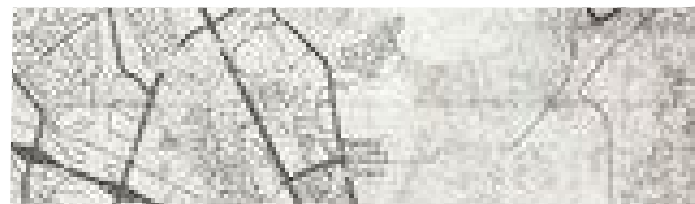




CITY OF SHREVEPORT, LOUISIANA

HISTORIC PRESERVATION OVERLAY DISTRICTS

A Guide for Understanding Historic Preservation Overlay Districts (HPODs) in the City of Shreveport



The Metropolitan Planning Commission
www.shreveportcaddmpc.com



The City of Shreveport implements overlay districts in targeted areas to supplement the base zoning districts. Overlay districts are meant to achieve a specific purpose, such as historic preservation of existing neighborhood character defining features, protecting public safety and welfare, or conserving natural areas.



Historic Preservation Overlay District (HPOD)

A Historic Preservation Overlay District (HPOD) is an additional layer of regulations for a specific area that is laid over the underlying zoning regulations. The base zoning regulations continue to be administered, but the overlay adds another level of regulations to be considered. This is accomplished through a design review process that prioritizes preservation of historic, architectural, and character defining features and overall external appearance.

There are two types of HPODs:

- A General Historic Preservation Overlay District (General-HPOD) will regulate all existing historic designations including the local historic districts, local historic landmarks and landmark sites and/or local individually designated historic properties.
- Specific Historic Preservation Overlay Districts may later be established through a code text amendment and zoning map amendment. For example: Fairfield Historic Preservation Overlay District (Fairfield-HPOD).

What a Historic Preservation Overlay District (HPOD) Typically Regulates

HPOD Design Criteria for New Construction and Alterations*

- **Scale: height and width.** The proportions and size of the new building and structure compared with other buildings and structures in a block.
- **Massing and building form.** Relationship of building massing and form to other buildings and structures in the district.
- **Setback.** Maintaining the regular building setback which occurs within the historic district.
- **Orientation and site coverage.** The front of the new building and structure in relationship to the front of other buildings and structures along a block, and the percentage of the site that the building and structure covers compared to nearby buildings.
- **Alignment, rhythm and spacing.** The effect a new building and structure will have on existing patterns along the block.
- **Maintaining materials within the district.** The use of materials common to the district and the avoidance of use of inappropriate materials in construction.
- **Trim and detail.** Link between old and new. New construction should be compatible with historic buildings and structures without necessarily copying their detail.
- **Façade proportions and window patterns.** Location and proportions of windows and their relation to the overall size of the building and structure.
- **Entrances and porch projections.** Size, shape and proportion of entrances and porches.
- **Roof forms.** Shapes and materials.
- **Landscaping and fences.**
- **Significant trees.**

*Any regulation for a Historic Preservation Overlay District (HPOD) shall apply to the exterior portion of contributing and non-contributing properties or structures wholly contained within the Historic Preservation Overlay District. Contributing and non-contributing properties are defined in the Shreveport UDC. Interior arrangement or design shall be exempt from review by the Historic Preservation Commission and the Metropolitan Planning Commission. Interior construction and/or reconstruction shall not require a Certificate of Appropriateness, Certificate of Demolition and Certificate of Economic Non-Viability.

Establishment of a General Historic Preservation Overlay District (General-HPOD)

A General Historic Preservation Overlay District (General-HPOD) will be created over all existing local and/or nationally designated historic districts (including the areas and properties within those districts), and local and/or national individually designated historic sites, properties or landmarks (as referenced by the National Register of Historic Places), within the city limits of the City of Shreveport, Louisiana, until specific HPODs are established.

- Local and NRHP-listed designated landmarks, sites, buildings, structures, landscapes and objects for inclusion will be designated under the General Historic Preservation Overlay District (General-HPOD).
- Nothing contained in the designation of a property, or a group of properties, as the General Historic Preservation Overlay District (General-HPOD) shall affect the use of the property, and all uses shall be governed by the underlying zoning districts established by this Code.
- Until the City Council of the City of Shreveport approves the designation of a “specific” Historic Preservation Overlay District, all previously designated local historic districts, landmarks, sites, buildings, structures, landscapes and objects will be designated under the General Historic Preservation Overlay District (General-HPOD) and shall be governed by the guidelines set herein.
- Historic Preservation Overlay Districts, may from time-to-time be designated, amended, or repealed, provided; however, that no district shall be recommended for designation unless it is deemed to be of special significance in terms of its pre-historic, historic, architectural, archeological or cultural value or significance as defined in Article 21. Such districts must also possess integrity of design, setting, workmanship, materials, feeling, and/or association.

Process to establish a “Specific” Historic Preservation Overlay District (HPOD)

- A group of citizens, a neighborhood or the City submits an application and report, to the Shreveport-Caddo Metropolitan Planning Commission (MPC), describing the significance of the buildings, structures, and/or sites of the proposed specific Historic Preservation Overlay District (HPOD), as well as the boundaries of the area and proposed specific district design standards.
- The Shreveport Historic Preservation Commission (HPC) will review the application and report to determine whether the area/neighborhood has sufficient “special significance and integrity” to warrant overlay protection.
- The HPC completes the analysis and holds a neighborhood meeting for all affected property owners.
- After the neighborhood meeting, the HPC forwards its findings and recommendation to the MPC. The MPC shall place the item on their next monthly agenda to consider recommending the code text and zoning map amendment to City Council.
- Once adopted by the City Council, the City’s official zoning map will be amended—reflecting the specific Historic Preservation Overlay District (HPOD), while a code text amendment to the Shreveport UDC will establish the specific design standards and regulations.

Permitting Process

Prior to performing work and/or receiving a building permit, applicants must obtain a Certificate of Appropriateness (COA) for changes to the exterior of the building and property, a Certificate of Demolition (COD) for the removal or demolition, or an Exception for Economic Non-Viability if the property owner has shown he/she will be deprived of any reasonable economic return on the property if not allowed to proceed with the requested alteration or other activity.

A Determination of No Material Effect may be issued by the Chief Building Official or the City Engineer, or their designees, indicating approval for any normal repair or act of maintenance as defined by the Article. If a Determination of No Material Effect is issued, an application for a Certificate of Appropriateness (COA) or Certificate of Demolition (COD) is not required.

All applications are reviewed by MPC Staff and the Historic Preservation Commission, and decided by the Executive Director of the MPC. Applications are assessed according to the design standards and review criteria for the Historic Preservation Overlay District, as outlined in the Shreveport UDC. The standards are context based, and decisions may vary from district-to-district based on each specific district’s special character. Until a “specific” historic preservation district overlay has been established to govern its design standards, the General Historic Preservation Overlay District (General-HPOD) design standards and other review criteria shall apply.

Historic Preservation and Land Use & Design Regulations in the City of Shreveport, Louisiana

Historic Preservation Commission

Chapter 36 of the Shreveport City Code

- Establishes the HPC
- Maintains status as a Certified Local Government (CLG)
- Review and recommendation with regard to:
 - Certificate of Appropriateness
 - Certificate of Demolition
 - Certificate of Non-Viability
 - Establishing specific Historic Preservation Overlay Districts
- Nominations and Review:
 - To assist and encourage nominations to the National Register of Historic Places (NRHP)
 - To review and comment on National Register Nominations for properties within the City
- Confer recognition upon property owners for significant local historic landmarks, sites and historic districts within the City.
- To serve an Advisory Design Review body for City Public Works projects which have historic preservation implications.

Chapter 37 of the Shreveport City Code

- Establish the process for identification, nomination and designation of historic properties, etc.
- Maintain a codified inventory and local registry of all designated local historic landmarks, sites, historic districts and properties within the City.

Metropolitan Planning Commission

Shreveport Unified Development Code

- Establishes the General Historic Preservation Overlay District ("General-HPOD")
- Outlines process to establish specific Historic Preservation Overlay Districts
- Establishes Design Standards:
 - Building design
 - Massing
 - Setbacks
 - Materials
 - Parking
 - Building height
 - Landscaping and fences
 - Significant trees
 - Paving
 - Lighting (including fixtures)
 - Signs