. Bencoter had paper examples

of the initial banners (attached to these Minutes) and looking at the initial banners to be hung in a month or six weeks.

Ms. Benscoter closed her orientation thanking all for listening and emphasized the intent to keep the HPC was fully informed.

The Acting Chair thanked Ms. Benscoter and asked the HPC for any questions or comments, and recognized Associate Commissioner Farrell who asked which poles are to be utilized. Ms. Benscoter noted the HPC would receive a map showing every pole and location where the banners would be hung within the Common nine-block area.

Commissioner Callaway asked who would repair or replace banners torn or damaged by the weather and trust the images on the banners when changed would not be controversial. Ms. Benscoter noted a professional banner firm would produce the banner sets and banners would be monitored for replacement due to any torn or worn conditions. He stated the HPC would look forward to receiving the map.

Commissioner Callaway closed the discussion thanking Ms. Benscoter for providing the update and with congratulations to Shreveport Common for winning the tourism award.

b. Certificate of Demolition – COD 24-10-HPC: 623 Herndon Street, within Highland Historic District, two-storied residential dwelling appears not have been listed as a Contributing Element. Applicant is City of Shreveport Property Standards.

MPC Staff Case Report: Mr. Johnson presented the COD noting the subject structure posed health and public safety risk. The Case Report consisted of a zoning map, aerial photograph pinpointing the historic building and seven photographs of the subject building depicting the exterior view of the deteriorated dwelling from all sides. The Case Report took note of the residential dwelling and property was unsafe and uninhabitable as well is demolition would not cause harm to historical significance of the surrounding area. Recommendation of the MPC Staff is Approval of the Certificate of Demolition.

Public Comments: The Acting Chair thanked Mr. Johnson and recognized Ms. Hayes, the Property Standards' Inspector for the Highland Neighborhood. She noted of talking with the property owner who was trying to rehabilitate the two-storied dwelling but it proved to be too much. Ms. Hayes from her experience as an inspector in the Highland Neighborhood called this very much deteriorated dwelling a "trap house" where squatters and drug users have used the building. As well she noted the house near Rutherford House where young boys, delinquent adolescents, are being housed. Ms. Hayes concluded that the property owner has asked for the dilapidated building to be demolished.

HPC Discussion and Vote on Recommendation: The Acting Chair thanked Ms. Hayes and asked for any comments or questions and recognized Associate Commissioner Farrell who noted the house although missing the front porch appears to have its original look and appears that a way could be found to rehabilitate. She asked if the owner had tried to sell. Ms. Hayes replied the owner had not tried. Associate Commissioner Howard stated the original photographs were dated 2018 but the current views show the house in much worst shape. Associate Commissioner Farrell noticed from the photographs it seems the piers and beam first floor are in good shape. Commissioner Franklin remarked the building was a danger to the community.

Having no other comments or questions, the Acting Chair asked for a motion, second, and vote. Commission Jernigan Farrell made the motion to recommend approval of the COD, seconded by Commissioner Franklin with the resulting of four affirmative votes, one against.

c. **Emergency Demolition Request: 428 Boulevard Street, Highland Historic District.**
Administrative Note: This emergency demolition request was submitted on April 16 and not on the HPC agenda. The Acting Chair asked for a motion and a second to place this demolition request on the agenda. Associate Commissioner Howard made the motion to amend the agenda and allowed the item to be presented. Associate Commissioner Farrell seconded the motion. With this motion and second, the Acting Chair asked for any public comment. There being none, the Acting Chair requested a vote to hear the presentation with a unanimous vote of five for, none opposed. The Acting Chair asked Mr. Johnson to present the emergency demotion request.

Emergency Demolition Request: Mr. Johnson distributed a copy of the package for the Commissioners to share. The package was composed of 14 pages including a cover letter and 13 detailed color photographs of the felled tree, severely damaged and wrecked residential dwelling, and proximity to neighboring buildings. The cover letter was on City of Shreveport letterhead and signed by the Chief Building Official in the Permits and Inspections Division, dated April 16, 2024. Cover letter (attached to these Minutes) contained a recommendation for demolition since “the structure at 428 Boulevard in the City of Shreveport is unsafe.” *Administrative Note:* The photos are dated July 6, 2023 depicting massive damage done by the storm. However, there has been no subsequent repair and rehabilitation of this damaged historic dwelling. City of Shreveport cover letter and three photographs are attached to these Minutes.

Mr. Johnson added that from the detailed photographs the building is very unstable, severely damaged by the large tree that fell on it, unsafe, and could pose a danger to surrounding dwellings if a storm came through the area.

Public Comments: The Acting Chair thanked Mr. Johnson and recognized Ms. Hayes, the Property Standards’ Inspector for the Highland Neighborhood. Ms. Hayes noting the photographs reinforced the severely damaged building was a hazard to public safety.

HPC Discussion and Vote on Recommendation: The Acting Chair thanked Ms. Hayes and asked the Commissioners for their thoughts and recognized Associate Commissioner Howard who stated from the photographs, the damaged building looked dangerous. Associate Commissioner Farrell added that the damaged dwelling was in bad shape and could not be saved. Commissioner Jernigan asked if the building had been occupied at the time of the damage and Ms. Haynes indicated it was unknown but mostly likely not. Commissioner Jernigan noted the unsafe condition.

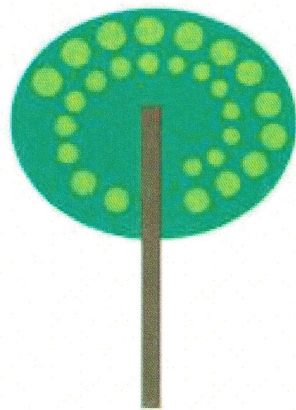
Having no other comments or questions, the Acting Chair asked for a motion, second, and vote on the emergency request for demolition. Associate Commission Farrell made the motion to recommend demolition with this motion seconded by Commissioner Franklin. The vote was unanimous five for recommendation to demolish, none against.

5. **Updates, Advising, Awareness, and HPC Business Items:** The Acting Chair noted that a search has begun for possible grants to repair and rehabilitate the Randall T. Moore Center, a property owned by the City of Shreveport.

6. **Public Comments:** The Chair asked for any public comments and there were none.

7. **Adjournment:** The Acting Chair asked for a motion to adjourn, second, and a vote. Associate Commissioner Howard made the motion to adjourn, seconded by Commissioner Jernigan. The resulting vote was unanimous affirmative vote, none against. The Chair adjourned the HPC Meeting at 4:50pm.

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**Shreveport
Common**

**AN
UNCOMMON
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COMMUNITY**

Shreveport  Common



CITY OF SHREVEPORT

P.O. BOX 31109 SHREVEPORT, LA 71130 • 505 TRAVIS STREET SHREVEPORT, LA 71101
Website: www.shreveportla.gov

April 16, 2024

RE: 428 BOULEVARD
Shreveport, LA

The Building Code of the City of Shreveport addresses “unsafe buildings” and states that such structures are declared illegal and shall be abated by repair and rehabilitation or by demolition. It is the opinion of the office of Permits and Inspections that the structure at **428 BOULEVARD** in the City of Shreveport is unsafe. It is our recommendation that this structure be demolished due to the lack of repair.

If you have any questions, do not hesitate to contact our office.

Sincerely,

Chief Building Official
Permits & Inspections Division
City of Shreveport
(318) 673-6111 (Office)
(318) 423-3050 (Cell)
Mike.sepulvado@shreveportla.gov

Emergency Demolition – 428 Boulevard Street, Highland Historic District
Photographs dated July 6, 2023 accompanied subsequent City of Shreveport Emergency
Demolition memo dated April 16, 2024



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