

## Certificate of Appropriateness

*Filing Date:* May 27, 2025  
*Case Number:* **25-24-HPC**  
*Request:* **Certificate of Appropriateness**  
*Project Address:* 259 Wilkinson Street, Shreveport, LA 71104  
*Historic District:* Highland Historic District  
*Zoning:* R-1-5 (Single-Family Residential Zoning District)  
*Applicant:* **Shannon Cropprue / Cropprue Rental Properties**  
*MPC Review by:* Walter Johnson, Community Planning Division  
walter.johnson@shreveportla.gov  
*HPC Meeting Date:* June 17, 2025

---

### PROJECT DESCRIPTION

**259 Wilkinson Street** is the site of a single-story home located within the **Highland Historic District**. This structure had been taken to Environmental Court where a Property Standards Demolition order was granted; however, the owner of the home - Cropprue Rental Properties - initiated and pursued a legal pause on April 4, 2025 for the demolition proceeding and has since indicated their wish to instead rehabilitate this property for tenant use, thereby triggering the Certificate of Appropriateness case for the HPC.

This project proposal calls for the repair and/or upgrade of several existing windows (new glass) and doors (both 32" and 36"), the replacement of the exterior roof soffits (where rotten or needed) and fascia boards, the replacement & upgrade of all rotted siding and skirting around the current windows, trim and the doors. Fresh painting will be completed as well as the addition of handrails on the steps (for tenant mobility and safety). Hardy board skirting will be replaced with the same style and configuration as is current.

---

### 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 repairs, remodeling and upgrading are appropriate for the residence at 259 Wilkinson 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 (June 17, 2025)

### CERTIFICATE OF APPROPRIATENESS.

## MPC EXECUTIVE DIRECTOR'S DECISION (June 17, 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



- ① REPLACING GLASS
- ② REPLACING GLASS
- ③ REPLACING GLASS



STAIRS ~~BE~~ WILL HAVE AN  
ADDED HANDRAIL  
ON THIS SIDE.

DOORS : FRONT & BACK  
BOTH WILL BE REPLACED  
WITH 36" x 32" DOORS  
↓ ↓  
BACK FRONT

REPLACING SIDING & SOFFITS  
WHERE NEEDED.

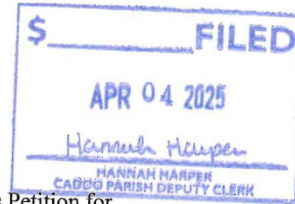


REPLACING HARDY BOARD WITH SAME ...  
AS NEEDED.

CROPPRUE RENTAL PROPERTIES  
VERSUS  
CITY OF SHREVEPORT ENVIRONMENTAL COURT

DOCKET NO. 0560506 A  
1<sup>ST</sup> JUDICIAL DISTRICT COURT  
CADDO PARISH, LOUISIANA

**PETITION FOR REVIEW OF SHREVEPORT CITY  
ENVIRONMENT COURT**



NOW INTO COURT, CROPPRUE RENTAL PROPERTIES In support of this Petition for Review, Petitioner respectfully offers the following:

1.

On February 13, 2025, a hearing was held in the Shreveport City Environmental Court for Cropprue Rental Properties alleged violations of City of Shreveport Ordinances, at or near the location of 259 Wilkinson Street, in Shreveport, Louisiana (Case No. 2402166PSD).

2.

At the above referenced hearing, the Hearing Officer found CROPPRUE RENTAL PROPERTIES guilty of violating the following City of Shreveport Ordinances: SECS 38-12(1), 38-12(2), 38-12(3), 38-12(4), 38-12(5), 38-12(7), 38-12(8), 38-12(9), 38-12(10), 38-12(13), 38-12(19)(b), 38-14(a)(1), 38-14(a) 2), 38-14(a)(4), 38-14(a) (6).38-43(a), AND 38-42 • It was order that CROPPRUE RENTAL PROPERTIES demolish or fully rehab the structure within 30 days from the date of Judgment (Judgment read and signed on March 4, 2025) or Property Standards would demolish the structure at Cropprue Rental properties' cost.

3.

Petitioner now seeks review of this adjudication with the District Court.

4.

Petitioner avers that the evidence presented before the Shreveport City Environmental Court on February 13, 2025 was not sufficient enough on its own for consideration and affirmation of the court decision to fine Cropprue Rental properties in violation of the above referenced ordinances. Cropprue Rental properties is requesting a new hearing date due to being absent on the previous court date due to the passing of father and other family funerals. Cropprue Rental properties has sufficient evidence which directly contradicts the allegations of the City of Shreveport and Property Standards Inspectors, and it must be given a fair and more through opportunity to present such evidence. For these reasons, Cropprue Rental properties wishes to have the decision of the Shreveport City Environmental Court reconsidered in a fair and just manner.

WHEREFORE, Petitioner respectfully prays that this Honorable court set this matter for a rule hearing and issue a ruling reversing the decision of the Shreveport City Environmental Court.

Respectfully submitted,

*Shannon Cropprue*  
Cropprue Rental properties

**Cropprue Rental properties**  
P. O. BOX 37993  
SHREVEPORT, LA 71133  
PHONE: (318)344.0736  
Fax: (318)498.4006  
Shannon@northwestlahousingsolu  
tion.com

Please Service:  
City of Shreveport  
Department of Property Standards  
1003 Shreveport Barksdale Hwy  
Shreveport, LA 71105



**HPC Application Form**

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

**HPC APPLICATION FORM**

Date: May 28, 2025

Fee: \$50 per application.

1. Address of Property: 259 Wilkinson Street Shreveport, LA 71104

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)

Repair and replacement: Soffit / Fascia boards, Siding  
Rotted boards, windows, Trim and Door.  
Paint, House Skirting, Hand Rails

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: Shannon L. Cropprue

Address: 9506 Royalton Dr.

E-mail: Shan71133@yahoo.com Telephone: 318.344.0736

10. Property Owner: Cropprue Rental Properties

Address: P. O. Box 37993 Shreveport, LA 71133

E-mail: CropprueRentalProperties@yahoo.com Telephone: 318.344.0736

Signature of Property Owner  
Consenting to Permit Applications: Shannon L. Cropprue