

Certificate of Appropriateness

Filing Date: February 7, 2024
Case Number: **24-30-HPC**
Request: **Certificate of Appropriateness**
Project Address: 1824 Highland Avenue, Shreveport, LA 71104
Historic District: Highland Historic District
Zoning: R-HU (Highland Urban Conservation Residential District)
Applicant: Jeronimo Uriate / Gina Castellon
MPC Review by: Walter F. Johnson, Community Planner I
walter.johnson@shreveportla.gov

PROJECT DESCRIPTION

1824 Highland Avenue is the site of a two-story, four-square residential structure located within the Highland Historic District.

The applicant is seeking HPC approval to remodel this current structure into a set of 4 apartment units - with two units on the ground floor and two units on the second floor (this project will also *require a secondary step to be granted an SUP (Special Use Permit)* so this property can be appropriately used as a multifamily property with all SUP requirements added such as: new & additional landscaping and provided parking spaces for each unit.)

This structure currently features rear entry doors on both stories, and the applicant is currently working to firm up a stair configuration that would allow for rear ingress & egress. Site plan elevation also calls for a pitched roof instead of the current flat roof.

For the purposes of historic preservation, this current proposal includes plans to remove a portion of the front, second-story façade (that is currently enclosed) and convert it to an open-air second story balcony with spanning balustrades and railings (see Exhibit C - Site Elevation). Additionally, exterior walls will receive new vinyl siding with appropriate style, colors and trim to stylistically coincide with the rest of the homes on the street.

OTHER ACTIONS REQUIRED

1. Special Use Approval (SUP)
2. 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:

- a. 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.

- b. *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 home.

- c. *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.

- d. *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.

- e. *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 can be considered IN COMPLIANCE with the design standards contained in Article 4 of the Shreveport UDC.

MPC STAFF ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The proposed project at 1824 Highland Avenue calls for the remodeling of the front (enclosed) second-story façade into an open-air balcony along with the application of new vinyl siding with appropriate colors & trim for this neighborhood street. Additional Zoning regulatory requirements must also be met for this applicants' pending Special Use Permit (SUP) case already ongoing with the MPC.

MPC STAFF RECOMMENDATION

MPC staff recommends **APPROVAL** of the requested Certificate of Appropriateness as it appears to meet the approval standards of Shreveport UDC Article 21, Section 21.6, D.

STIPULATIONS:

1. MPC staff stipulates that a revised set of Elevation drawings be presented to the MPC and its' Executive Director for review prior to any signed Decision.

ATTACHMENTS -

- Exhibit A. Zoning Map
- Exhibit B. Vicinity Map
- Exhibit C. Site Elevation
- Exhibit D. Site Photos

Current Structure, 1824 Highland Avenue -



Exhibit A - Zoning Map

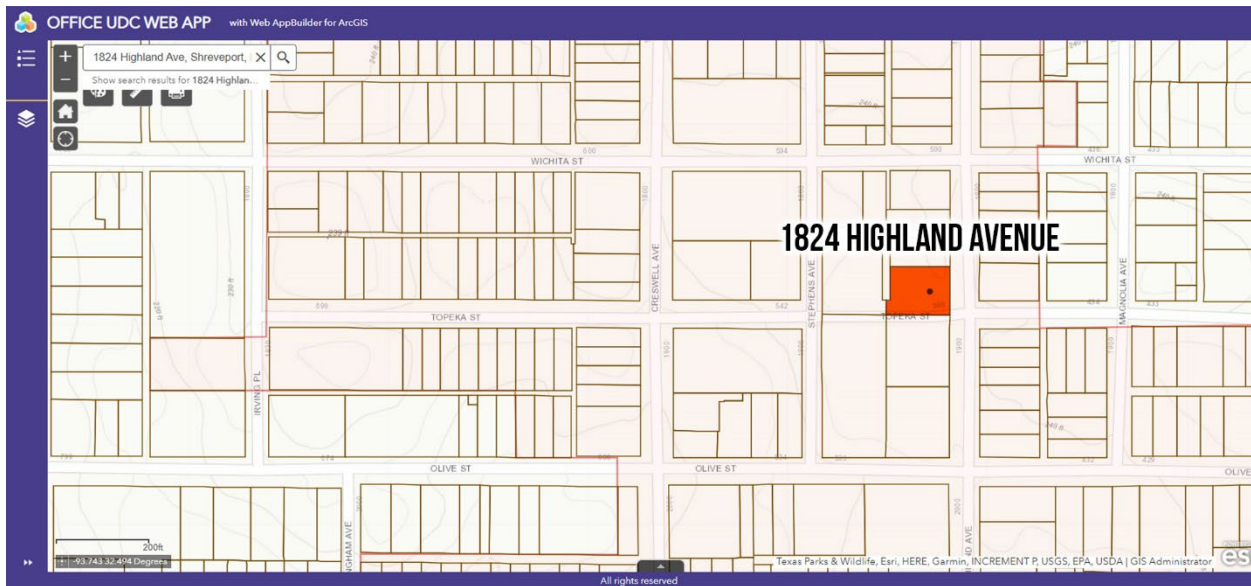
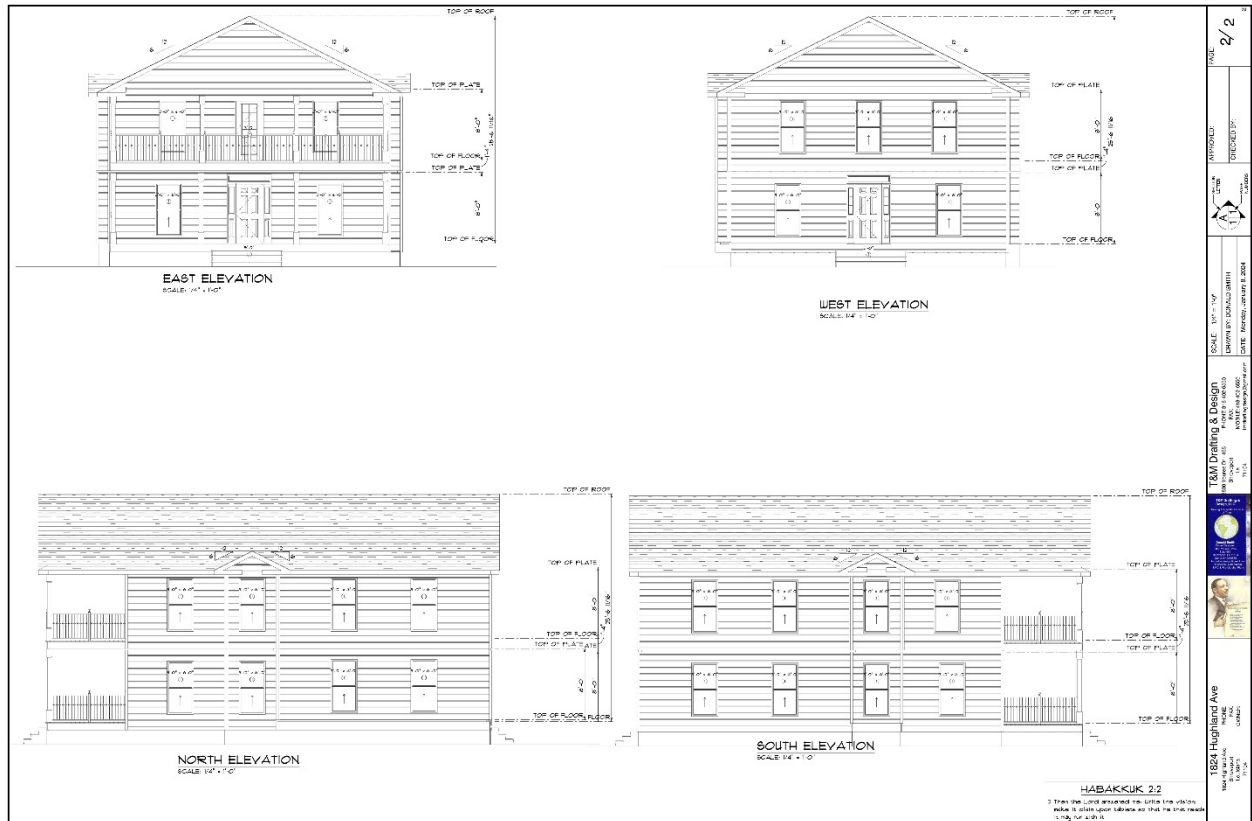


Exhibit B - Vicinity Map



Exhibit C - Site Elevation





EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Exhibit D. Site Photos











