

## Certificate of Appropriateness

*Filing Date:* February 12, 2026  
*Case Number:* **26-8-HPC**  
*Request:* **Certificate of Appropriateness**  
*Project Address:* 503/505 Stoner Avenue, Shreveport, LA 71101  
*Historic District:* Highland Historic District  
*Zoning:* C-2 (Corridor Commercial Zoning District)  
*Applicant:* Ron Norman / Derrick Maintenance LLC.  
*MPC Review by:* Walter Johnson, Community Planning Division  
walter.johnson@shreveportla.gov  
*HPC Meeting Date:* February 20, 2025

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### PROJECT DESCRIPTION

**503/505 Stoner Avenue** is a single-story commercial retail structure located in the **Highland Historic district** at the corner of Highland Avenue & Stoner Avenue. This project calls for the addition of parapets to the storefront/building's roofline to vary the visual design of the front façade. The floor plan for the building does not need modification at this time; current plans are to construct a parapet not to exceed 20 feet in height from the ground level. This will be built on the south side facing Stoner Avenue and east side facing Highland Street.

*503/505 Stoner Avenue is not listed as a Contributing Element in the National Register documentation for the Highland Historic District, but is explicitly listed as an "Intrusion", describing it as a one-story brick, flat-roof commercial building dated circa 1960-1970.*

### PROJECT SCOPE

The proposed project entails the extension of the current roof parapets to increase the height and aesthetic appeal of the remodeled storefront(s) exterior(s). Parapet roof bracing materials and bracing details can be seen in *Figure 1 – Front Elevation* and *Figure 2 – Parapet Bracing Detail*.

### 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 parapet additions are appropriate for **503/505 Stoner 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*.

### **ATTACHMENTS**

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

### **HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (February 20, 2026)**

#### **CERTIFICATE OF APPROPRIATENESS.**

### **MPC EXECUTIVE DIRECTOR'S DECISION (February 20, 2026)**

#### **CERTIFICATE OF APPROPRIATENESS.**

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



Exhibit B. Zoning Map

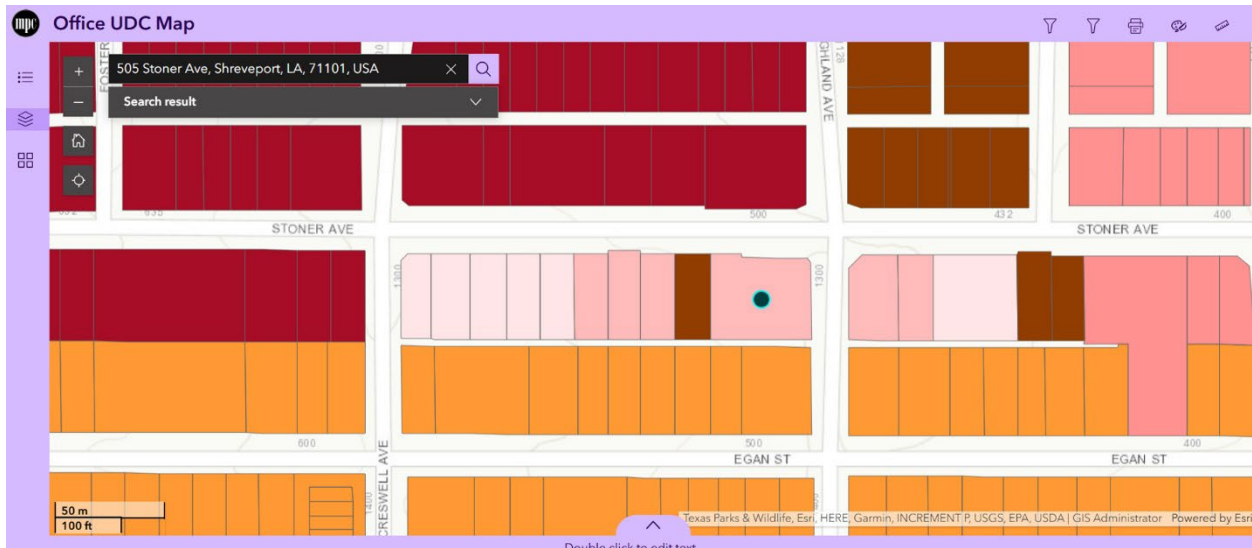


Exhibit C. Vicinity Map



Exhibit D. Project Scope

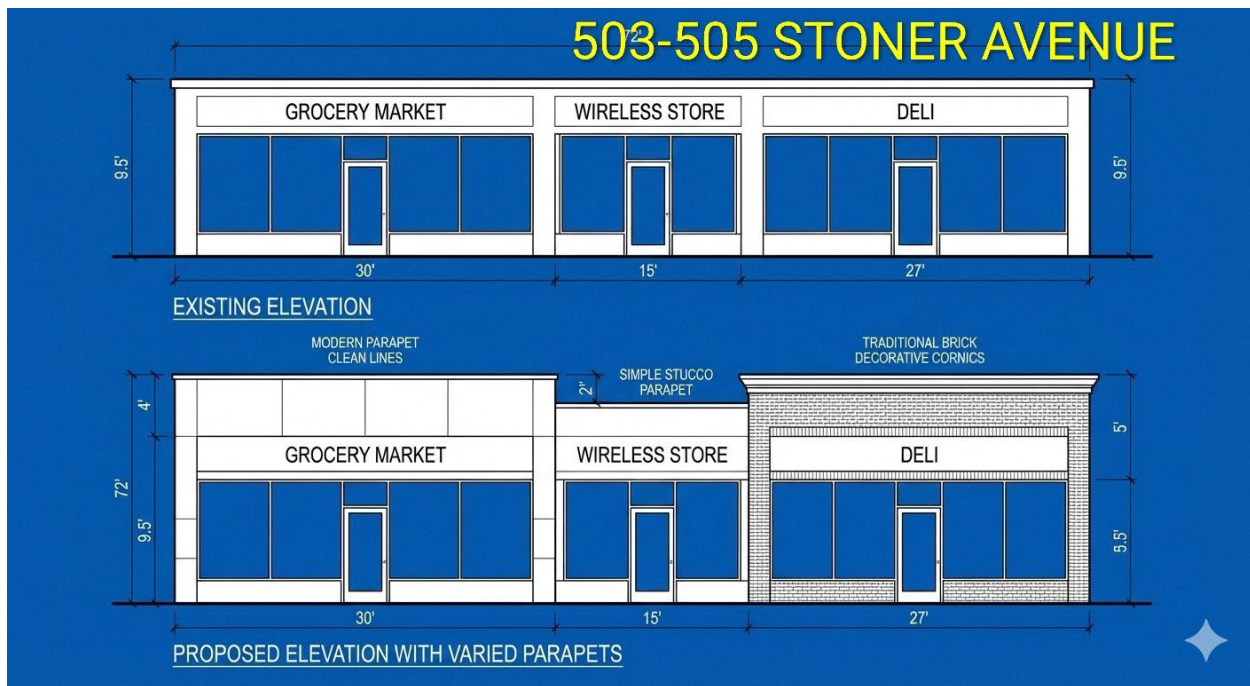


Figure 1 - Front Elevation

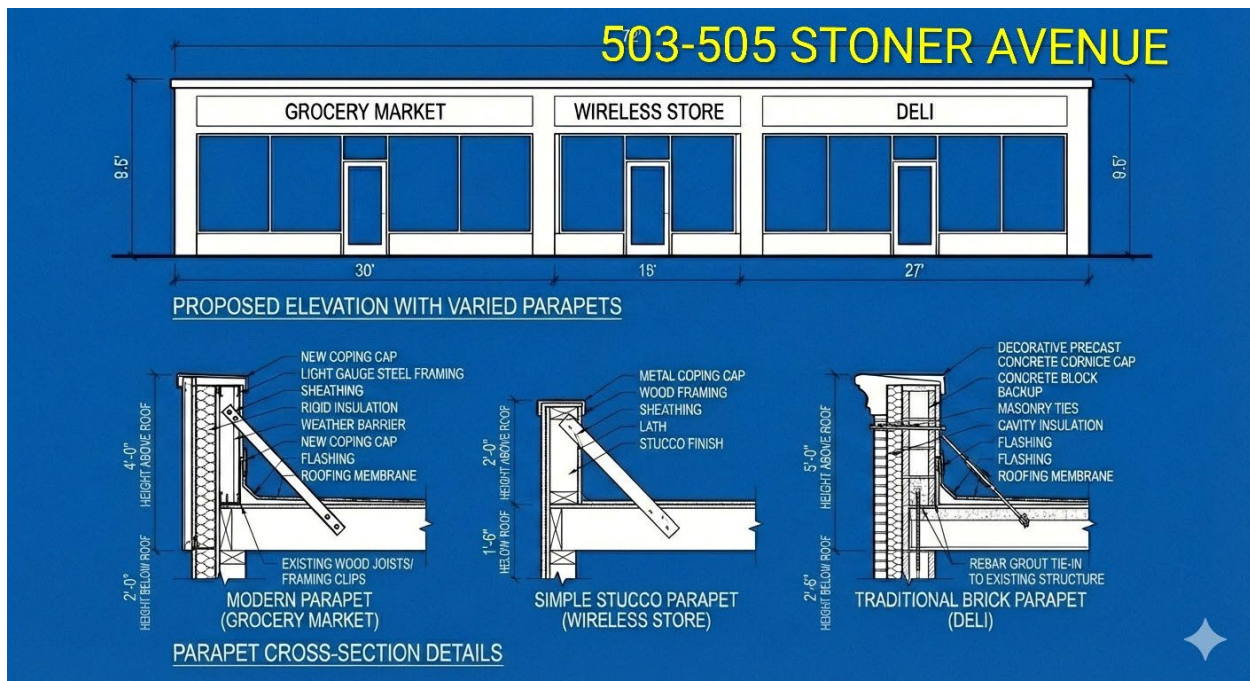
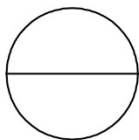
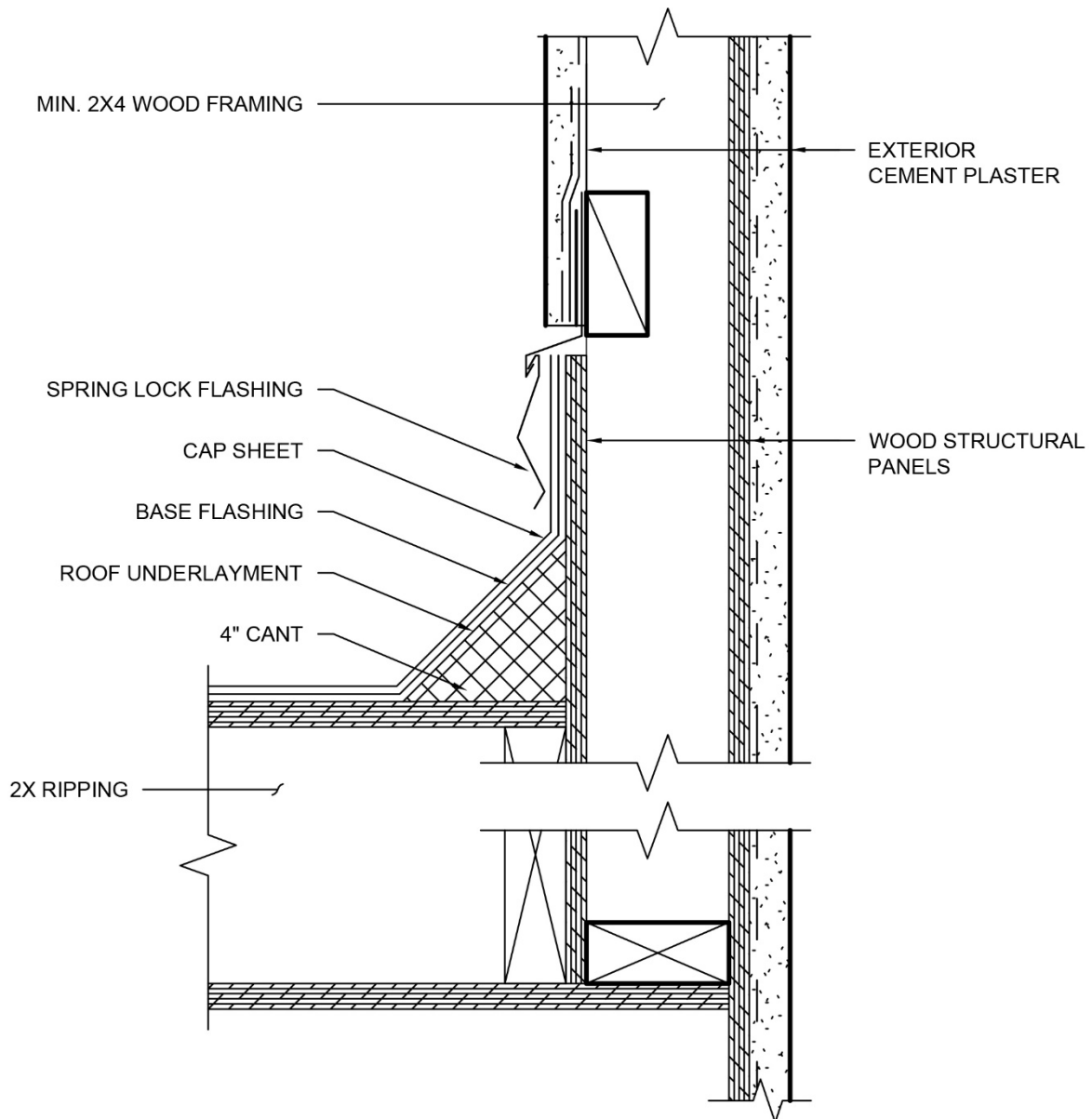


Figure 2 - Front Elevation



### PARAPET FLASHING - STUCCO INTERIOR

3" = 1'-0"

Figure 3 - Parapet Bracing Detail



**HPC Application Form**

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

**HPC APPLICATION FORM**

Date: January 16, 2026 Fee: \$50 per application.

1. Address of Property: 503 Stoner Avenue

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 8½ x 11 pages as necessary)

Parapet construction , cosmetic, the existing retail building will be divided into three separate business models. Initial proposal will include a general market, either barber shop or wireless phone outlet and a sit down deli. The design and construction of the parapet will leave the appearance of three different heights and appearance for each of the three leases. The colors will be neutral and varied earth tones , from a dull brick red to off-white and gray

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

9. Applicant: Ronald Norman

Address: 2729 Wisteria Street, Shreveport 71108

E-mail: yourderrick@gmail.comn Telephone: 318-573-5750

10. Property Owner: Al-Shamsan Properties, LLC

Address: 554 Stoner Avenue, Shreveport, 71101

E-mail: fouadazzokari@gmail.com Telephone: 415-900-6342

Signature of Property Owner  
Consenting to Permit Applications: Fouad Azzokari



**HPC Application Form**

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

**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.*

Ronald Norman

Signature of Applicant

February 6, 2026

Date

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

Date Received:	HPC Meeting Date:	Case Number:
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