

Certificate of Appropriateness

Filing Date: September 3, 2025
Case Number: **25-42-HPC**
Request: **Certificate of Appropriateness**
Project Address: 947 Oneonta Street, Shreveport, LA 71106
Historic District: South Highlands Historic District
Zoning: R-1-7 (Single-Family Residential Zoning District)
Applicant: Southern Home Builders / Mary Yancy
MPC Review by: Walter Johnson, Community Planning Division
walter.johnson@shreveportla.gov
HPC Meeting Date: September 16, 2025

PROJECT DESCRIPTION

This proposal calls for (1) a Certificate of Demolition of the current home, and (2) a Certificate of Appropriateness for new construction replacing the existing home.

947 Oneonta Street is an approximately 100-year-old residence. The previous owner's family occupied the property for nearly 90 years. While the home has been well cared for in spirit, the prior owner was inclined to retain belongings and perform do-it-yourself repairs where possible. Many issues that could not be addressed were left unresolved, and over time these conditions have worsened. For example, the root system of a mature oak tree growing through the garage foundation has rendered the structure unusable, according to professional foundation experts; current setback requirements also prevent reconstruction of a new garage in the same location.

In addition, the property suffers from multiple roof and plumbing leaks, significant debris accumulation beneath the home and within the garage, and numerous questionable DIY electrical alterations.

The Applicant believes that new construction is more feasible than attempting to continue patching and repairing existing deficiencies; demolition will provide a clear pathway to a renewed home that shares the unique style of the South Highlands historic neighborhood.

General Description of Proposed Work

- The project involves demolition of the existing structure, grading of the site, and construction of a new residence consistent with the character and scale of the South Highlands Historic Neighborhood.
 - The new home will include an attached garage set back 40 feet from the front façade.
 - Exterior finishes will feature HardiPlank siding and soffits.
 - Roofing will consist of architectural shingles in black, weatherwood / slate tones.
 - A front porch will be incorporated into the design.
 - The façade will utilize neutral color schemes appropriate to the neighborhood context.
-

OTHER ACTIONS REQUIRED

The proposed project will require a Building Permit from the City of Shreveport Permits Division.

APPROVAL STANDARDS – Certificate of Demolition.

Per Shreveport UDC Article 21, Section 21.6, D. Approval Standards, for a Certificate of Demolition:

*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 Demolition, 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 building, land, property, site, structure, or object has Pre-historic Significance, Historic Significance, Architectural Significance, Archeological Significance, or Cultural Significance (as all defined by this Article) and the importance of said significance to the community.*

MPC STAFF COMMENTS: MPC staff finds that demolition of the structure would not cause harm to the historical importance in the vicinity.

2. *The current condition of the property.*

MPC STAFF COMMENTS: MPC staff finds that the property is currently in disrepair making it unsafe and uninhabitable.

3. *The proposed new use of the property.*

MPC STAFF COMMENTS: Any new construction or structure(s) will require a Certificate of Appropriateness.

4. *Whether denial of the proposed demolition would prevent the property owner from earning a reasonable economic return on the property.*

MPC STAFF COMMENTS: Denial of the proposed demolition would present the Applicant/Owner with extensive costs to repair the building and, left in its' current state, continue to cause hazardous conditions.

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 DEMOLITION

Based on the analysis of the approval standards, MPC staff finds that the proposed Demolition request is appropriate for the structure at 947 Oneonta Street. MPC staff recommends approval of this requested Certificate of Demolition.

CERTIFICATE OF APPROPRIATENESS

Based on the analysis of the approval standards, MPC staff finds that the proposed new construction is appropriate for the pending new home construction at 947 Oneonta Street. Therefore, MPC staff recommends approval of this requested Certificate of Appropriateness.

MPC STAFF RECOMMENDATION

CERTIFICATE OF DEMOLITION

MPC staff recommends APPROVAL of the requested **Certificate of Demolition** as it appears to meet the approval standards of Shreveport UDC *Article 21, Section 21.6, D.*

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 DEMOLITION.

CERTIFICATE OF APPROPRIATENESS.

MPC EXECUTIVE DIRECTOR'S DECISION (September 16, 2025)
CERTIFICATE OF *DEMOLITION*.

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

MPC EXECUTIVE DIRECTOR'S DECISION (September 16, 2025)
CERTIFICATE OF *APPROPRIATENESS*.

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

Exhibit A. Front Facade View



Exhibit B. Zoning Map

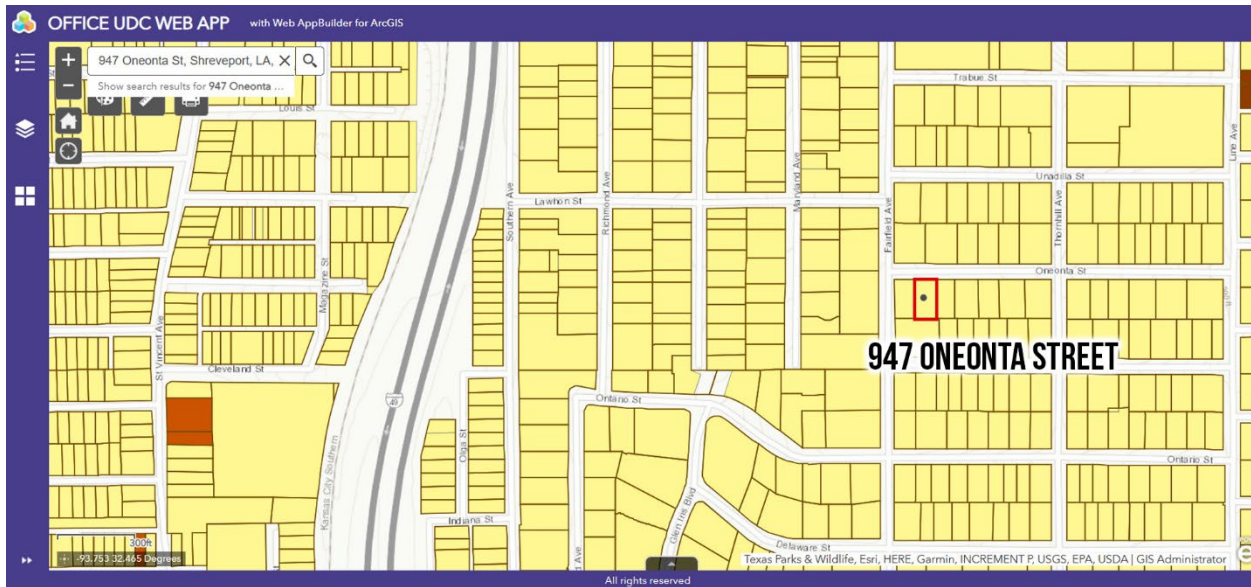
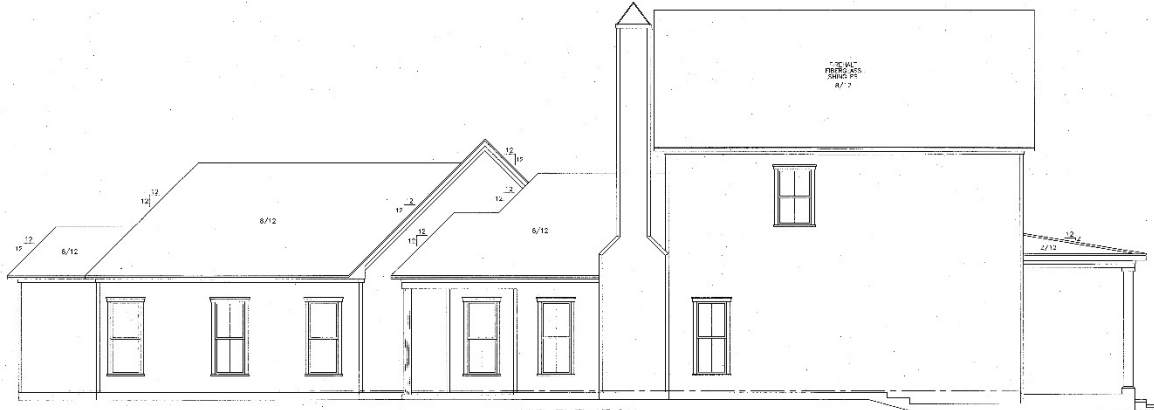


Exhibit C. Vicinity Map

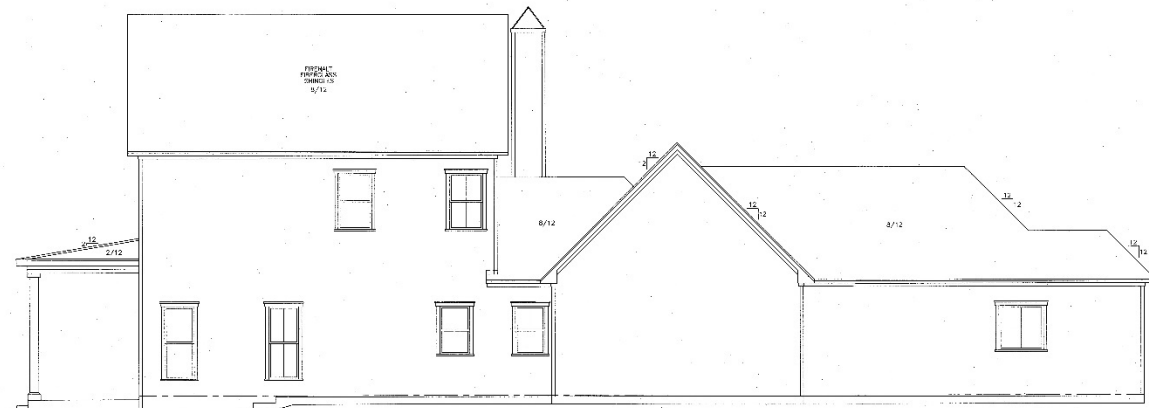


Exhibit D. Project Scope





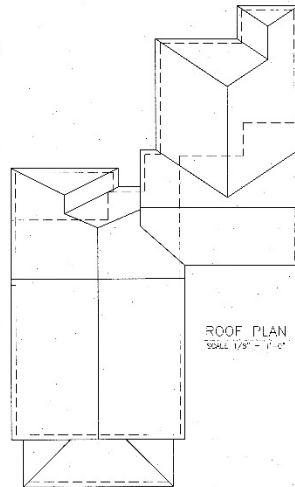
LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

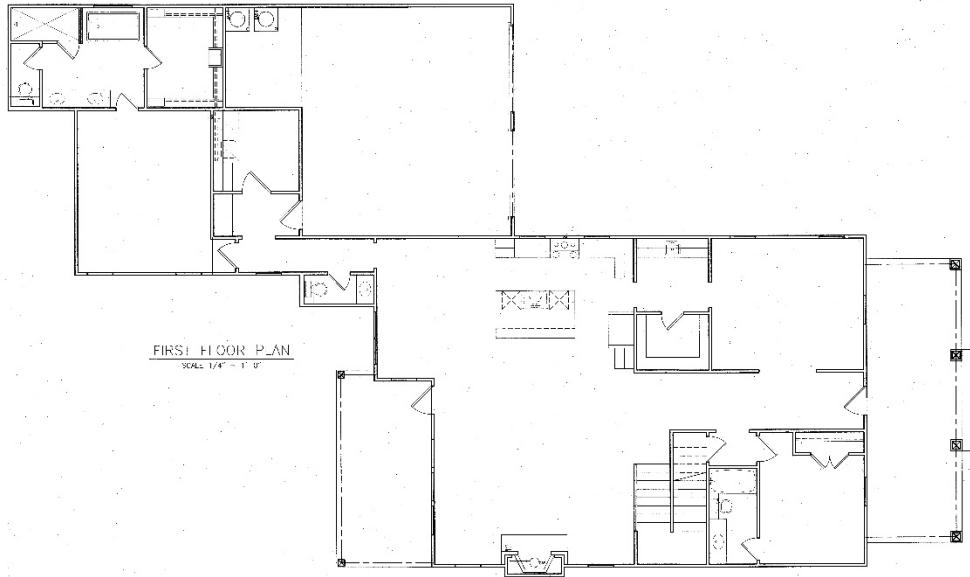


REAR ELEVATION
1/4" = 1'-0"



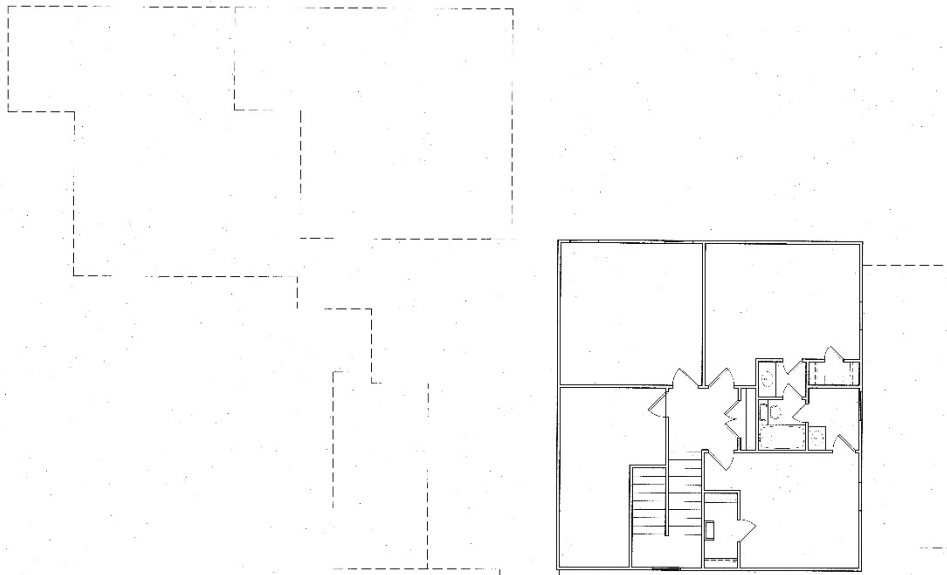
ROOF PLAN
WALL 1/32" = 1'-0"

SOUTHERS HOME BUILDERS		SCALE
		DATE
		STATUS
		APPROVED



FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"

NO FOOTING	SCALE 1/4" = 1'-0"	REVISION
DATE	SOUTHERN HOME BUILDERS	NO.
BY		DATE
CHECKED		BY
DATE		DATE
APP.		DATE



SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

NO FOOTING	SCALE 1/4" = 1'-0"	REVISION
DATE	SOUTHERN HOME BUILDERS	NO.
BY		DATE
CHECKED		BY
DATE		DATE
APP.		DATE



Live wire tied around sewer pipe



Window units; central air was broken decades ago
and not repaired



Photos of inside of garage



Garage sites on western
property line; also has a mature
tree growing out of it



Trying to show that garage
ceiling is too low



Not enough space to tear
down garage and place out
of 15' rear utility easement



Example of bathroom. Previous owner let me know the toilet sewer pipe has been broken for years; likely issues with mold and rotting wood in walls bc of it



Kitchen and foundation issues



Example of
neutral colors
for the
proposed
home at 947
Oneonta