

## Certificate of Appropriateness

Filing Date: March 12, 2024  
Case Number: **24-08-HPC**  
Request: **Certificate of Appropriateness**  
Project Address: 908 Rutherford St. Shreveport, LA 71104 Historic District:  
Fairfield Historic District  
Zoning: R-HU  
Applicant: Clarence Babineaux, SGB Architects, LLC  
[clarence@sgba.com](mailto:clarence@sgba.com)  
MPC Review by: Adam Bailey, Community Planning and Design Manager  
[adam.bailey@shreveportla.gov](mailto:adam.bailey@shreveportla.gov)  
HPC Meeting Date: March 19, 2024

### PROPERTY DESCRIPTION

908 Rutherford Street is located in Fairfield Historic District and is the site of the St. Mark's Episcopal Cathedral. It resides on the northeast corner of Fairfield Avenue and Kings Highways and is currently zoned R-HU (Residential Highland Urban Conservation Residential Zoning District).

The main structure is a very large brick and limestone building constructed between 1950 and 1954. Despite being approximately 50 years old, the church is elaborately treated with Middle Gothic elements built to resemble an English Gothic cathedral of the thirteenth century with elaborate tracery, two center arches and a tower with corner pinnacles.

In the NRHP Application for the Fairfield Historic District, St. Mark's was listed as an intrusion, but is "not detrimental to the district's character because it supports the area's eclectic architectural heritage."<sup>1</sup>

Since 1954, the site also houses the St. Mark's Cathedral School. The school was originally a part of the main cathedral building; however, in 1979, the main school building, which currently houses the offices, Lower School, and enrichment classes, was built. In 1996, the Ministry Center was built. And in 2017, the Preschool building opened, replacing former residence immediately adjacent to the Cathedral that was known as The White House. The Preschool space serves St. Mark's youngest students from Preschool-2 through kindergarten.

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### PROJECT DESCRIPTION

The applicant would like permission to "construct 8 columbaria to house 48 niches, each, to be located in the 'The Family Garden,' which is the courtyard bounded by the Cathedral, the Parish House, and the School."<sup>2</sup>

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### OTHER ACTIONS REQUIRED

The proposed project will require a Building Permit from the City of Shreveport Permits Division.

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### COMPLIANCE WITH THE PLANNING CODE PROVISIONS

For any new modifications to the existing structure, the property *may* have to comply with all zoning requirements (i.e., setbacks, height limitations, building coverage, etc.) for the R-HU Zoning District, as identified in *Article 4, Section 4.2 - Residential Districts* of the Shreveport UDC.

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<sup>1</sup> Thomas, Daniel. Fairfield Historic District. National Register of Historic Places Nomination Application, January 22, 1987. Division of Historic Preservation, Baton Rouge. Page 33.

<sup>2</sup> Babineaux, Clarence. HPC Application for 24-08-HPC, March 12, 2024. Metropolitan Planning Commission, Shreveport, LA.

## 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 (i.e., improvements) 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 improvements are HARMONIOUS with the special character of the HPOD.** The proposed columbarium will match the style and color of the existing columbarium. See Figures 1-5 for existing site photographs; See Figure 6 for Proposed Site Plan; See Renderings 1-3 for Proposed Columbarium.

2. *Whether the proposed activity (i.e., improvements) will adversely affect any exterior feature and/or exterior architectural feature.*

**MPC STAFF COMMENTS: MPC staff finds that the proposed improvements WILL NOT adversely affect any exterior features and/or exterior architectural features of the neighborhood.**

3. *Whether the proposed activity (i.e., improvements) 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 improvements WILL NOT adversely affect the historic character of the landmark, site, building, structure, landscape, and/or object.** The proposed columbarium will match the style and color of the existing columbarium that currently occupies the courtyard. See Figures 1-5 for existing site photographs; See Figure 6 for Proposed Site Plan; See Renderings 1-3 for Proposed Columbarium.

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 proposed improvements ARE COMPATIBLE with the character of the HPOD.**

5. *Whether the proposed activity complies with the design standards contained in Article 4.*

**MPC STAFF COMMENTS: MPC staff finds that the new improvements COMPLY with the design standards contained in Article 4.**

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## MPC STAFF ANALYSIS

### CERTIFICATE OF APPROPRIATENESS

Based on the requirements of Article 4, Section 4.7.C. General Historic Preservation Overlay District Design Standards, as well as Article 21, Section 21.5.C Approval Standards, MPC staff has determined the following:

- *“The first exterior columbarium at St. Mark's was built in the 2001-2002-time frame. It contains 192 niches and is located along the north wall of the Cathedral. See Figure 4. A new 384-niche columbarium is planned for The Family Garden, which is the courtyard bounded by the Cathedral, the Parish House and the St Mark's School. This new columbarium is proposed in response to increased demand by the congregation because the first columbarium is nearly sold out. The new columbarium will be composed of 8 identical wall panels, each containing 48 niches. Each columbarium wall panel will be approximately 9' long x 4' tall x 2' deep. The construction will be of brick and cast stone, both of which will match the material and color palette of the existing buildings. The brick pattern will be Flemish Bond, which matches that of the buildings on the campus.”<sup>3</sup>*

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<sup>3</sup> Babineaux, Clarence. HPC Application for 24-08-HPC, March 12, 2024. Metropolitan Planning Commission, Shreveport, LA.

- *“In the late 1990's, new landscaping was installed in the courtyard that included 4 Honey Locust trees, one in each corner of the courtyard. Two of these have died and a third is in poor condition. The 2 remaining Honey Locust trees on the south side of the courtyard that are in the way of the new columbarium will be removed. The owner intends to replace all 4 trees once construction has been completed.”<sup>4</sup>*

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## ATTACHMENTS

Exhibits, including Zoning Map, Scope of Work, and Site Photos

- **Exhibit A.** Zoning Map.
- **Exhibit B.** Aerial Map.
- **Figures 1-5.** Existing photos of St. Mark’s, provided by Applicant.
- **Figure 6.** Proposed Site Plan.
- **Renderings 1-3.** Proposed renderings of Columbarium of, provided by Applicant.

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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.*

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## HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION

### **CERTIFICATE OF APPROPRIATENESS.**

*[HPC recommendation to be inserted after the March HPC Meeting]*

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## MPC EXECUTIVE DIRECTOR’S DECISION

*[MPC Executive Director’s decision to be inserted after March HPC Meeting. The Executive Director has 45 days to decide from the date of application.]*

Executive Director Signature:	Date:
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<sup>4</sup> Babineaux, Clarence. HPC Application for 24-08-HPC, March 12, 2024. Metropolitan Planning Commission, Shreveport, LA.

Exhibit A. Zoning Map

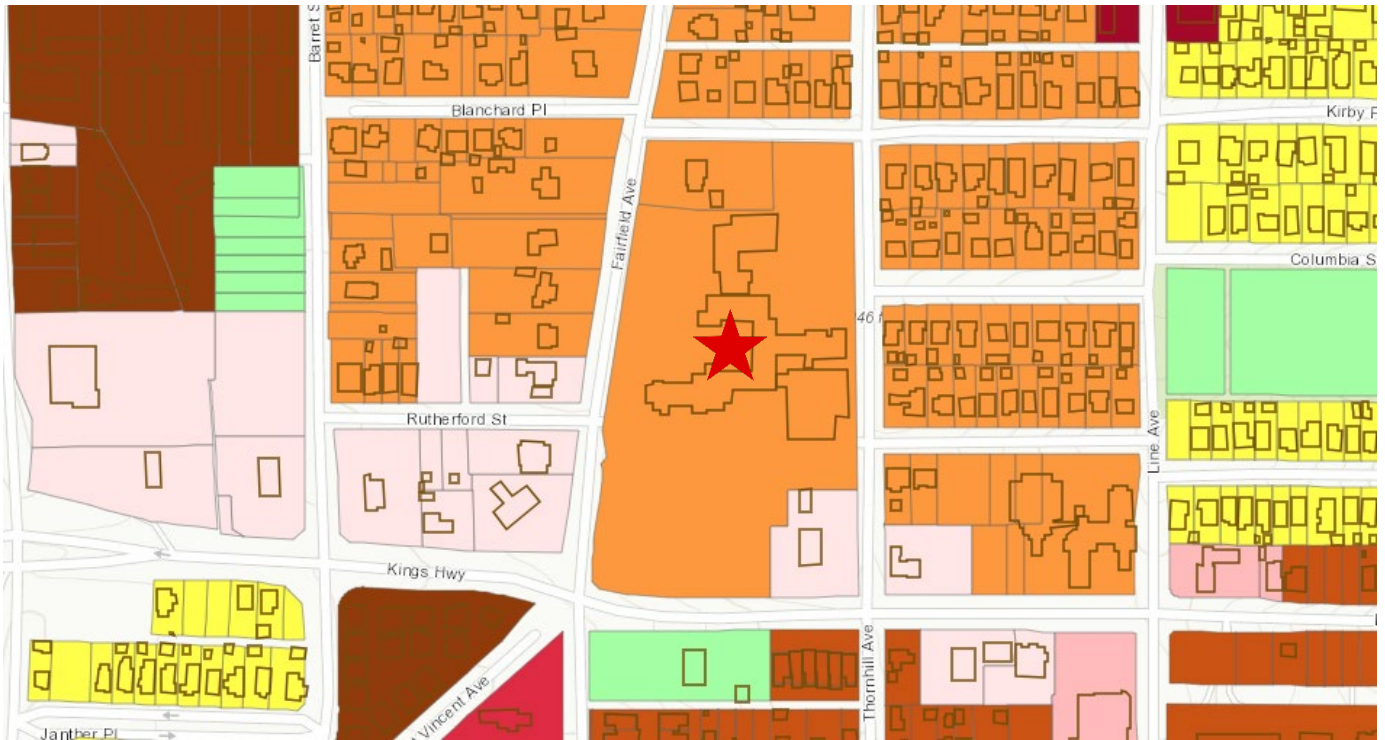


Exhibit B. Aerial Map

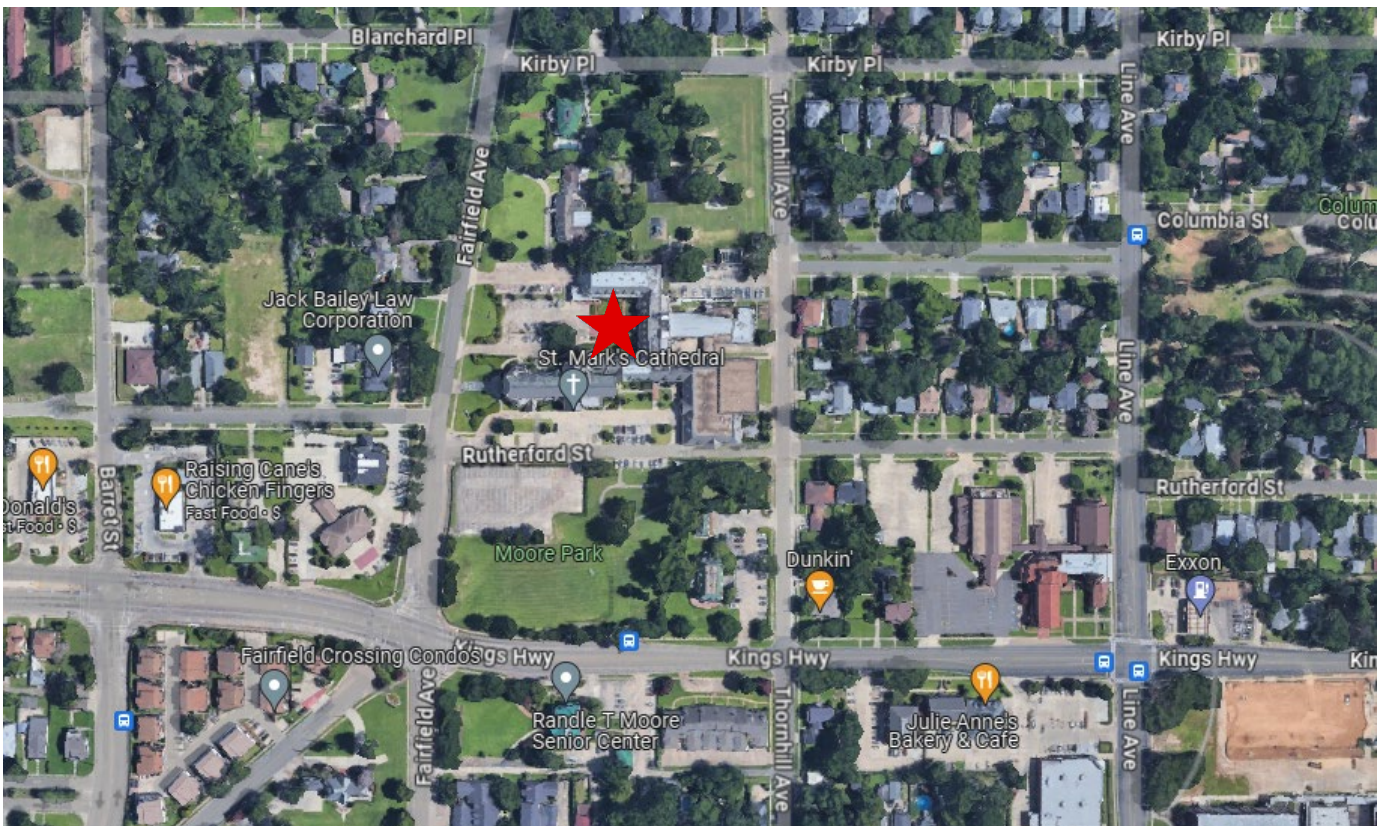


Figure 1. St. Mark's Cathedral, as seen from Fairfield Avenue.





Figure 2. St. Mark's School Entry. Courtyard is in the background, behind the oak tree.



Figure 3. St. Mark's—the School (left), the Parish House (center) and the Cathedral Bell Tower (right).





Figure 4. St. Mark's – Existing Columbarium of the north wall of the Cathedral.

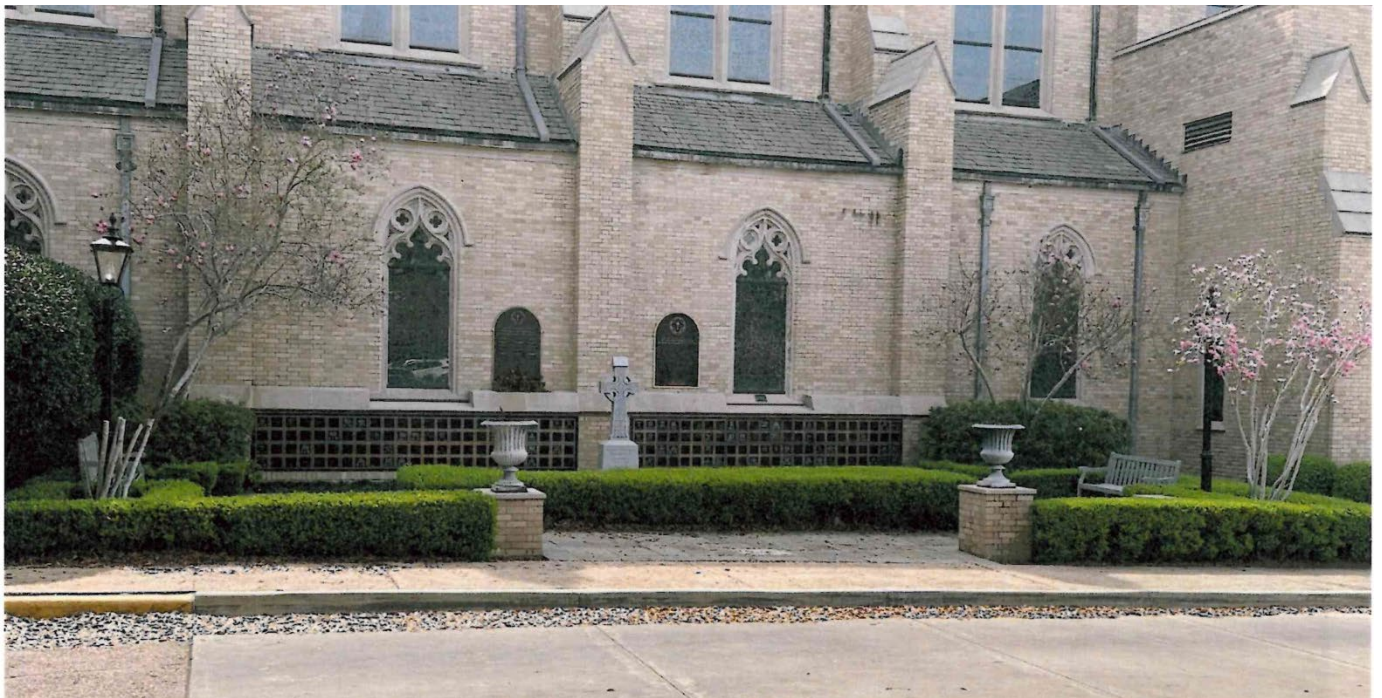
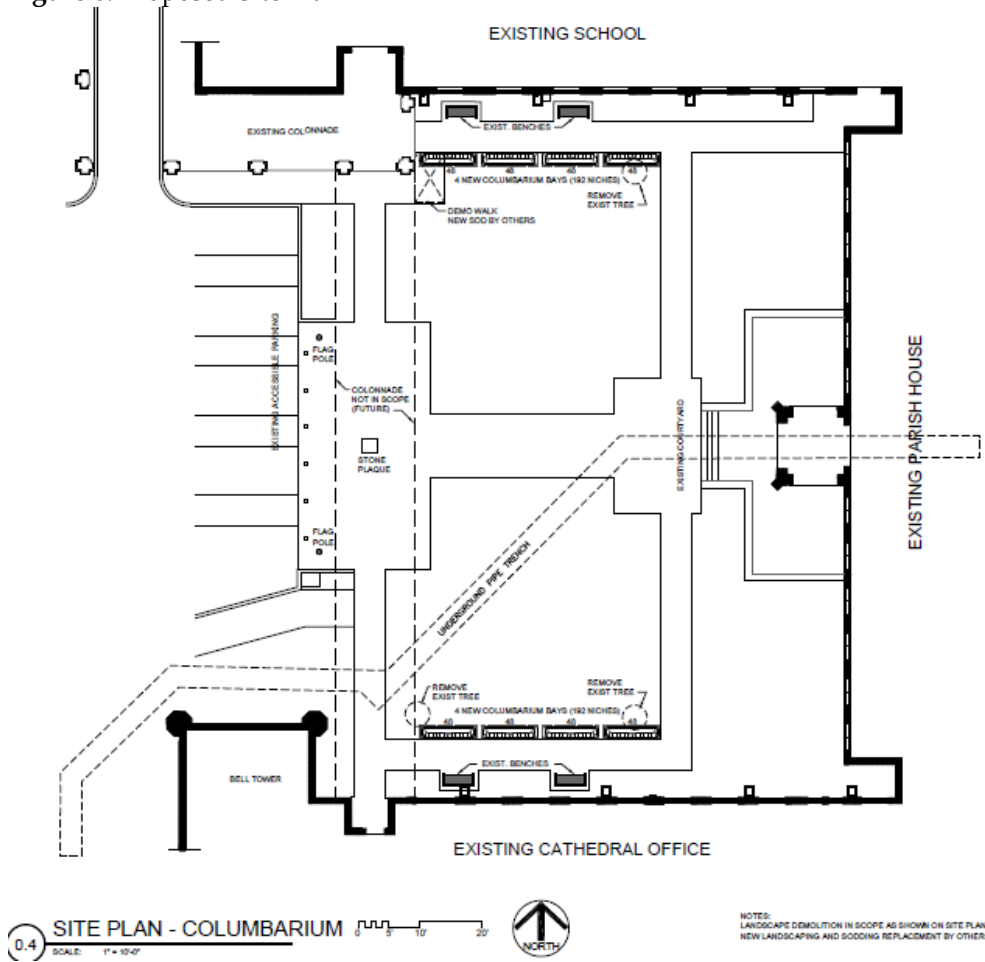




Figure 5. St. Mark's – Existing Columbarium of the north wall of the Cathedral.



Figure 6. Proposed Site Plan



NOTES:  
LANDSCAPE DEMOLITION IN SCOPE AS SHOWN ON SITE PLAN.  
NEW LANDSCAPING AND SOODING REPLACEMENT BY OTHERS.

Rendering 1.



A new columbarium with 384 niches is planned for the courtyard. It will be composed of 8 identical panels of 48 niches each. The panels will be 9' long x 4'-3" tall x 2' wide.

Rendering 2.



A new columbarium with 384 niches is planned for the courtyard. It will be composed of 8 identical panels of 48 niches each. The panels will be 9' long x 4'-3" tall x 2' wide.



Rendering 3.



A new columbarium with 384 niches is planned for the courtyard. It will be composed of 8 identical panels of 48 niches each. The panels will be 9' long x 4'-3" tall x 2' wide.