

Certificate of Appropriateness

Filing Date: January 7, 2025
Case Number: **25-1-HPC**
Request: **Certificate of Appropriateness**
Project Address: 309 & 313 Edwards Street Garage, Shreveport, LA 71101
Historic District: Downtown Shreveport Historic District
Zoning: D-1-CBD (Downtown Core Sub-District)
Applicant: **Chad Jeane, iARCHiTECTURE, LLC.**
MPC Review by: Walter Johnson, Community Planning Division
walter.johnson@shreveportla.gov
HPC Meeting Date: January 24, 2025

PROJECT DESCRIPTION

309 & 313 Edwards Street is the site of a multi-story, historic parking garage (circa 1925) located within the Downtown Shreveport Historic District. This project proposal calls for the rehabilitation of this structure's interior(s) and exterior(s) in order to comply with the National Park Service's Historic Rehabilitation guidelines as well as the Louisiana Division of Historic Preservation standards. This rehabilitation proposal has met the requirements for both federal and state historic preservation in order to receive historic preservation tax credits from a submitted 2022 application. Per the project proposal, rehabilitation attention will be given to:

Historic steel windows: clean, fill or repair any damaged steel mullions w/filler, sand and restore all operable panels to working condition, prep for paint as scheduled (typical at all historic steel windows).

Replacement of all parapet coping and reflash, and all decorative features at parapets.

Clean & repair of brick and exposed concrete beams.

Finishing of flooring at Edwards Street.

Cleaning, sanding & painting of the existing overhead doors as necessary to restore them back to historic condition. Ensure doors are fixed in the 'open' position; installation of a new window and door type as scheduled.

Installation of new overhead lighting on exterior historic steel windows: cleaning, fill or repair any damaged steel mullions w/filler, sand and restore all operable panels to working condition, prep for paint as scheduled (typical at all historic steel windows). Installation of new overhead lighting on the exterior.

Installation of new overhead coiling - metal door to exterior.

Ensure that doors are fixed in the 'open' position & installation of new window and door types as scheduled (see schedules and elevations for further detail). Provide new wooden replica window assemblies (see window schedules and window elevations) and replacement of all parapet coping and reflash of all decorative features at parapets.

Refurbish and re-install red infill panel & replacement of all hardware and stabilization cables w/stainless fasteners and cables. Clean, sand & repaint the vertical steel signage support(s) to match the existing historic color. Replace all electrical components and provide new "neon replica" continuous LED strip light

system approved for outdoor applications. Match all color(s) of the new LED lights to their original neon color. Clean, sand and re-paint all exposed metal at steel signage enclosure to match existing historic color.

Clean, sand and re-paint all steel signage brackets at the building façade; and paint to match the existing historic color. Provide new stainless fasteners at all locations.

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

Based on the analysis of the approval standards, staff finds that the proposed addition is appropriate for the garage property at 309 / 313 Edwards Street. The project meets the requirements for maintaining and

preserving the historic integrity of the structure and adhering to the relevant design standards. Therefore, staff recommends approval of the requested Certificate of Appropriateness.

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 (January 24, 2025)

CERTIFICATE OF APPROPRIATENESS.

MPC EXECUTIVE DIRECTOR'S DECISION (January 24, 2025)

CERTIFICATE OF APPROPRIATENESS.

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



Exhibit B. Zoning Map



Exhibit C. Vicinity Map

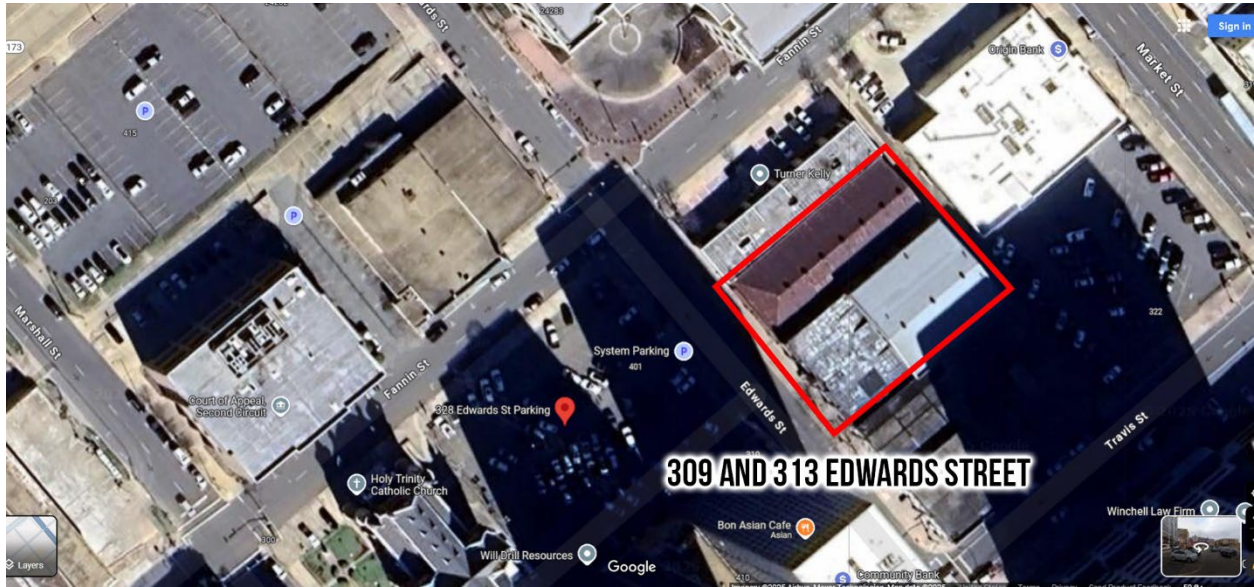
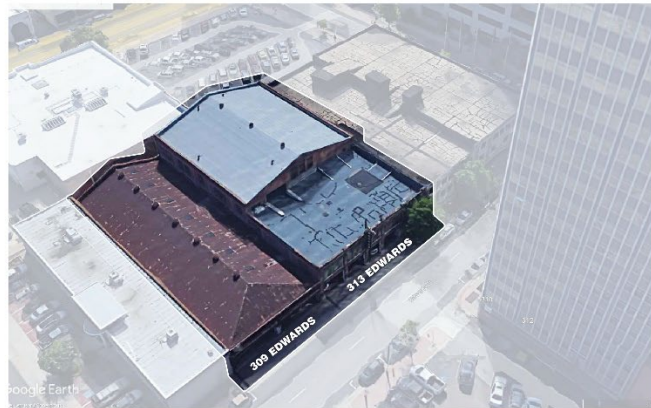
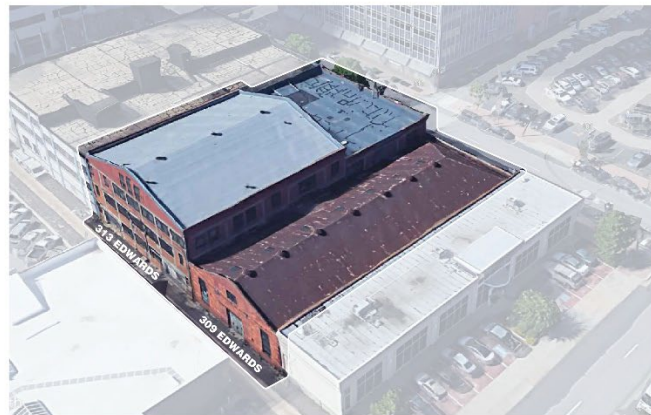


Exhibit D. Project Scope



B4 NORTHWEST BIRDS-EYE SITE VIEW
SCALE: N.T.S.



A4 NORTHEAST BIRDS-EYE SITE VIEW
SCALE: N.T.S.

EDWARDS PARKING GARAGE REHABILITATION
309/313 EDWARDS ST
SHREVEPORT, LA

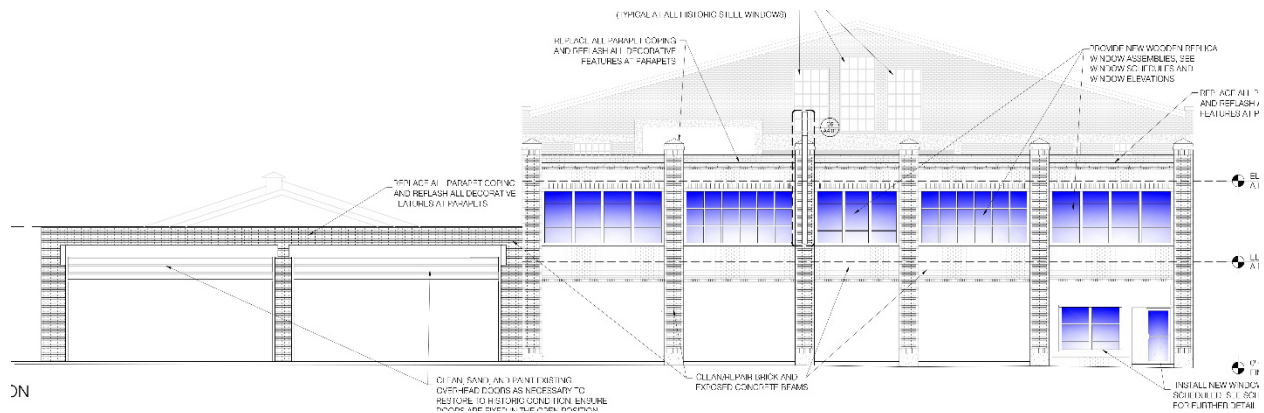
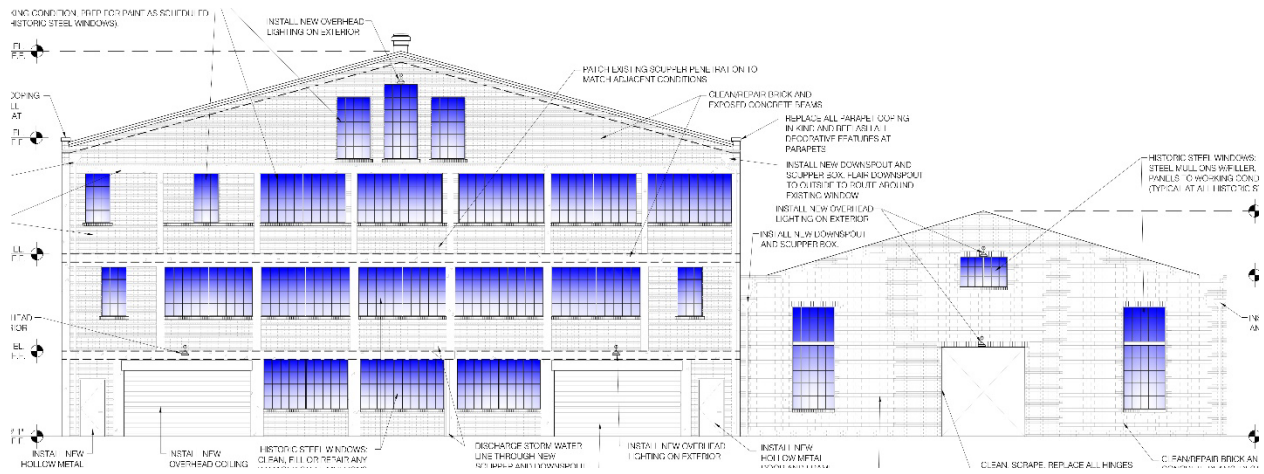
[Signature]

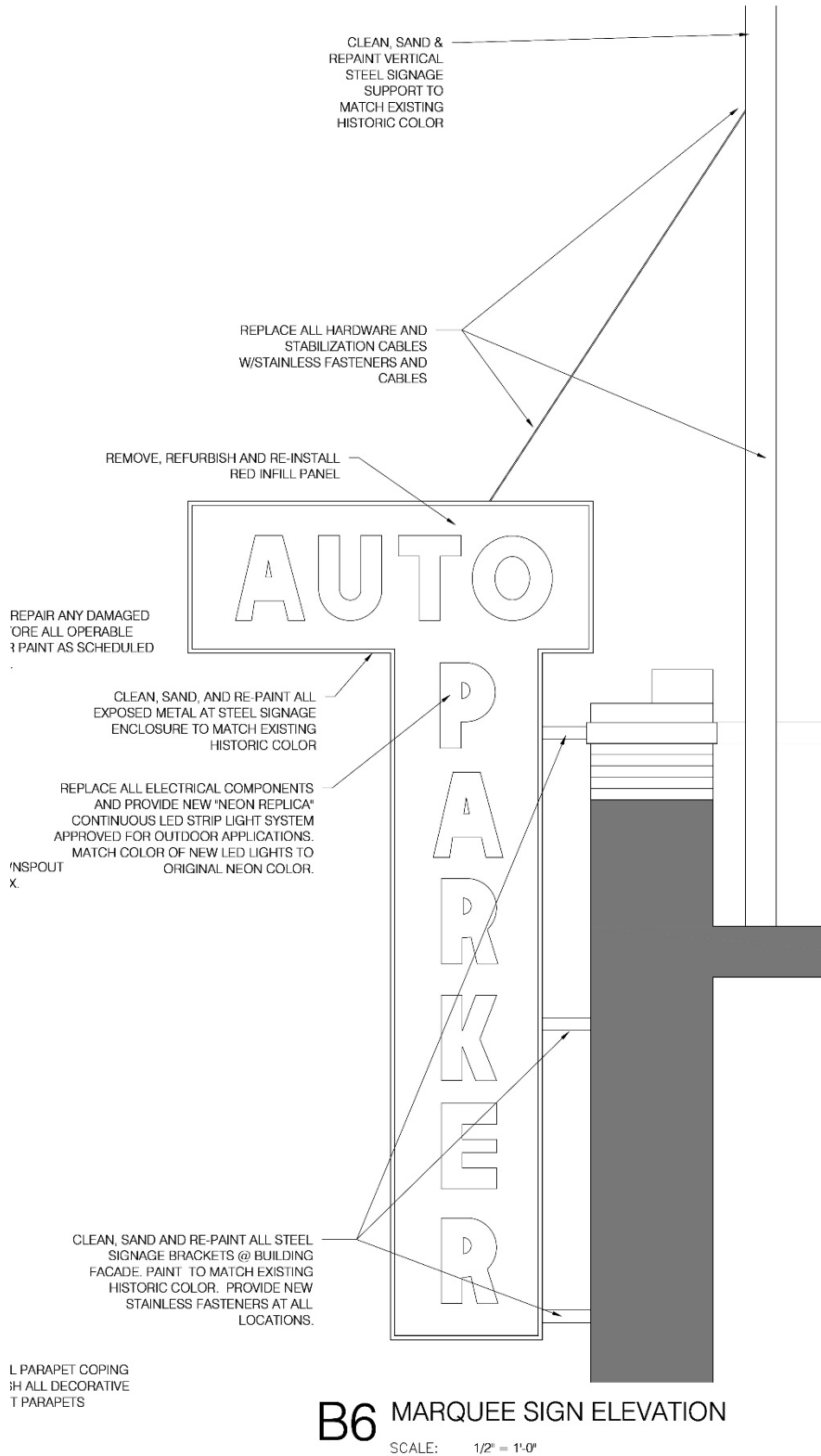
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SITE PLAN

REVISIONS
NO. DATE

PROJECT NO.
IA 2205
SHEET
A1.01
DATE 11/18/2024





iARCF

EDWARDS PARKING GARAGE REHABILITATION
309/313 EDWARDS ST
SHREVEPORT, LA

C



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EXTERIOR ELEVATIONS

REV 07/23



Louisiana Division of Historic Preservation
Louisiana Historic Rehabilitation
Commercial Tax Credit Application

RECEIVED
By Louisiana Division of Historic Preservation at 11:59 am, Jul 30, 2024

State Office Use Only
Project No.
2802

PART 2 – PROPOSED WORK DESCRIPTION

Instructions: Please read the instructions carefully before completing the application. No certifications will be made unless a completed application form has been received. All signatures must be ink, scanned images or digital signatures. Typed signatures will not be accepted in any font. If additional space is needed, use a continuation sheet or attach blank sheets. Please refer to the program guidelines for further information (See Tax Incentives at www.Louisianahp.org).

1. **Name of Property** (only if Individually Listed on the National Register): _____
Address of Property: Street: 309 & 313 Edwards Street
City: Shreveport Parish: Caddo State: LA Zip: 71101

2. **Project Contact:**
Name: Jeff Spikes / iARCHITECTURE, LLC
Address: Street: 417 Lake Street City: Shreveport State: LA
Zip: 71101 Phone No.: 318-828-1637 Email: jeff@iarchitecture.net

3. **Ownership:**
I hereby certify that the information I have provided is, to the best of my knowledge, correct. I further certify that I am the owner of the above-described property and/or the duly authorized representative of the owning organization.
Initial next to the applicable description of ownership: Individual: _____ Corporation or Partnership: NN
Name: Nuggehalli Balmukund Nandkumar **Signature:** *[Signature]* **Date:** 7/16/2024
Applicant Entity: Louisiana Historic Redevelopment I, LLC **SSN or TIN:** 85-3575899
Address: Street: 747 Lake Cook Road, #102W City: Deerfield State: IL
Zip: 60015 Phone No.: 630-669-9592 Email: nand@ucagroup.com

I hereby acknowledge my understanding that if the project is located in a potential qualifying district, the district must be certified before the completion of the project.
I further acknowledge my understanding that the Louisiana Historic Rehabilitation Commercial Tax Credit will sunset periodically and must be renewed. This application will not be accepted unless it has been signed.
Name: Nuggehalli Balmukund Nandkumar **Signature:** *[Signature]* **Date:** 7/16/2024

Reviewer Initials **EV**

State Office Use Only:

The Division of Historic Preservation has reviewed the "Part 2 – Proposed Work Description" for the above-named property and has determined:

- The rehabilitation described herein is consistent with the historic character of the property and the district or potential district in which it is located and meets the U.S. Secretary of the Interior's "Standards & Guidelines for Rehabilitation" as proposed as determined by the State Historic Preservation Office. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a contributing building after rehabilitation work is completed.
- The rehabilitation or proposed rehabilitation will meet the U.S. Secretary of the Interior's "Standards & Guidelines for Rehabilitation" if the attached conditions are met as determined by the State Historic Preservation Office. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a contributing building after rehabilitation work is completed. If the project is also pursuing the Federal Historic Tax Credit program, any and all Federal conditions or determinations apply.
- The rehabilitation described herein is not consistent with the historic character of the property and the district or potential district in which it is located and the project does not meet the U.S. Secretary of the Interior's "Standards & Guidelines for Rehabilitation" as determined by the State Historic Preservation Office. A copy of this form will be provided to the La. Dept. of Revenue.
- Denied due to a lack of information.

Nicole Hobson-Morris

Digitally signed by Nicole Hobson-Morris
DN: cn=Nicole Hobson-Morris, o=State Historic Preservation
Office, ou=Division of Historic Preservation,
email=nmorris@crt.la.gov, c=US
Date: 2024.12.18 09:56:20 -06'00'

(225) 342-8160

Date _____ Authorized Signature: Director of Louisiana Division of Historic Preservation or Authorized Designee Office Telephone No. _____

- See letter.
- See conditions sheet from NPS.

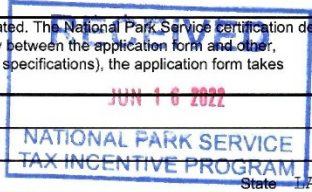
Form continues on next page. This line must print on Page 1, otherwise the application will be returned.

NPS Form 10-168 (Rev. 2019)
National Park Service
OMB Control No. 1024-0009



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE**

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.	NPS Project Number 45056
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1. Historic Property Name 309/313 Edwards
 Street 309 & 313 Edwards Street
 City Shreveport County Caddo State LA Zip 71101
 Name of Historic District or National Register property Shreveport Commercial Historic District
 National Register district
 certified state or local district
 potential district
 National Register property

2. Nature of Request (check only one box)
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
 certification that the building does not contribute to the significance of the above-named district or National Register property.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
 Name Jeff Spikes Company iARCHITECTURE, LLC
 Street 417 Lake Street City Shreveport State LA
 Zip 71101 Telephone (318) 828-1637 Email Address jeff@iarchitecture.net

4. Applicant
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
 For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
 Name David Dubin Signature (Sign in ink) Date 6-8-22
 Applicant Entity Louisiana Historic Redevelopment I, LLC SSN _____ or TIN 85-3575899
 Street 747 Lake Cook Road, #102W City Deerfield State IL
 Zip 60015 Telephone (773) 919-8083 Email Address david@dubinconsultinginc.com

NPS Official Use Only
 The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:
 contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
 does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:
 appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
 appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
 does not appear to qualify as a certified historic structure.

Date 7-6-22
 National Park Service Authorized Signature (Sign in ink)

NPS Comments Attached