

Certificate of Appropriateness

Filing Date: April 9, 2025
Case Number: **25-11-HPC**
Request: **Certificate of Appropriateness**
Project Address: 843 Delaware Street, Shreveport, LA 71106
Historic District: South Highlands Historic District
Zoning: R-1-7 (Single-Family Residential Zoning District)
Applicant: Wesley Thomas
MPC Review by: Zixuan Xu, Community Planner
zixuan.xu@shreveportla.gov
HPC Meeting Date: April 15, 2024

PROJECT DESCRIPTION

The applicant is seeking a Certificate of Appropriateness to expand on the existing house at 843 Delaware Street, located in the South Highlands Historic District. The proposed project includes the following modifications:

- Expansion of total roof-covered area to approximately 11,628.13 sq. ft., including three levels of living area and outdoor structures
- Addition and/or expansion of various exterior structures, such as:
 - New dormers on the roof; with new roof areas added and various slope gradients (from 2:12 to 11:12) designed to integrate with the existing structure
 - A new porte cochere
 - Multiple terraces connecting various outdoor circulation areas
 - A covered gallery and breezeway to link the main house and the garage
- Modifications to landscaping and site elements, including:
 - Installation of new concrete driveways, walkways and flagstone paths
 - Construction of several 7-foot wooden fences

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

The proposed design is architecturally compatible with the surrounding neighborhood, incorporating elements such as dormers, terraces, and covered walkways that complement the existing structure. The applicant has demonstrated a thoughtful approach to preserving the existing two-story garage by integrating it into the new design, maintaining a sense of continuity with the property's historic context. Site enhancements, including selective tree removal, new fencing, and updated hardscape, are appropriately scaled and contribute positively to the property's functionality and curb appeal. Despite the significant total area under roof, the building's scale and massing are effectively mitigated through varied rooflines, step-backs, and articulation, preserving visual harmony along the streetscape. 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.** Elevation and Building Calculations

- Exhibit E. Roof and New Dormers
- Exhibit F. Porte Cochere
- Exhibit G. Terraces
- Exhibit H. Covered Gallery and Breezeway
- Exhibit I. New Concrete Driveways, Walkways, Flagstone Paths and Fence
- Exhibit J. HPC Application Form

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: April____, 2025
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Exhibit A. Front Facade View



Exhibit B. Zoning Map

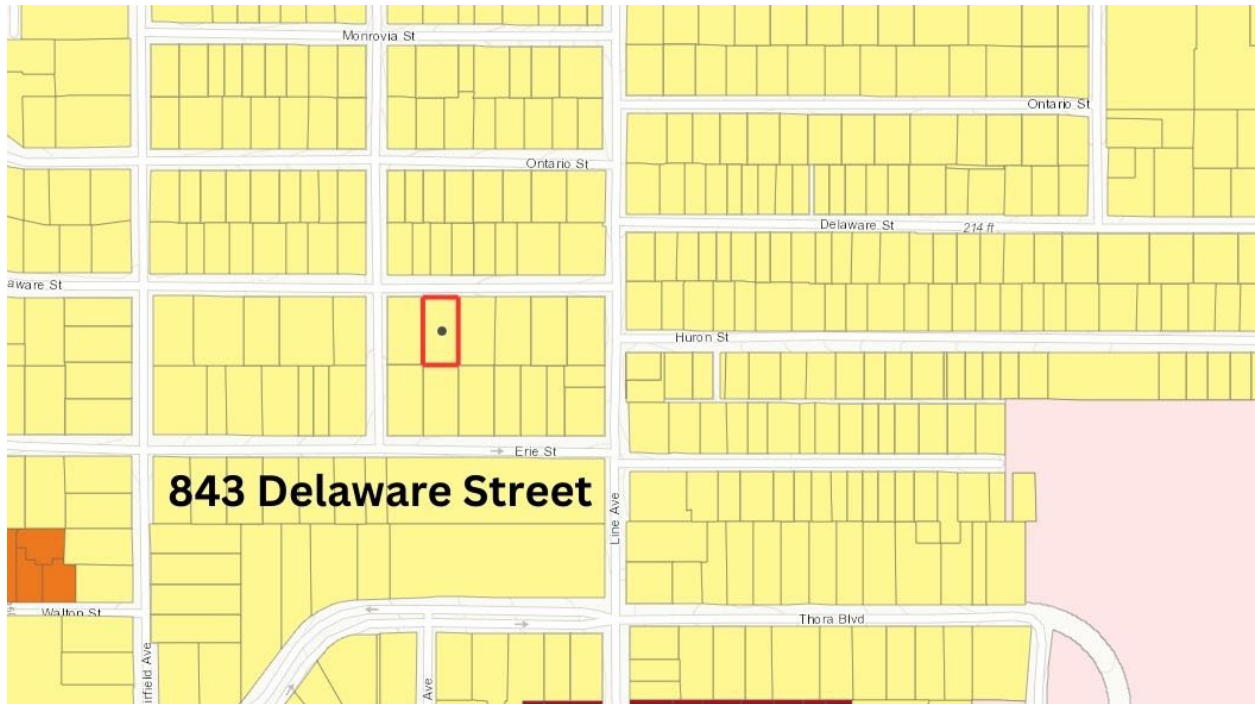


Exhibit C. Vicinity Map

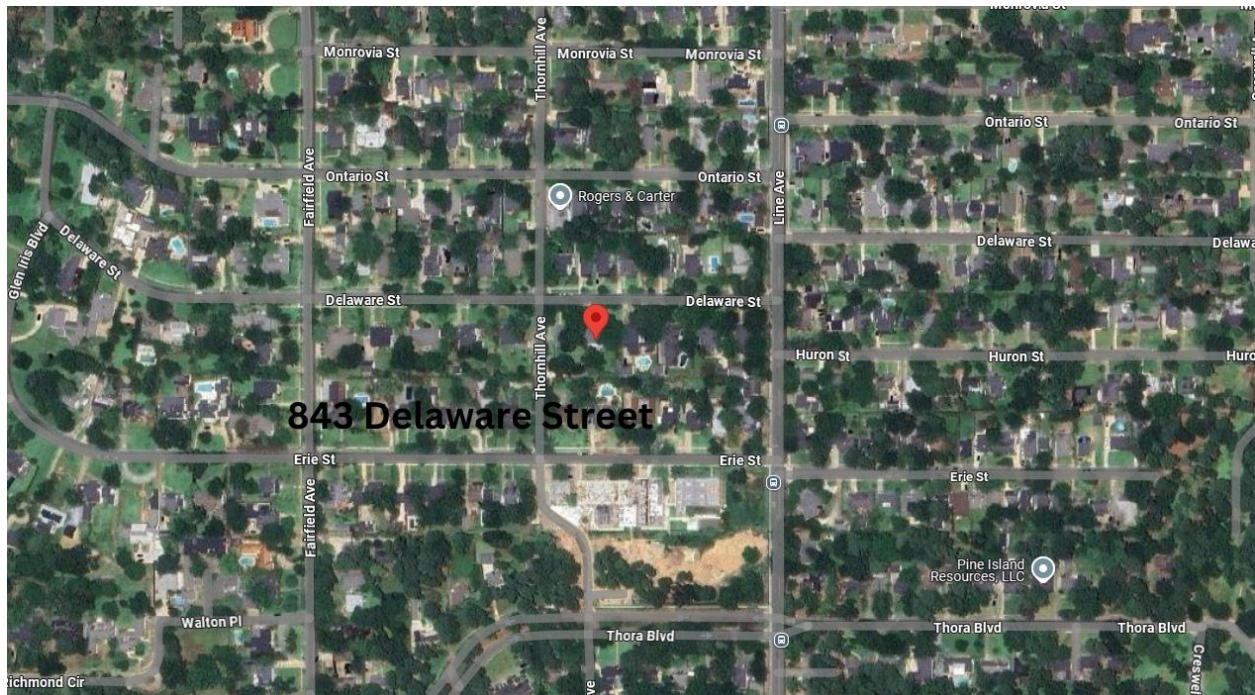
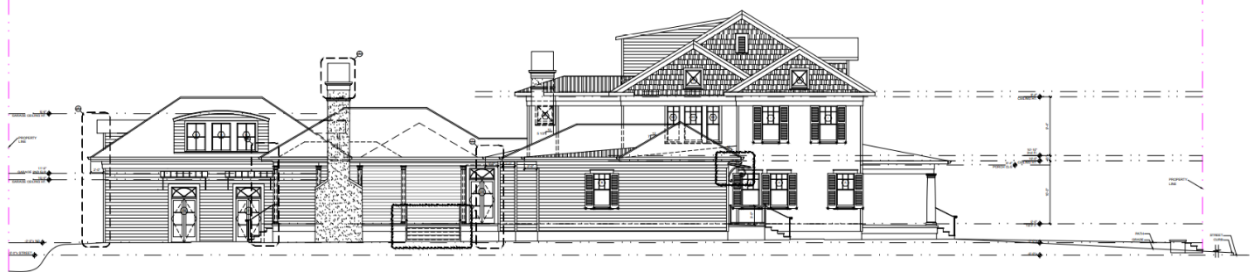


Exhibit D. Elevation and Building Calculations

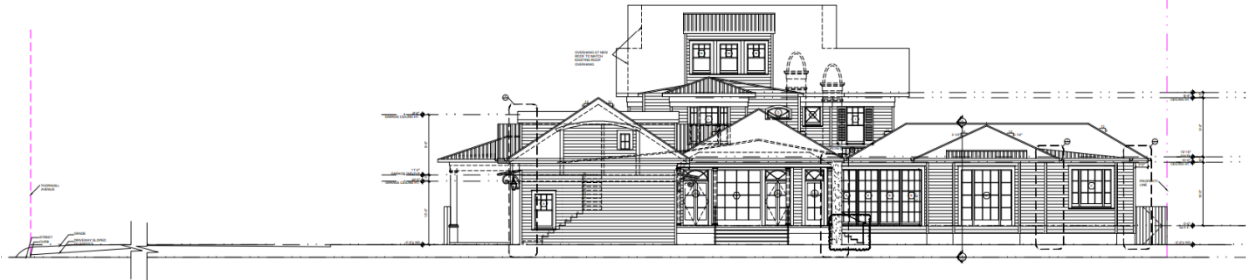
Front Elevation



Left Elevation



Rear Elevation



Right Elevation



Building Calculations

BUILDING CALCULATIONS			
BUILDING AREA	INDOOR	OUTDOOR	
<u>FIRST FLOOR:</u>			TOTAL
HOUSE FIRST FLOOR	5353.24 SF		
GARAGE FIRST FLOOR	1102.24 SF		
TOTAL FIRST FLOOR CONDITIONED			6455.48 SF
<u>SECOND FLOOR:</u>			
HOUSE SECOND FLOOR	1722.38 SF		
GARAGE SECOND FLOOR	659.36 SF		
TOTAL SECOND FLOOR CONDITIONED			2381.74 SF
<u>THIRD FLOOR:</u>			
HOUSE THIRD FLOOR	1044.50 SF		
THIRD FLOOR UN-CONDITIONED			NA
TOTAL THIRD FLOOR CONDITIONED			1044.50 SF
TOTAL HOUSE CONDITIONED			9881.72 SF
<u>OUTDOOR AREAS:</u>			
FIRST FLOOR GALLERY 102		482.62 SF	
FIRST FLOOR TERRACE 107		56.53 SF	
BREEZEWAY 125		188.77 SF	
COVERED GALLERY 128		562.49 SF	
PORTE COCHERE		378 SF	
GARAGE SECOND FLOOR BALCONY		78 SF	
TOTAL OUTDOOR AREAS			1746.41 SF
TOTAL HOUSE			11,628.13 SF
<u>LOT COVERAGE:</u>			
TOTAL FIRST FLOOR FOOTPRINT	6455.48 SF		
FIRST FLOOR PORCH/GALLERIES		1290.41SF	
PORT COCHERE		378 SF	
DRIVEWAY/WALKWAYS		4859 SF	
TOTAL LOT PAVING	6455.48 SF	6527.41 SF	12,982.89 SF
TOTAL LOT SQUARE FOOTAGE			29,746.17 SF
TOTAL PERCENTAGE OF COVERAGE			43.64%

Exhibit E. Roof and New Dormers

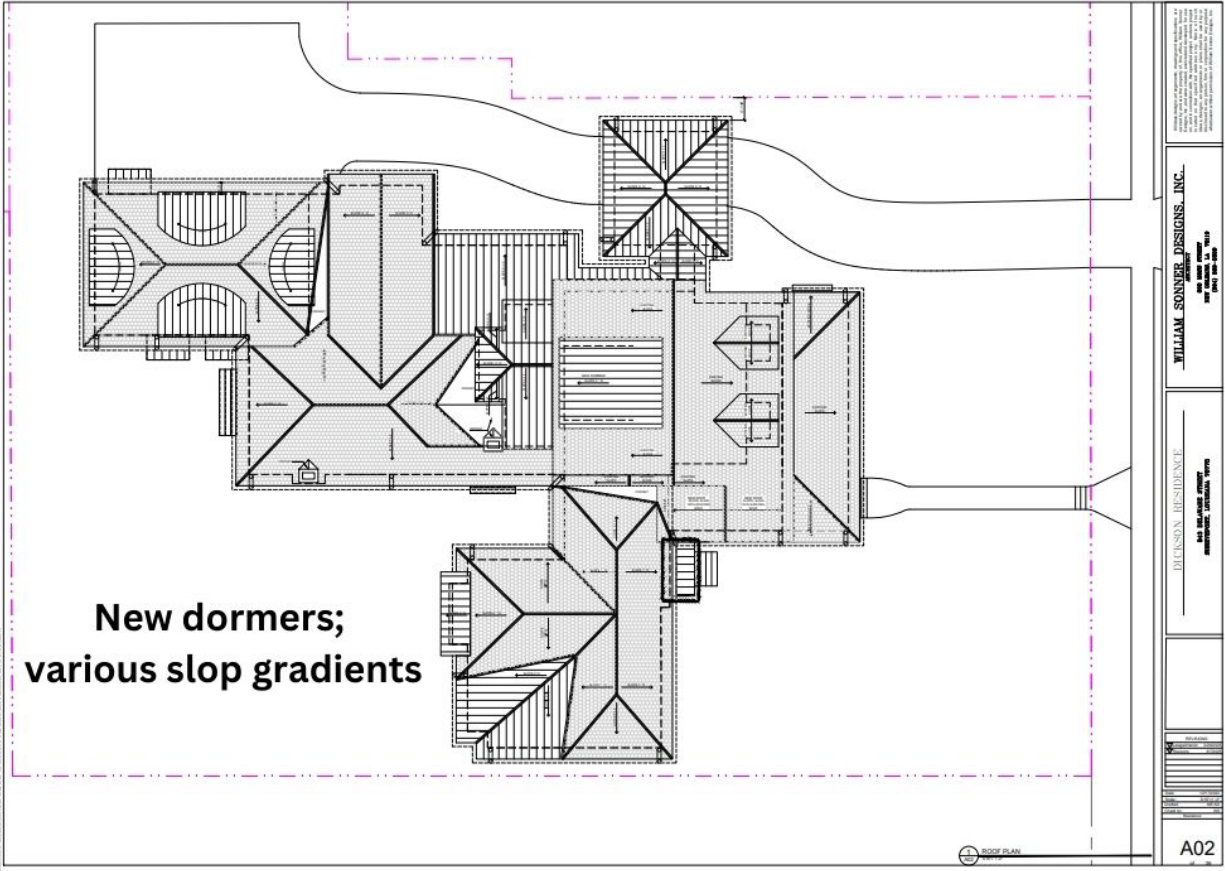


Exhibit F. Porte Cochere

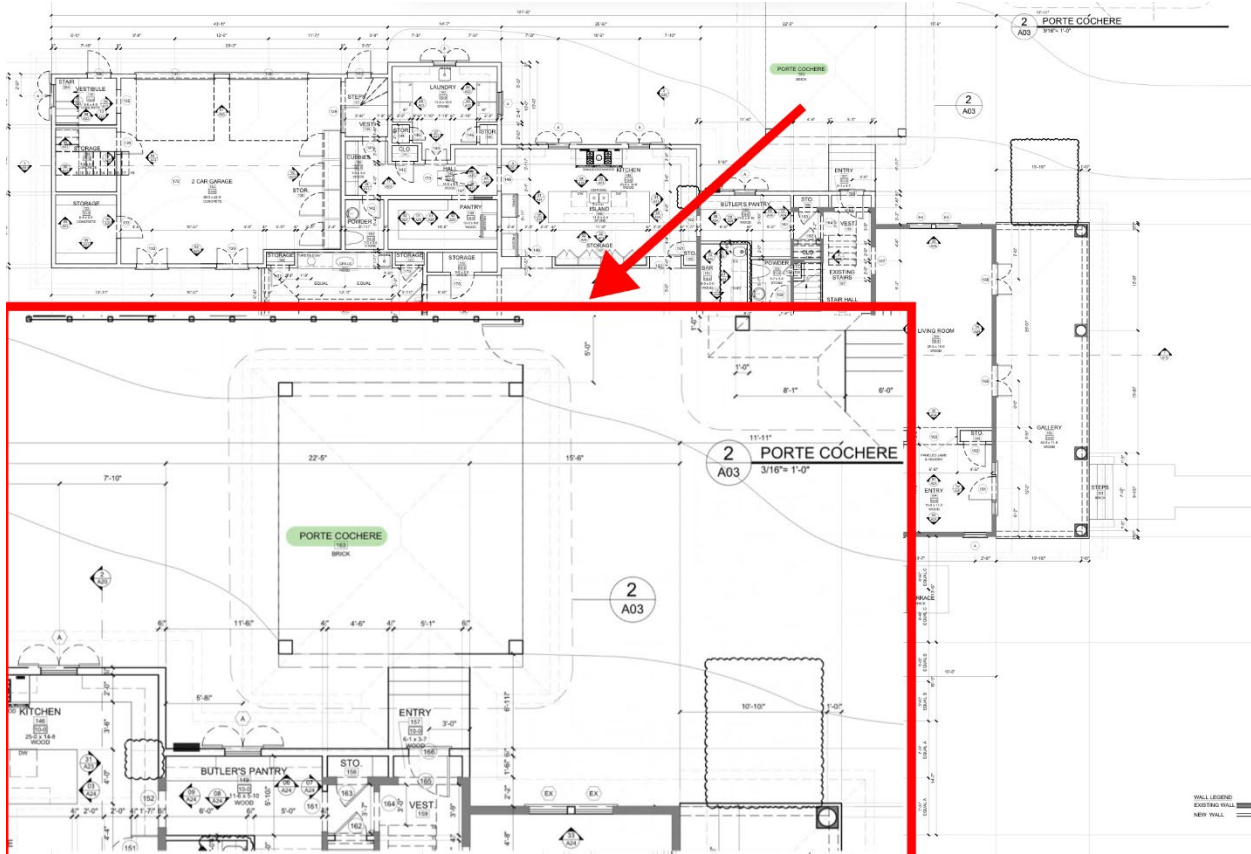


Exhibit G. One of the Terraces

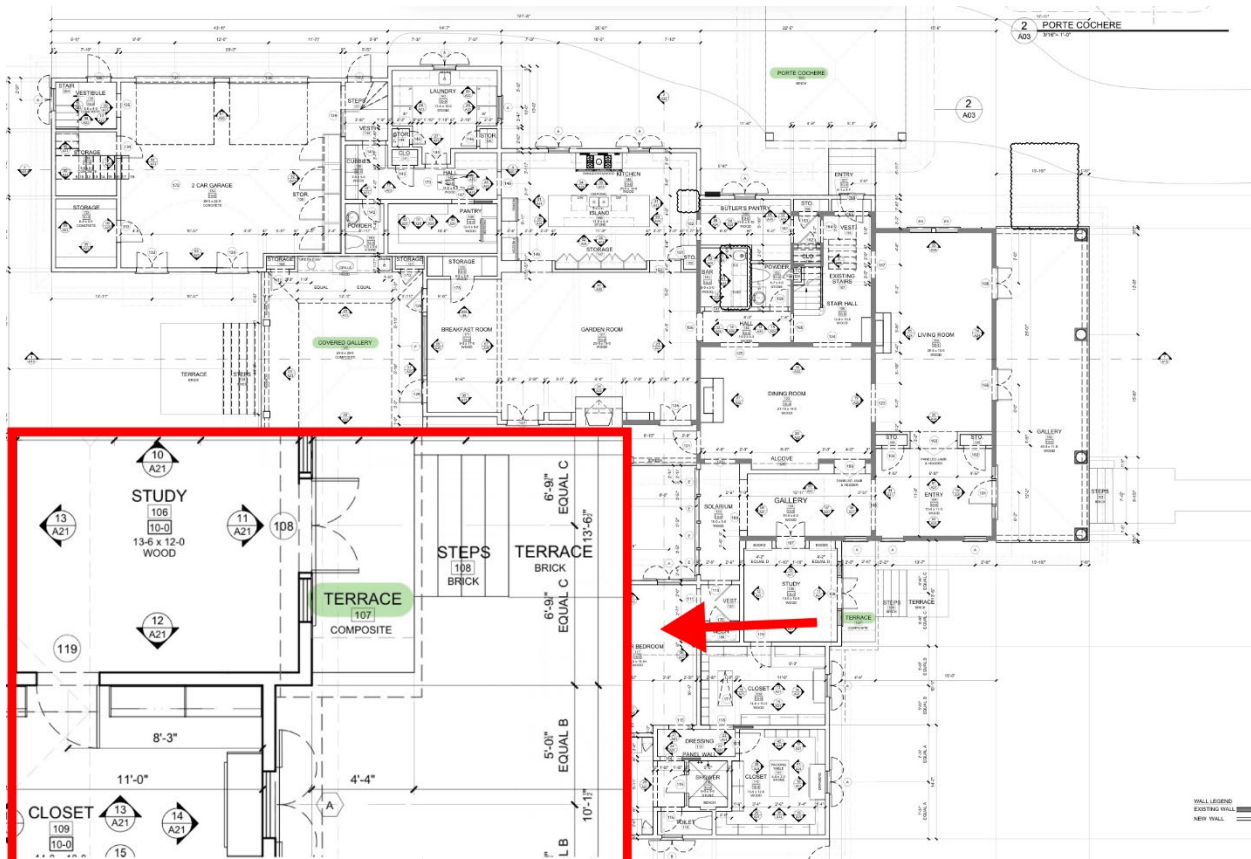


Exhibit H. Covered Gallery and Breezeway

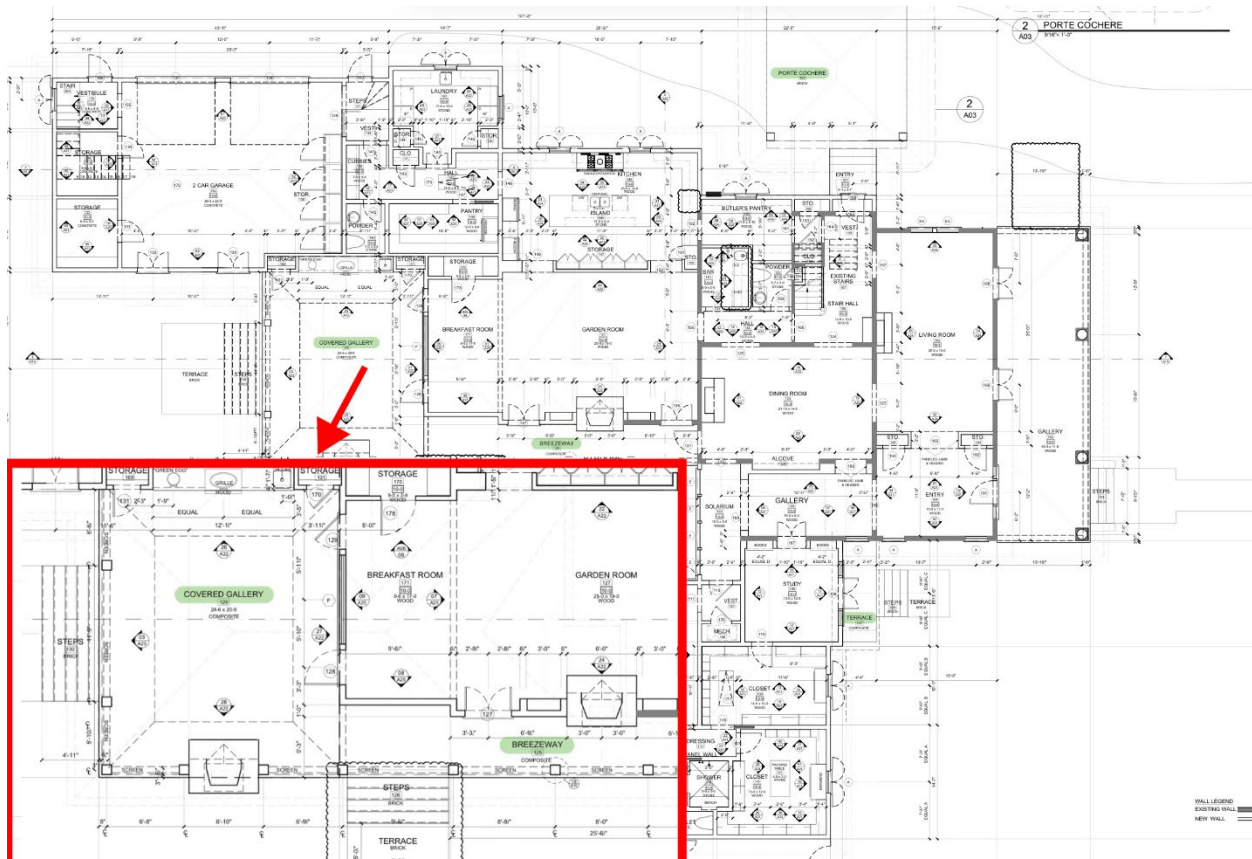


Exhibit J. HPC Application Form

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Historic Preservation Commission Application

Revised 11.09.2023

1. PROPERTY INFORMATION		
Project Address/Location: <u>843 Delaware</u> Will you be applying for rehabilitation tax credits for this project: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Relevant applications pending approval from MPC, Zoning Board, City Council or other government agency: <u>MPC, Permit Office</u>		
2. CASE TYPE		
<input checked="" type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Exception of Economic Non-Viability (as applicable)	<input type="checkbox"/> Other
<input type="checkbox"/> Certificate of Demolition	<input type="checkbox"/> Determination of No Material Effect	
3. HISTORIC DISTRICT		
<input type="checkbox"/> Fairfield Historic District	<input type="checkbox"/> Shreveport Commercial Historic District	<input type="checkbox"/> Historic Property / Landmark Name (if applicable)
<input type="checkbox"/> Highland Historic District	<input type="checkbox"/> Texas Avenue Historic District	
<input checked="" type="checkbox"/> South Highland Historic District	<input type="checkbox"/> St. Paul's Bottoms Historic District	
4. WORK BEING PERFORMED		
<input checked="" type="checkbox"/> Addition (to an Existing Structure)	<input type="checkbox"/> Demolition	<input type="checkbox"/> Other (please specify)
<input type="checkbox"/> Alteration/Repair	<input type="checkbox"/> New Construction	
<input type="checkbox"/> Construction of a Fence / Wall	<input checked="" type="checkbox"/> Renovation	
5. PROJECT DESCRIPTION		
<i>(General nature of action for which certificate is sought (attach additional 8 1/2 x 11 pages as necessary))</i>		
We plan to add on to the existing structure for residential use. For questions, please call Wesley Thomas at 318-426-3850.		

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Historic Preservation Commission Application

Revised 11.09.2023

6. CONTACT INFORMATION	
<p>If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. All contact for this project will be made through the applicant listed below.</p> <p>NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.</p>	
<p>Applicant Contact Information <input type="checkbox"/> Check if Primary Contact</p> <p>Name: <u>Wesley Thomas</u> Company (if applicable): <u>Wesley Thomas, Inc.</u></p> <p>E-mail: <u>wthomasinc@gmail.com</u> Phone: <u>318-426-3850</u></p> <p>Mailing Address (street, city, state, zip): <u>P.O. Box 53347; Shreveport, LA 71135</u></p>	
<p>Current Property Owner Contact Information <input type="checkbox"/> Check if Primary Contact</p> <p>Name: <u>Clayton & Sydney Dickson</u> Company: <u>N/A</u></p> <p>E-mail: <u>claytonrdickson@gmail.com</u> Phone: <u>318-470-1609</u></p> <p>Mailing Address (street, city, state, zip): <u>857 Delaware St.; Shreveport, LA 71106</u></p> <p>Designee Contact Name: <u>Clayton Dickson</u> E-mail Address: <u>claytonrdickson@gmail.com</u> Phone: <u>318-470-1609</u></p>	
<p>Certification of Applicant and Current Property Owner</p> <p><input type="checkbox"/> 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.</p> <p style="margin-left: 20px;">Signed by:</p> <p>Property Owner Signature: <u><i>Clayton Dickson</i></u> Date: <u>4/3/2025</u></p> <p style="margin-left: 20px;">DocuSigned by:</p> <p>Applicant Signature: <u><i>Wesley Thomas</i></u> Date: <u>4/4/2025</u></p>	