

Certificate of Appropriateness

Filing Date: November 8, 2024
Case Number: **24-47-HPC**
Request: **Certificate of Appropriateness**
Project Address: 1041 Sheridan Avenue, Shreveport, LA 71104
Historic District: Fairfield Historic District
Zoning: R-HU (Highland Urban Conservation Residential District)
Applicant: **Hasim Jones**
MPC Review by: Walter Johnson, Community Planning Division
walter.johnson@shreveportla.gov
HPC Meeting Date: November 19, 2024

PROJECT DESCRIPTION

1041 Sheridan Avenue is the site of a single-story residence located within the Fairfield Historic District.

This restoration project aims to repair and restore this fire-damaged property while preserving its architectural heritage. The focus will be on maintaining the home's original style, with updates for safety and modern functionality. Key elements include repairing all roof damages with period-appropriate materials, restoring structural integrity and updating major systems like electrical, HVAC & plumbing. Structural repairs will use reclaimed or historically accurate materials, adhering to City building codes while respecting historical aesthetics.

System updates will ensure safety and efficiency while minimizing visual changes. New wiring, concealed HVAC ductwork, and modern plumbing materials will blend seamlessly within the historic layout, using historically styled fixtures where possible. Exterior restoration will align with historic preservation guidelines, maintaining the home's character. Phases include demolition, structural work, systems replacement, and finishing, with a timeline presented to Permits to highlight the project's dedication to historical preservation. The back portion of the home features an open-air porch; this will be enclosed to create a laundry room for the house.

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 restoration project at 1041 Sheridan Avenue involves the repair and restoration of a fire-damaged single-story residence located within the Fairfield Historic District. The goal of the project is to restore the building's structural integrity while preserving its original architectural features. The work will address critical safety issues and modernize major systems, such as electrical, HVAC, and plumbing, while maintaining the historic character of the home. Additionally, the project will involve restoring damaged roofing using period-appropriate materials, updating systems to meet current safety standards, and enclosing an existing open-air porch to create a functional laundry room.

Based on the analysis of the approval standards, staff finds that the proposed restoration project at 1041 Sheridan Avenue meets the necessary criteria for a Certificate of Appropriateness. The project will maintain the home's historic character, be compatible with the surrounding neighborhood, and adhere to the preservation guidelines outlined in the Shreveport UDC. Therefore, staff recommends approval of the requested Certificate of Appropriateness.

ATTACHMENTS

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

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.*

HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (November 19, 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

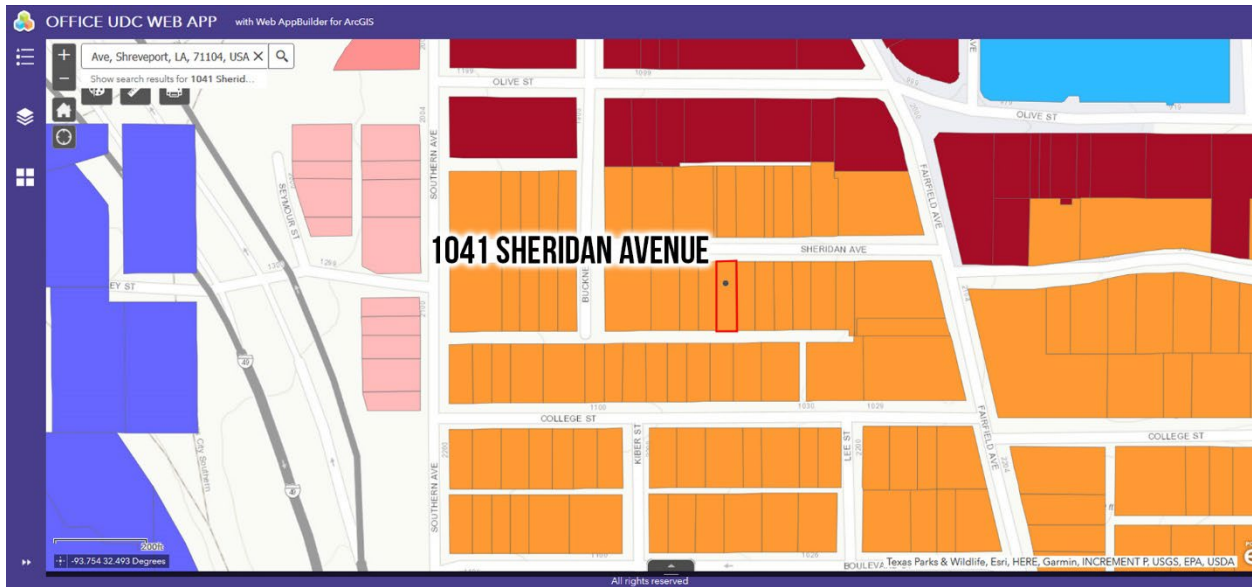
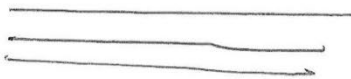
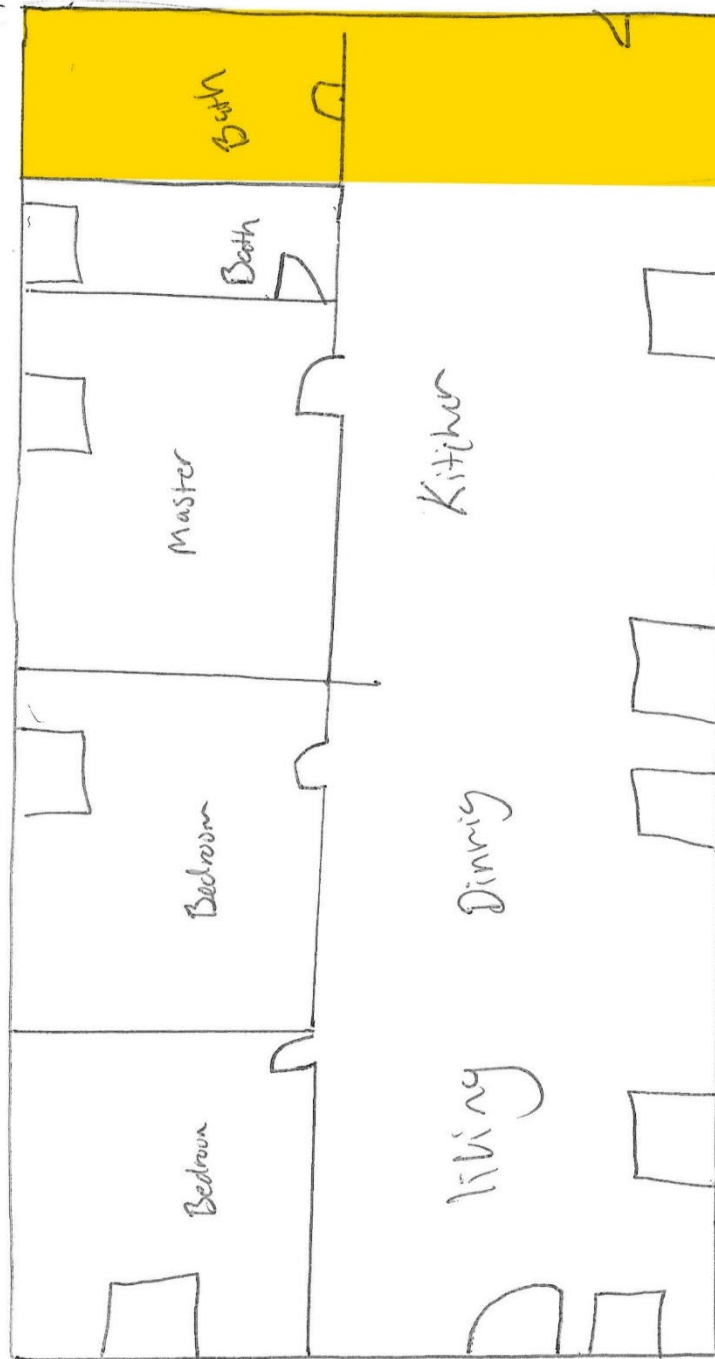


Exhibit C. Vicinity Map



Exhibit D. Project Scope



**ENCLOSING REAR OF STRUCTURE
TO USE AS INDOOR LAUNDRY**

Road 1041 Sheridan





