

Certificate of Demolition

Filing Date: September 10, 2024
Case Number: **24-36-HPC**
Request: **Certificate of Demolition**
Project Address: 161 Christian Street, Shreveport, LA, 71101
Historic District: St. Paul's Bottoms Historic District
Zoning: D-1-RMU (Downtown Residential Mixed-Use Sub-District)
Applicant: Bobby Collins, Applicant
Housing Authority of the City of Shreveport, Owner
MPC Review by Adam Bailey, Community Planning and Design Manager
adam.bailey@shreveportla.gov

PROJECT DESCRIPTION

Per the Application for 24-36-HPC: *"161 Christian Street has not been in use for many years and is now obstructing the view of a newly built apartment complex that is part of the area's revitalization efforts. The buildings current state detracts from the neighborhood's potential for growth and modernization. Demolishing it would allow the new development to shine, enhance the overall aesthetic, and encourage further investment in the area, contributing to the long-term prosperity and vibrancy of the community."*¹

OTHER ACTIONS REQUIRED IF CERTIFICATE OF DEMOLITION IS APPROVED

- 180 Demolition Delay Ordinance (Shreveport Downtown Development Authority).²
 - Demolition Permit (obtained by City of Shreveport Permits Division).
 - Certificate of Appropriateness.³
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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 this application, the Shreveport HPC and the Executive Director of the Shreveport MPC must balance the following standards:

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: This one-story, cinderblock structure was built between 1950-1960, has a flat roof and corner double door with aluminum canopy. Per the NRHP Nomination Application for St. Paul's

¹ HPC Application for 24-36-HPC, submitted September 10, 2024.

² Per Sec. 22-3(a) of the Shreveport Code of Ordinances—*"Any application for a demolition permit involving a structure in the Downtown Development District, as defined in R.S. 33:2740.38, shall be delayed 180 days in an attempt to secure an alternative purchaser/use, unless the issuance of the demolition permit is approved by the city council by resolution."*

³ Currently, the applicant is only requesting a Certificate of Demolition. Whenever new development occurs, a Certificate of Appropriateness will be required.

Bottoms, 161 Christian Street is listed as an intrusion—a physical element that is inconsistent with the historic nature, architectural style, or period of significance of a historic property or district.⁴

MPC staff finds that the structure at 161 Christian Street has no historical or architectural significance to the community.

2. The current condition of the property.

MPC Staff Comments: While vacant, with plywood covering the windows and doors, the structure seems sound and stable. However, the building’s current state does detract from the neighborhood’s potential for growth and modernization.

3. The proposed new use of the property.

MPC Staff Comments: Typically, the “use” for a piece of property is not under the purview of the HPC. However, when it comes to making a recommendation, HPC can weigh any proposed land use in evaluating the need for a demolition. Currently, the applicant has no plans to develop the property. When that time comes, they (the property owner) will be required to obtain 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: The intent of these approval standards is to be applied reasonably – therefore, any feasibility argument places the burden of proof on the property owner to prove that demolition is the only possible redevelopment alternative. MPC staff conclude that denial of the proposed Certificate of Demolition would not prevent the property owner from earning a reasonable economic return on the property. A potential buyer could buy the property and use the building, as-is.

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 structure complies with overall intent of the standards contained in the Shreveport UDC for the removal of a blighted situation.

ATTACHMENTS -

- Exhibit A. Zoning Map.
- Exhibit B. Aerial Map.
- Exhibit C. Historic District Map Boundaries.
- Exhibit D. Streetview Images (by Applicant).
- Exhibit E. COD Application for 24-36-HPC, Pages 1-2

⁴ Thomas, Daniel. St. Paul’s Bottoms Historic District. National Register of Historic Places Nomination Application, October 1984. Division of Historic Preservation, Baton Rouge. Page 34.

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*.

Alternatively, based on information provided at the public hearing, the HPC may recommend:

- DENIAL of the requested Certificate of Demolition.

HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (September 17, 2024)

CERTIFICATE OF DEMOLITION.

MPC EXECUTIVE DIRECTOR'S DECISION (September 18, 2024)

CERTIFICATE OF DEMOLITION.

Executive Director Signature:	Date:
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Exhibit A - Zoning Map (obtained via MPC website).

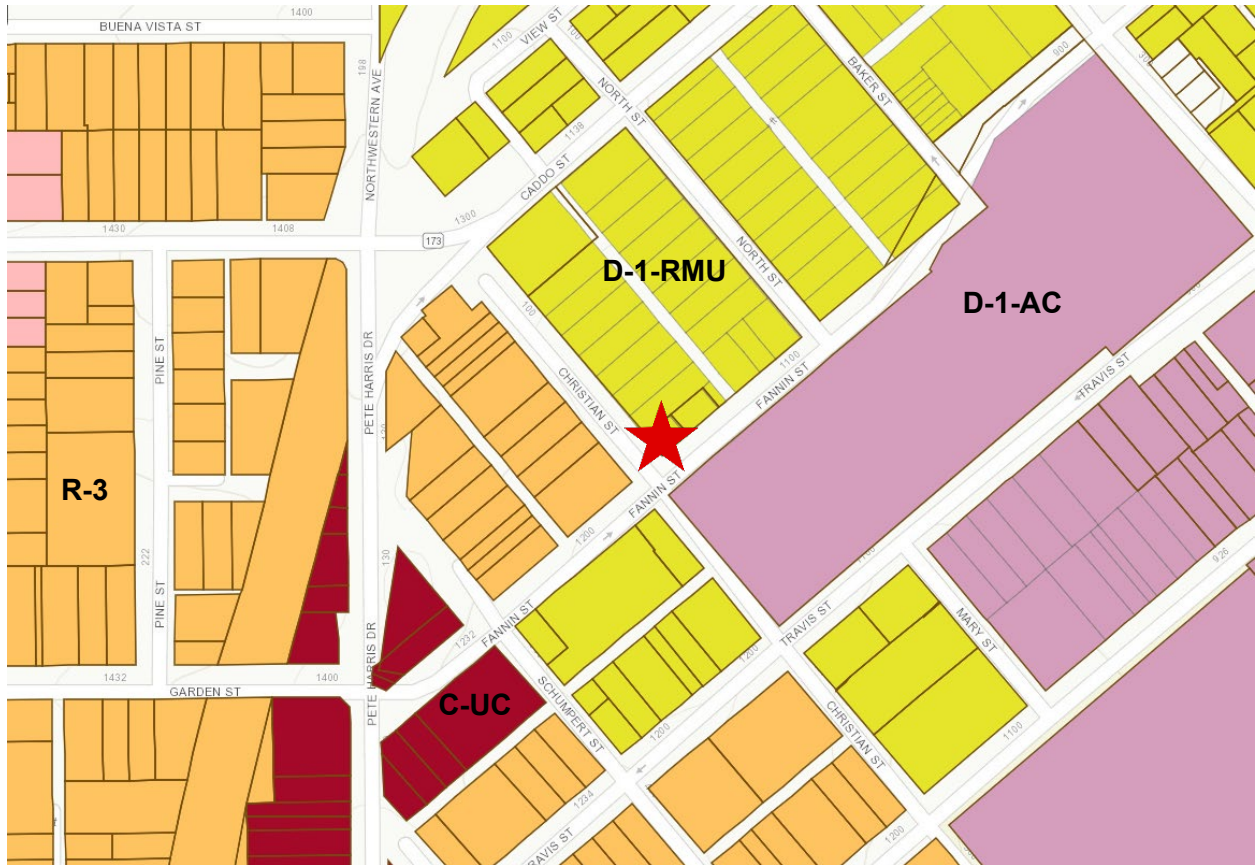


Exhibit B - Aerial Map (obtained via bing.com/maps/).



Exhibit C - Historic District Map Boundaries (obtained via MPC website).

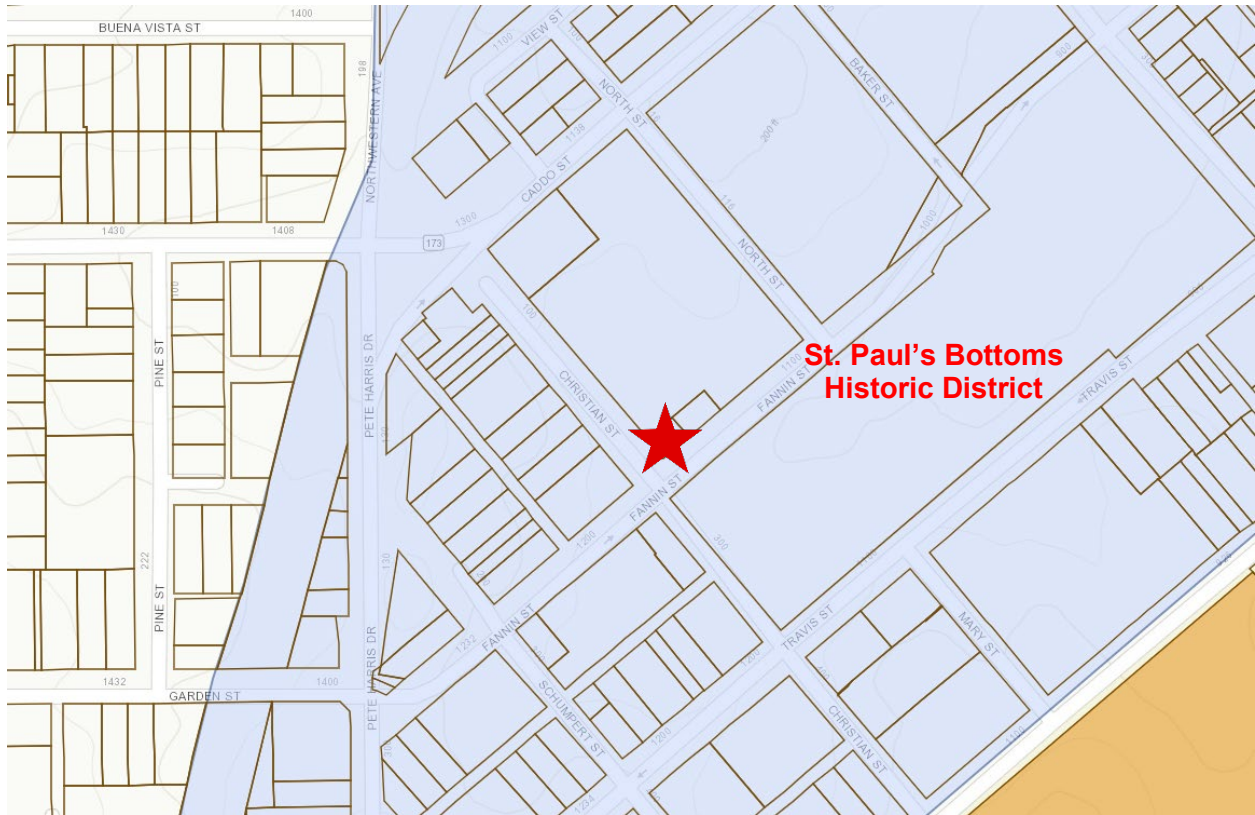


Exhibit D - Streetview Images (obtained from Applicant's HPC application)



Exhibit E. COD Application, Page 1



HPC Application Form

505 Travis Street | Suite 440 | Shreveport, LA | 71101
phone 318-673-6440 | fax 318-673-6454

HPC APPLICATION FORM

Date: 9/9/2024 Fee: \$50 per application.

1. Address of Property: 161 Christian Street, Shreveport, La 71101

2. Please select the type(s) of work being performed. Check all that apply.

- Certificate of Appropriateness
- Certificate of Demolition
- Exception for Economic Non-Viability (as applicable)
- Determination of No Material Effect

3. Historic District in which Property is Located:

- Fairfield Historic District
- Highland Historic District
- South Highlands Historic District
- Shreveport Commercial Historic District
- Texas Avenue Historic District
- St. Paul's Bottoms Historic District
- Historic Property / Landmark Name (if applicable): _____

4. Please select the type of work being performed:

- Addition (to an Existing Structure)
- Alteration / Repair
- Construction of a Fence / Wall
- Demolition
- New Construction
- Renovation
- Other (please specify): _____

5. General nature of action for which certificate is sought (attach additional 8½ x 11 pages as necessary)

161 Christian Street has not been in use for many years and is now obstructing the view of a newly built apartment complex that is part of the area's revitalization efforts. The buildings' current state detracts from the neighborhood's potential for growth and modernization. Demolishing it would allow the new development to shine, enhance the overall aesthetic, and encourage further investment in the area, contributing to the long-term prosperity and vibrancy of the community.

6. Will you be applying for rehabilitation tax credits for this project? Yes No

7. Did you consult with MPC staff prior to filing this application? Yes No

8. Are there any applications relevant to this application pending before the MPC, Zoning Board, City Council or other government agency? Yes No

9. Applicant: Housing Authority of the City of Shreveport

Address: 2500 Line Avenue Shreveport, La 71104

E-mail: kowens@hacsla.com Telephone: 318-698-3617

10. Property Owner: Housing Authority of the City of Shreveport

Address: 2500 Line Avenue Shreveport, La 71104

E-mail: kowens@hacsla.com Telephone: 318-698-3617

Signature of Property Owner
Consenting to Permit Applications: Bobby R. Collins

Exhibit E. COD Application, Page 2



HPC Application Form

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11. Exhibits Required with all Applications:

- A map indicating the property on which the work is proposed (maps are available from the MPC).
- Current photographs to show the existing conditions on the property, its relationship to adjacent properties and the surrounding neighborhood.
- A general description of work or action(s) proposed. Add additional pages as necessary.

12. Exhibits Required with Applications for Certificate of Appropriateness Applications for New Construction, Additions, Alterations, Demolition or Relocation:

- A general description of work or action(s) proposed. Add additional pages as necessary.
- A scaled, dimensioned site plan showing location of the buildings(s) or structure(s) and all proposed site work, including sign(s), landscaping and fences, as appropriate to the application.
- A scaled, dimensioned elevation drawing of each side of the building(s) or structure(s) as necessary to indicate the location and nature of all proposed work, including sign(s).
- Samples, representations or detailed description of the proposed building materials and colors.

13. Exhibits Required with Applications for Roof Replacement with no Changes:

- A sample, representation or detailed description of the proposed roofing material.

Signatures

Certification of Applicant

I hereby certify that I have read and examined this application and know the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit(s) granted may be revoked upon a finding by the Metropolitan Planning Commission (MPC), Historic Preservation Commission, and/or City of Shreveport that any relevant information supplied on or with this application is substantially incorrect. I further understand that only complete applications, including all required exhibits, are considered by the MPC, and that applications, including all required exhibits and fees, must be received in the Office of the MPC and certified as complete no less than seven (7) days prior to the next scheduled Historical Preservation Commission meeting in order to be placed on the agenda.

Bobby R. Collins

Signature of Applicant

9/9/2024

Date

Do Not Write Below This Line—For MPC Office Use Only

Date Received:	HPC Meeting Date:	Case Number:
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