

## Certificate of Appropriateness

*Filing Date:* December 2, 2025  
*Case Number:* **25-56-HPC**  
*Request:* **Certificate of Appropriateness**  
*Project Address:* 2632 Creswell Avenue, Shreveport, LA 71104  
*Historic District:* Highland Historic District  
*Zoning:* R-1-5 (Single-Family Residential Zoning District)  
*Applicant:* Mitchell Branch / Ally Real Estate  
*MPC Review by:* Walter Johnson, Community Planning Division  
walter.johnson@shreveportla.gov  
*HPC Meeting Date:* December 16, 2025

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### PROJECT DESCRIPTION

**2632 Creswell Avenue** is a two-story, "4-square" residential structure located in the Highland Historic district. The proposed project entails the removal of the current exterior siding & cladding for upgraded repairs & replacement.

### PROJECT SCOPE

1. General Scope
  - All work pertains to EXTERIOR renovations only.
  - No structural changes to the existing building's framing are included.
  - Interior renovation work and window replacement will be completed under separate permits and are EXCLUDED from this scope.
  - The contractor shall field-verify all existing conditions and dimensions prior to work.
2. Siding and Exterior Cladding
  - Install new board-and-batten siding on all exterior wall surfaces.
  - Use 4 ft x 8 ft panels (Hardie or LP Smartside). (textured to look like wood)
  - Install panels vertically over WRB and sheathing.
  - Install vertical battens at 24" on center.
  - Fasten siding and battens per manufacturer instructions with corrosion-resistant fasteners.
  - Install all trim using nominal 1x4 exterior-grade trim boards.
  - Install required Z-flashing and head flashing above horizontal trim.
3. Fascia and Soffit Work
  - Remove damaged fascia and soffit as needed.
  - Replace with new plywood or exterior-rated materials to match existing.
  - Ensure venting remains functional (e.g., soffit vents).
4. Front Porch Rebuild (Approx. 9' x 15'-4")
  - Demolish existing deteriorated porch components as needed.
  - Rebuild porch using treated-lumber framing.
  - 6x6 treated-lumber posts set on concrete or existing structure as suited.
  - Double 2x10 treated beam system supporting 2x8 joists at 16" OC.
  - Install treated decking (5/4 deck boards or 2x lumber).
  - Install guardrails at 42" height where the porch exceeds 30" above grade.
  - Install necessary hardware: galvanized connectors, anchors, bolts.

5. Second-Floor Landing Construction (Approx. 42" × 20')
  - Frame new second-floor landing using treated dimensional lumber.
  - Minimum depth: 42" (3'-6") clear.
  - Support structure using 6x6 posts, beams, and joists similar to porch framing.
  - Install treated decking boards for landing surface.
  - Provide 42" guardrail with compliant balusters (max. 4" spacing).
  - Ensure positive structural connection to building or provide independent post support based on field conditions.
6. Exterior Stair Construction (Ground to Second Floor Landing)
  - Construct new exterior stairway using treated lumber.
  - Stair width: 42" nominal (minimum 36" clear between handrails).
  - 2x12 treated stringers, quantity based on final width and structural support needs.
  - Tread depth approx. 11"; riser height approx. 7" (field-verified).
  - Install treated treads (deck boards or 2x lumber).
  - Install required handrail(s) 34"-38" above tread nosings.
  - Install 42" guardrail where stair sides are open.
  - Provide concrete footing or pad at base of stairs.
  - Install galvanized or stainless steel connectors and hardware.
7. Cleanup and Waste Removal
  - Remove all demolition debris and construction waste from site.
  - Sweep, clean, and leave work areas safe and presentable daily.
  - Dispose of debris in compliance with local requirements.
8. Exclusions
  - Any interior work, including repairs inside the structure.
  - Paint
  - Window installation (covered under separate permit).
  - Mechanical, electrical, or plumbing work.
  - Landscaping, grading, concrete flatwork beyond stair footing.
9. Contractor Responsibilities
  - Adhere to applicable building codes enforced by the City of Shreveport.
  - Maintain a safe jobsite and follow OSHA requirements.
  - Coordinate any inspections required for porch/landing/stair framing and exterior improvements.
  - Notify owner of unforeseen damage or concealed defects before proceeding.
10. Owner Responsibilities
  - Provide access to property during working hours.
  - Approve material selections, colors, and any requested changes.
  - Ensure utilities are available if needed during construction.
  - Secure separate permits for interior work and window replacement.

## **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 **2632 Creswell Avenue**. 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

**HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (December 16, 2025)**  
**CERTIFICATE OF APPROPRIATENESS.**

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

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



Exhibit B. Zoning Map

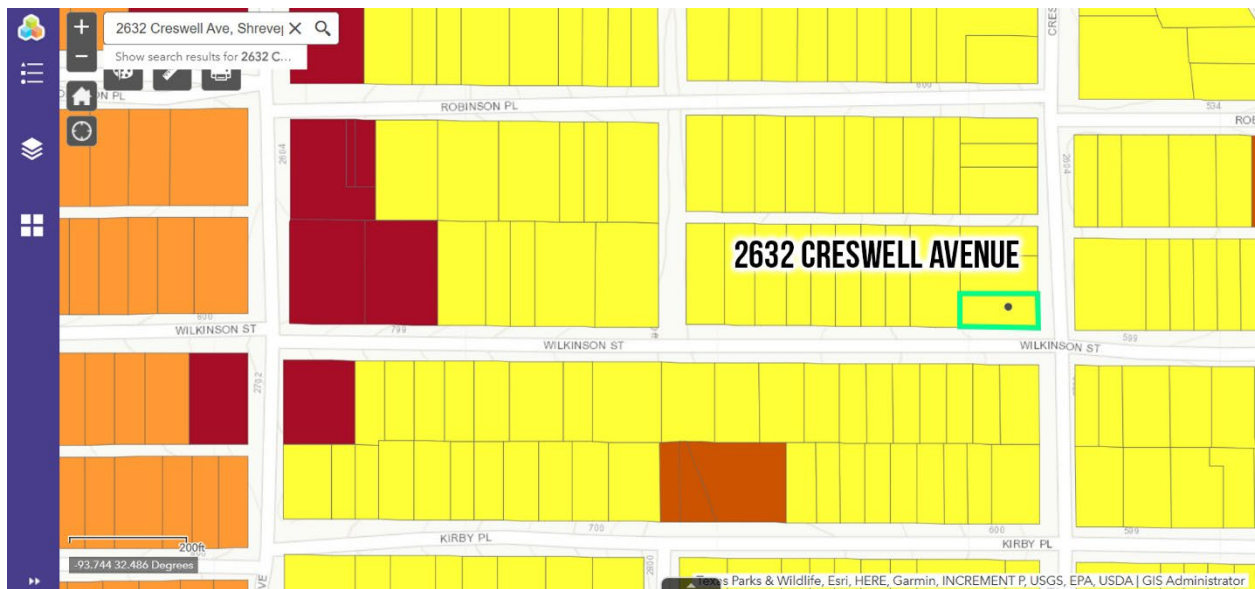


Exhibit C. Vicinity Map





Exhibit D. Project Scope



ESTIMATE



**Prepared For**

Chris Cannatella  
5741 St Vincent Ave  
Shreveport, La 71108  
(318) 458-7014  
(318) 458-7014

**Shreveport Construction and Remodeling LLC**

204 Hannah Cir  
Haughton, La 71037  
Phone: (318) 364-6264  
Email: mitchell.branch@allyrealestate.com

Estimate # 240508386  
Date 11/17/2025  
Expiration Date 11/30/2025  
PO # 20251117202501  
Business / Tax # 83-2927696

**Description**

**Total**

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Exterior Siding Replacement, Porch Rebuild, and 2nd Story landing Build. \$48,549.00

- Install all new siding, fascia, soffits and trim on entire building.
- Board and Batten Style Siding
- Hardie sheet siding
- Fascia, soffits, battens, and trim will be wood material.
- Build and install stairs and landing to 2nd story level.
- Rebuild front porch with treated lumber.
- Rebuild back steps.
- Replace glass in existing front door.
- Replace rotten sheathing as needed.
- Install house wrap.
  
- Rental of 2 lifts.
- Permits and documentation.
- Paint not included, I can proved that in this estimate at clients request.



Scan to Pay Online

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**Subtotal** \$48,549.00

**Total** **\$48,549.00**