

Certificate of Appropriateness

Filing Date: February 10, 2025
Case Number: **25-3-HPC**
Request: **Certificate of Appropriateness**
Project Address: 520 Olive Street, Shreveport, LA 71104
Historic District: Highland Historic District
Zoning: R-HU (Highland Urban Conservation Residential District)
Applicant: **Highland Center (Madison Poche, Executive Director)**
MPC Review by: Walter Johnson, Community Planning Division
walter.johnson@shreveportla.gov
HPC Meeting Date: February 21, 2025

PROJECT DESCRIPTION

1) ENCLOSURE -

520 Olive Street is the site of the Highland Center, located within the Highland Historic District. This project proposal calls for the addition of a 3'x3'x3' matching brick enclosure that will act as a hard cover for a wellhead located in the front of the facility grounds, closest to the corners of Stephens and Olive streets, see "Exhibit D. Enclosure Detail".

2) SIGNAGE -

In addition to the brick enclosure, the Highland Center also seeks to add wayfinding, geographic and building signage for the entire facility in order to assist with visitor parking and way-finding; see "Exhibit E. Facility Signage".

The Highland Center consists of three distinct buildings with five actively used entrances and four parking lots. Inside, there are over a dozen programs and amenities. The request to add exterior signs would allow guests, clients and emergency responders to find their way and improve the aesthetic appearance of the facility.

The signage request is for:

- Four parking lot signs on individual posts
- Six standing Vehicular Directional and Building Name signs held in place by two posts
- Six building signs placed on exterior walls near doorways.

There is a current monument sign, and the Highland Center would like to replace the current metal face plates.

These signs have been designed to replicate the scale and style of exterior signs at nearby Centenary College, which has similar brick buildings, to create consistency in the neighborhood.

The largest sign, at the corner of Olive Street and Stephens Street, would take the place of a previous vehicular sign, and most other signs would replace temporary banners or individually created signs for consistent visual design around the facility. All current vinyl banners will be removed.

OTHER ACTIONS REQUIRED

1. The proposed project will require a Building Permit from the City of Shreveport Permits Division.

2. The proposed project will also require appropriate Sign Permit(s) from the City of Shreveport Permits & Zoning Division; some signage will require a separate Sign Variance application per Zoning.

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, MPC staff finds that the proposed 3'x3'x3' brick enclosure cover addition is appropriate for the Center's facilities at 520 Olive 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 for the brick enclosure as it appears to meet the approval standards of Shreveport UDC Article 21, Section 21.5, D.

SIGN PERMITTING.

Based upon the details of the requested facility signage, the Highland Center must also apply separately for a Sign Variance to accommodate the requested signage as indicated in Exhibit E. Facility Signage.

ATTACHMENTS

- Exhibit A. Front Façade View
- Exhibit B. Zoning Map
- Exhibit C. Vicinity Map
- Exhibit D. Enclosure Detail
- Exhibit E. Facility Signage

MPC STAFF RECOMMENDATION

MPC staff recommends APPROVAL of the requested Certificate of Appropriateness.

HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (February 21, 2025)
CERTIFICATE OF APPROPRIATENESS.

MPC EXECUTIVE DIRECTOR'S DECISION (February 21, 2025)
CERTIFICATE OF APPROPRIATENESS.

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

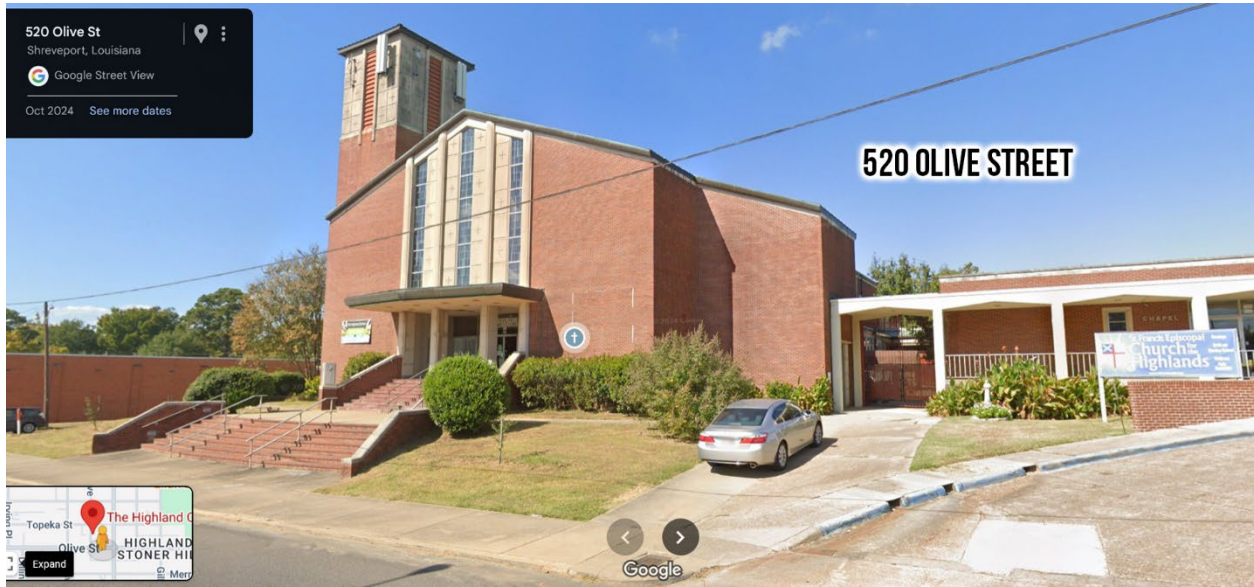


Exhibit B. Zoning Map

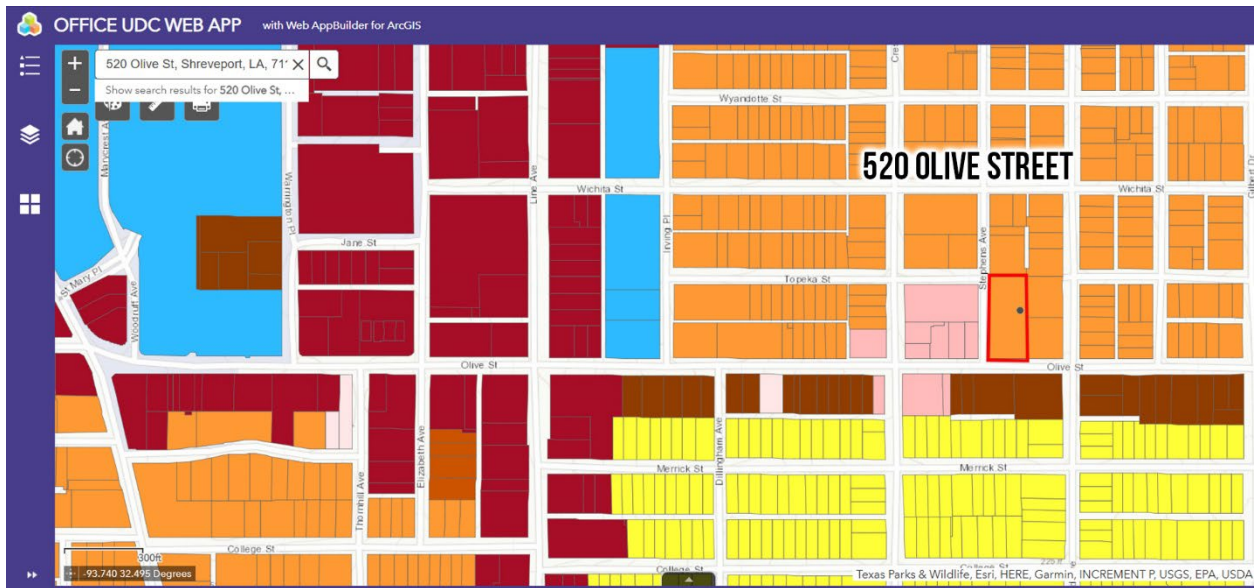


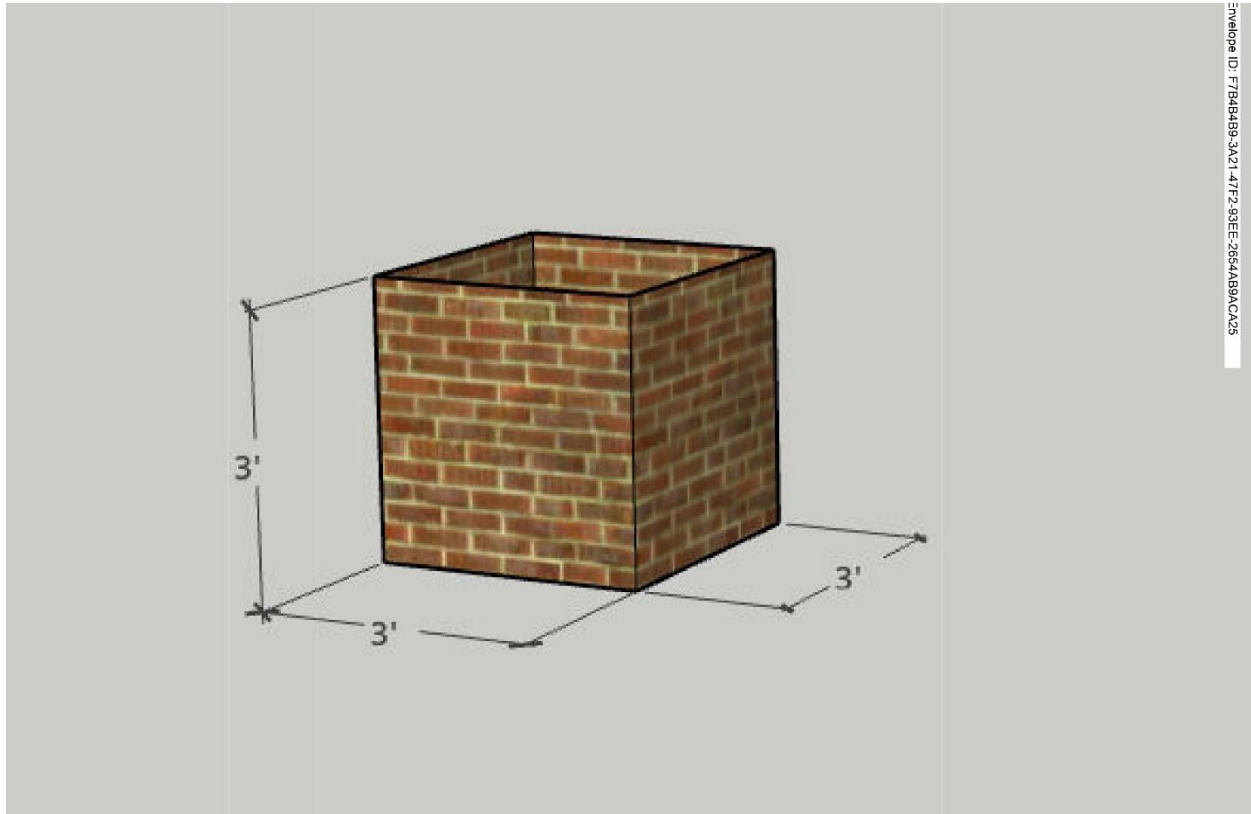
Exhibit C. Vicinity Map



Exhibit D. Enclosure Detail



DocuSign Envelope ID: F7B4B4B9-3A21-4772-93EE-2654A49A0A25



Docusign Envelope ID: F7B4B4B9-3A21-47F2-99EE-2664A89AC25



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ENGINEERING CERTIFICATION

DRAWN BY: [] REVIEWED BY: [] APPROVED BY: []
DW: [] CM: [] JC: []

POWER PEAK IN MODULES:
55.59 kWp
POWER NOMINAL IN INVERTERS:
38.00 kWn

No.	Description	Date
1	INITIAL SET	07/12/2021
2	PER PERMIT	11/07/2020
3	EQIP. FEES	11/07/2021
4	LAYOUT CHANGE	01/22/2024
5	SCALE UP SIZE	01/22/2025
6	WELL PUMP	02/02/2025

PROJECT:
HIGHLAND CENTER - CLH

PROJECT ADDRESS:
520 OLIVE STREET, SHREVEPORT,
LA 71104

CLIENT NAME:
TOGETHER NOW ORLEANS

SHEET NAME:
EQUIPMENT ELEVATIONS

DATE:
FEBRUARY 6, 2025
SCALE:
AS INDICATED

D-101

Exhibit E. Facility Signage

The image displays four types of signage for the Highland Center facility, each with a design diagram and a color swatch:

- A:** PEDESTRIAN DIRECTIONAL SIGN. Design: A teal sign with a white cross icon at the top, text "PARKING OFFICES GOLDMAN SCHOOL" and "HIGHLAND CENTER" with arrows pointing left and right. Color swatch: Orange.
- B:** VEHICULAR DIRECTIONAL SIGN. Design: A teal sign with a white cross icon at the top, text "PARKING OFFICES COMMUNITY CENTER" and "HIGHLAND CENTER" with arrows pointing left and right. Color swatch: Yellow.
- C:** BUILDING IDENTIFICATION SIGN. Design: A teal sign with a white cross icon at the top, text "COMMUNITY CENTER" and "HIGHLAND CENTER". Color swatch: Green.
- D:** MONUMENT SIGN. Design: A teal sign with a white cross icon at the top, text "HIGHLAND CENTER" mounted on a brick base. Color swatch: Blue.

Two photographs show the signage in use:

- The top photograph shows a parking lot area with a teal directional sign (A) and a yellow directional sign (B) on a post. A red 'X' is marked on the post.
- The middle photograph shows the brick Highland Center building with a teal building identification sign (C) and a teal monument sign (D) on a post in the foreground. A red 'X' is marked on the post.

The bottom photograph is a close-up of the teal monument sign (D) mounted on a brick wall.

