

## 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 the 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.**

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## **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.

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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. **STIPULATIONS:** Accurately depicted elevations of the Highland Avenue-facing site plan, drawn to scale, shall be submitted, and approved by the Executive Director prior to issuance of a signed Decision and subsequent Building Permit. The purpose of the submitted elevation will be to verify its harmony and likeness within the neighboring structure on Highland Avenue.

**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**

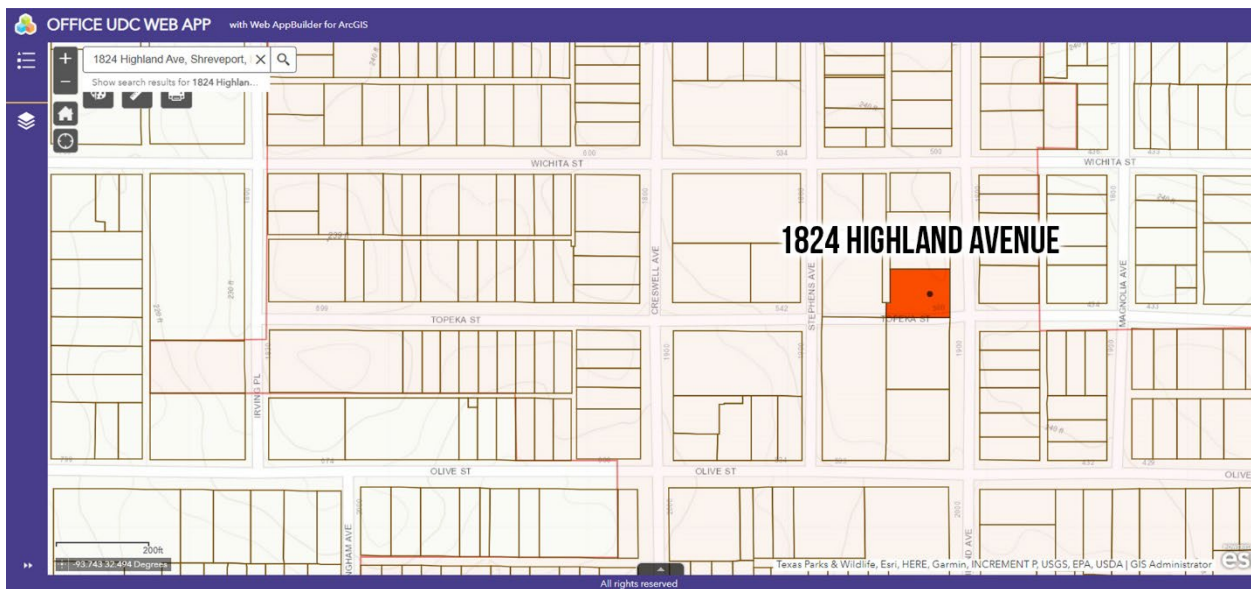


Exhibit B - Vicinity Map



Exhibit C - Site Elevation





Exhibit D. Site Photos















