


Certificate of Appropriateness

Filing Date: September 3, 2025
Case Number: **25-41-HPC**
Request: **Certificate of Appropriateness**
Project Address: 1600 Fairfield Avenue, Shreveport, LA 71104
Historic District: Historic Site
Zoning: C-3 (General Commercial Zoning District)
Applicant: DNA Workshop / Stefan Pitre
MPC Review by: Walter Johnson, Community Planning Division
 walter.johnson@shreveportla.gov
HPC Meeting Date: September 16, 2025

PROJECT DESCRIPTION



1. Name of Property
 National Register of Historic Places
 Registration Form

2. Location
 street or number: 1600 FAIRFIELD AVENUE
 city or town: SHREVEPORT
 state: LOUISIANA

3. State/Federal Agency Certification
 I hereby certify that this site... meets... the National Register Criteria. I understand that the property... is... listed on the National Register of Historic Places.

1600 Fairfield Avenue is a four-story commercial building located on a historic site. The Fairfield Building is listed on the National Register of Historic Places as of September 17, 2013 (NRHP #13000729).

Built in 1948–1949 by Samuel G. Wiener & Associates, a leading Shreveport modernist, this structure was developed by Commercial National Bank as a branch facility and the rest of the building held office/tenant space.

This building is an example of the International Style which features clean lines, horizontal ribbon windows, and a pronounced cantilevered entrance treatment which was indicative of Samuel G. Wiener’s work.

This building has been approved in 2024 as an adaptive-reuse project for 50 one-bedroom apartments known as the *“Fairfield Building Lofts”*.

PROJECT SCOPE

1600 Fairfield Avenue - Fairfield Building Conversion

Overview -

The project converts the existing four-story Fairfield Building and adjacent two-story structure (originally office spaces and a residence) into 50 one-bedroom residential units.

The former bank space will be adapted as a ‘Resident Common Area’. Key interior spaces—including the main lobby, bank space, elevator lobbies and corridors—will be rehabilitated with attention to preserving the building’s original historic design character.



Exterior Site Improvements -

- Replace the damaged parking lot with new parking.
- Construct a covered pavilion at the rear of the site.
- Install an entry canopy at the rear resident entrance.
- Add a new wood and aluminum fence along property lines.

Building Envelope & Finishes -

- Repair existing windows in place; replace broken panes as needed.
- Repaint exterior brick façade in ****Sherwin-Williams SW 7006 Extra White****.
- Repaint window and door trim in ****SW 6994 Greenblack****.
- Paint entry canopy lettering and window washer track in ****SW 6762 Poseidon****.
- Reference ****Exhibit R**** for color samples.

Front (East) Elevation -

- Replace the boarded-up entry of the two-story building with new storefront construction that replicates the original design (****Exhibit L****).
- Fix all doors closed except for the main three-door entry.

Rear (West) Elevation -

- Add a new service door north of the existing double service doors.
- Remove two doors in the one-story portion and replace with new windows.
- Ensure new windows match the size of adjacent existing windows.

Two-Story Section / Egress Updates -

- Replace the existing egress stair with a new, code-compliant stair.
- Remove the central first- and second-floor doors and infill openings with new wall construction.
- Replace one remaining door with a new egress door.
- Convert one second-floor window into an egress door.

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 and additions are appropriate for 1600 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

HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (September 16, 2025)

CERTIFICATE OF APPROPRIATENESS.

MPC EXECUTIVE DIRECTOR'S DECISION (September 16, 2025)

CERTIFICATE OF APPROPRIATENESS.

Executive Director Signature:	Date:
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Exhibit A. Front Facade View



Exhibit B. Zoning Map

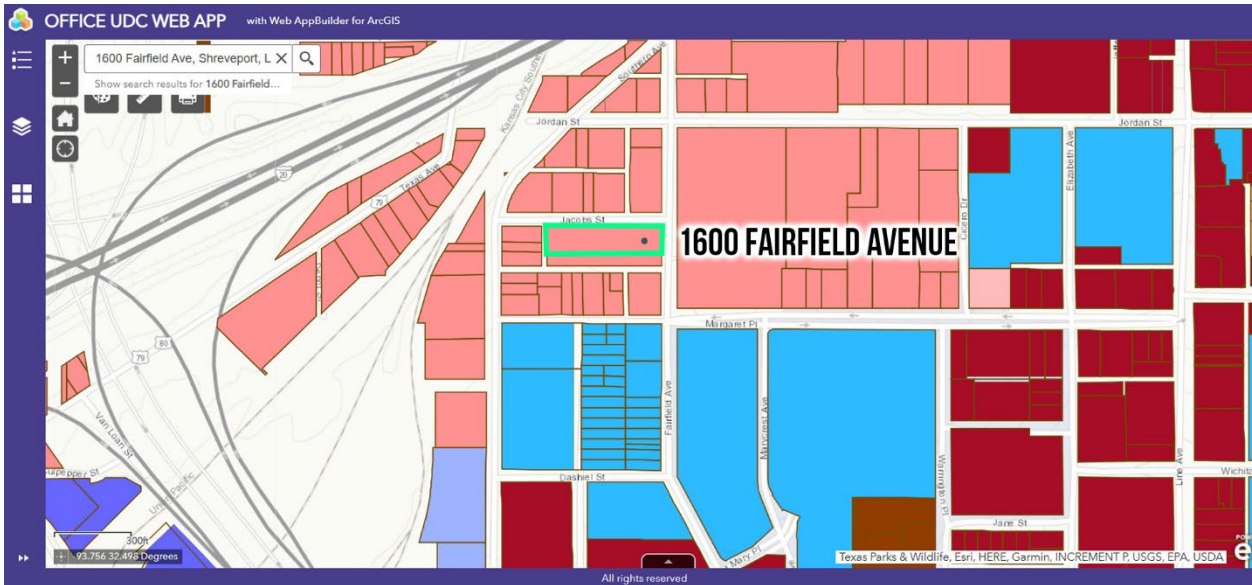


Exhibit C. Vicinity Map



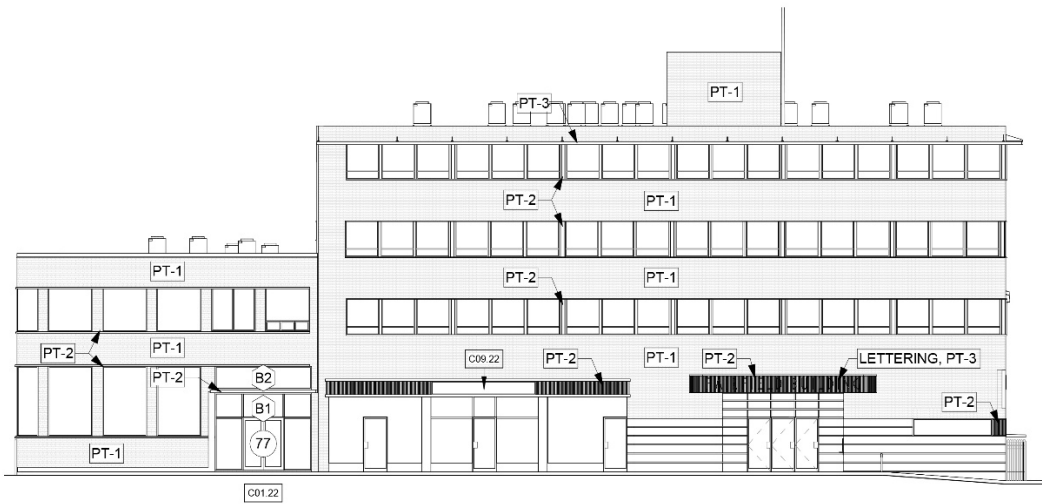
Exhibit D. Project Scope

Exhibit C - Existing Conditions Photograph - Front Elevation - Fairfield Ave



Exhibit D - Existing Conditions Photograph - Looking South down Fairfield Ave





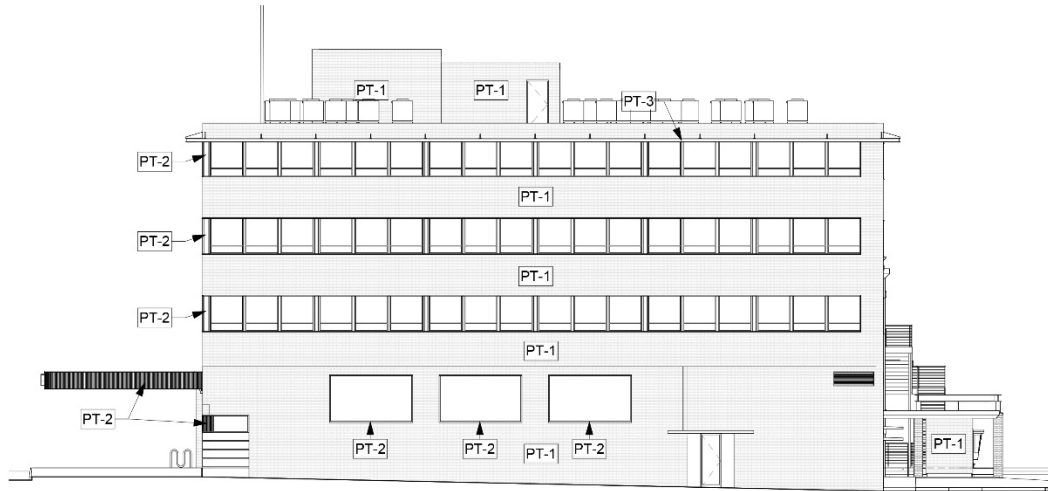
1 PROPOSED ELEVATION - EAST EXTERIOR ELEVATION
1/16" = 1'-0"

Exhibit E - Existing Conditions Photograph - North Elevation - Jacobs St



Exhibit F - Existing Conditions Photograph - North and Rear Elevation - Jacobs St





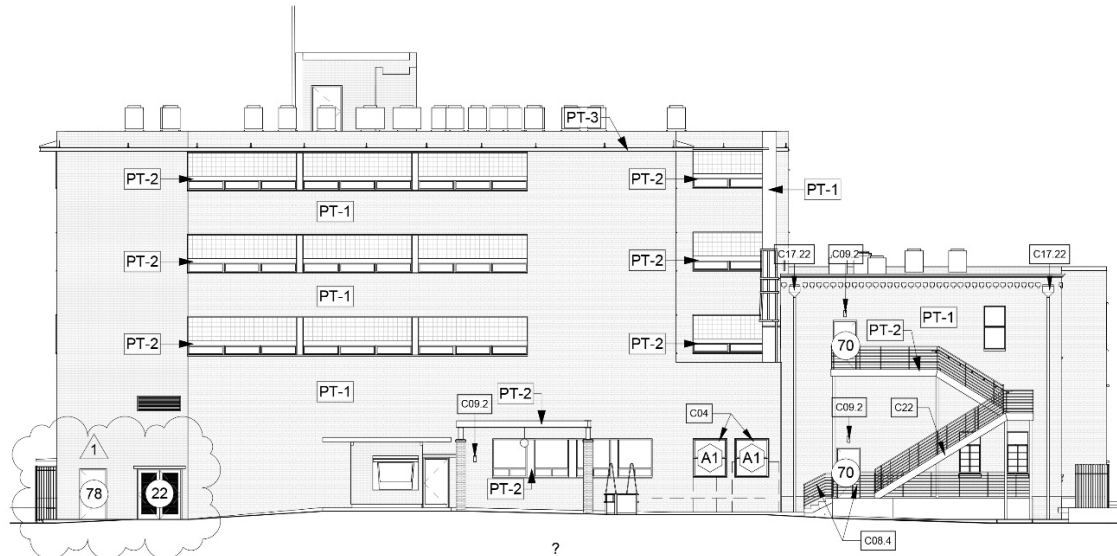
2 PROPOSED ELEVATION - NORTH EXTERIOR ELEVATION
1/16" = 1'-0"

Exhibit G - Existing Conditions Photograph - Rear Elevation

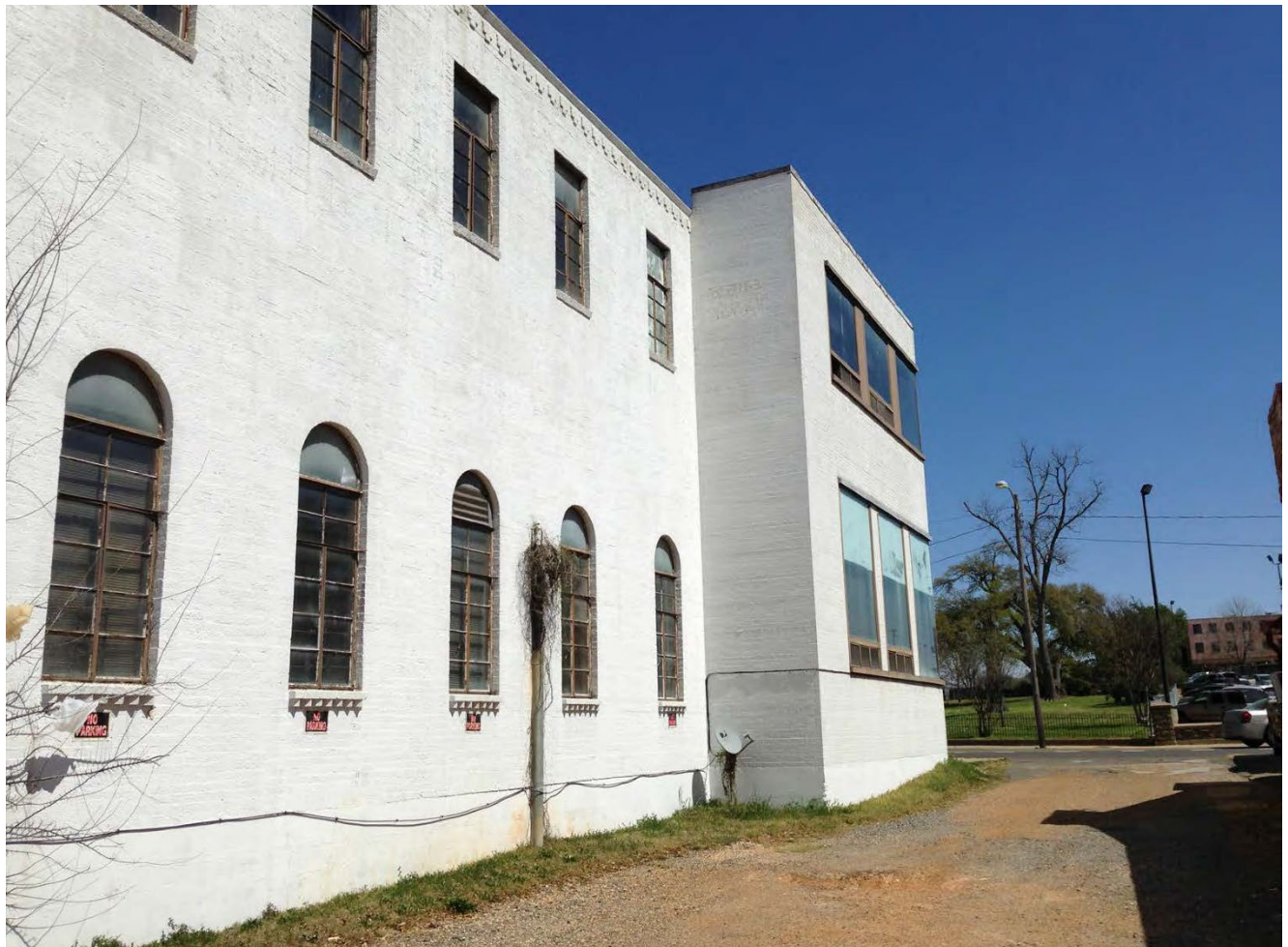


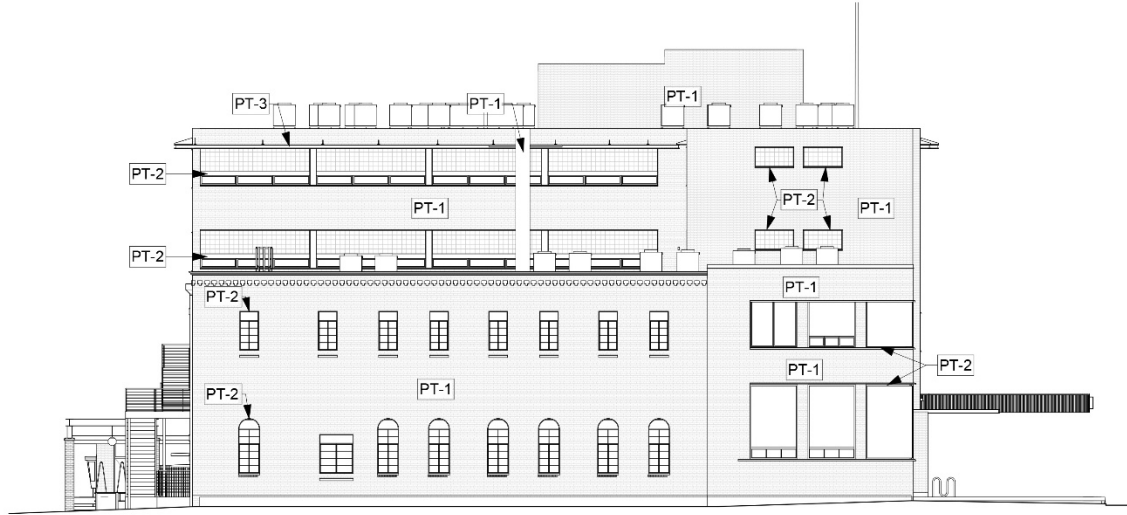
Exhibit H - Existing Conditions Photograph - Looking towards rear of site and parking lot





3 PROPOSED ELEVATION - WEST EXTERIOR ELEVATION
1/16" = 1'-0"





4 PROPOSED ELEVATION - SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"

Exhibit I - Existing Conditions Photograph - Front and South Elevation - 2-story building



Exhibit J - Existing Conditions Photograph - South Elevation



Exhibit H - Existing Conditions Photograph - Looking towards rear of site and parking lot

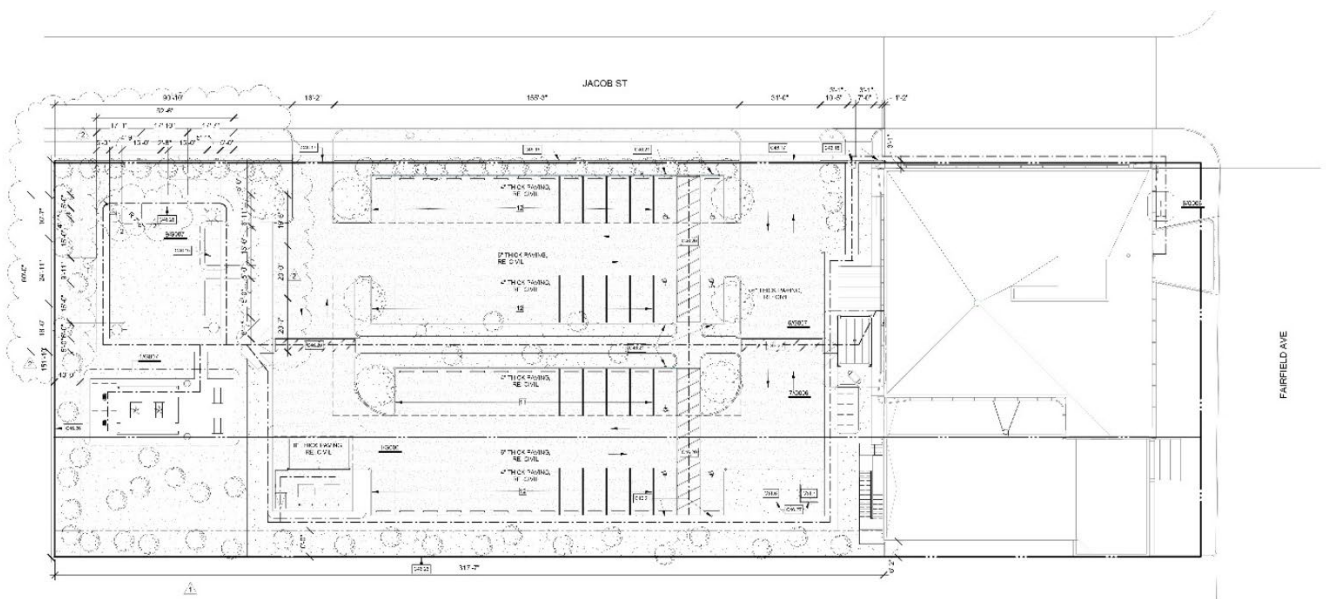
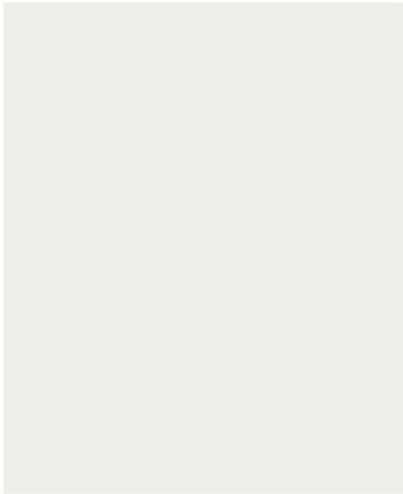


Exhibit R - Proposed Exterior Paint Colors



PT-1 - SW 7006
EXTRA WHITE



PT-2 - SW 6994
GREENBLACK



PT-3 - SW 6762
POSEIDON