

## Certificate of Appropriateness

*Filing Date:* January 8, 2026  
*Case Number:* **26-1-HPC**  
*Request:* **Certificate of Appropriateness**  
*Project Address:* 1608 Highland Avenue, Shreveport, LA 71104  
*Historic District:* Highland Historic District  
*Zoning:* R-HU (Highland Urban Conservation Residential District)  
*Applicant:* William Hartman  
*MPC Review by:* Walter Johnson, Community Planning Division  
walter.johnson@shreveportla.gov  
*HPC Meeting Date:* January 23, 2025

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### PROJECT DESCRIPTION

**1608 Highland Avenue** is a single-story 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

*Revitalize Historic Highland* is planning a complete restoration/renovation of 1608 Highland Avenue; this example of Neo-Classical Colonial Revival style structure was incorporated into the Highland historic district in 2001.

This Certificate of Appropriateness application is for 'Phase I' of the work. A second application will be submitted for the renovation work at a future date. The scope of 'Phase I' consists of *repairs to the structure's brick pier foundations and roof.*

The existing roof of the primary structure is original. In the attic one can see the wood shake sheathing between the purlins. On top of this framing are several layers of shingles, the most recent of which is estimated to be about fifty years old; due to its age and lack of maintenance holes have developed in this material resulting in damage to some of the roof framing and to the building's interior.

Though the existing porch appears to have been a later reconstruction, its current roof has mostly disintegrated. The worst roof damage is at the L-shaped additions at the rear of the house. There is structural failure in this area. Due to the serious nature of this damage, this portion of the house will be removed with reconstruction to occur in the project's second phase. The front porch will also be reconstructed in phase two.

This Certificate of Appropriateness is for the following:

1. Removal of roof of front porch.
2. Removal of additions to rear of structure.
3. Removal of primary structure roof, replacement with new sheathing and shingles, and repair of fascia and soffit as needed.
4. Repair of existing exterior clapboard siding as needed.
5. Analysis of raised brick piers, repairs to piers as needed and leveling of structural beams.

The work as described for phase one will allow for the development of a full renovation plan to be submitted for approval to the Historic Preservation Commission prior to proceeding with this work.

### **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 **1608 Highland 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 (January 23, 2025)**

**CERTIFICATE OF APPROPRIATENESS.**

**MPC EXECUTIVE DIRECTOR'S DECISION (January 23, 2025)**

**CERTIFICATE OF APPROPRIATENESS.**

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

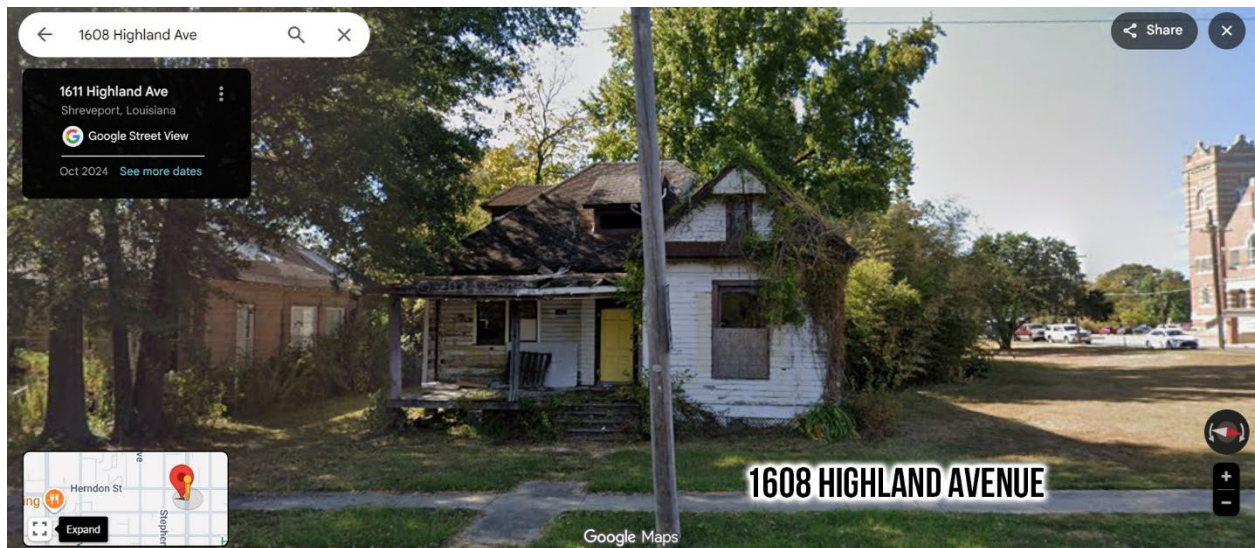


Exhibit B. Zoning Map



Exhibit C. Vicinity Map

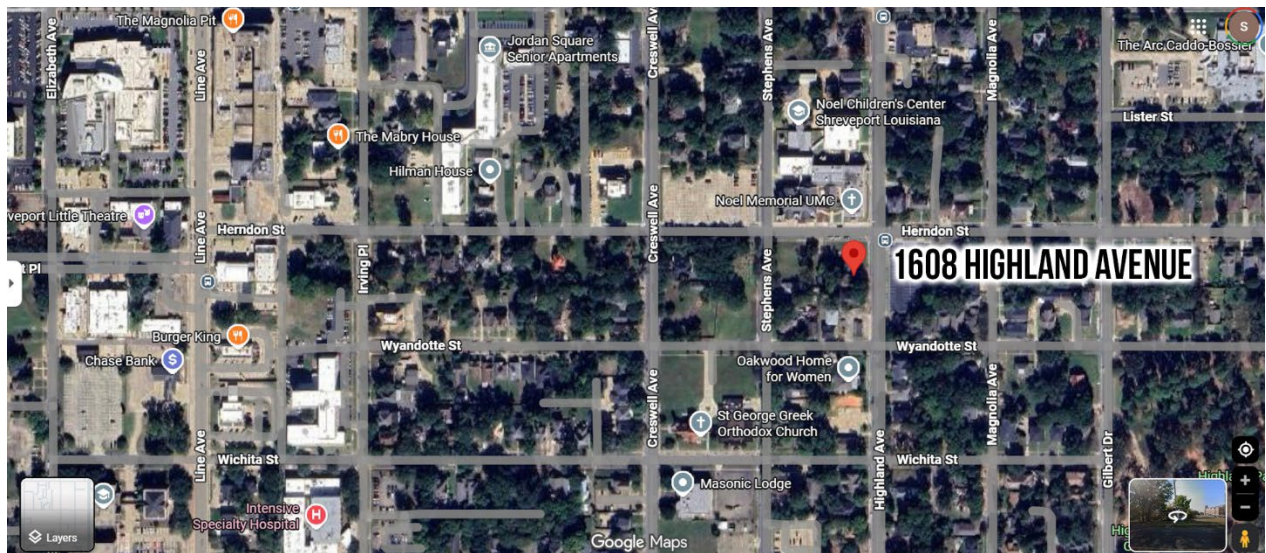
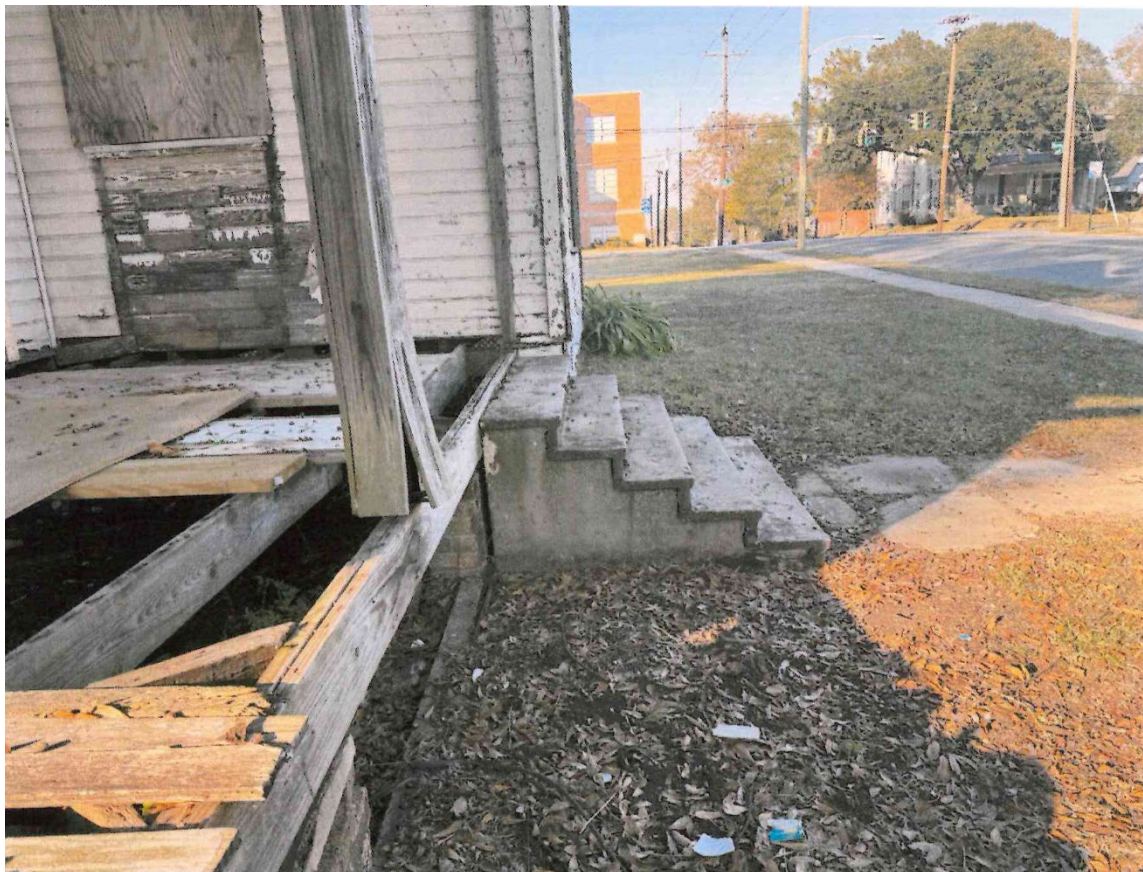


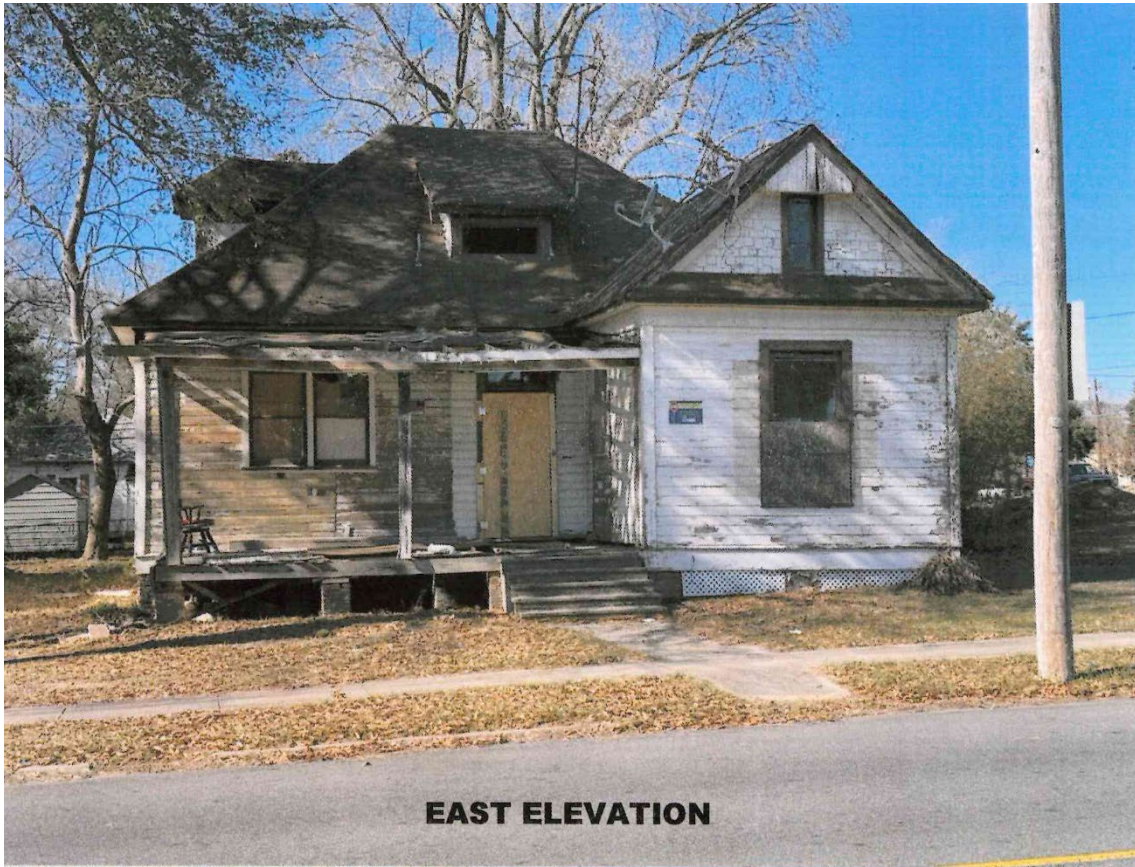
Exhibit D. Project Scope



EXHIBIT F - FRONT ELEVATION

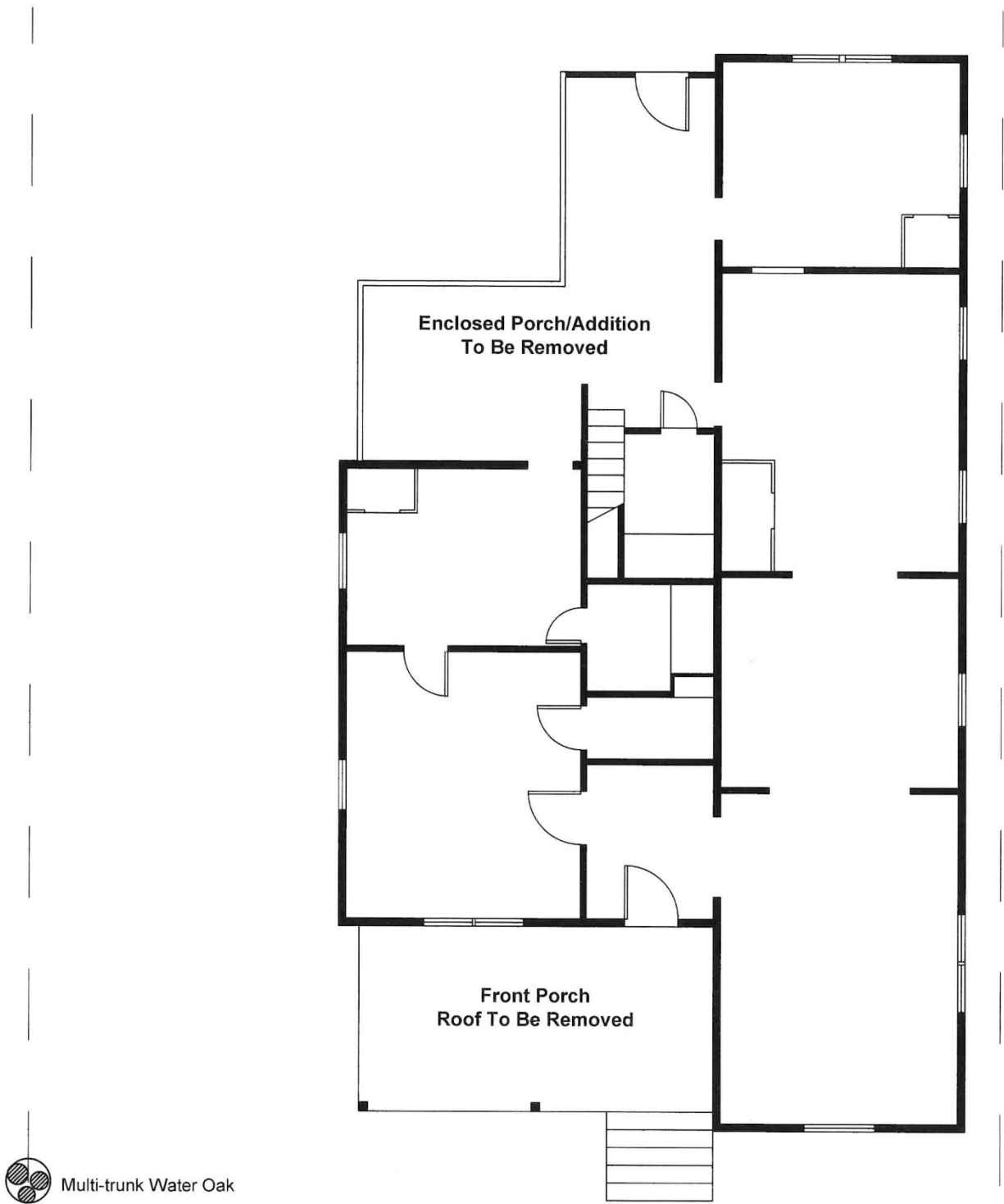
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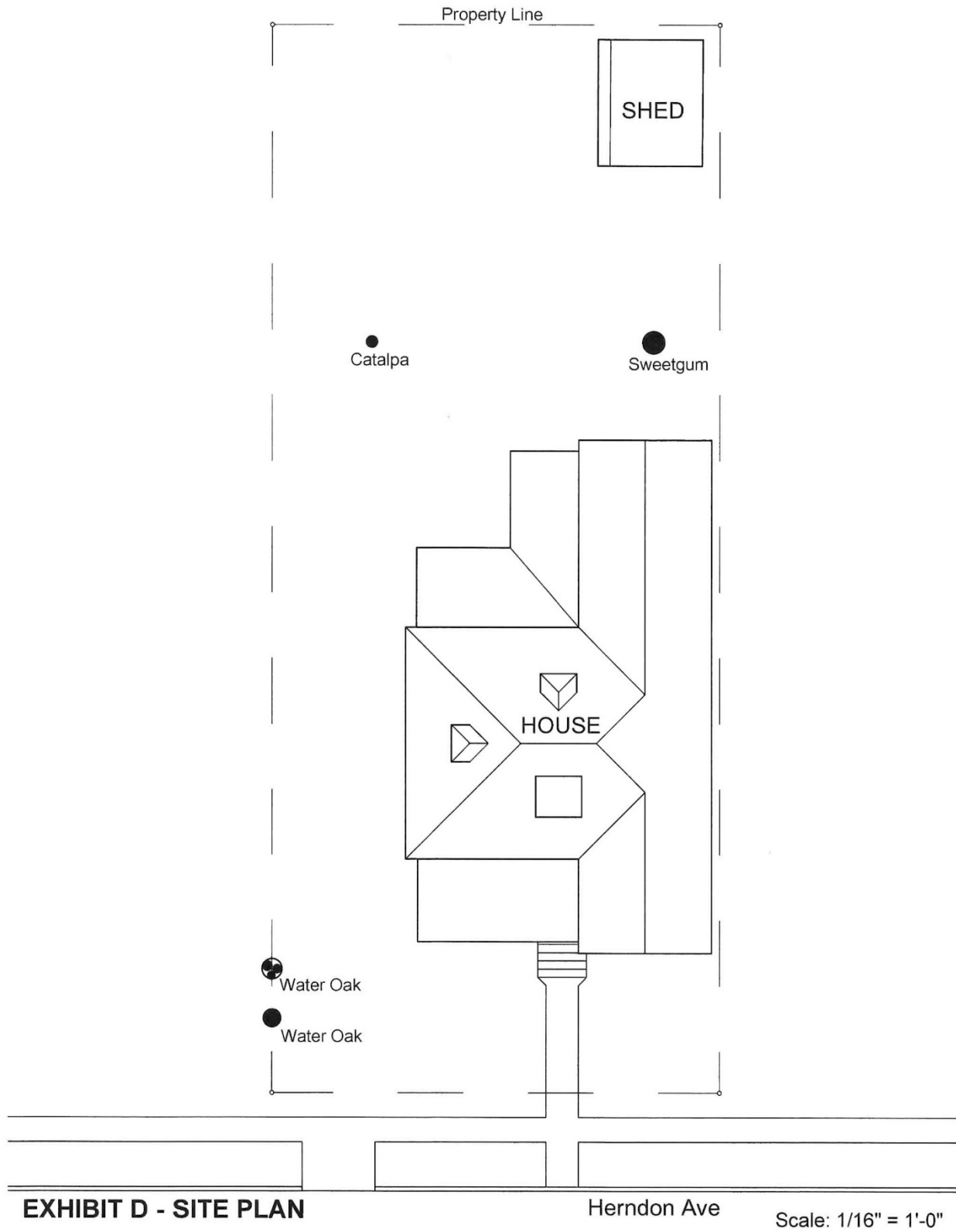
**EAST ELEVATION**

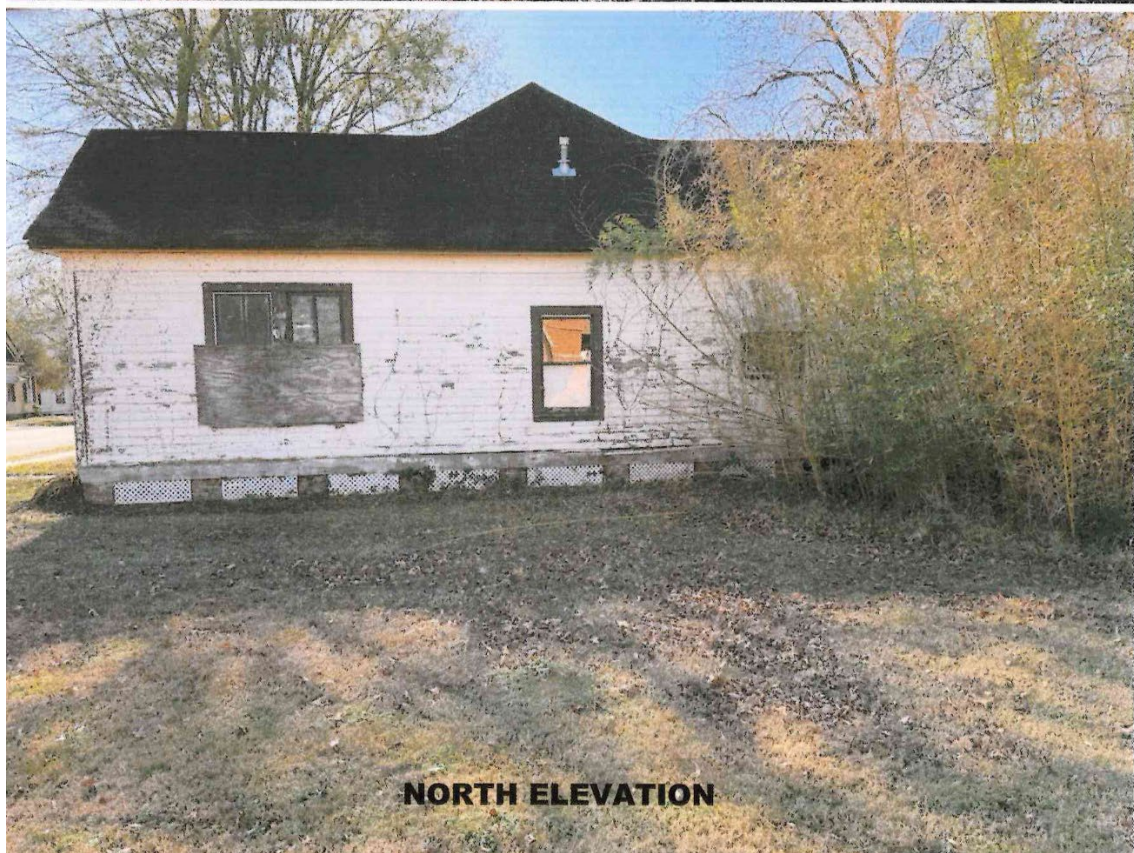
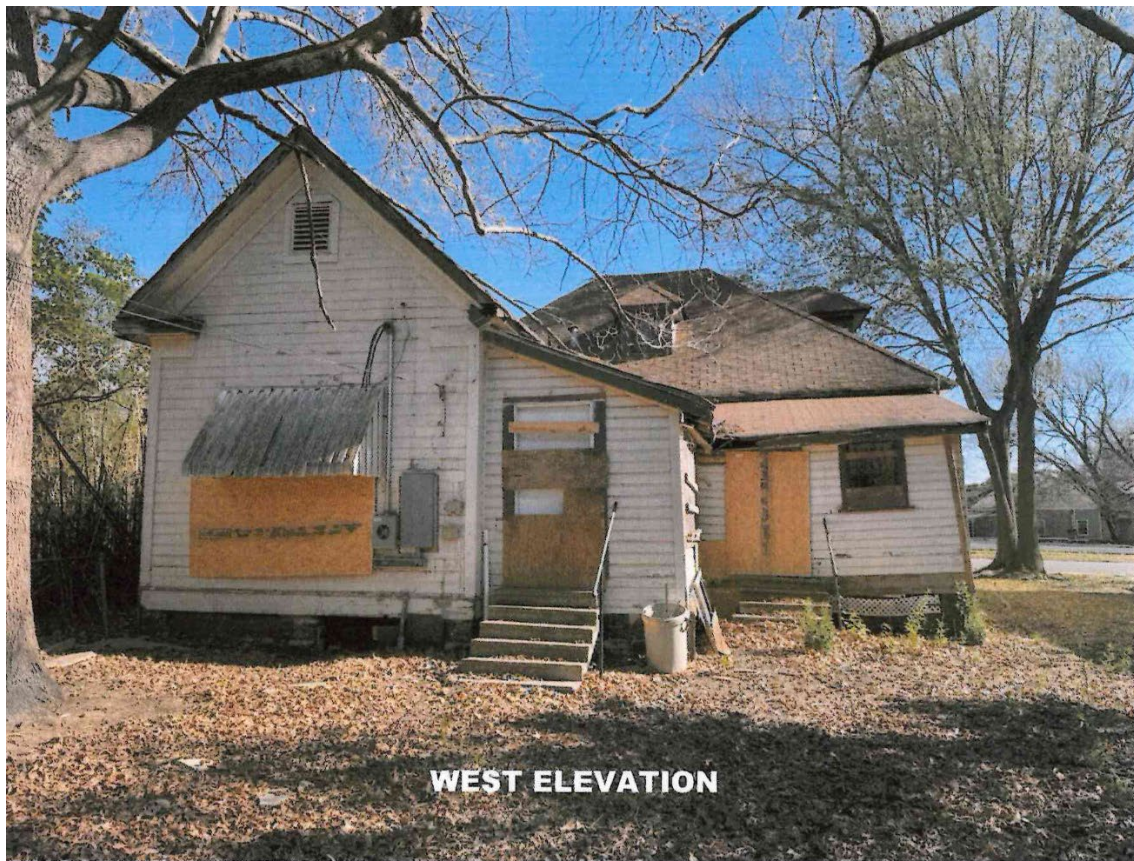


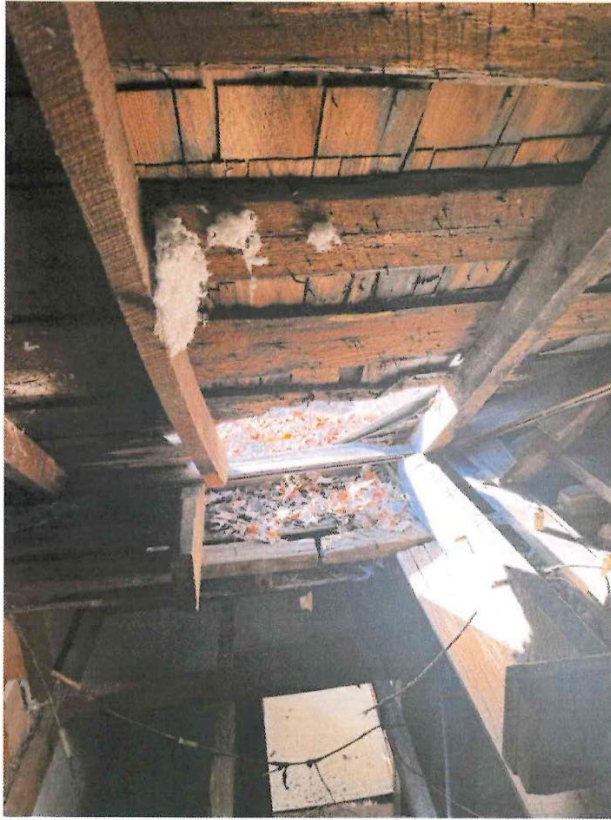


**EXHIBIT E - EXISTING FLOOR PLAN**

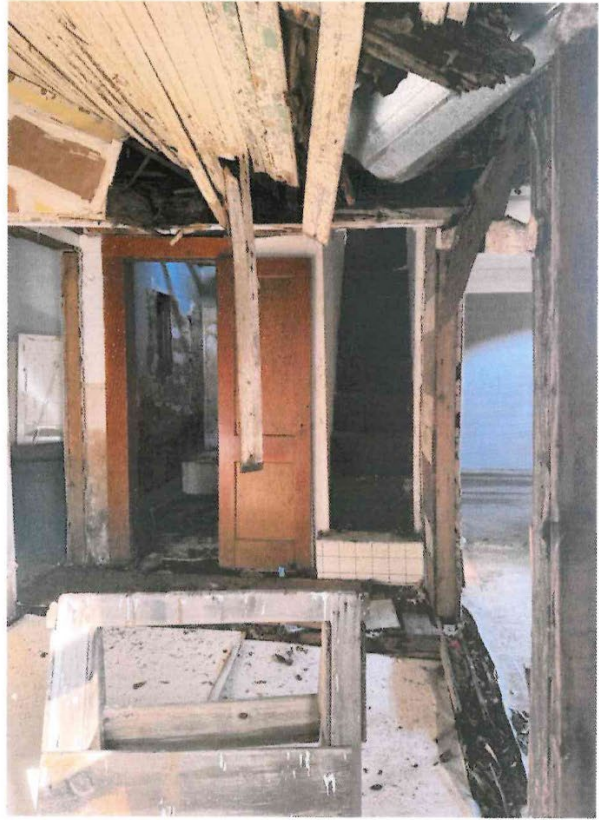
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**ROOF DAMAGE**



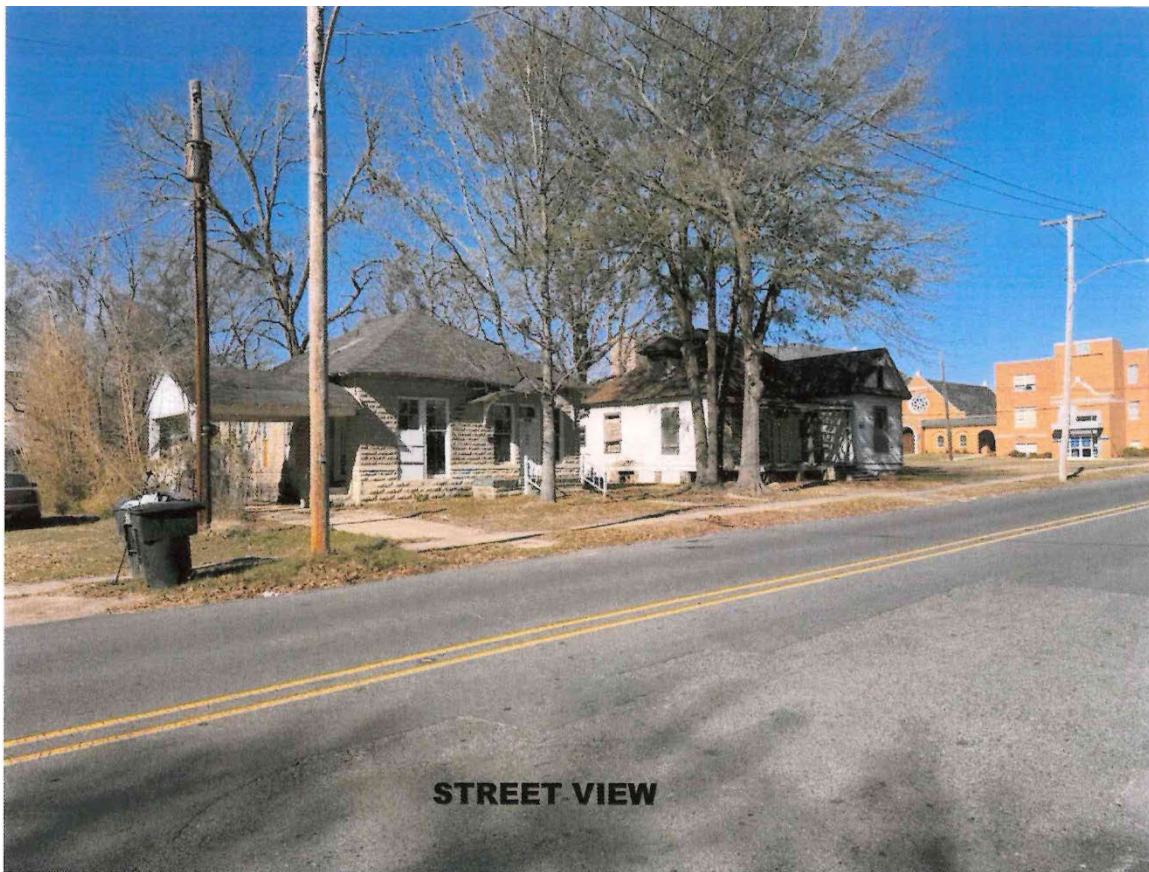
**ROOF DAMAGE**



**PORCH ADDITION**



**PORCH ENCLOSURE**



**STREET VIEW**



**SOUTH ELEVATION**