

# Shreveport Historic Preservation Commission

## MINUTES Tuesday, October 15, 2019

Room 440, Metropolitan Planning Commission Conference Room  
Government Plaza  
505 Travis Street  
Shreveport, Louisiana

### Commissioners

Commissioner Gary Joiner, Chair  
Commissioner Billy Wayne, Vice Chair  
Commissioner Frances Conley  
Commissioner Lane Callaway, Secretary  
Associate Commissioner Jazmin Jernigan

### Visitors

Mr. Clayton Fitzgerald, Deaf Action Center  
Ms. Carolyn Jones, Modern Beauty Shop  
Ms. Jade Thornton, Public  
Ms. Jeri Hilt, Public  
Mr. Bill Wiener, Jr., Public

### Ex-Officio

Mr. Adam Bailey, Shreveport-Caddo Metropolitan Planning Commission

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. Election of HPC Officers for FY2020: Chair called for HPC officer nominations for FY2020. Commissioner White made the motion that all current officers remain in their respective offices. Chair canvassed current officers who indicated willingness to continue serving. Commissioner Wayne seconded the motion and it was unanimously passed.
4. Approval of Minutes for October 15, 2019: Chair asked for questions or discussion on the Minutes. Being none; Chair asked for a motion to approve these Minutes. Motion to approve made by Commissioner Wayne and seconded by Commissioner Callaway; unanimously passed.
5. Two requests for Certificate of Appropriateness (COA) and a single request for Certificate of Demolition (COD) were on the agenda and discussed with recommendations made to Executive Director, Shreveport-Caddo Metropolitan Planning Commission (MPC).

5a. Case Number 19-327-HPC, COA-New Construction, 601 Jordan Street, Highland Historic District; not listed on any historic register; commercial building; modern architectural style.

MPC Staff Case Report: Mr. Bailey presented the application containing map and seven photographs of the property including representative visuals to showcase the proposed addition of exterior wooden slats. One of the two MPC conditions to the application, one included the replacement of recently installed small windows (reference 19-318-HPC, approved) with floor to ceiling windows on the metal-clad exterior wall facing Creswell Street. The second one was on the gap spacing of the wooden slats.

Public Comments: Mr. Fitzgerald noted the addition of wooden slats would add a more commercial style to the building's exterior. He emphasized the MPC condition of floor to ceiling windows, would be limited by the lower interior ceiling. The larger windows are not warranted nor wanted by the building's owner.

HPC Discussion and Vote on Recommendation: Commissioner Joiner questioned MPC condition to replace newly installed windows with now larger windows thus causing additional cost to the property's owner. Mr. Bailey noted the MPC condition for larger windows was to reflect standards. Commissioner Callaway asked about the spacing between the wooden slats and Mr. Fitzgerald stated it would be 3½ inches between slats. Commissioner Callaway wondered with this small spacing if the windows could be seen at all from the street view. Commissioner Wayne stated the MPC condition for installing the larger wooden slats might be too modern for the historic neighborhood.

The Chair thanked all for a good discussion and asked for a motion. Commissioner White recommended installation of the requested wooden slats but without the singular MPC condition of installation of the larger windows. This motion was seconded by Commissioner Wayne and passed with four votes for, none against.

5b. Case Number 19-328-HPC, COA-New Construction, 827 Delaware Street, South Highlands Historic District; listed as a Contributing Element; residential building.

MPC Staff Case Report: Mr. Bailey presented the application containing map and three architectural diagrams of the new construction. There were three MPC conditions to the application for New Construction of a side porch and pantry with these conditions administrative in nature.

Public Comments: There was no public comment on this application.

HPC Discussion and Vote on Recommendation: With the Commissioners having no comments, the Chair asked for a motion. Commissioner Wayne recommended approval with second by Commissioner Callaway. Motion unanimously passed with four votes, none against.

5c. Case Number 19-329-HPC, COD-Demolition, 1504 Peabody Street, St Paul's Bottoms Historic District, seven buildings listed as Contributing Elements; residential buildings; circa year 1900 built Shot-Gun houses (single and double styles).

MPC Staff Case Report: Mr. Adam noted location of these historic buildings and the varying states of deterioration. MPC presentation contained zoning map and 14 photographs, with a recommendation to approve Certificate of Demolition without assigned conditions.

Public Comments: Mr. Bill Wiener, architect and attending HPC as a public member, noted of a possible request for a court injunction against the City of Shreveport about the Peabody properties to prevent their demolition. Before the establishment of HPC, a historic house in St. Paul's Bottoms Historic District was burned down as part of a HBO documentary. The deliberate demolition of this particular house was done earlier than scheduled so to be done before the process of an injunction could prevent the demolition.

HPC Discussion and Vote on Recommendation: Commissioner Joiner wanted clarification if the applicant is Property Standards of the City of Shreveport requesting demolition, how can the applicant also seek to preserve the property as noted on the request. Commissioner Callaway asked if the actual property owner had been contacted by the City on the demolition. Mr. Bailey stated, the owner is Alliance Holdings LLC and to his knowledge

had not been contacted about the request per the UDC. Commissioner Joiner recalled a few years ago, these same properties were advocated by a downtown entity to be moved elsewhere within the historic district and repurposed into small business incubator and at the time these buildings were in very fair shape. Commissioner White questioned why these historic properties were not rehabilitated and suggested the City Attorney be asked for clarification if the actual property owner should be notified for a City-requested demolition. Commissioner Wayne noted these historic properties are prime examples of demolition by neglect.

The Chair thanked all for a frank discussion on this specific demolition request. Having no additional discussion by the HPC, the Chair asked for a motion. A motion to defer COA 19-329-HPC until HPC's November meeting was made by Commissioner White, seconded by Commissioner Wayne; unanimously passed with four for votes, none against.

6. HPC Business Items:

6a. Review / comment on draft HPC Annual Report for FY2019 – The Annual Report had been provided by the HPC Secretary to all Commissioners for their review and comment prior to the October 15 meeting. The Chair requested any comments, discussions, and recommended changes to the Annual Report. Being none, the Chair requested a motion to approve. Commissioner Callaway made the motion which was seconded by Commissioner Wayne; unanimously approved. The Annual Report is to be forwarded to the Mayor of the City of Shreveport, Clerk of the City Council, and Director MPC.

6b. Crosswalk Maps of Historic Districts with Historic Preservation Overlay District – This topic was tabled by the Chair pending access to GIS graphics from City of Shreveport.

6c. Review / comment on draft HPC Bylaws and Operational Procedures – This topic was tabled by the Chair.

6d. Update: HPC Webpage – This topic was tabled by the Chair pending contact with the contactor.

7. Public Comments: Ms. Carolyn Jones, owner of Modern Beauty Shop at 1544 Milam Street, provided a historic orientation (two page summary) of this business and its building in the Civil Rights Movement in Shreveport to the HPC. Ms. Jones conducts a history tour of the property and is planning to write a book on how the property and businesses therein, contributed to advancing Civil Rights in Shreveport. Ms. Jones invited the HPC Commissioners to tour the property and requested placing this historic commercial building own the National Register of Historic Places. The property owner resides in Monroe, Louisiana. Commissioner Callaway is to arrange a visit to the property to survey it for possible nomination and is to contact the property owner about a possible nomination. Commissioner Joiner stated this property is part of the proposed Civil Rights Trail.

8. Adjournment: Having no addition business to conduct or comments from visitors, the Chair requested a motion to adjourn. Commissioner Callaway made the motion, seconded by Commissioner Wayne; with resulting unanimous vote. Chair adjourned the Special Meeting at 5:20pm.