

Shreveport Historic Preservation Commission

MINUTES December 15, 2020

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

Commissioners

Commissioner Billy Wayne, Acting Chair
Commissioner Lane Callaway, Secretary
Commissioner Gary Joiner (via Zoom)
Commissioner Dr. Cheryl White (via Zoom)
Associate Commissioner Dr. Amy Wren (via Zoom)

Visitors

Ms. Melissa Castillo
(COA 20-22-HPC)
Ms. Martha Rose
(COA 20-26-HPC)
Mr. Edgar Guzman (via Zoom)
(COA 20-29-HPC)
Ms. Dixey Robertson (UDC)
Ms. Emily Trent (via Zoom)

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 4:15pm with a quorum present.
2. Opening Remarks: Chair read the memorandum titled, *Identifying Procedures for Review of Applications* to all present. Due to the number of COA requests and discussion on the recommendation of changing Uniform Development Code, the Acting Chair delayed approval of two HPC Meeting Minutes to end of the December 15 meeting.

3. New Business:

3a. Certificate of Appropriateness – COA 20-22-HPC: 1118 Boulevard Street, Colonial Revival circa 1925, Contributing Element to Fairfield Historic District

MPC Staff Case Report: Ms. Maryam Moradian presented the application consisting of a zoning map with address identified, aerial photo pinpointing the application's property, three photos of the exterior of the residential building showcasing the front and side open porches, a drawing of the house's outline with both porches connected, one drawing of the materials and dimensions of the porch's design elements, drawing of the proposed connected porches from street view looking at the front elevation of the two-storied house, close up photo of the siding, and the completed COA application depicting residential building to be painted white with gray trim. The two existing porches are to be torn down and replicated in style, building materials, and dimensions, but connected to form a continuous porch from the front door around the corner to the side door of the dwelling. MPC recommendation is Approval with three conditions.

Public Comments: The property owner, Ms. Castillo reinforced the presentation.

HPC Discussion and Vote on Recommendation: The Acting Chair requested comments and questions from the Commissioners. Commissioner Callaway wanted clarification of the

metal siding to be applied to the entire dwelling. This was given. He also noted the color white was the original exterior paint color of the wooden slats and the proposed metal siding reflected the size and appearance of the original wooden slats. There were no other questions or discussion.

The Acting Chair thanked all for a good discussion and asked for a motion. Motion was made by Commissioner Wren to approve with meeting the three MPC conditions. Second was made by Commissioner Joiner with resulting with five affirmative votes, none against.

3b. Certificate of Appropriateness – COA 20-26-HPC: 1022 Erie Street, Contributing Element to South Highlands Historic District

MPC Staff Case Report: Ms. Maryam Moradian presented the application consisting of a zoning map with address identified, aerial photo pinpointing the application's property, one photo of the exterior of the residential building showcasing the back of the property and in-ground pool area, one photo showing the type of privacy fencing to be installed, two drawings of the proposed wood privacy fence, completed COA application containing dimensions of the wood privacy fence (8 foot in height, 80 foot long along property line), and three lot diagrams. MPC is recommending Approval without conditions.

Public Comments: The property owner, Ms. Ross was present but had nothing to add.

HPC Discussion and Vote on Recommendation: The Acting Chair requested comments and questions from the Commissioners. Associate Commissioner Wren clarified that indeed the entire proposed fence line was at the rear of the property and away from the street view. This was affirmed. There were no other questions or discussion.

The Acting Chair asked for a motion and vote. Motion was made by Commissioner Joiner to approve, with second made by Commissioner White. Resulting vote was five affirmative votes, none against.

3c. Certificate of Appropriateness – COA 20-28-HPC: 846 Delaware Street, Contributing Element to South Highlands Historic District

MPC Staff Case Report: Mr. James Djamba presented the application consisting of a zoning map with address identified, aerial photo pinpointing the application's property, a plot plan depicting the dimensions of the property with the outline of the existing residential dwelling noting the proposed screen porch to be added to the rear of the building, three diagrams depicting elevation and floor plan showcasing the elevations of the dwelling and how the new additional screen porch fits into the overall look, a photo of the current rear elevation of the house, and photo of the front elevation of the dwelling from the street view. MPC is recommending Approval without conditions.

Public Comments: There were none.

HPC Discussion and Vote on Recommendation: The Acting Chair requested comments and questions from the Commissioners. Commissioner Callaway asked if the French doors and windows currently present on the back elevation would remain or be altered. There would no change to these items. There were no other questions or discussion.

The Acting Chair asked for a motion and vote. Motion was made by Commissioner Joiner to approve, with second made by Commissioner Callaway. Resulting vote was five affirmative votes, none against.

3d. Certificate of Appropriateness – COA 20-29-HPC: 400 Crockett Street, former City Bus Transit, Not a Contributing Element to Shreveport Commercial Historic District

MPC Staff Case Report: Mr. James Djamba presented the application consisting of a zoning map with property identified; aerial photo pinpointing the property; a plot plan depicting the existing building and fencing on the property and where the proposed additional fencing and gates were to be added; and three photos of the property from street views of Edwards Street, Marshall Street, and Crockett Street. The property is owned by the City of Shreveport and is the former bus transit facility. It was designed to allow city commercial busses to pass through its covered area to discharge and load passengers. MPC is recommending Approval without conditions. The application also noted that the proposed food truck project – Food Truck Park – required a Special Use Permit to be issued by MPC.

Public Comments: The applicant, Mr. Guzman, noted the business use of the property is for food trucks to be stationed for serving the downtown area. No harm would become the existing elements or large building on the property. The new fencing and gates are for safety; to prevent vehicular traffic from going from Marshall Street to Edwards Street using the openness of the facility as a pass through thus potentially harming patrons and food truck personnel.

HPC Discussion and Vote on Recommendation: The Acting Chair requested comments and questions from the Commissioners. Commissioner Joiner wanted verification that the proposed fencing and gates to be added would match the existing style of fencing at the facility. This was affirmed. He also wanted to ensure that the proposed fencing and gates were temporary and not impact on the existing building or exposed girder beams of this unique structure. This was affirmed, no harm to existing elements. Commissioner Callaway stated although this facility with its unique architectural elements is not listed individually on the National Register, it would one day qualify and it is surrounded by buildings listed on the National Register, and located very much in the center of the Shreveport Commercial Historic District. There were no other questions or discussion.

The Acting Chair thanked all for a good discussion and asked for a motion and vote. Motion was made by Commissioner Callaway to approve, with second made by Commissioner Joiner. Resulting vote was five affirmative votes, none against.

3e. HBA Proposed Code Text Amendment, re: HPC/Determination of No Material Effect

Acting Chair recognized Ms. Dixey Robertson representing the Home Builders Association of Northwest Louisiana. The Association is promoting an amendment to the City of Shreveport Unified Development Code. The proposed amendment to heard at the January 2021 MPC commission meeting would amend the “Determination of No Material Effect” thus impacting on proposed work on National Register-listed historic property. The draft amendment is enclosed to these Minutes.

Mr. Adam Bailey, HPC Ex-Officio and MPC planner attended this portion of the December 15 HPC meeting having worked with Ms. Robertson on the wording of the proposed amendment.

Ms. Robertson explained the rationale for the change, in short to speed up processing requests for proposed activities not viewable from the property’s right-of-way address and changes to historic properties that is not a “substantial adverse” change to the façade or exterior features.

The Acting Chair asked for comments and questions from Commissioners. Commissioner Joiner asked if this amendment would change the HPC Chair’s review of all

actions under the Determination of No Material Effect. Mr. Bailey stated no, all such actions would still be reviewed by HPC Chair before it was processed.

Commissioner Callaway noted that proposed wording “viewable from the public right-of-way of the property’s address” as contained in the proposed amendment, is very narrow and does not reflect reality of historic properties listed on the National Register. Specifically, a historic building on a corner lot has two public right-of-ways to be considered. As well, not every corner lot within one of several historic districts in Shreveport is occupied by any building. If a corner lot is empty, then the next adjacent building has exposure to multiple public right-of-ways.

Commissioner Callaway asked Ms. Robertson could be word “the” be substituted to “any” in the proposed 1a wording. Ms. Robertson, would not support this.

Commissioner Joiner noted as well, the viewable criteria only from a property’s address criteria is too restrictive, and consideration needed to look all right-of-ways exposure of a property.

Being no additional questions or discussion; the Acting Chair thanked all of a good discussion.

4. Updates, Historic Preservation Advising, and HPC Business Items

4a. Update on Urban Farm Project (Shreveport Green): Commissioner Joiner provided an update and stated Shreveport Green is under a time restraint to use the grant funding provided by SWEPCO. Commissioner Joiner is to distribute a map of the proposed raised urban garden with an enclosed hydroponic section. Commissioner Callaway asked if the proposed location of the urban garden within St Paul’s Bottoms Historic District had been scanned for unmarked graves. Scanning had not been done.

4b. Update on Shreveport Civil Rights Heritage Trail: Updated given by Commissioner Joiner. Additional buildings or their sites where a building stood, have been identified as contributors to the Civil Rights Movement. Efforts contribute to codify the entirety of the Heritage Trail.

4c. HPC Annual Report for FY2020: Commissioner Callaway updated on the submission of the Commissioner’s ordinance required annual report for the fiscal period covering October 1, 2019 to September 31, 2020. Annual report was sent to Mayor Perkins and senior leaders of the administration.

4d. Update on Legal Advisor for HPC: Commissioner Callaway noted of following up with the City Attorney on December 10 on the City’s replacement attorney-adviser to HPC. No reply received.

4e. Update on Legal Review of HPC By-Laws update draft: Commissioner Callaway noted of following up with the City Attorney for any comments or questions on the draft update of HPC By-Laws. No reply received. HPC By-Laws draft was approved by HPC during its November 17, 2020 meeting and submitted to the Office of the City Attorney for a legal review.

4f. Update on Certified Local Government (CLG) Report to the State Review Committee: Commissioner Callaway provided update. Previously in its October 28, 2020 meeting, the HPC had discussed on voted on submission of the CLG Report to the State Review Committee. The report covered the relocation of the Confederate Monument (listed on National Register of Historic Places - NRHP) out of the City of Shreveport and Caddo Parish. This relocation required a CLG Report, requested by the State Historic Preservation Office (SHPO), to be

submitted by HPC prior to the meeting of the State Review Committee scheduled for early December.

The primary issue centered up maintaining the Monument's listing on the NRHP during its relocation. Without the approval of NRHP to maintain the listing, a relocation of the Monument would automatically delist this historic object from the National Register. The HPC submitted its portion to the Office of the Mayor and then sent to SHPO.

The State Review Committee met in early December 2020 and voted to recommendation the Monument retain its listing on the National Register during the relocation action. Final decision by NRHP is not expected until Spring 2021.

4g. Situation Awareness: Commissioner Joiner as HPC Chair reviewed Determination of No Material Effect; re: 2721 Fairfield Avenue, Fairfield Historic District on December 9, 2020. HPC had no questions.

4h. Approval of HPC Meeting Minutes for November 17, 2020: The Acting Chair asked for questions or discussion on the November Minutes. Having none, the Acting Chair asked for a motion to approve, for a second, and a vote to approve. Motion to approve was made by Commissioner White, seconded by Commissioner Joiner; passed with five affirmative votes, none against.

4i. Approval of HPC Special Call Meeting Minutes for December 8, 2020: The Acting Chair asked for questions or discussion on the Special Call Meeting. Having none, the Acting Chair asked for a motion to approve, for a second, and a vote to approve. Motion to approve was made by Commissioner White, seconded by Commissioner Joiner; passed with five affirmative votes, none against.

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

6. Adjournment: Having no addition business to conduct, the Chair requested a motion to adjourn. Commissioner Callaway made the motion to adjourn; seconded by Commissioner Joiner; with resulting five affirmative votes, none against. Chair adjourned the HPC Meeting at 5:05pm.