

## PLANNING DIVISION STAFF REPORT

April 15, 2024

PREPARED FOR THE LANDMARKS COMMISSION



**Project Name & Address:** 2450 Atwood Avenue

**Application Type(s):** Certificate of Appropriateness for alterations

**Legistar File ID #** [82374](#)

**Prepared By:** Heather Bailey, Preservation Planner, Planning Division

**Date Prepared:** April 11, 2024

### Summary

**Project Applicant/Contact:** Father Michael Radowicz, St. Bernard Parish

**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness to make alterations to a designated landmark

### Background Information

**Parcel Location/Information:** The subject property is a designated landmark, St. Bernard's Catholic Church

#### Relevant Ordinance Sections:

#### 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
  - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
  - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
  - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
  - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.

#### Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## Analysis and Conclusion

At the March 18 Landmarks Commission meeting, the commission reviewed the proposal to add a porte cochere on the rear of the landmarked church, addition of venting for updated HVAC systems to the building, and reconfiguration of the parking lot at St. Bernard's Catholic Church. The commission found that the standards were met for all of the components except for the design of the porte cochere and gave guidance to the applicant on redesigning that feature in order to make it architecturally compatible with the structure. The updated design removes the faux buttress element on the supporting piers, reduces the height and width, includes a consistent size of arched openings, and redesigned the vehicle entrance to from a Roman arch to a simple horizontal lintel. The updated materials include the specifications and materials proposed.

Please see the previous staff report for the more detailed analysis of how the proposed meets the standards of approval. The updated design is more in keeping with the architectural vocabulary of the landmarked structure.

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the project as proposed.