

Certificate of Appropriateness

Filing Date: September 22, 2025
Case Number: **25-44-HPC**
Request: **Certificate of Appropriateness**
Project Address: 541 Stoner Avenue, Shreveport, LA 71101
Historic District: Highland Historic District
Zoning: C-1 (Neighborhood Commercial Zoning District)
Applicant: Jeremy Taylor / Taylor Family Property, LLC.
MPC Review by: Walter Johnson, Community Planning Division
walter.johnson@shreveportla.gov
HPC Meeting Date: October 21, 2025

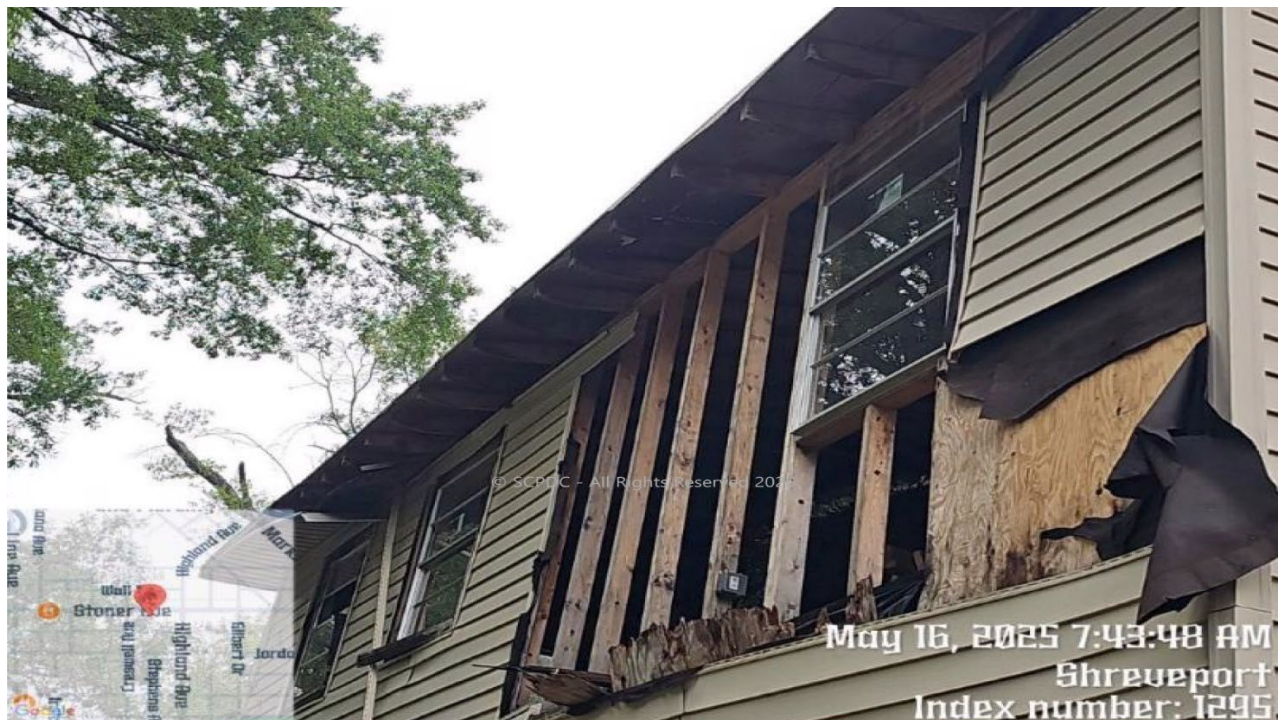
PROJECT DESCRIPTION

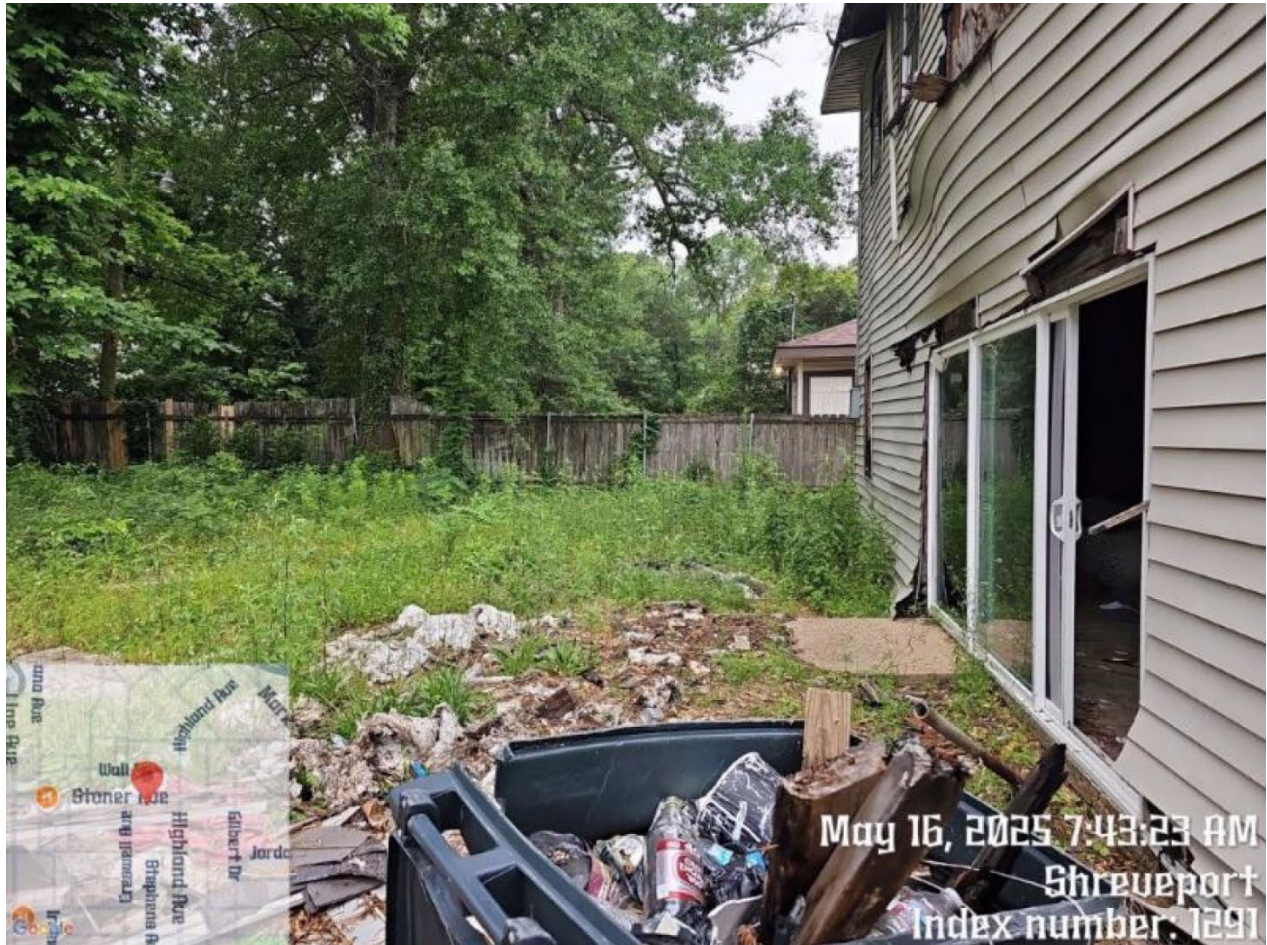
541 Stoner Avenue is a red brick house and a classic example of **early 20th-century American Foursquare architecture**, a style that gained popularity between 1900 and 1930. 541 Stoner features hallmark elements of the foursquare form: a **simple boxy structure**, **two full stories**, a **low-hipped roof with wide eaves**, and **symmetrical window placement**.

541 Stoner Avenue is inside the Highland Historic District and is a contributing element of the Highland & Stoner Hill neighborhoods.

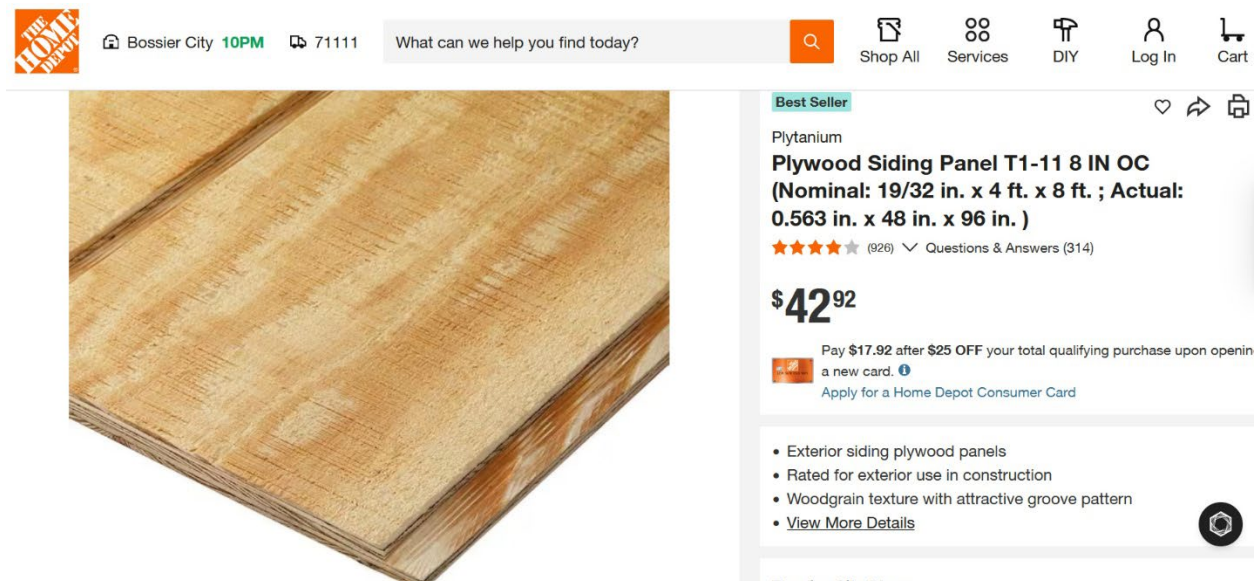
PROJECT SCOPE

541 Stoner Avenue has been cited for several property violations in the recent past by Property Standards. This location has a concurrent & pending *Certificate of Demolition (Case #25-33-HPC)* which has been heard by the HPC, ultimately resulting in several Deferrals on this case *since late June of this year*.





In lieu of demolishing the structure entirely, the HPC considered a Certificate of Appropriateness which, if granted, would allow the property owner to seal off any broken or otherwise exposed windows, doors, as well as repair all exterior vinyl siding that has since buckled and separated from standard weather exposure.



This property owner has made interior progress at this site such as running plumbing & electrical with plans to complete the remainder of the house for use as rental units. The exterior walls and yard have fallen behind in maintenance, drawing the attention of Property Standards.

Applicant has subsequently found weather resistant, vertical-fluted siding panels ("Plytanium" Plywood Siding Panel T1-11 8 IN OC (Nominal: 19/32 in. x 4 ft. x 8 ft.; Actual: 0.563 in. x 48 in. x 96 in.) which he plans to install mainly on the rear portion of the home, enclosing all exposed areas and he has been working to maintain the yard in better condition. It should be noted that *care premise does not require* a Certificate of Appropriateness. Applicant plans to paint this siding in an appropriate color.

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 **541 STONER 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. Proposed Project Scope

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 Façade View



Exhibit B. Zoning Map

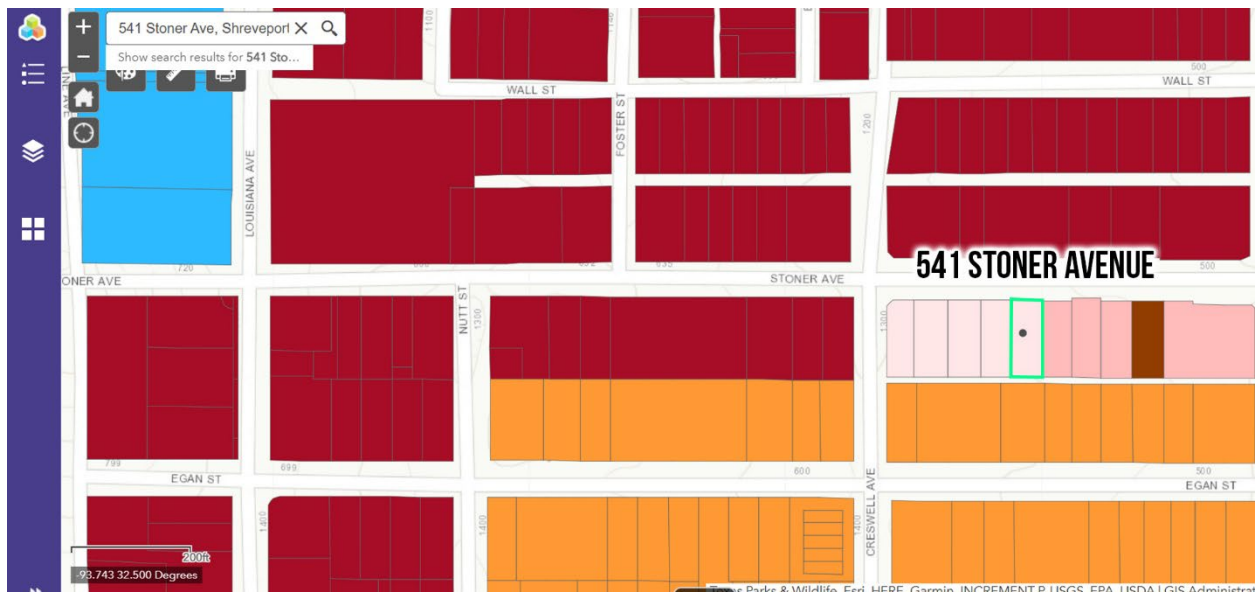


Exhibit C. Vicinity Map



Exhibit D. Proposed Project Scope



HPC Application Form

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

HPC APPLICATION FORM

Date: 9/17/25 Fee: \$50 per application.

1. Address of Property: 541 Stoner Ave

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 8 1/2 x 11 pages as necessary)

Replace the siding on the backside of the structure with new siding.

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 environmental court

9. Applicant: Taylor Family Property LLC
Address: P.O. Box 8457 Shreveport, LA 71148
E-mail: taylorfamilyproperty@gmail.com Telephone: 318-607-4474

10. Property Owner: Taylor Family Property LLC
Address: P.O. Box 8457 Shreveport, LA 71148
E-mail: taylorfamilyproperty@gmail.com Telephone: 318-607-4474

Signature of Property Owner
Consenting to Permit Applications: [Signature]



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11. Exhibits Required with all Applications:

- A map indicating the property on which the work is proposed (maps are available from the MPC).
- Current photographs to show the existing conditions on the property, its relationship to adjacent properties and the surrounding neighborhood.
- A general description of work or action(s) proposed. Add additional pages as necessary.

12. Exhibits Required with Applications for Certificate of Appropriateness Applications for New Construction, Additions, Alterations, Demolition or Relocation:

- A general description of work or action(s) proposed. Add additional pages as necessary.
- A scaled, dimensioned site plan showing location of the buildings(s) or structure(s) and all proposed site work, including sign(s), landscaping and fences, as appropriate to the application.
- A scaled, dimensioned elevation drawing of each side of the building(s) or structure(s) as necessary to indicate the location and nature of all proposed work, including sign(s).
- Samples, representations or detailed description of the proposed building materials and colors.

13. Exhibits Required with Applications for Roof Replacement with no Changes:

- A sample, representation or detailed description of the proposed roofing material.

Signatures

Certification of Applicant

I hereby certify that I have read and examined this application and know the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit(s) granted may be revoked upon a finding by the Metropolitan Planning Commission (MPC), Historic Preservation Commission, and/or City of Shreveport that any relevant information supplied on or with this application is substantially incorrect. I further understand that only complete applications, including all required exhibits, are considered by the MPC, and that applications, including all required exhibits and fees, must be received in the Office of the MPC and certified as complete no less than seven (7) days prior to the next scheduled Historical Preservation Commission meeting in order to be placed on the agenda.



Signature of Applicant

9/17/25

Date

Do Not Write Below This Line—For MPC Office Use Only

Date Received:	HPC Meeting Date:	Case Number:
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