

## Certificate of Appropriateness

*Filing Date:* October 8, 2025  
*Case Number:* **25-52-HPC**  
*Request:* **Certificate of Appropriateness**  
*Project Address:* 2600 Barret Street, Shreveport, LA 71104  
*Historic District:* Historic Site  
*Zoning:* R-3 (Multi-Family Residential Zoning District)  
*Applicant:* Stefan Pitre/DNA Workshop | Jeff Glover / MGM Development Group  
*MPC Review by:* Walter Johnson, Community Planning Division  
walter.johnson@shreveportla.gov  
*HPC Meeting Date:* October 21, 2025

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### PROJECT DESCRIPTION

**2600 Barret Street** is a two-story commercial historic structure. The “**Barret Senior Lofts**” project will transform the 100-year-old Barret Elementary School into a modern, energy-efficient, multifamily senior apartment facility, while preserving its’ historic character.

### PROJECT SCOPE

- Rehabilitation of the 1915 school building and later additions (auditorium, library, cafeteria, and classrooms).
- Conversion of these school spaces into 38 one-bedroom senior apartments.
- Each unit will receive new flooring, LED lighting, energy-efficient appliances, HVAC & water heaters.
- 12 new units will be built in a **\*\*two-story addition\*\*** on the southwest corner of the site.
- Exterior work includes parking, sidewalks, landscaping & bike rack installation.
- 5% of the residential units will be ADA-accessible; plus one unit for residents with auditory/visual impairment(s).
- The project aims to maintain the historic design of the school, upgrading materials to extend building life while complying with requisite rehabilitation design standards of the Louisiana Housing Corporation (LHC) 2024 Qualified Allocation Plan (QAP).

### OTHER ACTIONS REQUIRED

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

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### 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.

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## **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 **2600 Barret Street**. Therefore, MPC staff recommends Approval of this requested Certificate of Appropriateness.

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## **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.*

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## **ATTACHMENTS**

- Exhibit A. Front Façade View
- Exhibit B. Zoning Map
- Exhibit C. Vicinity Map
- Exhibit D. Project Scope

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## **HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (October 21, 2025)**

### **CERTIFICATE OF APPROPRIATENESS.**

**MPC EXECUTIVE DIRECTOR'S DECISION (October 21, 2025)**  
**CERTIFICATE OF APPROPRIATENESS.**

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

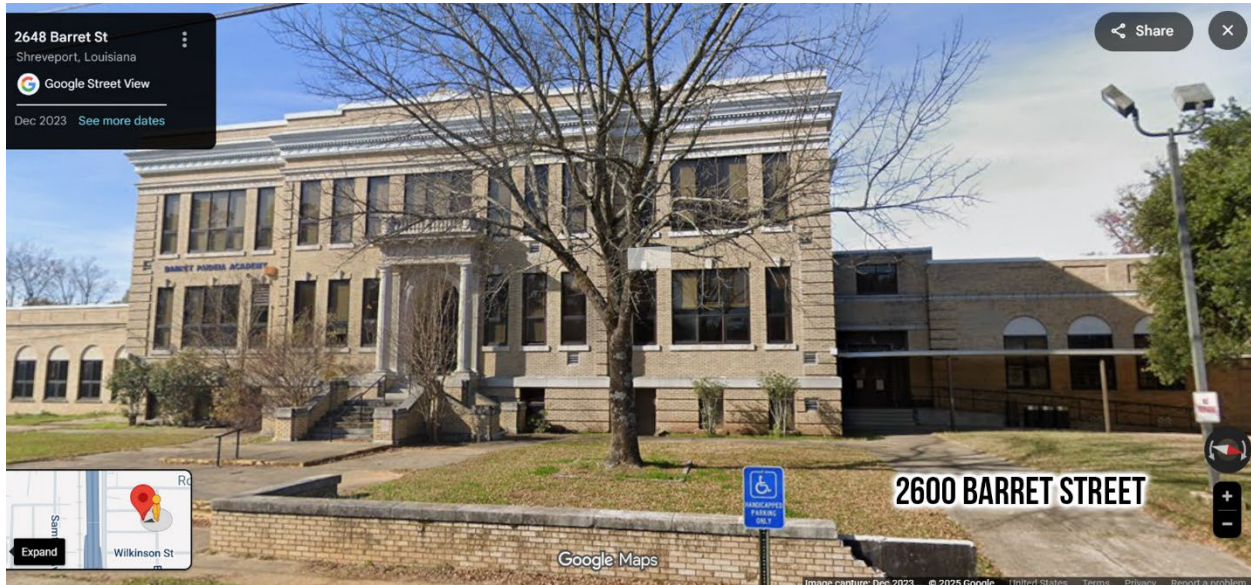


Exhibit B. Zoning Map



Exhibit C. Vicinity Map

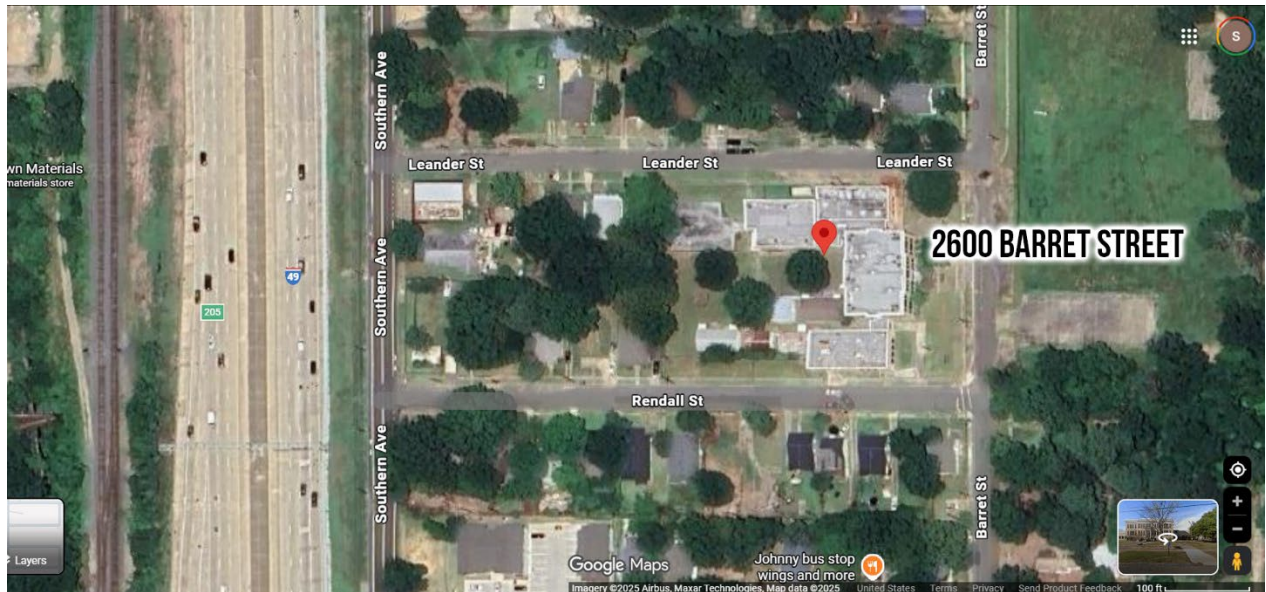
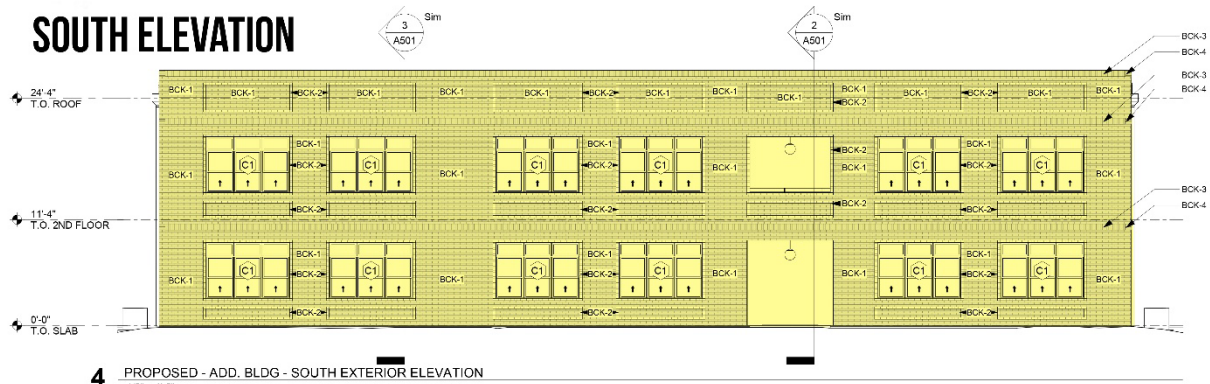


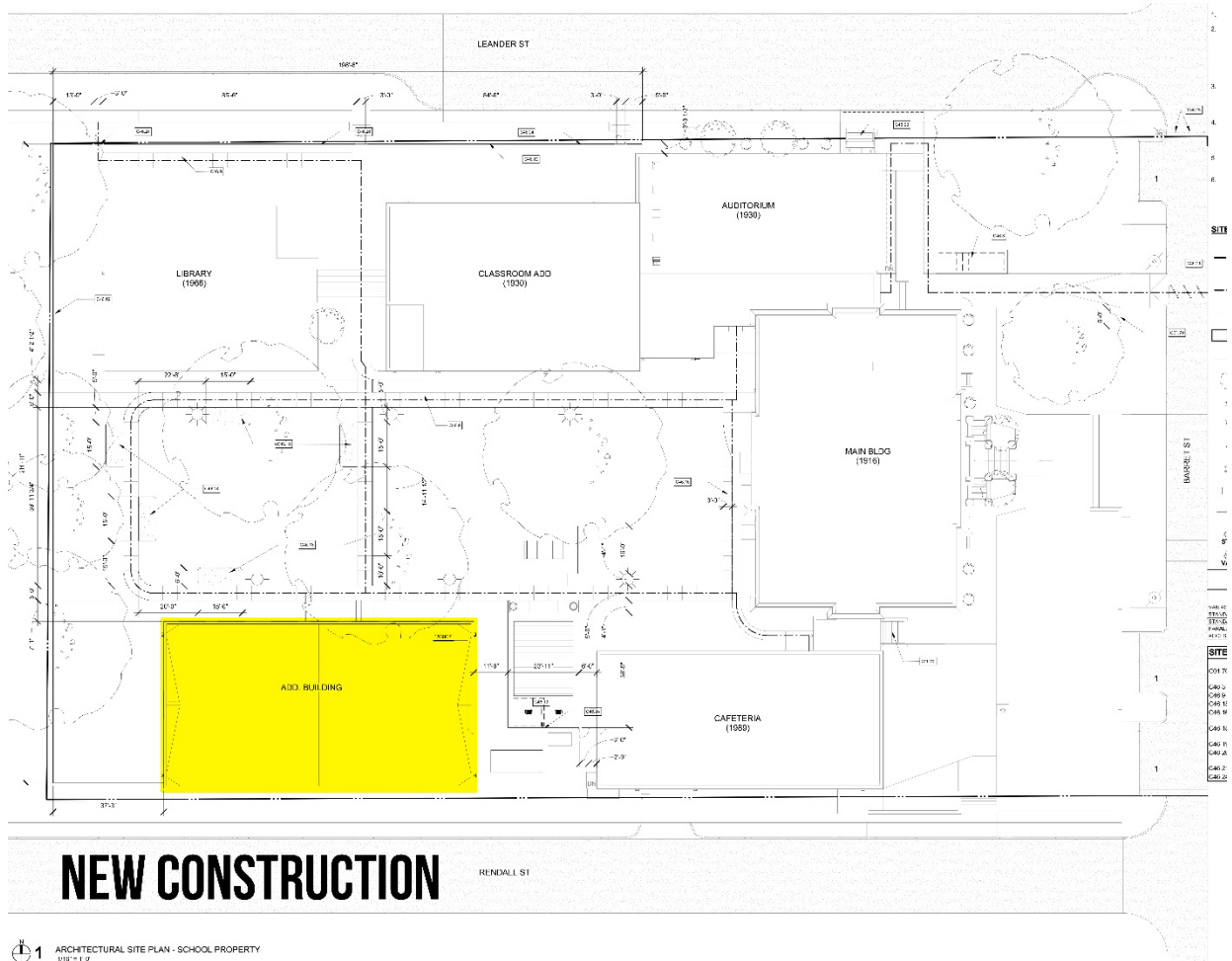
Exhibit D. Project Scope



# SOUTH ELEVATION



4 PROPOSED - ADD. BLDG - SOUTH EXTERIOR ELEVATION  
 1/8" = 1'-0"



# NEW CONSTRUCTION

1 ARCHITECTURAL SITE PLAN - SCHOOL PROPERTY  
 1/8" = 1'-0"