

Certificate of Demolition Staff Report

Filing Date: July 9, 2024
Case Number: **24-23-HPC**
Request: **Certificate of Demolition**
Project Address: 1102 Sheridan Avenue, Shreveport, LA
Historic District: Fairfield Historic District
Zoning: R-HU (Highland Urban Conservation Residential Zoning District)
Applicant: Shreveport Property Standards
MPC Review by: Walter Johnson
Walter.johnson@shreveportla.gov
HPC Meeting Date: July 16, 2024

PROJECT DESCRIPTION

Property Standards has cited this structure at 1102 Sheridan Avenue for demolition as it poses a health and safety risk. Fire damages have now rendered this structure unsound.

OTHER ACTIONS REQUIRED

The property owner must obtain a Certificate of Appropriateness if they wish to rebuild at this site.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project follows all other provisions of the Shreveport Unified Development Code.

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: MPC staff finds that demolition of the structure would not cause harm to the historical importance in the vicinity.

- 2. The current condition of the property.*

MPC STAFF COMMENTS: MPC staff finds that the property is unsafe and uninhabitable.

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

MPC STAFF COMMENTS: Any new proposed use is unknown at the time of this report; any new construction or structures will require a Certificate of Appropriateness.

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

MPC STAFF COMMENTS: Denial of the proposed demolition would present the Applicant/Owner with extensive costs to repair the building and, left in its' current state, continue to cause hazardous conditions.

MPC STAFF ANALYSIS

CERTIFICATE OF DEMOLITION

Based on the requirements of *Article 21, Section 21.6.D. General Historic Preservation Overlay District (General-HPOD) Approval Standards*, MPC staff have determined that the proposed demolition of the existing residential dwelling complies with all design standards contained in the Shreveport UDC for the removal of a hazardous situation.

MPC STAFF RECOMMENDATION

CERTIFICATE OF DEMOLITION

MPC staff recommends **APPROVAL** of the requested **Certificate of Demolition** as it appears to meet the approval standards of Shreveport UDC *Article 21, Section 21.6, D.*

ATTACHMENTS

Exhibits, including Zoning Map, Scope of Work and Site Photos

- **Exhibit A.** - Building Façade
- **Exhibit B.** - Zoning Map
- **Exhibit C.** - Vicinity Map
- **Exhibit D.** - Current Site Conditions

Exhibit A. - Building Façade



Exhibit B. - Zoning Map

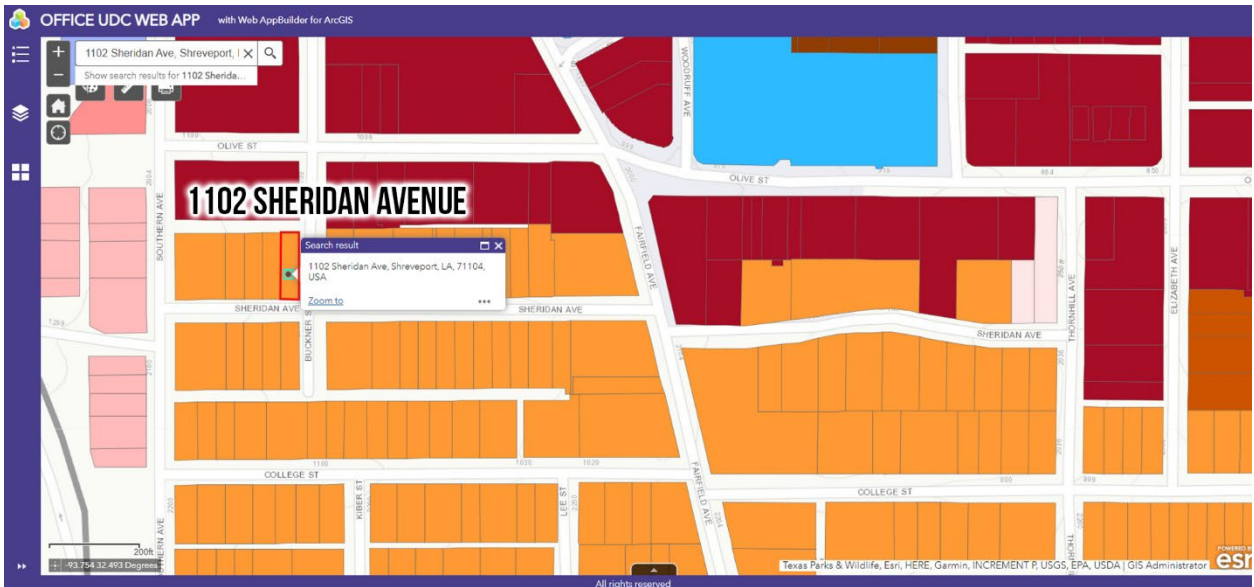


Exhibit C. - Vicinity Map



Exhibit D. - Current Site Conditions





