

Certificate of Appropriateness

Filing Date: June 13, 2024
Case Number: **24-19-HPC**
Request: **Certificate of Appropriateness**
Project Address: 520 Olive Street, Shreveport, LA 71104
Historic District: Highland Historic District
Zoning: R-HU (Highland Urban Conservation Residential District)
Applicant: Madison Poche
MPC Review by: Walter Johnson, Community Planning Division
walter.johnson@shreveportla.gov
HPC Meeting Date: June 18, 2024

PROJECT DESCRIPTION

520 Olive Street is the site of the Highland Center located within the Highland Historic District. The Highland Center often acts as a neighborhood emergency response hub when the power or water goes out. It is participating as one of the first Community Lighthouses in North Louisiana, a strategy to have life-saving back-up power and back-up water on site. During a natural disaster, neighbors could come to cool off, charge medical devices, and find other assistance. **This application is to add solar panels to the roof of Building C, on the east wing of the building, as identified in Exhibit D and Exhibit E of this report.**

OTHER ACTIONS REQUIRED

The proposed project will require a Building Permit from the City of Shreveport Permits Division.

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 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 activity IS NOT HARMONIOUS with the special character of the HPOD.

2. *Whether the proposed activity will adversely affect any exterior feature and/or exterior architectural feature.*

MPC STAFF COMMENTS: MPC staff finds that the proposed activity WILL NOT adversely affect the exterior or architectural feature(s) and essence of the structure.

3. *Whether the proposed activity 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 activity WILL NOT adversely affect the historic character of the structure and area.

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 architectural style IS NOT HARMONIOUS with the characteristics of the HPOD.

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

MPC STAFF COMMENTS: MPC staff finds that the proposed activity IS NOT IN COMPLIANCE with the design standards contained in Article 4 of the Shreveport UDC.

ATTACHMENTS

- Exhibit A. Street View
- Exhibit B. Zoning Map
- Exhibit C. Vicinity Map
- Exhibit D. Site Images
- Exhibit E. Site Plan

MPC STAFF ANALYSIS

CERTIFICATE OF APPROPRIATENESS

Solar panels enhance environmental stewardship; additionally, there are other structures outfitted with solar panels that are already present in this historic district--23-45-HPC; 262 Wilkinson Street or 23-38-HPC; 2628 Dillard Street – which set a precedent on how solar panel cases should be handled. According to the minutes from the September 2023 HPC Meeting, if an applicant applies for solar panel installation within an HPOD, the placement of the solar panels, and their ability on whether they can be seen from the ROW will determine if the case is identified as a Determination of No Material Effect or a Certificate of Appropriateness. Also, if the lot in question is a corner lot will also play into whether the case is a COA or DNME.

520 Olive is a corner lot and is a non-contributing element to the district. While the addition of solar panels does not fit particularly well within the overall style and historic essence of structures located within this historic district, MPC staff understands that energy efficiency and cost savings are important to environmental sustainability - as well as beneficial to any property owner's ongoing energy budget. These solar panels will not be seen from the public ROW; however, because it on a corner lot, it was assigned as a COA.

MPC STAFF RECOMMENDATION

MPC staff recommends APPROVAL of the requested **Certificate of Appropriateness**. Past cases in the Highland Historic District (23-45-HPC; 262 Wilkinson Street or 23-38-HPC; 2628 Dillard Street) have established an HPC Board precedent for solar panels.

HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (June 18, 2024)
CERTIFICATE OF APPROPRIATENESS.

MPC EXECUTIVE DIRECTOR'S DECISION (June 18, 2024)
CERTIFICATE OF APPROPRIATENESS.

Executive Director Signature:	Date:
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Exhibit A. Street View



Exhibit B. Zoning Map



Exhibit C. Vicinity Map



Exhibit D. Site Images





Exhibit E. Site Plan

