

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: **April 15, 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 a “Craftsman-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.

PROJECT HISTORY -

3910 Fairfield Avenue's initial proposal for a Modernist-styled home was heard at the HPC's March 18, 2025 Public Hearing and any official recommendation from the HPC was subsequently deferred until the next HPC Hearing on April 15. This deferral allowed more time to develop & refine this project.

Since the HPC's March Hearing, the applicant has opted to shift proposed direction away from a Modernist-styled house in favor of a more traditional, “Craftsman-like” home, as shown in “**Exhibit D. Revised Proposal**”.

The Applicant plans to build the new house as rendered in Exhibit D. Revised Proposal, with the following exceptions:

1. The Applicant wishes to match the closed soffit/eaves detail of the garage on the main house; however, the main roof rafters will not be exposed as shown in the following renderings in “Exhibit D. Revised Proposal”.
2. Main Roof dormers (front and back) will not have exposed rafters as pictured.
3. No chimney (as shown). No stone columns (as shown). No stone front porch (as shown).
4. Porch base will be set in painted brick. Front column bases will also be set in painted brick as will the porte-cochere.
5. There will be no rear porch as shown; instead, Applicant will install a courtyard connecting the main house to the garage.
6. Applicant prefers to install brick skirting around all columns and porch, painted “*Sherwin Williams 9553 Allegory*”.
7. Exterior siding will be James Hardi 5" Lap siding, painted “*Sherwin Williams 9553 Allegory*”. Trim will be James Hardi Cedar Mill trim boards painted “*Sherwin Williams 9585 Sunbleached*”.

8. The brackets on the soffit rakes will be the same as the ones detailed in the house rendering as seen in "Exhibit D. Revised Proposal".
9. Applicant intends to use painted brick for porch base and column bases, including the porte-cochere on the northern side.

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:

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.

1. *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.

2. *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,

3. *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 architectural style, although not an exact match of a Craftsman home is significantly similar to a "Craftsman-styled" home to be considered HARMONIOUS within the characteristics of the HPOD.

4. *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 construction is appropriate for the area and surrounding neighborhood. 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. Revised Proposal

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:
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Exhibit A. Front Lot View



Exhibit B. Zoning Map

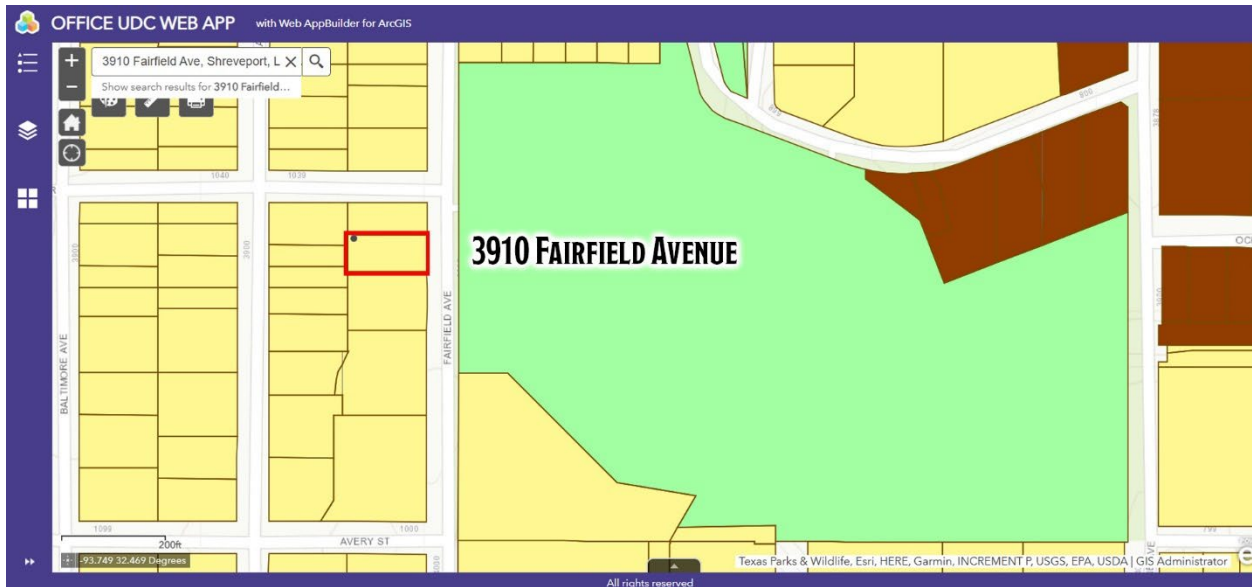


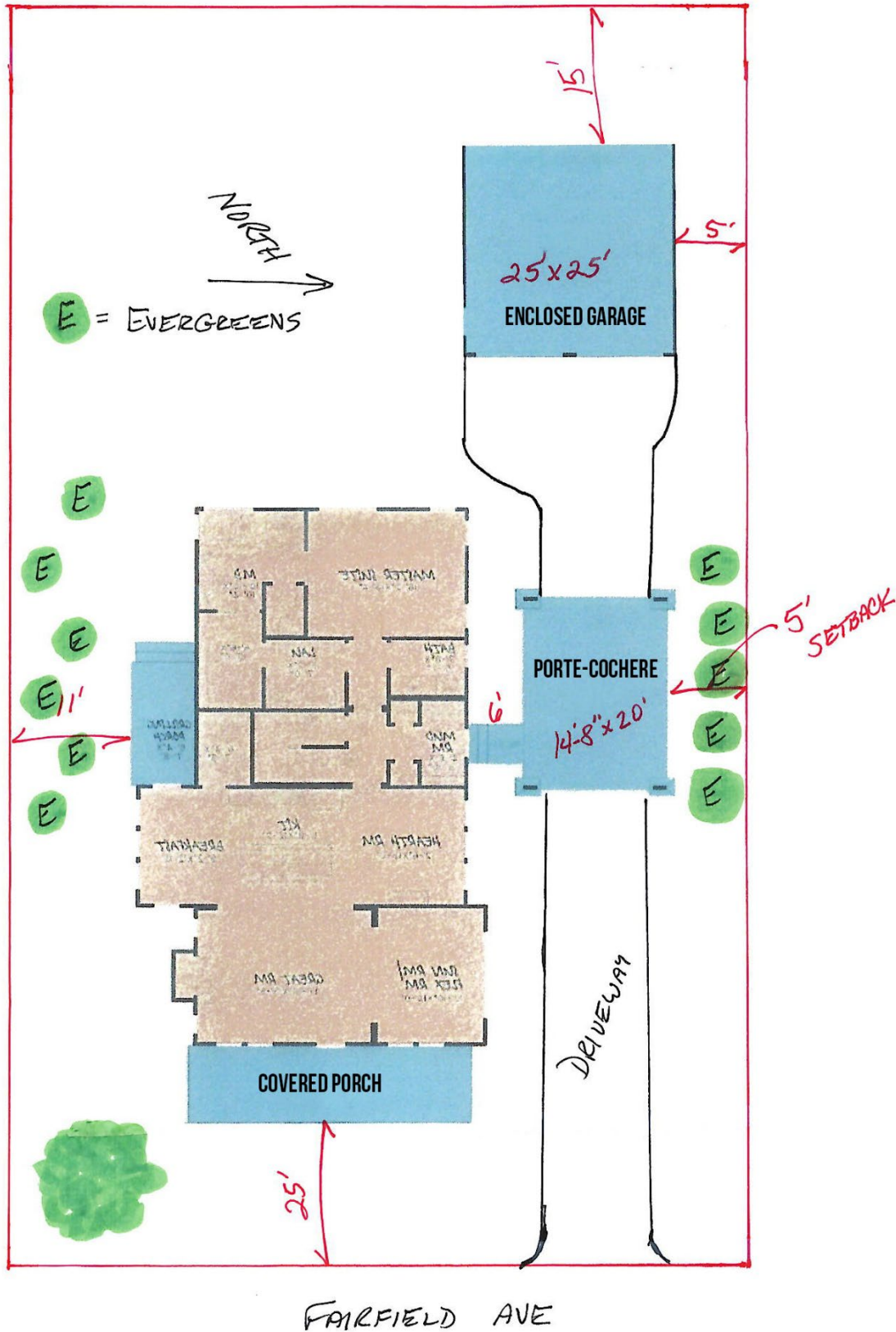
Exhibit C. Vicinity Map



Exhibit D. Revised Proposal

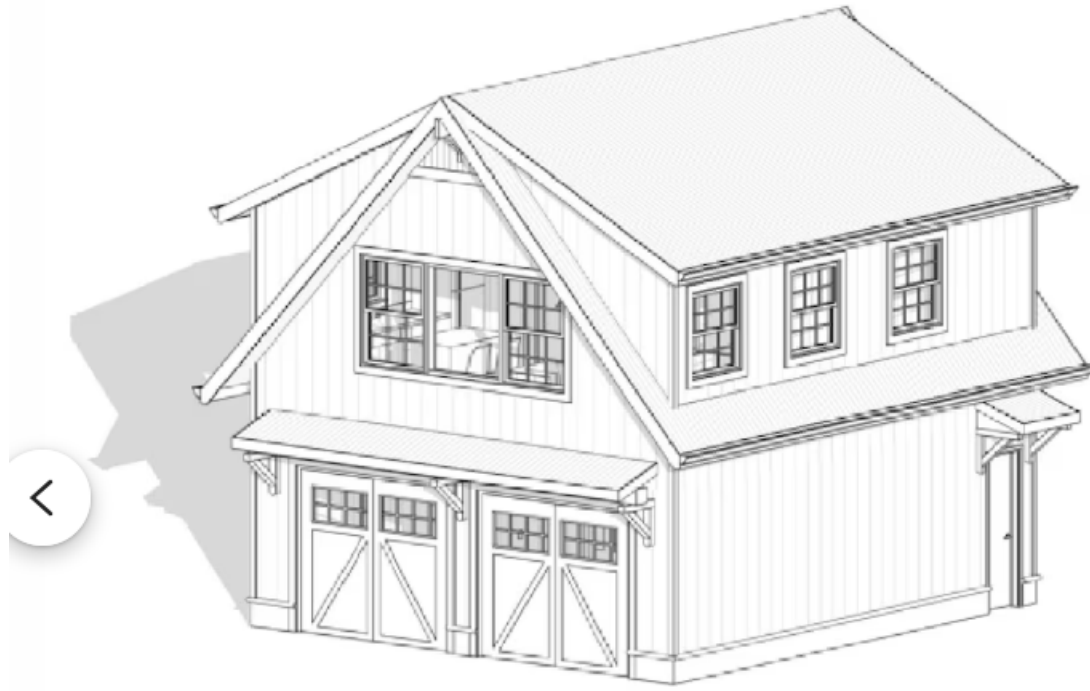


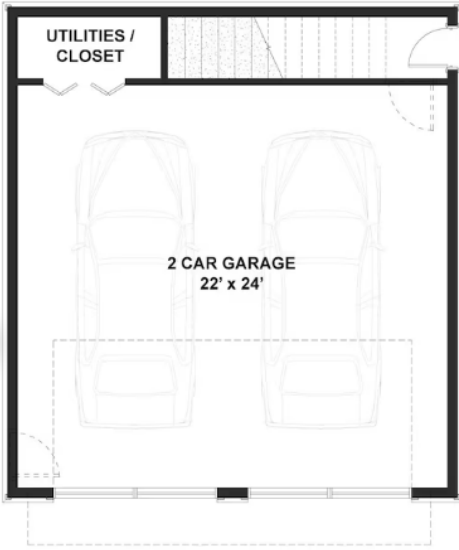






3D VIEW

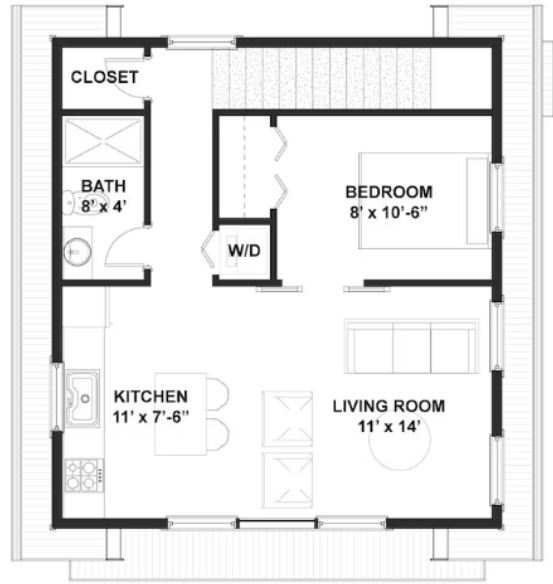




GROUND FLOOR PLAN

528SF

#BB-GP0008



SECOND FLOOR PLAN

528SF

#BB-GP0008

