

Certificate of Appropriateness

Filing Date: January 15, 2026
Case Number: **26-4-HPC**
Request: **Certificate of Appropriateness**
Project Address: 1717 Irving Place, Shreveport, LA 71104
Historic District: Highland Historic District
Zoning: R-HU (Highland Urban Conservation Residential District)
Applicant: Jason Cram
MPC Review by: Walter Johnson, Community Planning Division
walter.johnson@shreveportla.gov
HPC Meeting Date: January 23, 2025

PROJECT DESCRIPTION

1717 Irving Place 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, in addition to interior renovations for living spaces/units.

PROJECT SCOPE

The project involves the renovation of a two-story, approximately 4,912 sq.ft., wood-framed structure. This existing rehabilitation facility will be converted into a transient living facility.

Exterior:

The project includes interior renovations, while the exterior work is limited to material replacement and upgrades in order to match the existing building and maintain its historic character.

The existing vinyl siding will be replaced with new smooth Hardie siding, with the reveal to match the existing. Some windows and doors will be relocated, and all exterior windows will be replaced with Energy Star-rated windows.

A new handrail will be added to the exterior stairs to meet ADA requirements. The existing awning will be replaced with a new metal awning. The main door will remain and will be painted/stained to match the existing. New porch railings will replace the damaged railings and will match the existing design.

New shingles will replace the existing roof due to water leaks. All existing trees will remain on site, with only minor modifications to the landscaping surrounding the building.

- **First Floor:** Adding 21 sleeping units and toilet rooms designed to meet ADA requirements.
- **Second Floor:** Primarily offices to remain existing and toilet rooms upgraded to meet ADA compliance.
- **Exterior:** Hardie siding installation, new doors and windows to meet energy code and ADA requirements, and a ramp added on the east elevation for accessibility in the existing sidewalk.
- **Site:** Addition of a dumpster; existing parking will mostly remain.
- **Interior:** All rooms and corridors will comply with required fire ratings where required.

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 1717 Irving Place. 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, 2026)
CERTIFICATE OF APPROPRIATENESS.

MPC EXECUTIVE DIRECTOR’S DECISION (January 23, 2026)
CERTIFICATE OF APPROPRIATENESS.

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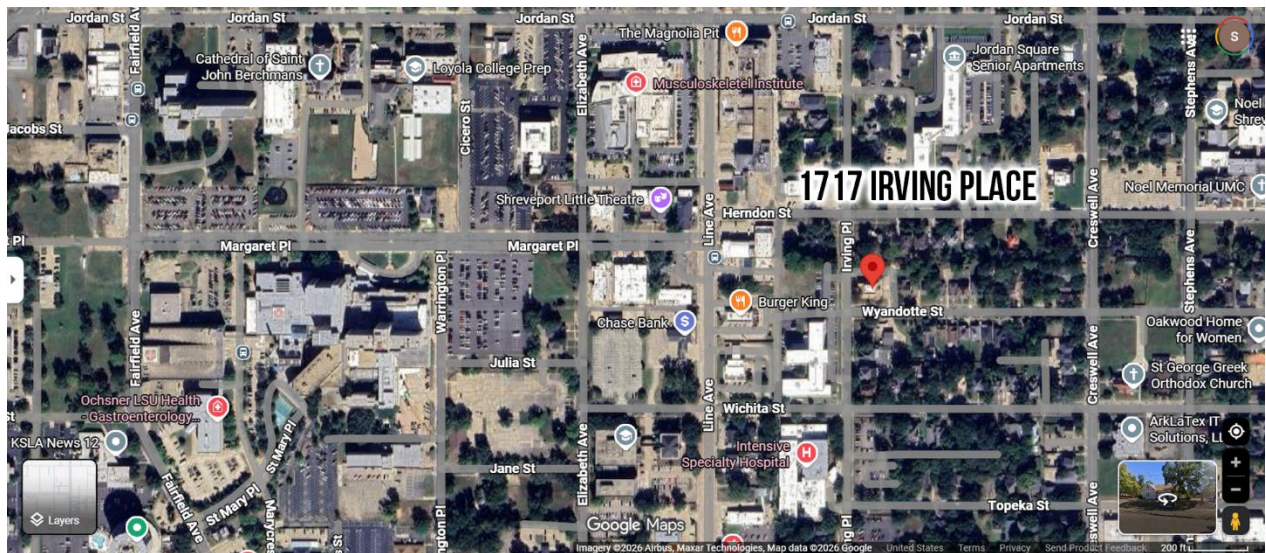
Exhibit A. Front Facade View

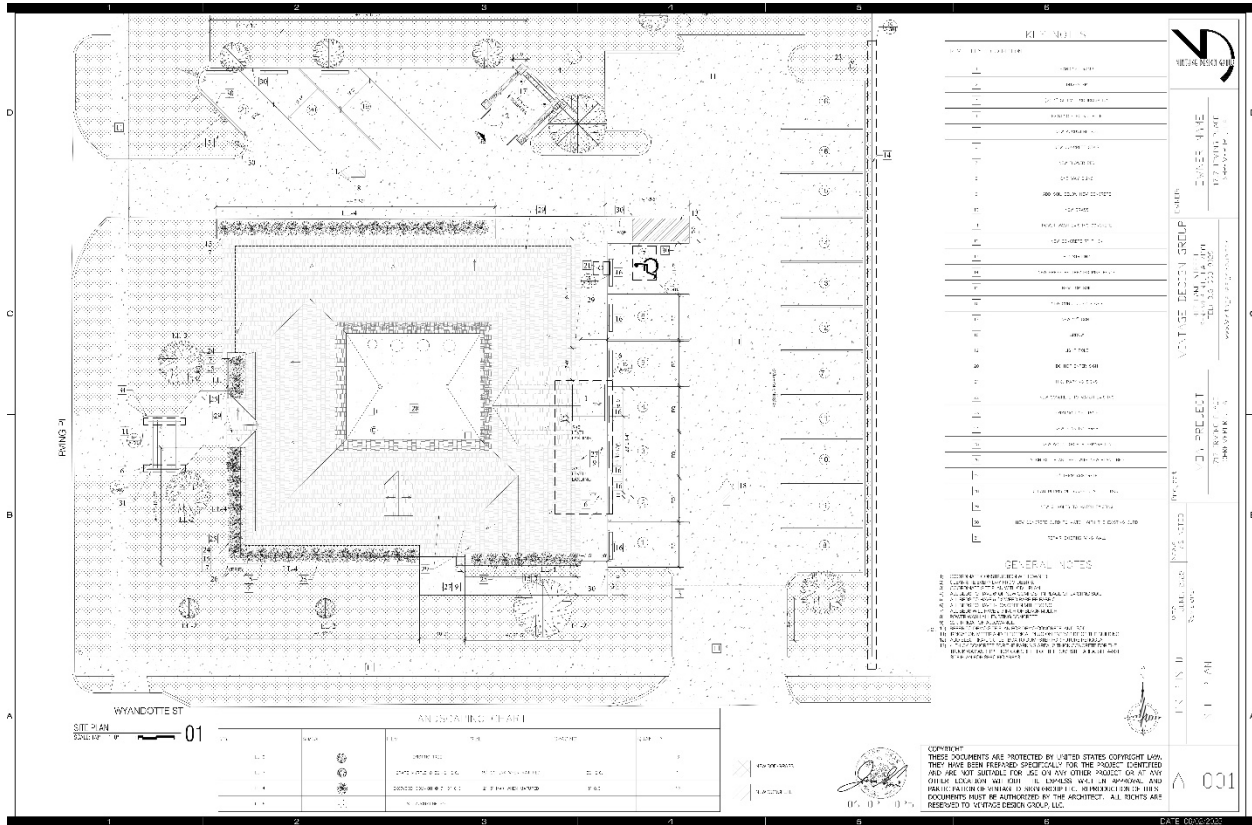


Exhibit B. Zoning Map



Exhibit C. Vicinity Map





Project : **Volunteers of America of Northwest Louisiana**
Location : 1717 Irving Pl, Shreveport, LA, 71101

DESCRIPTION OF WORK:

The project involves the renovation of a two-story, approximately 4,912 sq.ft., wood-framed structure. This existing rehabilitation facility will be converted into a transient living facility for veterans.

- **Exterior:** The project includes interior renovations, while the exterior work is limited to material replacement and upgrades in order to match the existing building and maintain its historic character. The existing vinyl siding will be replaced with new smooth Hardie siding, with the reveal to match the existing. Some windows and doors will be relocated, and all exterior windows will be replaced with Energy Star-rated windows. A new handrail will be added to the exterior stairs to meet ADA requirements. The existing awning will be replaced with a new metal awning. The main door will remain and will be painted/stained to match the existing. New porch railings will replace the damaged railings and will match the existing design. New shingles will replace the existing roof due to water leaks. All existing trees will remain on site, with only minor modifications to the landscaping surrounding the building.

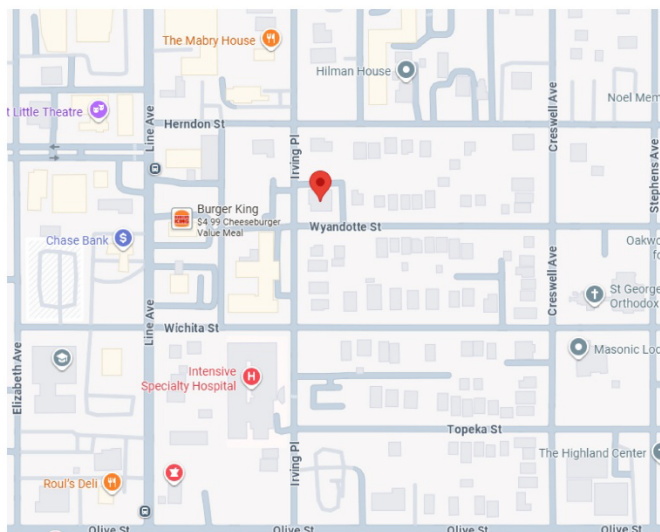


Fig: Google Map of Site Location



EAST ELEVATION



SOUTH ELEVATION

CURRENT ELEVATIONS



WEST ELEVATION

Current main door to be prepped and painted and is existing to remain.



NORTH ELEVATION

HANDRAILS AT PORCH

- The existing handrails are rotted and need replacement at the porch. Proposed handrails are to match with the existing and painted to match existing.



Fig: Existing Handrails at the porch



Fig: Proposed porch railing. Color to match existing

DOOR



Fig: Existing Door



Fig: Proposed exterior door to match with existing door

EXTERIOR MATERIAL

- The existing exterior material is vinyl siding. Proposed material for exterior is Hardie siding with the same reveal.



Fig: Existing Siding

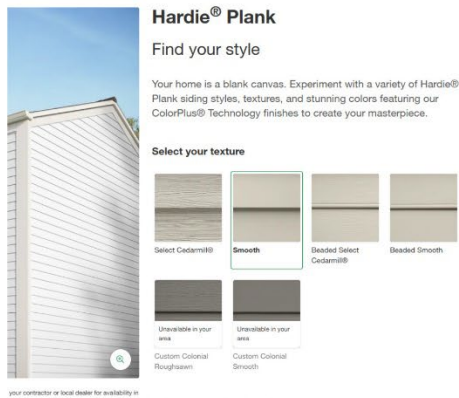


Fig: Proposed Hardie Siding with same reveal as existing

Finish : Smooth, Color : To match existing

ROOF

- **Roof:** Existing roof shingles need replacements because of roof leaks.



Fig: Existing Roof

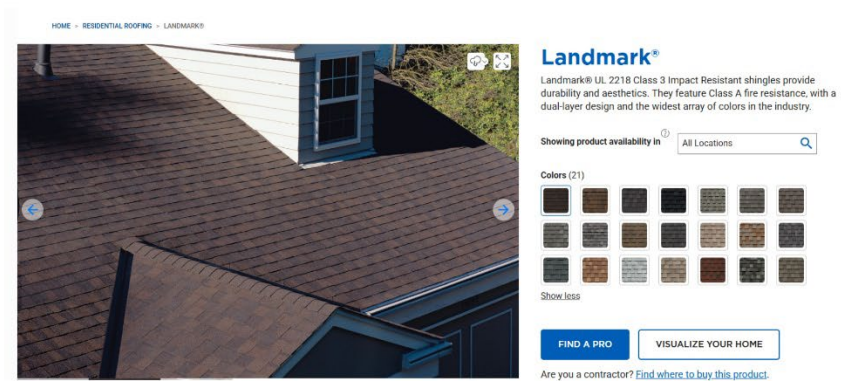


Fig: Proposed roof shingle and color

Color: Black Walnut

WINDOW



Fig: Existing Window



Fig: Proposed energy star double hung window to match with existing window