

Certificate of Appropriateness

Filing Date: February 16, 2024
Case Number: **24-04-HPC**
Request: **Certificate of Appropriateness**
Project Address: 627 Crockett St. Shreveport, LA 71101
Historic District: Shreveport Commercial Historic District
Zoning: D-1-AC
Applicant: Jeff Brammer
jbrammer@bearsarco.com
MPC Review by: Adam Bailey
adam.bailey@shreveportla.gov
HPC Meeting Date: February 23, 2024

PROPERTY DESCRIPTION

627 Crockett Street is located in Downtown Shreveport Historic District, also known as the Shreveport Commercial Historical District. It is currently zoned D-1-AC (Downtown Arts and Culture sub-district) and sits west of the I-20 and Highway 1 interchange. This Mid-Century Modern building was constructed in the 1940s and was the site of the Southern Bell Telephone Company; now it is The Southern Belle Apartments. The apartment has several amenities to include an onsite restaurant and bar and a rooftop deck that overlooks The Strand and the old Arlington Hotel.

PROJECT DESCRIPTION

The applicant is requesting a **Certificate of Appropriateness** to build a new fence around the building's updated parking lot. Currently, there is construction fencing surrounding the parking lot, which is in violation of the Shreveport UDC. The new fence will be constructed to resemble the existing, wrought iron. See Exhibit E for proposed fence and gate location, See Exhibit F for existing fence photographs.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project would need to meet the site plan approval provisions found in Article 16 of the Shreveport Unified Development Code, which requires feedback from the City's Traffic Engineer.

OTHER ACTIONS REQUIRED

A building permit will be required for the new, updated fence, parking lot re-pavement, and gate relocation before any construction can commence. *Note, building permit application for this project will require approval from the City's Traffic Engineer.*

MPC STAFF ANALYSIS

CERTIFICATE OF APPROPRIATENESS

Based on the requirements of Article 4, Section 4.7.C. *General Historic Preservation Overlay District Design Standards*, MPC staff has determined the following:

- *627 Crockett Street, also known as Southern Belle Apartments, lies within the Shreveport Commercial Historic District. That district has a variety of heritage buildings with characteristics and functions including The Strand Theater, Shreveport Regional Arts Council (former downtown fire station), and the Providence House.*
- *The proposed project is aimed to address Zoning Violation Case 24-35-ZVC— where the applicant was cited for erecting a fence without a permit; nor was a COA application received for that erected fence.*
- *This application is for a Certificate of Appropriateness, which would allow for a new fence to be installed, matching the aesthetic of the existing fence. See Exhibit C for new fence location; See Exhibit F for existing fence photographs.*

APPROVAL STANDARDS – Certificate of Appropriateness.

Per Shreveport UDC Article 21, Section 21.5, D. Approval Standards, for a Certificate of Appropriateness:

*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 activity (i.e., improvements) involving exterior features and/or exterior architectural features is harmonious with the special character of the HPOD.*

MPC STAFF COMMENTS: MPC staff finds that the proposed improvements are HARMONIOUS with the special character of the HPOD. The proposed fence will match the existing style and color of the fence that once occupied the site. See Exhibit F for existing fence photographs.

2. *Whether the proposed activity (i.e., improvements) will adversely affect any exterior feature and/or exterior architectural feature.*

MPC STAFF COMMENTS: MPC staff finds that the proposed improvements WILL NOT adversely affect any exterior features and/or exterior architectural features of the neighborhood.

3. *Whether the proposed activity (i.e., improvements) will adversely affect the historic character of the landmark, site, building, structure, landscape, and/or object.*

MPC STAFF COMMENTS: MPC staff finds that the proposed improvements WILL NOT adversely affect the historic character of the landmark, site, building, structure, landscape, and/or object. The proposed fence will match the existing style and color of the fence that once occupied the site. See Exhibit D for existing fence photographs.

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.*

MPC STAFF COMMENTS: MPC staff finds that the proposed improvements ARE COMPATIBLE with the character of the HPOD. MPC staff feel that a wrought iron fence would help alleviate the compatibility.

5. *Whether the proposed activity complies with the design standards contained in Article 4.*

MPC STAFF COMMENTS: MPC staff finds that the new improvements COMPLY with the design standards contained in Article 4, unless changes are made to the proposed use.

ATTACHMENTS

Exhibits, including Zoning Map, Scope of Work, and Site Photos

- Exhibit A. Zoning Map.
- Exhibit B. Aerial Map.
- Exhibit C. Original Fence and Gate Layout
- Exhibit D. Current Fence and Gate Layout
- Exhibit E. Proposed Fence and Gate Layout
- Exhibit F. Existing Photos

METROPOLITAN PLANNING COMMISSION (MPC) STAFF RECOMMENDATION

CERTIFICATE OF APPROPRIATENESS.

To ensure that the proposed work is undertaken in conformance with the Certificate of Appropriateness, MPC staff recommends APPROVAL of the requested **Certificate of Appropriateness**, as these conditions would meet the approval standards of Shreveport UDC Article 21, Section 21.5, D.

HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (February 23, 2024)

CERTIFICATE OF APPROPRIATENESS.

[to be completed after the February HPC Meeting]

MPC EXECUTIVE DIRECTOR'S DECISION (February 23, 2024)

CERTIFICATE OF APPROPRIATENESS.

[to be completed after the August HPC Meeting]

Executive Director Signature:	Date:
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Exhibit A.
Zoning Map



Exhibit B.
Aerial Map

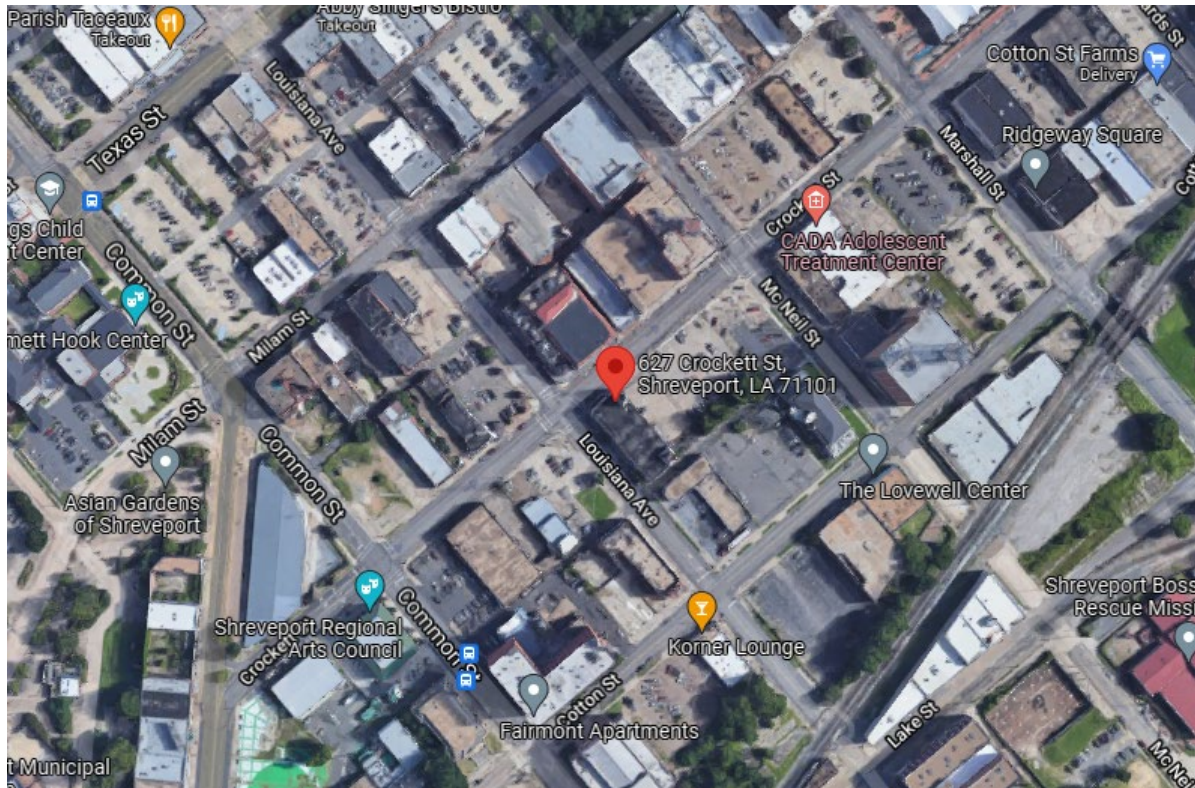
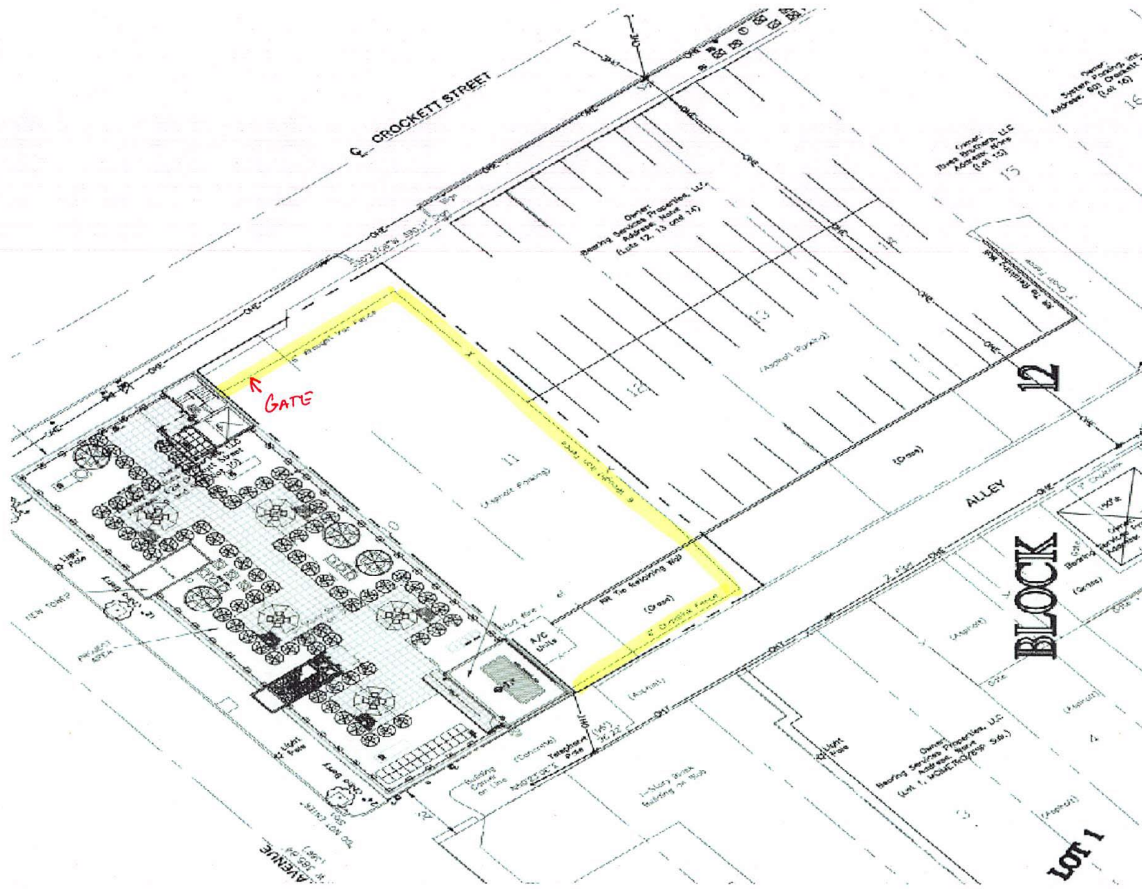
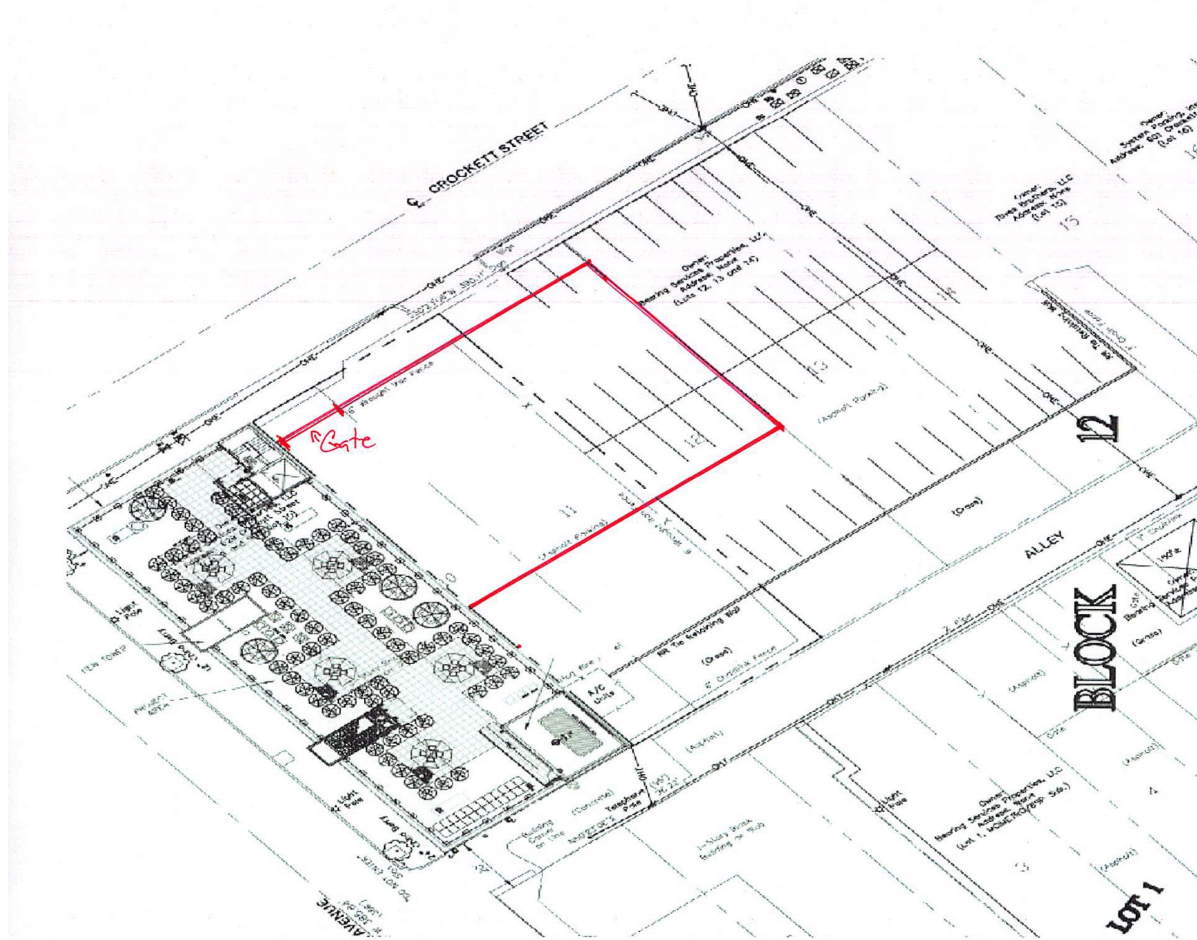


Exhibit C.
Original Fence and Gate Layout



Original Fence and Gate

Exhibit D.
Current Fence and Gate Layout



Current Temporary Fence and Gate

Exhibit E.
Proposed Fence and Gate Layout

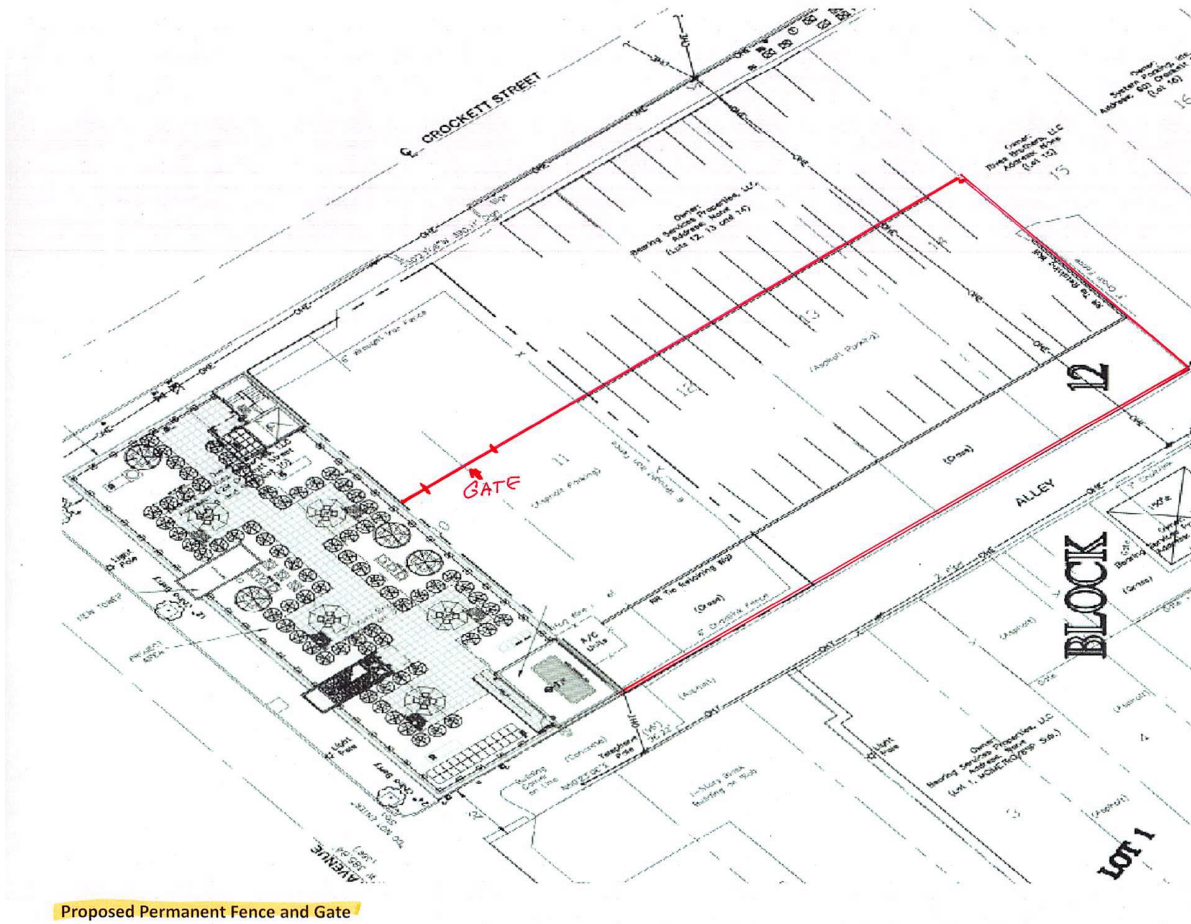


Exhibit F.
Existing Photos

