

Certificate of Appropriateness

Filing Date: March 12, 2025
Case Number: **25-6-HPC**
Request: **Certificate of Appropriateness**
Project Address: 1015 Ontario Street, Shreveport, LA 71106
Historic District: South Highlands Historic District
Zoning: R-1-7 (Single-Family Residential Zoning District)
Applicant: Kameron Jackson
MPC Review by: Zixuan Xu, Community Planner
zixuan.xu@shreveportla.gov
HPC Meeting Date: March 18, 2024

PROJECT DESCRIPTION

The applicant is seeking a Certificate of Appropriateness for renovation work at 1015 Ontario Street, located in the South Highlands Historic District. The proposed project includes the following modifications:

Construction of a New Two-Car Garage – A newly built garage to provide additional parking while maintaining architectural compatibility with the historic character of the home.

Addition of a Raised Wooden Deck in the Backyard – A newly constructed wooden deck to enhance outdoor living space while ensuring it complements the existing structure.

Removal of the Central Wall – Interior structural modifications to improve the layout and functionality of the home without impacting its historic exterior.

Architectural Enhancements – The double white columns on the Ontario Street side will be extended down to the ground for greater visual symmetry and historical accuracy.

Replacement of Concrete with Red Brick – On the Fairfield Avenue side, the existing concrete will be replaced with red brick to better align with the historic materials of the district.

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 create a substantial adverse change to 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 renovations at 1015 Ontario Street align with the guidelines for maintaining the historic character of the South Highlands Historic District. The construction of a new two-car garage will provide additional functionality while ensuring compatibility with the home's architectural style. The addition of a raised wooden deck on the side of the house is a reasonable improvement that will not negatively impact the historic integrity of the property. The removal of the central wall is an internal modification that does not affect the home's exterior historic character. The extension of the double white columns down to the ground on the Ontario Street side will enhance the home's original architectural features, and the replacement of concrete with red brick on the Fairfield Avenue side will restore historically appropriate materials. Given that these modifications align with the preservation standards of the district, 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. Garage Size
 - Exhibit E. Garage Front View
 - Exhibit F. Central Wall
 - Exhibit G. Column
 - Exhibit H. Back Porch
 - Exhibit I. Replacement of Concrete with Red Brick
 - Exhibit J. HPC Application Form
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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: March____, 2025
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Exhibit A. Front Facade View



Front Facade View (Onsite)



Exhibit B. Zoning Map

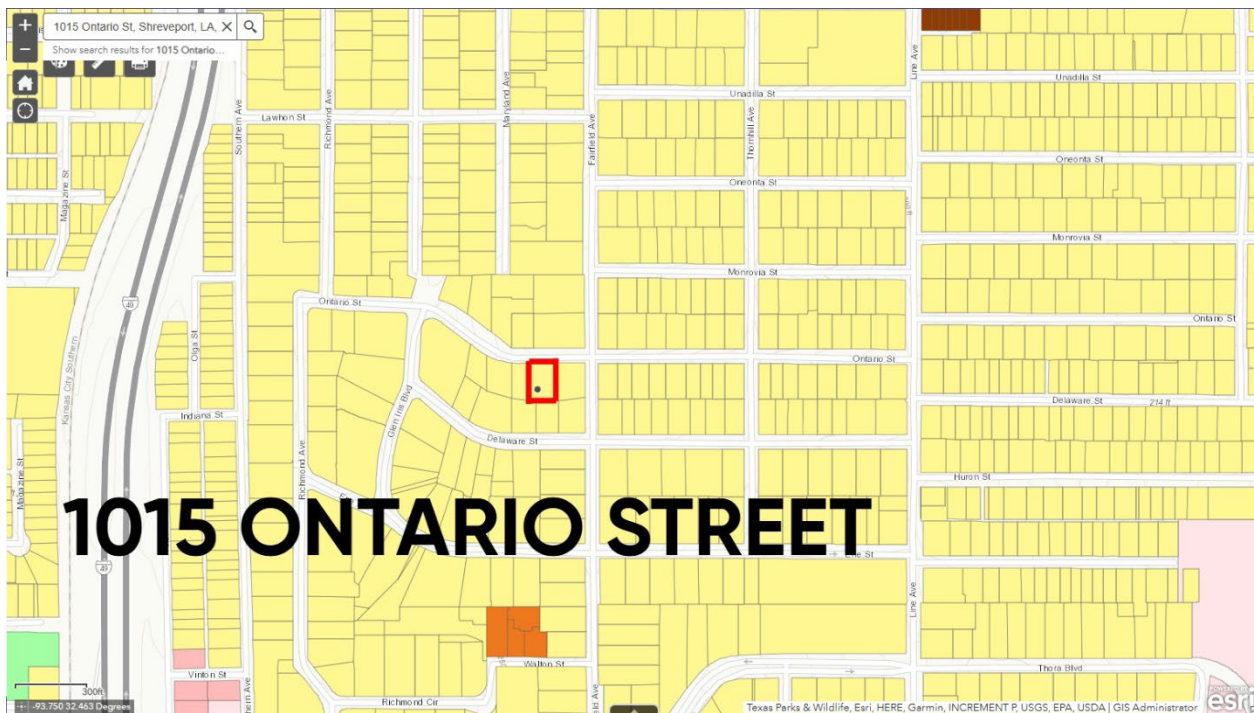


Exhibit C. Vicinity Map



Exhibit D. Garage Size

The spots where the person stands, as well as the locations of the white and orange buckets, represent three corners of the garage, indicating its size. On the south side of the garage, there is a door that provides direct access to the house via the stairs.



Exhibit E. Garage Front View

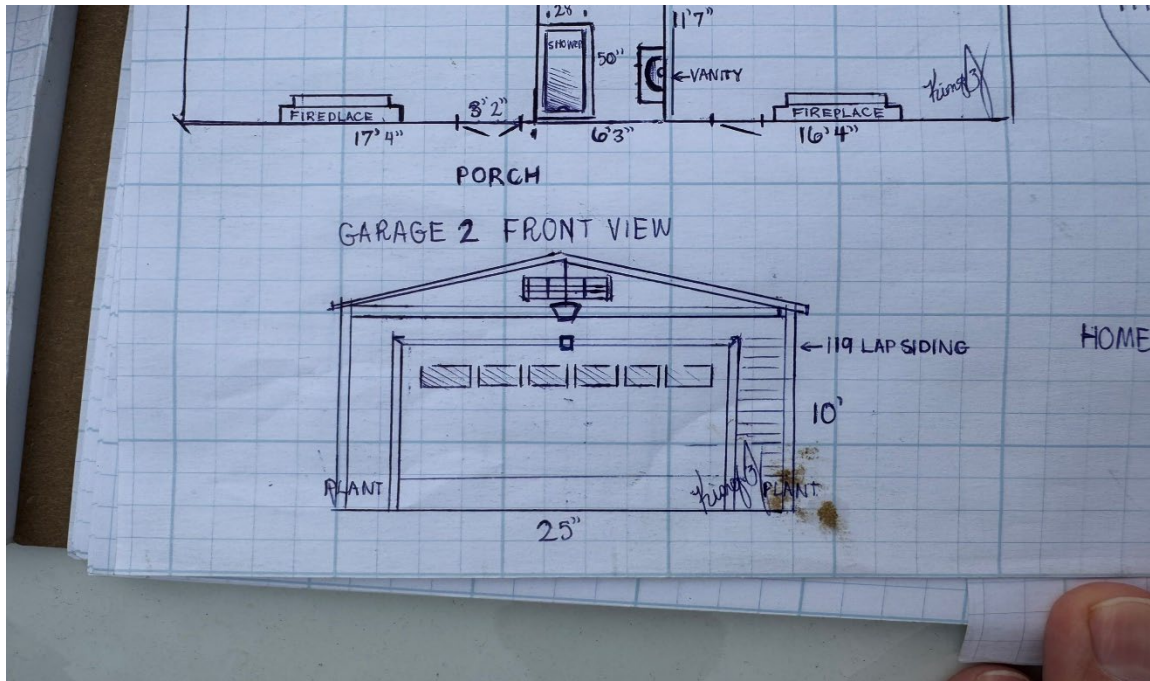


Exhibit F. Central Wall

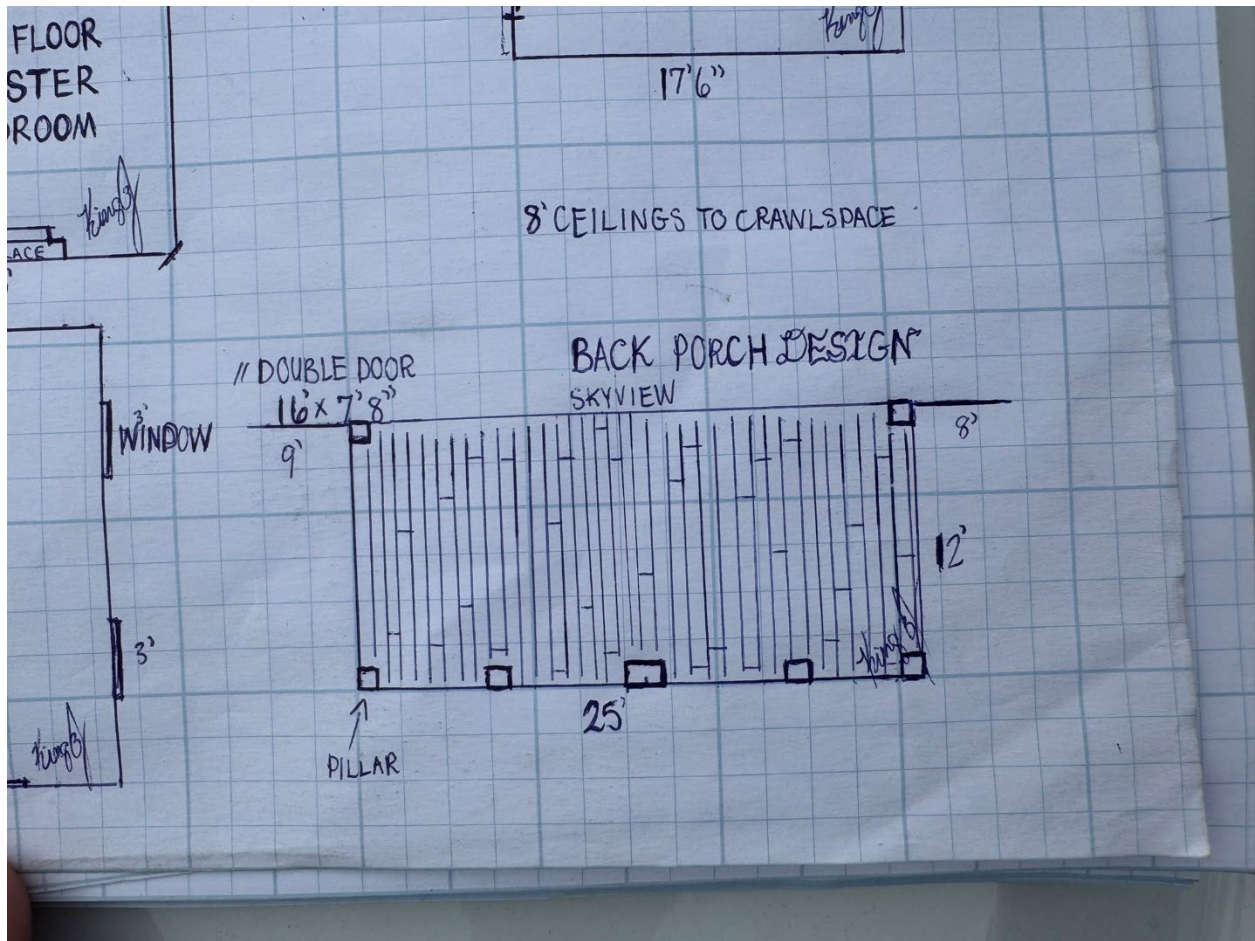


Exhibit G. Column

The two white columns extend outward, reaching the ground on the Ontario Street side.



Exhibit H. Back Porch



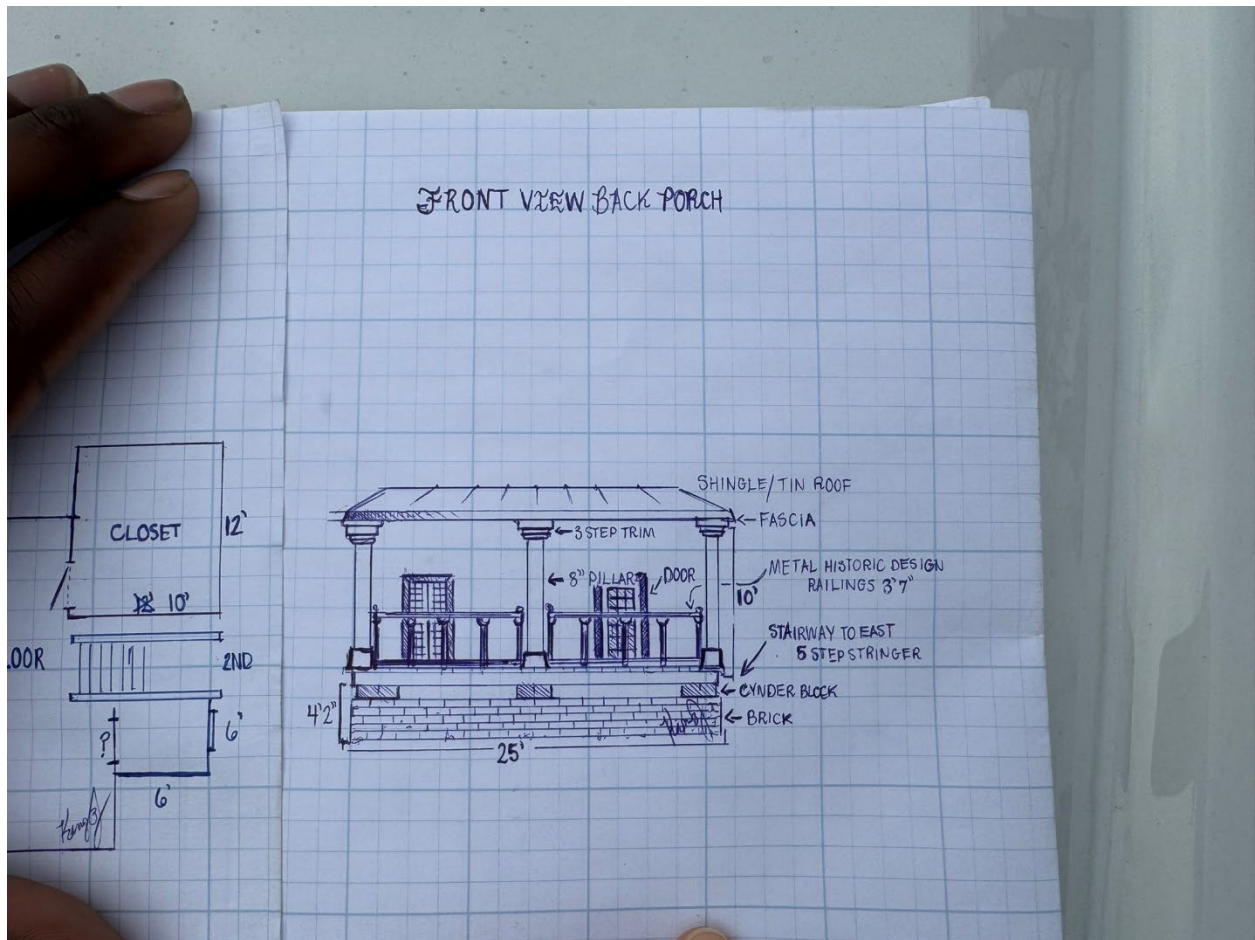


Exhibit I. Replacement of Concrete with Red Brick



Exhibit J. HPC Application Form



HPC Application Form

505 Travis Street | Suite 440 | Shreveport, LA | 71101
phone 318-673-6440 | fax 318-673-6454

HPC APPLICATION FORM

Date: 3/7/25 Fee: \$50 per application.

1. Address of Property: 1015 Ontario Street

2. Please select the type(s) of work being performed. Check all that apply.

- Certificate of Appropriateness
- Certificate of Demolition
- Exception for Economic Non-Viability (as applicable)
- Determination of No Material Effect

3. Historic District in which Property is Located:

- Fairfield Historic District
- Highland Historic District
- South Highlands Historic District
- Shreveport Commercial Historic District
- Texas Avenue Historic District
- St. Paul's Bottoms Historic District
- Historic Property / Landmark Name (if applicable): _____

4. Please select the type of work being performed:

- Addition (to an Existing Structure)
- Alteration / Repair
- Construction of a Fence / Wall
- Demolition
- New Construction
- Renovation
- Other (please specify): _____

5. General nature of action for which certificate is sought (attach additional 8½ x 11 pages as necessary)

Front Area Garage, Back Porch, Exterior change Landscaping, concrete removal

6. Will you be applying for rehabilitation tax credits for this project? Yes No

7. Did you consult with MPC staff prior to filing this application? Yes No

8. Are there any applications relevant to this application pending before the MPC, Zoning Board, City Council or other government agency? Yes No

9. Applicant: Kameron Jackson / Kingshome Renovations

Address: _____

E-mail: kingshomerenovations11@gmail.com Telephone: 318-491-3256

10. Property Owner: Tarnic Nachum

Address: 201 E Rue Beaugard, STE 202 Lafayette, LA 70508

E-mail: _____ Telephone: _____

Signature of Property Owner

Consenting to Permit Applications: _____



HPC Application Form

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11. Exhibits Required with all Applications:

- A map indicating the property on which the work is proposed (maps are available from the MPC).
- Current photographs to show the existing conditions on the property, its relationship to adjacent properties and the surrounding neighborhood.
- A general description of work or action(s) proposed. Add additional pages as necessary.

12. Exhibits Required with Applications for Certificate of Appropriateness Applications for New Construction, Additions, Alterations, Demolition or Relocation:

- A general description of work or action(s) proposed. Add additional pages as necessary.
- A scaled, dimensioned site plan showing location of the buildings(s) or structure(s) and all proposed site work, including sign(s), landscaping and fences, as appropriate to the application.
- A scaled, dimensioned elevation drawing of each side of the building(s) or structure(s) as necessary to indicate the location and nature of all proposed work, including sign(s).
- Samples, representations or detailed description of the proposed building materials and colors.

13. Exhibits Required with Applications for Roof Replacement with no Changes:

- A sample, representation or detailed description of the proposed roofing material.

Signatures

Certification of Applicant

I hereby certify that I have read and examined this application and know the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit(s) granted may be revoked upon a finding by the Metropolitan Planning Commission (MPC), Historic Preservation Commission, and/or City of Shreveport that any relevant information supplied on or with this application is substantially incorrect. I further understand that only complete applications, including all required exhibits, are considered by the MPC, and that applications, including all required exhibits and fees, must be received in the Office of the MPC and certified as complete no less than seven (7) days prior to the next scheduled Historical Preservation Commission meeting in order to be placed on the agenda.


Signature of Applicant

3/7/25
Date

Do Not Write Below This Line—For MPC Office Use Only		
Date Received:	HPC Meeting Date:	Case Number: