

Certificate of Appropriateness

Filing Date: May 15, 2024
Case Number: **24-18-HPC**
Request: **Certificate of Appropriateness**
Project Address: 0 Spring Street, Shreveport, LA 71101
Historic District: Shreveport Commercial Historic District *Zoning:*
D-1-E (Downtown Entertainment Sub-District)
Applicant: Kevin Bryan
kevin@kevinbryanarchitect.com
MPC Review by: Adam Bailey, Community Planning and Design Manager
adam.bailey@shreveportla.gov
HPC Meeting Date: May 21, 2024

PROPERTY DESCRIPTION

Application 24-18-HPC comprises of four (4) properties encompassing an entire city block located in the Downtown Shreveport Historic District, also known as the Shreveport Commercial Historical District. The block is bounded by Fannin Street (to the north), Commerce Street (to the east), Travis Street (to the south), and Spring Street (to the west) and is currently zoned D-1-E (Downtown Entertainment Sub-District). 369 N Spring Street Parking comprises two-thirds of the block; while the remainder properties are the abandoned lot at 301 N Spring Street and the vacant lots

PROJECT DESCRIPTION

The applicant is requesting a **Certificate of Appropriateness** and favorable “recommendation of approval for installing a temporary domed event structure. The Dome will house events, smaller concerts, etc. Max occupancy would be approximately 3,500 persons depending on event layout. Portable bathrooms will be brought in to accommodate the number of occupants for each event and the structure will be powered by two large generators.”

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project would need to meet the temporary use approval provisions of both *Article 6. -Use Standards* (specifically *Section 6.2.E. Temporary Outdoor Events*) and *Article 16. -Zoning Application Approval Process* (specifically *Section 16.12 Temporary Use Permit*) of the Shreveport Unified Development Code.

OTHER ACTIONS REQUIRED

Since this application is for a temporary event, other City departments *may* require separate approvals including:

- Shreveport Police Department – Security
- Shreveport Fire Department – Fire Prevention and Life Safety
- ABO (Alcohol Beverage Operations) – Alcohol Sales (as applicable)
- Engineering – Site Access and Road Closures (as applicable)
- Permits and Inspections – Electric and Water Connections (as applicable)

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 temporary improvements are HARMONIOUS with the special character of the HPOD. The structure is temporary and will have no lasting, long-term effect with the special character of the HPOD.

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 temporary 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 temporary improvements WILL NOT 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.*

MPC STAFF COMMENTS: MPC staff finds that the proposed temporary improvements ARE COMPATIBLE with the character of the HPOD.

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 until changes are made to the proposed use.

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:

- *This is a temporary structure for a specific outdoor event that will be held on August 8-11, 2024. At this time, the applicant is seeking a Temporary Use Permit in order to ‘test the waters’ on whether-or-not a more permanent structure is viable—more specifically, that this location is viable for this particular use. Should the property owner wish to build a more permanent structure after the temporary use permit has expired, a new application for a Certificate of Appropriateness will be required.*

ATTACHMENTS

Exhibits to this Application include:

- Exhibit A. Zoning Map.
- Exhibit B. Historic District Map.
- Exhibit C. Aerial Map.
- Exhibit D. Dome Image Examples (provided by Applicant)
- Exhibit E. Site Plan and Elevations
- Exhibit F. Existing Photos

METROPOLITAN PLANNING COMMISSION (MPC) STAFF RECOMMENDATION

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 (May 21, 2024)

CERTIFICATE OF APPROPRIATENESS.

[to be completed after the February HPC Meeting]

MPC EXECUTIVE DIRECTOR'S DECISION (May 21, 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.
Historic District Map



Exhibit C.
Aerial Map

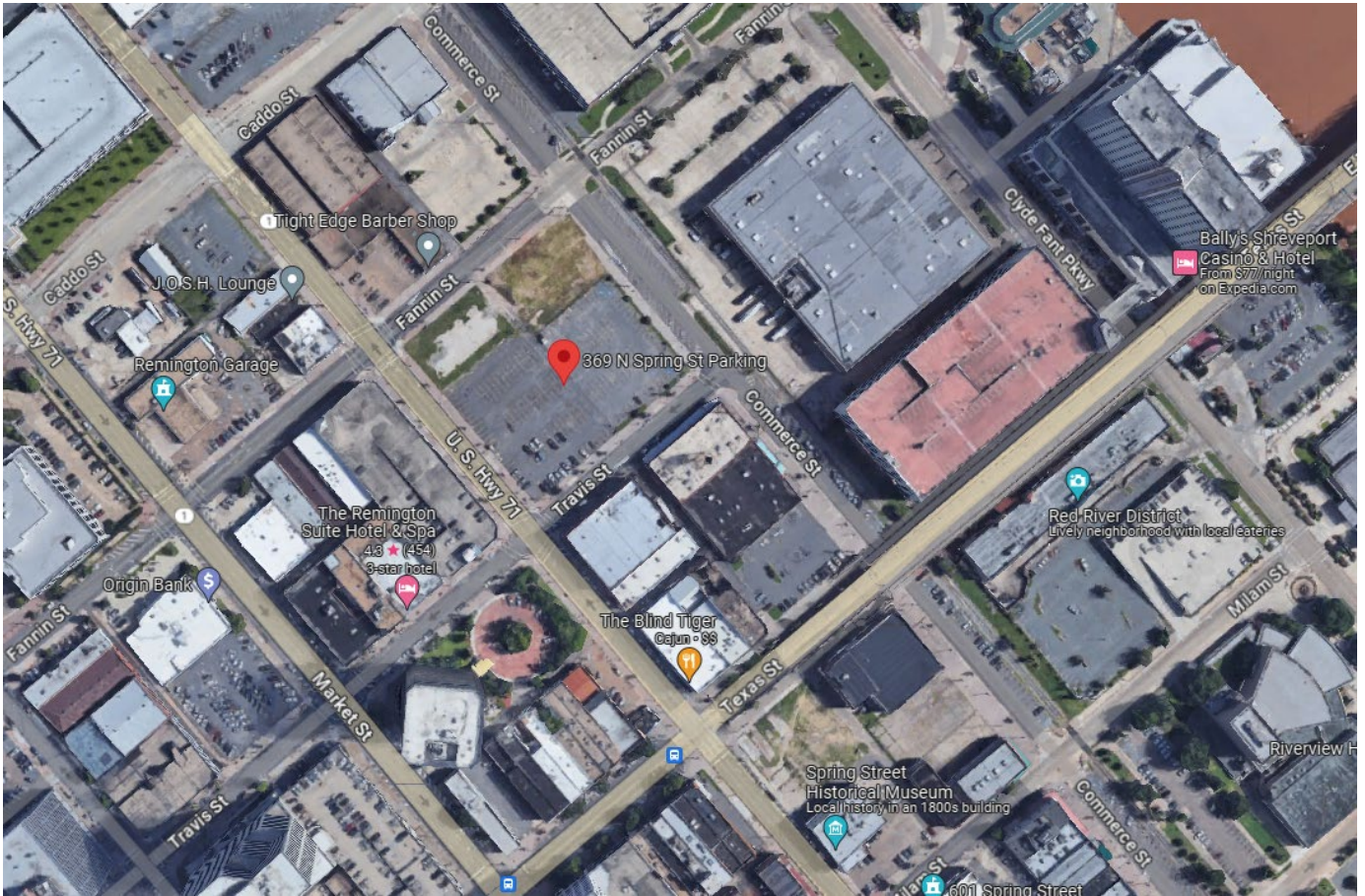


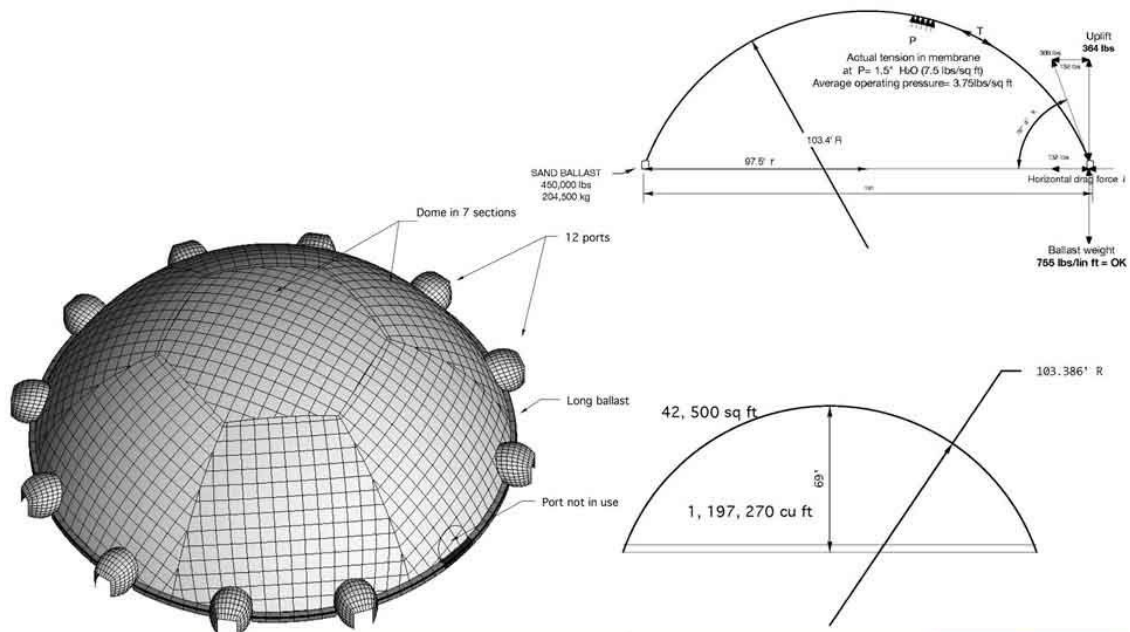
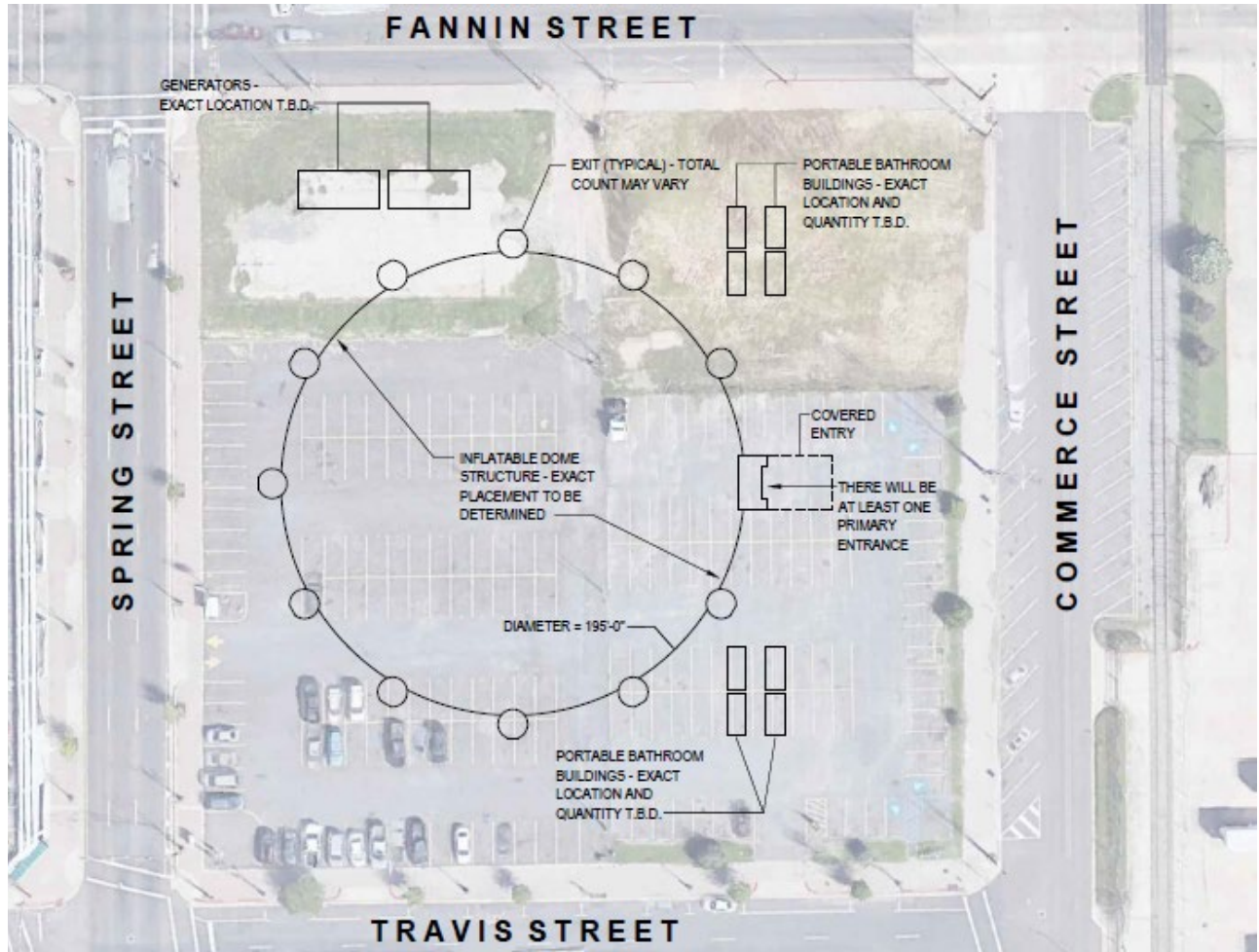
Exhibit D.
Dome Image Examples (provided by Applicant)



Exhibit D.
Dome Image Examples (provided by Applicant)



Exhibit E.
Site Plan and Elevations



		LENGTH	WIDTH	HEIGHT	FLOOR AREA	STYLE	Dome	C195
ABSOLUTE HOLLYWOOD	FEET	195	195	69	29,900	CELESTIAL		
	METERS	60	60	21	2,777	CELESTIAL	Page	195-3

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