

Certificate of Appropriateness

Filing Date: August 14, 2024
Case Number: **24-24-HPC**
Request: **Certificate of Appropriateness**
Project Address: 1526 Creswell Avenue, Shreveport, LA 71104
Historic District: Highland Historic District
Zoning: R-HU (Highland Urban Conservation Residential District)
Applicant: Jerome Cox, Property Owner
MPC Review by: Peiyao Li, Community Planner I
Peiyao.li@shreveportla@shreveportla.gov
HPC Meeting Date: August 20, 2024

PROJECT DESCRIPTION

1526 Creswell Avenue is the site of a two-story residential structure located within the Highland Historic District. The applicant is seeking approval to renovate the property. The scope of the work includes replacing seven windows trimmed in wood 1x6 to emphasize the historical consistency, removing and replacing all rotten wood siding on the front of the building with the same type of siding to maintain historical integrity. All old siding that can be repurposed will be reused on other portions of the building. Replacing the flat roof on the front of the porch without any structural changes to maintain historical consistency. Repairing the front steps, trimming and removing small trees that don't require machinery that pose a danger to the structure.

The applicant has completed work on the windows, except for the 1x6 window trim, as well as the wood siding and front steps; further replacement of the flat roof is required. There will be no structural changes to the flat roof and the building during these renovations.

OTHER ACTIONS REQUIRED

The proposed project will require a building permit from the City of Shreveport Permits Division.

MPC STAFF ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The proposed project at 1526 Creswell Avenue includes the renovation to replace seven windows, wood siding, and the flat roof, as well as the repair of the front steps. The new window uses the same design as the window shown in **Exhibit E** – 1537 Creswell Avenue, within the Highland Historic District. MPC Staff believe that the project constitutes a Certificate of Appropriateness.

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 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. The window trim feature shall be added back to the new windows and door to match the previous trim style, as shown in Exhibit B – 1526 Creswell Avenue – Previous Photo (2021).
2. New flat roof on the front of the porch shall match the style and design of the existing flat roof.

ATTACHMENTS -

- Exhibit A. 1526 Creswell Avenue - Current
Exhibit B. 1526 Creswell Avenue – Previous (2021)
Exhibit C. Zoning Map
Exhibit D. Vicinity Map
Exhibit E. 1537 Creswell Avenue window

Exhibit A - 1526 Creswell Avenue - Current Photo



Exhibit B - 1526 Creswell Avenue - Previous Photo (2021)



Exhibit C - Zoning Map

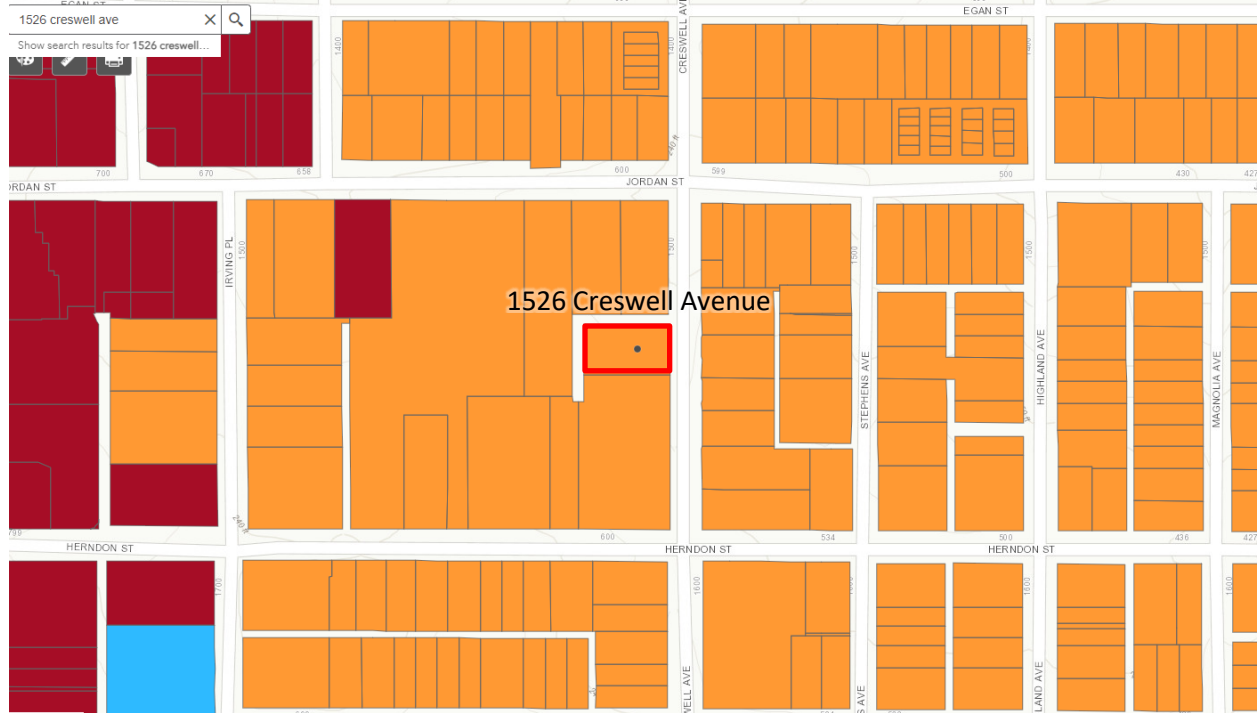


Exhibit D - Vicinity Map

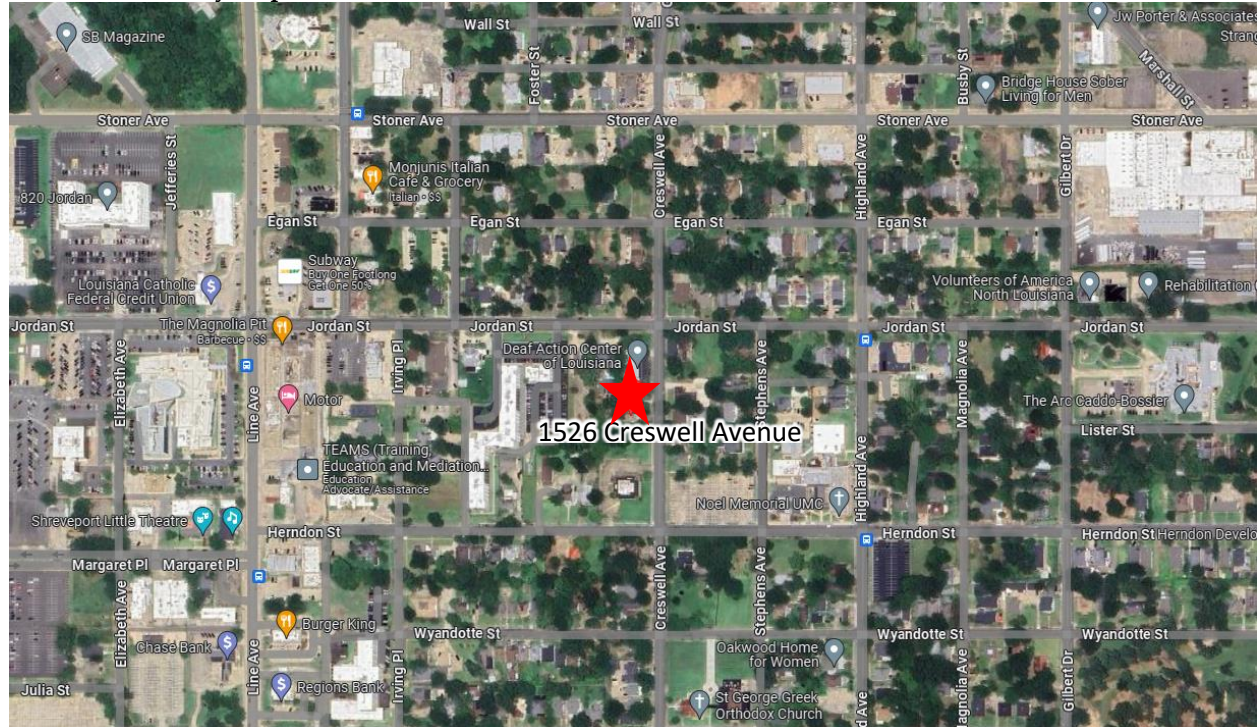


Exhibit E - 1537 Creswell Avenue window

