

## Certificate of Appropriateness

*Filing Date:* April 7, 2025  
*Case Number:* **25-12-HPC**  
*Request:* **Certificate of Appropriateness**  
*Project Address:* 4534 Fairfield Avenue, Shreveport, LA 71106  
*Historic District:* South Highlands Historic District  
*Zoning:* R-1-7 (Single-Family Residential Zoning District)  
*Applicant:* **Wesley Thomas, Wesley Thomas, Inc.**  
*MPC Review by:* Walter Johnson, Community Planning Division  
walter.johnson@shreveportla.gov  
*HPC Meeting Date:* April 15, 2025

---

### PROJECT DESCRIPTION

4534 Fairfield Avenue is the site of a two-story (four-square) home located within the South Highlands Historic District. This project proposal calls for the new addition of a Master Bedroom suite with a Master bath, shower and Master closet; this new construction will serve to merge the current home to its' detached garage using the parallel main hallway extending from the existing home's west edge to the current enclosed and detached garage. Exterior paint and trim detail(s) will be the same as the current structure.

The homeowners wish to add this Master bathroom on the first floor for aging in place purposes, as they are true lovers of the South Highlands community, choosing to stay in their current house as opposed to moving to a different neighborhood.

---

### 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. The new addition(s) will retain the same architectural elements in color, siding and texture.

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 new Master Bed & Bath addition is appropriate for the current residence at 4534 Fairfield Avenue. Therefore, MPC staff recommends approval of this 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

---

## **MPC STAFF RECOMMENDATION**

MPC staff recommends APPROVAL of the requested **Certificate of Appropriateness**.

---

## **HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (April 15, 2025)**

### **CERTIFICATE OF APPROPRIATENESS.**

**MPC EXECUTIVE DIRECTOR'S DECISION (April 15, 2025)**  
**CERTIFICATE OF APPROPRIATENESS.**

Executive Director Signature:	Date:
-------------------------------	-------

**Exhibit A. Front Facade View**



**Exhibit B. Zoning Map**

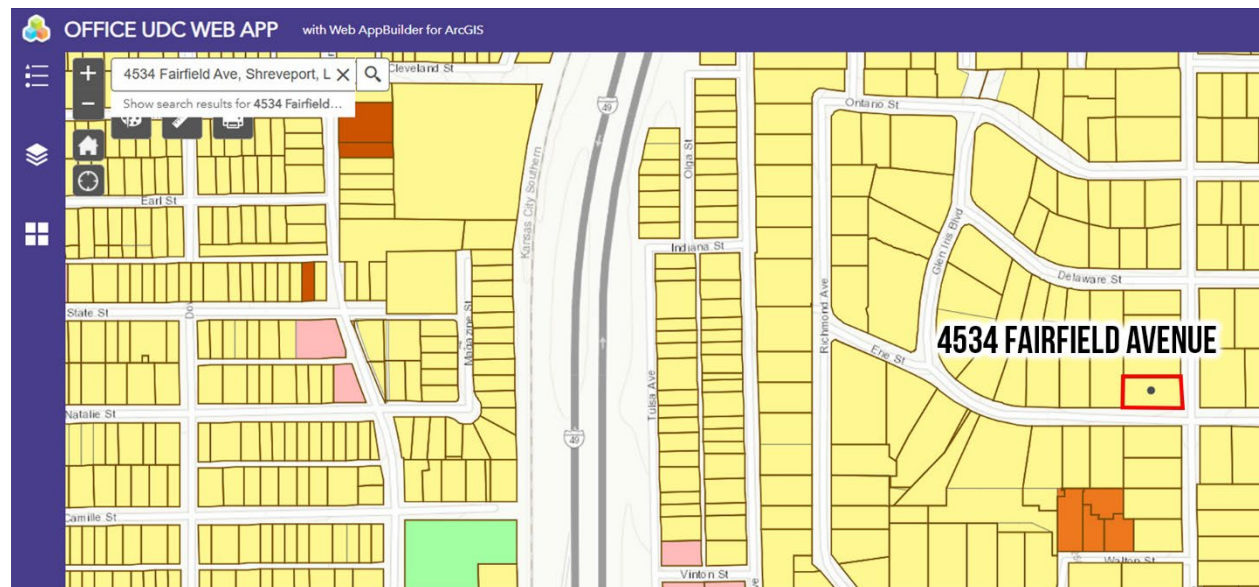
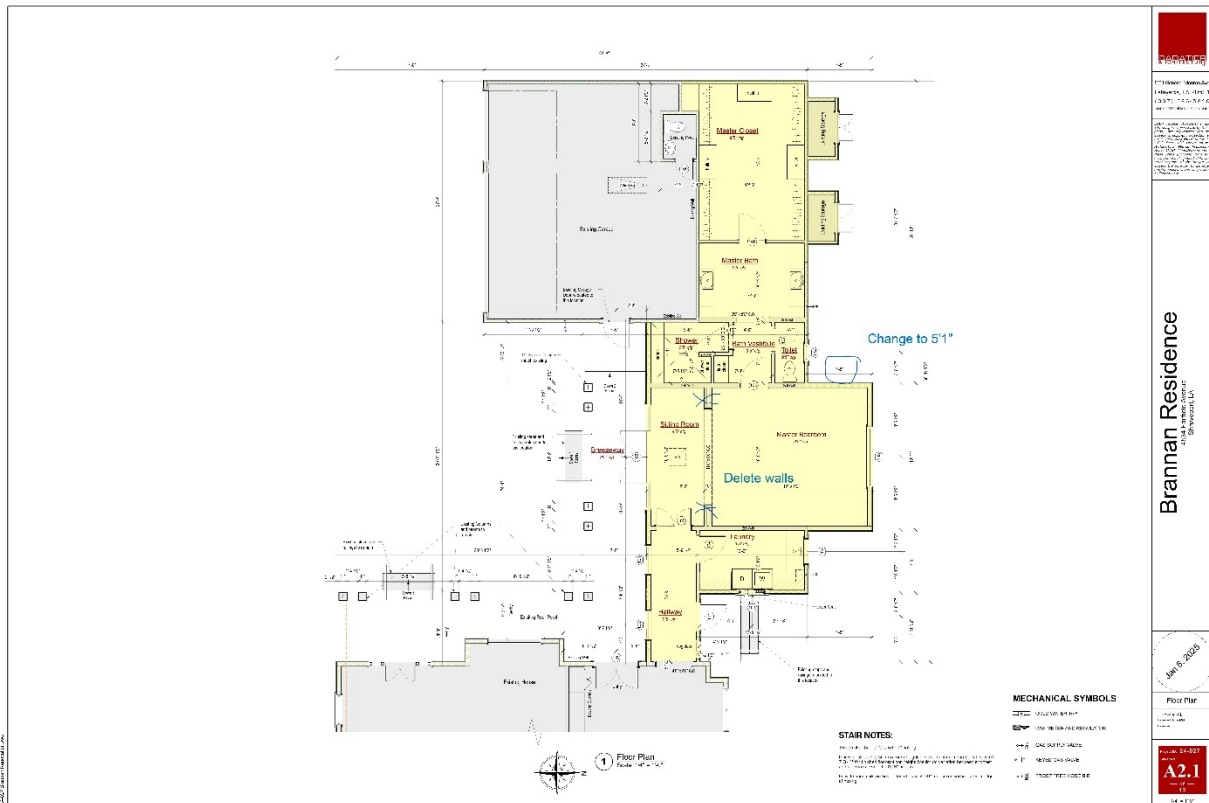


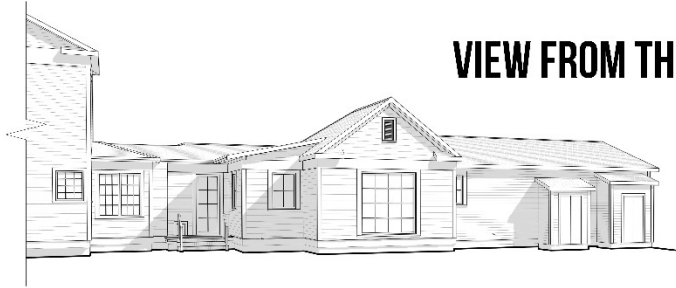
Exhibit C. Vicinity Map



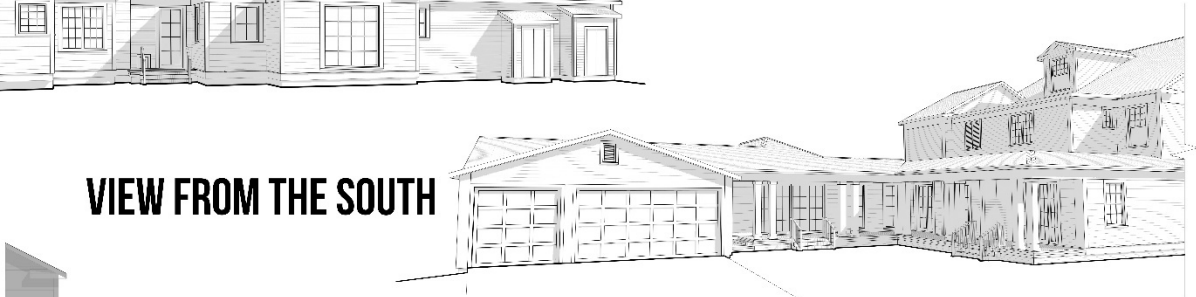
Exhibit D. Project Scope – *New Master Bed / Bath additions shown in yellow; existing home shown in grey.*



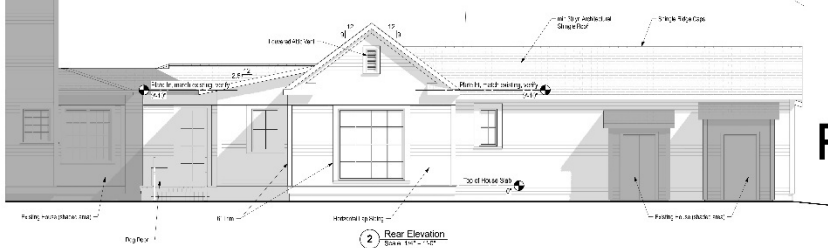
### VIEW FROM THE NORTH



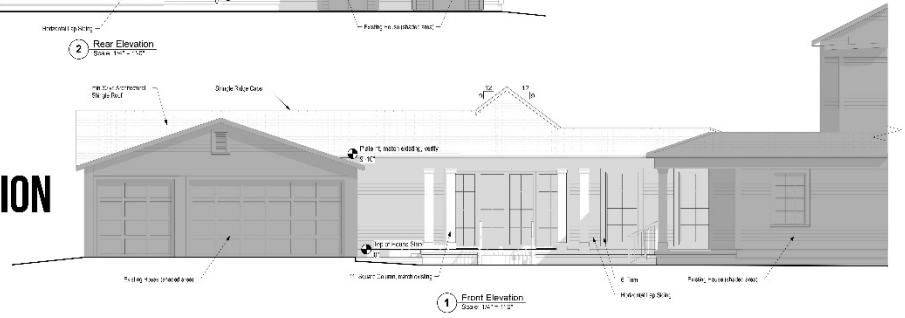
### VIEW FROM THE SOUTH



### REAR ELEVATION



### FRONT ELEVATION



# CROSS SECTIONS

