

## Certificate of Appropriateness

*Filing Date:* August 16, 2024  
*Case Number:* **24-26-HPC**  
*Request:* **Certificate of Appropriateness**  
*Project Address:* 906 Wilkinson Street, Shreveport, LA 71104  
*Historic District:* Fairfield Historic District  
*Zoning:* R-HU (Highland Urban Conservation Residential District)  
*Applicant:* Matt Smith, Property Owner  
*MPC Review by:* Peiyao Li, Community Planning I  
Peiyao.li@shreveportla.gov  
*HPC Meeting Date:* August 20, 2024

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### PROJECT DESCRIPTION

906 Wilkinson Street is the site of the two-story residential structure located within the Fairfield Historic District. The applicant is seeking approval to replace terra cotta roof tiles with standing seam metal roof. With regard to the color of the roof, the applicant would like to use either a traditional muted terra cotta red that matches the traditional roof color of Mediterranean Revival architecture, similar in color to the roof on the Kings Highway Christian Church at 806 Kings Highway, or a green color like the roof at 1030 Kings Highway, or the roof at 2745 Fairfield Ave.

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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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### MPC STAFF ANALYSIS

#### CERTIFICATE OF APPROPRIATENESS

Replacing the terra cotta roof with a standing seam metal roof constitutes a significant material change, requiring a Certificate of Appropriateness. The applicant proposed to use a metal roof, because the cost of replacing the roof with terra cotta is significantly higher than that of other quality materials, which, in their view, are harmonious with the HPOD. 906 Wilkinson Street is a two-story brick Mediterranean Revival (or Italian Renaissance Revival) house with hip roof; two massive end-wall chimneys; exposed rafters; quoins; rounded arch openings with keystones; centered portal with double door and iron gate; iron canopy supported by brackets over portal.<sup>1</sup>

The Italian Renaissance Revival style developed at the very end of the Victorian period of architecture (1890 - 1930). The Italian Renaissance style typically includes a symmetrical façade with elaborate windows, widely overhanging eaves with decorative brackets, a low-pitch hipped roof, and a clay tile roof.<sup>2</sup>

Historic or typical roofing materials in the historic district include clay tile, slate, and composition shingle where wood shingles once existed. Roofing is the single most important component of a building envelope, protecting other materials as well as the building interior from the damaging effects of water and moisture. Therefore, the maintenance of a roof is critical to the preservation of the building. Roof forms and materials are character defining features of a building.<sup>2</sup>

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<sup>1</sup> National Register of Historic Places Inventory – Nomination Form. (1987). *United States Department of the Interior National Park Service.*

<sup>2</sup> Ponchatoula Historic Preservation District Design Guidelines. (2012). *City of Ponchatoula, Louisiana.*

The proposed project would introduce standing seam metal roof that is mismatched for the roof of an Italian Renaissance Revival home. Italian Renaissance Revivalist roof featuring standing seam metal roof instead of a historically appropriate tiled roof would visually conflict with this site's historic significance as well as the overall integrity of the historic district of which it is a member.

In a previous case, 22-25-HPC, the applicant proposed replacing the existing roofing tiles with modern architectural asphalt shingles at 254 Rutherford Street. It is a site of single-family Italian Renaissance Revival-style residence located in the Highland Historic District. The Executive Director denied with staff-recommended conditions the request for a Certificate of Appropriateness, as it does not meet the approval standards of Shreveport UDC Article 4, Section 4.7.C.1.

### **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 architectural features of the proposed activities WOULD NOT be considered harmonious within the special character of the HPOD, as a standing seam metal roof is mismatched for the roof of an Italian Renaissance Revival home.**

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 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 adversely affect the historic character of the structure and area, as metal is not historic or typical roofing material.**

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 NOT IN COMPLIANCE with the design standards contained in Article 4 of the Shreveport UDC.**

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### **ATTACHMENTS**

- Exhibit A. Street View
- Exhibit B. Zoning Map
- Exhibit C. Vicinity Map

- Exhibit D. Site Images
- Exhibit E. Example of the Italian Renaissance Revival style
- Exhibit F. 806 Kings Hwy - Muted terra cotta red roof
- Exhibit G. 1030 Kings Hwy - Green Roof
- Exhibit H. 2745 Fairfield Ave - Green Roof
- Exhibit I. Current Roof Report
- Exhibit J. Metal Roof Estimate

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## **MPC STAFF RECOMMENDATION**

### **CERTIFICATE OF APPROPRIATENESS.**

MPC staff recommends DENIAL of the requested Certificate of Appropriateness, with the suggestion of the following alternatives:

1. All efforts should be made to ensure that the authenticity of the home's original & historic style is retained. Roof materials to be replaced shall not diverge from the historic and authentic style of an Italian Renaissance Revival home.
2. Synthetic, non-clay roof tiles matching the historic Italian Renaissance Revival style requirement can be sourced from a variety of manufacturers (at reduced cost) and can be used in lieu of imported clay tiles.

## **HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (August 20, 2024)**

### **CERTIFICATE OF APPROPRIATENESS.**

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## **MPC EXECUTIVE DIRECTOR'S DECISION**

### **CERTIFICATE OF APPROPRIATENESS.**

Executive Director Signature:	Date:
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Exhibit A. Street View



Exhibit B. Zoning Map

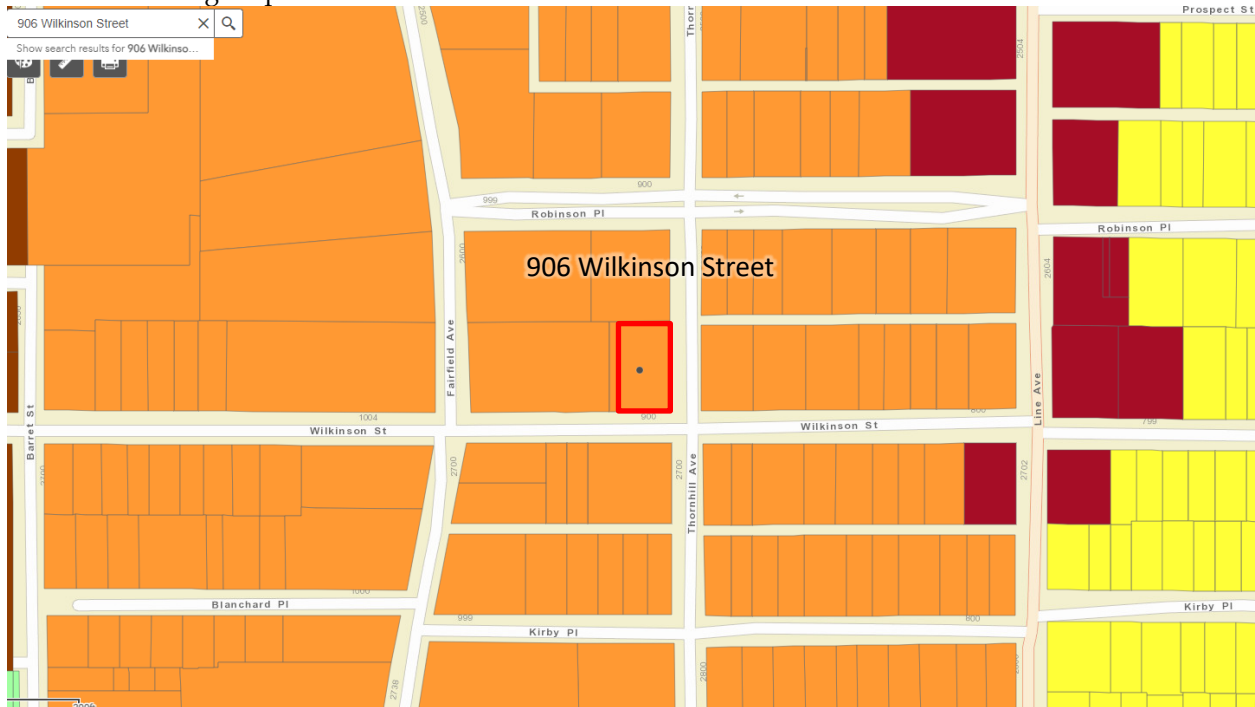


Exhibit C. Vicinity Map

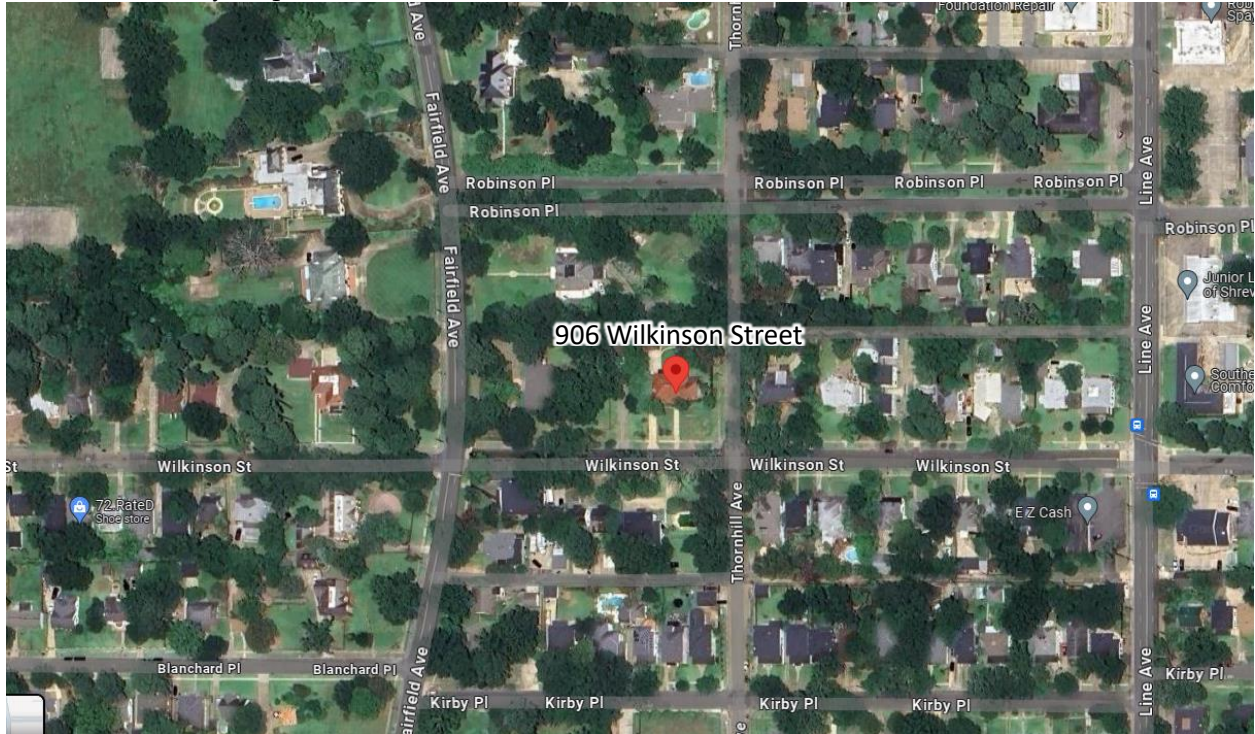


Exhibit D. Current Roof Images



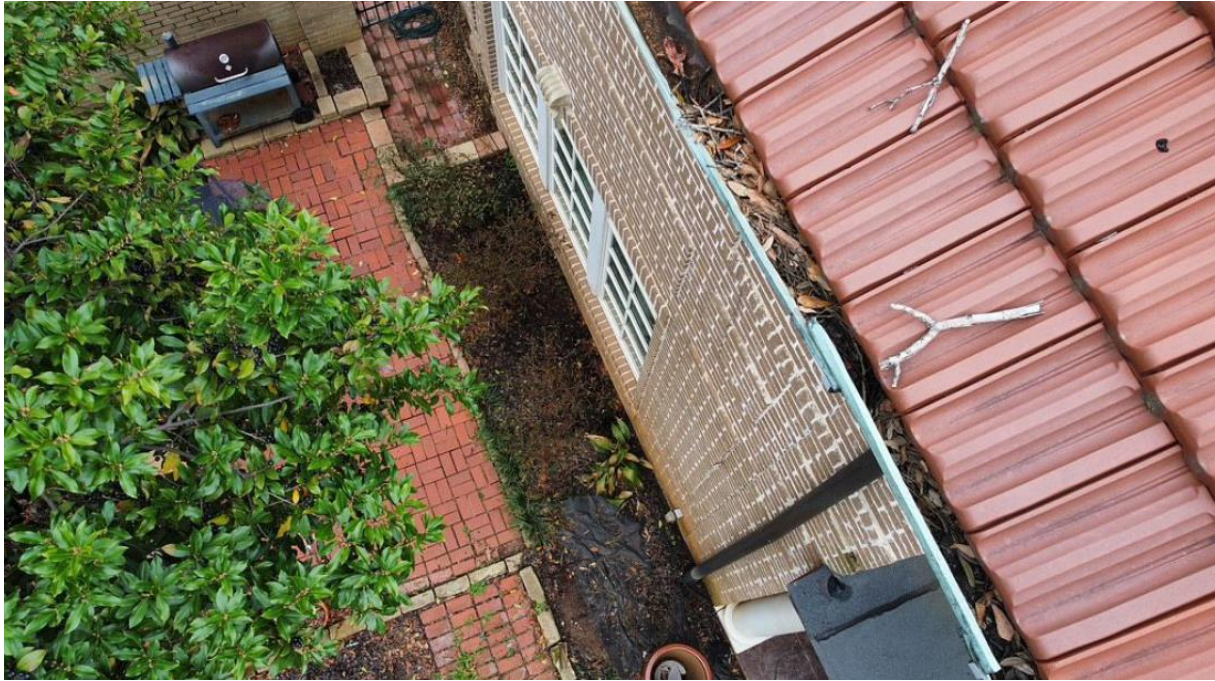


Exhibit E. Example of the Italian Renaissance Revival style

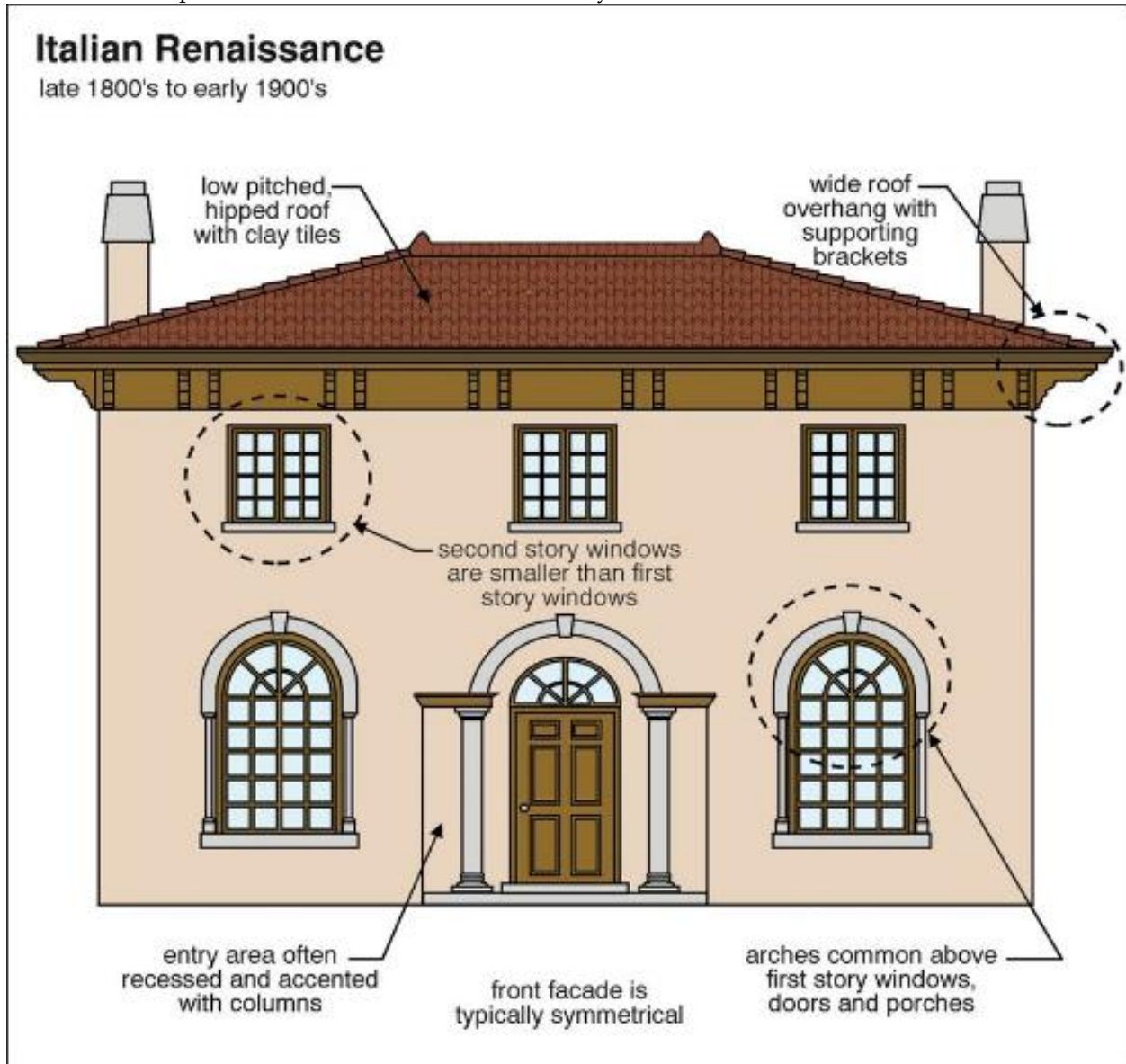


Exhibit F. 806 Kings Hwy - Muted terra cotta red roof



Exhibit G. 1030 Kings Hwy Green Roof




Exhibit H. 2745 Fairfield Ave Green Roof






Exhibit I. Current Roof Report




## BUILDING CODE REPORT

RESIDENTIAL | STEEP SLOPE

<b>REPORT #:</b> 760905 <b>DATE CREATED:</b> 07/02/2024 <b>CLAIM #:</b> N/A <b>PROJECT DATE:</b> 07/02/2024 <b>DATA VERIFIED AS OF:</b> 05/02/2023	<b>PROPERTY ADDRESS</b> <p style="font-size: 1.2em; font-weight: bold;">906 Wilkinson St Shreveport, LA 71104</p> <p style="font-size: 0.8em;">ELEVATION <span style="font-size: 1.2em; font-weight: bold;">246 FT</span></p>	
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<p style="font-size: 0.8em;">AUTHORITY HAVING JURISDICTION</p> <div style="background-color: #008000; color: white; padding: 10px; font-weight: bold; font-size: 1.2em; margin: 5px auto; width: 80%;">CITY OF SHREVEPORT</div>	<p style="font-size: 0.8em;">SALES TAX</p> <p style="font-size: 2em; font-weight: bold;">9.05%</p>	<p style="font-weight: bold; font-size: 1.1em;">318.673.6111 </p> <p>UNAVAILABLE </p> <p><a href="mailto:barbara.winkler@shreveportla.gov">barbara.winkler@shreveportla.gov</a> </p> <p>CHIEF BUILDING OFFICIAL  MIKE SEPULVADO</p>
<p style="font-size: 0.8em;">CODE ENFORCED <span style="background-color: #008000; color: white; padding: 2px 10px; font-weight: bold; margin-left: 5px;">YES</span></p> <p style="font-size: 0.8em;">INSTALL PER ROOFING MANUFACTURER SPECIFICATIONS <span style="background-color: #008000; color: white; padding: 2px 10px; font-weight: bold; margin-left: 5px;">YES</span></p>		

2021 IRC	2009 IECC																		
<table style="width: 100%; border-collapse: collapse;"> <tr><td style="border-bottom: 1px solid black;">ICE &amp; WATER SHIELD ON EAVES</td><td style="text-align: right; border-bottom: 1px solid black; font-weight: bold;">NO</td></tr> <tr><td style="border-bottom: 1px solid black;">DRIP EDGE</td><td style="text-align: right; border-bottom: 1px solid black; font-weight: bold;">YES</td></tr> <tr><td style="border-bottom: 1px solid black;">VALLEY LINER</td><td style="text-align: right; border-bottom: 1px solid black; font-weight: bold;">YES</td></tr> <tr><td style="border-bottom: 1px solid black;">UNDERLAYMENT</td><td style="text-align: right; border-bottom: 1px solid black; font-weight: bold;">YES</td></tr> <tr><td style="border-bottom: 1px solid black;">CHIMNEY CRICKET UNLESS GREATER THAN 30 INCHES</td><td style="text-align: right; border-bottom: 1px solid black; font-weight: bold;">NO</td></tr> </table>	ICE & WATER SHIELD ON EAVES	NO	DRIP EDGE	YES	VALLEY LINER	YES	UNDERLAYMENT	YES	CHIMNEY CRICKET UNLESS GREATER THAN 30 INCHES	NO	<table style="width: 100%; border-collapse: collapse;"> <tr><td style="border-bottom: 1px solid black;">ELEVATION</td><td style="text-align: right; border-bottom: 1px solid black;">246 FT</td></tr> <tr><td style="border-bottom: 1px solid black;">CLIMATE ZONE</td><td style="text-align: right; border-bottom: 1px solid black;">ZONE 3 / MOIST</td></tr> <tr><td style="border-bottom: 1px solid black;">WOOD FRAME WALL</td><td style="text-align: right; border-bottom: 1px solid black;">R-13</td></tr> <tr><td style="border-bottom: 1px solid black;">CEILING</td><td style="text-align: right; border-bottom: 1px solid black;">R-30</td></tr> </table>	ELEVATION	246 FT	CLIMATE ZONE	ZONE 3 / MOIST	WOOD FRAME WALL	R-13	CEILING	R-30
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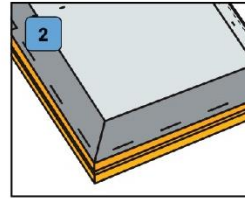
<table style="width: 100%; border-collapse: collapse;"> <tr><td style="border-bottom: 1px solid black;">ESTIMATED VALUE</td><td style="text-align: right; border-bottom: 1px solid black;">\$ 485,800</td></tr> <tr><td style="border-bottom: 1px solid black;">HOME SIZE</td><td style="text-align: right; border-bottom: 1px solid black;">4,000 SF</td></tr> <tr><td style="border-bottom: 1px solid black;">DATE BUILT</td><td style="text-align: right; border-bottom: 1px solid black;">1923</td></tr> <tr><td style="border-bottom: 1px solid black;">FLOORS</td><td style="text-align: right; border-bottom: 1px solid black;">2</td></tr> </table>	ESTIMATED VALUE	\$ 485,800	HOME SIZE	4,000 SF	DATE BUILT	1923	FLOORS	2	
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**ONECLICK CODE HAS CONFIRMED WITH THE CITY OF SHREVEPORT THAT A DRIP EDGE IS REQUIRED.**

A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2 inches (51 mm). Drip edges shall extend not less than 1/4 inch (6.4 mm) below the roof sheathing and extend up back onto the roof deck not less than 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at not more than 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the drip edge along rake edges.

**R905.2.8.5 DRIP EDGE.**



 906 Wilkinson St, Shreveport LA 71104

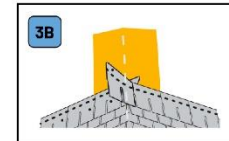
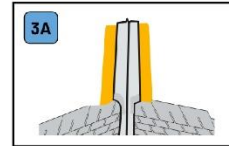


**ONECLICK CODE HAS CONFIRMED WITH THE CITY OF SHREVEPORT THAT VALLEY LINERS ARE REQUIRED.**

Valley linings shall be installed in accordance with the manufacturer's instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion-resistant metals in Table R905.2.8.2.
2. For open valleys, valley lining of two plies of mineral-surfaced roll roofing, complying with ASTM D3909 or ASTM D6380 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.
3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D6380 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer-modified bitumen underlayment complying with ASTM D1970 shall be permitted in lieu of the lining material.

**R905.2.8.2 VALLEYS.**



**ONECLICK CODE HAS CONFIRMED WITH THE CITY OF SHREVEPORT THAT AN UNDERLAYMENT IS REQUIRED.**

Underlayment for asphalt shingles, clay and concrete tile, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles, wood shakes, metal roof panels and photovoltaic shingles shall conform to the applicable standards listed in this chapter. Underlayment materials required to comply with ASTM D226, D1970, D4869 and D6757 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1(1). Underlayment shall be applied in accordance with Table R905.1.1(2). Underlayment shall be attached in accordance with Table R905.1.1(3).

**Exceptions:**

1. As an alternative, self-adhering polymer-modified bitumen bearing a label indicating compliance with ASTM D1970.
2. As an alternative, a minimum 4-inch-wide (102 mm) strip of self-adhering polymer-modified bitumen membrane bearing a label indicating compliance with ASTM D1970, installed in accordance with the manufacturer's installation instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment complying with Table R905.1.1(1) for the applicable roof covering.

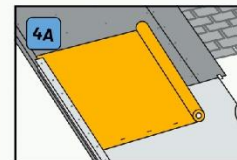
**AREAS WHERE WIND DESIGN IS NOT REQUIRED**

For roof slopes from 2 units vertical in 12 units horizontal (2:12), up to 4 units vertical in 12 units horizontal (4:12), underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet. For roof slopes of 4 units vertical in 12 units horizontal (4:12) or greater, underlayment shall be one layer applied in the following manner: underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.

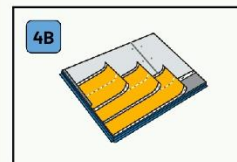
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**R905.1.1 UNDERLAYMENT.**



**TABLE R905.1.1(2)  
UNDERLAYMENT  
APPLICATION - ASPHALT  
SHINGLES**



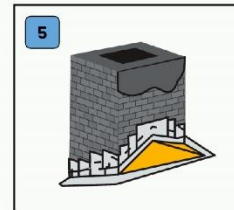
 906 Wilkinson St, Shreveport LA 71104

**NO**

**ONECLICK CODE HAS CONFIRMED WITH THE CITY OF SHREVEPORT THAT A CRICKET IS NOT REQUIRED UNLESS THE RIDGE SIDE OF CHIMNEY IS GREATER THAN 30 INCHES.**

Chimneys shall be provided with crickets where the dimension parallel to the ridgeline is greater than 30 inches (762 mm) and does not intersect the ridgeline. The intersection of the cricket and the chimney shall be flashed and counterflashed in the same manner as normal roof-chimney intersections. Crickets shall be constructed in compliance with Figure R1003.20 and Table R1003.20.

**R1003.20 CHIMNEY CRICKETS.**



**✓ YES**

**ONECLICK CODE HAS CONFIRMED WITH THE CITY OF SHREVEPORT THAT ALL ROOFING ASSEMBLIES ARE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.**

**R903.1 GENERAL.**

Roof decks shall be covered with approved roof coverings secured to the building or structure in accordance with the provisions of this chapter. Roof assemblies shall be designed and installed in accordance with this code and the approved manufacturer's instructions such that the roof assembly shall serve to protect the building or structure.

**R904.1 SCOPE.**

The requirements set forth in this section shall apply to the application of roof covering materials specified herein. Roof assemblies shall be applied in accordance with this chapter and the manufacturer's installation instructions. Installation of roof assemblies shall comply with the applicable provisions of Section R905.

**✓ YES**

**ONECLICK CODE HAS CONFIRMED THAT BUILDING PERMITS FOR THE ABOVE PROPERTY ADDRESS ARE ISSUED AND BUILDING CODES ARE ENFORCED BY THE CITY OF SHREVEPORT**

**R104.1 GENERAL.**

The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

**R202 DEFINITIONS - ROOF ASSEMBLY.**

A system designed to provide weather protection and resistance to design loads. The system consists of a roof covering and roof deck or a single component serving as both the roof covering and the roof deck. A roof assembly can include an underlayment, thermal barrier, ignition barrier, insulation or vapor retarder. For the definition applicable in Chapter 11, see Section N1101.6.

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Exhibit J. Metal Roof Estimate

2024-07-24-1054

<b>Roof</b>					
<b>DESCRIPTION</b>	<b>QTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TAX</b>	<b>TOTAL</b>
1. Remove Tile roofing - Clay - Barrel (mission) tile	31.54 SQ	177.34	0.00	0.00	5,593.30
2. Remove Hip / Ridge / Rake cap - tile roofing	203.00 LF	3.11	0.00	0.00	631.33
3. Roofing felt - synthetic underlayment	31.54 SQ	0.00	40.46	54.42	1,330.53
4. Metal roofing - standing seam	3,300.00 SF	0.00	10.58	1,362.78	36,276.78
5. Hip / Ridge cap - metal roofing	203.00 LF	0.00	5.88	55.63	1,249.27
6. R&R Valley metal - (W) profile - painted	44.00 LF	0.61	7.42	17.92	371.24
7. R&R Chimney flashing - large (32" x 60")	2.00 EA	26.07	507.24	29.11	1,095.73
8. R&R Flashing - pipe jack - lead	5.00 EA	7.35	77.67	23.50	448.60
9. Prime & paint roof jack	5.00 EA	0.00	44.00	3.26	223.26
10. Roof vent - turbine type	3.00 EA	0.00	147.69	29.20	472.27
11. Roofer - per hour	2.00 HR	0.00	110.09	0.00	220.18
Labor to remove ridge vent that is on the roof and dispose. We will add 3 turbines to take the place of this vent					
12. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00 EA	1,079.55	0.00	0.00	1,079.55
If we have to add lathing to the roof due to the exposed soffit, we will give you a price to do so before work begins					
<b>Totals: Roof</b>				<b>1,575.82</b>	<b>48,992.04</b>
<b>Labor Minimums Applied</b>					
<b>DESCRIPTION</b>	<b>QTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TAX</b>	<b>TOTAL</b>
13. Painting labor minimum	1.00 EA	0.00	88.86	0.00	88.86
<b>Totals: Labor Minimums Applied</b>				<b>0.00</b>	<b>88.86</b>
<b>Line Item Totals: 2024-07-24-1054</b>				<b>1,575.82</b>	<b>49,080.90</b>