

Certificate of Appropriateness

Filing Date: March 3, 2026
Case Number: **26-14-HPC**
Request: **Certificate of Appropriateness**
Project Address: 1608 Highland Ave, Shreveport, LA 71104
Historic District: Highland Historic District
Zoning: R-HU (Highland Urban Conservation Residential District)
Applicant: William Hartman / Revitalize Historic Highland (RHH)
MPC Review by: Chris Terrell, Land Development Division
Christian.Terrell@shreveportla.gov
HPC Meeting Date: March 17, 2026

PROJECT DESCRIPTION

1608 Highland Ave is a single-story residential structure located in the **Highland Historic district** on the W side of Highland Ave, approx. 130' S of Herndon St. This project is Phase 2 of renovations to the structure. The scope of the work is to reconstruct the front porch, construct a new addition on the rear of the building, repair windows, replace windows that cannot be repaired, reconfigure the interior floor plan, and install new utilities.

PROJECT SCOPE

Revitalize Historic Highland (RHH) 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 2' of the work. Phase 1 was approved in 26-1-HPC. This project is Phase 2 of renovations to the structure. The scope of the work is to reconstruct the front porch, construct a new addition on the rear of the building, repair windows, replace windows that cannot be repaired, reconfigure the interior floor plan, and install new utilities.

Phase 1 was for a limited scope of work: demolition of later additions, foundation repair and roof replacement. At that time, RHH had not yet finalized renovation plans. Phase 2 will replace the parts that were removed: a new front porch at the size of the original one, a new addition to the rear of the structure, and revisions to the interior plan layout. The new plan will require the removal of one window on the north elevation and the addition of one on the south elevation. The new porch will be a reconstruction of the original one. The depth of the new porch is not as deep as the existing one which will be removed. Instead of two columns on the front porch, RHH will include three, and add balusters as indicated on the elevation drawings (Exhibit D, West and East (Front) Elevations).

This Certificate of Appropriateness is for the following:

1. Reconstruct the front porch.
2. Construct a new addition on the rear of the building.
3. Repair windows and replace windows that cannot be repaired.
4. Reconfigure the interior floor plan.
5. Install new utilities.

The work as described for Phase 2 will allow for a full renovation after approval by the Historic Preservation Commission (HPC) prior to proceeding with this work.

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 remodeling work are appropriate for 1608 Highland Ave. 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
- Exhibit E. Site Plan

HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION (March 17, 2026)

CERTIFICATE OF APPROPRIATENESS.

The Historic Preservation Commission recommended **APPROVAL / DENIAL** of this Certificate of Appropriateness via vote of **X - X (all in favor)** on March 17, 2026.

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

CERTIFICATE OF APPROPRIATENESS.

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

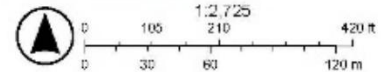


Exhibit B. Zoning Map

Zoning Map



3/11/2026, 2:32:19 PM



Source: Esri, DeLorme, Garmin, FAO, NOAA, 2022, (c) OpenStreetMap contributors, and the GIS User Community

The Shreveport Regional Planning Commission assures no warranty or liability for the accuracy of any information displayed on this map. The creation of any depicted interest, curve or line was done independently without charge for applicants. © 2024

Exhibit C. Vicinity Map



Exhibit D. Project Scope



West Elevation



East (Front) Elevation

Building Elevations
1608 Highland Ave Renovation

Date: 03.02.26
Scale: $\frac{1}{8}'' = 1'-0''$

Figure 1 – East and West Elevations



North Elevation

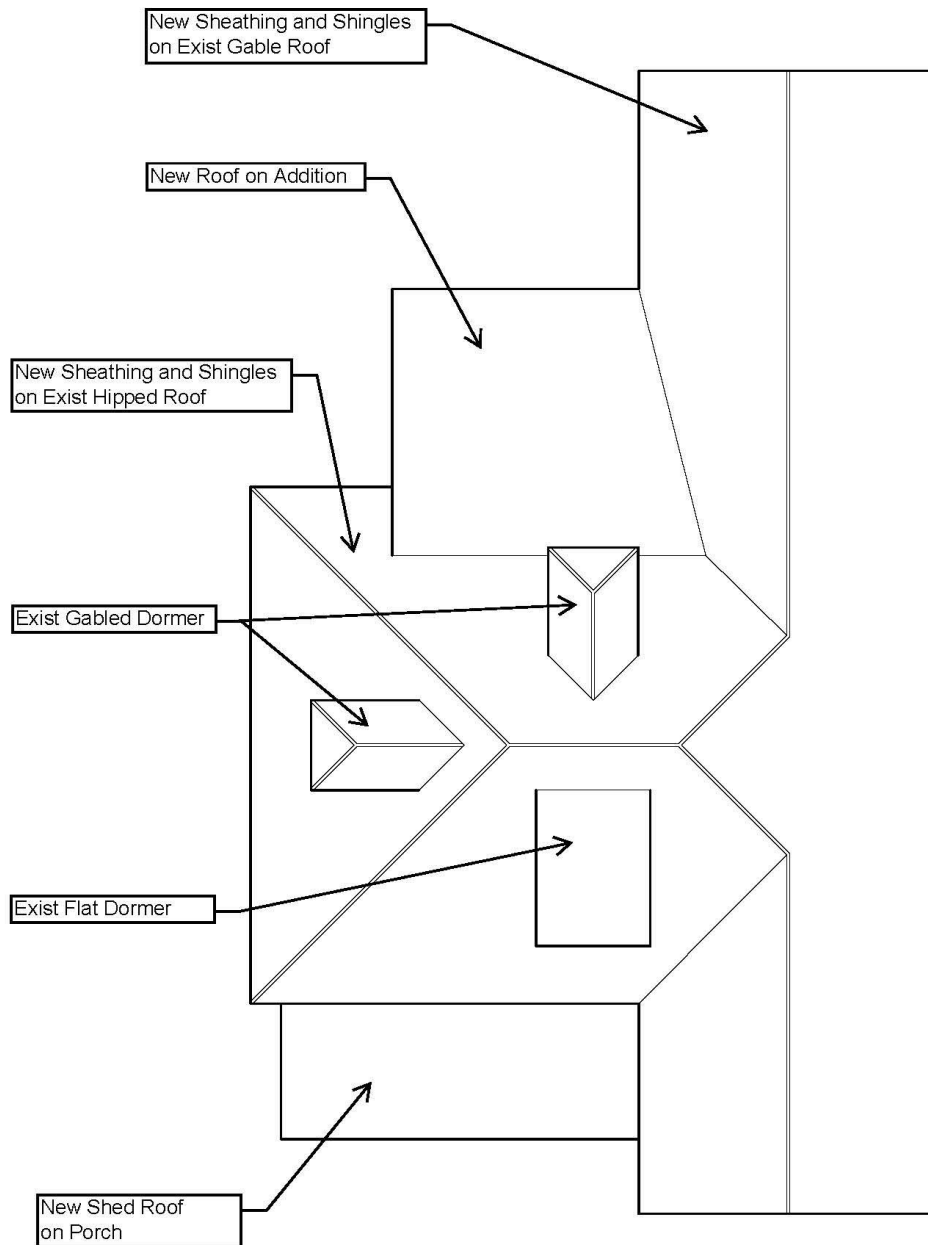


South Elevation

Building Elevations
1608 Highland Ave Renovation

Date: 03.02.26
Scale: $\frac{1}{8}'' = 1'-0''$

Figure 2 – North and South Elevations



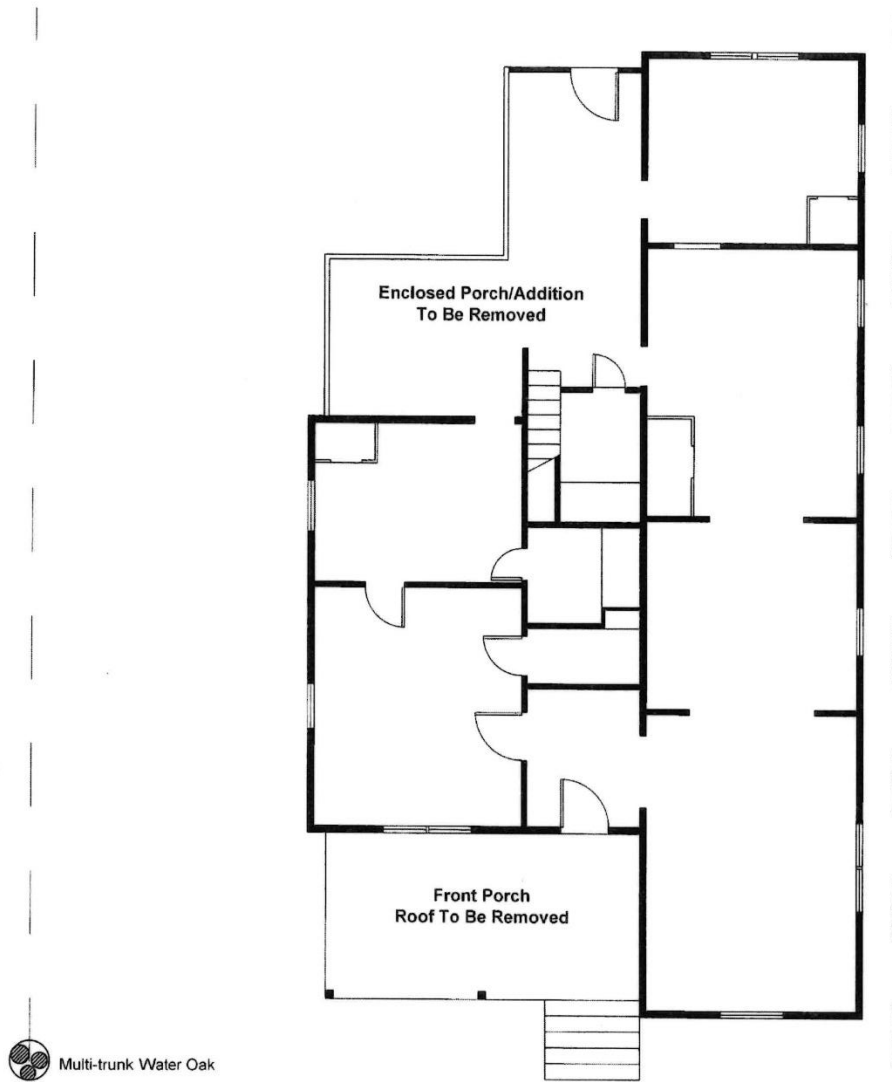
Roof Plan
1608 Highland Ave Renovation

Date: 03.02.26
Scale: $\frac{1}{8}'' = 1'-0''$

Figure 3 – Roof Plan

Certificate of Appropriateness
January 8, 2026

Case No. 26-1-HPC
1608 Highland Avenue



EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

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Figure 4 – Existing Floor Plan – Shown in Case 26-1-HPC (Heard: January 23, 2025)

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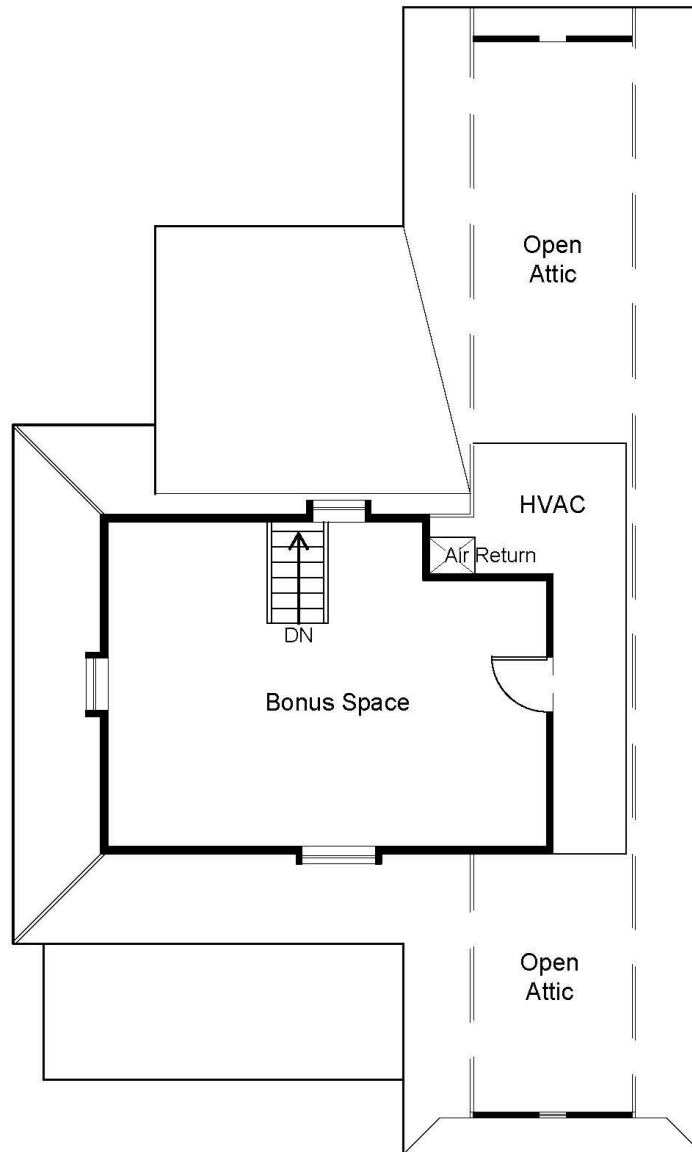
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Floor Plan
1608 Highland Ave Renovation

Date: 03.02.26
Scale: $\frac{1}{8}'' = 1'-0''$

Figure 5 – First / Main Floor Plan

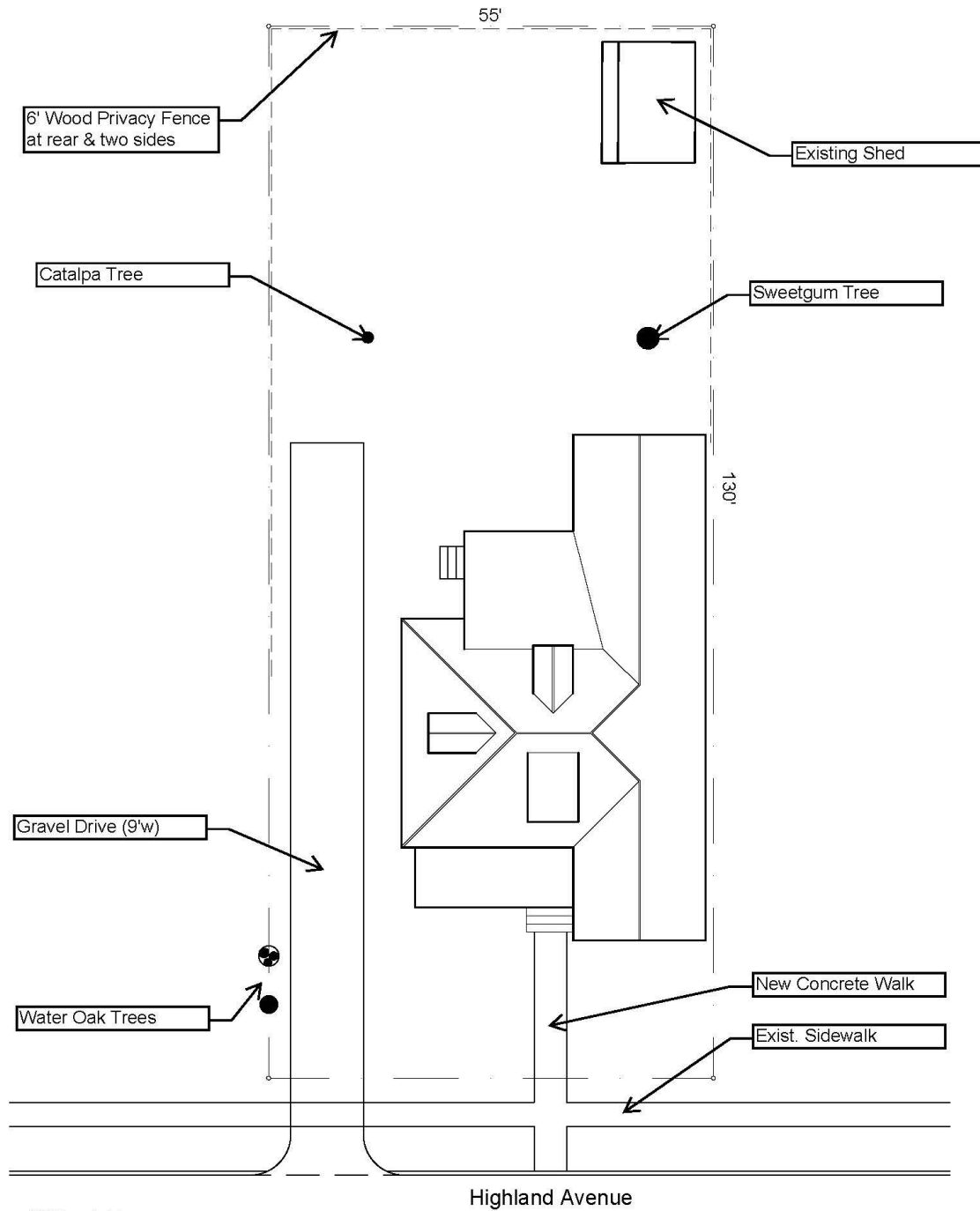


Attic Plan
1608 Highland Ave Renovation

Date: 03.02.26
Scale: $\frac{1}{8}'' = 1'-0''$

Figure 6 – Attic Floor Plan

Exhibit E. Site Plan



Site Plan
1608 Highland Ave Renovation



Date: 03.02.26
Scale: 1/16" = 1'-0"



Historic Preservation Commission Application

Revised 11.09.2023

1. PROPERTY INFORMATION		
Project Address/Location: 1608 Highland Ave, Shreveport 71104 Will you be applying for rehabilitation tax credits for this project: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Relevant applications pending approval from MPC, Zoning Board, City Council or other government agency: _____		
2. CASE TYPE		
<input checked="" type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Exception of Economic Non-Viability (as applicable)	<input type="checkbox"/> Other
<input type="checkbox"/> Certificate of Demolition	<input type="checkbox"/> Determination of No Material Effect	
3. HISTORIC DISTRICT		
<input type="checkbox"/> Fairfield Historic District	<input type="checkbox"/> Shreveport Commercial Historic District	<input type="checkbox"/> Historic Property / Landmark Name (if applicable)
<input checked="" type="checkbox"/> Highland Historic District	<input type="checkbox"/> Texas Avenue Historic District	
<input type="checkbox"/> South Highland Historic District	<input type="checkbox"/> St. Paul's Bottoms Historic District	
4. WORK BEING PERFORMED		
<input type="checkbox"/> Addition (to an Existing Structure)	<input type="checkbox"/> Demolition	<input type="checkbox"/> Other (please specify)
<input type="checkbox"/> Alteration/Repair	<input type="checkbox"/> New Construction	
<input type="checkbox"/> Construction of a Fence / Wall	<input checked="" type="checkbox"/> Renovation	
5. PROJECT DESCRIPTION		
<i>(General nature of action for which certificate is sought (attach additional 8 1/2 x 11 pages as necessary))</i>		
This application is to supplement previously approved Case Number 26-1-HPC.		