

Certificate of Appropriateness

Filing Date: September 12, 2024
Case Number: **24-38-HPC**
Request: **Certificate of Appropriateness**
Project Address: 507 Wilkinson Street, Shreveport, LA 71104
Historic District: Highland Historic District
Zoning: R-1-5 (Single-Family Residential Zoning District)
Applicant: **Crystal Attaway**
MPC Review by: Walter Johnson, Community Planning Division
walter.johnson@shreveportla.gov
HPC Meeting Date: September 17, 2024

PROJECT DESCRIPTION

507 Wilkinson Street is the site of a single-story residence located within the Highland Historic District. This project calls for the repair and replacement of various wooden areas of the front porch which have been subjected to water damages in the recent past. This project will also wall off and enclose a set of outer French doors on the west side of the home, converting that space into a closet for the use of the Master Bedroom inside. Siding colors, paint and paneling will match the style of what's being replaced.

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

The proposed project at 507 Wilkinson Street calls for the remodeling/repair of various water-damaged areas of the home's front porch along with the enclosure of a set of outer French doors on the west side to create a Master Bedroom interior closet. All materials matching the home's current style and color shall remain consistent with neighboring homes on Wilkinson.

MPC STAFF RECOMMENDATION

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.*

ATTACHMENTS

- **Exhibit A.** Front Façade View
 - **Exhibit B.** Zoning Map
 - **Exhibit C.** Vicinity Map
 - **Exhibit D.** Project Scope
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MPC STAFF RECOMMENDATION

MPC staff recommends APPROVAL of the requested **Certificate of Appropriateness**.

**HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (September 17, 2024)
CERTIFICATE OF APPROPRIATENESS.**

**MPC EXECUTIVE DIRECTOR'S DECISION (September 18, 2024)
CERTIFICATE OF APPROPRIATENESS.**

Executive Director Signature:	Date:
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Exhibit A. Front Facade View



Exhibit B. Zoning Map

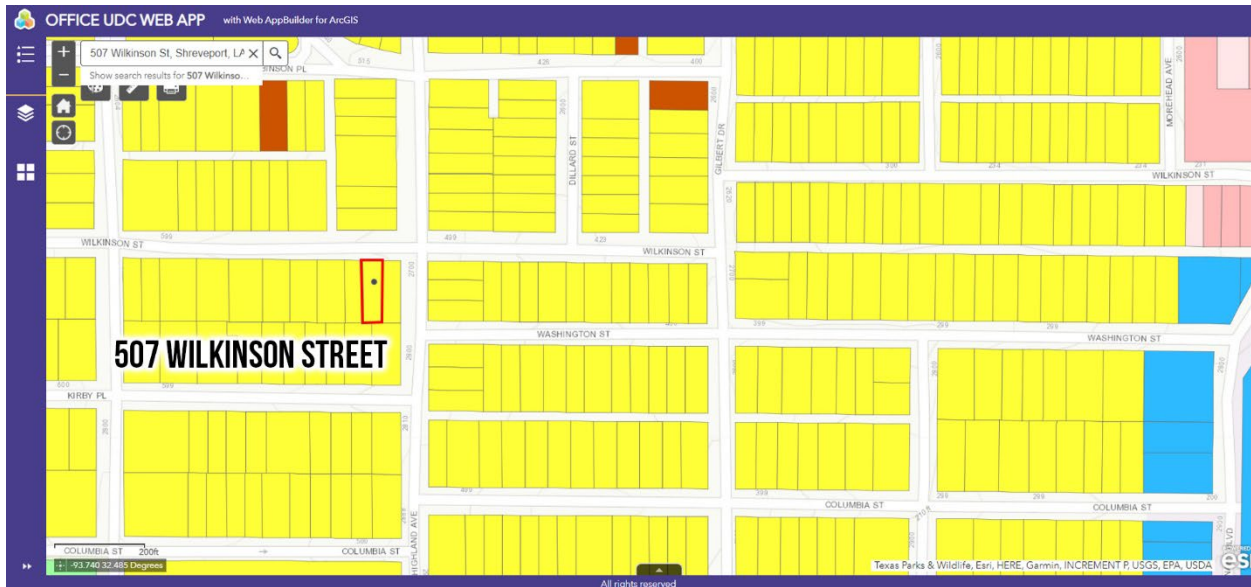


Exhibit C. Vicinity Map

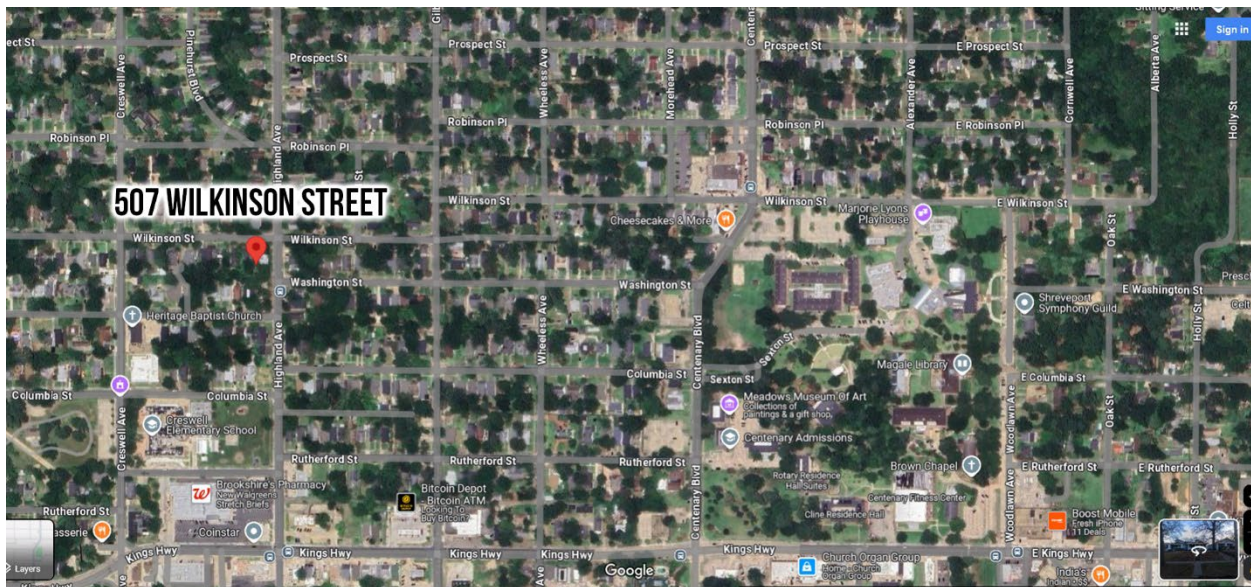
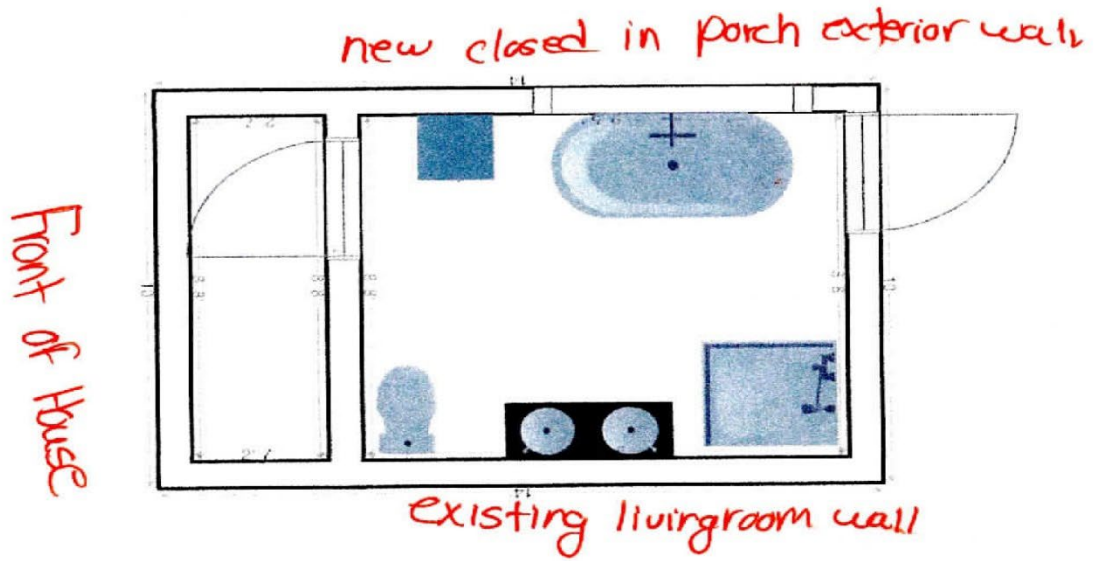


Exhibit D. Project Scope





Project Title: Wilkinson Project

Project Address: 507 Wilkinson ST. Shreveport, La. 71104

Homeowner: Crystal Iduwe

xtremeluxuryinteriors@gmail.com

(318)294-6888

Date: 8/27/2024

Project Overview

The purpose of this project is to renovate all areas of the residence located at 507 Wilkinson St. Shreveport, La. 71104. The renovation includes demolition, construction, and installation of new fixtures and finishes to improve the functionality and aesthetic appeal of the home.

Scope of Work

1. Demolition

- Carefully remove existing materials such as flooring, cabinets, fixtures, and walls as specified.
- Dispose of all debris in accordance with local regulations.

2. Construction

- Perform necessary structural modifications to accommodate the new design.
- Install new framing, insulation, and drywall.
- Ensure all work meets local building codes and standards.

3. Plumbing

- Upgrade or install new plumbing systems, including pipes, faucets, sinks, and other fixtures as deemed necessary.
- Ensure all plumbing work is compliant with local codes.

4. Electrical

- Upgrade or install new electrical systems, including wiring, outlets, switches, and lighting fixtures as deemed necessary.
- Ensure all electrical work is compliant with local codes.

5. HVAC

- Assess and upgrade heating and ventilation, and air conditioning systems as needed. •
Ensure all HVAC work meets local codes and standards.

6. Flooring

- Install new flooring materials as specified (e.g., hardwood, tile, carpet). •
Ensure proper subfloor preparation and installation.

7. Cabinetry and Millwork

- Install new cabinetry and countertops in specified areas (e.g., kitchen, bathrooms). •
Include all necessary hardware and finishes.

8. Painting and Finishes

- Prepare and paint walls, ceilings, and trim as specified.
- Apply other finishes as detailed in the design plan.

9. Fixtures and Appliances

- Install new fixtures (e.g. faucets, showerheads, light fixtures) and appliances (e.g., stove, refrigerator) as specified.

10. Clean-Up

- Thoroughly clean the work area upon completion of the project.
- Remove all construction debris and waste materials from the site.

11. Quality Assurance

- Conduct a final inspection to ensure all work meets the specified quality standards.
- Address any deficiencies or issues identified during the inspection.

Project Timeline

- Estimated Start Date: 9/1/2021
- Estimated Completion Date: 11/1/2024

Milestone 1: Project Initiation

- Date: 9/1/2024
- Description: Finalize contract, secure permits, and prepare the site for renovation. • Completion Criteria:
- Contract signed by both parties o Permits obtained o Site prepared and ready for demolition

Milestone 2: Demolition Completion

- Description: Complete the demolition of specified areas, including removal of old materials and fixtures.
- Completion Criteria:
- All demolition work completed as specified o Debris removed from the site

Milestone 3: Structural Modifications

- Description: Perform necessary structural modifications, including framing and rough carpentry.
- Completion Criteria:
- Structural modifications completed
- Inspections passed (if applicable)

Milestone 4: Rough-In Plumbing and Electrical

- Description: Complete rough-in plumbing and electrical work. • Completion Criteria:
- Plumbing and electrical systems installed and tested o Inspections passed (if applicable)

Milestone 5: HVAC Installation

- Description: Install and/or upgrade HVAC systems. • Completion Criteria:
- HVAC systems installed and operational o Inspections passed (if applicable)

Milestone 6: Drywall and Insulation

- Description: Install insulation and drywall.
- Completion Criteria:
 - Insulation installed
 - Drywall installed and finished

Milestone 7: Flooring Installation

Warranty

- Manufacturer warranties apply to all installed products and materials.
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HPC Application Form
505 Travis Street | Suite 440 | Shreveport, LA | 71101
phone 318-673-6440 | fax 318-673-6454

HPC APPLICATION FORM

Date: 9/12/24 Fee: \$50 per application.

1. Address of Property: 507 Wilkinson St. Shreveport, La. 71104

2. Please select the type(s) of work being performed. Check all that apply.

- Certificate of Appropriateness
- Certificate of Demolition
- Exception for Economic Non-Viability (as applicable)
- Determination of No Material Effect

3. Historic District in which Property is Located:

- Fairfield Historic District
- Highland Historic District
- South Highlands Historic District
- Shreveport Commercial Historic District
- Texas Avenue Historic District
- St. Paul's Bottoms Historic District
- Historic Property / Landmark Name (if applicable): _____

4. Please select the type of work being performed:

- Addition (to an Existing Structure)
- Alteration / Repair
- Construction of a Fence / Wall
- Demolition
- New Construction
- Renovation
- Other (please specify): _____

5. General nature of action for which certificate is sought (attach additional 8 1/2 x 11 pages as necessary)

adding bathroom & closet to create on suite taking up
existing left side of the porch under current roof

6. Will you be applying for rehabilitation tax credits for this project? Yes No

7. Did you consult with MPC staff prior to filing this application? Yes No

8. Are there any applications relevant to this application pending before the MPC, Zoning Board, City Council or other government agency? Yes No

9. Applicant: Crystal Idewe
Address: 625 Misty Mountain Dr. Fort Worth Tx. 76140
E-mail: xtremeluxuryinteriors@gmail.com Telephone: 318 294-6888

10. Property Owner: Crystal Idewe
Address: 507 Wilkinson St. Shreveport, La. 71104
E-mail: xtremeluxuryinteriors@gmail.com Telephone: 318 294-6888
Signature of Property Owner
Consenting to Permit Applications: Crystal Idewe



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11. Exhibits Required with all Applications:

- A map indicating the property on which the work is proposed (maps are available from the MPC).
- Current photographs to show the existing conditions on the property, its relationship to adjacent properties and the surrounding neighborhood.
- A general description of work or action(s) proposed. Add additional pages as necessary.

12. Exhibits Required with Applications for Certificate of Appropriateness Applications for New Construction, Additions, Alterations, Demolition or Relocation:

- A general description of work or action(s) proposed. Add additional pages as necessary.
- A scaled, dimensioned site plan showing location of the buildings(s) or structure(s) and all proposed site work, including sign(s), landscaping and fences, as appropriate to the application.
- A scaled, dimensioned elevation drawing of each side of the building(s) or structure(s) as necessary to indicate the location and nature of all proposed work, including sign(s).
- Samples, representations or detailed description of the proposed building materials and colors.

13. Exhibits Required with Applications for Roof Replacement with no Changes:

- A sample, representation or detailed description of the proposed roofing material.

Signatures

Certification of Applicant

I hereby certify that I have read and examined this application and know the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit(s) granted may be revoked upon a finding by the Metropolitan Planning Commission (MPC), Historic Preservation Commission, and/or City of Shreveport that any relevant information supplied on or with this application is substantially incorrect. I further understand that only complete applications, including all required exhibits, are considered by the MPC, and that applications, including all required exhibits and fees, must be received in the Office of the MPC and certified as complete no less than seven (7) days prior to the next scheduled Historical Preservation Commission meeting in order to be placed on the agenda.


Signature of Applicant

9/12/24
Date

Do Not Write Below This Line—For MPC Office Use Only		
Date Received:	HPC Meeting Date:	Case Number: