

# Shreveport Historic Preservation Commission

## MINUTES

Friday, February 23, 2024

Council Chambers at Government Plaza  
505 Travis Street  
Shreveport, Louisiana

### Commissioners

Commissioner Gary Joiner, Chair  
Commissioner Cheryl White, Vice Chair  
Commissioner Lane Callaway, Secretary  
Commissioner Jazmin Jernigan  
Commissioner Kenna Franklin  
Associate Commissioner Verni Howard

### Visitors

Marshall Rice, (COA 24-03-HPC)  
Brad Armstrong (COA 24-03-HPC)  
Clarence Babineaux (COA 24-03-HPC)  
April Dahm (COA 24-03-HPC)  
Teresa Edgerton-Scott (COA 24-03-HPC)  
Dorothy McDonald (COA 24-03-HPC)  
Jeffrey Brammer (COA 24-04-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 February 23, 2023. Having none, the Chair asked for a motion, second, and vote. Commissioner White made the motion to approve with a second made by Commissioner Jernigan. The motion passed with six affirmative votes, none against.
4. New Business:  
*Administrative Note:* Due to number of visitors and scope of the two Cases listed on the agenda; Commissioner White was recognized by the Chair and made a motion to reverse the order of hearing and to hear COA 2024-04 first followed by COD 2024-03. The Chair provided a second to this motion and asked for any discussion. Having none, the Chair asked for a vote resulting in six affirmative votes, none against.
  - a. Certificate of Appropriateness – COA 24-04-HPC: 627 Crockett Street, Southern Belle Apartments and Contributing Element to Shreveport Commercial Historic District; built in 1959, International Style office building, repurposed into apartments. COA is for new construction of wrought iron fence.

MPC Staff Case Report: Mr. Bailey presented the COA consisting of a zoning map, aerial photograph pinpointing the historic building, three-line diagrams of the building with its adjacent parking area, and a photograph showing the current fencing and gate. The first line diagram showed original layout concept for the fence and gate with the second diagram the actual existing fence and gate layout. The third diagram depicts the proposed fence and gate layout per the COA application.

The third diagram addresses Zoning Violation Case 24-35-ZVC where the current fencing was erected without a permit nor an approved COA. The proposed new fencing and gate corrects the violation and shall use material resembling the existing wrought iron fencing. The MPC staff recommends Approval. An approved building permit from the City's Traffic Engineer is required before the new updated fencing and gate relocation as well as parking re-pavement can commence.

Public Comments: The Chair thanked Mr. Bailey, asked for any public comments and recognized Mr. Brammer, the COA applicant. Mr. Brammer noted the new location of the fencing and gate corresponds to the original intent and corrects the situation.

HPC Discussion and Vote on Recommendation: The Chair thanked Mr. Brammer asked for any comments or questions from the Commissioners. Having none, the Chair called for a motion, second, and vote. Commissioner White made the motion to recommend approval of the COA, seconded by the Chair, with the resulting vote of six affirmative and none against.

b. Certificate of Demolition – COD 24-03-HPC: 1030 Kings Highway, Contributing Element to Fairfield Historic District; Mediterranean Revival style, two-storied residence built 1922. *Administrative Note:* COD 23-60-HPC for same historic property was heard by HPC on October 17, 2023. MPC recommendation was Denial of the COD with HPC recommending denial.

MPC Staff Case Report: Mr. Bailey highlighted the 18-page MPC Case Report consisting of numerous Exhibits and verbally emphasized key points.

The Case Report contained a zoning map depicting the three lots that make up the property, aerial photograph pinpointing the historic building, a map depicting the dwelling and showing the boundary within the boundary of the Fairfield Historic District, a future land use diagram with the property pinpointed, and three photographs of the front and west side façade of the historic two-storied mansion.

Mr. Bailey noted of the three lots, the largest lot facing Kings Highway contains the historic dwelling and its separate garage (referred to as Property 1 in the diagram) and the two contiguous lots to the rear facing Rutherford Street are primarily vacant constituting a parking area for the law firm operating within the mansion building. These two rear lots are not within the Fairfield Historic District.

As well the Case Report contained two pages extracted from the 1986 nomination application of the Fairfield Historic District to the National Register of Historic Places. This extract described the subject building, noted the dwelling as a Contributing Element to the historic district, and contained the rationale for the historic district's "Area of Significance" category being architecture due to "individual distinction" of the revival styles "well represented in the district." Another Exhibit in the Case Report included the photograph of the subject historic dwelling that was included in the nomination application.

The HPC Application Form signed by the current property owner and applicant; dated 14 February 2024 is also included in the Case Report. This application contains rationale for requesting demolition and included three aerial photographs of the subject property, a



photograph and explanation of the drive-through franchise coffee building proposed for the property, and five photographs of the current property with one showing the current fast food building next adjacent to the subject property.

The Case Report noted the multiple subsequent actions required if the Certificate of Demolition was recommended and subsequently approved. These seven actions include a required re-zoning of the property to allow construction of a drive-through coffee shop.

Mr. Bailey emphasized the historical and architectural significance to the community of this 1922 built residential mansion and its historic integrity. The mansion repurposed into an office for an ongoing commercial business entity retains its historic integrity, is maintained in a safe and excellent condition, and its demolition would impact on the historic character of the Fairfield Historic District. The proposed demolition does not meet the standards for approval of the Shreveport UDC. The MPC does appreciate the potential commercial development influence due to the close proximity of the subject property to Interstate 49.

As contained in the Case Report, the MPC Staff did provide an alternative that might be considered based on information provided at the HPC session. These included *Approval* as well as *Defer and Continue*.

Notwithstanding this possible alternative, at the conclusion of Mr. Bailey's remarks, the MPC Staff's recommendation was Denial of the COD application as reinforced in the Case Report that the deny recommendation is warranted since the application does not meet the approval standards of *Shreveport UCD Article 21, Section 21.C, D*.

Public Comments: The Chair thanked Mr. Bailey, asked for any public comments and recognized Mr. Marshall Rice, the owner of the historical property and COD applicant.

Mr. Rice stated that the mansion had served as a law office since the 1990s, founded by his late father. After all these years, the law office is running out of space and therefore he made plans to move he law offices down a few blocks of Kings Highway so to utilized a larger historic mansion. Mr. Rice related being approached by the Seven Brew Drive Thru Coffee to purchase the land contingent on the current buildings being demolished and the property cleared. He noted the many commercial fast-food shops around the property due to the vicinity of Interstate 49 and the developing potential of the Kings Highway economic corridor and indicated there had been other opportunities to sell the property, including interest by several drug stores with the focus on the land due to its location and not for the existing structure. Mr. Rice stated that as the owner of the property he had a right to sell.

The Chair thanked Mr. Rice and asked for any supporting comments from the large number in the audience attending the HPC session and recognized Mr. Brad Armstrong. Mr. Armstrong, supports the demolition and noted the commercial use of the land and its potential. Mr. Armstrong also expressed his disappointment in the number of rather negative comments on Facebook concerning the possible demolition of this historic building.

The Chair thanked Mr. Armstrong and having no other person wanting to speak in support of the demolition request, the Chair stated for the mostly likely large number of those who might speak against the demolition request, there would be a limit of three minutes per person.

The Chair recognized Mr. Clarence Babineaux. Mr. Babineaux noted he has been an architect for some 42 years and feels strongly about a responsibility to preserve, so opposes the demolition. An alternative re-purpose idea to consider is to create a walk-in coffee shop on the

ground floor of the historic mansion with second floor to be used by students from the nearby LSU medical school. He closed his remarks by reading per verbatim an email provided by Mr. Franco Zaragoza, the President of the Shreveport Chapter, American Institute of Architects. *The email is attached as part of the March Minutes.*

The Chair thanked Mr. Babineaux and recognized Ms. April Dahm. Ms. Dahm, is Chair of the Highland Neighborhood Association. She noted the Fairfield Neighborhood Association was not in operation and strongly objected to the demolition.

The Chair thanked Ms. Dahm and recognized Ms. Teresa Edgerton-Scott. Ms. Edgerton-Scott opposes the demolition and characterize it as doing harm. She noted another coffee business, specifically Rhino Coffee, has repurposed and operated successfully from several historic buildings around the city without demolishing them.

The Chair thanked Ms. Edgerton-Scott and recognized Ms. Dorothy McDonald. Although Ms. McDonald had submitted a Speaking Form at the start of the HPC session, she declined to add any comments.

Due to these several objections, the Chair provided the opportunity for Mr. Rice to address the objections. Mr. Rice noted his and his family's long-association with the Fairfield neighborhood, living in the neighborhood, got married in St. Mark's, and been practicing law within the subject property. He is basing his effort to demolish the building and sell the property as a business decision. To benefit the community, provide additional jobs, foster economic development. And being the property owner, he had the right to sell the property.

HPC Discussion and Vote on Recommendation: The Chair thanked Mr. Rice and all who spoke. The Chair remarked that before the HPC was established, there was no mechanism in the city to really consider the fate of historic properties. This Commission has the obligation to examine each proposal in cases of construction or demolition. There are several options with this specific request for demolition as noted. Therefore, to focus the Commission the Chair ask for a motion and second, followed by questions and comments by the Commissioners, and then a vote. The vote will be by a show of hands.

The Chair asked for a motion and second. Commissioner White made the motion to deny the request for demolition. This motion was seconded by Commissioner Jernigan.

Having this motion and second, the Chair asked for any questions or comments from the Commissioners and recognized Commissioner White.

Commissioner White noted there is a right by any property owner to make a decision to sell their property. For historic buildings, there needs to be alternative ideas to demolition – to repurpose this building for another use.

Commissioner Jernigan agreed with Commissioner White. She noted that the rather harsh comments expressed toward the owner seeking demolition were unfortunate and did not contribute to decision-making; these comments were inappropriate.



Associate Commissioner Howard spoke from experience and understood completely the challenges of operating a business activity out of a historic building. From her experience, she also clearly understood the aspects of making a business decision to sell or repurpose.

Commissioner Franklin expressed a sentiment to save and preserve history.

Commissioner Callaway referred to the HPC Minutes of October 17, 2023 where Mr. Rice and his family was thanked for their excellent care of the historic building for several decades. He too noted an understanding of the business aspects of selling the property. He referred to the other 1920-era mansions along Kings Highway and even the 1925 built Kings Highway Church; and wonder if demolishing the subject building would eventually lead to their demolition for economic development expansion along the street. Commissioner Callaway acknowledged the ideas posed by those who spoke about potential repurpose of the building instead of demolishing. And he stressed that having a property listed on the National Register does not prohibit the owner from selling it. The subject property could be sold tomorrow.

The Chair thanked the Commission members for their comments. The Chair called for a vote by show of hands, to approve the motion to deny the demolition request. The Chair counted the resulting vote of six raised hands to approve the motion to deny. Since all Commission members voted unanimously the Chair did not ask for a vote against the motion.

c. Certified Local Government (CLG) oversight actions: for decision and Mayor's signature. *Administrative Note: Per HPC Minutes for January 19, 2024: Both nominations for the State Review and decision on March 28 were discussed as well as the forthcoming CLG actions to be completed during the February session. Attached to the March Minutes are the letters from Louisiana Division of Historic Preservation on the two nominations along with the blank CLG worksheet for reference. As well the March 28 agenda for the National Register Review Committee Meeting is attached.*

- (1) Cross Lake Pumping and Filtration Plant: The Chair asked for any discussion or comments on this specific nomination. There were none.
- (2) Barret Elementary School: The Chair asked for any discussion or comments on this specific nomination. There were none.

Being no comments, the Chair made the motion to approve both nominated properties to be listed on the National Register and requested a second and vote. Commissioner White made the second resulting in unanimous affirmative vote, none against. The Chair signed both completed CLG worksheets to forward to the mayor for signature.

5. Updates, Advising, Awareness, and HPC Business Items: The Chair requested all to review the few items listed and asked for any questions or comments. There were none.

6. Public Comments: The Chair asked for any public comments; and recognized Mr. William Hartman. Mr. Hartman expressed concern about the impact of constructing I-49 through the middle of the city. The Chair thanked Mr. Hartman.

7. Adjournment: The Chair asked for a motion to adjourn, second, and a vote. Commissioner White made the motion to adjourn, seconded by Commissioner Callaway. The resulting vote was unanimous affirmative vote, none against. The Chair adjourned the HPC Meeting at 4:51pm.

## Adam Bailey

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**From:** Franco Zaragoza <FZaragoza@Newmaninc.com>  
**Sent:** Friday, February 23, 2024 2:46 PM  
**To:** Adam Bailey  
**Subject:** Certificate of Demolition Application for 1030 Kings Highway

**Adam,**

***I hope this message gets relayed to the Historic Preservation Commission and the Director of the MPC.***

***The AIA Shreveport supports*** governmental policies, programs, and incentives ***to preserve and rehabilitate diverse historic structures***, sites, and places. Architecture expresses the values of society ***and has the power to enhance the quality of life for this and future generations***. Architects must advocate for responsible design that results in beautiful and healthy places that respect and accommodate society's diverse cultures and needs.

We hope that there's effort today from our community and our local architects to speak out in the preservation of this historic piece of property that carries the power to enhance the quality of life for this and future generations, just like it has done so since its creation.

Please keep me informed on the action of this issue and any other necessary items to keep our City uniquely Shreveport!

Thank you very much,

SINCERELY

Franco Zaragoza

President – 2024

Direct Number : 318-562-5441

AIA Shreveport

[www.aia.org/shreveport](http://www.aia.org/shreveport)



**Franco Zaragoza, LEED AP | Principal**





BILLY NUNGESSER  
LIEUTENANT GOVERNOR

**State of Louisiana**  
OFFICE OF THE LIEUTENANT GOVERNOR  
DEPARTMENT OF CULTURE, RECREATION & TOURISM  
OFFICE OF CULTURAL DEVELOPMENT  
DIVISION OF HISTORIC PRESERVATION

KRISTIN P. SANDERS  
ASSISTANT SECRETARY

January 19, 2024

Shreveport Consolidated Government  
Adam Bailey  
505 Travis Street, Ste 440  
Shreveport, LA 71101

To Whom it may Concern:

We are pleased to inform you that the historic resource listed below will be considered by the State National Register Review Committee for nomination to the National Register of Historic Places:

**Cross Lake Pumping and Filtration Plant  
Caddo Parish, LA**

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property. If the property is listed in the National Register, tax credits for rehabilitation and other beneficial provisions may apply. Listing in the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them. A draft copy of the nomination and attachment is included with this letter.

One of your responsibilities as a Certified Local Government (CLG) is to review pending National Register nominations of properties within your community. This is required, in part, to detect any errors in fact, but also to provide local insight or knowledge concerning the property. I hope that you will consider the nomination for this property at your next meeting. After providing a reasonable opportunity for public comment, the Historic District Commission shall fill out the attached CLG review form as to whether or not, in their opinion, the property meets the National Register criteria. Within 60 calendar days of notice from the State Historic Preservation Office (SHPO), the chief elected official shall transmit their report to the SHPO. If the SHPO does not receive the report and recommendation within 60 calendar days, the nomination process will continue. All comments received will be forwarded to the SHPO Director and the National Register Review Committee for consideration along with the nomination.

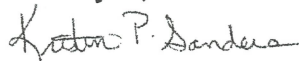
We have scheduled the nomination for presentation to the National Register Review Committee on **March 28, 2023**, and would like to receive your comments by that time in

January 19, 2024  
Page 2

fulfillment of the comment period. This letter serves as notification initiating the sixty-day comment period.

You are invited to attend the National Register Review Committee meeting at which the nomination will be officially considered. The meeting will be held Thursday, March 28, 2024 at 11:00 AM at the State Library of Louisiana, 701 N. 4th Street, Baton Rouge, first floor seminar center. If you need special accommodations, please call the Division of Historic Preservation at the number listed below by Monday, March 25, 2024. Should you have any questions about this nomination, please contact Bailey Hall at 225-219-4595 or at [bhall@crt.la.gov](mailto:bhall@crt.la.gov).

Thank you,



Kristin Sanders  
Assistant Secretary  
State Historic Preservation Officer





BILLY NUNGESSER  
LIEUTENANT GOVERNOR

**State of Louisiana**  
OFFICE OF THE LIEUTENANT GOVERNOR  
DEPARTMENT OF CULTURE, RECREATION & TOURISM  
OFFICE OF CULTURAL DEVELOPMENT  
DIVISION OF HISTORIC PRESERVATION

KRISTIN P. SANDERS  
ASSISTANT SECRETARY

January 19, 2024

Shreveport Consolidated Government  
Adam Bailey  
505 Travis Street, Ste 440  
Shreveport, LA 71101

To Whom it may Concern:

We are pleased to inform you that the historic resource listed below will be considered by the State National Register Review Committee for nomination to the National Register of Historic Places:

**Barret Elementary School  
Caddo Parish, LA**

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property. If the property is listed in the National Register, tax credits for rehabilitation and other beneficial provisions may apply. Listing in the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them. A draft copy of the nomination and attachment is included with this letter.

One of your responsibilities as a Certified Local Government (CLG) is to review pending National Register nominations of properties within your community. This is required, in part, to detect any errors in fact, but also to provide local insight or knowledge concerning the property. I hope that you will consider the nomination for this property at your next meeting. After providing a reasonable opportunity for public comment, the Historic District Commission shall fill out the attached CLG review form as to whether or not, in their opinion, the property meets the National Register criteria. Within 60 calendar days of notice from the State Historic Preservation Office (SHPO), the chief elected official shall transmit their report to the SHPO. If the SHPO does not receive the report and recommendation within 60 calendar days, the nomination process will continue. All comments received will be forwarded to the SHPO Director and the National Register Review Committee for consideration along with the nomination.

We have scheduled the nomination for presentation to the National Register Review Committee on **March 28, 2023**, and would like to receive your comments by that time in

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Thank you,



Kristin Sanders  
Assistant Secretary  
State Historic Preservation Officer



**HISTORIC DISTRICT COMMISSION REPORT FOR:  
(NAME OF NOMINATION)  
NATIONAL REGISTER NOMINATION**

**NAME OF CLG:** \_\_\_\_\_

**PROPERTY NAME:** \_\_\_\_\_

**PROPERTY ADDRESS:** \_\_\_\_\_

**DATE SENT:** \_\_\_\_\_

**DATE OF NATIONAL REGISTER REVIEW COMMITTEE MEETING:** \_\_\_\_\_

Does the nomination meet the Criteria for Listing on the National Register of Historic Places?

Yes \_\_\_\_\_ No \_\_\_\_\_ Criterion: A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_

Has public comment been included? Yes \_\_\_\_\_ No \_\_\_\_\_ Explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Commission recommends that the property or properties should be listed on the National Register of Historic Places.

The Commission would like to make the following recommendations regarding the nomination (use additional sheets if necessary): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Commission recommends that the property or properties should not be listed on the National Register of Historic Places for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Commission chooses not to make a recommendation on this nomination for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Historic District Commission Chair (Print Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chief Elected Official (Print Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



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DIVISION OF HISTORIC PRESERVATION

KRISTIN P. SANDERS  
ASSISTANT SECRETARY

**NATIONAL REGISTER REVIEW COMMITTEE MEETING – AGENDA**  
**Thursday, March 28, 2024 - 11:00AM**  
**State Library of Louisiana, 1<sup>st</sup> Floor Seminar Room**  
**701 North 4<sup>th</sup> Street**  
**Baton Rouge, Louisiana**

Call to Order

Dr. Robert Carriker, Chair

Approval of Agenda

Welcome and Introductions:

Bailey Hall, National Register Coordinator

Approval of Minutes

New Business:

- Election of Chair/Vice Chair

Nominations to be considered:

- Barret Elementary School, Caddo Parish
- Cross Lake Pumping and Filtration Plant, Caddo Parish
- Price's Beauty Shop, Ouachita Parish
- Shiloh Baptist Church, Rapides Parish
- Jones Creek Rosenwald School, Washington Parish
- Hammond High Gymnasium, Tangipahoa Parish
- Saint Claude General Hospital, Orleans Parish
- Towles-Musso House, Iberville Parish
- Travelodge Motel, Lafayette Parish
- Old Baton Rouge Main Library, East Baton Rouge Parish
- Old South Baton Rouge Historic District, East Baton Rouge Parish
- Kean's Apartment Building, East Baton Rouge Parish

Announcements: Bailey Hall

Adjournment