

## **ARTICLE 21. HISTORIC PRESERVATION**

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### **21.1 IN GENERAL**

#### **A. Purpose**

This article seeks to ensure the harmonious, orderly and efficient growth and development of the City while at the same time protecting and preserving Shreveport's historical, cultural, architectural, archeological, social and economic heritage.

#### **B. Terminology within Article**

Abbreviations and definitions used in this Article and Code in reference to historic preservation may be found in Section 21.2.

#### **C. Authority**

The Louisiana Constitution of 1974, Article 6, §17 authorizes the City Council of the City of Shreveport, Louisiana, ("City") to adopt regulations for historic preservation and to create commissions to implement those regulations. Louisiana Revised Statutes, Title 25, Chapter 16 (La. R.S. 25:731, et. seq.) sets out the State laws governing City historic preservation districts and commissions.

The Shreveport Historic Preservation Commission was first established by Ordinance No. 31 of 2012 adopted on May 8, 2012 by the Shreveport City Council. The Shreveport Historic Preservation Commission has been in continuous existence since first established on May 8, 2012.

Chapter 36 of the Shreveport City Code, titled Historic Preservation Commission, establishes the Shreveport Historic Preservation Commission and its and duties.

Chapter 37 of the Shreveport City Code, titled Local Register of City of Shreveport, Louisiana, Districts, Landmarks and Historic Properties (may also be cited as "Shreveport Local Register" or "Local Register of Districts, Landmarks and Historic Properties, City of Shreveport, Louisiana") establishes a local register of officially authorized, certified and designated districts, including but not limited to, cultural districts, economic districts, special taxing districts, opportunity zones, and historic districts, as well as historic landmarks, historic landmark sites and individually designated historic properties listed on the National Register of Historic Places (NRHP).

Provisions in this Code (Article 4 and this Article 21) regulate the areas and properties within Historic Preservation Overlay Districts (HPODs) and other such matters.

#### **D. Historic Property Land Use, Design Standards and Regulation**

With regard to historic preservation, the City Council hereby declares that the designated local historic districts (including the areas and properties within those districts), and local and/or national individually designated historic sites, properties or landmarks shall only be regulated by the City, and/or the Shreveport Historic Preservation Commission, unless said properties are also identified as being within a "Historic Preservation Overlay District" ("HPOD") in accordance with the Shreveport Unified Development Code.

All land use, design standards, and regulation of areas and properties contained within the boundaries of Historic Preservation District Overlays (HPODs) shall be governed in accordance with this Code.

## **E. Conflicts in Law**

If any conflicts arise between this article and Chapter 36 of the Shreveport City Code, the Shreveport UDC shall control.

## **F. Standards Incorporated by Reference as Guidelines**

The following are adopted herein by this reference and are to be used only as guides, and not applied with strict construction, unless otherwise required by federal or State law. A link to the publication(s) shall be placed on the Shreveport Historic Preservation Commission's and the Shreveport-Caddo MPC's web-site for public inspection and use.

1. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* codified as 36 CFR Part 68 in the July 12, 1995, Federal Register (Vol. 60, No.133) or most recent edition;
2. *The Secretary of the Interior's Standards for Rehabilitation* means the publication titled *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* codified as 36 CFR Part 67), 1990 or most recent edition.

## **G. Shreveport Historic Preservation Commission**

Chapter 36 of the Shreveport City Code establishes the Shreveport Historic Preservation Commission as a municipal body. The members of the Shreveport Historic Preservation Commission shall be appointed by the Mayor, subject to confirmation by the City Council, and shall be residents of the City of Shreveport and shall have the interest, knowledge, experience, capability and demonstrated desire to promote historic preservation in the City.

## **21.2 ABBREVIATIONS**

For the purpose of this article, the following abbreviations, words and phrases shall have the meaning as described to them below:

### **A. Abbreviations**

The following abbreviations are used within this Code:

1. "CAO" is an abbreviation for "Chief Administrative Officer."
2. "CLG" is an abbreviation for "Certified Local Government."
3. "General-HPOD" is an abbreviation for the "General Historic Preservation Overlay District."
4. "HPC" is an abbreviation for Shreveport "Historic Preservation Commission."
5. "HPOD" is an abbreviation for "Historic Preservation Overlay District."
6. "MPC" is an abbreviation for the Shreveport | Caddo "Metropolitan Planning Commission."
7. "NHL" is an abbreviation for "National Historic Landmark."
8. "NHPA" is an abbreviation for the "National Historic Preservation Act."
9. "NPS" is an abbreviation for the "National Park Service."
10. "NRHP" is an abbreviation for "National Register of Historic Places."
11. "SHPO" is an abbreviation for the "State Historic Preservation Office."
12. "UDC" is an abbreviation for Shreveport "Unified Development Code."
13. "ZBA" is an abbreviation for the "Zoning Board of Appeals."

### **21.3 ESTABLISHMENT OF AN HISTORIC PRESERVATION OVERLAY DISTRICT (HPOD)**

Buildings, lands, properties, sites, structures and objects may be designated and mapped as being within Historic Preservation Overlay District(s), within the city limits of the City of Shreveport, Louisiana. The process to establish a designated and mapped Historic Preservation Overlay District (HPOD) is outlined here. The design standards for said HPODs are contained in Article 4 of this Code.

#### **A. Establishment of an Historic Preservation Overlay District (HPOD) Designation**

1. The Shreveport Historic Preservation Commission, Metropolitan Planning Commission, or City Council may recommend designated landmarks, sites, buildings, structures, landscapes, properties and objects for inclusion within an Historic Preservation Overlay District (HPOD). An HPOD is an overlay on existing zoning districts, the extent and boundaries of which are as indicated on the official zoning map for the City of Shreveport. The boundaries of the HPOD are as shown on the Official Zoning Map of the City of Shreveport.
2. Nothing contained in the designation of a property, or a group of properties, as a Historic Preservation Overlay District shall affect the use of the property, and all uses shall be governed by the underlying zoning districts established by this Code.
3. Until the City Council of the City of Shreveport approves the designation of a "specific" Historic Preservation Overlay District, all previously designated local historic districts, landmarks, sites, buildings, structures, landscapes and objects will be designated under the General Historic Preservation Overlay District (General-HPOD) and shall be governed by the guidelines set herein.
4. Historic Preservation Overlay Districts, may from time-to-time be designated, amended, or repealed, provided; however, that no district shall be recommended for designation unless it is deemed to be of special significance in terms of its pre-historic, historic, architectural, archeological or cultural value or significance as defined in this Article. Such districts must also possess integrity of design, setting, workmanship, materials, feeling, and/or association.

#### **B. Ordinance Required**

Each Historic Preservation Overlay District shall be designated by a separate ordinance approved by the City Council. Such an ordinance will set forth the boundaries of the Historic Preservation Overlay District and will include design standards and regulations applicable to the HPOD.

#### **C. Historic Preservation Overlay District Criteria**

Any Historic Preservation Overlay District (HPOD) may be established to preserve:

1. Any National Register of Historic Places (NRHP) listed historic district, or
2. Individually designated NRHP-listed historic properties and landmarks, or
3. Other areas with:
  - a. Pre-historic Significance, Historic Significance, Architectural Significance, Archeological Significance, or Cultural Significance (as all defined by this Article); and
  - b. Consist of a least one block face (as defined by this Article); and
  - c. Contains a minimum of three contiguous properties; and
  - d. At least three-fourths of the properties are at least fifty (50) years old; and
  - e. Vacant properties over two (2) acres must be contributing properties (as defined by this Article); and
  - f. Petition must include at least sixty percent (60%) of property owners within the proposed boundary.

#### **D. Authority to Designate**

Designation of a specific Historic Preservation Overlay District (HPOD) may be accomplished if all of the following requirements are met:

1. A petition to the Metropolitan Planning Commission containing the signatures of at least sixty percent (60%) of the property owners located within the proposed Historic Preservation Overlay District; and
2. Review and recommendation by the Shreveport Historic Preservation Commission; and
3. Review and recommendation by the Shreveport-Caddo MPC; and
4. Decision of the City Council.
  - a. Simple Majority Vote. If the Metropolitan Planning Commission recommended approval of the proposed HPOD then the City Council may render its decision to approve the HPOD with a simple majority vote. (State law reference: La. R.S. 33:140.30)
  - b. Two-Thirds Vote. If the Metropolitan Planning Commission recommended denial of the proposed HPOD then the City Council shall render its decision to approve the HPOD with a two-thirds vote. (State law reference: La. R.S. 33:140.30)

#### **21.4 REGULATION WITHIN AN HPOD**

##### **A. In General**

Buildings, lands, properties, sites, structures and objects within designated and mapped Historic Preservation Overlay District(s) (HPODs), within the city limits of the City of Shreveport, Louisiana, shall be regulated in accordance with this Code.

##### **B. Improvements Regulated**

Any improvement involving exterior features and/or exterior architectural features, within any Historic Preservation Overlay District, shall be harmonious with the special character of the HPOD. However, not all activities involving such exterior features require approval; but said activities are still required to be harmonious with the special character of the HPOD.

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. In considering new construction, the Shreveport Historic Preservation Commission and the Executive Director shall encourage contemporary design which is harmonious with the character of the HPOD and shall not seek to impose architectural styles from particular historic periods.

##### **C. Building Permits and other Regulated Permits**

When an improvement requires a Certificate of Appropriateness or a Certificate of Demolition and also requires a Building Permit or other regulated permit, the applicant shall obtain the Certificate of Appropriateness, Certificate of Demolition or an Exception for Economic Non-Viability prior to the Chief Building Official issuing a Building Permit or any other City or Zoning official issuing a regulated permit.

##### **D. Design Standards**

Article 4 establishes the General Historic Preservation Overlay District (General-HPOD) and contains general design standards to provide the basic protection of the traditional character and development patterns of the General-HPOD. This Code also allows for the establishment of "specific" Historic Preservation Overlay District(s) to provide for enhanced protection of a neighborhood's specific development patterns. The design standards for any established "specific" HPOD are also contained in Article 4.

##### **E. Determination of No Material Effect**

A Determination of No Material Effect may be issued by the Chief Building Official or Executive Director of the MPC, or their designees, indicating approval for any normal repair or act of maintenance as defined by this Article. If a Determination of No Material Effect is issued, an application for a Certificate of Appropriateness is not required.

## **F. Certificate of Appropriateness**

A Certificate of Appropriateness is required when an alteration or other improvement (excluding removal and demolition) on a contributing property or non-contributing property within any Historic Preservation Overlay District will (1) create a material change in exterior appearance or exterior feature(s), and (2) said alteration or other improvement requires any regulated permit.

## **G. Certificate of Demolition**

A Certificate of Demolition is required when the alteration or other improvement on a contributing property or non-contributing property within any Historic Preservation Overlay District will (1) cause a removal or demolition, and (2) said removal or demolition requires any regulated permit.

## **H. Exception for Economic Non-Viability**

An Exception for Economic Non-Viability may be issued when the alteration, other improvement, removal or demolition on a contributing property or non-contributing property within any Historic Preservation Overlay District will (1) create a material change in exterior appearance or exterior feature(s), or cause a removal or demolition, and (2) said alteration, other improvement, removal or demolition requires any regulated permit; and (3) for which a Certificate of Appropriateness and/or Certificate of Demolition “has been denied” or “would be denied”; and (4) the property owner has shown he/she will be deprived of any reasonable economic return on the property if not allowed to proceed with the requested alteration or other improvement.

## **21.5 CERTIFICATE OF APPROPRIATENESS**

### **A. Definition**

A Certificate of Appropriateness is a document issued by the Executive Director of the Shreveport-Caddo MPC, or his/her designee, upon a recommendation (and in some cases decision) from the Shreveport Historic Preservation Commission. The document indicates approval of plans for an alteration or other improvement (excluding removal and demolition) to both contributing properties and non-contributing properties within the General Historic Preservation Overlay District (General-HPOD) and/or any specific HPOD. A Certificate of Appropriateness shall also be required for local historic landmarks, local historic landmark sites, local individually designated historic properties, and national historic landmarks when said properties are within a Historic Preservation Overlay District (HPOD).

### **B. When Required**

A Certificate of Appropriateness is required when the alteration or other improvement (excluding removal and demolition) on a contributing property or non-contributing property within any Historic Preservation Overlay District will:

1. Create a material change in exterior appearance or exterior feature(s); and
2. Said alteration or other improvement requires any regulated permit.

### **C. Exceptions**

#### **1. Determination of No Material Effect**

Prior to filing an application for a Certificate of Appropriateness, the Shreveport Chief Building Official and/or the Executive Director of the MPC, or their designees, may issue a “Determination of No Material Effect” indicating approval for any alternations as defined by this Article. A Determination of No Material Effect may be issued when:

- a. The proposed improvement is not viewable from the public right-of-way of the property’s address; or
- b. The proposed improvement does not create a substantial adverse change in the façade or exterior features of a building, structure, or site; or
- c. The scope of work is limited to fencing, landscaping and/or hardscaping; and
- d. The proposed improvement nonetheless does require a regulated permit.

## **2. Exception for Economic Non-Viability**

An Exception for Economic Non-Viability may be issued when the alteration, other improvement, removal or demolition on a contributing property or non-contributing property within any Historic Preservation Overlay District will:

- a. Create a material change in exterior appearance or exterior feature(s), or cause a removal or demolition; and
- b. Said alteration, other improvement, removal or demolition requires any regulated permit; and
- c. For which a Certificate of Appropriateness and/or Certificate of Demolition “has been denied” or “would be denied”; and
- d. The property owner has shown he/she will be deprived of any reasonable economic return on the property if not allowed to proceed with the requested alteration or other improvement.

### **D. Approval Standards**

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 of the application for a Certificate of Appropriateness, the Shreveport HPC and the Executive Director of the Shreveport-Caddo MPC, or his/her designee, must balance the following standards in making any recommendation and/or determination for approval:

1. Whether the proposed improvement involving exterior features and/or exterior architectural features is harmonious with the special character of the HPOD.
2. Whether the proposed improvement will adversely affect any exterior feature and/or exterior architectural feature.
3. Whether the proposed improvement will adversely affect the historic character of the landmark, site, building, structure, landscape and/or object.
4. In considering new construction, if a contemporary design is used, the architectural styles from particular historic periods are not required; however, a determination regarding whether the contemporary design is harmonious with the character of the HPOD is required.
5. Whether the proposed improvement is in compliance with the design standards contained in Article 4.

### **E. Procedure**

See sub-section 21.7 for application and review procedures.

## **21.6 CERTIFICATE OF DEMOLITION**

### **A. Definition**

A Certificate of Demolition is a document issued by the Executive Director of the Shreveport-Caddo MPC, or his/her designee, upon a recommendation (and in some cases decision) from the Shreveport Historic Preservation Commission. The document indicates approval of plans for removal and/or demolition to contributing properties and non-contributing properties within the General Historic Preservation Overlay District (“General-HPOD”) and/or any specific HPOD. A Certificate of Demolition shall also be required for local historic landmarks, local historic landmark sites, local individually designated historic properties, and national historic landmarks when said properties are within a Historic Preservation Overlay District (HPOD).

### **B. When Required**

A Certificate of Demolition is required when the alteration or other improvement on a contributing property or non-contributing property within any Historic Preservation Overlay District will:

1. Cause a removal or demolition; and
2. Said removal or demolition requires any regulated permit.

### **C. Exception for Economic Non-Viability**

An Exception for Economic Non-Viability may be issued when the alteration, other improvement, removal or demolition on a contributing property or non-contributing property within any Historic Preservation Overlay District will:

1. Create a material change in exterior appearance or exterior feature(s), or cause a removal or demolition; and
2. Said alteration, other improvement, removal or demolition requires any regulated permit; and
3. For which a Certificate of Appropriateness and/or Certificate of Demolition “has been denied” or “would be denied”; and
4. The property owner has shown he/she will be deprived of any reasonable economic return on the property if not allowed to proceed with the requested alteration or other improvement.

### **D. Approval Standards**

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 of the application for a Certificate of Demolition, the Shreveport HPC and the Executive Director of the Shreveport-Caddo MPC, or his/her designee, must balance the following standards in making any recommendation and/or determination for approval:

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.
2. The current condition of the property.
3. The proposed new use of the property.
4. Whether denial of the proposed demolition would prevent the property owner from earning a reasonable economic return on the property.

### **E. Housing and Property Standards**

If the subject building, land, property, site, structure or object was initially tagged as a demolition candidate and/or determined to be a nuisance or substandard, as defined in Shreveport City Code Chapter 38 Housing and Property Standards, the Shreveport HPC shall make its recommendations to the Department of Property Standards and/or the Chief Building Official.

### **F. Procedure**

See sub-section 21.7 for application and review procedures.

## **21.7 PROCEDURES**

### **A. Applicability**

The procedures set forth herein are applicable for issuance of Certificates of Appropriateness, Certificates of Demolition and Exceptions for Economic Non-Viability for activities on both contributing properties and non-contributing properties within any Historic Preservation Overlay District (HPOD).

### **B. Applications required**

Applications for a Certificate of Appropriateness or a Certificate of Demolition may be obtained at the Office of the Shreveport | Caddo Metropolitan Planning Commission or on its web-site. Applications, along with the associated application processing fee(s), shall be filed at the Office of the Shreveport | Caddo Metropolitan Planning Commission (“Shreveport-Caddo MPC”) for review and decision by the Executive Director of the Shreveport-Caddo MPC, or his/her designee.

**C. Shreveport Historic Preservation Commission Review and Recommendation**

All applications received shall be forwarded to the Shreveport Historic Preservation Commission for the opportunity to review and make recommendations to the Executive Director or his/her designee. The Shreveport Historic Preservation Commission's recommendation is not binding upon the Executive Director and as such the Executive Director may issue a decision contrary to the HPC's recommendation and/or upon no action taken by the HPC within the designated time period.

**D. Decision made by Executive Director of Shreveport-Caddo MPC**

The Executive Director, or his/her designee, may act on all completed applications and shall render a decision on or before the forty-fifth (45<sup>th</sup>) day after receipt of a completed application; unless the forty-fifth (45<sup>th</sup>) day falls on a Saturday, Sunday or legal holiday, and in such case the decision may be rendered on the next available normal business day. The date the completed application is received by the Shreveport-Caddo MPC office staff shall be counted as day zero (0).

**E. Decision May Be Made By Shreveport Historic Preservation Commission**

The Executive Director, at his/her sole discretion, may also instead, refer any completed application eligible for administrative approval to the Shreveport Historic Preservation Commission for its review and decision. The Commission shall render its decision, by carefully balancing the outlined approval standards, on or before the forty-fifth (45<sup>th</sup>) day after receipt of a completed application; unless the forty-fifth (45<sup>th</sup>) day falls on a Saturday, Sunday or legal holiday, and in such case the decision may be rendered on the next available normal business day. The date the completed application is received by the Shreveport-Caddo MPC office staff shall be counted as day zero (0).

**F. Approval**

The Executive Director, or his/her designee, or the Shreveport Historic Preservation Commission (when applicable) shall approve a completed application only after carefully balancing the outlined approval standards and making a written determination for approval. The Shreveport Historic Preservation Commission's recommendation is not binding upon the Executive Director and as such the Executive Director may issue a decision contrary to the HPC's recommendation and/or upon no action taken by the HPC within the designated time period.

**G. Issuance of a Certificate or Granting an Exception**

Upon a written determination for approval, the Executive Director of the Shreveport-Caddo MPC, or his/her designee, shall issue the Certificate of Appropriateness or the Certificate of Demolition. An Exception for Economic Non-Viability may also instead be granted when appropriate.

**H. Appeals of Administrative Decisions or Commission Decisions**

On or before the tenth (10<sup>th</sup>) day after the date of decision for a Certificate of Appropriateness, Certificate of Demolition or an Exception for Economic Non-Viability, made by the Executive Director, or his/her designee, or the Shreveport Historic Preservation Commission (when applicable), the applicant or any aggrieved party may appeal to the Zoning Board of Appeals ("ZBA"). The date of decision shall be counted as day zero (0).

**21.8 EMERGENCY REPAIRS AND EMERGENCY DEMOLITIONS**

**A. Immediate Threat to Persons or Property**

1. If the Chief Building Official determines that buildings, lands, sites, structures or objects regulated in this Article pose an immediate threat to persons or property, the Chief Building Official may conduct, order and/or issue permits for any temporary emergency repair(s) and/or emergency demolition(s) necessary to make the historic designations or properties contained within an HPOD safe without the requirement of a Certificate of Appropriateness or Certificate of Demolition as the case may be. However, once such temporary emergency repairs have been completed and/or emergency demolitions, no further work or activities may be done on the historic designations or properties contained within an HPOD unless a Certificate of Appropriateness or Certificate of Demolition, if required, is obtained pursuant to this Code.
2. Emergency Repair and/or Emergency Demolitions shall be made in accordance with Shreveport City Code Chapter 38 Housing and Property Standards.



**B. Notice**

The Chief Building Official shall send a written notice containing an explanation of such temporary emergency repair(s) and/or demolition(s) conducted and/or ordered to be conducted to the Executive Director of the Shreveport-Caddo MPC, or his/her designee, and the owner of record for the subject property.

**C. Violation**

It is unlawful and a violation of this Code to fail to comply with a temporary emergency repair order and/or a emergency demolition order issued by the Chief Building Official.

**Cross reference – [La. R.S. 25:737\(D\)](#).**

**21.9 PROCEDURE TO ADDRESS DETERIORATION BY NEGLECT**

**A. General Requirements and Minimum Standards**

The owner(s) of record shall comply with the minimum regulatory standards for buildings, lands, properties, sites, structures and objects identified in Shreveport City Code Chapter 38 Housing and Property Standards.

**B. Documentation of Neglect**

The Shreveport HPC shall report to the Chief Building Official and/or the Zoning Administrator, or their designees, evidence of disrepair or neglect on designated Shreveport historic designations and contributing properties located within a Historic Preservation Overlay District (HPOD). The Chief Building Official and/or the Zoning Administrator shall document the evidence of disrepair or neglect.

**C. Notification to Property Owner**

If the disrepair or neglect does not rise to a level that warrants the Chief Building Official's intervention by way of emergency repairs and/or emergency demolition, the Zoning Administrator shall notify the property owner of record in writing, informing the owner of the specifics of the alleged deterioration, and requesting that the owner appear before the Shreveport Historic Preservation Commission within 45 days of the date of this notification. The notification shall be provided to the owner of record either personally or by regular mail.

**D. Public Hearing**

The Shreveport HPC shall conduct a public hearing. The purpose of the hearing is to enable the Shreveport HPC to make a fuller and more accurate determination of the existence and degree of deterioration, and the urgency for corrective action. The owner may appear before the Shreveport HPC in person or by agent.

**E. Request for an Exception for Economic Non-Viability**

Upon receiving a notification or Corrective Order under this Section, the property owner may make a request for an Exception for Economic Non-Viability, in which case the Corrective Order issued under this Section shall be stayed until the Shreveport HPC makes its determination on the claim.

1. An Exception for Economic Non-Viability may be issued when the alteration, other improvement, removal or demolition on a contributing property (or non-contributing property) within any Historic Preservation Overlay District will:
  - a. Create a material change in exterior appearance or exterior feature(s), or cause a removal or demolition; and
  - b. Said alteration, other improvement, removal or demolition requires any regulated permit; and
  - c. For which a Certificate of Appropriateness and/or Certificate of Demolition “has been denied” or “would be denied”; and
  - d. The property owner has shown he/she will be deprived of any reasonable economic return on the property if not allowed to proceed with the requested alteration or other improvement.

## **2. Corrective Order if Request for Exception Unsuccessful**

In the event of a denial of the Exception for Economic Non-Viability, the Shreveport HPC may make a recommendation to the Zoning Administrator to proceed with a Corrective Order as provided under this Section. The Shreveport HPC may make a recommendation to the Zoning Administrator, or his/her designee, to coordinate with the property owner on a compliance plan and schedule to address the detrimental deterioration that is the focus of the Corrective Order.

## **3. Potential Voluntary Measures if Exception is Approved**

In the event of an approval of the Exception for Economic Non-Viability, the Shreveport HPC may recommend options for addressing the detrimental deterioration while relieving the economic hardship, and the Zoning Administrator, or his/her designee, may also recommend voluntary actions the property owner may take to address the detrimental deterioration.

## **F. Required Action Upon Finding of Deterioration by Neglect**

1. If the Shreveport HPC determines that the deterioration has produced a detrimental effect on the historic integrity of the property, the Shreveport HPC may make a recommendation to the Zoning Administrator, or his/her designee, to proceed with a Corrective Order to require the owner to cure the deterioration by repair or other appropriate actions within a reasonable period of time. If required by this Article, the owner must obtain a Certificate of Appropriateness for making the necessary repairs to correct the deterioration.
2. The Shreveport HPC may authorize the Zoning Administrator, or his/her designee, to coordinate with the property owner on a compliance plan and schedule to address the detrimental deterioration that is the focus of the Corrective Order.

## **G. Appeals of Administrative Decisions or Commission Decisions**

On or before the tenth (10th) day after the date of decision for a Certificate of Appropriateness, Certificate of Demolition, Exception for Economic Non-Viability or any Corrective Order, made by the Executive Director, or his/her designee, the Shreveport Historic Preservation Commission (when applicable), or the Zoning Administrator (when applicable), the applicant or any aggrieved party may appeal to the Zoning Board of Appeals ("ZBA"). The date of decision shall be counted as day zero (0).

## **21.10 INSPECTION AND ENFORCEMENT**

### **A. Inspection**

#### **1. City Officials**

After a Certificate of Appropriateness, Certificate of Demolition or Exception for Economic Non-Viability has been issued and a regulated permit granted to the applicant, the Chief Building Official, City Engineer, Zoning Administrator or other local authority may from time to time inspect the work authorized and shall take such action as is necessary to enforce compliance with the approved plans.

#### **2. Historic Preservation Commission**

Historic Preservation Commissioners may from time to time inspect, from the City's public street(s) or sidewalk(s), the work authorized and shall report any findings to the Chief Building Official, City Engineer, Zoning Administrator or other local authority as necessary to enforce compliance with the approved plans.

### **B. Enforcement**

Any violation of this Article, and upon conviction the resulting penalties and fines, shall be enforced in accordance with this Code and any other applicable Shreveport City Code provisions.

## 21.11 DEFINITIONS

**Alteration.** Alteration means any act or process which changes the exterior architectural feature or any exterior feature of a structure, site or area, including, but not limited to, the erection, construction, reconstruction, restoration, removal or demolition of any structure or part thereof, excavation, or the addition of an improvement.

**Archeological Significance.** Archeological Significance means a determination based on the following criteria:

1. The site is associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad cultural patterns of U.S. history and from which an understanding and appreciation of those patterns may be gained; or
2. The site is associated importantly with the lives of persons nationally significant in U.S. history; or
3. The site represents some great idea or ideal of the American people; or
4. The site embodies the distinguishing characteristics of an architectural type or specimen exceptionally valuable for a study of a period, style or method of construction, or that represents a significant, distinctive and exceptional entity whose components may lack individual distinction; or
5. The site is composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition, but collectively compose an entity of exceptionally historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or
6. The site has yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the U.S. Such sites are those which have yielded, or which may reasonably be expected to yield data affecting theories, concepts and ideas to a major degree.

**Architectural Significance.** Architectural Significance means a determination based on the following criteria:

1. The structure(s) is (are) the work of, or associated with, a nationally or locally noted architect, architectural firm, engineer, builder or craftsman; or
2. The structure(s) is (are) an example of a particular period of architecture or architectural style in terms of detail, material, method of construction or workmanship, with no or negligible irreversible alterations to the original structure; or
3. The structure(s) is (are) one of the few remaining examples of a particular architectural style; or
4. The structure(s) is (are) one of a contiguous group of structures which have a sense of cohesiveness which is expressed through a similarity of characteristics, a similarity of a style, a similarity of period, a similarity of method of construction or which accent the architectural significance of the area.

**Architectural Interest.** Architectural Interest means a determination that a building, structure, property, object, site or area that has sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration.

**Archaeological Site.** Archaeological site means a geographic location of the remains of prehistoric life or of historic human beings. These include but are not limited to, structures, artifacts, terrain features, graphics (paintings or drawings, etc.) and the evidence of plants or animals.

**Architectural Feature.** Architectural feature and/or “exterior architectural feature(s)” means any feature that helps give a building and/or structure its distinctive architectural character. Such character defining features include, but are not limited to, the color, architectural style, general design and general arrangement of the exterior of a structure, including the kind and texture of the building material, the type and style of all roofs, light fixtures, signs, columns, pilasters, cornice boards, brackets, balustrades, quoins, fanlights, corner boards, window(s) and door frames, transoms, and other appurtenant fixtures. Also included, is the style, scale, material, size and location of outdoor advertising signs and billboards.

**Cross reference – [La. R.S. 25:737\(A\)](#).**

**Block Face.** Block face means a minimum of one side of a street between two boundary streets or a dead end (cul de sac).

**Building.** Building means any structure used or intended for supporting or sheltering any use or occupancy, typically for any form of human improvement. A building also may refer to an historically and functionally related unit, such as a courthouse and jail or a house and barn. Examples of buildings include: carriage house, church, garage, hotel, house, library, school, shed, store or theater.

**Certificate of Appropriateness.** Certificate of Appropriateness is a document issued by the Executive Director of the Shreveport-Caddo MPC, or his/her designee, upon a recommendation (and in some cases decision) from the Shreveport Historic Preservation Commission. The document indicates approval of plans for an alteration or other improvement (excluding removal and demolition) to both contributing properties and non-contributing properties within the General Historic Preservation Overlay District (General-HPOD) and/or any specific HPOD. A Certificate of Appropriateness shall also be required for local historic landmarks, local historic landmark sites, local individually designated historic properties, and national historic landmarks when said properties are within a Historic Preservation Overlay District (HPOD).

A Certificate of Appropriateness is required when the alteration or other improvement (excluding removal and demolition) will:

1. Create a material change in exterior appearance or exterior feature(s), and
2. Said alteration or other improvement requires any regulated permit.

The application and review procedures for obtaining a Certificate of Appropriateness are contained in Article 4 of this Code.

**Certificate of Demolition.** Certificate of Demolition is a document issued by the Executive Director of the Shreveport-Caddo MPC, or his/her designee, upon a recommendation (and in some cases decision) from the Shreveport Historic Preservation Commission. The document indicates approval of plans for removal and/or demolition to contributing properties and non-contributing properties within the General Historic Preservation Overlay District (General-HPOD) and/or any specific HPOD. A Certificate of Demolition shall also be required for local historic landmarks, local historic landmark sites, local individually designated historic properties, and national historic landmarks when said properties are within a Historic Preservation Overlay District (HPOD).

A Certificate of Demolition is required when the alteration or other improvement on a contributing property or non-contributing property within any Historic Preservation Overlay District (HPOD) will:

1. Cause a removal or demolition, and
2. Said removal or demolition requires any regulated permit.

The application and review procedures for obtaining a Certificate of Demolition are contained in Article 4 of this Code.

**Certified Local Government Program.** Jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs), each local community works through a certification process to become recognized as a Certified Local Government (CLG). Once certified, CLGs become an active partner in the Federal Historic Preservation Program. Each community gains access to benefits of the CLG program and agrees to follow required federal and state requirements. Through the Certified Local Government Program certification process, communities make a local commitment to historic preservation. The goal of the Certified Local Government Program is federal/state/local preservation through partnership.

**Certified Local Government (CLG).** A local governmental entity certified and recognized as a Certified Local Government (CLG) that may participate in the Federal Historic Preservation Program.

**Character Defining Feature(s).** A prominent or distinctive aspect, quality, or characteristic of a historic building, site, structure, object or of a cultural landscape, within local historic districts and/or historic preservation overlay districts (HPODs), that contribute significantly to its physical character.

**Compatibility.** Compatibility means the relationship between buildings of scale, height, proportion and mass and their relationship to the viewscape.

**Contributing Property.**

1. Contributing property means a contributing property and includes any building, site, structure or object that by age, location, design, setting, materials, workmanship or feeling and association contains character defining features of the Historic Preservation Overlay District (HPOD) and/or is archeologically significant, architecturally significant, culturally significant, and historically significant because:

- a. It was present during the period of historical significance or it relates to the documented significance of the property; or
  - b. Despite alterations, disturbances, additions, or other changes, it still possesses historical integrity or is capable of yielding important information about the historically significant period; or
  - c. It independently meets one or more of the National Register of Historic Places criteria; or
  - d. It has been identified as contributing in a historical, architectural, or archeological survey.
2. Ordinarily buildings that have been built within the fifty (50) years prior to the year of application shall not be considered to contribute to the significance of a HPOD unless:
- a. The historical attributes of the HPOD are considered to be less than fifty (50) years old; or
  - b. A justification concerning their historical or architectural merit is given by architectural historians and/or archaeologists recognized by the Louisiana State Historic Preservation Commission (SHPO).

**Cultural Significance.** Cultural significance is a determination based on the following criteria:

- 1. The role a property, cultural landscape, building, site, structure, object, or character defining features of a Historic Preservation Overlay District (HPOD) plays in a community's historically rooted beliefs, customs, and practices; or
- 2. Its association with events, or series of events, significant to the cultural traditions of a community.

**Demolition.** Demolition means any act or process which destroys in part or in whole a building, site, structure or object. Any act or process that destroys or removes seventy-five percent (75%) or more of the exterior walls of a structure.

**Deterioration from Neglect.** Deterioration from neglect means deterioration of any structural component, architectural feature or exterior features, of a historic designated property from inadequate maintenance to the extent that it creates an irreversible detrimental effect on the life and character of the building, site, structure, or object and/or creates health and safety violations.

**Determination of No Material Effect.** Determination of no material effect means a document issued by the Shreveport Chief Building Official or the Executive Director of the MPC, or their designees, indicating approval for any normal repair or act of maintenance as defined by this article. A Determination of No Material Effect may be issued when:

- 1. The proposed activity is not viewable from the public right-of-way of the property's address; or
- 2. The proposed activity does not create a substantial adverse change in the façade or exterior features of a building, structure or site; or
- 3. The scope of work is limited to fencing, landscaping and/or hardscaping; and
- 4. The proposed activity nonetheless does require a regulated permit.

**Exception for Economic Non-Viability.** An Exception for Economic Non-Viability is an exception issued by the Executive Director of the Shreveport-Caddo MPC, or his/her designee, upon a recommendation (and in some cases decision) from the Shreveport Historic Preservation Commission. The Exception for Economic Non-Viability acknowledges an exception as herein defined and which authorizes an alteration or other improvement to both contributing properties and non-contributing properties within the General Historic Preservation Overlay District (General-HPOD) and/or any specific HPOD. An Exception for Economic Non-Viability may also be issued for local historic landmarks, local historic landmark sites, local individually designated historic properties, and national historic landmarks when said properties are within a Historic Preservation Overlay District (HPOD).

An Exception for Economic Non-Viability may be issued when the alteration or other improvement will:

- 1. Create a material change in exterior appearance or exterior feature(s), or cause a removal or demolition; and
- 2. Said alteration, other improvement, removal or demolition requires any regulated permit; and
- 3. For which a Certificate of Appropriateness or Certificate of Demolition "has been denied" or "would be denied"; and

4. The property owner has shown he/she will be deprived of any reasonable economic return on the property if not allowed to proceed with the requested alteration or other improvement.

**Emergency Demolition.** An emergency demolition occurs when the Chief Building Official makes a determination that buildings, lands, sites, structures or objects (“historic designations”) designated in Shreveport City Code, Chapter 37 Shreveport Local Register, or contributing or non-contributing properties contained within an Historic Preservation Overlay District (HPOD), poses an immediate threat to persons or property and the Chief Building Official makes or orders the emergency demolition in accordance with this Code or other law.

**Emergency Repair.** An emergency repair occurs when the Chief Building Official makes a determination that buildings, lands, sites, structures or objects (“historic designations”) designated in Shreveport City Code, Chapter 37 Shreveport Local Register, or contributing or non-contributing properties contained within an Historic Preservation Overlay District (HPOD), poses an immediate threat to persons or property and the Chief Building Official makes or orders the emergency repair in accordance with this Code or other law.

**Excavation.** Excavation means the digging out, removal or moving of earth, rock, soil or subsoil.

**Cross reference –** [La. R.S. 25:737\(A\)](#).

**Exterior Feature(s).** Exterior features includes character defining features and means the architectural style and the general design and arrangement of the exterior of a building, structure, site or object, including, but not limited to, the kind and texture of the building material(s), and the type, style and arrangement of all windows, doors, light fixtures, signs and other appurtenant elements, or the natural features including significant tree(s). In the case of outdoor advertising signs and billboards, “exterior feature” includes the style, material, size and location of the sign.

**Financial Incentives.** Financial incentives include, but are not limited to, financing, tax credits, tax abatements, preservation grants or other similar incentives.

**General Historic Preservation Overlay District (General-HPOD).** The General Historic Preservation Overlay District (General-HPOD) regulate all existing nationally designated local historic districts and/or national or local individually designated historic sites, properties and landmarks. General-HPODs provide the basic protection of the traditional development patterns of an area and to preserve historic resources found in it. The General Historic Preservation Overlay District (General-HPOD) seeks to preserve the overall historic character of the district, as well as the key, character defining features of each of the contributing resources, and to assure that new construction is compatible with this historic context.

**Historic Designated or Historic Designations.** Historic designated or historic designations are phrases used in this Code and the Shreveport City Code to describe, collectively or individually, any designated (or designations) of local historic districts, local historic landmarks, local historic landmark sites, local individually designated historic properties or national historic landmarks and any listing on the National Register of Historic Places.

**Historic Integrity.** Historic integrity means the authenticity of an object, structure, site or property’s historic identity as evidenced by the survival of physical characteristics (location, design, setting, materials, workmanship and association) that existed during the property’s prehistoric or historic period.

**Historic Preservation Overlay District (HPOD).** Historic Preservation District Overlay (HPOD) is a mapped overlay encompassing historic, contributing and non-contributing buildings, structures, sites and objects. Areas within a historic preservation overlay district retain their underlying zoning designation for land use, and the overlay requires additional conformance to the Historic Preservation Overlay District design standards and any other Shreveport UDC regulatory provisions identified for the overlay. Historic Preservation Overlay Districts (HPODs) are established by ordinance under the Shreveport Unified Development Code and require a zoning change/map amendment along with a code text amendment to the Shreveport UDC.

**Historic Significance.** Historic significance is a determination based on the following criteria:

1. The structure(s) or site(s) has (have) a strong association with the life or activities of a person or persons who have contributed to or participated in the historic events of the nation, State or community; or
2. The structure(s) or site(s) is (are) associated with an association or group (whether formal or informal) which has contributed to or participated in historic events of the nation, State or community; or
3. The structure(s) or site(s) or object(s) is (are) associated with an antiquated use due to technological or social changes in the nation, State or community, such as, but not limited to, a blacksmith’s shop or railroad trestle; or
4. The site(s) or object(s) is (are) a monument to or a cemetery of historic personages.

**Improvement.** Improvement means any building, structure, parking facility, fence, gate, wall, work of art or other object constituting a physical betterment of real property, or part of such betterment.

**Local Historic District.** Local historic district means a geographically definable area, designated by ordinance of the City Council and listed in the Shreveport City Code, Chapter 37 Shreveport Local Register, possessing a significant concentration or linkage of sites, structures or objects united by past events or aesthetically by plan or physical development. Such local historic districts may also comprise individual elements separated geographically but linked by historical association. Local historic districts, identified in Shreveport City Code, Chapter 37 Shreveport Local Register, or nationally listed historic districts on the National Register of Historic Places, should not be confused with Historic Preservation Overlay Districts (HPODs) created pursuant to the City's zoning ordinances contained in the Shreveport Unified Development Code.

**Local Historic Landmark.** Local historic landmark means any site feature or structure, designated by ordinance of the City Council and listed in the Shreveport City Code, Chapter 37 Shreveport Local Register, that is worthy of preservation, rehabilitation, or restoration because of its prehistoric significance, historic significance, architectural significance, archeological significance and/or cultural significance to the City, the State or nation.

**Local Historic Landmark Site.**

1. Local historic landmark site means any parcel of land, designated by ordinance of the City Council and listed in the Shreveport City Code, Chapter 37 Shreveport Local Register, of prehistoric significance, historic significance, or archeological significance due to its substantial value in tracing the prehistory or history of Native Americans or upon which an historic event has occurred.
2. The term "local historic landmark site" shall also include any improvement parcel, or part thereof, on which is situated a national historic landmark or local historic landmark, and any abutting improvement parcel, or part thereof, used as and constituting part of the premises on which the national or local historic landmark is situated as may be designated in accordance with Shreveport City Code, Chapter 37 Shreveport Local Register.

**Local Individually Designated Historic Property.** A local individually designated historic property means a property, designated by ordinance of the City Council and listed in the Shreveport City Code, Chapter 37 Shreveport Local Register, that is worthy of preservation because the individual property has been determined to have prehistoric significance, historic significance, architectural significance, archeological significance and/or cultural significance and which is not of a national historic landmark or local historic landmark status. A "local individually designated historic property" may include any improvement parcel, buildings, sites, structures, and objects.

**Local Register.** Local Register means the City's register codified in Chapter 37, titled Local Register of City of Shreveport, Louisiana, Districts, Landmarks and Historic Properties. It may also be cited as "Shreveport Local Register" or "Local Register of Districts, Landmarks and Historic Properties, City of Shreveport, Louisiana."

**Maintenance.** Maintenance means the keeping of a resource in good repair, e.g., painting, protection from weather and decay and replacement of deteriorating elements, to preserve its historic integrity.

**Major Change(s).** Major change(s) are additions or alterations to a building, structure, site, or object or any other large-scale change that affects the character defining features of the building, structure, site, or object or the related viewscape.

**Massing.** Massing is defined as the three dimensional geometric composition of a building, or the overall "bulk" of a building and how the building is placed on its site.

**Material Change of Appearance.** Material Change of Appearance means any change, alteration or modification of the exterior architectural features and appearance or exterior features of a building, improvement, structure, site, object or property which is visible from the street and for which a regulated permit is required for compliance with applicable local codes, including, but not limited to:

1. Changes in the exterior size, configuration, fenestration or other structural features of the property; or
2. Construction or reconstruction; or
3. Demolition; or
4. Any alteration in the size, location or appearance of any sign on the property; or
5. Any excavation on property or the deposit of any waste, fill or other material on the property.

For specifically identified Historic Preservation Overlay Districts (HPODs), the definition of “material change in appearance” may be expanded to include additional activities for which a Certificate of Appropriateness is required. Such additional activities shall be delineated in the specific HPOD provisions in the Shreveport UDC. **Cross reference – [La. R.S. 25:737\(A\)](#).** **Minor Change(s).** Minor change(s) are small-scale alterations to a building, improvement, structure, site or object that does not significantly affect its appearance and are easily reversible. Minor changes may include improvement projects such as lighting, sidewalks, paving and curbing.

**National Historic Landmark.** National Historic Landmarks (NHLs) are historic places that possess exceptional value in commemorating or illustrating the history of the United States. The National Park Service’s National Historic Landmarks Program oversees the designation of such sites. As of 2018, there are just over 2,600 National Historic Landmarks. All NHLs are also listed in the National Register of Historic Places. NHLs come in many forms: buildings, sites, structures, objects, and local historic districts. The properties designated as National Historic Landmarks tell stories that are of importance to the history of the entire nation, not just local communities or states. These properties possess a high, not simply good, level of historic integrity. Listing a property as a National Historic Landmark does not change its ownership. Properties are owned by private individuals, universities, non-profit organizations, corporations, tribal entities, local and state governments, or, in some cases, the Federal government. All properties designated as NHLs are automatically listed in the National Register of Historic Places, if not previously listed.

**National Register of Historic Places.** National Register of Historic Places is a register assigned by The National Historic Preservation Act (NHPA) of 1966, as amended, that recognizes buildings, sites, local historic districts, structures, and objects significant in American history, archaeology, architecture, engineering, or culture, and identifies them as worthy of preservation. As of 2018, there are more than 90,000 properties listed in the National Register, which is the official list of the nation’s historic properties deemed worthy of preservation. These properties tell stories that are important to a local community, the residents of a specific state, or to all Americans. Properties must possess good historic integrity. As with National Historic Landmark, listing a property on the National Register of Historic Places does not change its ownership. Properties are owned by private individuals, universities, non-profit organizations, corporations, tribal entities, local and state governments, or, in some cases, the Federal government. The National Park Service maintains the National Register of Historic Places.

**National Register-Eligible Property.** National register-eligible property means an historic property that is eligible for inclusion in the National Register of Historic Places because it meets the National Register criteria, which are specified in the Department of the Interior regulations at 36 CFR 60.4 (or as later amended).

**National Register-Listed Property.** National register-listed property means an historic property that has been formally listed in the National Register of Historic Places and accepted by the Secretary of the Interior, who is represented for purposes of the decision by the Keeper of the National Register.

**Non-Contributing Property.**

1. Non-contributing property means a non-contributing property and includes any building, site, structure, or object that by age, location, design, setting, materials, workmanship or feeling and association does not contain any character defining features of the Historic Preservation Overlay District (HPOD) and/or is not archeologically significant, architecturally significant, culturally significant, and historically significant because:
  - a. It was not present during the period of historical significance or does not relate to the documented significance of the property; or
  - b. Due to alterations, disturbances, additions, or other changes, it no longer possesses historical integrity or is incapable of yielding important information about the historically significant period; or
  - c. It does not independently meet one or more of the National Register of Historic Places criteria.
2. Ordinarily buildings that have been built within the fifty (50) years prior to the year of application shall not be considered to contribute to the significance of a HPOD unless:
  - a. The historical attributes of the HPOD are considered to be less than fifty (50) years old, or
  - b. A justification concerning their historical or architectural merit is given by architectural historians and/or archaeologists recognized by the Louisiana State Historic Preservation Commission (SHPO).

**Object.** Object means a construction that is primarily artistic or utilitarian in nature or is relatively small in scale and simply constructed (as distinguished from buildings and structures). Although it may be, by nature and design, moveable, an object is associated with a specific setting or environment. Examples of objects include: fountain, milepost, monument, sculpture, figure or statue.



**Owner of Record.** Owner of record means any person, firm, corporation or other legal entity listed as owner on the property records of the Caddo Parish Clerk of Court.

**Prehistoric Significance.** Prehistoric significance means a determination based on the following criteria:

1. That a property, cultural landscape, building, site, structure, object, or local historic district has yielded or may be likely to yield, information important in prehistory; or
2. That property, cultural landscape, building, site, structure, object, or local historic district provides a diagnostic assemblage of artifacts for a particular cultural group or time period or that provides chronological control (specific dates or relative order in time) for a series of cultural groups.

**Preservation Alternatives.** Preservation alternatives means financial incentives and restoration alternatives sufficient for the property owner to earn a reasonable economic return. Financial incentives include, but are not limited to, financing, tax credits, tax abatements, preservation grants or other similar incentives. Restoration alternatives include, but are not limited to, different materials, techniques or methods for rehabilitation of historic buildings and structures, or archeological sites.

**Regulated Permit.** Regulated permit means an official document or certificate issued by the Chief Building Official (e.g., building permit,) or other official of the City pursuant to the provisions of the Shreveport City Code or Shreveport Unified Development Code or other regulation, and which authorizes the performance of a specified improvement. For purposes of this Article the term regulated permit does not include a Certificate of Appropriateness or Certificate of Demolition.

**Repair.** Repair means any change which does not require a building permit, and which is not construction, removal or demolition.

**Restoration Alternatives.** Restoration alternatives include, but are not limited to, different materials, techniques or methods for rehabilitation of historic buildings and structures, or archeological sites.

**Scale.** Scale in a building or structure is the relationship of the vertical, horizontal and volume measurements, the relationship of the parts to one another within a building or structure, or in comparison to other buildings or structures within that vicinity.

**Secretary of the Interior's Standards.** In this Code, when the phrase "Secretary of the Interior's Standards" is used, it means the collective publication(s) of the Secretary of Interior, to only be used as guides unless otherwise required by State or federal law, to include:

1. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* codified as 36 CFR Part 68 in the July 12, 1995, Federal Register (Vol. 60, No.133) or most recent edition; and
2. *The Secretary of the Interior's Standards for Rehabilitation* means the publication titled *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* codified as 36 CFR Part 67, 1990 or most recent edition.

**Secretary of the Interior's Standards for the Treatment of Historic Properties.** *The Secretary of the Interior's Standards for the Treatment of Historic Properties* means the publication titled *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* codified as 36 CFR Part 68 in the July 12, 1995, Federal Register (Vol. 60, No.133), or most recent edition, and are the national standards to guide work undertaken on historic properties. The Secretary of the Interior's Standards for the Treatment of Historic Properties apply to all grants-in-aid projects assisted through the Historic Preservation Fund (authorized by the NHPA) and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects, and districts. The Secretary of the Interior's Standards for the Treatment of Historic Properties are regulatory only for projects receiving Historic Preservation Fund grant assistance and other federally-assisted projects. Otherwise, these Guidelines are intended to provide general guidance for work on any historic building.

**Secretary of the Interior's Standards for Rehabilitation.** *The Secretary of the Interior's Standards for Rehabilitation* means the publication titled *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* codified as 36 CFR Part 67, 1990, or most recent edition, and are used to evaluate rehabilitation projects on certified historic structures for federal tax credits. The Secretary of the Interior's Standards for Rehabilitation (for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Secretary of the Interior's Standards for Rehabilitation have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for federal tax purposes. In addition, the Secretary of the Interior's Standards for Rehabilitation have guided federal agencies in carrying out their historic preservation responsibilities for properties in federal ownership or control; and State and local officials in reviewing both federal and nonfederal rehabilitation proposals.

**Siding.** Siding means the covering of exterior vertical or nearly vertical wall surfaces, excluding architectural features.

**Significant Tree.** Significant tree means any tree that measures 30 inches or more in diameter at four and one-half feet above the ground. Significant tree(s) are included within the definition of exterior feature(s).

**Site.** Site means the location of a significant building, improvement, structure, object or event. Site also means the location of a prehistoric or historic occupation or improvement, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure. Examples of sites include: cemetery, designed landscape, habitation site, natural feature having cultural significance, rock carving, rock shelter, ruins, trail or village site.

**State Historic Preservation Office (SHPO).** State Historic Preservation Office (SHPO) means the State agency which identifies, records, collects, preserves, manages, and provides access to Louisiana's historical resources and educates, conducts and stimulates research, disseminates information, and encourages and supports historic preservation and education efforts of others throughout the state.

**Structure.** Structure means anything constructed or erected, the use of which requires a permanent or temporary location on or in the ground, including, but not limited to, the following: earthwork, decks, fences, walls, gazebos, advertising signs, billboards, backstops for tennis courts, swimming pools, radio, television, cellular or other antennas and facilities, including supporting poles and towers. As distinguished from buildings, structures are those functional constructions made usually for purposes other than creating human shelter.

**Substantial Adverse Change.** Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired.

**Tree, Significant Tree.** Significant tree means any tree that measures 30 inches or more in diameter at four and one-half feet above the ground. Significant tree(s) are included within the definition of exterior feature(s).

**Viewscape.** Viewscape means the public setting in which a building, structure, site, object, or historic designated landmark is located. It is the immediate visible neighborhood of the street or public land associated with such a structure, including such things as fences, sidewalks and lights. A viewscape is not synonymous with scenic views, (for example water views possessed by individual property owners) but rather, a viewscape encompasses the public view of a street, neighborhood or public land. Every kind of structure is considered in the context of its viewscape. A local historic district and/or an Historic Preservation Overlay District (HPOD) may include many viewscales.

**Visible from the Street.** Visible from the street means any portion of a building, structure, site or object that can be seen from any public street and/or sidewalk abutting the subject property.