

# Shreveport Historic Preservation Commission

## MINUTES

Tuesday, September 17, 2024

Council Chambers at Government Plaza  
505 Travis Street  
Shreveport, Louisiana

### Commissioners

Commissioner Gary Joiner, Chair  
Commissioner Lane Callaway, Secretary  
Commissioner Jazmin Jernigan  
Commissioner Kenna Franklin

### Visitors

Jason Ducote (COA 24-34-HPC)  
Alex Wittington, Housing Authority  
(COD 24-36-HPC)  
VaRita Goff (COA 24-38-HPC)

### Shreveport-Caddo Metropolitan Planning Commission (MPC)

Mr. Adam Bailey, Community Planner / Design Manager, MPC and HPC Ex-Officio  
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 Chair at 4:00pm, with a quorum present.
2. Opening Remarks: The Chair read the memorandum titled, *Identifying Procedures for Review of Applications* to all present.
3. Approval of HPC Meeting Minutes: The Chair asked for questions, comments, and discussion on the HPC Minutes for August 20, 2024. Having none, the Chair asked for a motion, second, and vote. Commissioner Jernigan made the motion to approve, with second made by Commissioner Franklin. The motion passed with four affirmative votes, none against.
4. New Business:

a. Certificate of Appropriateness – COA 24-30-HPC: 1824 Highland Avenue, Highland Historic District. Remodel / alternation residential dwelling into multiple family apartments.

MPC Staff Case Report: Mr. Johnson presented the COA consisting of a photograph of the frontal façade of this two storied four-square residential dwelling, zoning map, aerial photograph pinpointing the subject property, detailed architectural evaluations drawings, and total of nine exterior and interior photographs of the current residential dwelling. The applicant is to remodel the dwelling into four apartment units for a multifamily property. Two units will be on the ground floor with two on the second floor. Proposal is to add landscaping; parking spacing for each unit; change from the current flat roof to a pitched roof; remove the current enclosed front of the second story to create an open-air second story balcony; and for the exterior

walls to receive new vinyl siding with style, colors and trims reflecting rest of the homes on the street. For use as a multifamily property, a Special Use Permit has been submitted to the MPC. Recommendation of the MPC Staff is Approval with a stipulation the pending Special Use Permit is approved by the MPC.

Public Comments: The Chair thanked Mr. Johnson and asked for public comments. There were none.

HPC Discussion and Vote on Recommendation: The Chair asked Mr. Johnson that the four proposed apartment units are completely separate from each other. Mr. Johnson confirmed separate individual units. The Chair asked for comments and questions from the Commissioners. Commissioner Franklin clarified the Special Use Permit fits the proposed four units and Mr. Johnson confirmed it does. Commissioner Callaway noted the parking spaces would obviously be in the area at the rear of the property. Mr. Johnson confirmed this. Having no other comments or questions, the Chair requested a motion, a second, and vote. Commissioner Callaway made the motion to Approve with the stipulation the received Special Use Permit is approved by MPC. The second made by Commissioner Franklin, with resulting vote four affirmative votes for, none against.

b. Certificate of Appropriateness – COA 24-34-HPC: 2610 Fairfield Avenue, Fairfield Historic District. Remodel and new construction.

MPC Staff Case Report: Mr. Johnson presented the COA consisting of a photograph of the frontal façade of this two storied residential dwelling, zoning map, and aerial photograph pinpointing the subject property. Multiple renderings included the proposed two car garage with a walk through to the rear of the property, architectural drawings of the proposed garage, a photograph of the side of the existing resident with the proposed garage structure superimposed to show scale and relationship to the residence dwelling, and architectural drawings of the proposed remodeling of the existing Outdoor Kitchen and Pool House at the rear of the property. The proposed new construction and remodeling actions are in addition to new construction and remodeling of multiple structures and sites at the rear of this residential dwelling already recommended approval by HPC (COA 24-27 HPC) on August 20, 2024 and subsequently approved by the MPC Director. Recommendation of the MPC Staff is Approval.

Public Comments: The Chair thanked Mr. Johnson, asked for public comment, and recognized Mr. Jason Ducote, the COA applicant and contractor. Mr. Ducote briefly reviewed the new garage and other structures to be built or modified and added that within the proposed remodeling would be a bathroom.

HPC Discussion and Vote on Recommendation: The Chair thanked Mr. Ducote and noted the majority of new or remodel sites in the back yard of the dwelling had been previously approved. The Chair asked for comments and questions from the Commissioners and having none; asked for a motion, second and vote. Commissioner Jernigan made the motion to Approve with the second made by Commissioner Joiner. Resulting vote was four affirmative votes for, none against.



c. Certificate of Demolition – COD 24-36-HPC: 161 Christian Street, St Paul’s Bottoms Historic District.

MPC Staff Case Report: Mr. Bailey presented the COD consisting of a zoning map, aerial photograph pinpointing the subject property, map of the historic district pinpointing the subject property, and three photographs with two containing the abandoned building and one the nearby new buildings. The COD application also included the HPC Application Form submitted by the Housing Authority of the City of Shreveport. This application notes the subject building had not been in use for many years, detracts from the neighborhood’s potential for growth and modernization, and demolishing would allow new development and further investment within its immediate area. The MPC reasoning included the demolition would remove a blighted situation, the building is an intrusion to the historic district, detracts from the neighborhood’s potential for growth and modernization, and the property owner has no plans to develop the building. Mr. Bailey concluded by noting if the COD is recommended and approved; the property would be subject to the 180-day demolition delay, the need to obtain a Demolition Permit, and any new construction at the site would need a Certificate of Appropriateness. Recommendation of the MPC Staff is Approval.

Public Comments: The Chair thanked Mr. Bailey, asked for public comment, and recognized Mr. Alex Whittington, from the Housing Authority of the City of Shreveport, that is the COD applicant. Mr. Whittington noted this empty building subtracts from the aesthetic view of the new nearby apartments and the property could be a potential obstacle to any entry ramp of the proposed I-49 Intercity Connection.

HPC Discussion and Vote on Recommendation: The Chair thanked Mr. Whittington and asked for comments and questions from the Commissioners. Commissioner Jernigan ask for clarification of the building’s owner and Mr. Whittington noted the owner is the City of Shreveport. Commissioner Callaway highlighted that although the building was physically located within St Paul’s Bottoms Historic District it is not a Contributing Element. Having no additional comments or questions, the Chair asked for a motion, second and vote. Commissioner Jernigan made the motion to Approve with Commissioner Joiner seconding; and the resulting vote was four affirmative votes for, none against.

d. Certificate of Appropriateness – COA 24-38-HPC: 507 Wilkinson Street, Highland District. Rehabilitation and new construction.

MPC Staff Case Report: Mr. Johnson presented the COA consisting of a photograph of the frontal façade of this one storied residential dwelling, zoning map, aerial photograph pinpointing the subject property, photograph of the front elevation of the dwelling marked with location of the proposed new construction, drawing of the proposed elements of the new construction, a Project Overview form submitted by the property owner, and the completed HPC Application Form of the proposed project. The project is a combination of repair and replacement of wooden areas of the front porch due to water damage. New construction is to convert the west side of the dwelling’s front porch into a new closet / bathroom for the interior’s existing master bedroom with colors, paint, and paneling matching the style of what is being replaced. The current front porch wraps around the west side of the dwelling. After completion, the street-side of the front porch will still be the same length across the dwelling. Recommendation of the MPC Staff is Approval.

Public Comments: The Chair thanked Mr. Johnson and asked for public comments. Ms. Goff noted the new extension to the left side of the front porch makes the dwelling more livable and will reflect the look of the house.

HPC Discussion and Vote on Recommendation: The Chair thanked Ms. Goff and asked for comments and questions from the Commissioners. Having none, the Chair asked for a motion, second and vote. Commissioner Callaway made the motion to Approve with the second made by Commissioner Jernigan. Resulting vote was four affirmative votes for, none against.

5. Updates, Advising, Awareness, and HPC Business Items:

a. Awareness: The Chair recognized Mr. Bailey who distributed two pages (attached) listing pre-recorded sessions and webinars provided from the Forum 2024 hosted by the National Alliance of Preservation Commissions. Mr. Bailey attended Forum 2024 in person and reminded that access to these sources is at no charge to HPC members.

b. Awareness: The Chair noted a map of the proposed route of the proposed I-49 Intercity Connector is available and be distributed to HPC members at a later date. From the proposed route, it appears the very northern small section of St Paul's Bottoms Historic District around the Alston Street area could be impacted. As well the northern edges of the Historic District could be touched especially if the proposed four traffic roundabouts feeding into the expressway are built. Notwithstanding, the bulk of the built-up areas of Allendale might not be adversely impacted. More examination is needed to determine the impact to the St Paul's Bottoms Historic District.

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

7. Election of HPC Officers for FY2025 term (October 1, 2024 to September 30, 2025). The Chair noted it was that time of year to elect HPC officers for the forthcoming fiscal year 2025 and asked for comments and questions. Commissioner Callaway noted there was potentially changes with the nomination of new Regular and Associate Commissioners within the next month. Commissioner Callaway made the motion for the current officers keep serving in their respective officer positions – that is Commissioner Joiner as the Chair, Commissioner White as the Vice Chair, and Commissioner Callaway as the Secretary. The Chair noted a motion had been made and asked for a second, made by that Commissioner Jernigan. The Chair asked for a vote resulting in four affirmative, and none against.

8. Adjournment: The Chair requested a motion to adjourn and asked for a second and vote. Commissioner Jernigan made the motion to adjourn that was seconded by Commissioner Franklin with the motion passing with four affirmative votes for, none against. The Chair adjourned the HPC Meeting at 4:51pm.



# OVERVIEW OF NAPC FORUM 2024: UNDER THE PALMS

**Conference Dates:** August 2024

**Location:** West Palm Beach, FL

The NAPC Forum 2024, titled "Under The Palms," was a significant event for the preservation community, bringing together preservationists, city planners, and community leaders from across the country. The conference focused on innovative strategies for historic preservation, community engagement, and the future of preserving cultural heritage in an evolving urban landscape.

## Key Themes:

- 1. Modern Preservation Strategies:** Addressing contemporary challenges and opportunities in historic preservation.
- 2. Community Involvement:** Enhancing public participation and engagement in preservation efforts.
- 3. Sustainability and Adaptation:** Integrating sustainability principles into preservation practices.

## Notable Sessions:

- 1. Preserving History in a Modern Cityscape**  
This session examined the challenges of preserving historic structures within rapidly growing urban environments. Experts shared successful case studies and strategies for balancing development with historic preservation. The discussion included innovative zoning approaches and adaptive reuse projects that respect historical integrity while meeting contemporary needs.
- 2. Community Engagement and Advocacy: Building Stronger Preservation Networks**  
Focused on methods for increasing community involvement in preservation efforts. Speakers highlighted successful public outreach campaigns and grassroots initiatives that have effectively rallied community support. Practical tips were provided for building advocacy networks and fostering local partnerships to strengthen preservation causes.
- 3. Sustainable Preservation: Integrating Green Practices into Historic Preservation**  
Explored how sustainability and environmental concerns intersect with historic preservation. The session showcased projects that have successfully incorporated green building practices into the restoration and maintenance of historic properties. Topics included energy efficiency upgrades, sustainable materials, and environmentally responsible renovation techniques.
- 4. Historic Districts: Revitalization Without Gentrification**  
Addressed the delicate balance between revitalizing historic districts and avoiding the pitfalls of gentrification. Panelists discussed strategies for promoting economic development while ensuring that long-standing residents are not displaced. The session provided insights into inclusive planning processes and policies that support diverse communities.
- 5. The Future of Preservation Technology**  
Focused on emerging technologies that are transforming the field of historic preservation. Topics included digital documentation methods, virtual reality applications for historic building simulations, and advanced materials for conservation. This session highlighted how technology can enhance preservation practices and improve public engagement.

## Conclusion:

The NAPC Forum 2024 provided valuable insights and practical knowledge for advancing historic preservation efforts. The sessions offered a blend of strategic approaches, community-focused solutions, and innovative practices, making it an enriching experience for all attendees.



## VIRTUAL NAPC FORUM 2024: UNDER THE PALMS



The National Alliance of Preservation Commission's FORUM is the only conference of its kind – focused specifically on the concerns and educational needs of preservation commissions, their staff, and surrounding communities. FORUM 2024: Preservation Under the Palms was held in West Palm Beach, this summer July 31 - August 4, 2024.

NAPC is pleased to share a part of the FORUM experience through a selection of **three pre-recorded sessions and three live webinars** with the [FORUM Virtual Component](#). This series captures the essence of the live conference as well as highlights the great preservation work being done around the country.

The pre-recorded sessions are available *now*, simply register using the link below and start learning today!

**Please note:** If you joined us for FORUM 2024 in West Palm Beach, you have been automatically registered for the FORUM Virtual Component at no additional cost. The email confirmation was sent on Wednesday, August 29th with the subject "Enjoy the FORUM 2024 Virtual Component". If you did not receive this email, please contact NAPC at [director@napcommissions.org](mailto:director@napcommissions.org).

### ***Session Schedule***

#### **Pre-Recorded Sessions:**

- FORUM 2024 Equity Primer
- Adaptation Strategies for All
- Leveraging the Voice of the Community Through Preservation

#### **Live Webinars (Eastern Time):**

- The Life Cycle and Care of Traditional Materials | Wed., 9/25 | 2 pm
- Historic Resource Surveys: An Important Planning Tool | Thurs., 9/26 | 1 pm
- Design Review Roundtable: Infill Design | Thurs., 9/26 | 3 pm

All sessions will be recorded and available for on-demand viewing until November 30, 2024

### ***Rates***

NAPC Member: \$175  
Non-Member: \$225

If any commission members are interested in registering, the State will pay your registration fee! Please use the code: LACLG