

Certificate of Appropriateness

Filing Date: March 12, 2024
Case Number: **24-09-HPC**
Request: **Certificate of Appropriateness**
Project Address: 908 Rutherford Street, Shreveport, LA 71104
Historic District: Fairfield Historic District
Zoning: R-HU
Applicant: Clarence Babineaux, SGB Architects, LLC
clarence@sgba.com
MPC Review by: Peiyao Li, Community Planner I
peiyao.li@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." ¹

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.

PROJECT DESCRIPTION

The applicant would like permission to "construct new colonnade that connects the existing colonnade at the school to the north wall of the Cathedral and will enclose the 'The Family Garden,' which is the courtyard bounded by the Cathedral, the Parish House, and the School." ²

OTHER ACTIONS REQUIRED

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

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.

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

² Babineaux, Clarence. HPC Application for 24-09-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 colonnade will match the style and color of the existing colonnade. See Figures 1-6 for existing site photographs; See Exhibit C for Proposed Site Plan; See Exhibit D for Proposed Floor Plan; See Exhibit E for Proposed Elevations.

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 colonnade will match the style and color of the existing colonnade. See Figures 1-6 for existing site photographs; See Exhibit C for Proposed Site Plan; See Exhibit D for Proposed Floor Plan; See Exhibit E for Proposed Elevations.

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.

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 proposed new colonnade will connect the existing colonnade at the school to a secondary entry on the north wall of the Cathedral and will enclose The Family Garden, which is the courtyard bounded by the Cathedral, the Parish House and the St. Mark’s School. This new colonnade will follow the location of the original 1977 design by architects Annan & Gilmer (see Annan & Gilmer drawing sheet FA.1). the design of the colonnade will be based on the 1977 design, including materials (brick & cast stone), colors and details (see Annan & Gilmer drawing sheet A-7). The existing colonnade is composed of a series of segmented stone arches bracketed by brick columns..”³*

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

- *“There is an existing red brick sidewalk in the same location as where the new colonnade will be built. These bricks must be removed to allow installation of the colonnade foundation. The bricks will be stored and reinstalled as the walking surface of the colonnade.”⁴*

ATTACHMENTS

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

- **Exhibit A.** Zoning Map.
- **Exhibit B.** Aerial Map.
- **Figures 1-6.** Existing photos of St. Mark’s, provided by Applicant.
- **Figure 7.** Early 1950’s rendering of unbuilt colonnade.
- **Figure 8.** Original Site Plan by Annan & Gilmer in 1977.
- **Figure 9.** Original Elevations by Annan & Gilmer in 1977.
- **Exhibit C.** Proposed Site Plan.
- **Exhibit D.** Proposed Floor Plan.
- **Exhibit E.** Proposed Elevations.

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.*

HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATION

CERTIFICATE OF APPROPRIATENESS.

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

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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³ Babineaux, Clarence. HPC Application for 24-09-HPC, March 12, 2024. Metropolitan Planning Commission, Shreveport, LA.

Exhibit A. Zoning Map



Exhibit B. Aerial Map

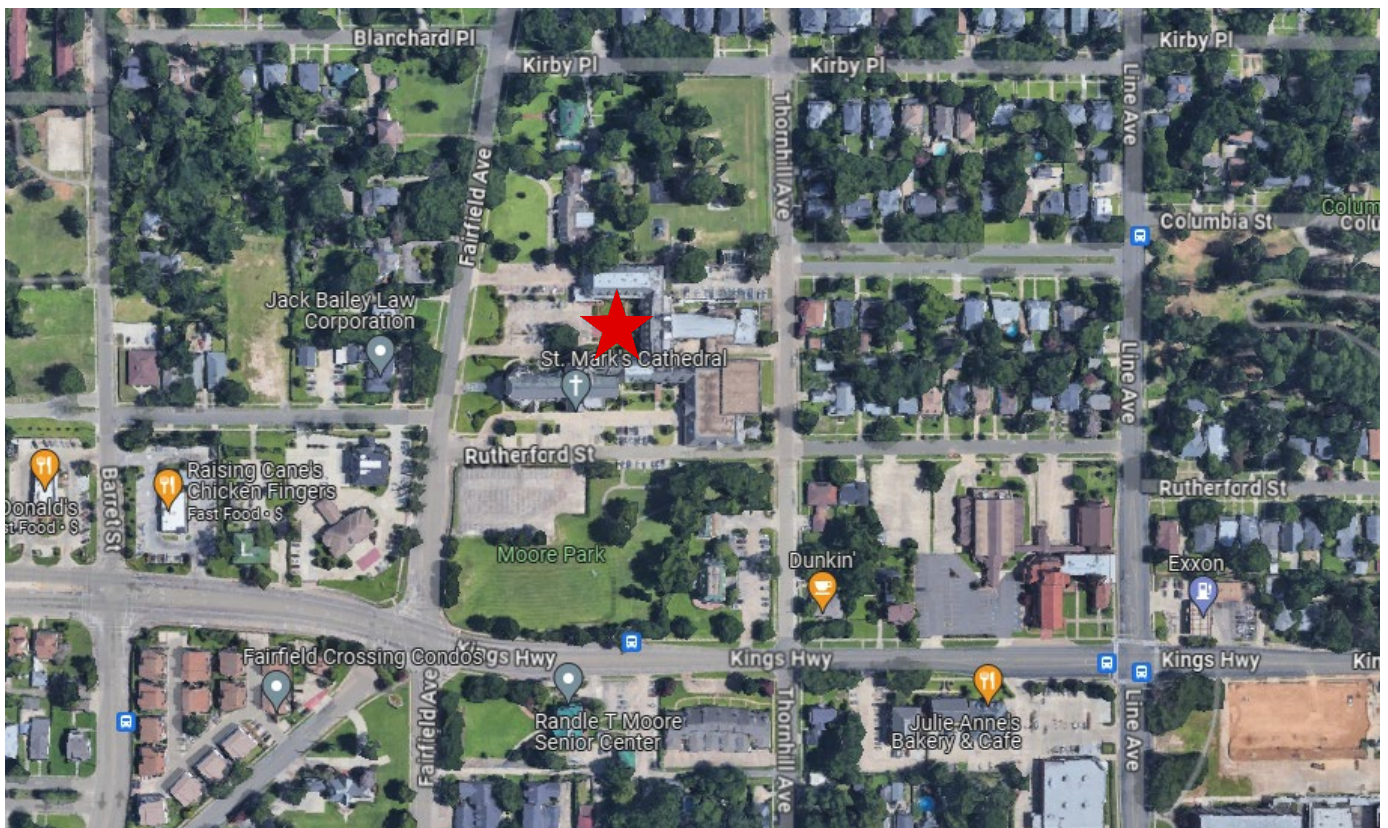


Figure 1. St. Mark's Cathedral, as seen from Fairfield Avenue.



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—Close up view of the Courtyard.



Figure 5. St. Mark's—New colonnade will interact at this side door (north wall of Cathedral).



Figure 6. The new colonnade will connect at the right side of the existing school colonnade.



Figure 7. An early 1950's rendering showing the unbuilt colonnade on the far left.



Figure 8. 1977 Site Plan by Annan & Gilmer showing the location of the originally proposed colonnade.

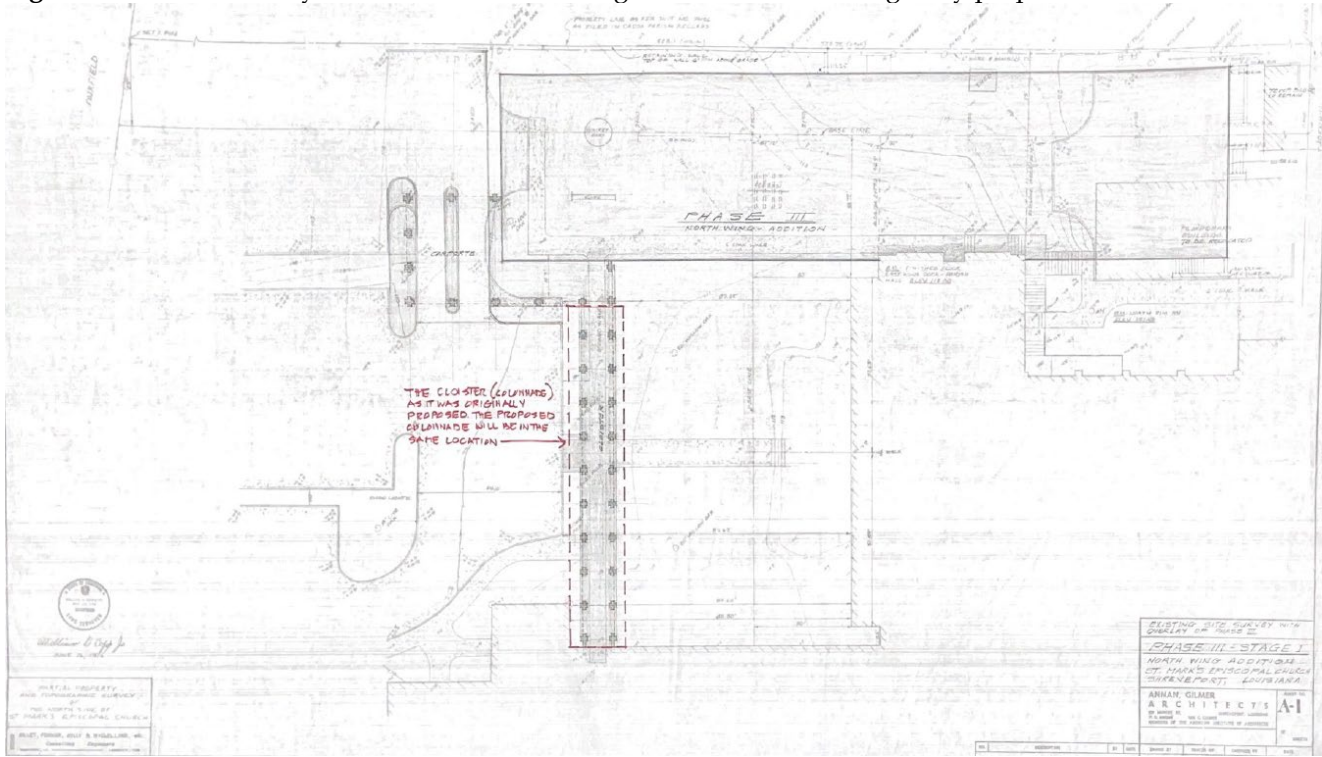


Figure 9. 1977 Elevations and Details by Annan & Gilmer of the school colonnade.

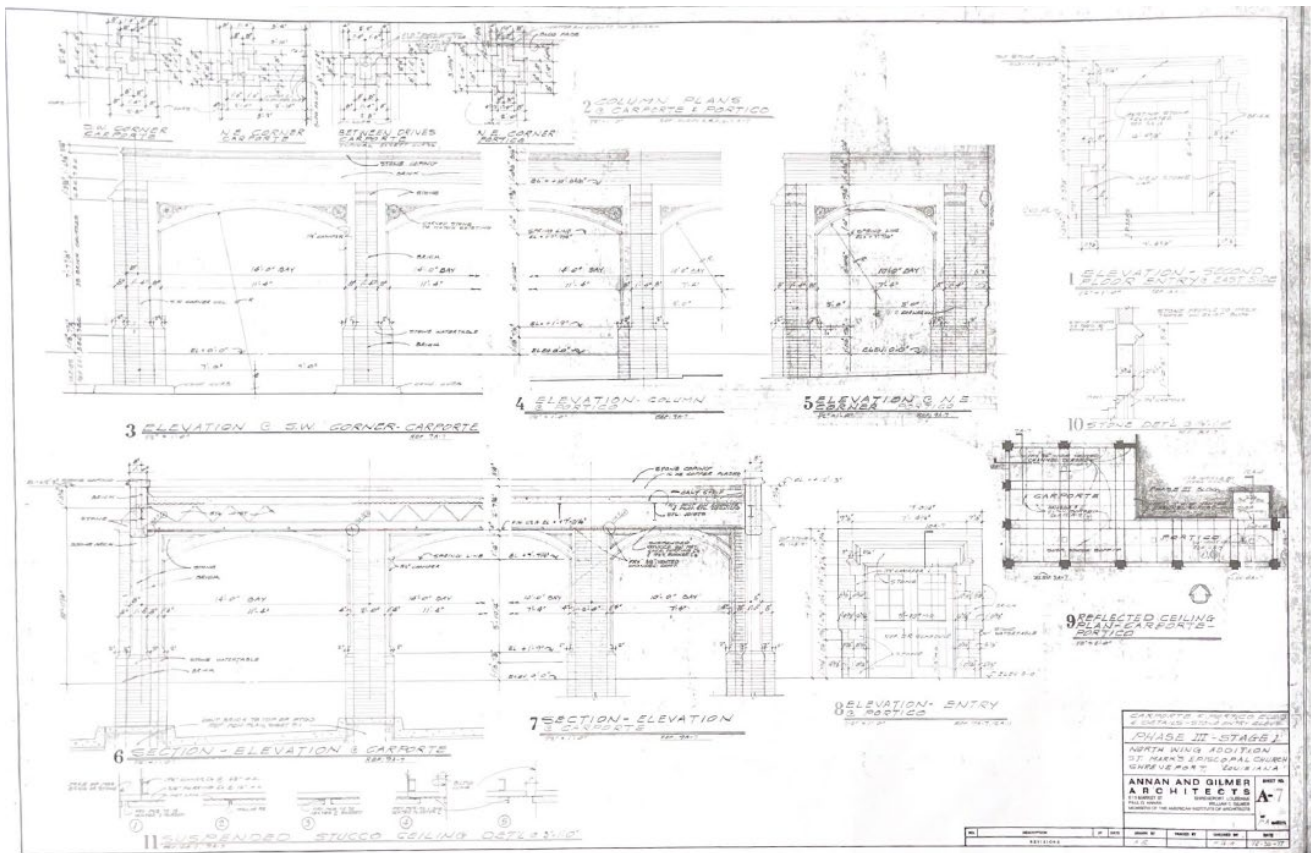


Figure C. Proposed Site Plan

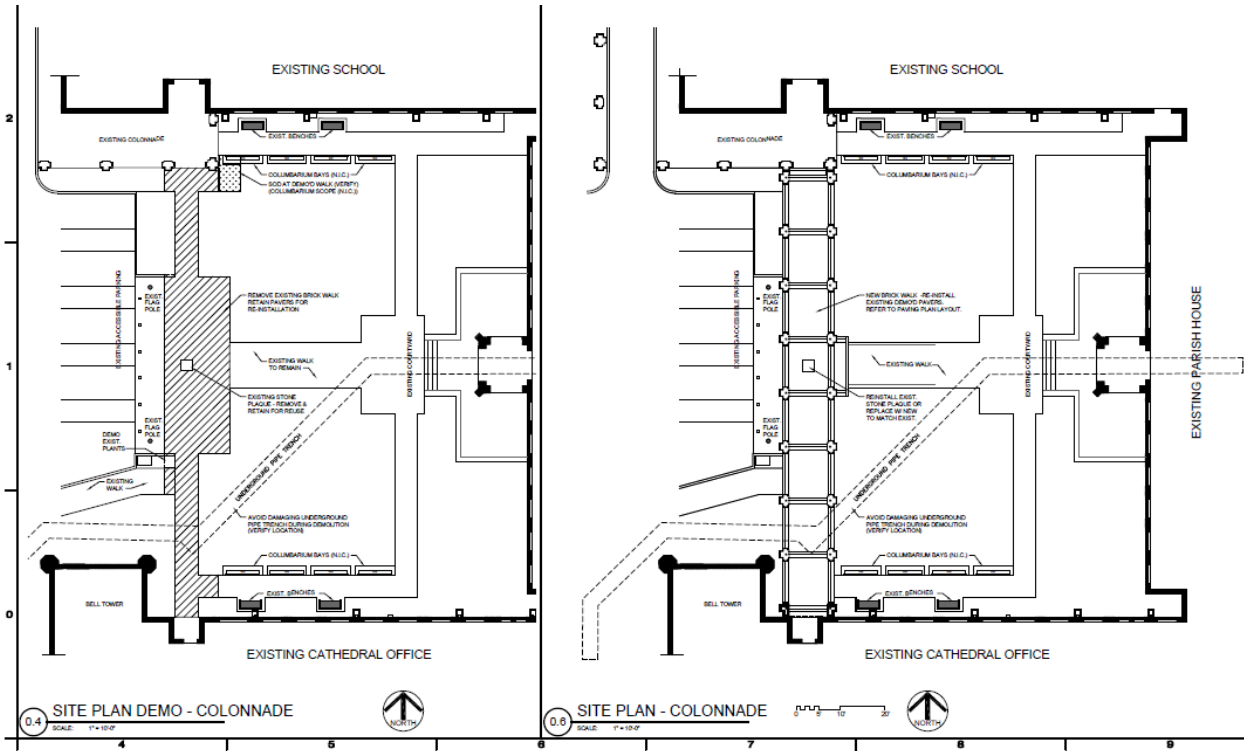


Figure D. Proposed Floor Plan of Colonnade

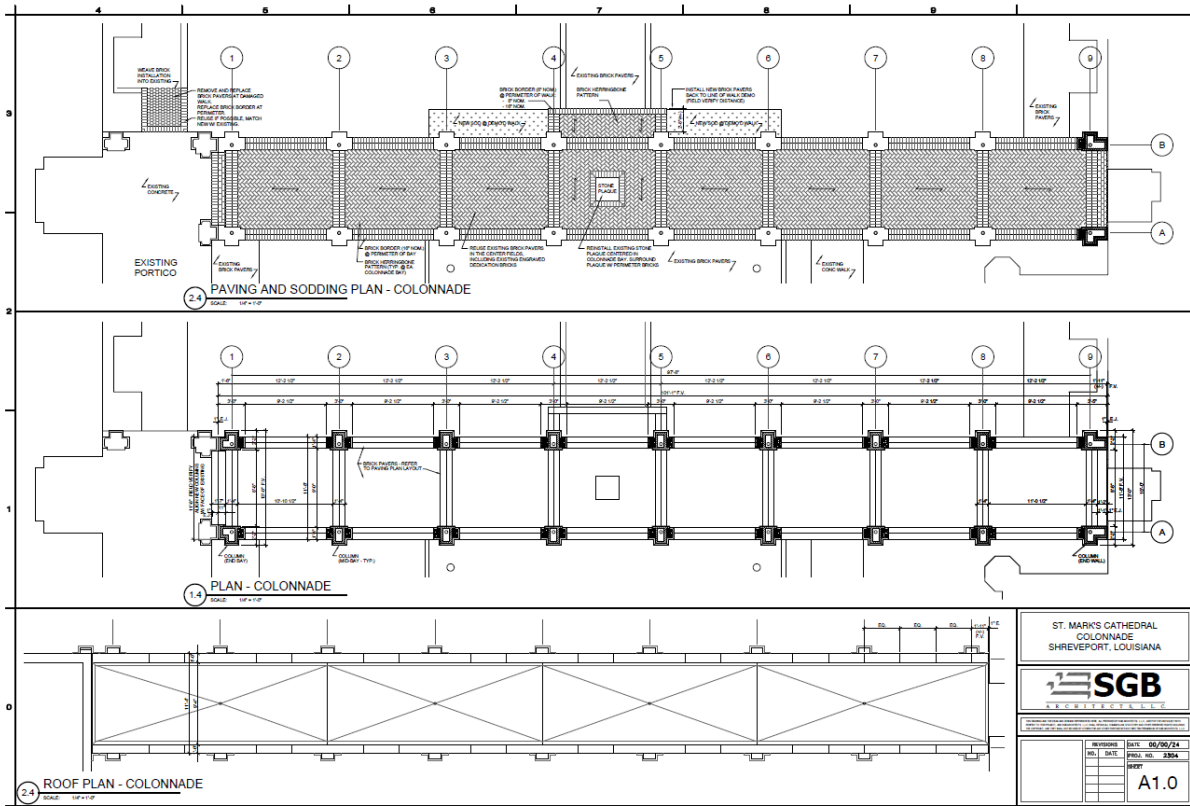


Figure E. Proposed Elevations

