

## Certificate of Appropriateness

*Filing Date:* May 8, 2025  
*Case Number:* **25-22-HPC**  
*Request:* **Certificate of Appropriateness**  
*Project Address:* 954 Unadilla Street, Shreveport, LA 71104  
*Historic District:* South Highlands Historic District  
*Zoning:* R-1-7 (Single-Family Residential Zoning District)  
*Applicant:* **Rene Menendez / RM8 Solutions**  
*MPC Review by:* Walter Johnson, Community Planning Division  
walter.johnson@shreveportla.gov  
*HPC Meeting Date:* May 20, 2025

---

### PROJECT DESCRIPTION

**954 Unadilla Street** is the site of a two-story home located within the South Highlands Historic district. The Applicant proposes the new construction of a wooden deck and corresponding roof extension located in the rear yard of the main house, as shown in the renderings of “*Exhibit D. Project Scope*”. This work will take place on the back side of the house, beyond the driveway’s fencing. Applicant will submit more refined drawings with added measurements or building samples if required.

---

### 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 rear deck addition is appropriate for the residence at **954 Unadilla Street**. 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

## HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (May 20, 2025)

### CERTIFICATE OF APPROPRIATENESS.

## MPC EXECUTIVE DIRECTOR'S DECISION (May 20, 2025)

### CERTIFICATE OF APPROPRIATENESS.

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

Exhibit A. Front Facade View



Exhibit B. Zoning Map



Exhibit C. Vicinity Map

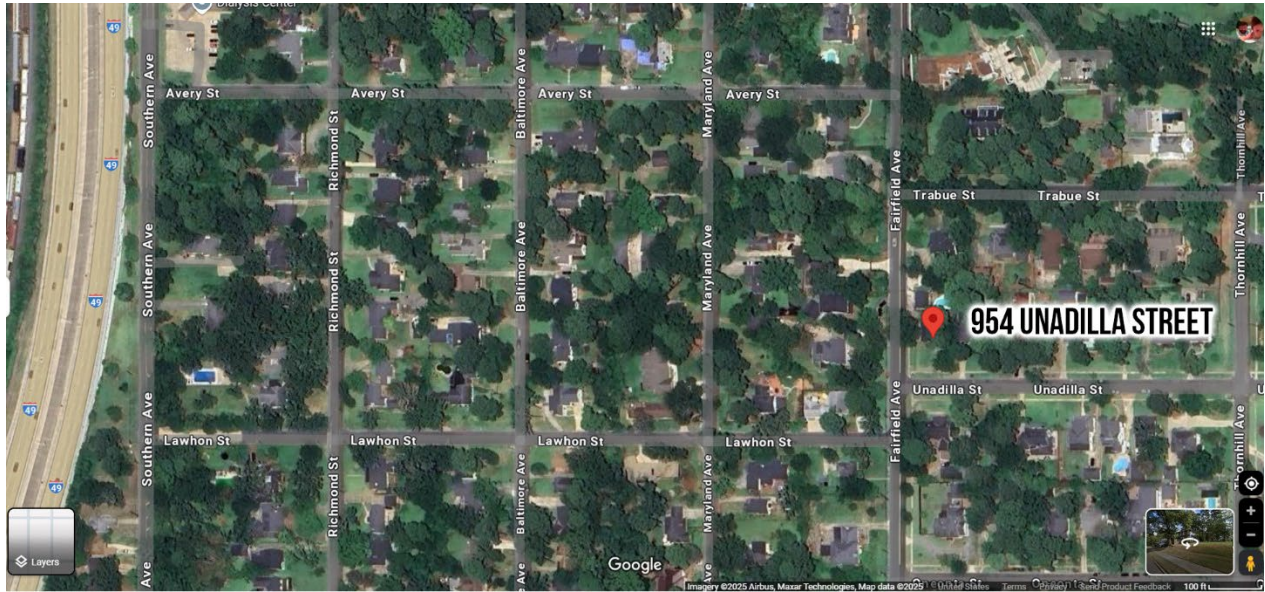


Exhibit D. Project Scope





