

Certificate of Appropriateness

Filing Date: October 24, 2024
Case Number: **24-43-HPC**
Request: **Certificate of Appropriateness**
Project Address: 500 Texas Street, Shreveport, LA 71101
Historic District: Downtown Shreveport Historic District
Zoning: D-1-CBD (Downtown Core Sub-District)
Applicant: **Mike Ferlito / Richard Greider**
MPC Review by: Walter Johnson, Community Planning Division
walter.johnson@shreveportla.gov
HPC Meeting Date: November 19, 2024

PROJECT DESCRIPTION

500 Texas Street is the site of a two-story commercial building located at the corner of Texas Street and Marshall Street within the Downtown Shreveport Historic District. This project calls for two elements to be added to the exterior of the building:

1. The restaurant plans to install a new serving or “to-go” pickup window (36” x 36”) that would serve customers on the Marshall Street (eastern) side of the building.
2. The addition and installation of an (8’) exterior commercial vent-hood (10’ above the street level) for the use of the restaurant at 500 Texas Street. The external vent hood is required for a two-story building.

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 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

1. The proposed the installation of a 36" x 36" serving window on the Marshall Street side, has been evaluated in accordance with the approval standards set forth in the Shreveport Unified Development Code (UDC) Article 21, Section 21.5, D. The analysis confirms that:
 - a. **Harmonious Design:** The project maintains harmony with the special character of the Downtown Shreveport Historic District. The vent hood and serving window are designed to integrate with the building's façade without compromising its historic character or aesthetic continuity.
 - b. **Preservation of Exterior Features:** The proposed exterior alterations do not negatively impact the architectural or historic integrity of the building or its surroundings. The installation of these features aligns with the district's standards by respecting the architectural style and maintaining visual consistency.
 - c. **Historical Character:** The changes proposed will not adversely affect the historic significance of the site or district. The serving window enhances functionality without detracting from the building's heritage.
 - d. **Compliance with Design Standards:** The proposal meets the design criteria outlined in Article 4 of the UDC, confirming that the additions are suitable for the designated zoning (D-1-CBD) and consistent with other modifications within the Historic Preservation Overlay District (HPOD).
2. The proposed the installation of a commercial vent hood for cooking exhaust is not complaint with the City's building codes. Per an email received on Friday, November 15 by Mike Sepulvado, the Chief Building Official, "The vent hood will not be able come out on the side of the building over a walking surface, per the 2021 International Mechanical code adopted by the Louisiana code council. We have no issues with the service window."

In conclusion, the proposed installation of a 36" x 36" serving window adheres to all applicable approval standards, supporting its compatibility with the historic character and existing regulations of the UDC. The installation of a commercial vent hood, and cannot be approved as part of this application.

ATTACHMENTS

- Exhibit A. Front Façade View
- Exhibit B. Zoning Map
- Exhibit C. Vicinity Map
- Exhibit D. Project Scope
- Exhibit E. Suggested Approval Condition

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 installation of new awnings over the window and door, that match the awnings at 420 Marshall Street (Ashley's Tiers of Love). To maintain visual consistency with neighboring businesses along Marshall Street, which feature black and white striped awnings, a similar awning shall be installed above the newly installed 36" x 36" serving window, as well as the existing window that overlooks Marshall Street. This addition would enhance the appearance of the serving window, provide shelter for patrons picking up their orders during inclement weather, and contribute to a cohesive building aesthetic along the block.
2. Prior to issuance of a building permit, the applicant submits a revised COA application that only shows the installation of the 36" x 36" serving window on the Marshall Street side. The vent hood, as indicated on the current application, cannot be located at its current location shown. *(The Applicant will need to get with Permits and Inspections as to how, and where, the vent hood can be placed. Per the 2021 International Mechanical Code, adopted by the Louisiana Code Council, 2023, a vent hood cannot extend over a walking surface, which in this case would be the sidewalk along the Marshall Street right-of-way. Consequently, the vent hood would need to be re-routed to extend vertically above the roof, terminating at no less than 40 inches from the roof surface or alternatively the vent hood would need to run to the side alley on the north face of the building to terminate.)*

HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (November 19, 2024)

CERTIFICATE OF APPROPRIATENESS.

MPC EXECUTIVE DIRECTOR'S DECISION (November 20, 2024)

CERTIFICATE OF APPROPRIATENESS.

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



Exhibit B. Zoning Map

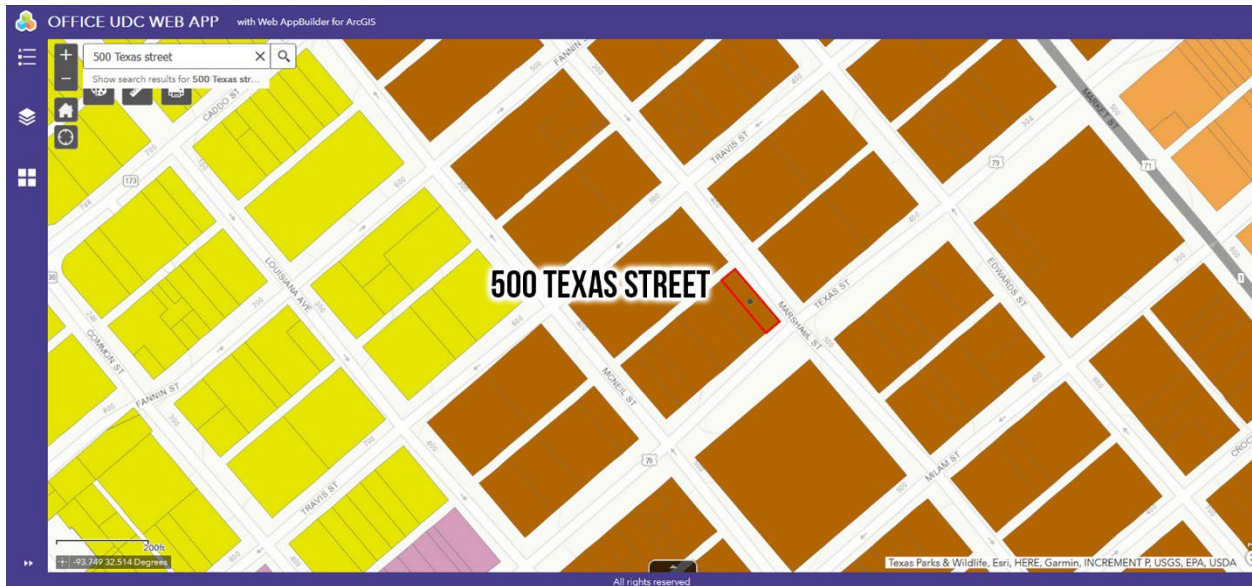


Exhibit C. Vicinity Map



Exhibit D. Project Scope

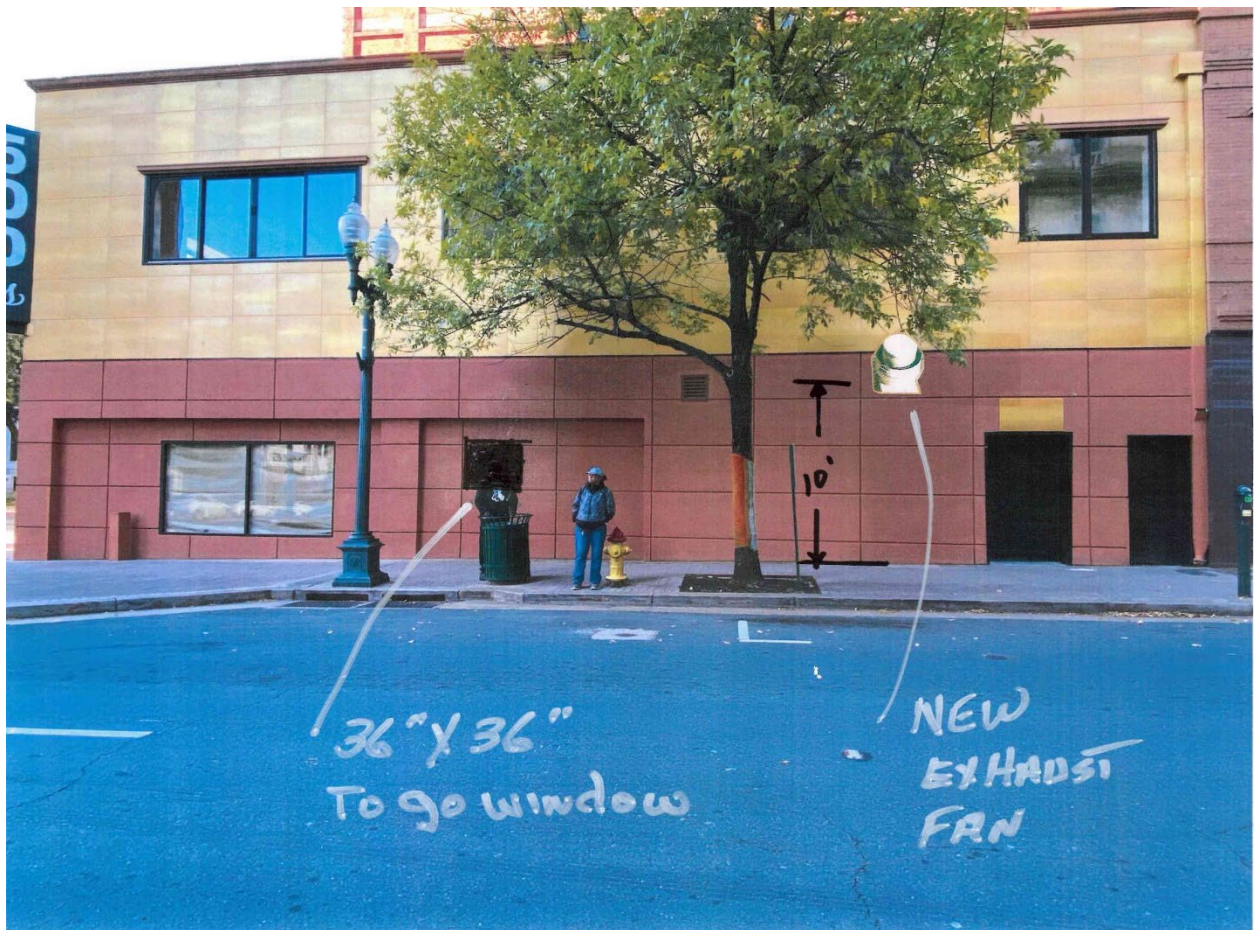




Exhibit E. Suggested Approval Condition



