

# Shreveport Historic Preservation Commission

## Minutes July 21, 2020

Virtual Meeting via Video/Conference (Zoom) due to COVID-19 Restrictions  
Shreveport, Louisiana

### Commissioners (virtual)

Commissioner Gary Joiner, Chair  
Commissioner Billy Wayne, Vice Chair  
Commissioner Lane Callaway, Secretary  
Associate Commissioner Amy Wren

### Visitors (virtual)

Mr. Bob Brown (COD 20-13-HPC)

### Ex-Officio

Mr. Adam Bailey, Shreveport-Caddo Metropolitan Planning Commission

### Legal Advisor

Gernine Mailhes, Office of City Attorney City of Shreveport

### Shreveport-Caddo Metropolitan Planning Commission

Mr. James Djamba, Planner, Community Development Department  
Ms. Maryam Moradian, Community Development Department

1. Meeting called to order by Chair at 4:04pm with a quorum present.
2. Opening Remarks: The Chair read memorandum titled, *Identifying Procedures for Review of Application* to all present and had Commissioners introduce themselves.
3. Approval of HPC Minutes for June 16, 2020: The Chair asked for questions or discussion on the Minutes for June. Having none, the Chair asked for a motion to approve. Motion to approve was made by Commissioner Wayne and seconded by Commissioner Wren; unanimously passed.
4. Old Business: There was two deferred requests on the agenda.

Certificate of Demolition – COA 19-329-HPC: 1504 Peabody Street, St Paul’s Bottoms Historic District, seven residential buildings listed as Contributing Elements; all built circa year 1900; all Shot-Gun houses (single and double styles).

*Background:* Commissioner Callaway reminded all this specific COA was tabled by HPC at its October 15, 2019 meeting for an evaluation by the City Attorney’s office. At the January 21, 2020, the City Attorney’s representative noted deferred to ensure no issue for the City Attorney’s office advising both HPC and Property Standards office that submitted COD request. As well, City Attorney’s representative noted the out-of-state owner, Alliance Holdings, LLC; had been properly informed of the City’s request for demolition. Subsequently at the February 18, 2020 HPC meeting the COA was deferred for 30 days with March and April meetings of the HPC cancelled due to the COVID situation.

MPC Staff Case Report: Ms. Moradian presented the application submitted by the Shreveport Property Standards with the application containing a map and 14 photographs

showing these buildings and their deteriorated condition. MPC staff recommends approval of the demolition request. Ms. Mailhes noted fact of multiple tax liens against the property.

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

HPC Discussion and Vote on Recommendation: Below is a summary of the HPC's discussion with full discussion on the Zoom video.

Commissioner Joiner noted that at one time there were potential plan for these buildings and asked Attorney Mailhes if one could be protected for future rehabilitation. Commissioner Wayne noted the conditions of these historic buildings was an unfortunate demolition by neglect and also expressed concern for the safety of any homeless person who might want to use these buildings for temporary shelter. Commissioner Callaway noted if this request for demolition would have first been considered by the new Environmental Court although, he added no protocols have been established between HPC and the Court. Associate Commissioner Wren provided her observation from visiting the properties. Commissioner Callaway recalled of an interest to place a historic Shot-Gun building on the grounds of the future museum at Old Galilee Church and would follow up on this possibility. Commissioner Joiner reinforced this sentiment asking which of the seven buildings had the best physical shape and potential to save. After a discussion and a closer review of the photographs taken by MPC; consensus formed on the "pink" colored painted Shot-Gun building.

Having no additional discussion by the HPC, the Chair thanked all for a frank discussion and asked for a motion. A motion by Associate Commissioner Wren was to approve the request with a condition; to preserve the pink colored Shot-Gun house. The Chair asked for a second and called for a vote. Commissioner Wayne seconded the motion with the condition. Unanimously passed with four votes for; none against.

Certificate of Appropriateness – COA 20-8-HPC: 1519 Creswell Ave within Highland Historic District – new parking area, vacant lots.

*Background:* Reference HPC Minutes for May 16, 2020; where COA 20-8-HPC deferred pending outcome of a decision by Metropolitan Planning Commission on this property scheduled for July 1, 2020.

MPC Staff Case Report: Mr. Djamba provided update on the modified site plan that included additional maps, photographs, and diagrams contained within the MPC Staff Report dated July 1, 2020.

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

HPC Discussion and Vote on Recommendation: Commissioner Joiner asked for comments from the Commissioners. Commissioner Callaway citing the Staff Report dated July 1, 2020; containing two conditions for the property owner to obtain a "servitude of passage" and for the two properties involved to be replatted. He questioned that until these MPC conditions were met, why was HPC even considering this request. Mr. Bailey added that the MPC report finding had been appealed by one of the neighbors to the 1519 Creswell Avenue. Commissioner Joiner asked if the request could be deferred again. Attorney Mailhes offered advice to defer.

Having no additional discussion by the HPC, the Chair thanked all and asked for a motion. A motion by Associate Commissioner Wren was to defer this specific COA indefinitely. The Chair asked for a second and called for a vote. Commissioner Callaway seconded the motion. Unanimously passed with three votes for, none against. (Commissioner Wayne's connection to Zoom repeatedly was interrupted during this COA.)

5. New Business:

Certificate of Appropriateness – COA 20-12-HPC: 1073 Boulevard Street, Fairfield Historic District; Contributing Element, circa 1910-1914, two storied Craftsman with Prairie Style influence.

MPC Staff Case Report: Ms. Moradian presented the application containing a map, two diagrams and nine photographs by MPC plus the COA application submitted by the property owner containing five diagrams and 17 photographs showing these two new buildings. The two detached additions – a carport and accessory building – are in the process of being constructed but without permits. MPC staff recommends approval without conditions.

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

HPC Discussion and Vote on Recommendation: Commissioner Joiner asked for comments from the Commissioners. Commissioner Callaway noted from the photographs provided by MPC that the new construction is to the rear of the property away from the street view. Associate Commissioner Wren asked the obvious question that indeed permits had been obtained (yes, they had).

Having no additional discussion by the HPC, the Chair asked for a motion. A motion by Associate Commissioner Wren was to approve without conditions. The Chair asked for a second and called for a vote. Commissioner Wayne seconded the motion. Unanimously passed with four votes for, none against.

Certificate of Demolition – COD 20-13-HPC: 1124 College Street, Fairfield Historic District; Contributing Element, circa 1910-1914, two storied Foursquare.

MPC Staff Case Report: Mr. Djamba presented the application containing a map and one photo; along with notes from the property owner. Additionally the application contained memo from Property Standards with 46 photographs showing exterior and interior views of the house and extensive fire damage. Concerns by Property Standards noted in the application about fire damaged building being a danger to safety. MPC recommended approval without conditions.

Public Comments: The property owner, Mr. Brown noted he was attempting to rehabilitate his property but the damage due to the fire was just too extensive and not cost effective to repair.

HPC Discussion and Vote on Recommendation: Commissioner Joiner asked for comments from the Commissioners. Having none, the Chair asked for a motion. A motion by Commissioner Wayne was made to recommend approval of the demolition request. The Chair asked for a second and called for a vote. Associated Commissioner Wren seconded the motion. Unanimously passed with four votes for, none against.

6. Public Comments: There were no comments or questions.

7. Adjournment: Having no addition business to conduct, the Chair requested a motion to adjourn. Commissioner Wren made the motion and seconded by Commissioner Wayne; with resulting unanimous vote. Chair adjourned the Meeting at 5:08pm.