

Certificate of Appropriateness

Filing Date: March 6, 2025
Case Number: **25-8-HPC**
Request: **Certificate of Appropriateness**
Project Address: 3910 Fairfield Avenue, Shreveport, LA 71104
Historic District: South Highlands Historic District
Zoning: R-1-7 (Single-Family Residential Zoning District)
Applicant: **Robert Newman**
MPC Review by: Walter Johnson, Community Planning Division
walter.johnson@shreveportla.gov
HPC Meeting Date: March 18, 2025

PROJECT DESCRIPTION

3910 Fairfield Avenue is the site of an empty lot, located on the western edge of the South Highlands Historic District. This project proposal calls for the new construction of an architecturally distinct, three-story American Modernist-styled home to be situated inside the current empty lot of 3910 Fairfield. The residence will feature a detached garage with a living space above for guest(s) - or possible tenancy.

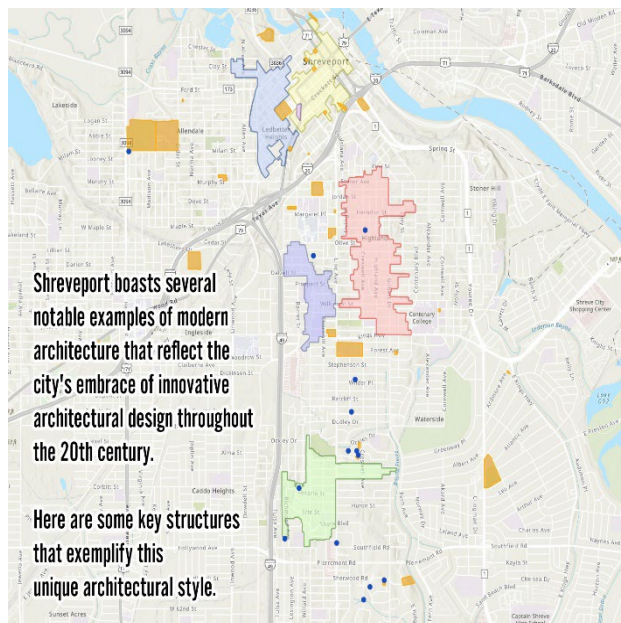
OTHER ACTIONS REQUIRED

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. Although this home's features and profile are distinct from its immediate neighbors, this proposed project does follow in the footsteps of quite a few earlier modernist-styled residences that have existed in Shreveport since the era of the American Modernist movement from the 1930's. The American Modernist architectural movement was shaped by European influences, especially from architects like Le Corbusier, Mies van der Rohe

and Walter Gropius. These figures promoted functional, minimalist designs that embraced modern materials and rejected ornamentation. The 1932 "Modern Architecture: International Exhibition" at the Museum of Modern Art in New York played a key role in introducing the International Style to the U.S., solidifying its influence on American architecture.

The International Style was defined by the use of industrial materials like steel, glass, and concrete, and featured flat roofs, open floor plans and an emphasis on functionality. This approach was aimed at creating buildings that reflected the modern industrial age, prioritizing simplicity and efficiency. New construction technologies, such as steel-frame building methods, allowed architects to design lighter, taller, and more open structures.



Figure 1 - 1050 Ontario Street, American Modernist residence - Simon Herold House in Shreveport

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. Staff has considered that the new structure and its features will coincide within the allowable lot spacing, resulting in a residence that fits the available land space using an appropriately designed footprint.

3. *Whether the proposed activity will adversely affect the historic character of the landmark, site, building, structure, landscape and/or object.*

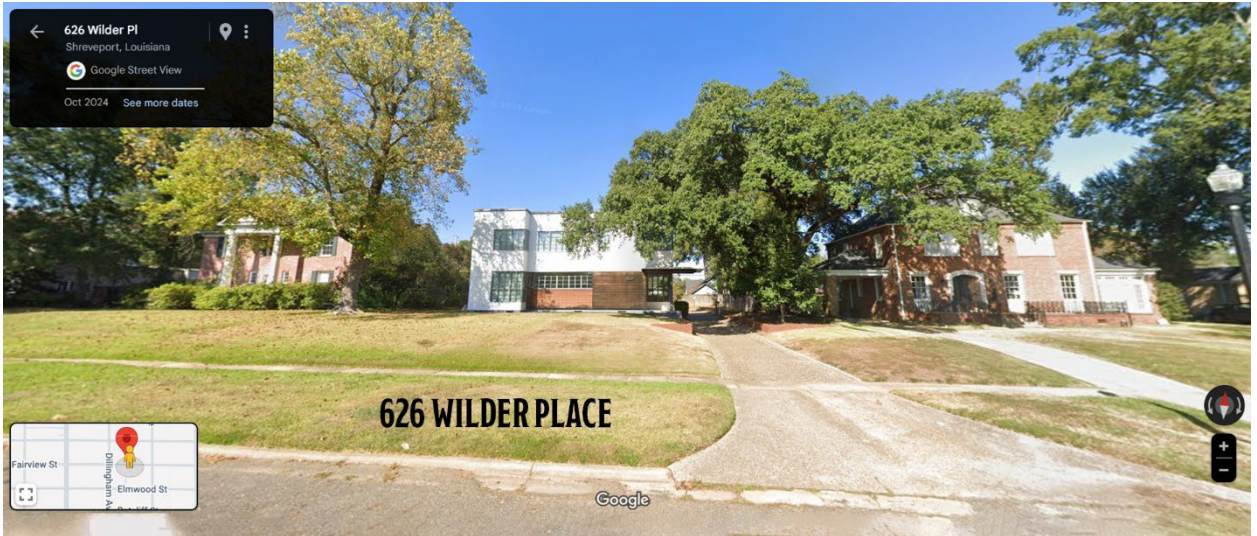
MPC STAFF COMMENTS: MPC staff finds that the proposed activity **WILL NOT** adversely affect the historic character of the structure and area, as other American Modernist-styled homes have long existed within the city of Shreveport and in relatively close proximity to the 3910 Fairfield Avenue project's lot location. Such American Modernist examples include 5107 Line Avenue, 6117 Creswell Street, 5717 Brookwood Avenue, 3402 Sylvia Drive, 2635 Milam and 2042 Arthur Avenue.

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.*

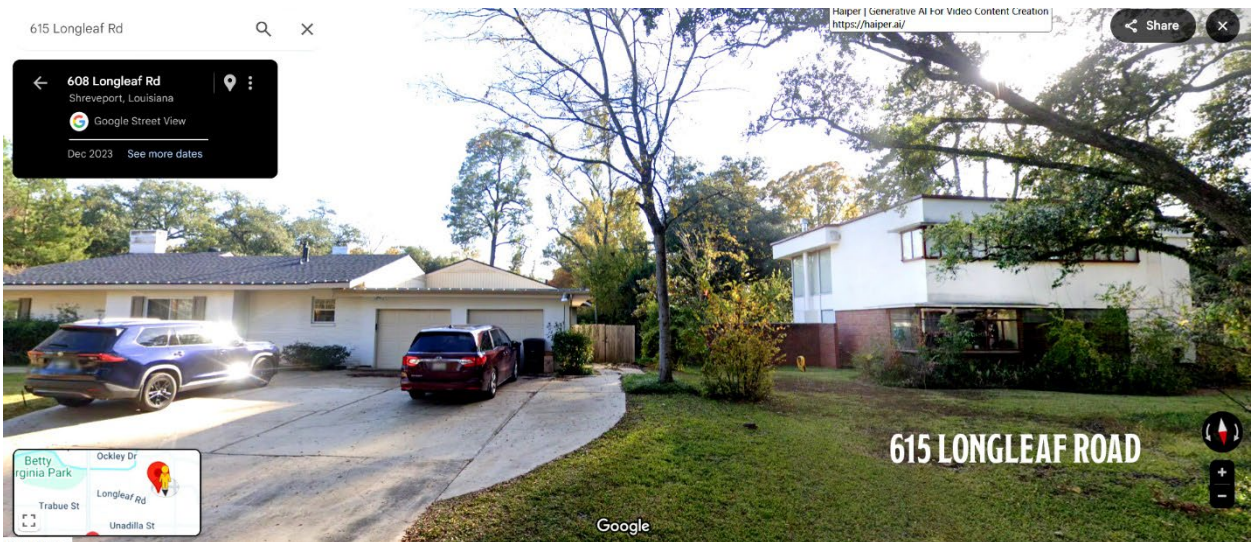
MPC STAFF COMMENTS:

MPC staff believes that this particular American Modernist architectural style **IS HARMONIOUS** with the characteristics of the HPOD, based upon the evidence of several other

examples of neighboring homes in the area. These homes clearly demonstrate the stylistic differences between American Modernist homes and more traditional houses, yet would still be considered harmonious within the context of their respective neighborhoods. Some of these modernist examples can be found in Shreveport such as 626 Wilder Place, which is an American Modernist-styled home situated in between to neighboring residences, built in an (more common to Shreveport) American Federalist-style:



615 Longleaf Road is a modernist-styled home situated next to a neighboring "California ranch or rambler" domestic architectural style house:



Nestled within the South Highlands Historic district is 942 Ontario, an additional example of an American Modernist structure, adjacent to neighboring homes that do not share a common architectural design aesthetic:



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.

Upon closer review, MPC staff have observed that many American Modernist-styled residential houses found in Shreveport share some common attributes such as a dark-colored brick walls at the ground level of many modernist homes.

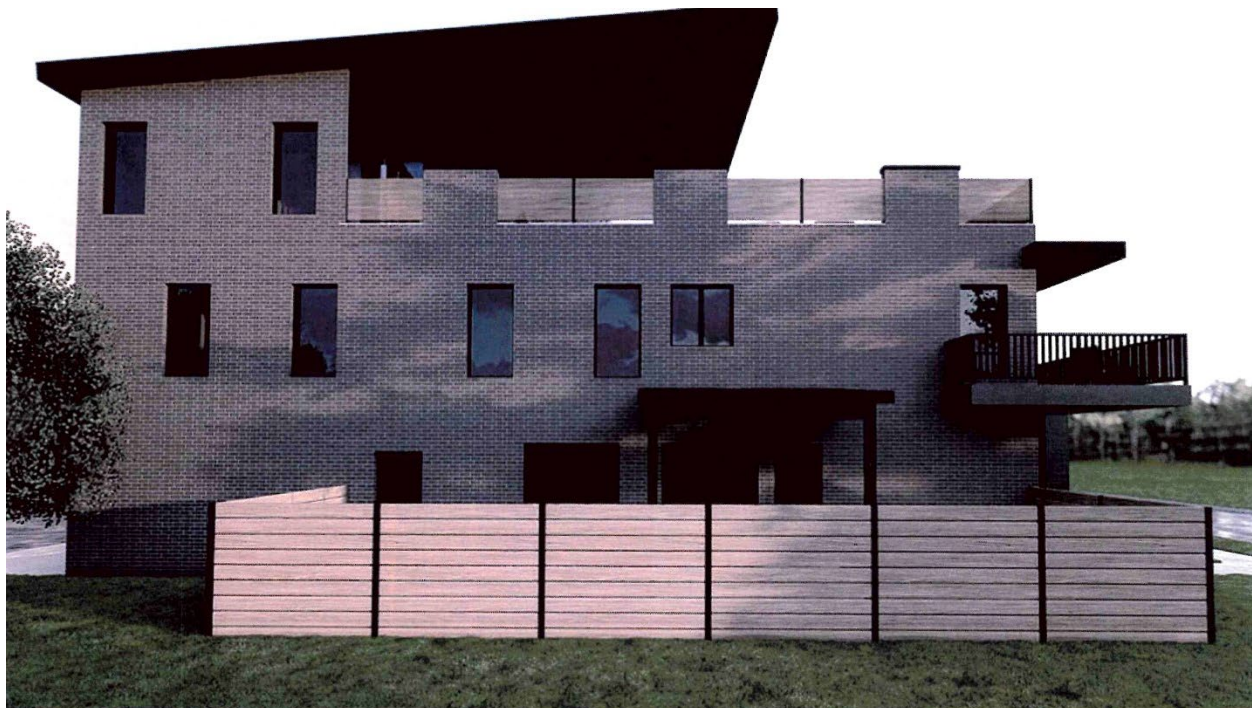
Similarly, the proposed three-story residence at 3910 Fairfield Avenue also includes a dark colored exterior brick for the front façade and its' main walls, much like the home shown at 660 Slattery Boulevard, as seen in the sitting room's photo inset below:



Dark colored ground level brick details are also demonstrated in 615 Longleaf Road's modernist residence as seen in the below detail:



Proposed for 3910 Fairfield -



MPC STAFF ANALYSIS

CERTIFICATE OF APPROPRIATENESS

Based on the analysis of the approval standards, MPC staff finds that the proposed new construction is appropriate for the area. Although this home's features and profile are distinct from its' immediate neighbors, this project does 'follow in the footsteps' of other long standing, modernist-styled residences that have existed in Shreveport since the era of the American Modernist movement from the 1930's. Therefore, MPC 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 new construction as it appears to meet the approval standards of Shreveport UDC Article 21, Section 21.5, D.

ATTACHMENTS

- Exhibit A. Front Lot View
- Exhibit B. Zoning Map
- Exhibit C. Vicinity Map
- Exhibit D. Project Details

MPC STAFF RECOMMENDATION

MPC staff recommends APPROVAL of the requested Certificate of Appropriateness.

HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (March 18, 2025) CERTIFICATE OF APPROPRIATENESS.

MPC EXECUTIVE DIRECTOR'S DECISION (March 18, 2025) CERTIFICATE OF APPROPRIATENESS.

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



Exhibit B. Zoning Map

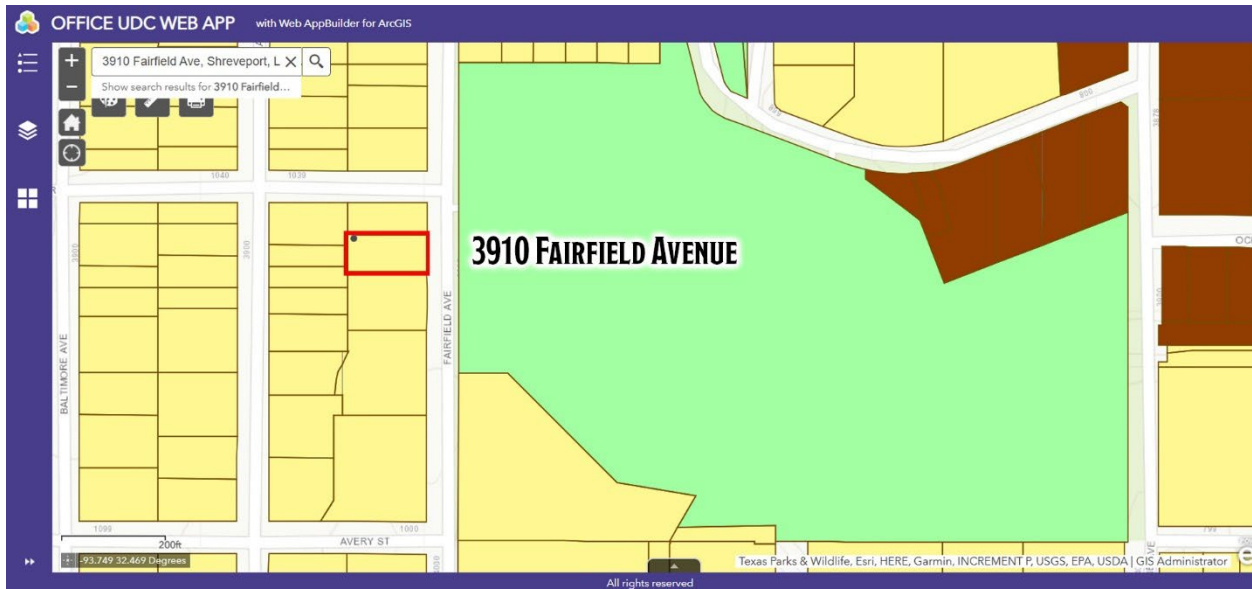
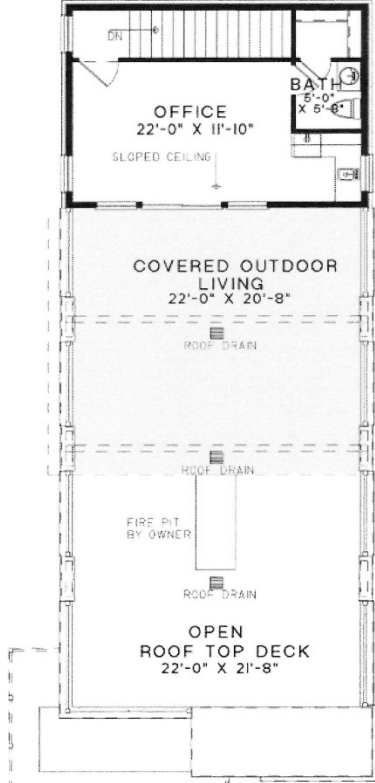
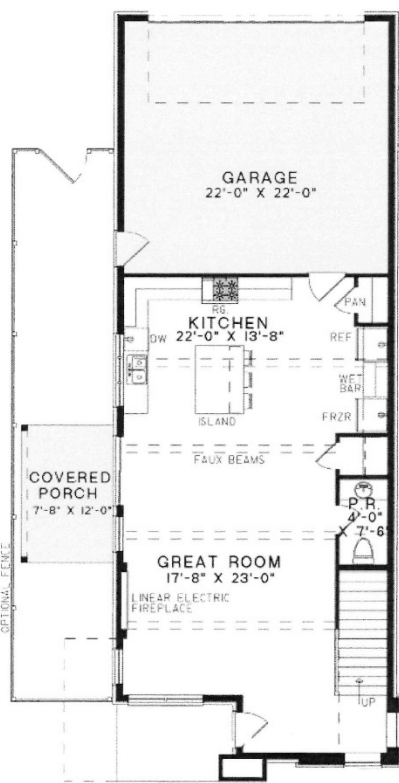
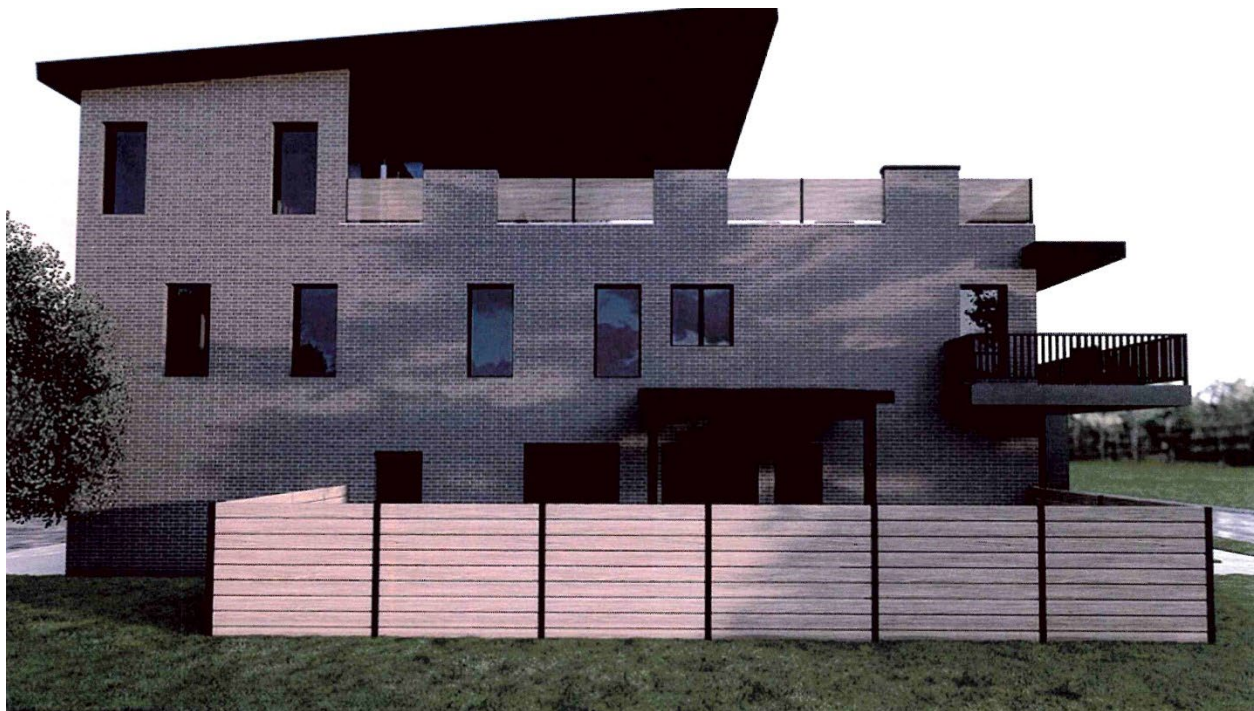


Exhibit C. Vicinity Map

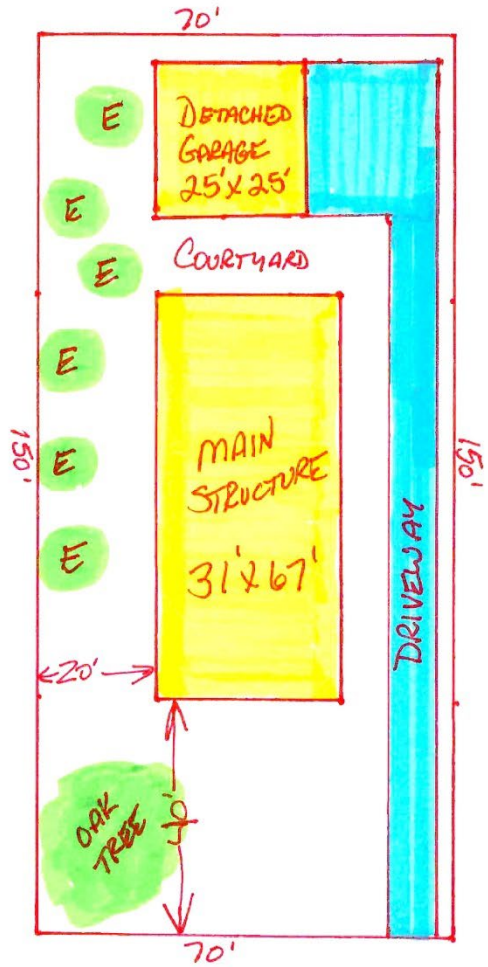


Exhibit D. Project Details





E = EVERGREENS



FAIRFIELD AVE



BETTY VIRGINIA PARK