

# Shreveport Historic Preservation Commission

## MINUTES November 19, 2019

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

### Commissioners

Commissioner Gary Joiner, Chair  
Commissioner Frances Conley  
Commissioner Cheryl White  
Commissioner Lane Callaway, Secretary  
Associate Commissioner Jazmin Jernigan

### Visitors

Mr. LaQuintan Nimox, Public  
Mr. Will Moyers, Public  
Antioch Baptist Church  
Pastor Bruce Carroll  
Deacon Melvin Landry  
Deacon Clarence Greene, Jr.  
Ms. Amy Wren, Public

### Ex-Officio

Mr. Adam Bailey, Shreveport-Caddo Metropolitan Planning Commission

### Shreveport-Caddo Metropolitan Planning Commission

Mr. James Djamba, Community 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. Ex-Officio requested Chair table Certificate of Demolition 2019-329-HPC as suggested by City Attorney. Commissioner Joiner made the motion to table, seconded by Commissioner White; unanimously passed.
4. Approval of Minutes for October 15, 2019: Chair asked for questions or discussion on the Minutes. Commissioner White made an administrative correction, duly noted by Commissioner Callaway. Having no other discussion or questions, the Chair asked for a motion to approve these Minutes. Motion to approve made by Commissioner Callaway and seconded by Commissioner White; unanimously passed.
5. Three requests were considered; one being a Certificate of Demolition (COD) with two requests for Certificate of Appropriateness (COA), both for New Construction. However, the third COA was added to the agenda by the Chair as explained in subparagraph 5c below. All three requests were discussed by HPC with recommendations made to Executive Director, Shreveport-Caddo Metropolitan Planning Commission (MPC).

5a. Case Number COD 19-330-HPC – Demolition: 258 Dalzell Street, two-storied duplex residential building; Contributing Element to Highland Historic District.

MPC Staff Case Report: Mr. Djamba presented the application submitted by Shreveport Property Standards with the application containing map and 42 photographs showing the building severely damaged by fire. MPC staff recommends approval of the demolition request.

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

HPC Discussion and Vote on Recommendation: Commissioner Joiner requested Commissioners comments and questions. Commissioner Callaway read to HPC an article on the fire at the dwelling published by KSLA News 12 on May 26, 2019. Per the article, this was a nine alarm fire incident injuring several firemen and taking 38 minutes to bring the fire under control. As well, per the Louisiana Secretary of State database, the owner of the dwelling is a Limited Liability Company from Stonewall, Louisiana as noted on the written Case Report. He concluded comments expressing surprise the severely fire-damaged dwelling was still standing with very noticeable fire damage on the building's exterior as reflected by the Case Report's photographs and sense a danger to the public and adjacent property.

Being no further discussion, the Chair asked for a motion. Commissioner White recommended approval of the demolition request, seconded by Commissioner Callaway; unanimously passed.

5b. Case Number COA 19-331-HPC – New Construction (Phase 5A): 830 Fannin Street, vacant lot; St Paul's Bottoms Historic District.

MPC Staff Case Report: Applicate is Mr. LaQuinton Nimox who is seeking a three-storied mixed-use building composed of 54 residential units; with commercial tenant space and non-residential space on the first floor. This specific Case Report is for Phase 5A of the proposed Millennium Studio Apartments project. The Case Report contained a map, aerial photo of the proposed construction location, four additional photos of the area, written subscription of the project, an architect's concept graphic, and concept drawing of the building's exterior. MPC recommended two conditions concerning materials and a completed COA application.

Public Comments: The development team, Mr. Nimox from Baton Rouge and Mr. Moyers from Houston, Texas; attended and provided an excellent overview and noted the projects – both Phase 5A and Phase 5B – are part of a HUD Choice Neighborhood effort to provide mixed-use of residential and retail structures. Mr. Moyers mentioned of being sensitive to for any underground items like old gas tanks from former gas stations in the proposed construction site for Phase 5A. Both answered questions from Commissioners.

HPC Discussion and Vote on Recommendation: The Chair requested Commissioners comments and questions. Commissioner Callaway asked for a clarification from MPC on a condition that the materials used and structural design “should reflect the historical elements of the area such as red brick accenting and human scale.” Commissioner Callaway stated historically St Paul's Bottoms Historic District was composed of mainly of wood one-storied single family dwellings with some brick commercial buildings. Additionally he stated that other New Construction COAs in the historic district (reference 19-305 and 19-306) did not have conditions about use of red brick. Commissioner Callaway had no objection to the proposed new construction for Phase 5A but to be aware of consistency and noted the requests are indeed for new construction.

Being no further discussion, the Chair made the motion to recommend approval with MPC conditions. Motion was seconded by Commissioner Conley; unanimously passed.

5c. Case Number COA 19-332-HPC – New Construction (Phase 5B): 1100 Fannin Street, vacant lot; St Paul’s Bottoms Historic District.

MPC Staff Case Report: Applicate is Mr. LaQuinton Nimox who is seeking a three-storied residential building composed of 86 units; with a community center and residential amenities on the first floor. This specific Case Report is for Phase 5B of the proposed Millennium Studio Apartments project. The Case Report contained the same map, aerial photo of the proposed construction location, and written subscription of the project as contained in Phase 5A request (COA 19-331-HPC). As well contained four photos of the vicinity, an architect’s concept graphic, and drawing of the building’s exterior with all pertaining specifically to Phase 5B. MPC recommended only one condition containing same two concerns as in COA 19-331-HPC.

Public Comments: The development team, Mr. Nimox from Baton Rouge and Mr. Moyers from Houston, Texas; attended and provided an excellent overview and noted Phase 5B project also part of a HUD Choice Neighborhood effort to provide residential dwellings. Both answered questions from Commissioners.

HPC Discussion and Vote on Recommendation: The Chair requested Commissioners comments and questions. Commissioners concerns and questions essentially had been addressed during the discussion on Phase 5A.

Being no further discussion, the Chair made the motion to recommend approval with MPC conditions. Motion was seconded by Commissioner Conley; unanimously passed.

HPC Administrative Note: COA 19-332-HPC was not ready to be listed on the November 19 agenda in time for public posting. However, due to Phase 5B being similar in new construction to its companion Phase 5A (COA 19-330-HPC); with both situated in St Paul’s Bottoms Historic District; with Mr. Nimox and Mr. Moyers traveling a long way to present their requests in person to HPC; and with MPC having a completed COA 19-332-HPC – the Chair added this COA request for Phase 5B to the HPC agenda for November 19, 2019.

6. Historic Preservation Advising: Antioch Baptist Church. Commissioner Callaway provided HPC an appreciation of the rehabilitation effort and an update on two specific items.

Energy Audit: An energy audit of this historic structure on the National Register of Historic Places was requested as part of the ongoing rehabilitation effort. HPC assisted in obtaining the audit. Experts from SWEPCO conducted the audit and provided findings to the church leadership on November 7.

Most Endangered List: Antioch Church was listed by the Louisiana Trust for Historic Preservation for its 2019 program. This initiative by the church leadership provides public awareness to the Church’s rehabilitative effort.

Visitors from Antioch Church – Pastor Carroll and two Deacons – expressed appreciation for HPC’s active support and indicated their determination to rehabilitate this historic building. The Chair provided thanks and noted rest of HPC Commissioners should visit the church soon to gain an on-site, first-hand knowledge of the rehabilitation challenge.

7. Historic Preservation Advising: Modern Beauty Shop at 1544 Milam Street. Commissioner Callaway is to follow-up on the invite by Ms. Carolyn Jones to establish a date certain to visit the property for an initial on-site survey for possible nomination to the National Register of Historic Places.

8. Historic Preservation Advising: Hopewell Cemetery. Commissioner Callaway noted due to autumn causing less foliage at the heavily wooded historic cemetery site; he would seek permission of the property's owner to conduct a visit to the site so to begin a preservation survey. He is to work through City Councilwoman LeVette.

9. HPC Business Item: HPC Annual Report for FY2019. Commissioner Callaway gave an update that the Mayor acknowledged and thanked all for HPC's report.

10. Public Comments: The Chair asked for any public comments; there were none.

11. Adjournment: Having no additional business to conduct or comments from visitors, the Chair requested a motion to adjourn. Commissioner Callaway made the motion, seconded by Commissioner White; with resulting unanimous vote. Chair adjourned the Meeting at 5:35pm.