

Certificate of Appropriateness

Filing Date: August 1, 2024
Case Number: **24-28-HPC**
Request: **Certificate of Appropriateness**
Project Address: 911 Delaware Street, Shreveport, LA 71106
Historic District: South Highlands Historic District
Zoning: R-1-7 (Single-Family Residential Zoning District)
Applicant: Jackie Brown / Ryan Smith Builders, LLC.
MPC Review by: Walter Johnson, Community Planning Division
walter.johnson@shreveportla.gov
HPC Meeting Date: August 20, 2024

PROJECT DESCRIPTION

911 Delaware Street is the site of a two-story modified “four-square” home featuring a wrap-around front porch located within the South Highlands Historic District. The homeowners plan to add a one-story addition onto the east wing of this home that will include a downstairs bedroom plus bath, as well as a new art studio.

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 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 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.

MPC STAFF ANALYSIS

CERTIFICATE OF APPROPRIATENESS

Based on the requirements of Article 4, Section 4.7.C. General Historic Preservation Overlay District Design Standards, as well as Article 21, Section 21.5.C Approval Standards, MPC staff has determined the following:

The proposed new ground floor bedroom and studio addition will connect to the existing home on the east wall of the existing residential structure. This new wing will follow the style of the current structure and remain consistent with the remainder of the current home in color and materials. The addition is set back from the front façade and will not compete with the original home's design. The one-story roofline will be lower and will match the roofline of earlier rear additions to the home. All additional siding and trim will complement the original house.

ATTACHMENTS

- Exhibit A. Street View
- Exhibit B. Zoning Map
- Exhibit C. Vicinity Map
- Exhibit D. Existing Home
- Exhibit E. Planned Remodeling

CERTIFICATE OF APPROPRIATENESS.

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

HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (August 20, 2024) CERTIFICATE OF APPROPRIATENESS.

MPC EXECUTIVE DIRECTOR'S DECISION (August 21, 2024)
CERTIFICATE OF APPROPRIATENESS.

Executive Director Signature:	Date:
-------------------------------	-------

Exhibit A. Street View



Exhibit B. Zoning Map

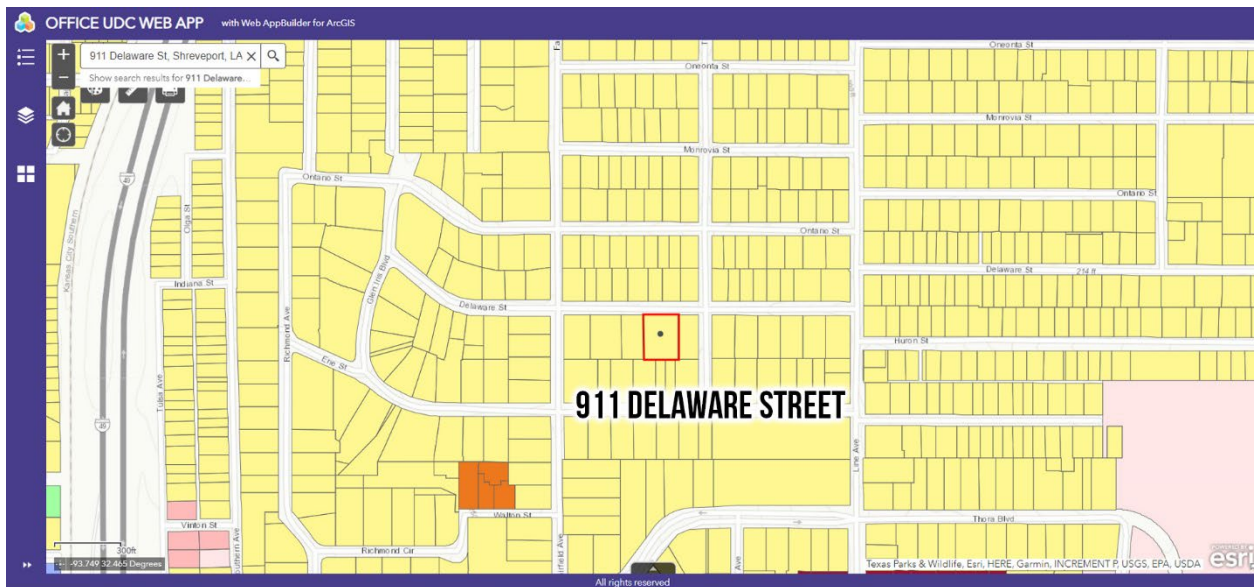


Exhibit C. Vicinity Map

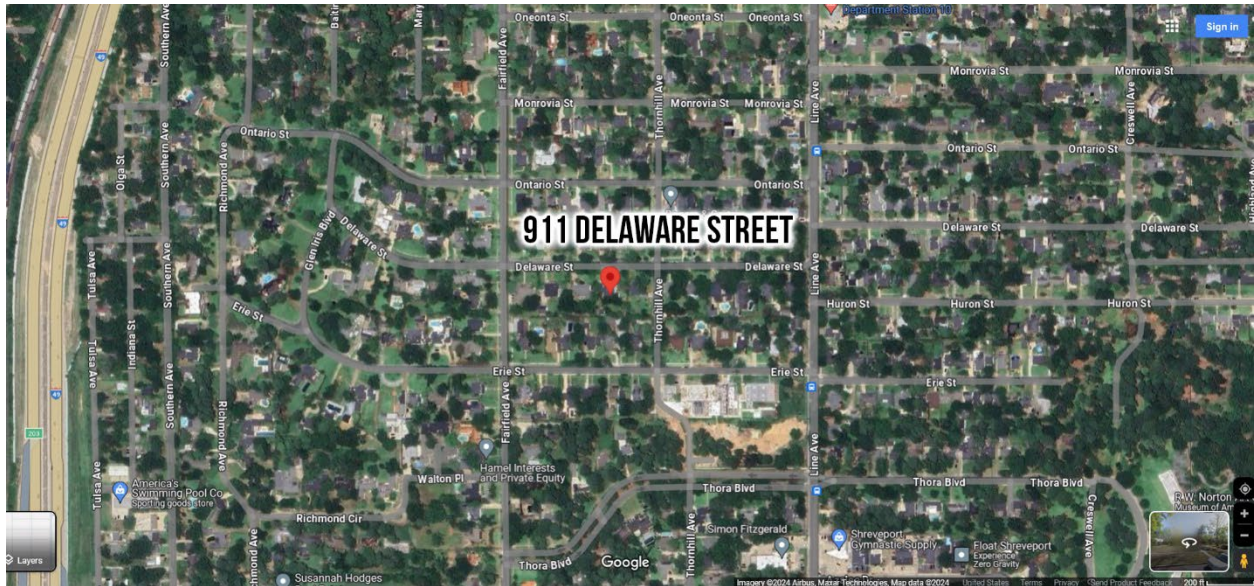
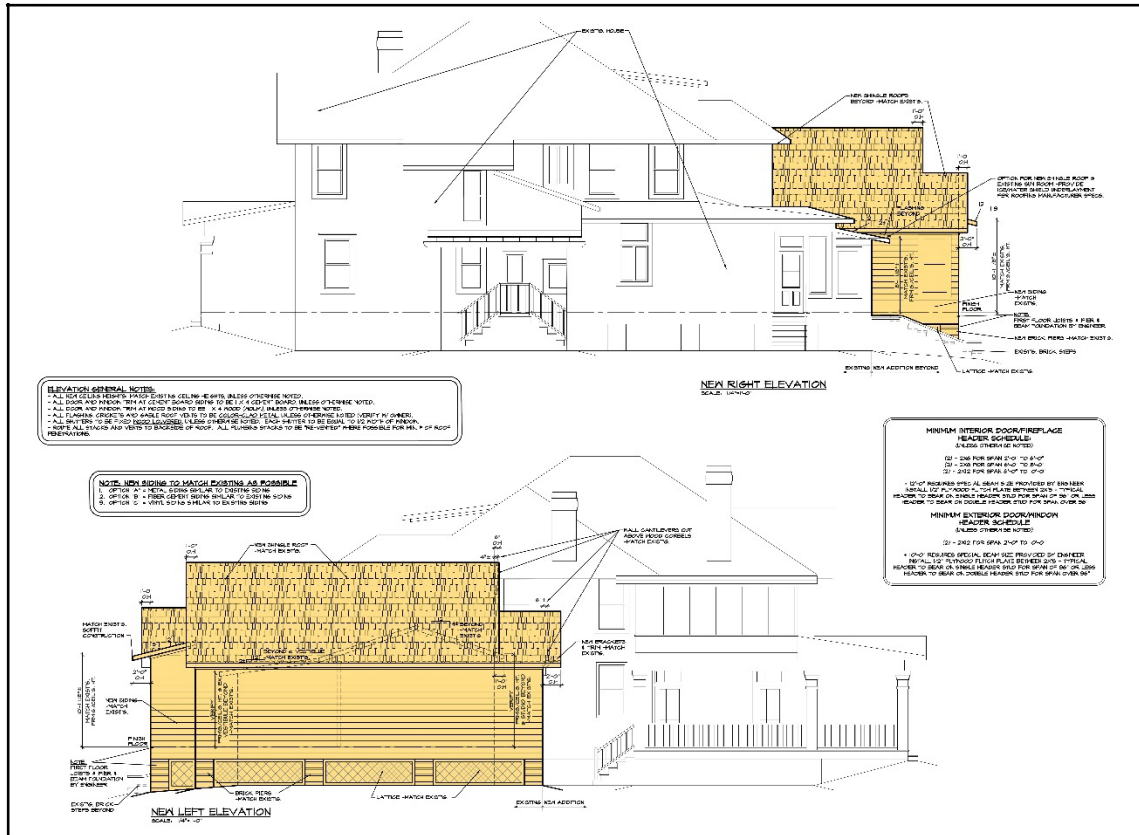


Exhibit D. Existing Home





ELEVATION GENERAL NOTES:

- ALL EXISTING HEADS, FINISHES, CEILING HEIGHTS, AND/OR OTHERS NOTED.
- ALL EXISTING AND FINISHES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
- ALL EXISTING AND FINISHES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
- ALL FINISHES, COLORS, AND MATERIALS TO BE USED SHALL BE MATCHED TO EXISTING FINISHES.
- ALL FINISHES TO BE USED SHALL BE MATCHED TO EXISTING FINISHES.
- ALL FINISHES TO BE USED SHALL BE MATCHED TO EXISTING FINISHES.
- ALL FINISHES TO BE USED SHALL BE MATCHED TO EXISTING FINISHES.

NOTE: NEW SIDING TO MATCH EXISTING AS POSSIBLE

- OPTION A - MATCH EXISTING SIDING TO EXISTING SIDING
- OPTION B - PREFER SIDING TO MATCH EXISTING SIDING
- OPTION C - A NEW SIDING TO MATCH EXISTING SIDING

**MINIMUM INTERIOR DOOR/REPLACE
HEADER SCHEDULE
(BASED ON OTHER NOTES)**

- ① - 2x4 FOR SPAN UP TO 10'-0"
- ② - 2x6 FOR SPAN 10'-0" TO 12'-0"
- ③ - 2x8 FOR SPAN 12'-0" TO 14'-0"
- ④ - 2x10 FOR SPAN 14'-0" TO 16'-0"
- ⑤ - 2x12 FOR SPAN 16'-0" TO 18'-0"

**MINIMUM EXTERIOR DOOR/REPLACE
HEADER SCHEDULE
(BASED ON OTHER NOTES)**

- ① - 2x4 FOR SPAN UP TO 10'-0"
- ② - 2x6 FOR SPAN 10'-0" TO 12'-0"
- ③ - 2x8 FOR SPAN 12'-0" TO 14'-0"
- ④ - 2x10 FOR SPAN 14'-0" TO 16'-0"
- ⑤ - 2x12 FOR SPAN 16'-0" TO 18'-0"



JENNIFER ANDERSON
12472
LICENSED PROFESSIONAL ENGINEER
STATE OF LOUISIANA
12/15/2011
12/15/2024

AN ARCHITECT & ENGINEER FIRM
MURPHY & JENNIFER ANDERSON
411 DELAWARE STREET
SHREVEPORT, LA

DATE: 7/22/24
PROJECT: 24-28-HPC
4