

## Certificate of Appropriateness

*Filing Date:* June 25, 2024  
*Case Number:* **24-22-HPC**  
*Request:* **Certificate of Appropriateness**  
*Project Address:* 1210 Wood Street, Shreveport, LA 71101  
*Historic District:* St. Paul's Bottoms Historic District  
*Zoning:* C-UC (Urban Corridor Zoning District)  
*Applicant:* United Built Homes, Dora Brewton  
*MPC Review by:* Adam Bailey, Community Planning and Design Manager  
adam.bailey@shreveportla@shreveportla.gov  
*HPC Meeting Date:* July 16, 2023

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### PROJECT DESCRIPTION AND REQUEST

The applicant is requesting a Certificate of Appropriateness to construct a new, one-story cottage-style residential structure on a vacant lot within the St. Paul's Bottoms Historic District.

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### OTHER ACTIONS REQUIRED

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

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### COMPLIANCE WITH THE PLANNING CODE PROVISIONS

For any new residential structure, the building will have to comply with all zoning requirements (i.e., setbacks, height limitations, coverage, etc.) for the C-UC Zoning District, as identified in *Article 4, Section 4.3 – Commercial Districts, Table 4-3: Commercial District Dimensional Standards* of the Shreveport UDC.

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### 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 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 any exterior feature.**

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 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 IN COMPLIANCE with the design standards contained in Article 4 of the Shreveport UDC.**

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## **MPC STAFF ANALYSIS**

### **CERTIFICATE OF APPROPRIATENESS**

Roughly ten blocks in size, the irregularly shaped, low-lying St. Paul's Bottoms took its name from the nearby St. Paul's Methodist Church, founded in 1865. Within the district lies the 700 block of Austen Place—where an assortment of Queen Anne cottages and mansions exist to this day, namely 742 Austen Place (*see* Exhibit C) and 728 Austen Place (*see* Exhibit D).

The Queen Anne architectural style is noted as one of the first truly original American architectural styles. Although its beginnings were founded in England, American builders adapted the style to create something uniquely American. With the rise of the industrial age came the ease of manufacturing standardized parts and plans for Queen Anne buildings. Mostly confined to residential architecture, the Queen Anne style found popularity in Louisiana, with examples throughout the state that reflect the national norm.

The Queen Anne style building in Louisiana is conservative in massing and ornamentation when compared to the national standard. Houses in the southern portion of the state tended to keep local characteristics with nods to national fashions. The most common form of the style seen across the state is the one-story cottage with a forward-facing bay window, a gallery with turned posts or Eastlake detailing, and shingles in gable ends (*see* Exhibit E).

New construction at 1210 Wood Street will be beneficial to both the intersection of Wood Street and Austen Place, as well as all of St. Paul's Bottom Historic District in general. This project would combat the visible vacancy on this block.

As originally submitted, the proposed project did not meet the design guidelines in maintaining harmony with the historic district—especially the Queen Anne style houses of Austen Place. To align a new single-story building with the historic character of the district, the following design elements were asked to be considered:

- **Roof Design:** Incorporate a complex roofline with varying heights, gables, and dormers to mimic the multi-faceted roofs of the existing structures. Even on a single-story building, a gabled roof with intersecting sections can add depth and character.
- **Decorative Elements:** Use ornate woodwork such as spindle work, brackets, and patterned shingles on eaves, porches, and gables. These elements should be detailed and consistent with the intricate designs of the Queen Anne style.

- **Porch and Balustrades:** Include a front or wrap-around porch with turned posts and decorative railings. This provides a welcoming entry and mirrors the traditional porches seen in the district.
- **Window Variety:** Integrate a variety of window shapes and sizes, including bay windows, to break the monotony of the facade and add architectural interest. Decorative trim and possibly stained-glass elements should be considered.
- **Color Palette:** Employ a rich color palette that highlights architectural details. Use contrasting colors for the main body and trim to enhance the visibility of decorative elements. Consider using historical colors appropriate to the Victorian period.
- **Masonry Features:** If feasible, incorporate brick or stone features such as a chimney or foundation accents. These elements add to the historic feel and link to the masonry seen in neighboring buildings.
- **Textural Variety:** Use a mix of siding materials or patterns, such as clapboards combined with decorative shingles, to create a textured facade. This helps to capture the detailed and multi-layered look of the Queen Anne style.

While not all of these design considerations were met, MPC staff do feel that the proposed design meets the harmony of the area.

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## ATTACHMENTS

- Exhibit A. Zoning Map/Vicinity Map.
- Exhibit B. Aerial Map.
- Exhibit C. Traditional Queen Anne Example.
- Exhibit D. 742 Austen Place House Example.
- Exhibit E. 728 Austen Place House Example.
- Exhibit F. Proposed Elevations for 1210 Street.

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## MPC STAFF RECOMMENDATION

### **CERTIFICATE OF APPROPRIATENESS.**

MPC staff recommends APPROVAL WITH CONDITIONS of the requested Certificate of Appropriateness as it appears to meet the approval standards of Shreveport UDC Article 21, Section 21.5, D.

1. Accurately depicted elevations of the Wood Street facing side plan, drawn to scale, shall be submitted, and approved by MPC staff prior to issuance of a building permit. The purpose of the resubmitted site plan will be to verify its harmony, and likeness, with the Austen Place front elevation.

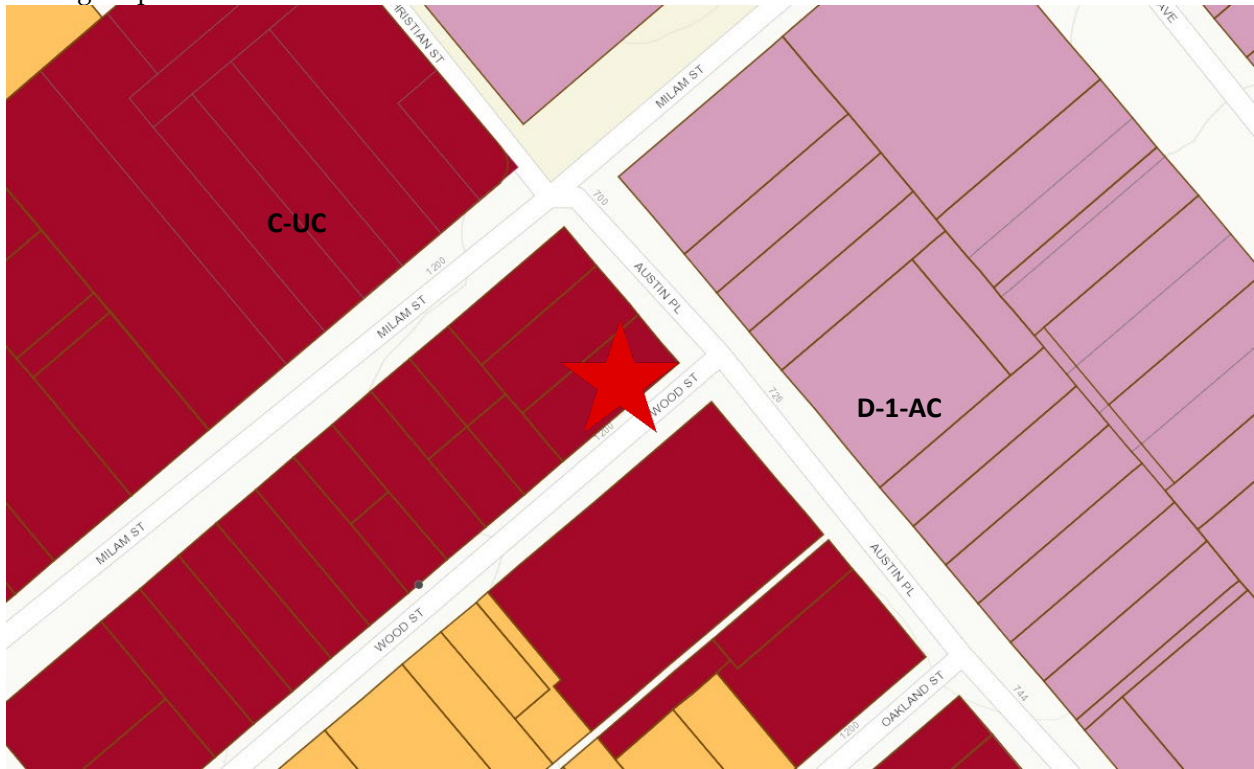
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## HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (July 16, 2024) CERTIFICATE OF APPROPRIATENESS.

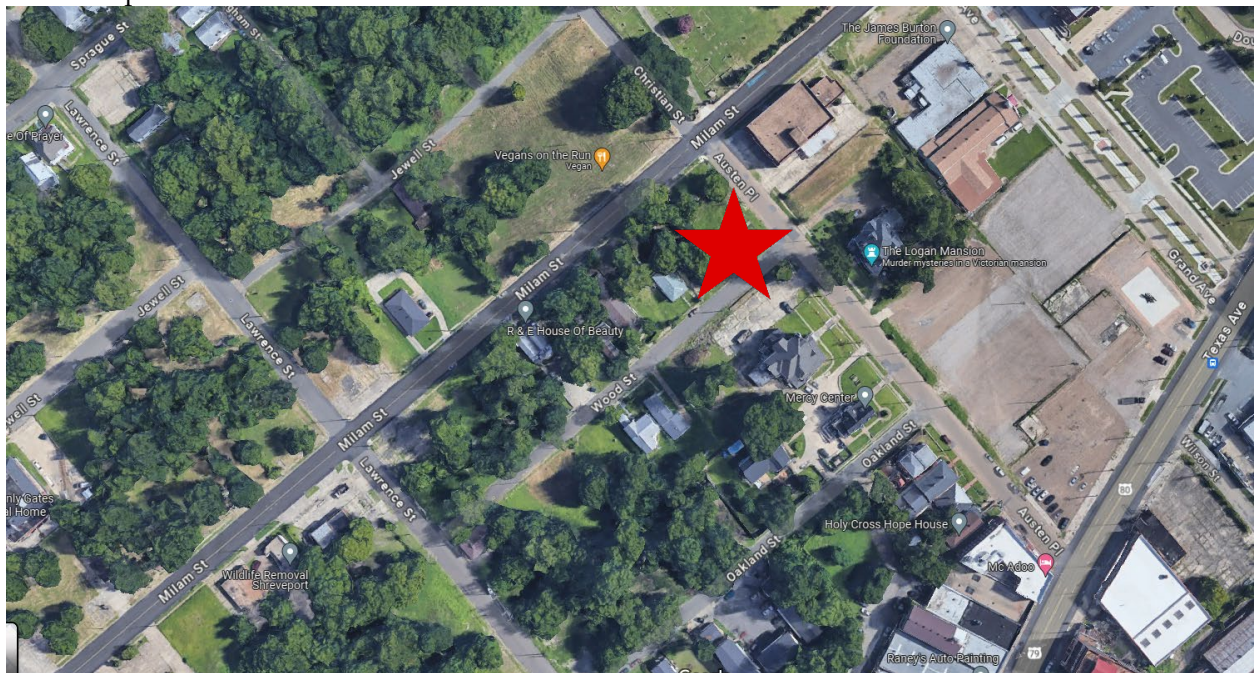
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## MPC EXECUTIVE DIRECTOR'S DECISION (July 16, 2024)

**EXHIBIT A.**  
Zoning Map



**EXHIBIT B.**  
Aerial Map



**EXHIBIT C.**  
Traditional Queen Anne Cottage



**EXHIBIT D.**

742 Austen Place



**EXHIBIT E.**

758 Austen Place



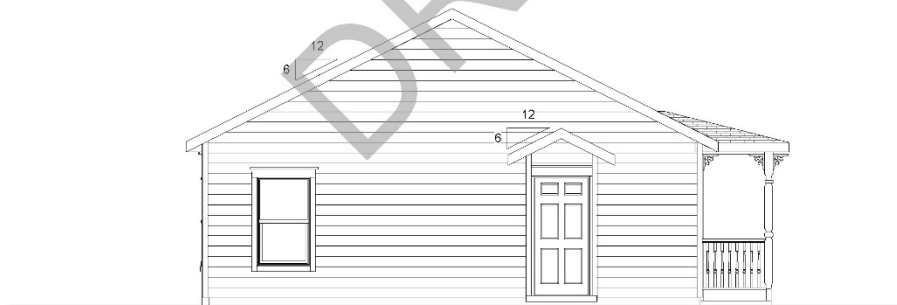
**EXHIBIT F.**

Proposed Elevations for 1210 Street



**FRONT ELEVATION**

SCALE: 3/16" = 1'-0"



**REAR ELEVATION**

SCALE: 3/16" = 1'-0"