

PRESERVING LAKE CHARLES

The Benefits of
Historic Preservation



Lake Charles
Louisiana

What is historic preservation?

An endeavour that seeks to preserve, conserve and protect buildings, objects, landscapes or other artifacts of historical significance.

-Wikipedia



Through historic preservation, we look at history in different ways, ask different questions of the past, and learn new things about our history and ourselves. Historic preservation is an important way for us to transmit our understanding of the past to future generations.

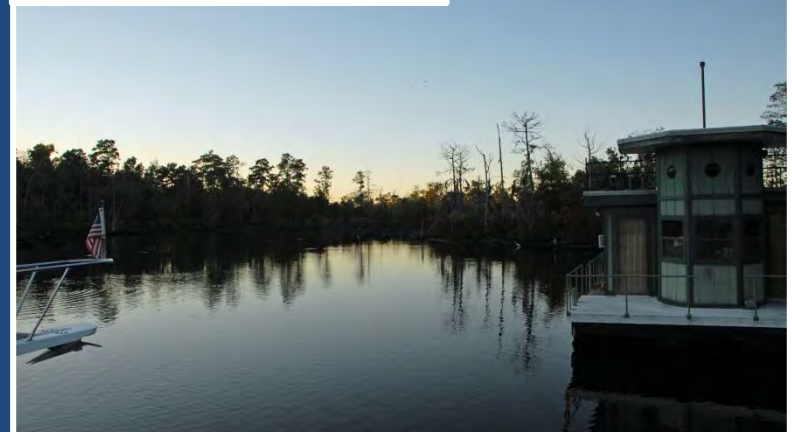
-National Park Service

What do you preserve?

All things that make Lake Charles unique and authentic.

For example,

- Built environment (buildings, structures, neighborhoods)
- Landscapes
- Traditions
- Languages
- Oral history and stories



Why do you preserve?

Benefits of Historic Preservation



Economic
Sustainability
Educational
Social

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Benefits of Historic Preservation

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Sustainability

Educational

Social



Economic Benefits

Protection of Investments

Heritage Tourism

Attract Investment and Recruit Business

Community-Based Economy



Economic Benefits

Protection of Investments

Heritage Tourism

Attract Investment and Recruit Business

Community-Based Economy



Protection of Investments

- Predictable development
- Support property owners by protecting their valuable investments
- Safeguard distinctive characteristics
- Property values within historic districts maintain or increase over time as opposed to other areas that are more vulnerable to market fluctuations



Economic Benefits

Protection of Investments

Heritage Tourism

Attract Investment and Recruit Business

Community-Based Economy



Heritage Tourism

#VisitLakeCharles

- **Travel aimed at experiencing an area's unique** heritage and culture
- Authenticity is an essential ingredient for capturing heritage tourism dollars.
- Historic buildings, neighborhoods, traditions, and cultures frame the distinctive story of Lake Charles.



Economic Benefits

Protection of Investments

Heritage Tourism

Attract Investment and Recruit Business

Community-Based Economy



Attract Investment

- Historic buildings and areas should be an asset rather than a liability in business recruitment
- When choosing a location, companies consistently search for communities that can provide a higher quality of life
- Sense of Place + Range of Housing Options + Diversified Economy + Cultural Opportunities + Recreational Opportunities = High Quality of Life
- High Quality of Life = Happy, Sustainable Workforce

Economic Benefits

Protection of Investments

Heritage Tourism

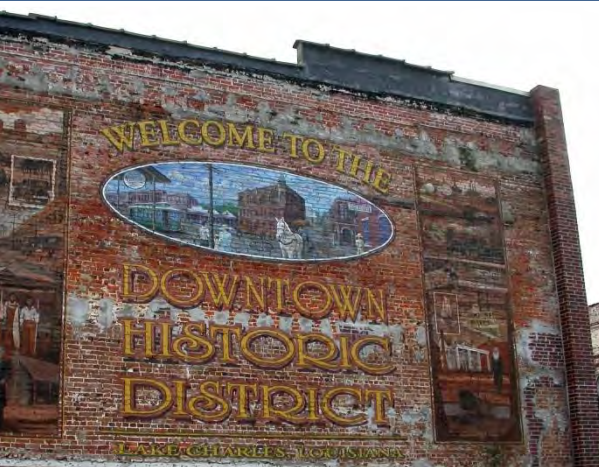
Attract Investment and Recruit Business

Community-Based Economy



Community-Based Economy

- Active downtowns provide excellent spaces and competitive rent to incubate new businesses and support smaller, local businesses
- Local businesses return a larger share of their revenue into the local economy, which enhances the entire community.



Why do you preserve?

Benefits of Historic Preservation

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Sustainable Benefits

- Environmental quality
- Encourages use of existing infrastructure



Why do you preserve?

Benefits of Historic Preservation



Economic

Sustainability

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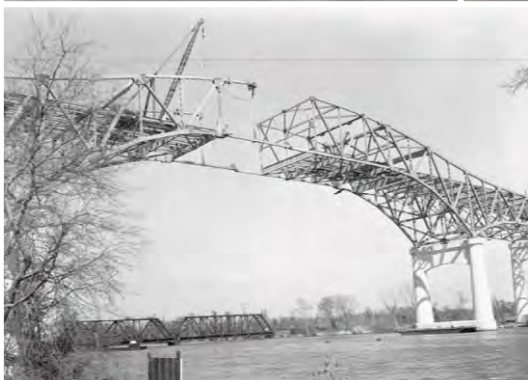
Social



Educational Benefits

Our built environment...

- Tells the distinctive story of the development of Lake Charles
- Provide a tangible connection to our past



Why do you preserve?

Benefits of Historic Preservation

Economic

Sustainability

Educational

Social



Social Benefits

- Enhanced Quality of Life
- Walkable, connected communities lead to connected neighbors and a true sense of community
- Empowerment



A Road from Regret to Proactive Ethic

The Preservation Story of Lake Charles



Local ordinance approved by the City of Lake Charles

Creation of State Rehabilitation Tax Credit and Lake Charles is accepted into the Certified Local Government Program

Charpentier Historic District listed in the National Register of Historic Places

Arcade Theater and Miller Building lost to fire

Creation of Federal Rehabilitation Tax Credit

Loss of the retail corridor along Ryan Street

Loss of Bel House, Chalkley House and others

2020

2010

2000

1990

1980

1970

1960

1950

Design guidelines created for the historic districts

Charpentier and Margaret Place historic districts designated by the City of Lake Charles

Preservation awareness and ethic begins to shift

Arcade Theater and Miller Building listed on the National Register of Historic Places

Construction of Civic Center

Loss of Majestic Hotel, Elk Home, and Calcasieu National Bank among others



Calcasieu National Bank



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Calcasieu National Bank

Local Tools of Historic Preservation

Where we are today...

- Historic Preservation Ordinance
- Design Guidelines
- Certificate of Appropriateness (COA) Application Process
- Financial Incentives

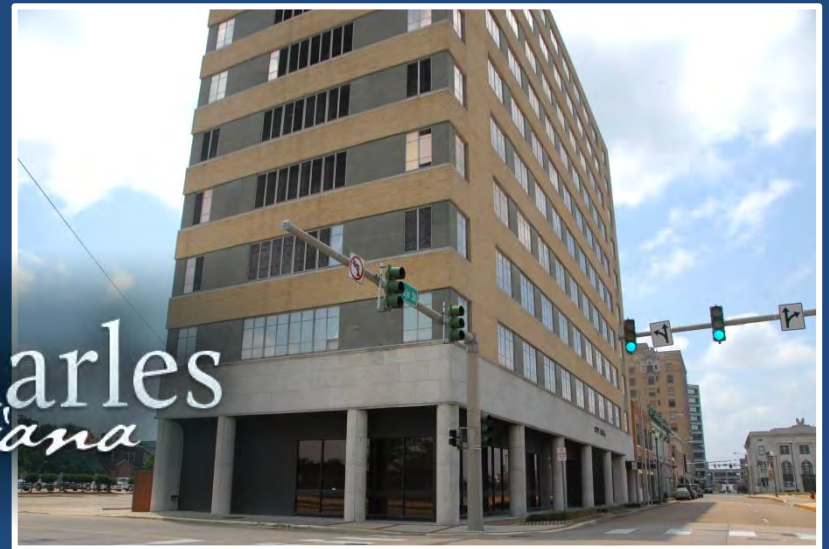


Local Tools of Historic Preservation

- Historic Preservation Ordinance
- Design Guidelines
- Certificate of Appropriateness (COA) Application Process
- Financial Incentives



Lake Charles
Louisiana



Historic Preservation Ordinance

What is a preservation ordinance?

- Local legislation enacted by the City of Lake Charles in 2011 to protect the unique character of buildings and neighborhoods
- Established Charpentier Historic District and Margaret Place Historic District
- Established the Historic Preservation Commission (HPC) and a design review process
- Authorized design guidelines

Historic Preservation Ordinance

What does our ordinance accomplish?

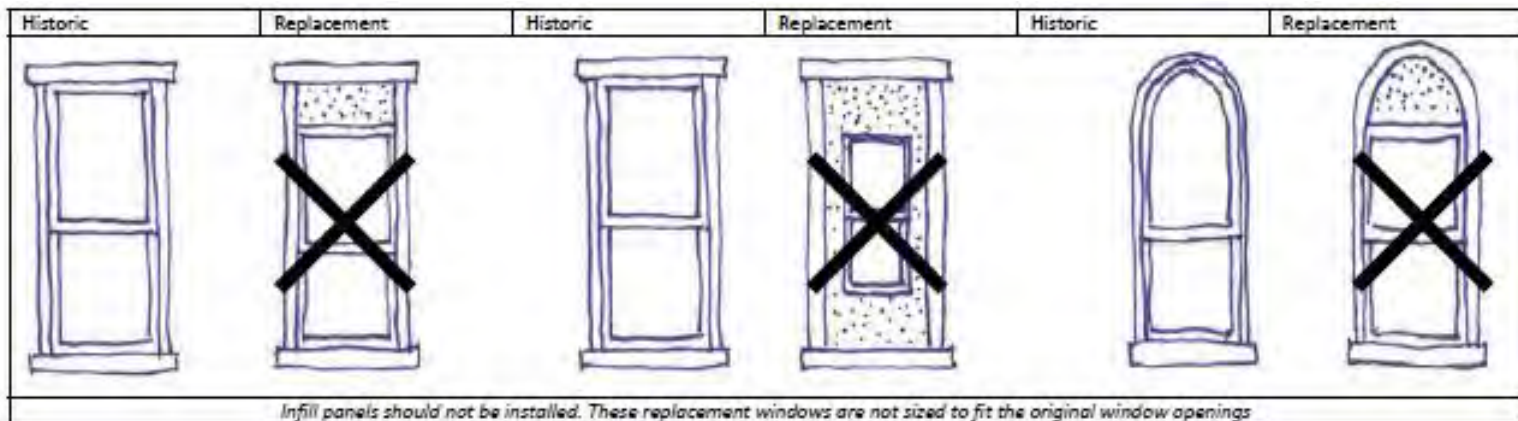
- Protects homes and businesses against devaluing effects of inappropriate or substandard development on nearby properties
- Protects authenticity and character
- Provides a proactive, democratic process for protecting our valuable assets rather than reactive response



Not necessarily bad, but it's
all about location, location,
location.

Local Tools of Historic Preservation

- Historic Preservation Ordinance
- Design Guidelines
- Certificate of Appropriateness (COA) Application Process
- Financial Incentives



Design Guidelines

FINAL REPORT

CHARLESTOWN CULTURAL DISTRICT DESIGN GUIDELINES LAKE CHARLES, LOUISIANA

APRIL 2012



PREPARED FOR:
LOUISIANA DIVISION OF HISTORIC PRESERVATION

PREPARED BY:
HARDY•HECK•MOORE, INC.
AUSTIN, TEXAS

Windows, Screens, and Shutters



Note simple molding and divided lites at this Gothic arch window.



Stained glass windows are characteristic of Queen Anne Style houses.



The geometric grid of muntins and number of lites in this building's double-hung windows are character-defining features.



The storefront windows of the storefront and ribbon windows in the historic complement the facade of this reinforced and Modern building.

- a. Do not enlarge, move, or enclose original window openings on façades visible from the public right-of-way. Do not add new window openings on façades visible from the public right-of-way. It may be appropriate to restore original window openings that have been enclosed.
- b. Retain and restore original windows, window surrounds, and screens unless deteriorated beyond repair. Refer to treatment recommendations for windows included in Appendix F to these design guidelines.
- c. Storm windows may provide increased energy efficiency without damaging historic windows. Interior storm windows may be used to maintain the historic exterior appearance of the window and are preferred over exterior storm windows. Storm windows shall be installed in such a way that they do not damage historic fabric.
- d. If original windows or screens are deteriorated beyond repair, replacement windows or screens shall maintain the same size, profile, configuration, finish and details as the original windows or screens. See the following page for illustrations of window elements.
- e. If the original windows or screens are no longer extant, replacement windows or screens shall reflect the size, profile,

configuration, and finish that are appropriate for the building's form and architectural style. Refer to the Architectural Character section of these design guidelines. Examples of windows configurations for architectural styles in the Charlestown Cultural District and examples comparing inappropriate and appropriate repair and rehabilitation of windows are illustrated on the following pages.

- f. False muntins inserted inside the glass are not permitted. Matching the profile of the original window requires the use of either:
 - i. True divided lites; or
 - ii. Dimensional muntins placed on the outside of the glass, along with spaces on the inside of the glass that are an appropriate color, material, and thickness, so that the window appears to have true divided lites even when viewed from an oblique angle.
- g. Tinted or reflective glass is not appropriate for historic buildings. Colored or textured glass is only appropriate if historic documentation confirms that it was used in the building during the historic period.
- h. Although some substitute materials, such as extruded aluminum, may be used for replacement windows, the

Design Guidelines

What are design guidelines?

- Written and graphic instructions created to encourage appropriate exterior alterations, additions, demolitions, and new construction within our established districts (Charpentier, Margaret Place, and the Downtown Development District)
- Illustrated architectural recommendations tailored to **each district's distinctive character**
- Address characteristics such as height, width, setback, proportion of openings, roof forms, signs, etc.
- Comparable to many zoning and subdivision regulations and deed restrictions

Design Guidelines

What do our guidelines accomplish?

- Ensure that growth within a particular area meets certain standards and enhances the character
- Protect public and private investments
- Establish consistency of character
- Establish clear, upfront expectations for developers
- Provide predictable development

Local Tools of Historic Preservation

- Historic Preservation Ordinance
- Design Guidelines
- Certificate of Appropriateness (COA)
Application Process
- Financial Incentives



COA Application Process

What is a Certificate of Appropriateness (COA)?

A document evidencing approval by the HPC of an application to make a material change in the appearance of a designated historic property or of a property located within a designated historic district.

How do I know if I need a COA?

A property owner within Charpentier Historic District and Margaret Place Historic District wanting to make any exterior change to a property must discuss the proposed work with City staff and may be required to attain a COA.

COA Application Process

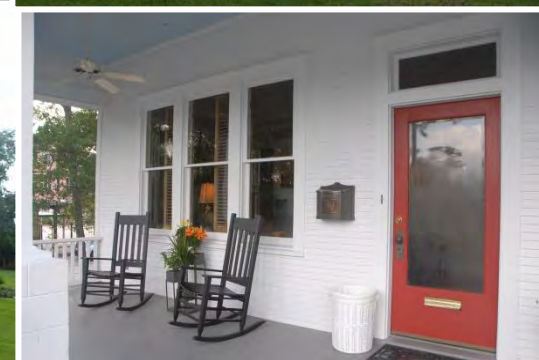


Charpentier Historic District



COA Application Process

Margaret Place Historic District



COA Application Process

Major Work (HPC Review)

- Any change to the design or general appearance of a building
- New construction
- Expansion of a building footprint
- Changes in original materials
- Demolition or relocation of a historic building or structure

Examples

- Replacing windows or doors
- Home additions
- Replacing wood siding with vinyl siding
- Replacing original roofing materials with replacement materials
- Foundation repairs involving a change in original materials
- Construction of a parking canopy
- Construction of a storage building
- Installing new door and window openings

COA Application Process

Minor Work (Staff Review)

- Installation of/alteration of awnings, gutters, and downspouts
- Additions or changes to an accessory structure
- Restoration of original architectural features
- Additions or changes not visible from any street or public right-of-way and located to the rear of the main structure

Examples

- Restoring a porch railing to an original, historic appearance
- Addition to a storage building in the rear yard
- Removing porch enclosures to restore a porch to its original open configuration
- Removing inappropriately installed aluminum windows and replacing with original wood windows
- Replacing inappropriately installed metal columns with historically accurate wooden columns

COA Application Process

Routine Maintenance (Staff Review)

Examples

- Re-roofing with the same material as the current roof
- Repairing a rotten porch railing with the same materials and details
- Repairing windows
- Repairing rotten wood siding with wood siding of the same size and profile
- Repairing rotten wood fascia with the same material and details
- Repairing rotten wood columns with wood columns of the same size and details.

COA Application Process

No COA Required

- Interior alterations
- Exterior painting

COA Application Process

Step 1

Pre-Application Conference

Step 2

Submit completed application and all required supplemental materials

Step 3

Staff review and recommendations

Step 4

Public HPC hearing

Step 5

Obtain permits (as necessary)

COA Application Process

Sample COA Application

Certificate of Appropriateness (COA) Application Historic Preservation Commission (HPC)

Applicant Contact Information

Name _____
Address _____
Phone _____ Email _____
Role ☐ Owner ☐ Architect/Contractor ☐ Other

Owner Contact Information

Name _____
Address _____
Phone _____ Email _____

Property Address _____

Current Legal Description _____

Type of Application

- ☐ Routine Maintenance (Staff Approval), including, but not limited to:
- Re-roofing with the same material as the current roof
 - Repairing a rotten porch railing with the same material and details
 - Repairing rotten wood siding with the same material
 - Repairing windows
- ☐ Minor Work (Staff Approval), including, but not limited to:
- Installation of/alteration of awnings, gutters, and downspouts
 - Additions or changes to accessory structure
 - Restoration of original architectural features (e.g. restoring a porch railing to an original, historic appearance)
 - Additions and changes not visible from any street or public right-of-way
- ☐ Major Work (HPC Approval), including, but not limited to:
- Any change to the design or general appearance of a building
 - Replacing windows and doors
 - Home additions
 - New construction (buildings, parking canopies, accessory structures, etc.)
 - Replacing any historic materials (e.g. replacing wood siding with vinyl siding, foundation repairs)
 - Demolition or relocation of a historic building or structure

Letter of Intent

On a separate sheet, please describe all proposed work.

Attachments

Please refer to the attachment checklist for supplemental materials necessary to evaluate the proposed work.

I/We hereby agree to comply with the provisions of all ordinances applicable to the above, which is further detailed on the attached plans. It is also agreed that any code requirements omitted during initial plan review will be complied with immediately upon notice.

Signature _____ Date _____

Submit this form and all necessary attachments (see checklist) by the third Monday of each month to Lori Marinovich at the City of Lake Charles Planning and Development Department, 326 Pujo Street (7th Floor), Lake Charles, LA 70601, 337-491-1542.

PLANNING AND DEVELOPMENT REVIEW ONLY

COA Application Process

Sample COA Checklist

Certificate of Appropriateness (COA) Attachment Checklist

In order that the HPC may render a decision quickly and fairly, applicants should prepare the following as supplemental information for the COA Application. Architectural plans created by a professional architect or draftsman are strongly encouraged but not required. However, drawings of such a quality as to clearly indicate the applicant's intent are necessary. Please attach one (1) copy of all supplemental materials with your application.

NOTE: More than one of the following sections may apply to your project. Please consult with the Planning and Development Department to determine the required attachments. Failure to complete the applications or include the required attachments will result in postponement of the application until the next regularly scheduled HPC meeting.

All Applications

- ☐ Completed COA Application
- ☐ Completed Attachment Checklist
- ☐ Verification of Ownership (e.g. buy/sell agreement or tax assessor documents) and/or Owner's Consent Letter

Routine Maintenance

- ☐ Labeled photographs of all affected areas

Minor Work

- ☐ Labeled photographs of all affected areas
- ☐ Site plan (to scale at 1" = 1'-0" or 1" = 20'-0") showing dimensions of lot, location and dimensions of existing building(s), location and dimensions of addition or new construction, fencing, setbacks from each property line, proposed and/or existing curb cuts, parking facilities, buffering, land uses of adjacent properties (if applicable to proposed work) – See Sample Site Plan
- ☐ Floor plan to scale, clearly indicating the existing building and proposed changes (if applicable to proposed work) – See Sample Floor Plan
- ☐ Elevation drawings to scale, clearly indicating the existing building and proposed changes (if applicable to proposed work) – See Sample Elevations
- ☐ Building material schedule including foundation, walls, trim, windows, doors, and roof (if applicable to proposed work) – See Sample Schedules
- ☐ Material samples and/or brochures with specific selected products indicated (if applicable to proposed work)
- ☐ Historical documentation (plans, elevations, photographs) of that earlier condition (if restoring an original architectural feature)

Major Work

- ☐ Site plan (to scale at 1" = 1'-0" or 1" = 20'-0") showing dimensions of lot, location and dimensions of existing building(s), location and dimensions of addition or new construction, fencing, setbacks from each

property line, proposed and/or existing curb cuts, parking facilities, buffering, land uses of adjacent properties – See Sample Site Plan

- ☐ Floor plan to scale, clearly indicating the existing building and proposed changes (if applicable to proposed work) – See Sample Floor Plan
- ☐ Elevation drawings to scale, clearly indicating the existing building and proposed changes – See Sample Elevations
- ☐ Labeled photographs of existing conditions documenting all sides of the structure that will be affected
- ☐ Building material schedule including foundation, walls, trim, windows, doors, and roof (if applicable to proposed work) – See Sample Schedules
- ☐ Material samples and/or brochures with specific selected products indicated (if applicable)

Signs or Lettering

- ☐ Scaled drawing showing type of lettering to be used, dimensions, and colors
- ☐ Description of proposed materials
- ☐ Description of method of illumination (if applicable)
- ☐ Scaled site plan showing location of the sign on the property

Demolition

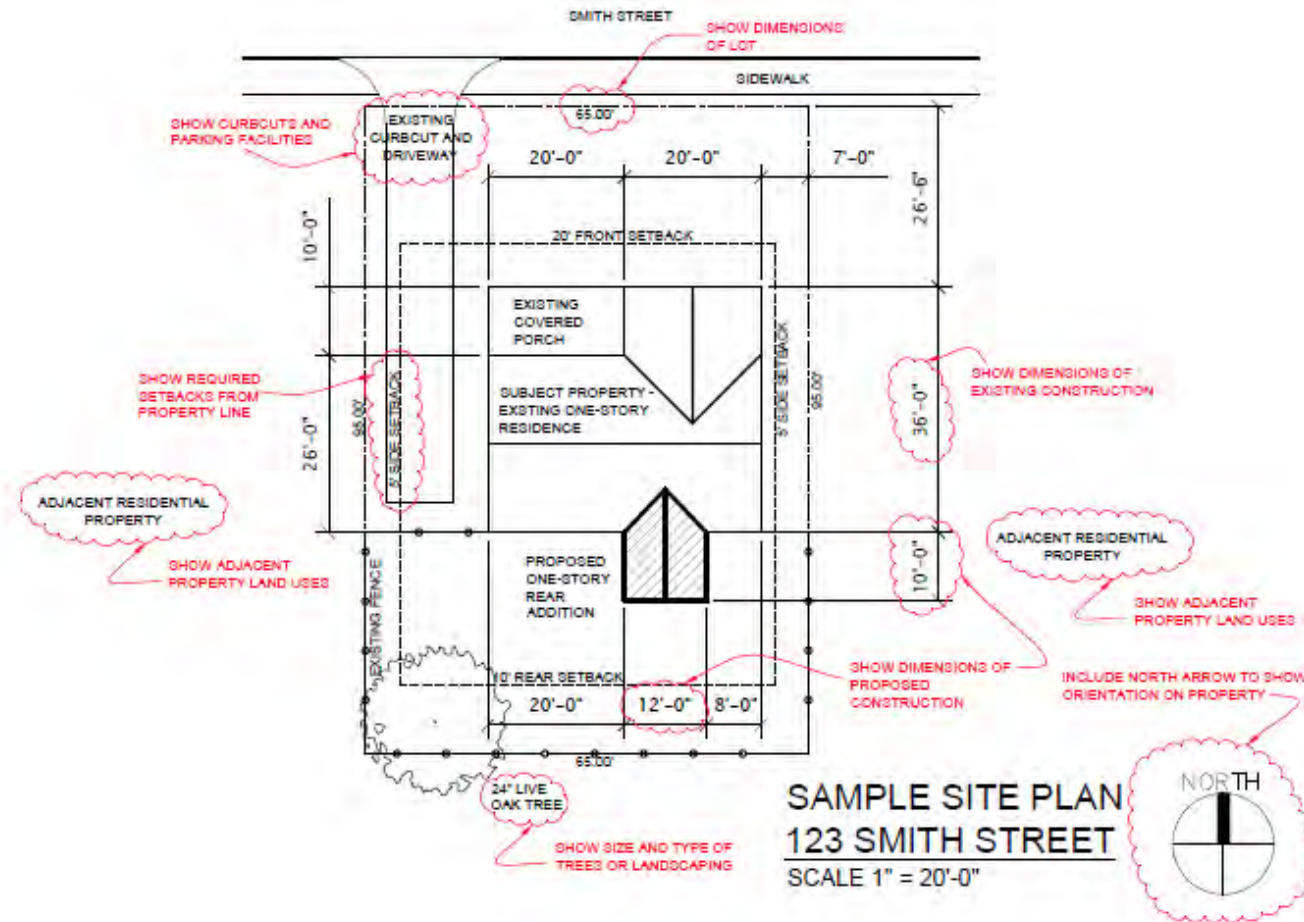
- ☐ Labeled photographs (current and historic)
- ☐ Written descriptions, drawings or other records documenting the current state of the structure, including its structural integrity and extent of work necessary to stabilize the property
- ☐ Written description of past measures taken to stabilize the property
- ☐ Plans and written descriptions of proposed use of property if demolition is permitted
- ☐ Written description of attempts at alternate preservation options, such as the sale of the structure to an individual or group interested in preserving the structure

Relocation of a historic resource within the City of Lake Charles

- ☐ Overview of the proposed relocation of the historic resource, including reasons for relocating the historic resource and reasons for selection of destination site
- ☐ Labeled photographs which document all aspects of the historic resource, including (but not limited to) each elevation of the building, street view, all prominent architectural features, any additional accessory buildings (showing how they relate to the primary structure), and other photographs as requested by the HPC
- ☐ Site plan of the historic resource and all accessory structures in its current location – See sample site plan
- ☐ Site plan of the historic resource in its proposed new location

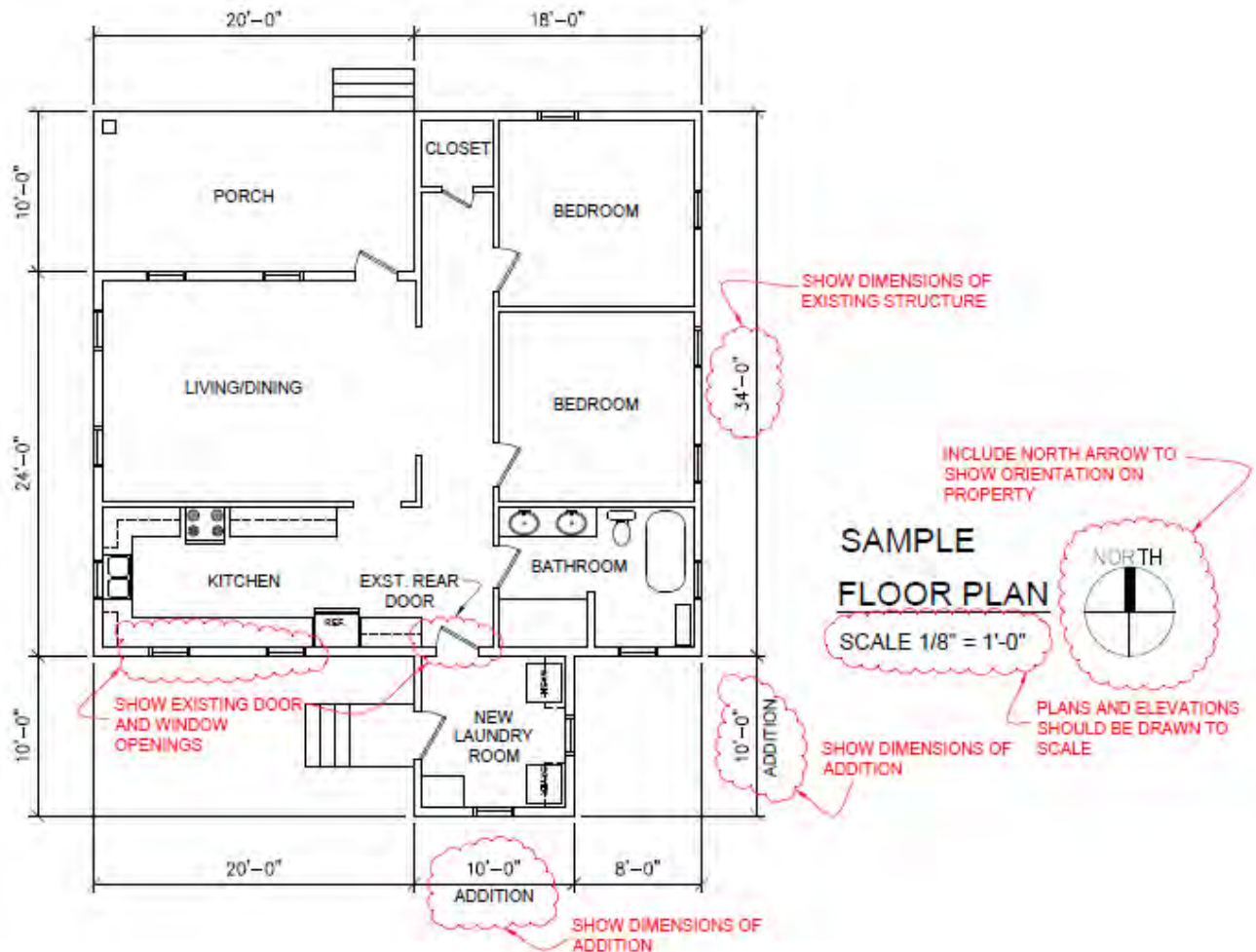
COA Application Process

Sample Site Plan



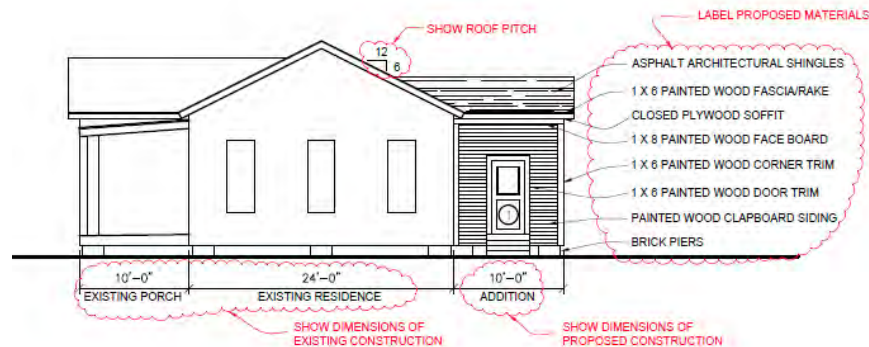
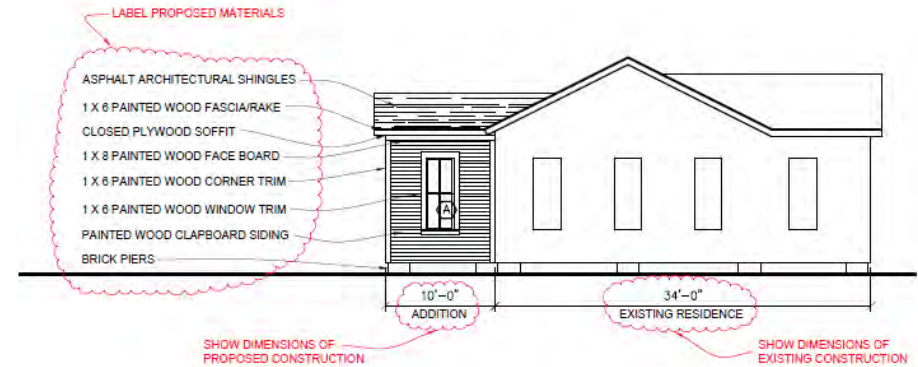
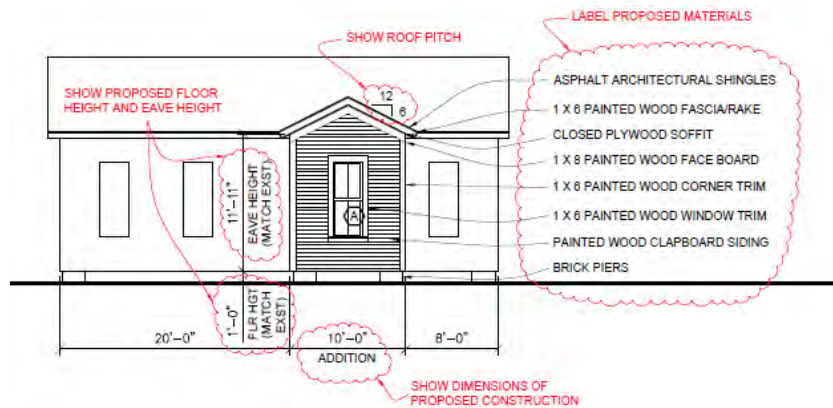
COA Application Process

Sample Floor Plan



COA Application Process

Sample Elevations



COA Application Process

Sample Material Schedule

BUILDING MATERIAL SCHEDULE	
BUILDING ELEMENT	MATERIAL
FOUNDATION	PIER AND BEAM FOUNDATION WITH BRICK PIERS TO MATCH EXISTING RESIDENCE
WALLS	PAINTED WOOD CLAPBOARD SIDING WITH 4" REVEAL TO MATCH EXISTING RESIDENCE
DOOR AND WINDOW TRIM	1 X 6 PAINTED WOOD TRIM TO MATCH EXISTING RESIDENCE
CORNER TRIM	1 X 6 PAINTED WOOD TRIM TO MATCH EXISTING RESIDENCE
FACE BOARD	1 X 8 PAINTED WOOD TRIM TO MATCH EXISTING RESIDENCE
SOFFIT	PAINTED PLYWOOD - CLOSED SOFFIT
FASCIA/RAKE	1 X 6 PAINTED WOOD TRIM TO MATCH EXISTING RESIDENCE
ROOF	ASPHALT ARCHITECTURAL SHINGLES TO MATCH EXISTING RESIDENCE

Sample Door and Window Schedules

DOOR SCHEDULE		
DOOR #	DESCRIPTION	MATERIAL
1	8'-0" X 6'-8" 1/2 LITE DOOR WITH RAISED PANEL	PAINTED WOOD

WINDOW SCHEDULE		
WINDOW	DESCRIPTION	MATERIAL
A	2'-6" X 6'-6" WOOD WINDOW W/ 2 OVER 2 LITES TO MATCH EXISTING	PAINTED WOOD
B	2'-6" X 6'-6" WOOD WINDOW W/ 2 OVER 2 LITES TO MATCH EXISTING	PAINTED WOOD

Local Tools of Historic Preservation

- Historic Preservation Ordinance
- Design Guidelines
- Certificate of Appropriateness (COA) Application Process
- Financial Incentives

Financial Incentives



Is financial help available?

Federal Historic Rehabilitation Tax Credit Program

- 20% federal income tax credit
- Income-producing property located within a National Register district OR listed in or eligible for listing in the National Register
- Dollar for dollar reduction in taxes owed

State Commercial Tax Credit Program

- 20% state income tax credit
- Income-producing property located within a Downtown Development District or Certified Cultural District
- Dollar for dollar reduction in taxes owed

**“We shape our buildings
and afterwards our
buildings shape us.”**

-Winston Churchill

Let's shape a landscape that can shape a profitable future.

- Revitalize historic/existing resources.
- Create a sense of place.
- Maintain authenticity.
- Foster a community-based economy.
- Attract industry and investment.
- Increase heritage tourism.
- Increase opportunities for all.



The activity that is the subject of this report has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, through the Department of Culture, Recreation and Tourism, Office of Cultural Development, Division of Historic Preservation. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, or the Department of Culture, Recreation and Tourism, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, sexual orientation, national origin, disabilities, religion, age, or sex in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

*Office of Equal Opportunity
National Park Service
1849 C Street, N.W.
Washington, D.C. 20240*

The City of Lake Charles fully complies with Title VI of the Civil Rights Act of 1964, Americans with Disabilities Act, and related statutes, executive orders, and regulations in all programs and activities. The City operates without regard to race, color, national origin, income, gender, age, and disability. Any person who believes him/herself or any specific class of persons, to be subjected to discrimination prohibited by Title VI/Americans with Disabilities Act may by him/herself or by representative file a written complaint with the City of Lake Charles. The City's Title VI Coordinator/ADA Coordinator may be reached by phone at (337) 491-1440, the Mayor's Action Line at (337) 491-1346, or contact the appropriate Department Head.

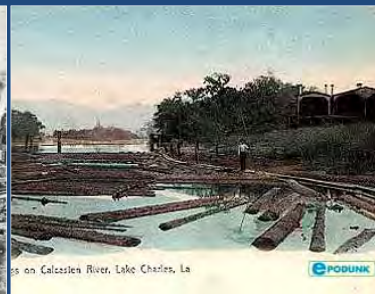


Lake Charles
Louisiana

PRESERVING
LAKE CHARLES
A Tour de Lake Charles

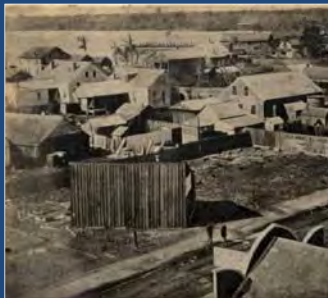
Early Development

- Attakapas Indians were the only occupants of Southwest Louisiana until the late 1700's.
- In 1781, the LeBleu Family arrived followed by Charles Sallier in 1800. The lake, and subsequently the city, are named for Charles Sallier.
- Eventually Calcasieu Parish was created in 1840, and what had become known as Charleston became the parish seat in 1852. The community was renamed Lake Charles in 1867.
- Even with the active lumber mills of Daniel Goss and Jacob Ryan, Jr., Lake Charles remained a sparsely settled village until after the Civil War.



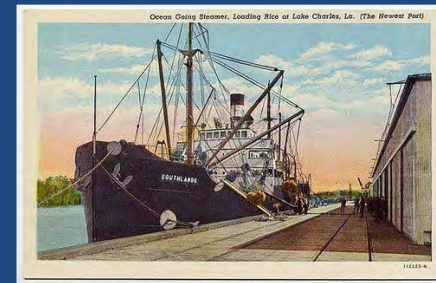
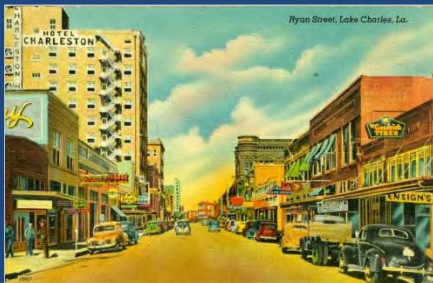
Change and Growth

- Following the Civil War, a lumber boom began, and by the late 1800's, Lake Charles was transforming into a bustling community with three rail lines and streetcars.
- Many lumber barons and mill workers settled east of downtown in what is now Charpentier Historic District. Charpentier is French for carpenter.
- Downtown flourished from the late 19th century through the early 20th century.



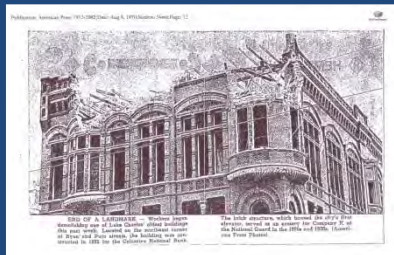
Change and Growth

- The Fire of 1910 destroyed 30 blocks of downtown Lake Charles, but the citizens quickly rebuilt and even expanded into the area southwest of the central business district along the lake. This area was, and still is, known as Margaret Place.
- The creation of the port and the ship channel brought another level of development in 1926.
- The growth of the economy and the physical community continued through the 1940's.



Decline and Rebirth

- The loss of significant properties, both residential and commercial or institutional, began to occur in the 1950's and continued through the next few decades.
- Properties along the commercial corridor of Ryan Street were decimated as "improvements" were made and the Ryan Mall was constructed.
- The Civic Center was constructed but was disconnected from downtown leaving the businesses that would have supported it struggling.



Decline and Rebirth

- The preservation alarm finally began to sound with the loss of the Arcade Theater and Miller Building to fire in the mid-1980's.
- Since then, preservation awareness and ethic has shifted.
- Charpentier and Margaret Place historic districts were created.
- The City of Lake Charles created districts enabling the access of tax credits.
- The City adopted a historic preservation ordinance and design guidelines for these important historic areas.
- Properties in these areas are now being rehabilitated and reused, and a variety of businesses are thriving.



Charpentier Historic District



Charpentier Historic District

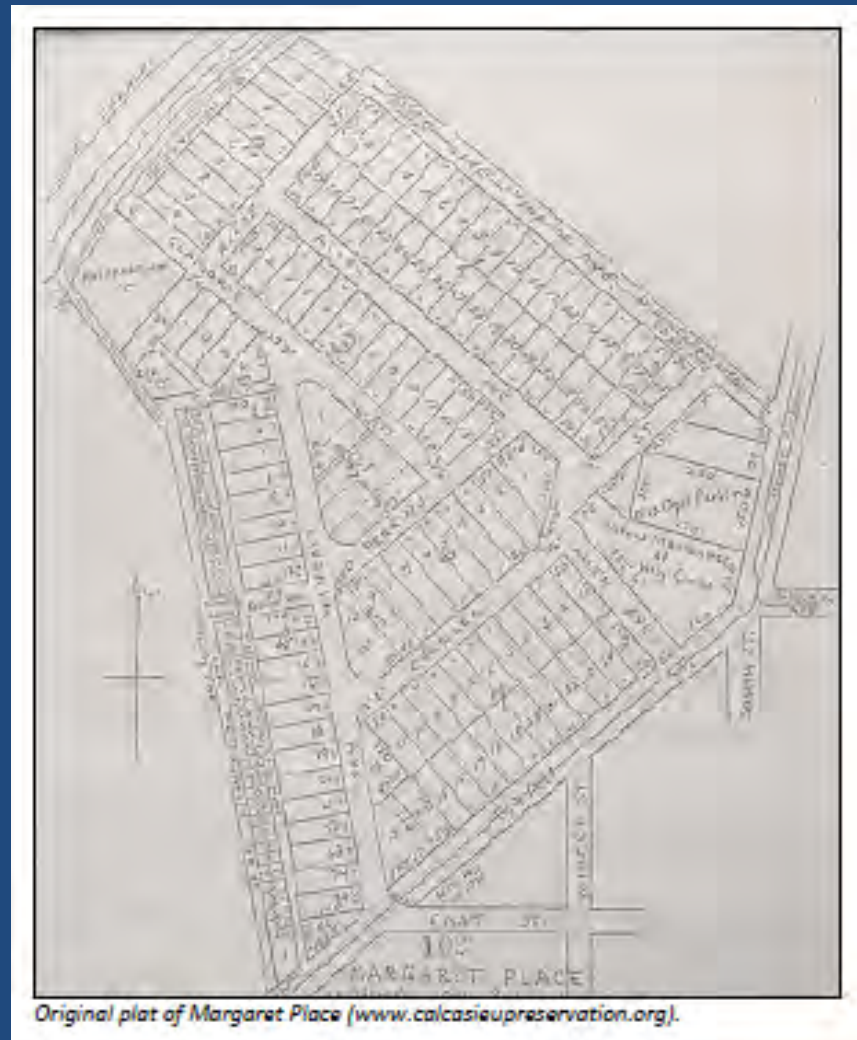
- Encompasses approximately 37 city blocks and 330 buildings.
- Large concentration of residential, commercial, governmental, religious, educational and social buildings in a variety of architectural styles popular from the late 19th century through the 1960's.
- Homes range from modest residences to high style mansions.
- The lumber barons and mill workers built homes in the residential area from the finest woods (long leaf yellow pine, curly cypress, and curly pine).
- Listed on the National Register of Historic Places in 1990 and recognized locally with protections in 1999.
- Retains its historic integrity to convey the significance of the prosperity the lumber industry brought to Lake Charles.

Margaret Place Historic District



Margaret Place Historic District

- Platted in 1912 to take advantage of the bustling downtown area and access provided by the South Ryan Streetcar line.
- Contains a diverse stock of residential buildings, from modest wood frame homes to larger high style brick dwellings, in a variety of architectural styles that were popular from the early twentieth century through the 1960's.



Margaret Place Historic District

- Characterized by an angular grid of streets shaded by mature trees
- Though wood was the predominant material for exterior cladding, homes in Margaret Place were also constructed of brick masonry.
- Designated a historic district by the City of Lake Charles in 1999.
- Retains its historic integrity to convey its significance as one of Lake Charles' early residential streetcar neighborhoods.



Downtown Development District

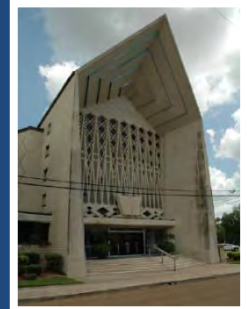
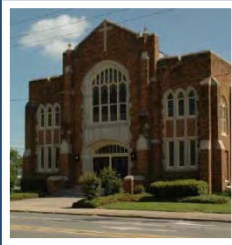


Downtown Development District

- Unique district that is becoming the heart of the city.
- Although downtown Lake Charles has lost some of its historic integrity due to demolition of significant structures, there is renewed interest in rehabilitating the remaining historic structures and constructing new structures that compliment the existing architecture.
- Restaurants, shops, arts and cultural centers, and other businesses along with recreational opportunities at the lakefront attract visitors.
- Downtown Development Authority works with businesses to plan growth while preserving the historic atmosphere.



Architectural Styles



National Folk/Vernacular

Distinguishing Features



- Wood siding or wood shingles
- Porches with simple woodwork such as turned porch supports or balusters
- Pre-fabricated decorative detail, if present
- Double hung wood windows
- Cross-gabled, gable on hip, hipped or pyramidal roofs

Gothic Revival



Distinguishing Features

- Pointed arches as decorative elements or window shapes
- Front facing gables with decorative incised trim
- Steeply pitched roof
- Gables often topped with finials or cross bracing
- Decorative crowns (gable or drip mold) over windows and doors
- Castle like towers with parapets on some high style buildings

Colonial Revival



Distinguishing Features

- Columned porch or portico
- Pedimented door, windows, or dormers
- Front door sidelights
- Broken pediment over front door
- Pilasters
- Symmetrical facade
- Double hung windows, often multi-paned
- Side gabled or hipped roofs
- Cornice with dentils or modillions

Romanesque Revival



Distinguishing Features

- Masonry construction
- Round arches at entrance and windows
- Heavy and massive appearance
- Polychromatic stonework on details
- Round tower
- Squat columns

Renaissance Revival



Distinguishing Features

- Symmetrical facade
- Arcaded and rusticated ground level
- Masonry construction
- Impressive size and scale
- Classical details such as columns and pilasters
- Roof line parapet or balustrade

Queen Anne



Distinguishing Features

- Abundance of decorative elements
- Steeply pitched roof with irregular shape and cross gables
- Asymmetrical facade
- Large partial or full width porch
- Round or polygonal corner tower
- Textured wall surfaces
- Patterned shingles
- Columns or turned post porch supports
- Single pane windows, some with small decorative panes or stained glass

Classical Revival/Neoclassical



Distinguishing Features

- Formal symmetrical design, usually with a center door
- Front façade columned porch
- Front facing gable on porch or main roof (residential)
- Broken pediment over entry door
- Decorative door surrounds, columns, or sidelights
- Dentiled cornice
- Rectangular double-hung windows
- Roof line balustrade

Italianate



Distinguishing Features

- Cornice with decorative brackets
- Widely overhanging eaves
- 2 or 3 stories in height
- Tall narrow windows
- Curved (segmental) arches over windows and doors
- Elaborate window crowns
- Low pitched roof
- Cupola or square tower with bracketed cornice
- Quoins

Tudor Revival



Distinguishing Features

- Steeply pitched roof
- Cross gables
- Decorative half-timbering
- Prominent chimneys
- Narrow multi-pane windows
- Entry porches or gabled entry
- Patterned stonework or brickwork
- Overhanging gables or second stories

Spanish Eclectic



Distinguishing Features

- Low pitched roof with little or no eave overhang
- Red tile roof covering
- One or more prominent arches placed above a door or principal window or beneath the porch roof
- Asymmetrical façade
- Stucco wall surface, sometimes with texture or molded wall elements
- Tile detailing is common

French Eclectic



Distinguishing Features

- Steeply pitched roof
- Brick or stone wall cladding with stone detailing such as quoins, lintels, sills, and door surrounds
- Double hung windows or casement sashes
- Distinctive dormers
- Main entry commonly arched
- Hipped, cross-gabled, or mansard roof (residential)
- Flat or mansard roof (commercial or institutional)

Minimal Traditional

Distinguishing Features



- Simplified versions of higher style buildings
- Compact in size, typically one or one and a half stories in height
- Little or no decorative details
- Simple floor plan
- Wood siding or asbestos shingles used for cladding
- Cross-gabled or gable-on-hip roof
- Fixed picture windows sometimes present at front façade

Craftsman



Distinguishing Features

- 1 or 2 stories
- Overhanging eaves with exposed rafters or braces
- Front facing gables
- Multiple lights in upper sashes of windows
- Low pitched gable or hipped roof
- Full or partial front porch with sturdy columns
- Tapered porch columns with wide bases
- Prominent gabled or shed roof dormers

Prairie

Distinguishing Features



- Low pitched hipped roof with deep enclosed eaves (residential)
- Flat roof with geometric detailing at the cornice (commercial and institutional)
- Emphasis on horizontal lines
- Massive square porch columns (residential)
- Earthy tones with decorative banding
- Windows grouped in horizontal bands

Art Deco

Distinguishing Features



- Brick masonry, stone masonry, concrete block, stucco, or ceramic tile wall finish
- Sharp-edged linear appearance
- Stylized decorative elements using geometrical forms, zig zags, and chevrons
- Low relief decorative panels
- Flat roof
- Strips of windows with decorative panels
- Commercial examples typically feature metal storefronts

Moderne

Distinguishing Features



- Smooth wall surface, usually stucco
- Flat roof
- Horizontal emphasis
- Curved corners or windows
- Aluminum or stainless steel detailing



Ranch

Distinguishing Features



- One story
- Low-pitched roof, commonly hipped
- Moderate or wide-eave overhang
- Asymmetrical, U-, or L-shaped floor plan
- Long, horizontal facade
- Minimal ornamentation
- Concrete slab foundation
- Picture windows often present at front façade

Contemporary

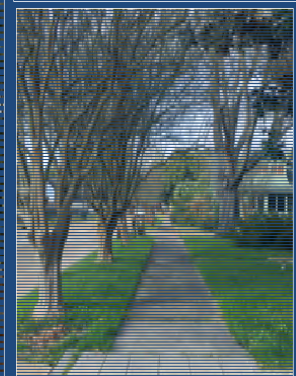


Distinguishing Features

- Irregular building form
- Exterior walls of concrete, stucco, wood, Roman brick, flagstone, glass, or tile
- Often curving or angular
- Cantilevered flat awnings or porches recessed under a flat roof
- Roofs are typically flat, A-frame, angular, vaulted, or irregular

Character-Defining Features

- Setbacks
- Street Features
- Railroads and Streetcars
- Driveways and Walkways
- Transition from Public to Private
- Scale and Rhythm
- Landscape
- Accessories



Setbacks

Front Setbacks



Side Setbacks



Street Features

Streets



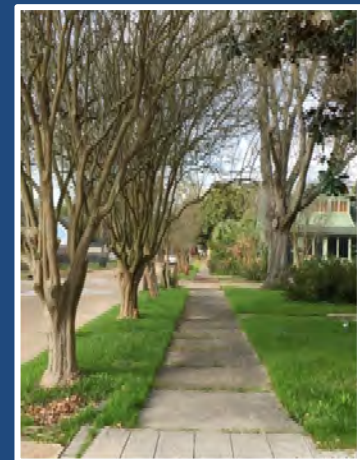
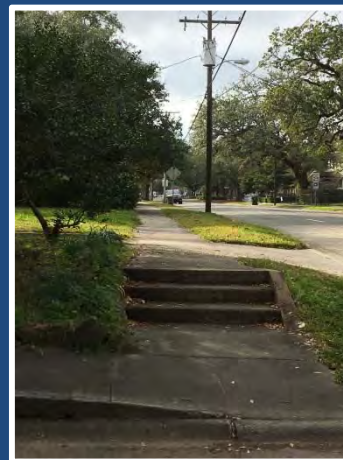
Alleys



Curbs



Sidewalks



Railroads and Streetcars

Railroads



Streetcars



Driveways and Walkways

Driveways



Walkways



Transitions: Public to Private

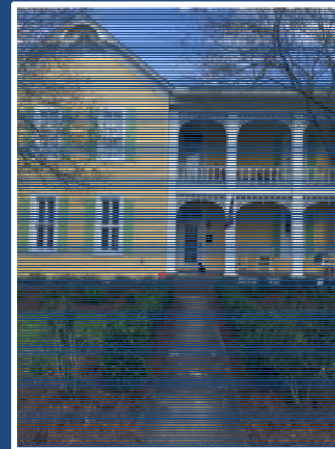
Fences



Perimeter Walls



Porches



Transitions: Public to Private

Fences



Perimeter Walls



Porches



Scale and Rhythm



Landscape

Street Trees



Lakeshore



Coulées

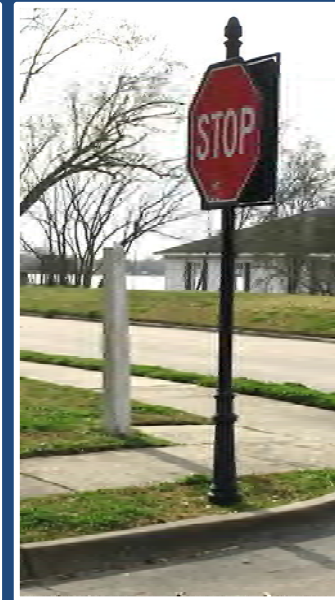


Accessories

Signage



Street Markers



Accessories

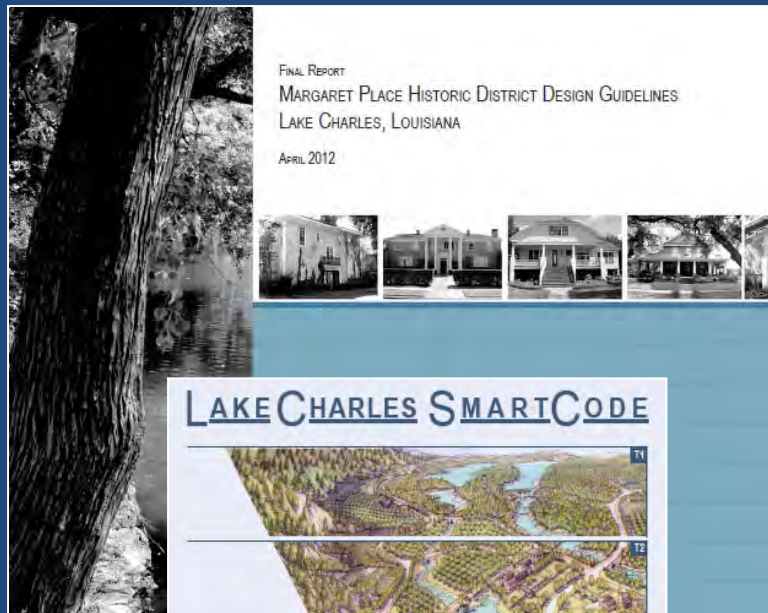
Lamp Posts



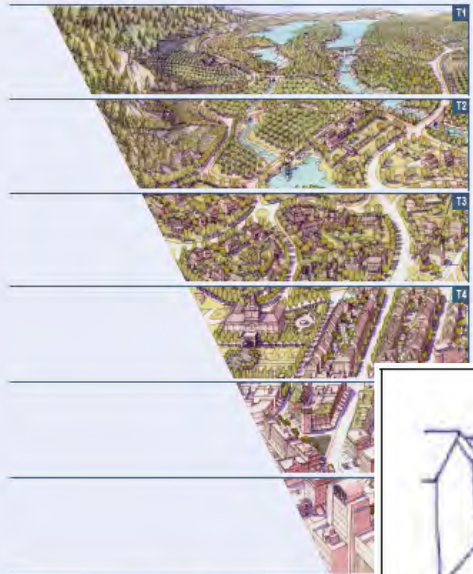
Tie Posts



How to Read Your Block



LAKE CHARLES SMARTCODE



Unified Development Code for Downtown Lake

LOUISIANA SPEAKS: PATTERN BOOK

URBAN DESIGN ASSOCIATES

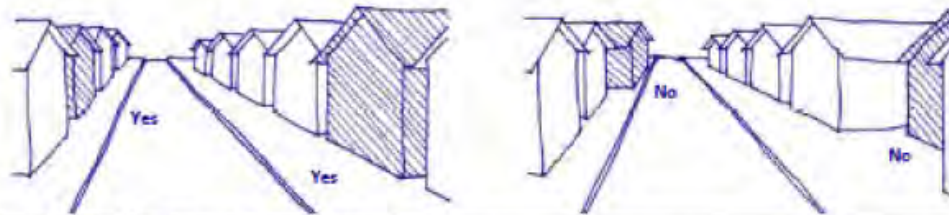


Porches



Windows

Source: Louisiana Speaks: Pattern Book



The prevailing setbacks should be maintained by new construction.

(Source: City of New Orleans Historic District Landmarks Commission Guidelines for New Construction, Additions and Demolition.)

Charpentier: Kirby Street



Charpentier: Kirby Street



- Detached garage located to rear and side of principal structure
- Scale is compatible to principal structure
- Materials and finishes correspond to the character of the district
- Architectural details appropriate to the district

Margaret Place: Griffith Street



Margaret Place: Griffith Street



- 2-story structure
- Continuation of setbacks
- Perimeter fencing and front porch
- Similar roof forms and proportions
- Windows with true divided lights
- Materials
- Architectural style (Craftsman)
- Retention of large trees

Downtown: Ryan Street



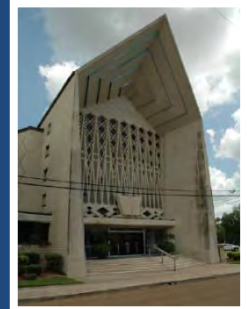
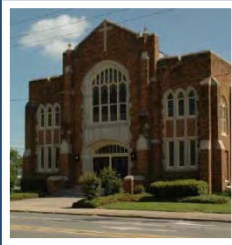
Downtown: Ryan Street



- No setbacks
- No surface parking lot along a street edge.
- Rhythm of the block will be continued by breaking down what would be a large edifice into smaller, more pedestrian friendly facades
- Street trees and other accessories



Questions?



The activity that is the subject of this report has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, through the Department of Culture, Recreation and Tourism, Office of Cultural Development, Division of Historic Preservation. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, or the Department of Culture, Recreation and Tourism, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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*Office of Equal Opportunity
National Park Service
1849 C Street, N.W.
Washington, D.C. 20240*

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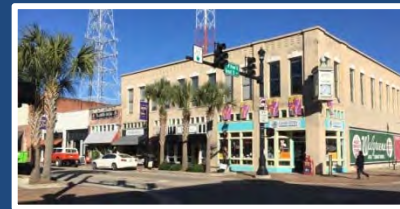
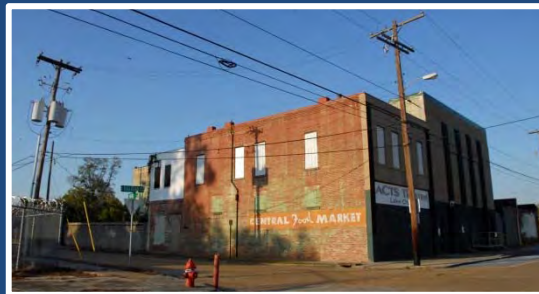
PRESERVING LAKE CHARLES

The Economics of
Historic Preservation





E-con-o-my (i-kon-o-me)-n.
a community's system of using its
resources to produce wealth



Show Me the Money!

Economic advantages can be experienced and quantified on multiple levels, including...

Individual Benefits

Community Benefits

State Benefits

National Benefits



Show Me the Money!

Economic advantages can be experienced and quantified on multiple levels, including...

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Individual Benefits

Protection of Investments

Adherence to Preservation Principles

Financial Incentives



Individual Benefits

Protection of Investments

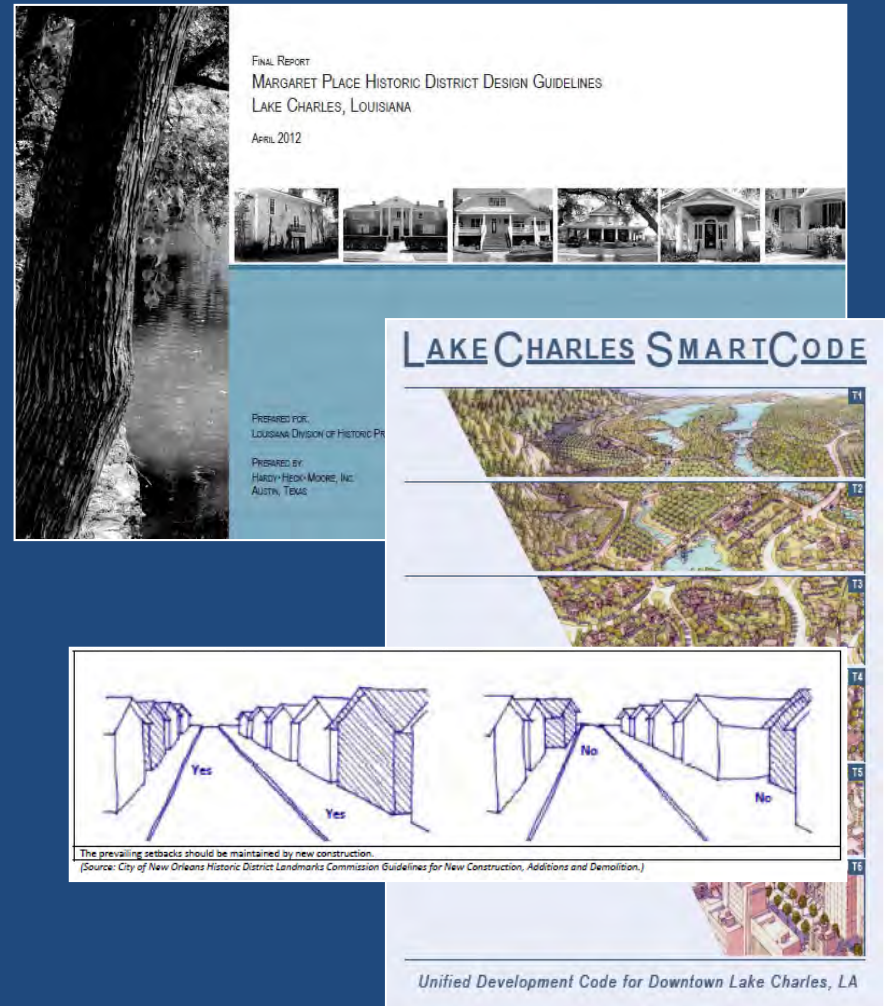
Adherence to Preservation Principles

Financial Incentives

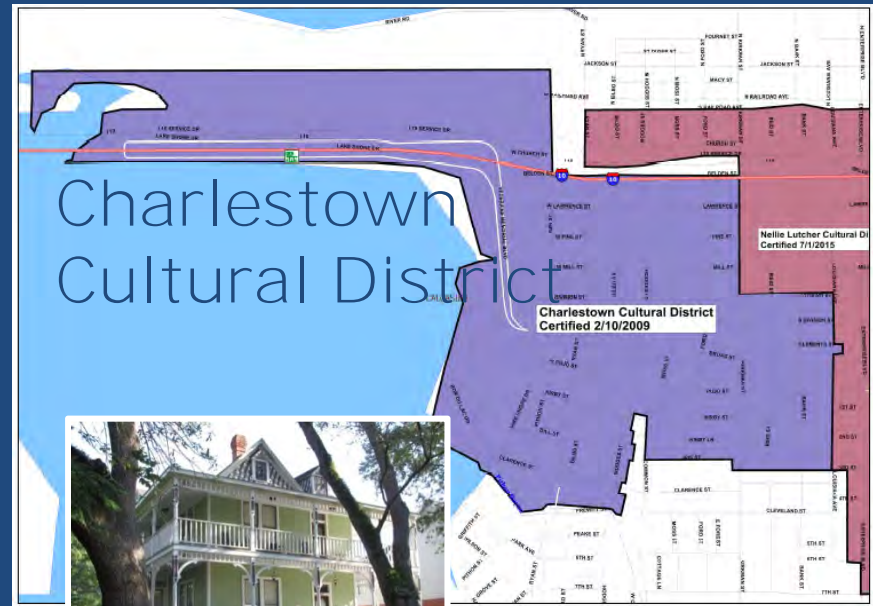


Protection of Investments

- Predictable development
- Support property owners by protecting their valuable investments
- Safeguard distinctive characteristics
- Property values within historic districts maintain or increase over time as opposed to other areas that are more vulnerable to market fluctuations



Protection of Investments



Individual Benefits

Protection of Investments

Adherence to Preservation Principles

Financial Incentives



Preservation Principles



Secretary of the Interior's Standards for the Treatment of Historic Properties

Preservation Principles

Design Guidelines

FINAL REPORT

CHARLESTOWN CULTURAL DISTRICT DESIGN GUIDELINES LAKE CHARLES, LOUISIANA

APRIL 2012



PREPARED FOR:
LOUISIANA DIVISION OF HISTORIC PRESERVATION

PREPARED BY:
HARDY•HECK•MOORE, INC.
AUSTIN, TEXAS

Windows, Screens, and Shutters



Note simple molding and divided lites at this Gothic arch window.



Stained glass windows are characteristic of Queen Anne Style houses.



The geometric grid of muntins and number of lites in this building's double-hung windows are character-defining features.



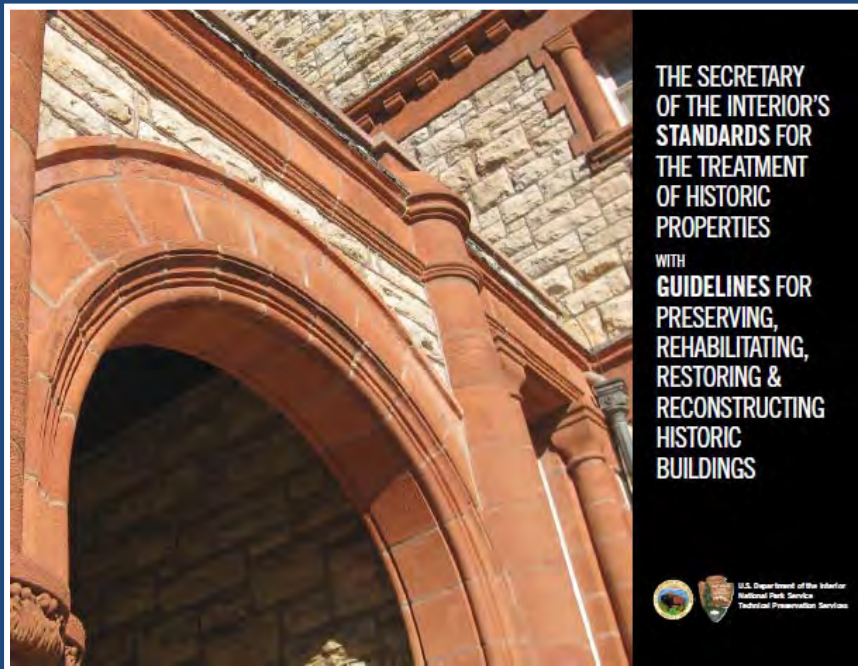
The casement windows at the storefront and ribbon windows in the transom complement the facade of this enframed wall Modern building.

- a. Do not enlarge, move, or enclose original window openings on façades visible from the public right-of-way. Do not add new window openings on façades visible from the public right-of-way. It may be appropriate to restore original window openings that have been enclosed.
- b. Retain and restore original windows, window surrounds, and screens unless deteriorated beyond repair. Refer to treatment recommendations for windows included in Appendix F to these design guidelines.
- c. Storm windows may provide increased energy efficiency without damaging historic windows. Interior storm windows may be used to maintain the historic exterior appearance of the window and are preferred over exterior storm windows. Storm windows shall be installed in such a way that they do not damage historic fabric.
- d. If original windows or screens are deteriorated beyond repair, replacement windows or screens shall maintain the same size, profile, configuration, finish and details as the original windows or screens. See the following page for illustrations of window elements.
- e. If the original windows or screens are no longer extant, replacement windows or screens shall reflect the size, profile,

configuration, and finish that are appropriate for the building's form and architectural style. Refer to the Architectural Character section of these design guidelines. Examples of windows configurations for architectural styles in the Charlestown Cultural District and examples comparing inappropriate and appropriate repair and rehabilitation of windows are illustrated on the following pages.

- f. False muntins inserted inside the glass are not permitted. Matching the profile of the original window requires the use of either:
 - i. True divided lites; or
 - ii. Dimensional muntins placed on the outside of the glass, along with spacers on the inside of the glass that are an appropriate color, material, and thickness, so that the window appears to have true divided lites even when viewed from an oblique angle.
- g. Tinted or reflective glass is not appropriate for historic buildings. Colored or textured glass is only appropriate if historic documentation confirms that it was used in the building during the historic period.
- h. Although some substitute materials, such as extruded aluminum, may be used for replacement windows, the

Preservation Principles



Standard #6

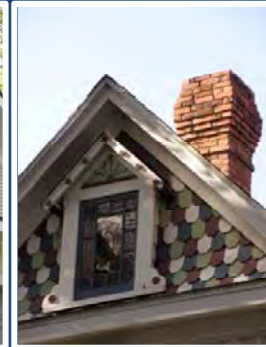
Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

Preservation Principles

Example #1 - Windows

Common Myths

- Historic windows have higher maintenance and energy costs.
- Vinyl windows are relatively inexpensive and energy-efficient, so why not replace all windows?



Preservation Principles

Truth

- Repairing components of some windows is much less expensive than replacing all windows.
- Old growth wood is a superior material to vinyl.
- When vinyl fails (and it will), the entire window unit must be removed and replaced, consuming landfill space.
- Historic windows can be as energy-efficient as modern replacements.
- Routine maintenance is key!! Well-maintained and repaired historic wooden windows can remain in service for the next 100 years.

Preservation Principles

Example #2 - Siding

Common Myth

Installation of vinyl or aluminum siding is an economical and long-lasting alternative to the maintenance of original wood siding.

Before



After

Preservation Principles

Truth

- The application of new siding usually results in the removal or covering of important architectural features.
- Installing new “maintenance-free” siding presents its own maintenance problems by trapping moisture.
- Repairing a small portion of damaged or deteriorated wood also is more economically sound than replacing an entire siding system.
- Maintenance is always key!

Individual Benefits

Protection of Investments

Adherence to Preservation Principles

Financial Incentives



Financial Incentives

State Commercial Tax Credit

- 20% state income tax credit
- Dollar for dollar offset of income taxes that would otherwise be paid
- Available to income-producing buildings located within a Downtown Development District or Certified Cultural District
- Easily transferable to another party



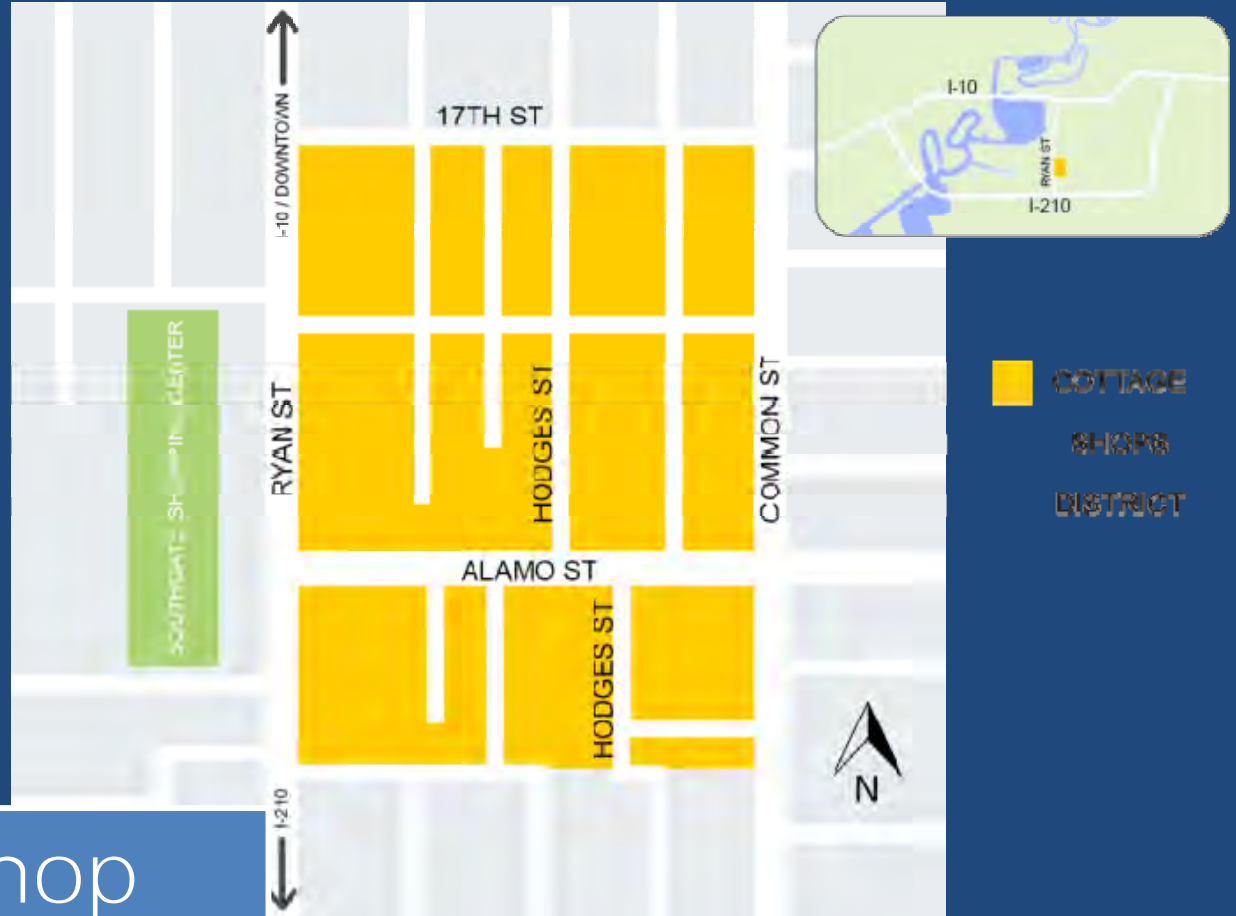
Financial Incentives



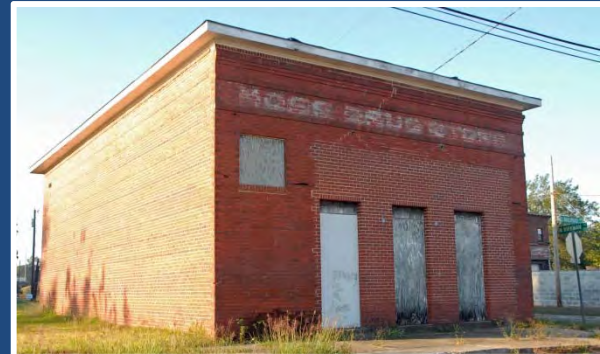
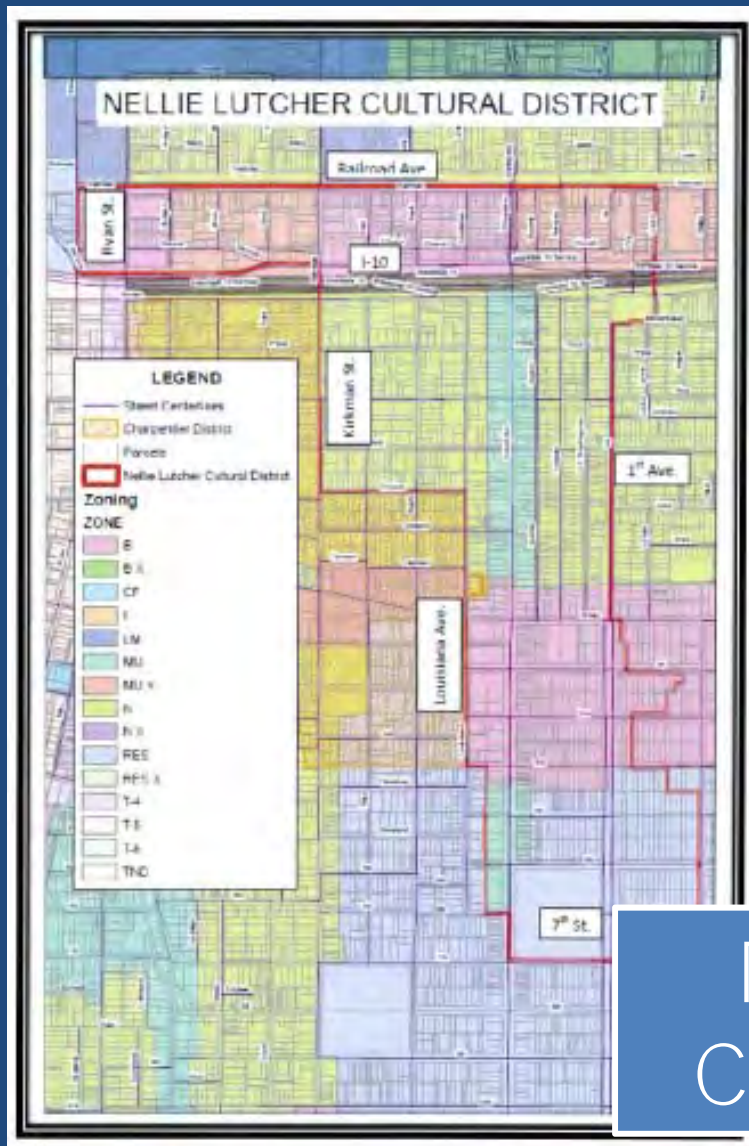
Financial Incentives



Cottage Shop
Cultural District

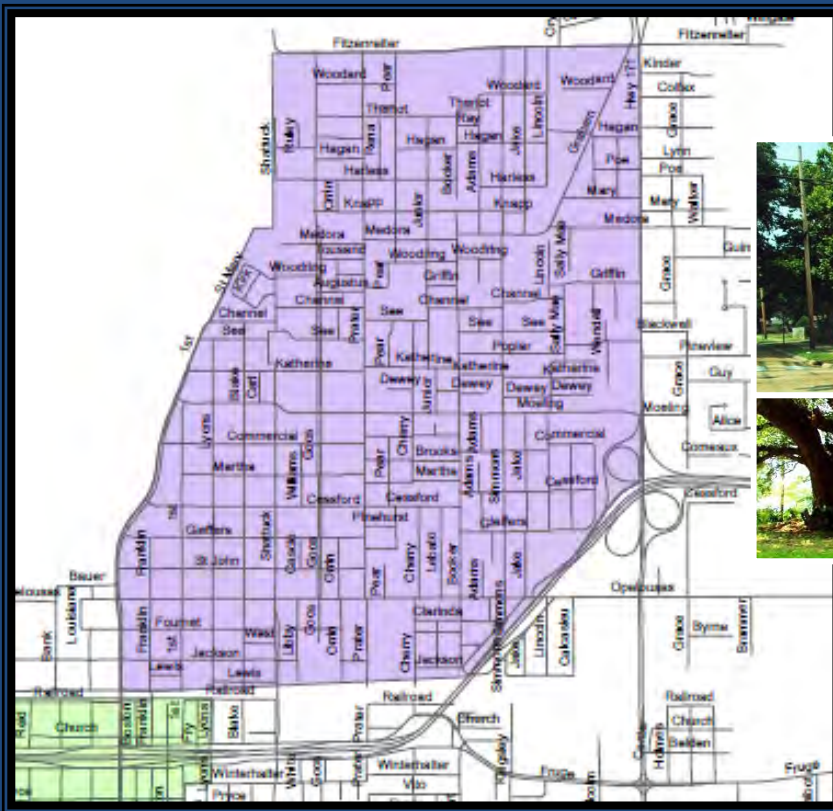


Financial Incentives



Nellie Luther
Cultural District

Financial Incentives



North Lake Charles
Cultural District

Financial Incentives

Federal Historic Tax Credit

- 20% federal income tax credit
- Dollar for dollar offset of income taxes that would otherwise be paid
- Available to income-producing buildings listed on the National Register of Historic Places or that are contributing buildings within a National Register Historic District



Charpentier Historic District



Show Me the Money!

Economic advantages can be experienced and quantified on multiple levels, including...

Individual Benefits

Community Benefits

State Benefits

National Benefits



Community Benefits

Utilization of Existing Resources

Heritage Tourism

Attract Investment and Recruit Business

Community-Based Economy



Community Benefits

Utilization of Existing Resources

Heritage Tourism

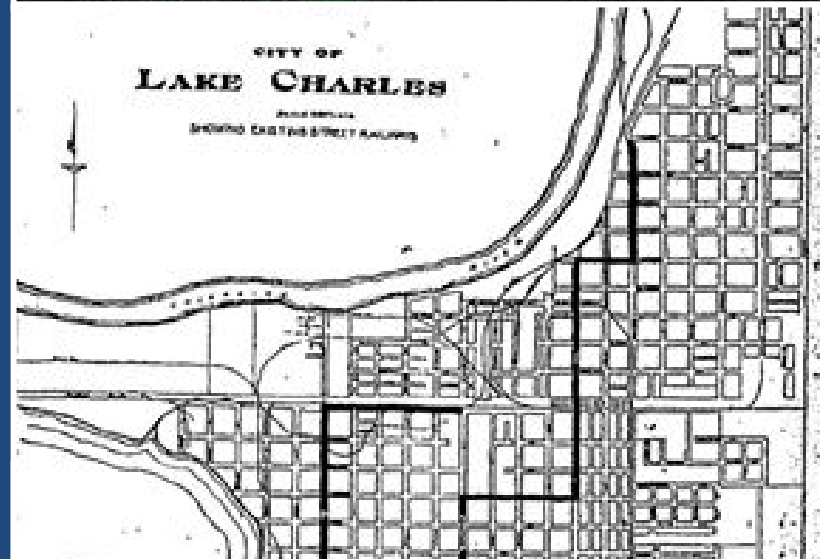
Attract Investment and Recruit Business

Community-Based Economy



Utilizing Existing Resources

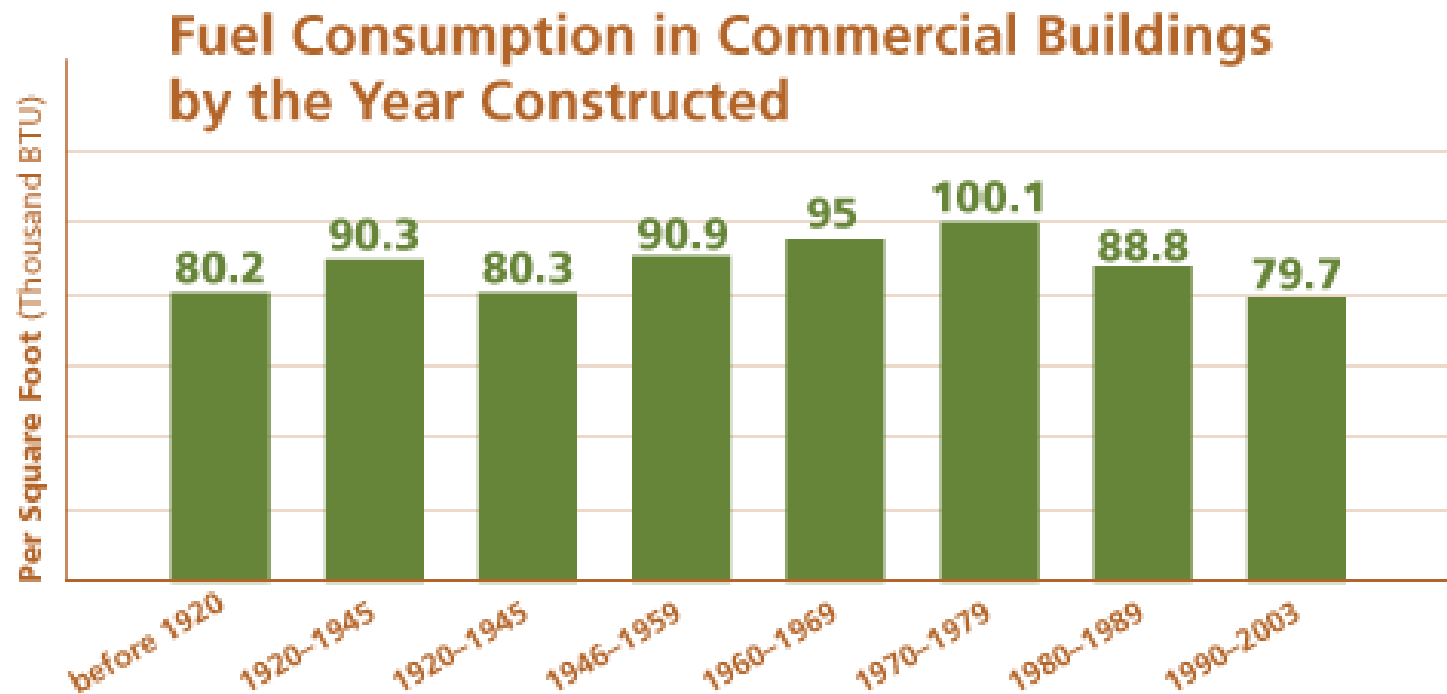
- Encourages use of existing infrastructure
- Reduces sprawl
- Promotes energy efficiency and sustainability ethic



Utilizing Existing Resources

- Rehabilitation = 47.3 tons of materials
- New Construction = 182.4 tons of materials
- Demo and "Energy-Efficient" Infill = 351.8 tons of materials
- 7.5 times more raw materials and energy required to tear down and replace an old house with infill construction!!!
- An average historic house that was retained rather than razed reduced the impact on the landfill by 116.6 tons.

Utilizing Existing Resources



Community Benefits

Utilization of Existing Resources

Heritage Tourism

Attract Investment and Recruit Business

Community-Based Economy



Heritage Tourism

- Travel aimed at experiencing an area's unique heritage and culture
- 81% (118.1 million) U.S. adults traveling in 2002 were considered cultural heritage travelers.
- Heritage Tourists:
 - Are the largest growing group of tourists with the most money to spend.
 - Stay longer.
 - Spend more money
 - \$623/trip vs. \$457/trip



Heritage Tourism



- Quality and authenticity are essential ingredients for capturing heritage tourism dollars.
- Historic buildings, neighborhoods, traditions, and cultures frame the distinctive story of Lake Charles.
- #VisitLakeCharles

Community Benefits

Utilization of Existing Resources

Heritage Tourism

Attract Investment and Recruit Business

Community-Based Economy



Attract Investment and Recruit Business

- Historic buildings and areas should be an asset rather than a liability in business recruitment.
- When choosing a location, companies consistently search for communities that can provide a higher quality of life.
- Sense of Place + Range of Housing Options + Diversified Economy + Cultural Opportunities + Recreational Opportunities = High Quality of Life
- High Quality of Life = Happy, Sustainable Workforce

Attract Investment and Recruit Business

Louisiana Main Street

Over the past 34 years, Main Street communities have seen:

- \$931 million in total investment
- \$553 million in private investment
- \$460.5 million in new construction and rehabilitation
- Over 9,000 net new jobs
- Over 1,900 net new businesses
- Over 150,000 volunteers since 2005

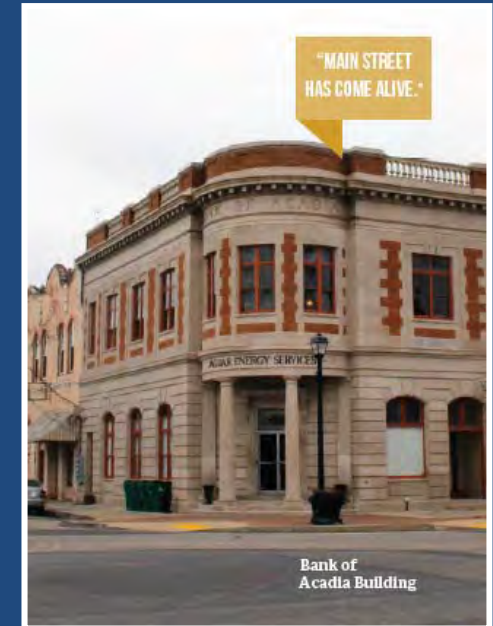


Photo of Crowley from A Shared Table: A Study of the Impacts of Louisiana Main Street

Attract Investment and Recruit Business

Louisiana Main Street

Each year for the past 30 years, private sector investment has generated an average of:

- 119 direct jobs
- 98 indirect jobs
- Resulting in...
- \$7,000,000 in income from direct jobs
- \$2,400,000 in income from indirect jobs

Each Year!



Community Benefits

Utilization of Existing Resources

Heritage Tourism

Attract Investment and Recruit Business

Community-Based Economy

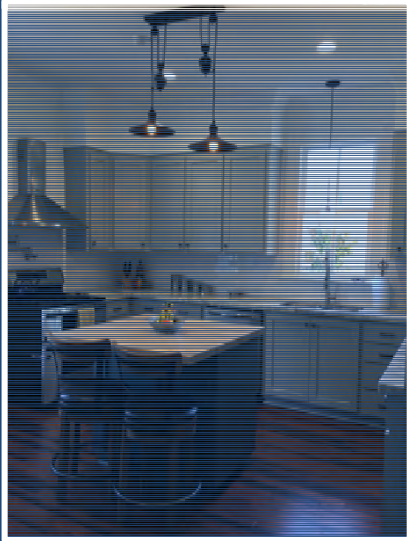


Community-Based Economy

- Active downtowns provide excellent spaces and competitive rent to incubate new businesses and support smaller, local businesses.
- 85% of net new jobs are by firms employing less than 20 people.
- Local businesses return a larger share of their revenue into the local economy, which enhances the entire community.



Community-Based Economy



Keep your dollars local!

Rehabilitation projects =
60 – 70% labor

New construction =
50% labor, 50% materials

(Does the gypsum board buy gas
and get a haircut on the way
home?)

*Statistics from "Historic Preservation Makes Cents,"
A presentation by Donovan Rypkema, 2006*

Show Me the Money!

Economic advantages can be experienced and quantified on multiple levels, including...

Individual Benefits

Community Benefits

State Benefits

National Benefits



State Benefits

State Commercial Tax Credit Program

- Created in 2002
- 20% state income tax credit
- Dollar for dollar offset of income taxes
- Available to income-producing buildings located within a Downtown Development District or Certified Cultural District



State Commercial Tax Credit

- \$2.7 billion invested in Louisiana's historic buildings
- Generated 1,725 direct jobs and an additional 1,429 indirect and induced jobs
- \$102,744,000 annually in direct labor income
- \$62,667,000 annually in indirect and induced labor income
- \$1 spent = \$8.67 in additional economic activity

State Commercial Tax Credit

- Half of all projects receiving the credit were smaller than \$500,000 in total costs.
- An estimated \$1,273,000,000 in investment using the federal historic tax credit (nearly 60% of the total) would not have taken place were it not for the State Commercial Tax Credit. Had this investment not been made, each of these ten years would have seen:
 - 1,497 fewer jobs
 - \$78,518,000 less in labor income
 - \$10,735,000 less in state tax collections

Show Me the Money!

Advantages can be experienced and quantified on multiple levels, including...

Individual Benefits

Community Benefits

State Benefits

National Benefits



National Benefits

Federal Historic Tax Credit

- Created in 1976
- 20% federal income tax credit
- Dollar for dollar offset of income taxes that would otherwise be paid
- Available to income-producing buildings listed on the National Register or located within a National Register District



Federal Historic Tax Credit

- Since its creation, the Federal Historic Tax Credit (HTC) has:
 - Leveraged nearly \$109 billion in private investment
 - Created 2.41 million jobs
 - Adapted 39,600 buildings for productive uses
 - Generated \$91.5 billion in income
 - Generated \$26.6 billion in tax revenue through \$21 billion in tax credits
- From 2001-2013, Louisiana citizens tapped into the program with:
 - 501 projects
 - \$1,774,994,483 in development expenditures
 - \$294,649,084 in claimed HTC



Federal Historic Tax Credit

How the Historic Tax Credit (HTC) Leverages Private Investment

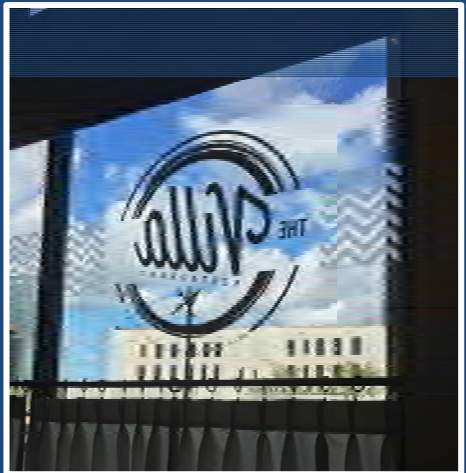
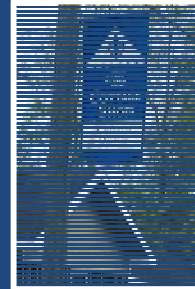


Each dollar of tax credit leverages four dollars of private investment.

That means that \$200,000 of tax credits spurs \$800,000 in private dollars, creating \$1 million of investment.

For every \$1 million in historic property investment, 16 jobs are created and \$2.1 million in economic activity is catalyzed.

Questions?



The activity that is the subject of this report has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, through the Department of Culture, Recreation and Tourism, Office of Cultural Development, Division of Historic Preservation. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, or the Department of Culture, Recreation and Tourism, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, sexual orientation, national origin, disabilities, religion, age, or sex in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

*Office of Equal Opportunity
National Park Service
1849 C Street, N.W.
Washington, D.C. 20240*

The City of Lake Charles fully complies with Title VI of the Civil Rights Act of 1964, Americans with Disabilities Act, and related statutes, executive orders, and regulations in all programs and activities. The City operates without regard to race, color, national origin, income, gender, age, and disability. Any person who believes him/herself or any specific class of persons, to be subjected to discrimination prohibited by Title VI/Americans with Disabilities Act may by him/herself or by representative file a written complaint with the City of Lake Charles. The City's Title VI Coordinator/ADA Coordinator may be reached by phone at (337) 491-1440, the Mayor's Action Line at (337) 491-1346, or contact the appropriate Department Head.

PRESERVING LAKE CHARLES

Local Case Studies



Local Tools of Historic Preservation

- Historic Preservation Ordinance
- Design Guidelines
- Certificate of Appropriateness (COA) Application Process
- Financial Incentives



Local Tools of Historic Preservation

- Historic Preservation Ordinance
- Design Guidelines
- Certificate of Appropriateness (COA) Application Process
- Financial Incentives



Preservation Ordinance

What is a preservation ordinance?

- Local legislation enacted by the City of Lake Charles in 2011 to protect the unique character of buildings and neighborhoods
- Established Charpentier Historic District and Margaret Place Historic District
- Established the Historic Preservation Commission (HPC) and a design review process
- Authorized design guidelines

Preservation Ordinance

What does our ordinance accomplish?

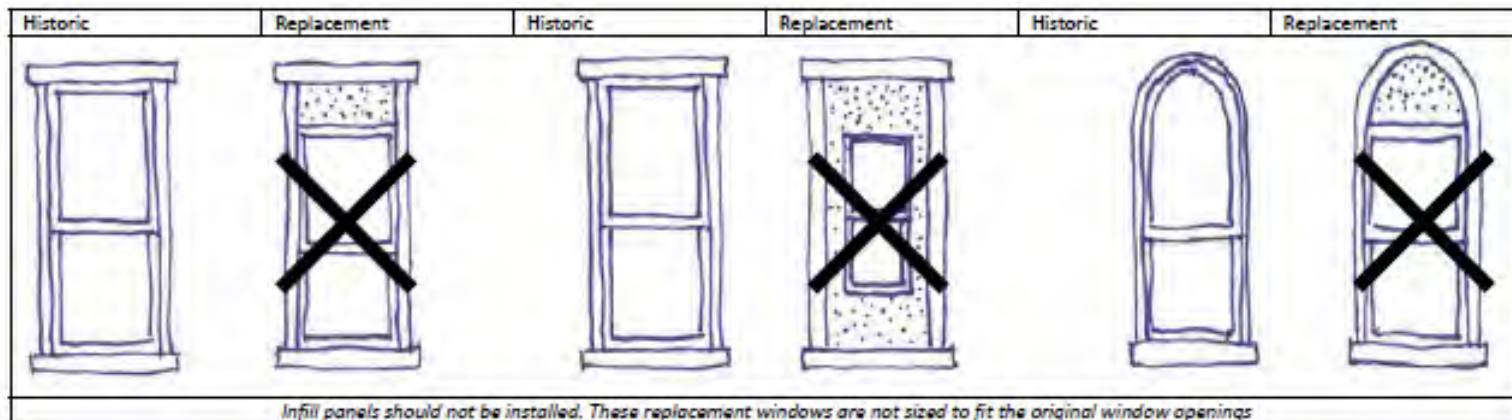
- Protects homes and businesses against devaluing effects of inappropriate or substandard development on nearby properties
- Protects authenticity and character
- Provides a proactive, democratic process for protecting our valuable assets rather than reactive response



Not necessarily bad, but it's all about location, location, location.

Local Tools of Historic Preservation

- Historic Preservation Ordinance
- Design Guidelines
- Certificate of Appropriateness (COA) Application Process
- Financial Incentives



Design Guidelines

FINAL REPORT

CHARLESTOWN CULTURAL DISTRICT DESIGN GUIDELINES LAKE CHARLES, LOUISIANA

APRIL 2012



PREPARED FOR:
LOUISIANA DIVISION OF HISTORIC PRESERVATION

PREPARED BY:
HARDY•HECK•MOORE, INC.
AUSTIN, TEXAS

Windows, Screens, and Shutters



Note simple molding and divided lites at this Gothic arch window.



Stained glass windows are characteristic of Queen Anne Style houses.



The geometric grid of muntins and number of lites in this building's double-hung windows are character-defining features.



The casement windows at the storefront and ribbon windows in the transom complement the facade of this enframed wall Modern building.

- a. Do not enlarge, move, or enclose original window openings on façades visible from the public right-of-way. Do not add new window openings on façades visible from the public right-of-way. It may be appropriate to restore original window openings that have been enclosed.
- b. Retain and restore original windows, window surrounds, and screens unless deteriorated beyond repair. Refer to treatment recommendations for windows included in Appendix F to these design guidelines.
- c. Storm windows may provide increased energy efficiency without damaging historic windows. Interior storm windows may be used to maintain the historic exterior appearance of the window and are preferred over exterior storm windows. Storm windows shall be installed in such a way that they do not damage historic fabric.
- d. If original windows or screens are deteriorated beyond repair, replacement windows or screens shall maintain the same size, profile, configuration, finish and details as the original windows or screens. See the following page for illustrations of window elements.
- e. If the original windows or screens are no longer extant, replacement windows or screens shall reflect the size, profile,

configuration, and finish that are appropriate for the building's form and architectural style. Refer to the Architectural Character section of these design guidelines. Examples of windows configurations for architectural styles in the Charlestown Cultural District and examples comparing inappropriate and appropriate repair and rehabilitation of windows are illustrated on the following pages.

- f. False muntins inserted inside the glass are not permitted. Matching the profile of the original window requires the use of either:
 - i. True divided lites; or
 - ii. Dimensional muntins placed on the outside of the glass, along with spacers on the inside of the glass that are an appropriate color, material, and thickness, so that the window appears to have true divided lites even when viewed from an oblique angle.
- g. Tinted or reflective glass is not appropriate for historic buildings. Colored or textured glass is only appropriate if historic documentation confirms that it was used in the building during the historic period.
- h. Although some substitute materials, such as extruded aluminum, may be used for replacement windows, the

Design Guidelines

What are design guidelines?

- Written and graphic instructions created to encourage appropriate exterior alterations, additions, demolitions, and new construction within our established districts (Charpentier, Margaret Place, and the Downtown Development District)
- Illustrated architectural recommendations tailored to each district's distinctive character
- Address characteristics such as height, width, setback, proportion of openings, roof forms, signs, etc.
- Comparable to many zoning and subdivision regulations and deed restrictions

Design Guidelines

What do our guidelines accomplish?

- Ensure that growth within a particular area meets certain standards and enhances the character
- Protect public and private investments
- Establish consistency of character
- Establish clear, upfront expectations for developers
- Provide predictable development

- Historic Preservation Ordinance
- Design Guidelines
- Certificate of Appropriateness (COA)
Application Process
- Financial Incentives



COA Application Process

What is a Certificate of Appropriateness (COA)?

A document evidencing approval by the HPC of an application to make a material change in the appearance of a designated historic property or of a property located within a designated historic district.

How do I know if I need a COA?

A property owner within Charpentier Historic District and Margaret Place Historic District wanting to make any exterior change to a property must discuss the proposed work with City staff and may be required to attain a COA.

COA Application Process

Step 1

Pre-Application Conference

Step 2

Submit completed application and all required supplemental materials

Step 3

Staff review and recommendations

Step 4

Public HPC hearing

Step 5

Obtain permits (as necessary)

Certificate of Appropriateness (COA) Attachment Checklist

In order that the HPC may render a decision quickly and fairly, applicants should prepare the following as supplemental information for the COA Application. Architectural plans created by a professional architect or draftsman are strongly encouraged but not required. However, drawings of such a quality as to clearly indicate the applicant's intent are necessary. Please attach one (1) copy of all supplemental materials with your application.

NOTE: More than one of the following sections may apply to your project. Please consult with the Planning and Development Department to determine the required attachments. Failure to complete the applications or include the required attachments will result in postponement of the application until the next regularly scheduled HPC meeting.

All Applications

- ☐ Completed COA Application
- ☐ Completed Attachment Checklist
- ☐ Verification of Ownership (e.g. buy/sell agreement or tax assessor documents) and/or Deed/Grant Letter

Routine Maintenance

- ☐ Labeled photographs of all affected areas

Minor Work

- ☐ Labeled photographs of all affected areas
- ☐ Site plan (to scale at 1" = 1'-0" or 1" = 20'-0") existing building(s), location and dimensions property line, proposed and/or existing curb properties (if applicable to proposed work) –
- ☐ Floor plan to scale, clearly indicating the exist work) – See Sample Floor Plan
- ☐ Elevation drawings to scale, clearly indicating proposed work) – See Sample Elevations
- ☐ Building material schedule including foundation proposed work) – See Sample Schedules
- ☐ Material samples and/or brochures with spec work)
- ☐ Historical documentation (plans, elevations, architectural feature)

Major Work

- ☐ Site plan (to scale at 1" = 1'-0" or 1" = 20'-0") existing building(s), location and dimensions

Certificate of Appropriateness (COA) Application Historic Preservation Commission (HPC)

Applicant Contact Information

Name: _____
Address: _____
Phone: _____ Email: _____
Role: ☐ Owner ☐ Architect/Contractor ☐ Other

Owner Contact Information

Name: _____
Address: _____
Phone: _____ Email: _____

Property Address

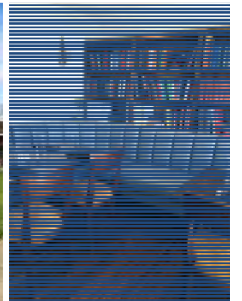
Current Legal Description: _____

Type of Application

- ☐ Routine Maintenance (Staff Approval), including, but not limited to:
 - Re-roofing with the same material as the current roof
 - Repairing a rotten porch railing with the same material and details
 - Repairing rotten wood siding with the same material
 - Repairing windows
- ☐ Minor Work (Staff Approval), including, but not limited to:
 - Installation/alteration of awnings, gutters, and downspouts
 - Additions or changes to accessory structure
 - Restoration of original architectural features (e.g. restoring a porch railing to an original, historic appearance)
 - Additions and changes not visible from any street or public right-of-way
- ☐ Major Work (HPC Approval), including, but not limited to:
 - Any change to the design or general appearance of a building
 - Replacing windows and doors
 - Home additions
 - New construction (buildings, parking canopies, accessory structures, etc.)
 - Replacing any historic materials (e.g. replacing wood siding with vinyl siding, foundation repairs)
 - Demolition or relocation of a historic building or structure

Local Tools of Historic Preservation

- Historic Preservation Ordinance
- Design Guidelines
- Certificate of Appropriateness (COA) Application Process
- Financial Incentives



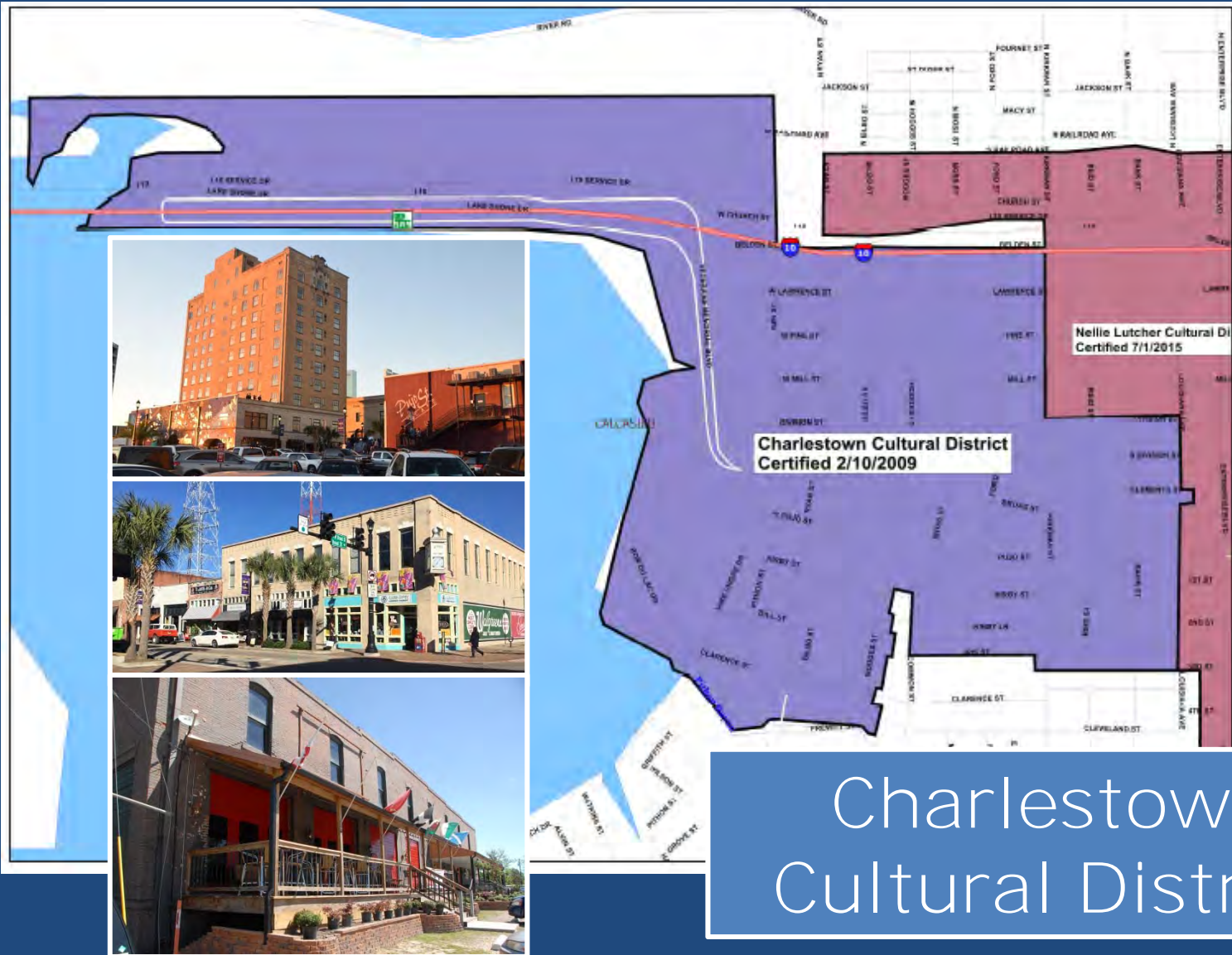
Financial Incentives

State Commercial Tax Credit

- 20% state income tax credit
- Dollar for dollar offset of income taxes that would otherwise be paid
- Available to income-producing buildings located within a Downtown Development District or Certified Cultural District
- Easily transferable to another party



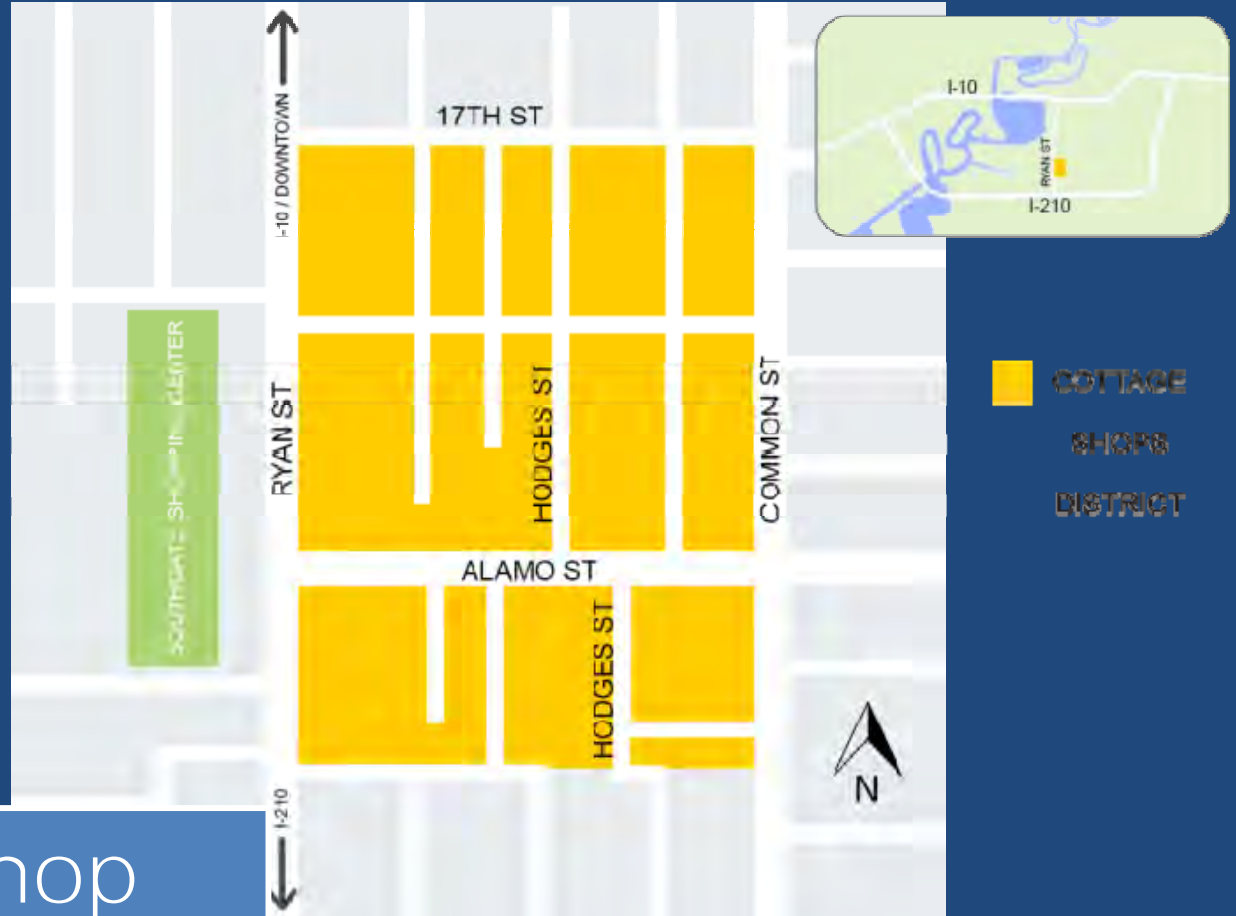
Financial Incentives



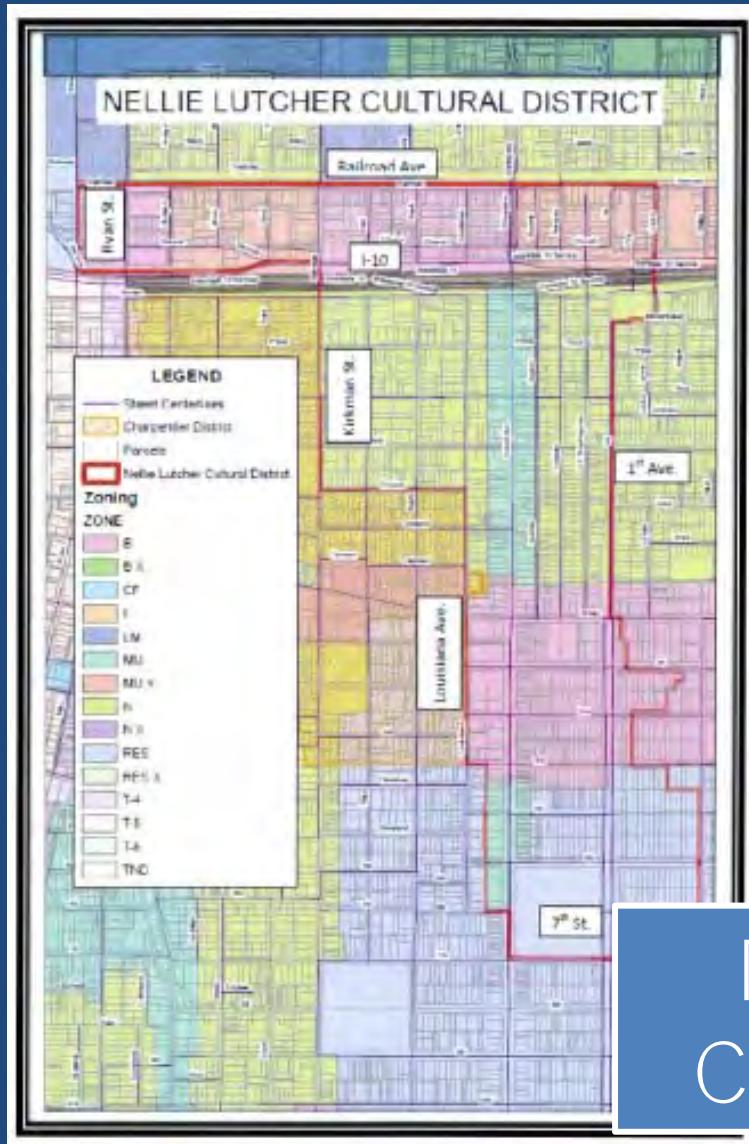
Financial Incentives



Cottage Shop
Cultural District

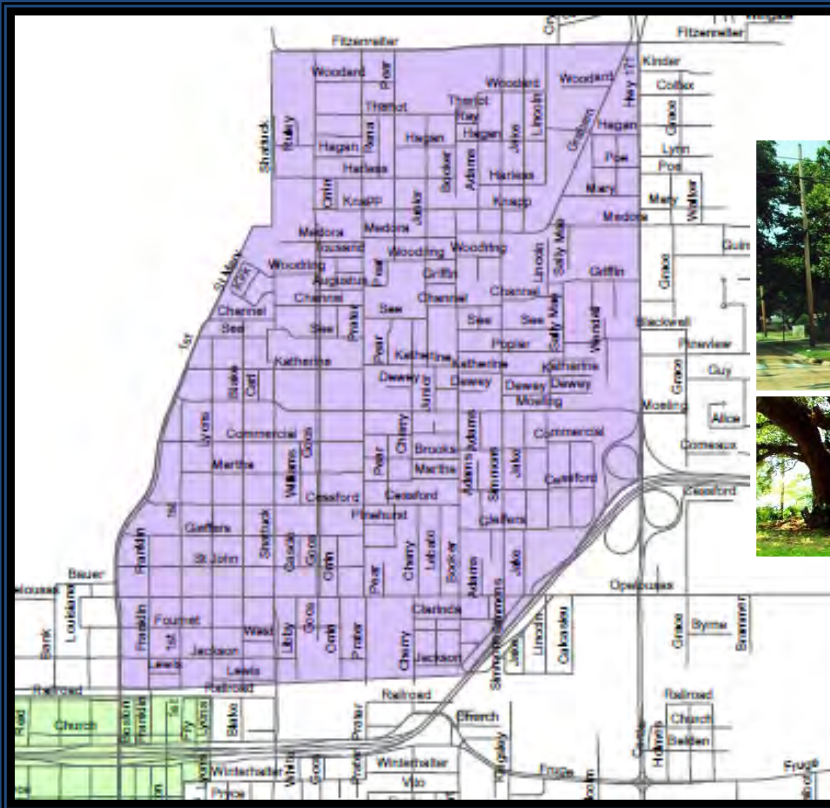


Financial Incentives



Nellie Lutch
Cultural District

Financial Incentives



North Lake Charles Cultural District

Financial Incentives

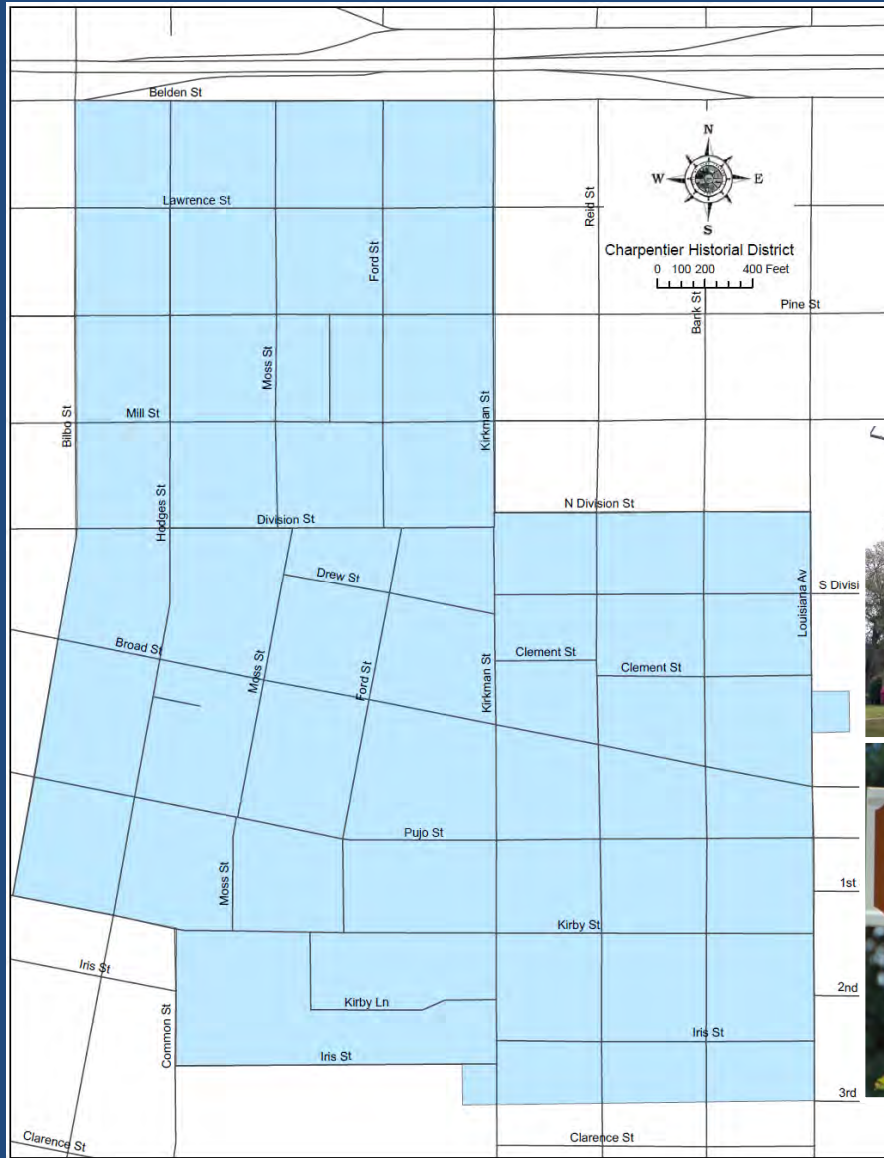
Federal Historic Tax Credit

- 20% federal income tax credit
- Dollar for dollar offset of income taxes that would otherwise be paid
- Available to income-producing buildings listed on the National Register of Historic Places or that are contributing buildings within a National Register Historic District



Financial Incentives

Charpentier Historic District





The Local Story

Muller's Department Store

700 Ryan Street



Muller's Department Store

- Original Construction Date: 1913
- Original Use: Department Store
- Date of National Register listing: February 10, 2004
- Date of Rehabilitation: 2005 - 2008
- New Use: Mixed Use – Retail, Office, and Lofts



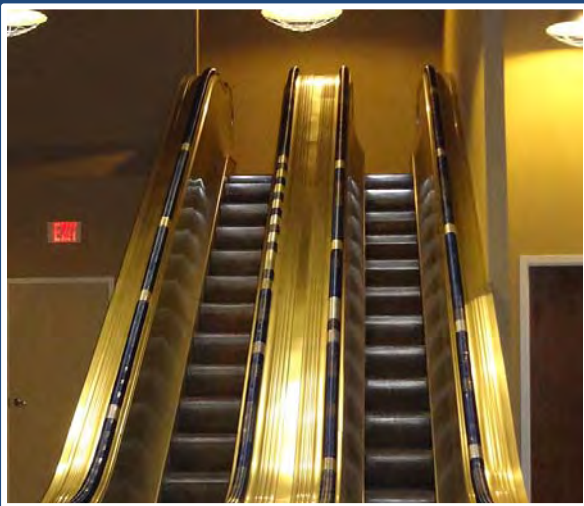
Muller's Department Store



Total Development Costs
\$4,348,828

Qualified Rehabilitation Expenses
\$3,982,875

Federal Historic Tax Credit
\$796,575



Picture taken from www.mullerslofts.com

Muller's Department Store

PROJECT TEAM

Developer/Owner

Roger Landry

Craig Taylor

Tom Sherman

Architect

Jason Moss

Rowhouse Architects, Inc.

General Contractor

F. Miller & Sons

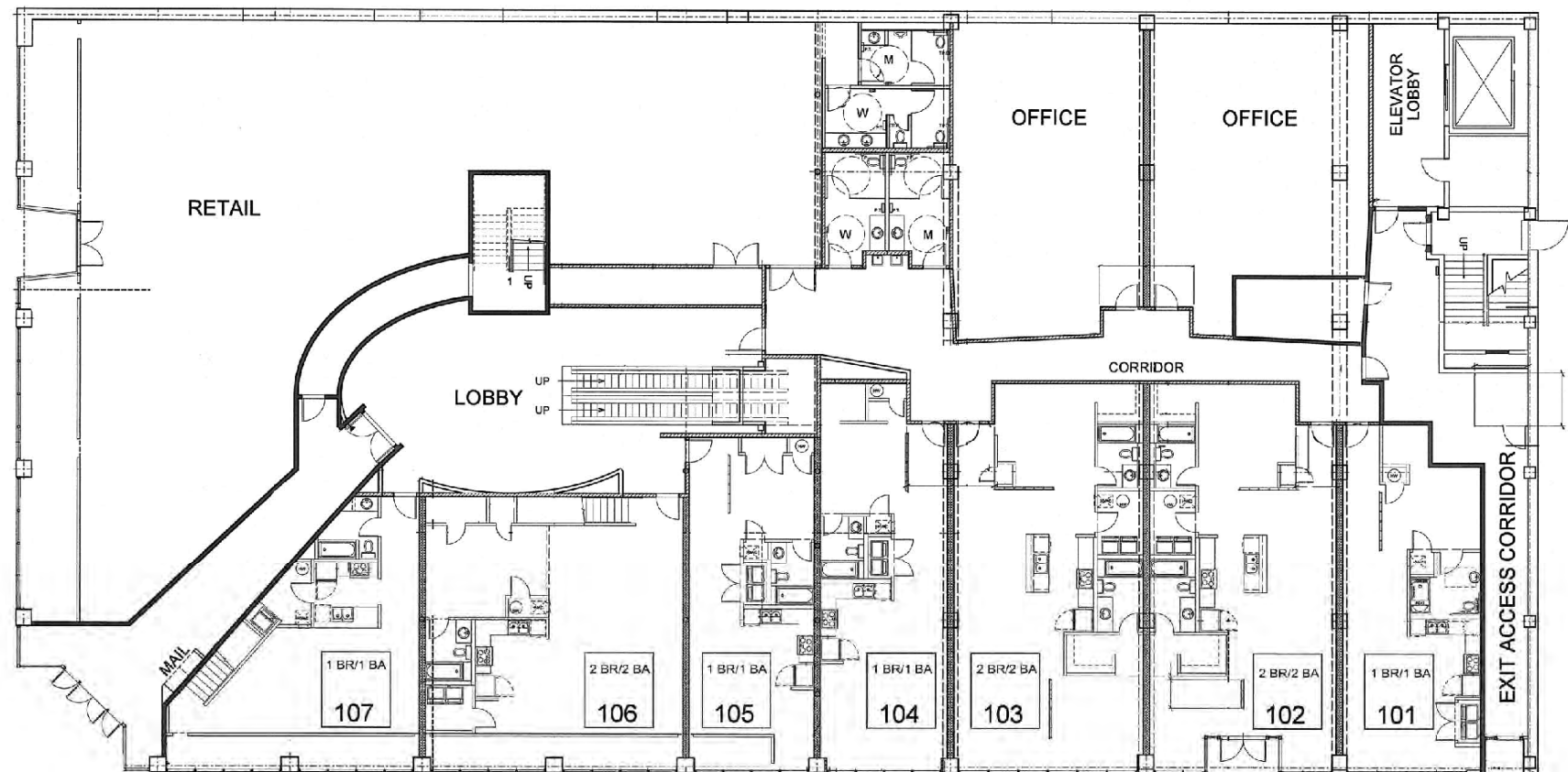
Historic Preservation Consultants

Ray and Associates



Pictures taken from www.mullerslofts.com

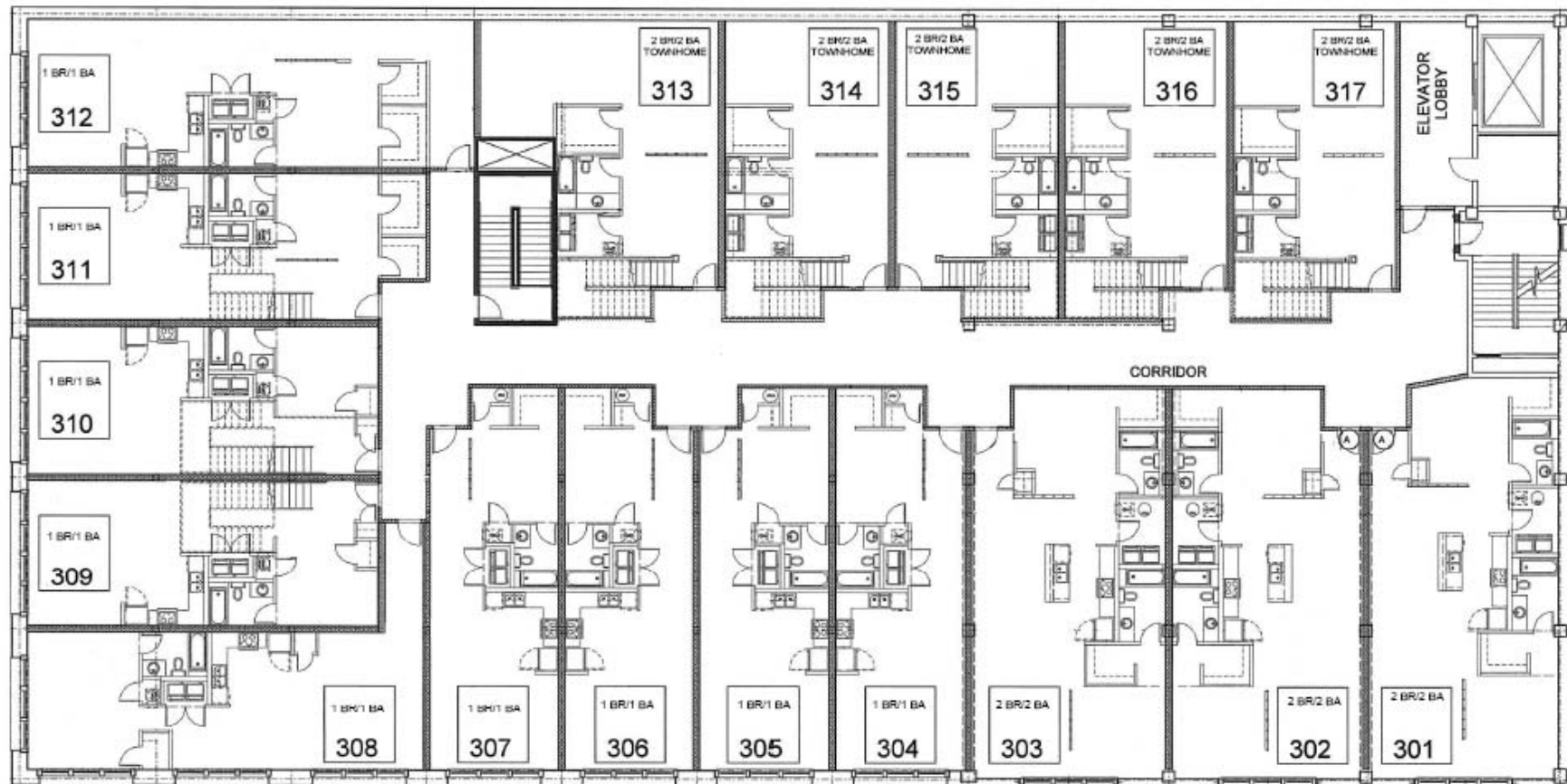
Muller's Department Store



MULLER'S LOFTS - FIRST FLOOR

Plans taken from www.mullerslofts.com

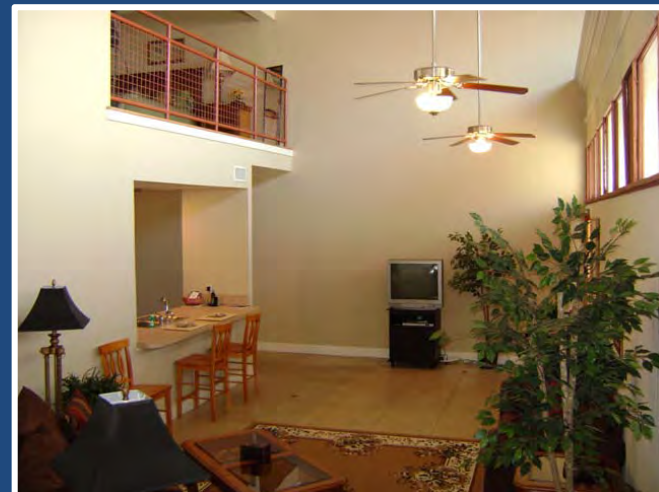
Muller's Department Store



MULLER'S LOFTS - THIRD FLOOR

Plans taken from www.mullerslofts.com

Muller's Department Store



Pictures taken from www.mullerslofts.com

Berden Campbell

619 Ryan Street



Berden Campbell

- Original Construction Date: ca. 1930
- Original Use: Retail Store
- Date of National Register listing: May 18, 2007 (extension of Muller's registry)
- Date of Rehabilitation: Ongoing (2019)
- New Use: Mixed Use (retail/lofts)



Berden Campbell



Total Development Costs

\$4,275,976 (estimated)

Qualified Rehabilitation Expenses

\$4,092,944 (estimated)



Federal Historic Tax Credit

\$818,588 (estimated)

State Historic Tax Credit

\$818,588 (estimated)

Berden Campbell

Developer/Owner

Jerome Karam



Pictures taken from karamproperties.net

Berden Campbell

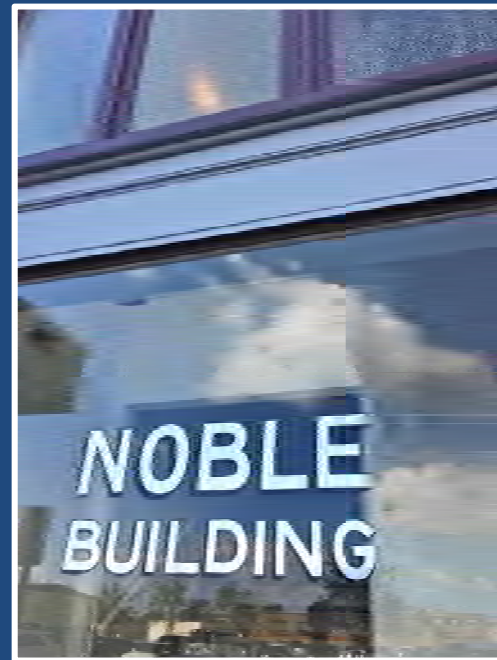
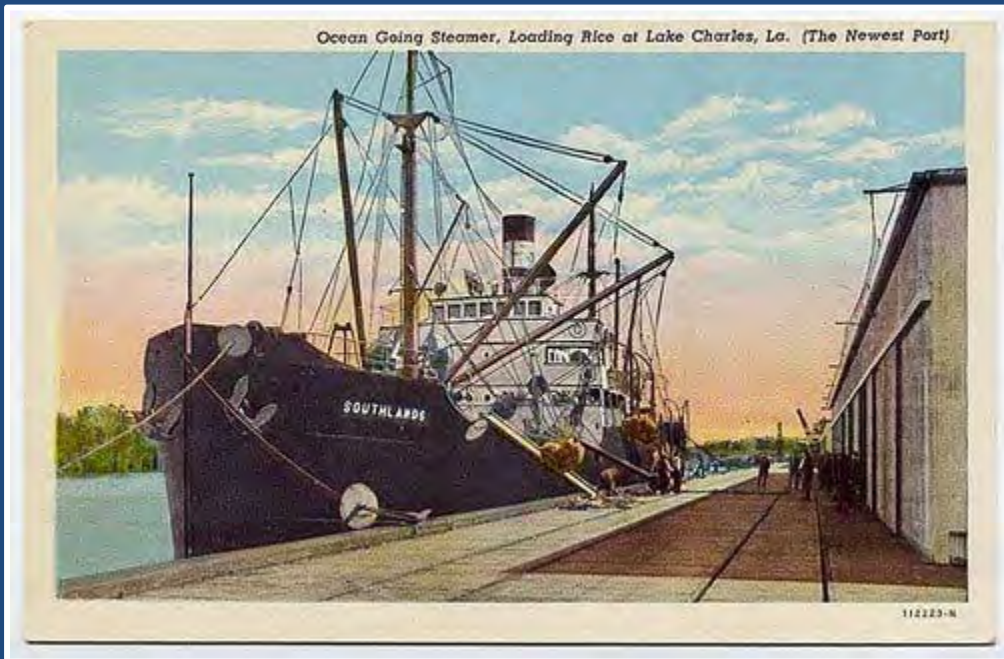


Picture taken from karamproperties.net



Noble Building

322 - 324 Pujo Street



Noble Building



- Original Construction Date: 1919
- Original Use: Office Building
- Date of National Register Listing: June 10, 2014
- Date of Rehabilitation: 2015 - 2016
- New Use: Mixed Use (restaurant/apartments)

Noble Building

Window Assessment

Introduction

As the "eyes" of a structure, windows are extremely important, character-defining features of a building. Their design, craftsmanship and quality make them worthy of preservation. However, property owners commonly are faced with a decision about replacement or repair. Many factors, such as budgetary restraints, energy efficiency, and noise reduction, inform this decision. The rehabilitation of the Noble Building in downtown Lake Charles is facing this same debate. There are three primary window types in the Noble Building: storefront windows at the street level, wooden counterweight windows in the second level of the street façade, and industrial steel and glass windows at both levels at the rear of the building.



This study assesses the condition of these windows, provides research on the different approaches for window treatment, and outlines viable alternatives and methods for meeting the budgetary and performance goals of the property owner while maintaining the historic integrity of the structure.

City of Lake Charles
LAKE CHARLES, LA
HISTORIC WINDOWS SURVEY OF NOBLE BUILDING
Louisiana State CRT-HP GLG # 13-HP-14

This project has been financed in part with federal funds from the National Park Service, Department of the Interior through the Louisiana Department of Culture, Recreation and Tourism, Office of Cultural Development, Division of Historic Preservation. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior.

This program received federal funding for identification and protection of historic property under the Civil Rights Act of 1964 and the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of Housing and Urban Development, Office of Community Development, Division of Community Development. If you believe you have been discriminated against on the basis of race, disability, age, sex or sexual orientation programs, if you believe you have been denied any program, activity, or facility as described above, please write to:

Office of Equal Opportunity
National Park Service
1849 C Street, N.W. Washington, DC

The City of Lake Charles fully complies with the Americans with Disabilities Act of 1990 and related state and federal laws. For more information, please contact the City of Lake Charles at (337) 491-1346, or visit our website at www.cityoflakecharles.com.



This window study was conducted in three phases: documentation and condition assessment of the existing windows, research of available products and techniques, and site visits to nearby successful window applications.

Noble Building - SCOPE Window Assessment

Treatment Options:
Repair
Replacement
Weatherization and Sound Reduction
Routine Maintenance
Evaluation Criteria
Treatment Recommendation:
Wooden Windows:
Metal Windows:
Weatherization and Sound Reduction
Interior Blinds and Shading Devices:



References and Resources

The treatments and techniques that are presented within this report are informed by research about past and present procedures for addressing concerns of historic windows. Two primary sources of information are collections of reports entitled Preservation Briefs and Preservation Tech Notes, which are published by the National Park Service. However, a full listing of references can be found in the Resources section of this report.



REPAIR >>>

Repair should always be the primary goal of a rehabilitation project. Not only does this maintain these valuable character-defining features, but more often than not, it is the most cost-effective solution in the long run.

REPLACEMENT >>>

The primary goal should be repair, there are certain situations that require replacement. If the existing windows are decayed or deteriorated beyond repair, replacement may be the only recourse. If replacement is required, the new windows should match the original windows as closely as possible. The pattern of openings and the size of the window should be the same, including the proportions of the frame and sash. The replacement windows should be constructed of the same material as the originals as well.

WEATHERIZATION >>>

All windows should be weatherized during the course of a rehabilitation project. Factors such as single glazing, lack of weather-stripping, and gaps around the window frames lead to the inefficiency and discomfort that are common complaints. Solutions can be applied to the windows themselves, or devices such as storm windows, awnings, and other shading devices can be applied to address these concerns.

ROUTINE MAINTENANCE >>>

Above all else, routine maintenance is key. Do not let these significant features decay or deteriorate. It is much easier to perform minor maintenance than to face an entire building of neglected windows. Conducting regular maintenance of sound frames will achieve the longest life possible. When windows remain in use, identification of repair needs is prompt.



Evaluation Criteria >>>

When considering the available treatment options for addressing the concerns of historic windows, the following criteria should be used for evaluation: historic appearance, economics, and window performance. Windows are of utmost importance to the aesthetics of historic buildings. Saving and maintaining these character-defining features should be the primary goal. Only after exhausting all the possibilities for preserving the original windows should replacement be considered.

Repair should always be the primary goal of a rehabilitation project.

Another critical consideration in addressing the windows of the Noble Building is that the building is eligible for listing on the National Register of Historic Places. In fact, at the time of this window assessment, the application is complete, and the property is on the schedule for review by the state board. Upon listing on the National Register, rehabilitation work performed on this property may be eligible for state and federal tax credits.



Assessment Project funded in part by the Noble Building owner, the City of Lake Charles and a grant through the Certified Local Government program of the Louisiana Office of Cultural Development.
Project Consultant:
Laurie E. Harrell, Preservation Architect
Randall O. Brumfield, Architect, LLC

The Noble Building
324 Pujos Street,
Lake Charles, LA
Historic Building
Window Assessment

Certified Local
Government
(CLG) Grant

Noble Building



Total Development Costs

\$1,647,452

Qualified Rehabilitation Expenses

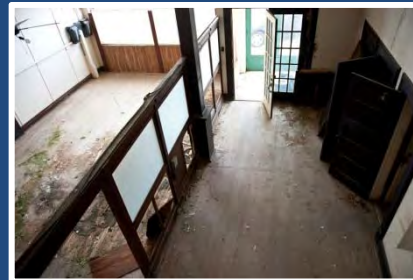
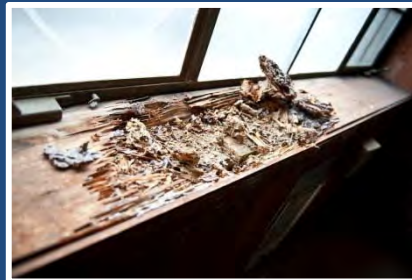
\$1,363,402

Federal Historic Tax Credit

\$272,680

State Historic Tax Credit

\$272,680



Noble Building

PROJECT TEAM

Developer/Owner

Empire of the Seed Historic Properties

Architect

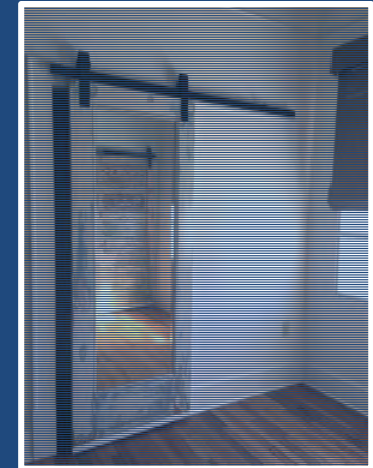
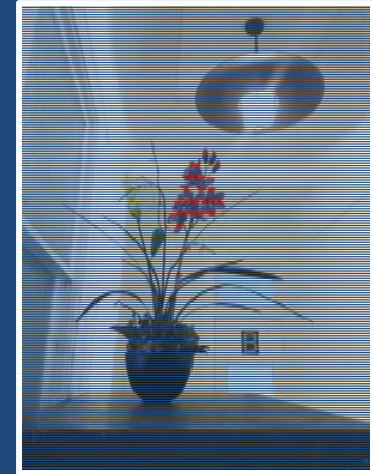
Williams Architects

General Contractor

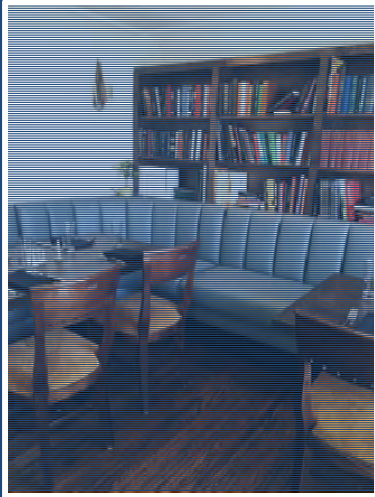
Russell J. Stutes Construction

Tax Credit Consultants

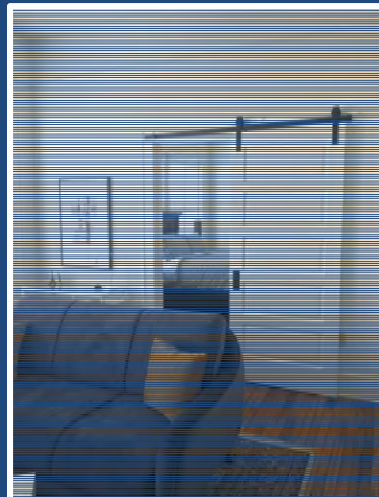
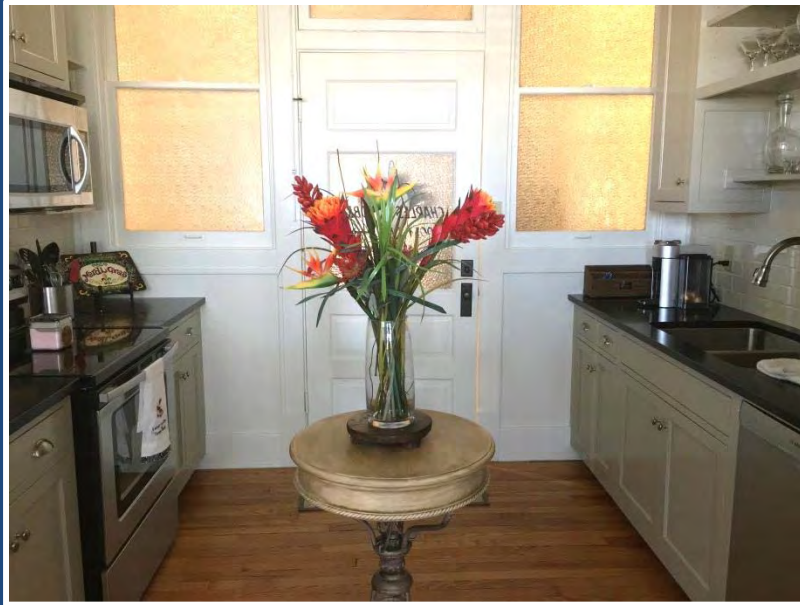
Fricker Historic Preservation Services



Noble Building



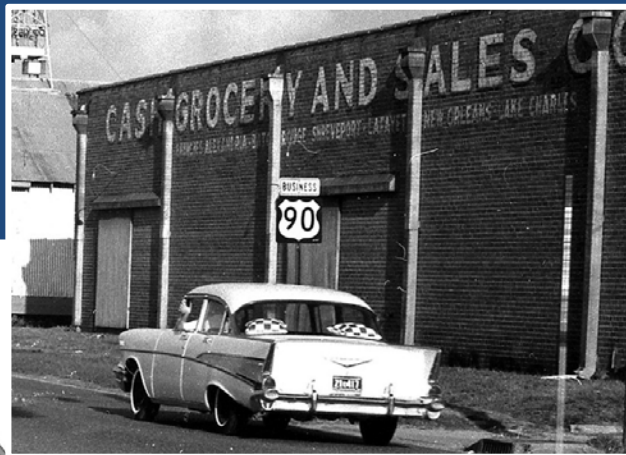
Noble Building





Cash Grocery and Sales

801 Enterprise Boulevard



*Pictures taken from
www.empireoftheseed.com*



Cash Grocery and Sales

Pictures taken from www.empireoftheseed.com



- Original Construction Date: 1936
- Original Use: Warehouse
- Original Architect: Dunn and Quinn
- Date of National Register listing: June 24, 2010
- Date of Rehabilitation: 2011
- New Use: Event venue

Cash Grocery and Sales



Pictures taken from www.empireoftheseed.com

Total Development Costs
\$675,000

Qualified Rehabilitation Expenses
\$550,000

Federal Historic Tax Credit
\$110,000

Cash Grocery and Sales



Pictures taken from www.empireoftheseed.com

PROJECT TEAM

Developer/Owner

Empire of the Seed Historic Properties

Architect

Jeff Kudla

General Contractor

Fontenot Construction

Russell J. Stutes Construction

Cash Grocery and Sales



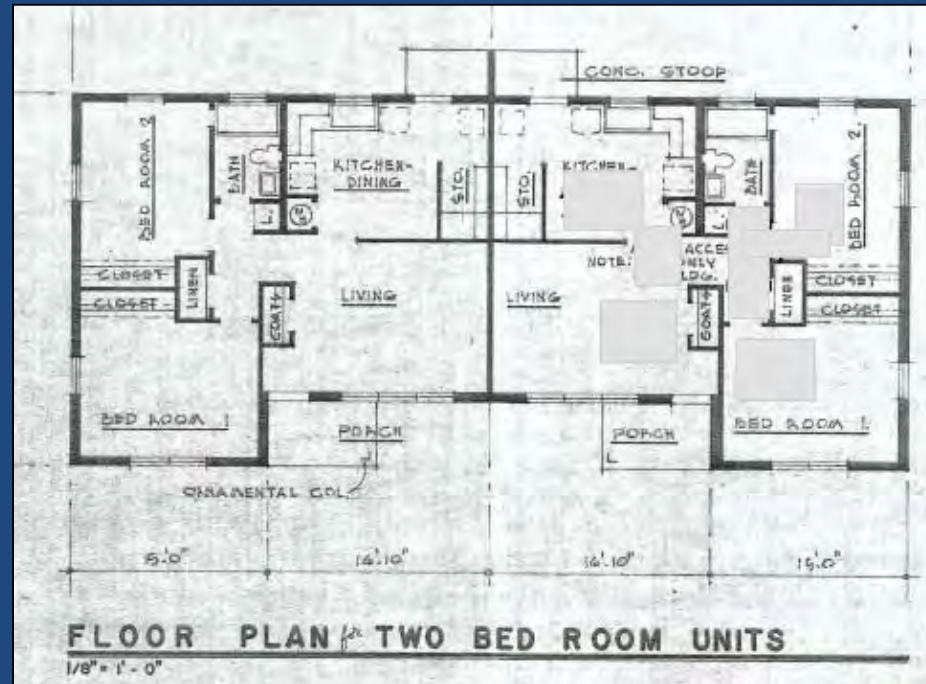
Pictures taken from www.empireoftheseed.com

Carver Courts

1300 North Goos Boulevard

Clark Courts

1703 Pear Street



Carver Courts / Clark Courts



Carver Courts / Clark Courts

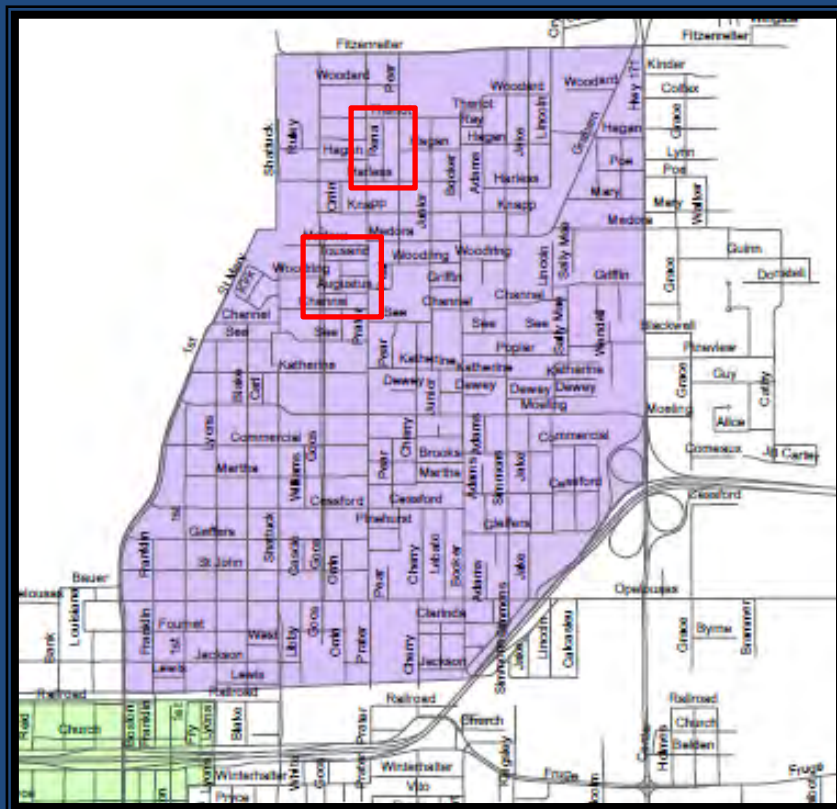


Carver Courts / Clark Courts



- Original Construction Date: 1959 (Carver Courts) and 1960 (Clark Courts)
- Original Use: Duplex residential units
- Original Architect: Elwin Fitch
- Date of National Register listing: June 18, 2018
- Date of Rehabilitation: Ongoing (2019)
- New Use: Duplex residential units

Carver Courts / Clark Courts



Creation of North Lake Charles Cultural District provided access to the State Commercial Tax Credit.

Carver Courts / Clark Courts

Sources of Funds	
First Mortgage	11,500,000
Investor Equity	12,926,000
CDBG/HOME (to be applied for)	0
FHLB AHP (to be applied for)	-
LCHA Take-Back financing	8,700,000
Historic Tax Credits	6,871,000
LCHA CFP/Reserves Loan	500,000
Rental Income during Construction	400,000
Deferred Developer fee	572,034
Total Sources of Funds	41,469,034



Carver Courts / Clark Courts

Uses of Funds	
Acquisition	9,490,000
Rehabilitation	22,806,793
Architect/Engineering/Environmental	1,337,709
Other Third party	121,260
Accounting	34,950
Loan financing and costs	1,130,222
Bond related costs	440,000
Owner Legal	256,300
Tax Credit Fees	131,650
Relocation	279,600
Reserves	582,500
Other	121,050
Developer Fee	4,737,000
Total uses of Funds	41,469,034



Carver Courts / Clark Courts

PROJECT TEAM

Developer/Owner

Lake Charles Non-Profit
Housing Development Corp

Architect

SGB Architects, LLC

General Contractor

Brooks & Freund, LLC

Additional Team Members

- Housing Solutions Alliance, LLC
- National Development of America, Inc.
- Reno Cavanaugh Law Firm



Cathedral of the Immaculate Conception

935 Bilbo Street



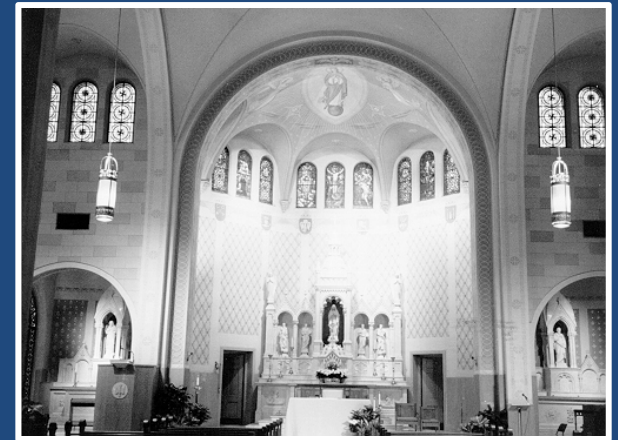
Before 1910 fire: The predecessor of Immaculate Conception Cathedral in Lake Charles burned during the 1910 fire.



THE CHURCH OF THE IMMACULATE CONCEPTION, LAKE CHARLES, LA.



Immaculate Conception Cathedral



- Original Construction Date: 1913
- Original Use: Church/Cathedral
- Original Architect: Favrot and Livaudais
- Date of National Register listing: October 7, 1994
- Date of Rehabilitation: Ongoing (2019)
- New Use: Church/Cathedral

Immaculate Conception Cathedral

Pictures taken from immaculateconceptioncathedral.com



Qualified Rehabilitation Expenses
\$8,500,000 (estimated)

Federal Historic Tax Credit
\$1,700,000 (estimated)

State Historic Tax Credit
\$1,700,000 (estimated)

Immaculate Conception Cathedral

Pictures taken from immaculateconceptioncathedral.com



PROJECT TEAM

Developer/Owner

Diocese of Lake Charles

General Contractor

Ribbeck Construction Corporation

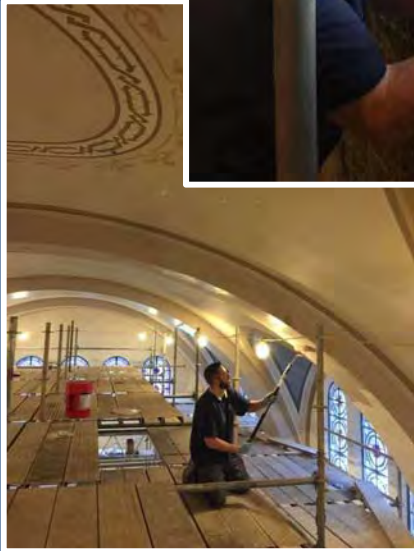
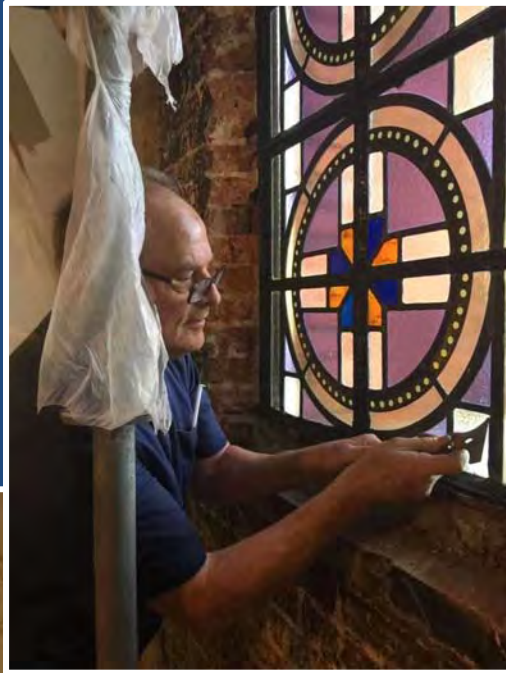
Painting

Conrad Schmitt Studios

Window Restoration

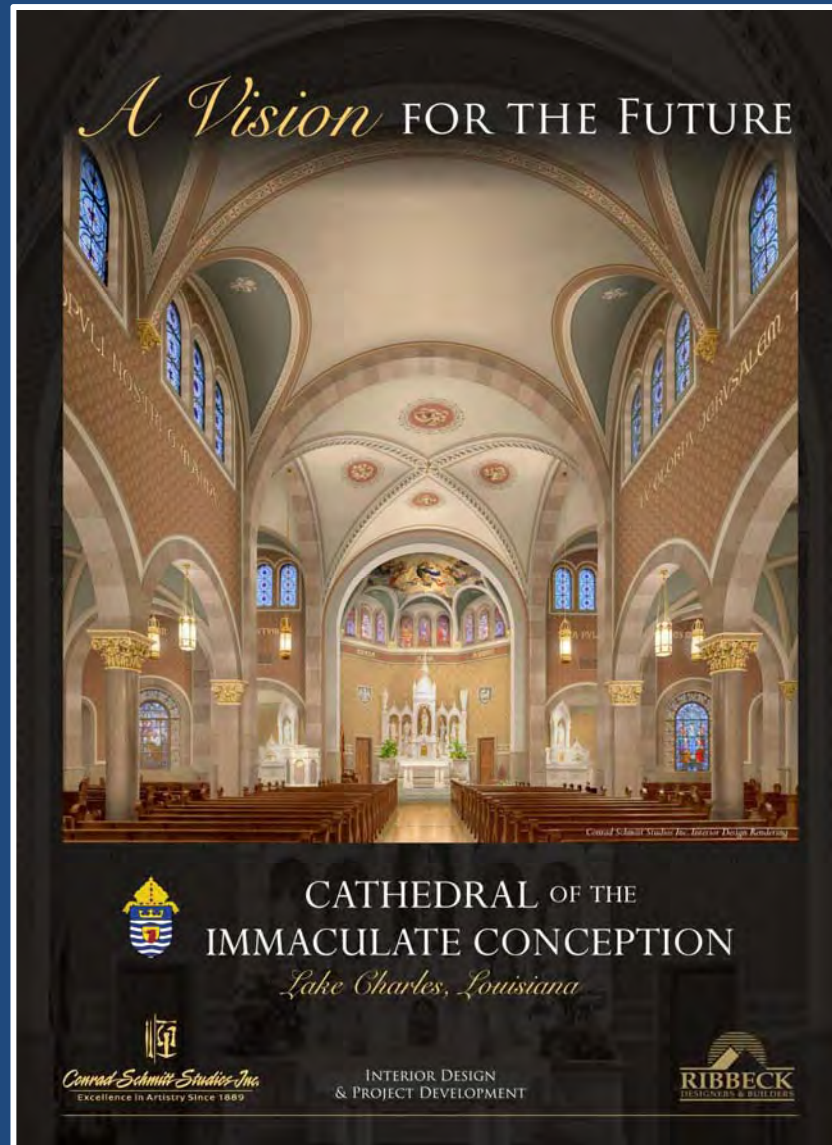
Emil Frei & Associates

Immaculate Conception Cathedral

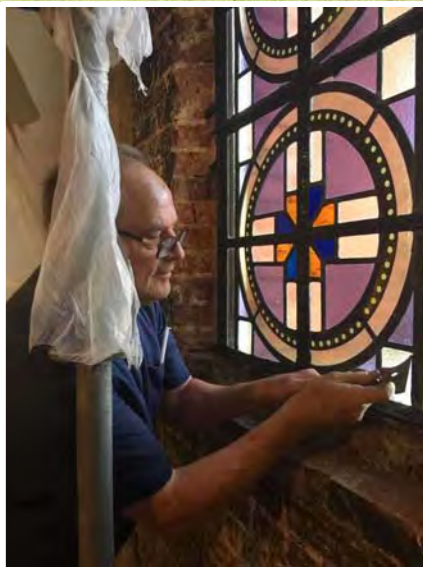


Pictures taken from immaculateconceptioncathedral.com

Immaculate Conception Cathedral



Questions?



The activity that is the subject of this report has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, through the Department of Culture, Recreation and Tourism, Office of Cultural Development, Division of Historic Preservation. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, or the Department of Culture, Recreation and Tourism, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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*Office of Equal Opportunity
National Park Service
1849 C Street, N.W.
Washington, D.C. 20240*

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Ryan Street, looking South, Lake Charles, La.

PRESERVING LAKE CHARLES

Researching a
Historic Property



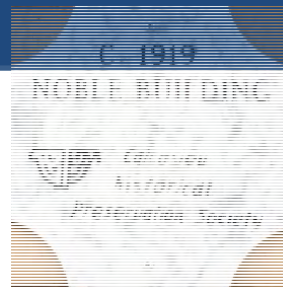
Lake Charles
Louisiana

Why research a historic property?

- Education or historical interest
- Assistance in rehabilitating a historic property
- Historical Designations
 - Landmark Award
 - National Register of Historic Places
- Creation of historic districts

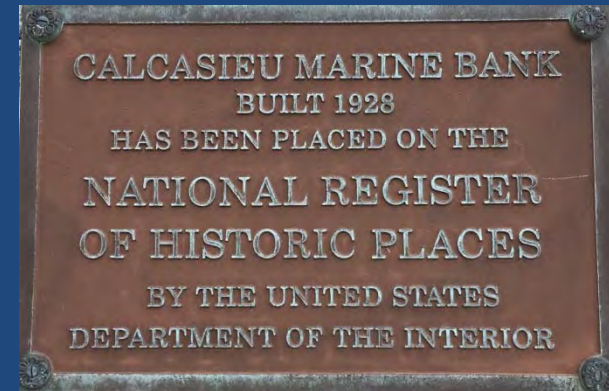
Landmark Award

- Given by the Calcasieu Historical Preservation Society (CHPS) since 1986
- Recognizes homeowners who have restored a historic structure as near as possible to its original look
- To date, over 125 buildings from around southwest Louisiana have received the Landmark Award.
- CHPS maintains a database and information on these properties that can be accessed via their website



National Register of Historic Places

- Established by Congress in 1966.
- The nation's official list of significant historic properties.
- Each state has a historic preservation office, which is responsible for nominating buildings, sites, districts, etc. to the Register. In Louisiana, the Division of Historic Preservation administers this program.
- Recognizes properties of sufficient age, physical integrity, and historic significance.



National Register of Historic Places in Lake Charles

- Calcasieu Parish Courthouse
- Calcasieu Marine Bank
- Cathedral of the Immaculate Conception
- Charleston Hotel
- Episcopal Church of the Good Shepherd
- Lake Charles City Hall (Old)
- McNeese State University Auditorium (Bulber)



National Register of Historic Places in Lake Charles

- Waters Pierce Oil Company Stable Building (Junior League)
- Arcade Theater (DELISTED)
- Muller's Department Store
- Cash Grocery and Sales Company Warehouse
- Noble Building (The Villa)
- Carver Courts and Clark Courts



National Register of Historic Places Places in Lake Charles



How do I research a historic property?

Research Plan

Define Objectives

Conduct Research

Synthesize and Analyze

Write the History

Documentation

(Taken from Remembering Texas: Guidelines for Historical Research)

Construct timeline

How do I research a historic property?

- Government Records
- Institutional Records
- Corporate Records
- Published Histories
- Architectural Sources
- Family Papers
- Directories and Gazettes
- Maps and Plats
- Photographs and Printed Images
- Newspapers and Journals
- Oral Histories
- Buildings

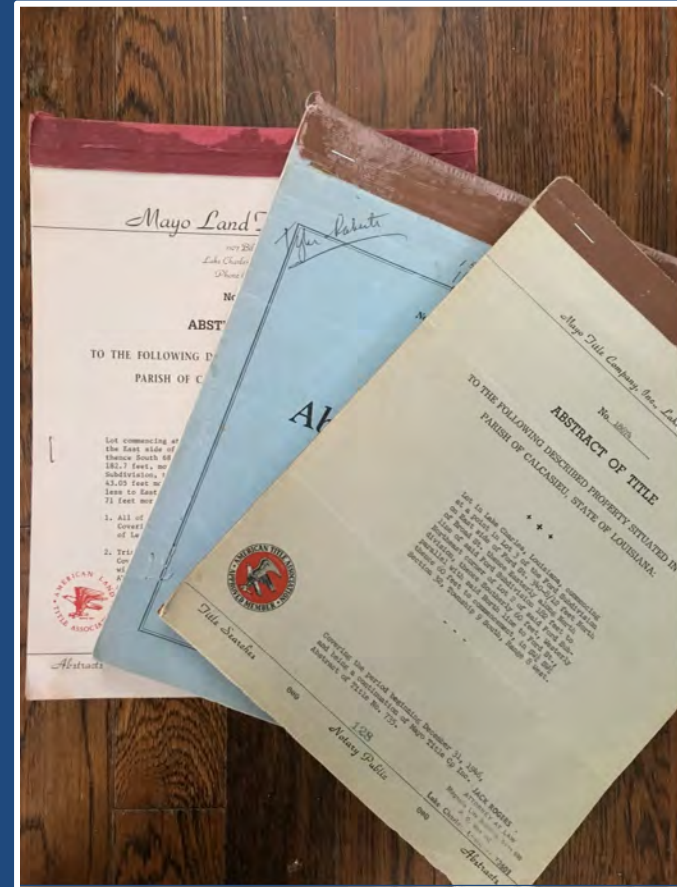
Government Records

Municipal

Building permits, minutes of official meetings, ordinances, tax records, estate records

Contracts

Abstracts of title, court records, deeds, probate records, tax records, mechanics liens



Government Records

State

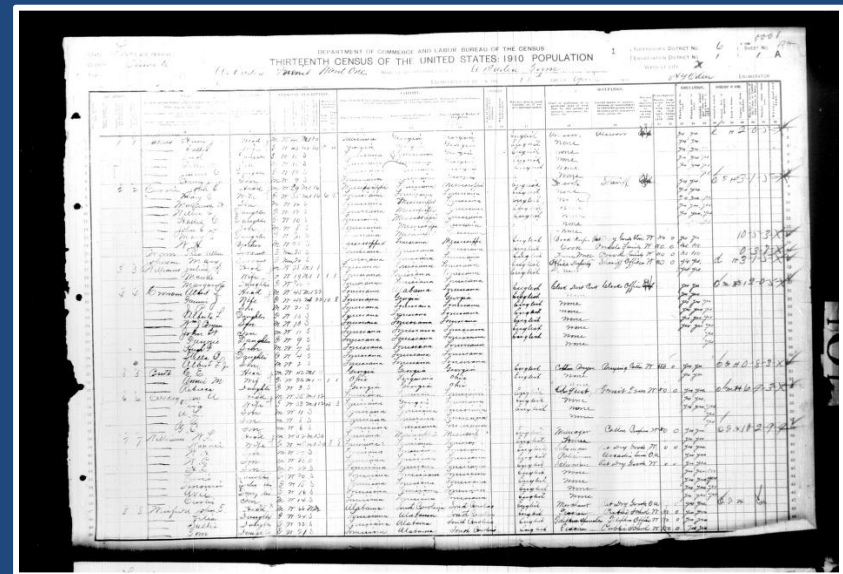
Land records, homestead records, mineral rights records, transportation records

Federal

Census

Military

Pensions records, biographical information



THIRTEENTH CENSUS OF THE UNITED STATES, 1910 POPULATION

State or Territory	Population	White	Colored	Foreign Born	Native Born	Under 18	18-21	22-44	45-64	65 and over
Alabama	1,578,000	1,578,000	0	0	0	0	0	0	0	0
Alaska	43,000	43,000	0	0	0	0	0	0	0	0
Arizona	208,000	208,000	0	0	0	0	0	0	0	0
Arkansas	1,117,000	1,117,000	0	0	0	0	0	0	0	0
California	3,192,000	3,192,000	0	0	0	0	0	0	0	0
Colorado	1,050,000	1,050,000	0	0	0	0	0	0	0	0
Connecticut	1,285,000	1,285,000	0	0	0	0	0	0	0	0
Delaware	248,000	248,000	0	0	0	0	0	0	0	0
District of Columbia	292,000	292,000	0	0	0	0	0	0	0	0
Florida	1,522,000	1,522,000	0	0	0	0	0	0	0	0
Georgia	2,069,000	2,069,000	0	0	0	0	0	0	0	0
Idaho	329,000	329,000	0	0	0	0	0	0	0	0
Illinois	5,832,000	5,832,000	0	0	0	0	0	0	0	0
Indiana	4,753,000	4,753,000	0	0	0	0	0	0	0	0
Iowa	2,912,000	2,912,000	0	0	0	0	0	0	0	0
Kansas	1,951,000	1,951,000	0	0	0	0	0	0	0	0
Kentucky	2,019,000	2,019,000	0	0	0	0	0	0	0	0
Louisiana	1,880,000	1,880,000	0	0	0	0	0	0	0	0
Maine	688,000	688,000	0	0	0	0	0	0	0	0
Maryland	1,240,000	1,240,000	0	0	0	0	0	0	0	0
Massachusetts	2,384,000	2,384,000	0	0	0	0	0	0	0	0
Michigan	4,753,000	4,753,000	0	0	0	0	0	0	0	0
Minnesota	2,594,000	2,594,000	0	0	0	0	0	0	0	0
Mississippi	1,056,000	1,056,000	0	0	0	0	0	0	0	0
Missouri	3,817,000	3,817,000	0	0	0	0	0	0	0	0
Montana	329,000	329,000	0	0	0	0	0	0	0	0
Nebraska	1,951,000	1,951,000	0	0	0	0	0	0	0	0
Nevada	208,000	208,000	0	0	0	0	0	0	0	0
New Hampshire	588,000	588,000	0	0	0	0	0	0	0	0
New Jersey	3,817,000	3,817,000	0	0	0	0	0	0	0	0
New Mexico	208,000	208,000	0	0	0	0	0	0	0	0
New York	12,850,000	12,850,000	0	0	0	0	0	0	0	0
North Carolina	3,192,000	3,192,000	0	0	0	0	0	0	0	0
North Dakota	329,000	329,000	0	0	0	0	0	0	0	0
Ohio	5,832,000	5,832,000	0	0	0	0	0	0	0	0
Oklahoma	208,000	208,000	0	0	0	0	0	0	0	0
Oregon	329,000	329,000	0	0	0	0	0	0	0	0
Pennsylvania	7,912,000	7,912,000	0	0	0	0	0	0	0	0
Rhode Island	588,000	588,000	0	0	0	0	0	0	0	0
South Carolina	1,056,000	1,056,000	0	0	0	0	0	0	0	0
South Dakota	329,000	329,000	0	0	0	0	0	0	0	0
Tennessee	2,019,000	2,019,000	0	0	0	0	0	0	0	0
Texas	3,192,000	3,192,000	0	0	0	0	0	0	0	0
Vermont	292,000	292,000	0	0	0	0	0	0	0	0
Virginia	2,019,000	2,019,000	0	0	0	0	0	0	0	0
Washington	329,000	329,000	0	0	0	0	0	0	0	0
West Virginia	208,000	208,000	0	0	0	0	0	0	0	0
Wisconsin	2,594,000	2,594,000	0	0	0	0	0	0	0	0
Wyoming	329,000	329,000	0	0	0	0	0	0	0	0



Institutional Records

Cemetery

Family relationships, birth and death dates



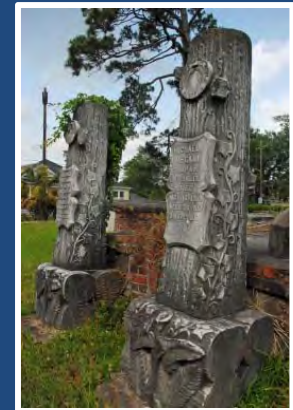
Church

Biographical information on birth, death, marriage, congregational records



School

Biographical information, building information, social history



Fraternal

Membership information, dates, building information

Corporate Records

Ledgers

Client files

Advertisements

Mortgages



Published Histories

Parish

Information on buildings, people, institutions, events

Community

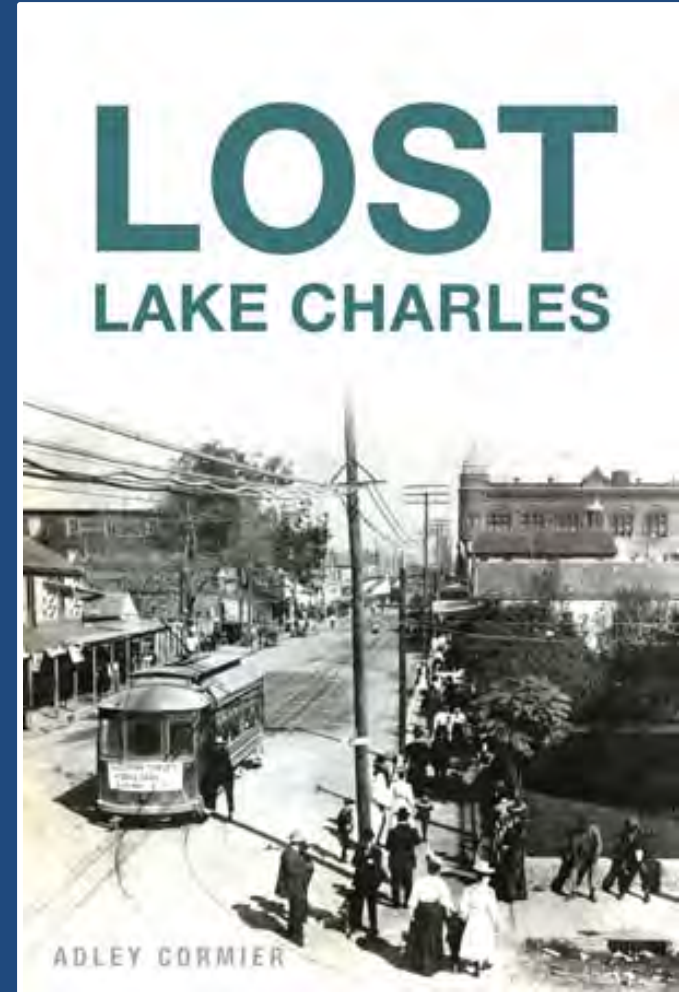
Information on buildings, people, institutions, events

Business

Commercial trends, economic base of community

Fraternal

Building information, social history



Architectural Sources

Drawings

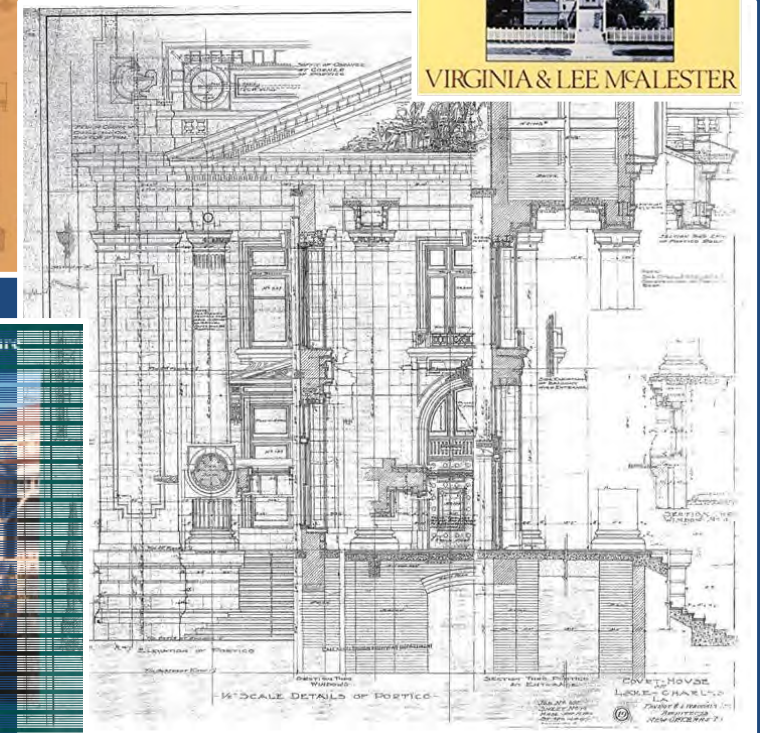
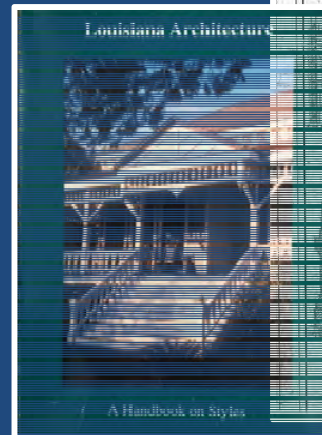
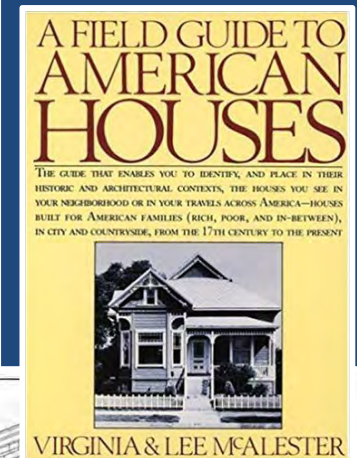
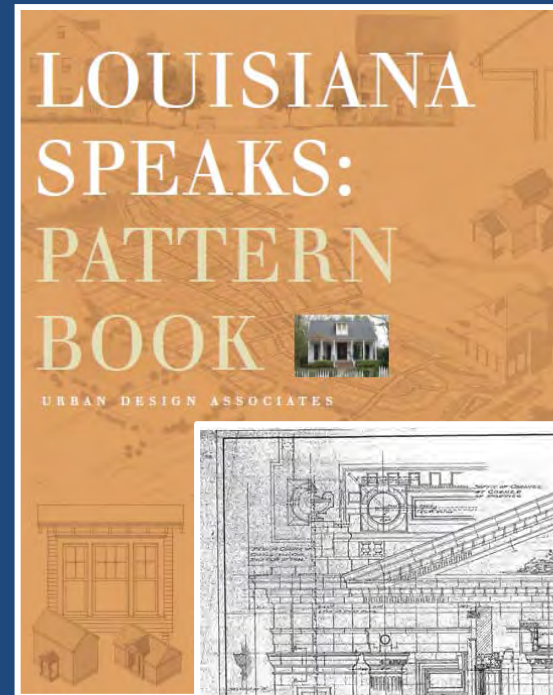
Architect/builder, original appearance, date, specifications

Publications

Information on style and date, biographies of architects

Pattern Books

Residential, agricultural, commercial



Family Papers

Letters and diaries

Biographical and building information, social and economic history

Photographs

Biographical and building information

Estate records

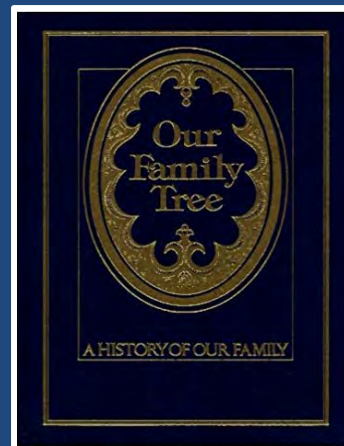
Dates, building info, transfers of land not recorded by deeds

Genealogical Information

Family relationships

Deeds

Ownership, property value, associated improvements

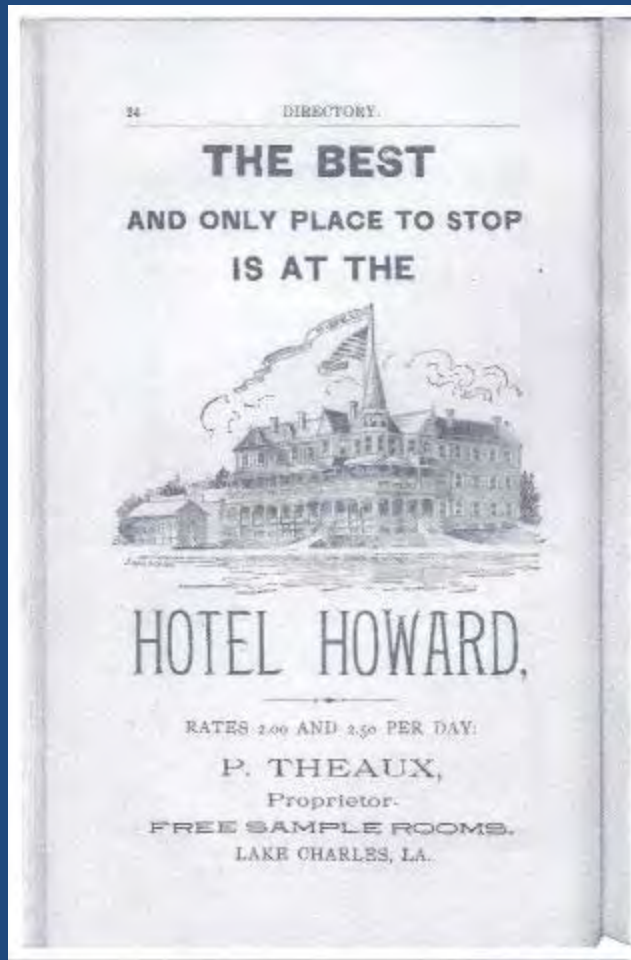


Rear view of the Derousen home, with batten blinds and doors.



Front view of home, surrounded by magnificent pecan trees.

Directories and Gazettes



City Directories

Addresses, approximate dates, occupations

Business Directories

Addresses, images of building, approximate dates

Social Directories

Biographical information

Rural Directories

Trading connections, farm locations

Maps and Plats

Sanborn Maps

Plans, dates of construction, materials, settlement patterns

Bird's Eye View Maps

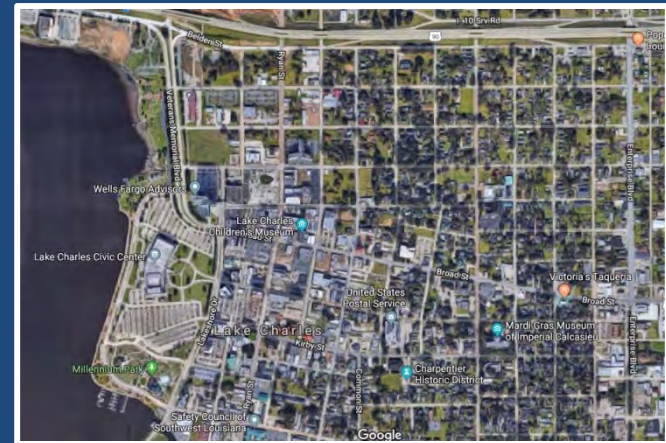
Building information, settlement patterns, natural features

Property and Subdivision Plats

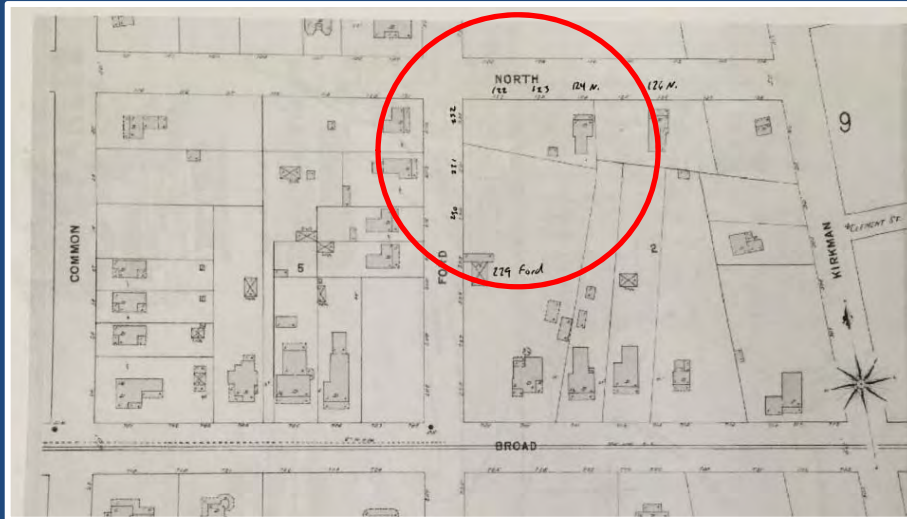
Building hierarchies, dates, settlement patterns

Landscaping Layouts

Land use changes, outbuildings, agricultural or garden history

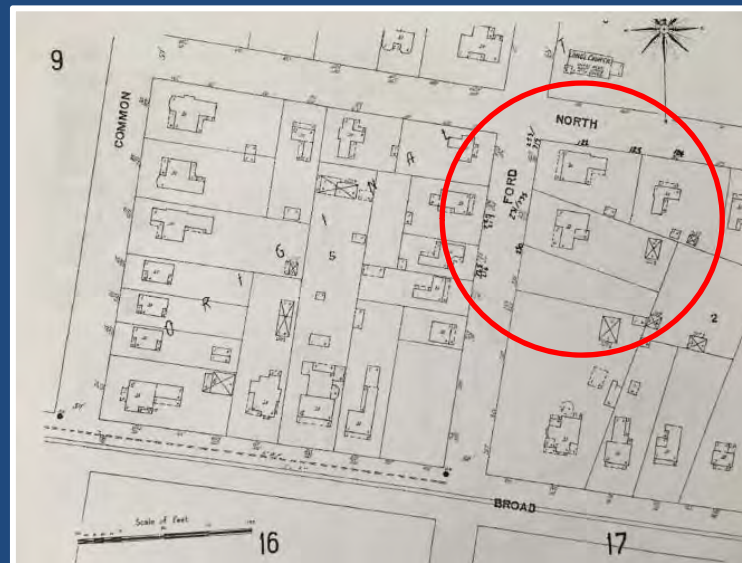


Maps and Plats



Sanborn Maps

725 Ford Street
1898



725 Ford Street
1903

Photographs & Printed Images

Family photographs

Biographical information, building evolution, landscape changes

Postcards

Biographical information, building evolution, landscape changes



Newspapers and Journals

Advertisements

Owner information, dates, building information, neighborhood development

Society pages

Biographical information on civic leaders, institutional history

Obituaries

Biographical information

Articles

Significant local events, economic history, social history, building information



American Press

Oral Histories

Minority history

Social history

Business history

Building evolution
and uses

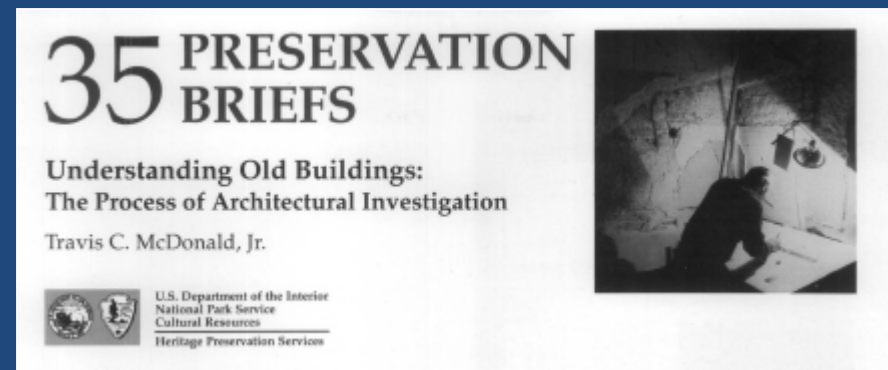


Buildings

Comparative Information
With other buildings

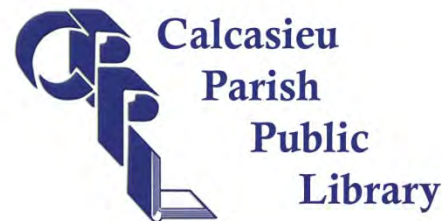
Building Survey

Evidence of changes and evolution, construction techniques, wall paper and paint from historic periods, hardware



Local Resources

- City Offices
- Southwest Louisiana Genealogical and Historical Library
- McNeese State University Archives
- Calcasieu Historical Preservation Society (CHPS)
- Published Histories
- Newspaper Archives



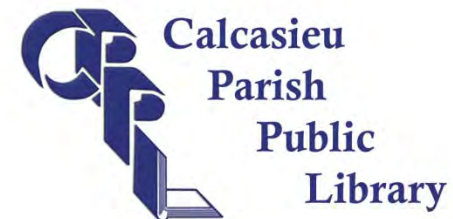
City Offices

- Planning and Development Department
- Downtown/Lakefront Development Department
- Historic Preservation Commission (HPC)
- Design Guidelines for Charleston (Charpentier) and Margaret Place historic districts
- GIS Mapping



Genealogical & Historical Library

- Located at the intersection of Pujo and Bilbo streets
- Genealogy collections
- Sanborn maps
- American Press ePaper
- African American Heritage
- Obituary Index
- City Directories
- Maude Reid Index
- Microfilm
- Yearbook Digitization Project



McNeese Archives



- Frazar Memorial Library – Archives and Special Collections
- McNeese publications
- Books by Southwest Louisiana authors or about the area
- Archival collections containing writings, correspondence, photographs, scrapbooks, maps, business records, audiovisual materials, and other historical documents

CHPS



- Calcasieu Historical Preservation Society (CHPS)
- Timeline History of Southwest Louisiana
- Information on Landmark Award recipients
- Information on Endangered properties in southwest Louisiana
- Slideshows, information, and maps of the historic areas of Lake Charles

Published Histories

Early Homes of Lake Charles

By Lloyd Barras

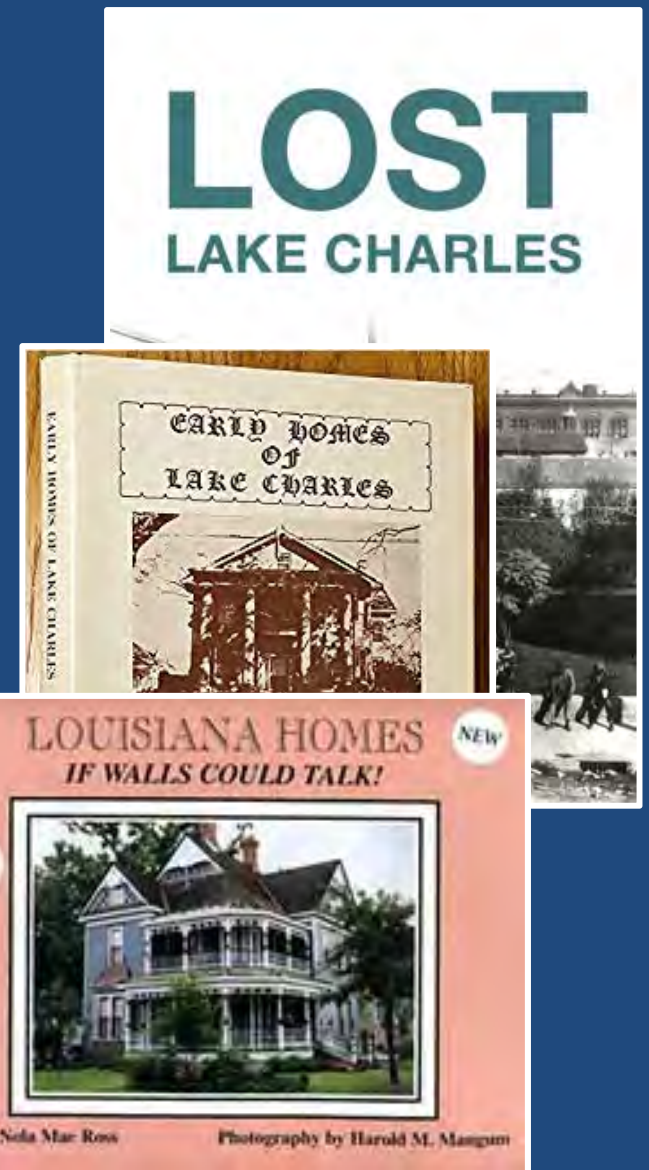
If Walls Could Talk along with
many other books on local topics

By Nola Mae Ross

Lost Lake Charles

By Adley Cormier

Other local authors



Newspaper Archives

Lake Charles American Press

- An online archive of the American Press and its predecessors is available to subscribers.
- The Genealogy Library in downtown Lake Charles provides in-house access to the American Press



American Press staff, 1895

Beaumont Enterprise

- Published a Louisiana edition for a period of time

American Press

YOUR BEST NEWS AND ADVERTISING SOURCE

ALLEN ■ BEAUREGARD ■ CALCASIEU ■ CAMERON ■ JEFF DAVIS ■ VERNON

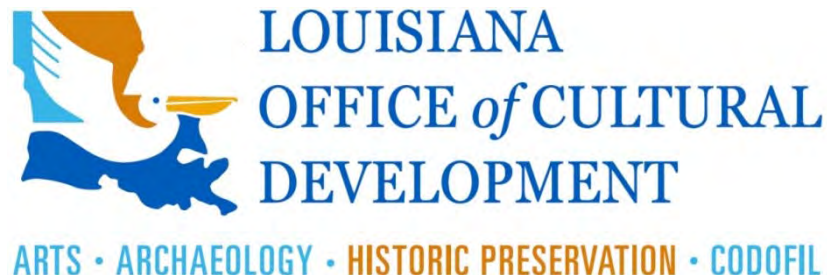
BEAUMONT ENTERPRISE

The biggest name in Southeast Texas News
BeaumontEnterprise.com

State Resources

State of Louisiana Office of Cultural Development
Division of Historic Preservation

- Architectural Heritage Education
- Historic Rehabilitation Tax Credits
- Louisiana Architecture: A Handbook on Styles
- Louisiana Historic Standing Structures Survey
- National Register Database
- National Register application process



National Resources

- National Register of Historic Places
- Preservation Briefs
 - Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation
- National Register Bulletins
 - National Register Bulletin 39: Researching a Historic Property



Additional Resources

- Hill Memorial Library
Louisiana State University
- Additional university libraries
- State Library of Louisiana
- Library of Congress

Questions?

LOUISIANA SPEAKS: PATTERN BOOK

URBAN DESIGN ASSOCIATES

35 PRESERVATION BRIEFS

Understanding Old Buildings:
The Process of Architectural Investigation

Travis C. McDonald, Jr.



U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Service



LOST LAKE CHARLES



A FIELD GUIDE TO AMERICAN HOUSES

THE GUIDE THAT SHOWS YOU THE DIFFERENCES AND PLACES IN YOUR
HOUSE AND ARCHITECTURAL CONTEXT, THE HOUSES YOU SEE IN
YOUR NEIGHBORHOOD OR IN YOUR TRAVEL ALONG AMERICA—BUILT OR
BUILT FOR AMERICAN CITIES (TOWN, POOR, AND IN-BETWEEN),
IN CITY AND COUNTRY, FROM THE 17TH CENTURY TO THE PRESENT



VIRGINIA & LEE MALESTER



Lake Charles
Louisiana

American Press

YOUR BEST NEWS AND ADVERTISING SOURCE



Calcasieu
Parish
Public
Library



LOUISIANA
OFFICE of CULTURAL
DEVELOPMENT

ARTS • ARCHAEOLOGY • HISTORIC PRESERVATION • CODIFIL

LOUISIANA HOMES IF WALLS COULD TALK!



Photography by Harold M. Mangum

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National Park Service
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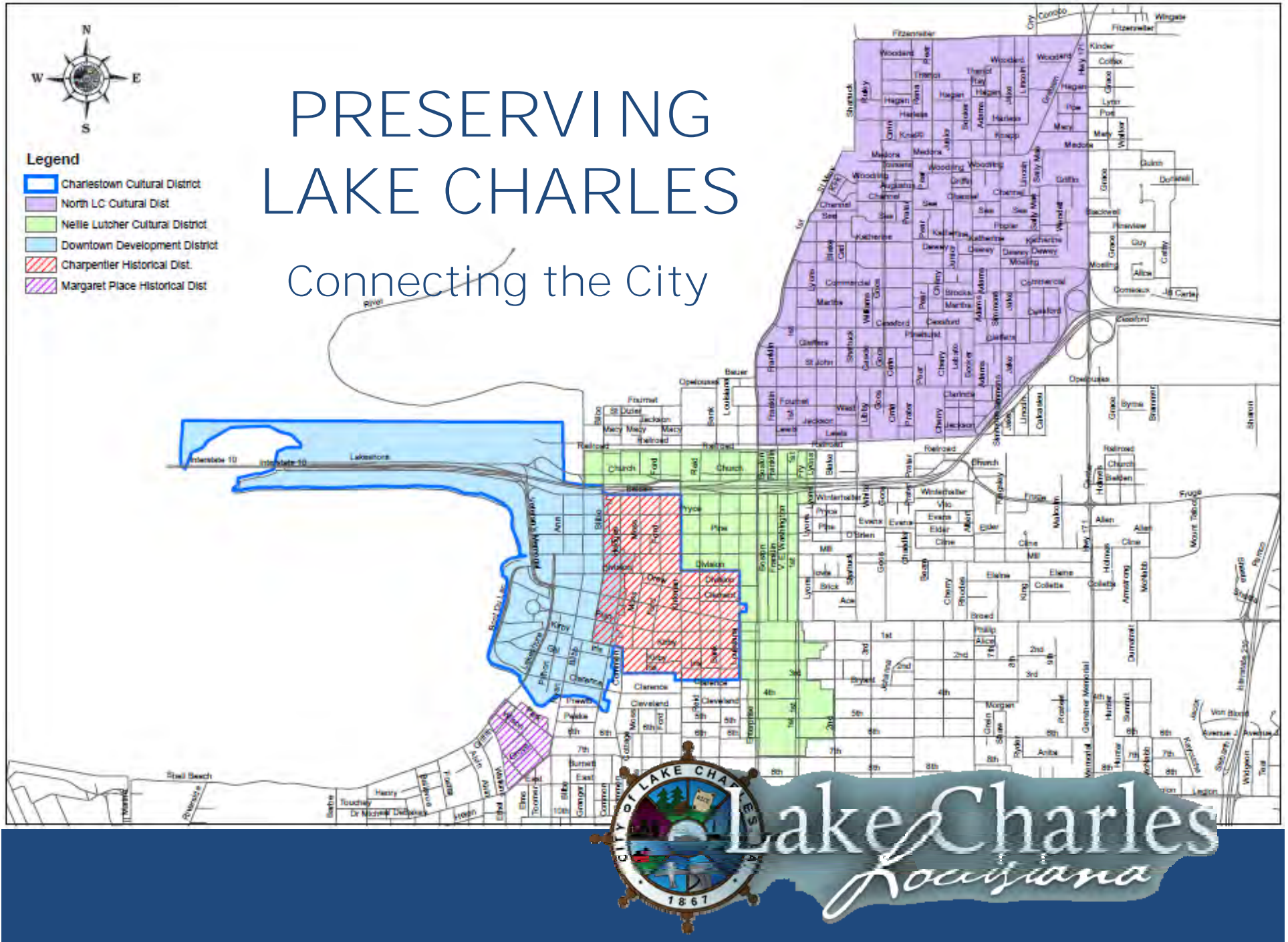


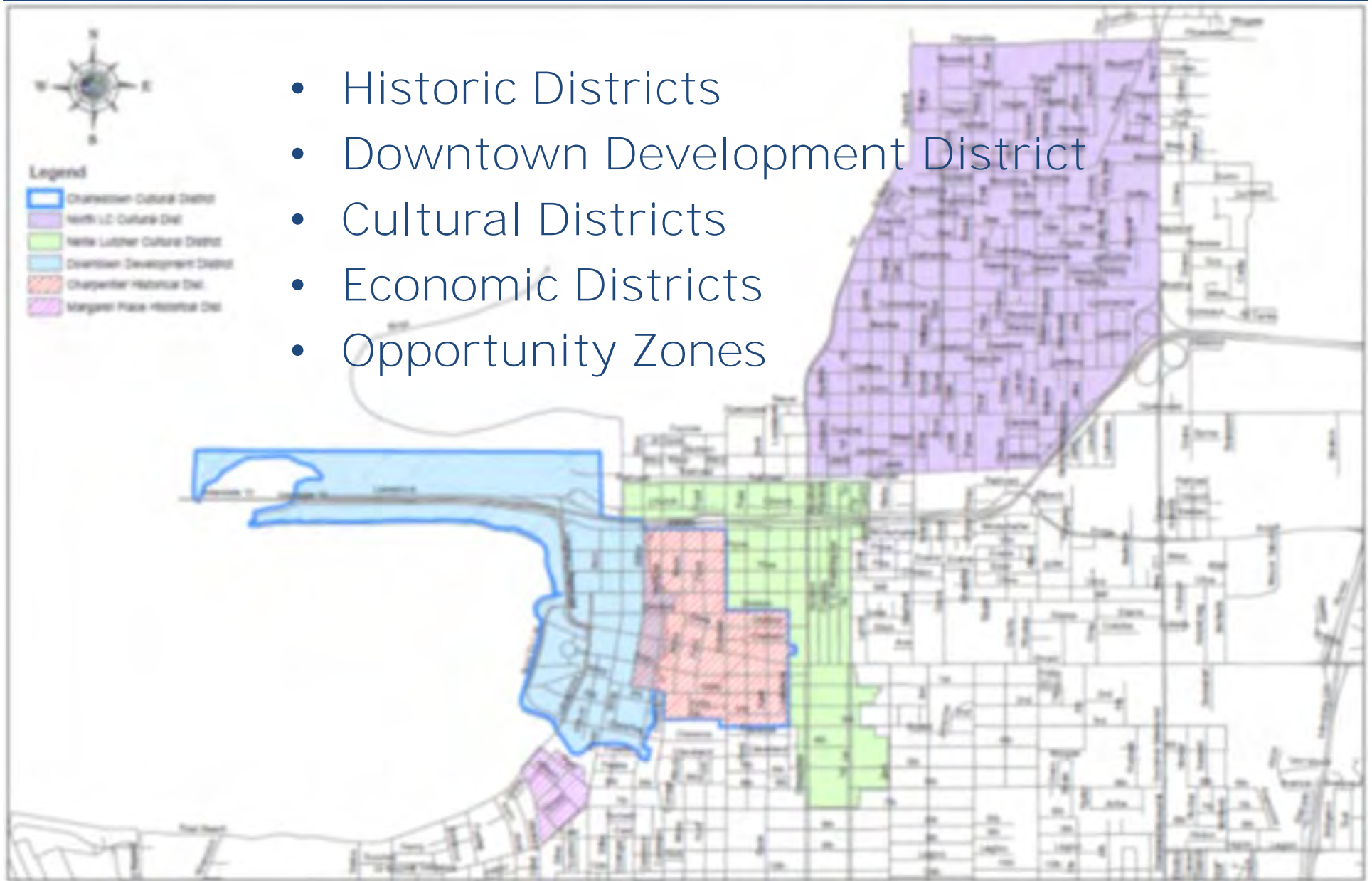
Legend

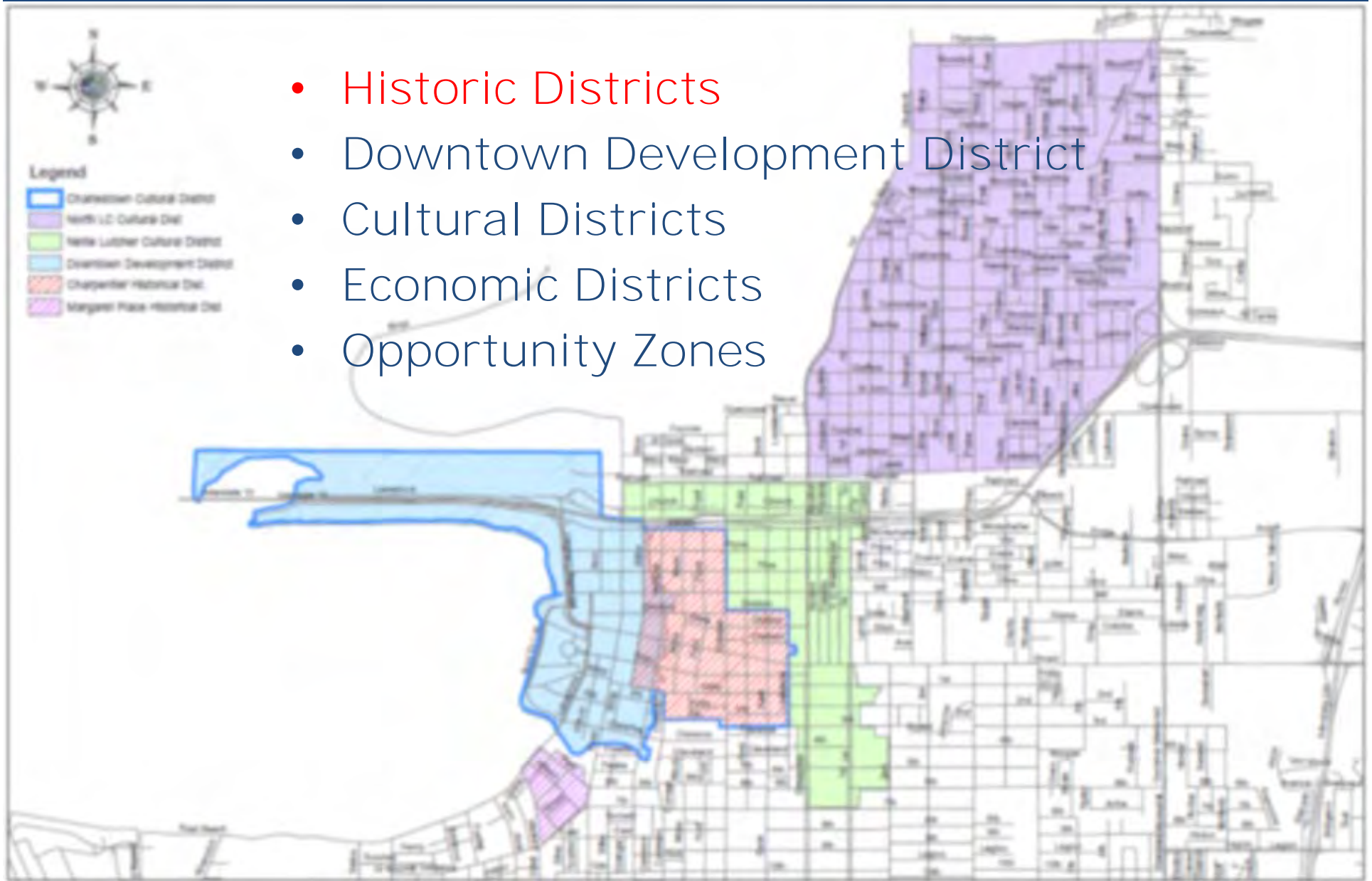
- Charlestown Cultural District
- North LC Cultural Dist
- Nelle Luther Cultural District
- Downtown Development District
- Charpentier Historical Dist.
- Margaret Place Historical Dist

PRESERVING LAKE CHARLES

Connecting the City







Historic Districts

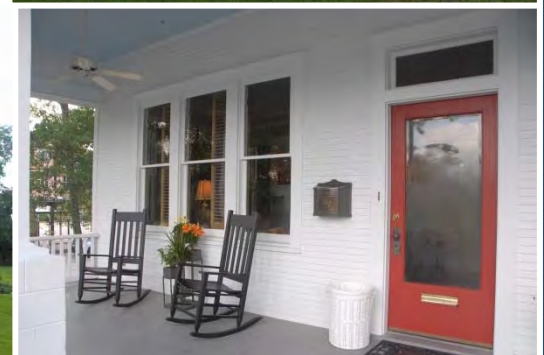


Charpentier Historic District



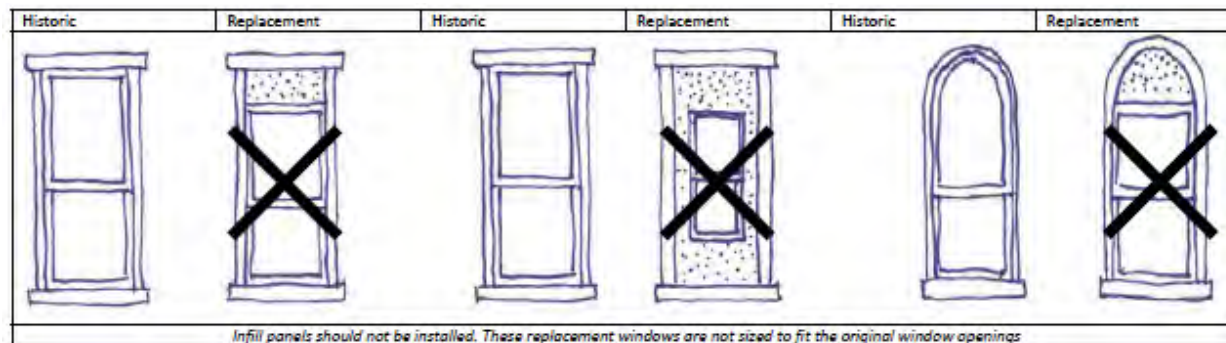
Historic Districts

Margaret Place Historic District



Historic Districts Toolkit

- Ordinance
- Design guidelines
- Financial Incentives
 - Federal Historic Tax Credit (Charpentier Historic District)

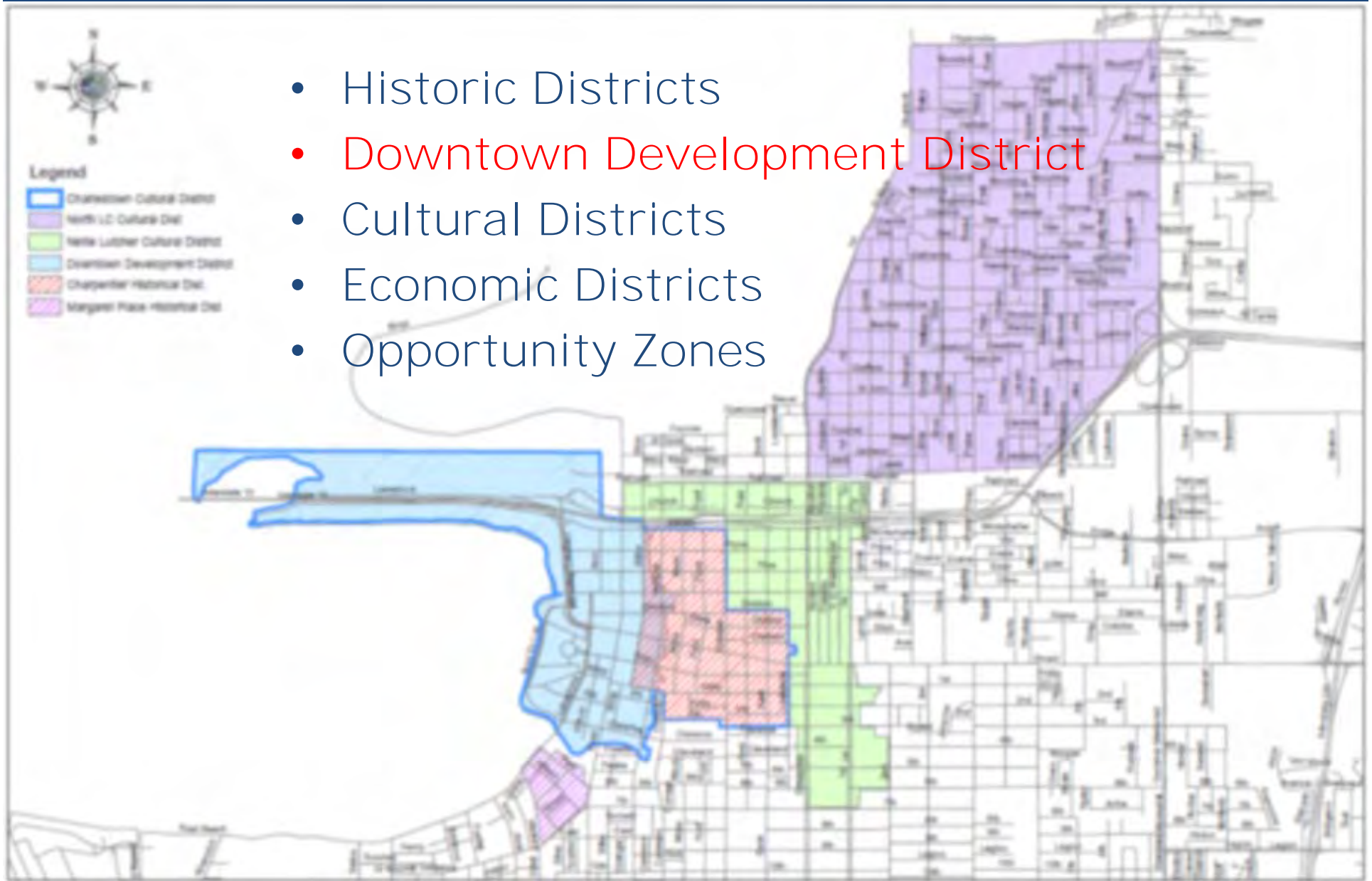


Historic Districts

Federal Historic Tax Credit

- 20% federal income tax credit
- Dollar for dollar offset of income taxes that would otherwise be paid
- Available to income-producing buildings listed on the National Register of Historic Places or that are contributing buildings within a National Register Historic District



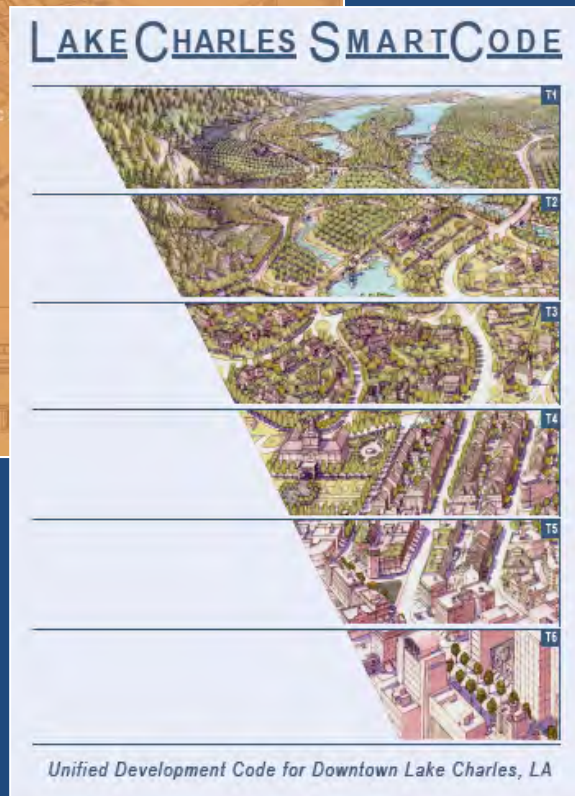
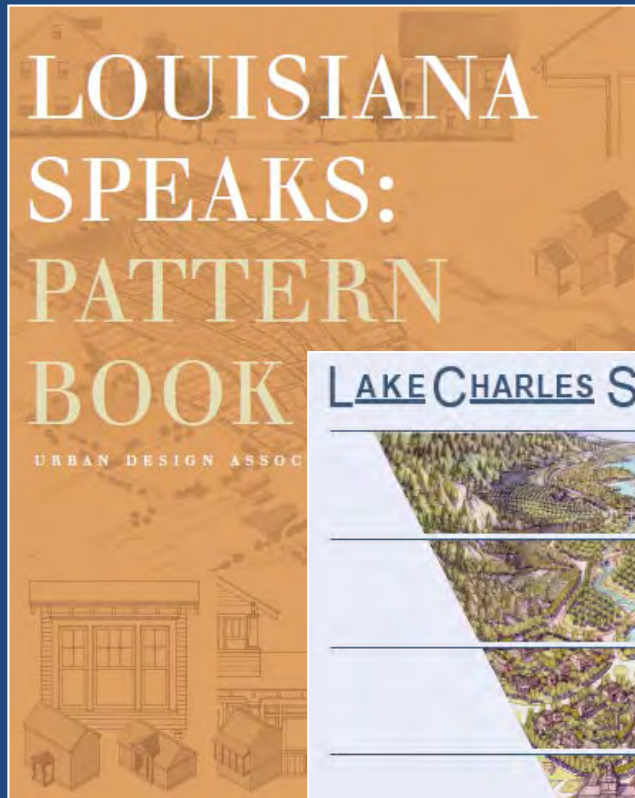


Downtown Development



- Unique downtown district that is quickly becoming the heart of the city.
- Center point of economic growth.
- Encourage businesses to restore historic structures.
- Promote new structures that compliment the existing architecture.

Downtown Development



Toolbox

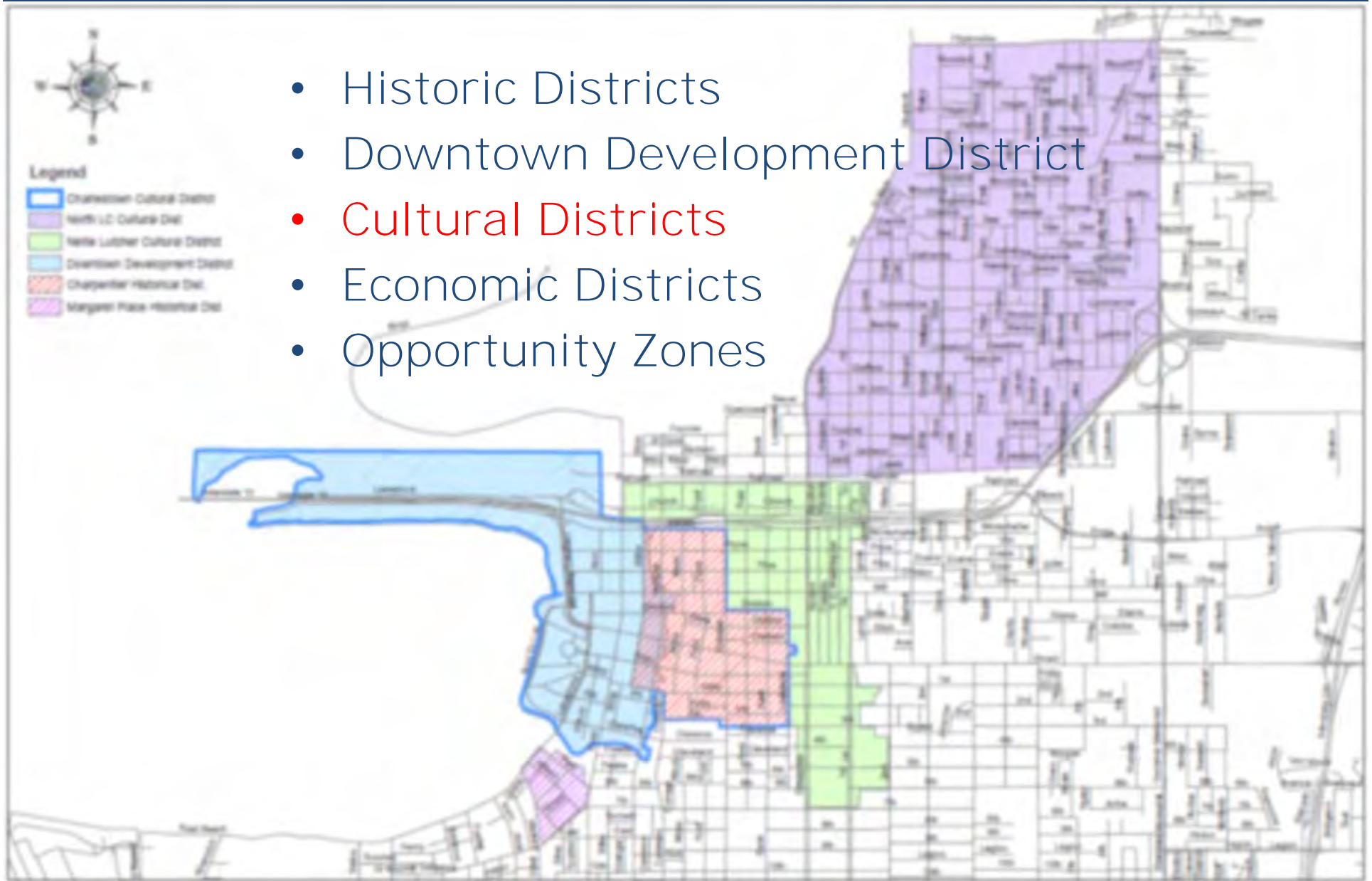
- Smart Code
- State Commercial Tax Credit
- Federal Historic Tax Credit

Cultural Districts

State Commercial Tax Credit

- 20% state income tax credit
- Dollar for dollar offset of income taxes that would otherwise be paid
- Available to income-producing buildings located within a Downtown Development District or Certified Cultural District





Cultural Districts

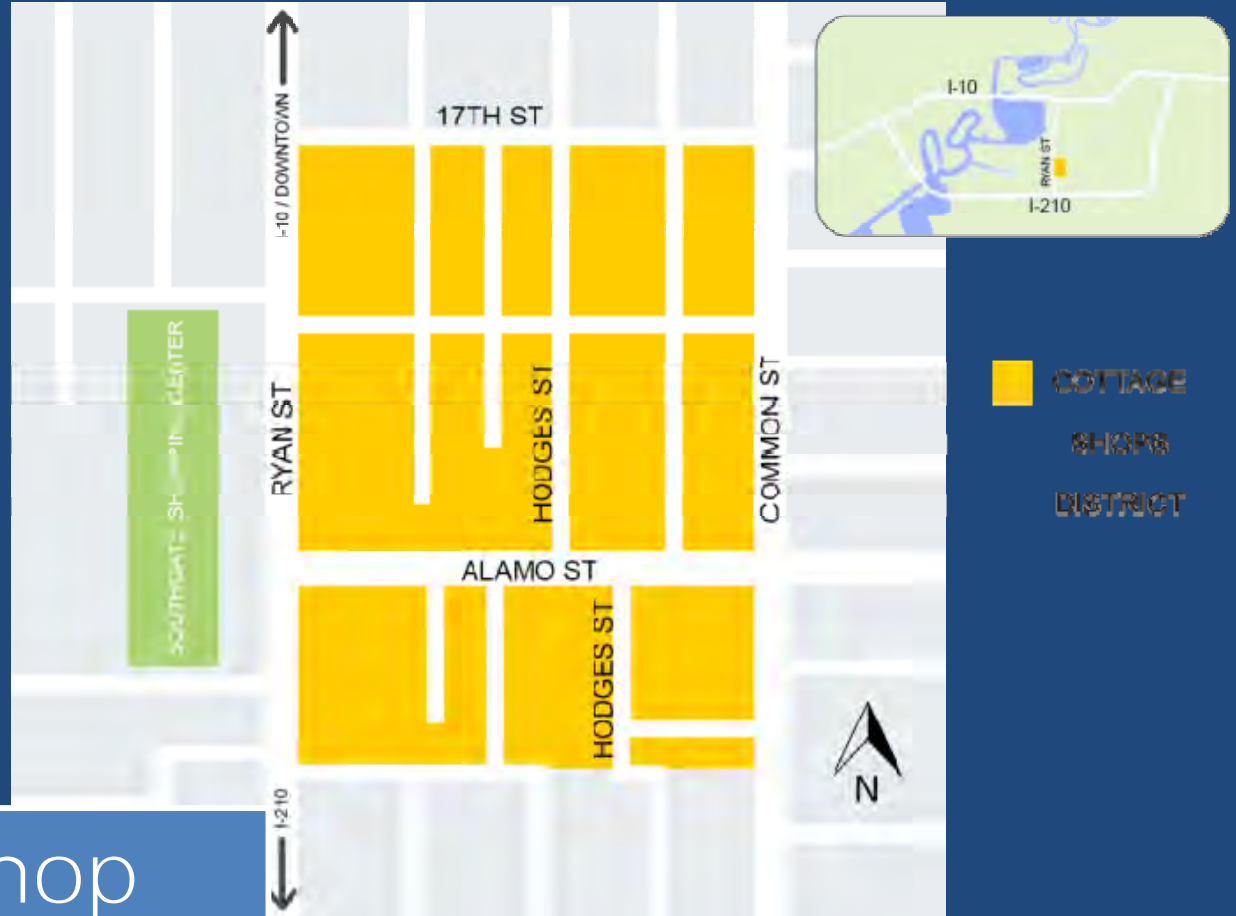


- Program created in 2007
- Spark community revitalization based on cultural activity through tax incentives
- Four Cultural Districts
 - Charlestown Cultural District
 - Cottage Shops Cultural District
 - Nellie Lutcher Cultural District
 - North Lake Charles Cultural District

Cultural Districts



Cottage Shop
Cultural District

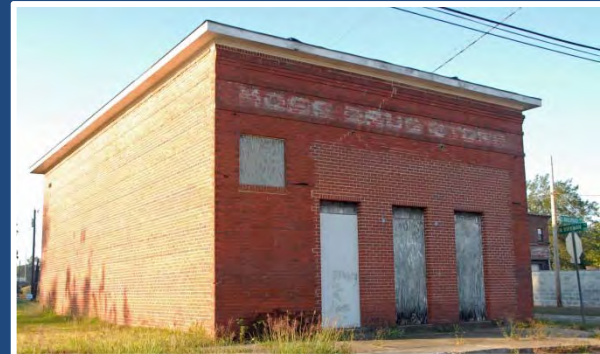
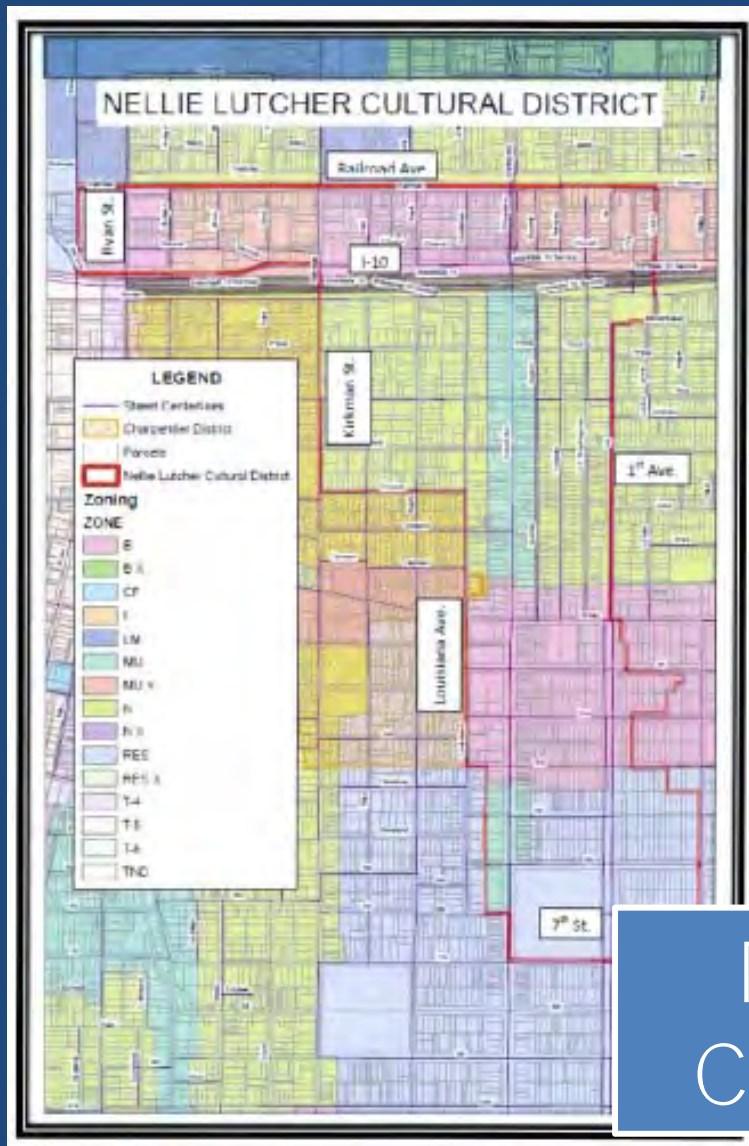


Cultural Districts



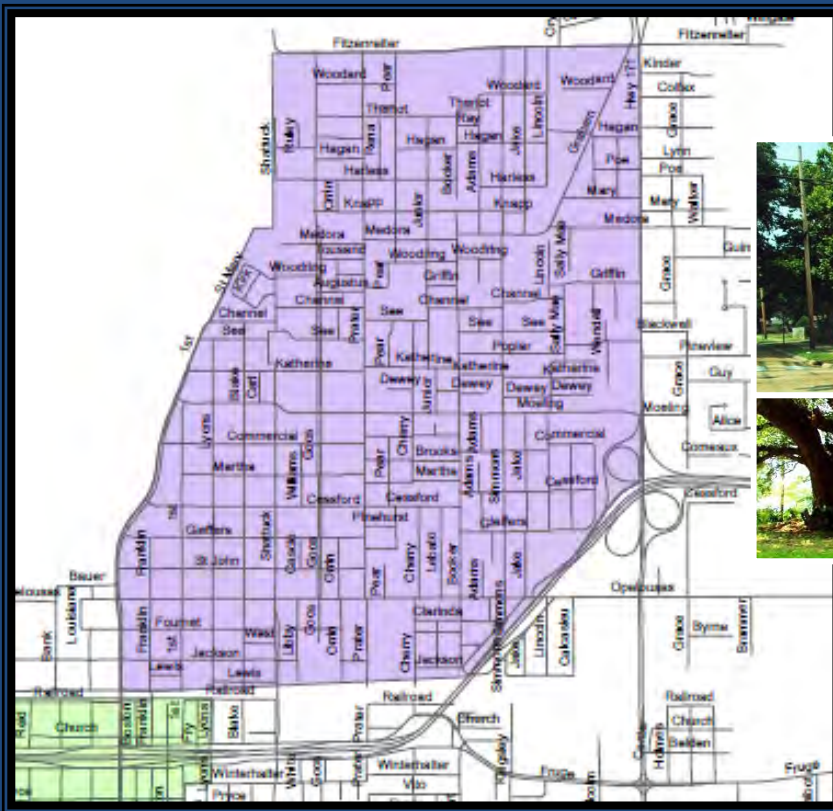
Charleston
Cultural District

Cultural Districts



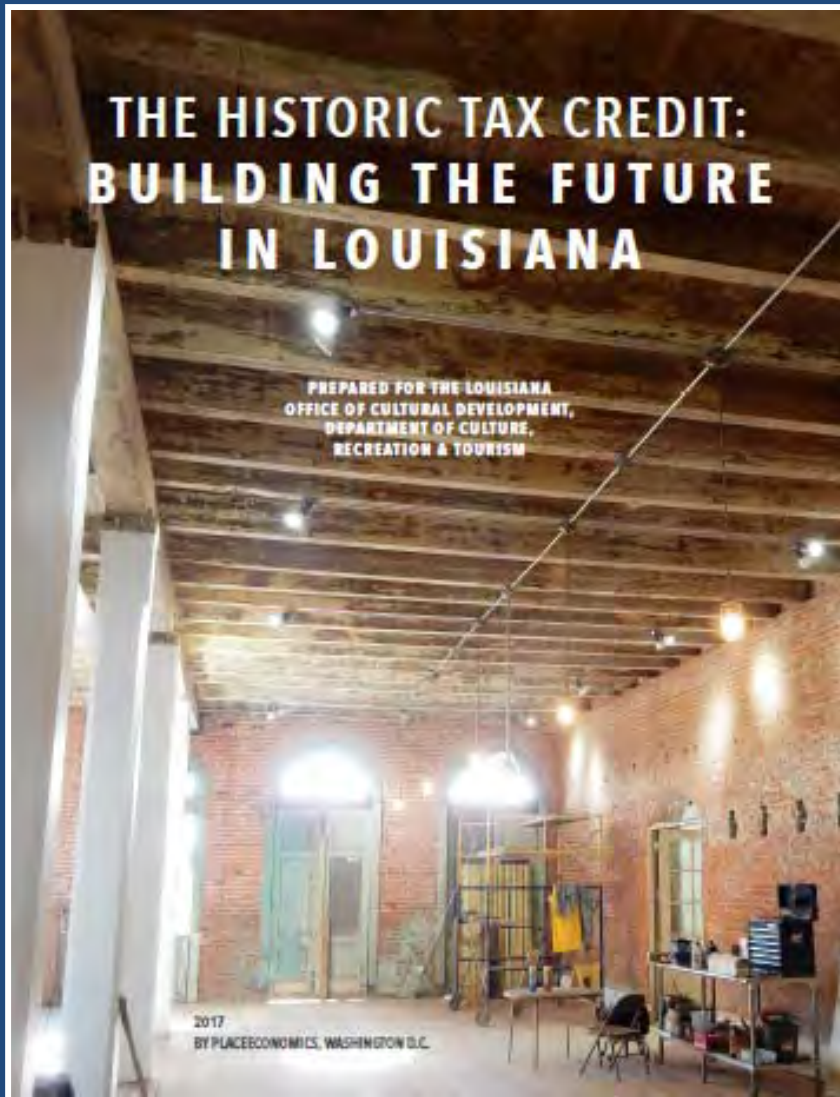
Nellie Lutchter
Cultural District

Cultural Districts



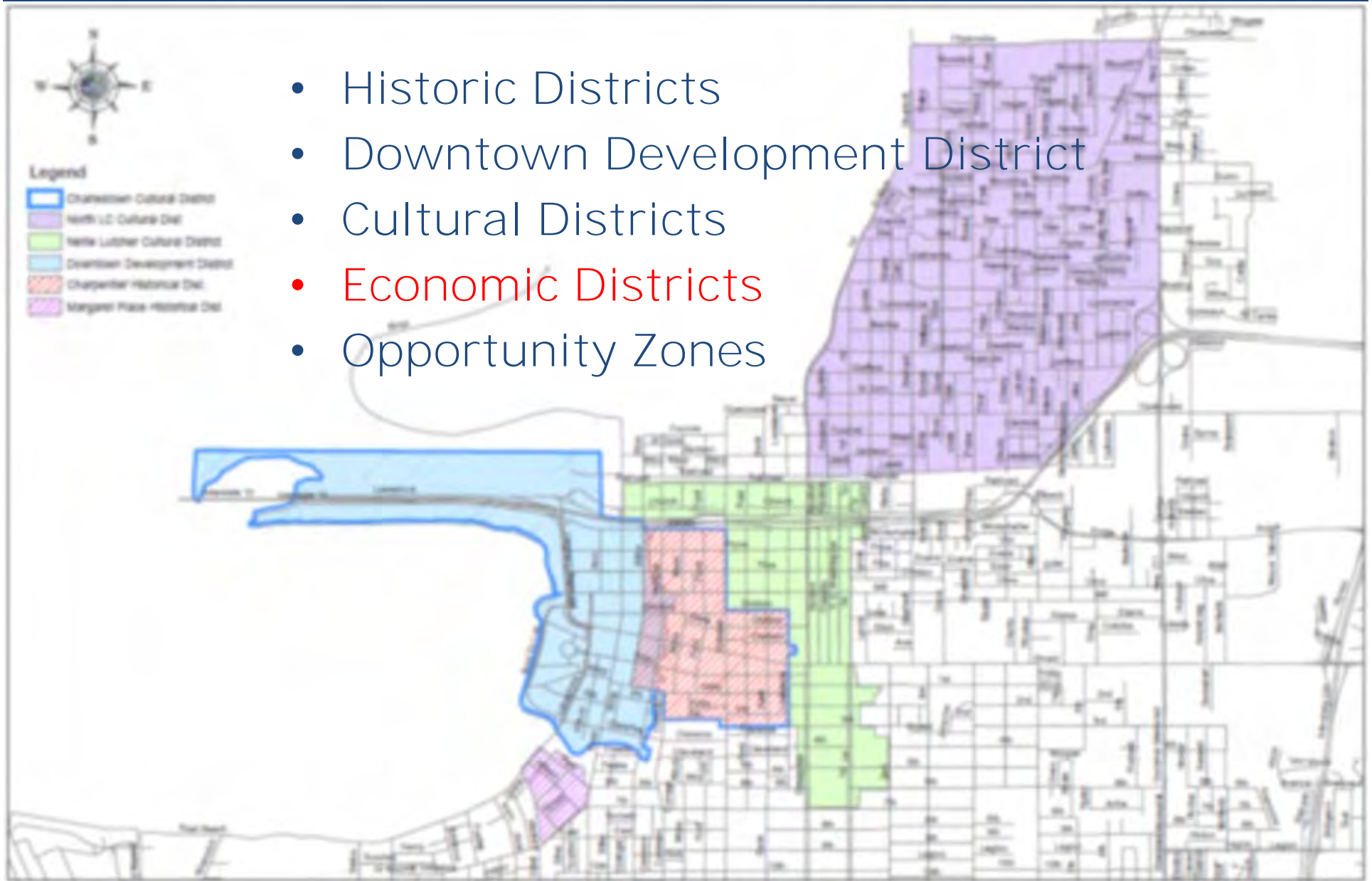
North Lake Charles
Cultural District

Cultural Districts



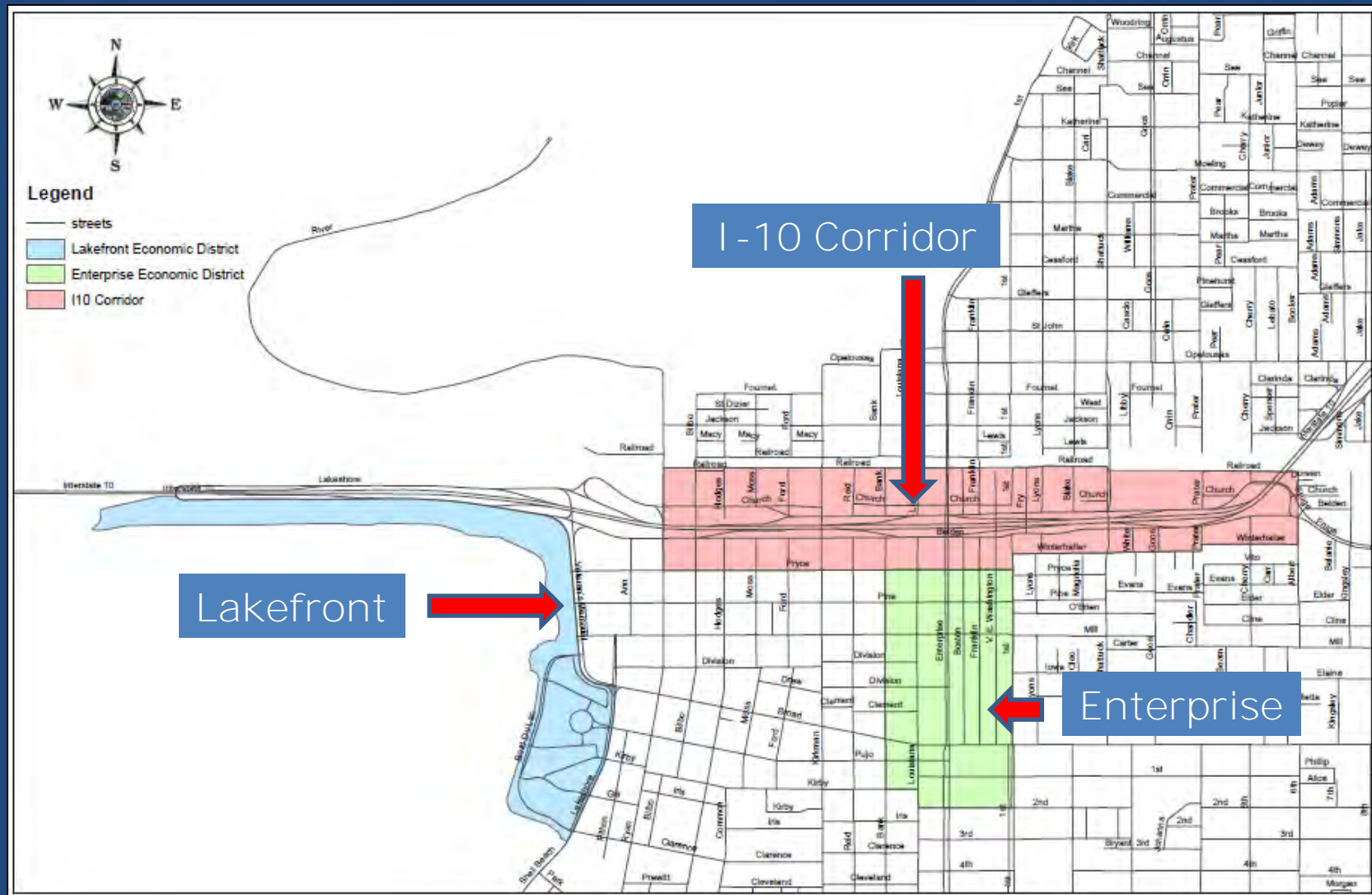
Toolbox

- Sales Tax Exemption for Artwork
- State Commercial Tax Credit



- Historic Districts
- Downtown Development District
- Cultural Districts
- Economic Districts
- Opportunity Zones

Economic Districts



Economic Districts

Toolbox

- Tax Increment Financing District
- Economic Development District (Lakefront)
- Property Tax Incentives for Economic Development
- One-time Construction Fee Waivers

Economic Incentives

ENHANCING OUR TOOLBOX

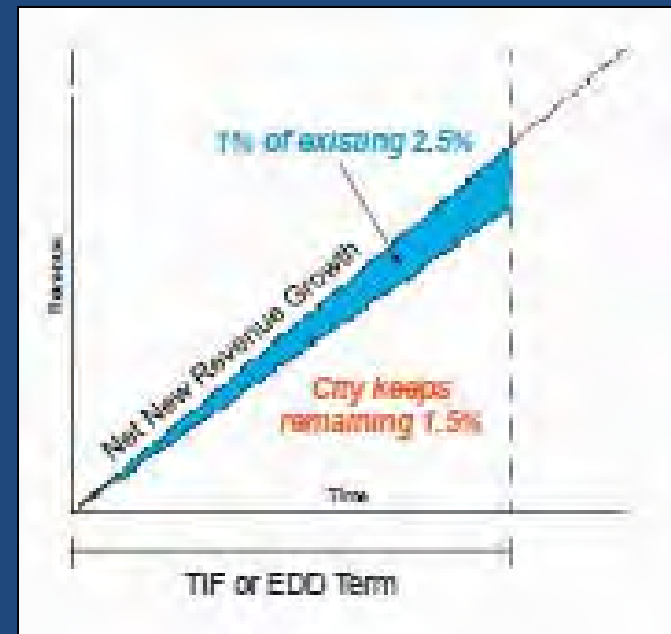
Mayor Nic Hunter | City of Lake Charles



Economic Districts

Tax Increment Financing District

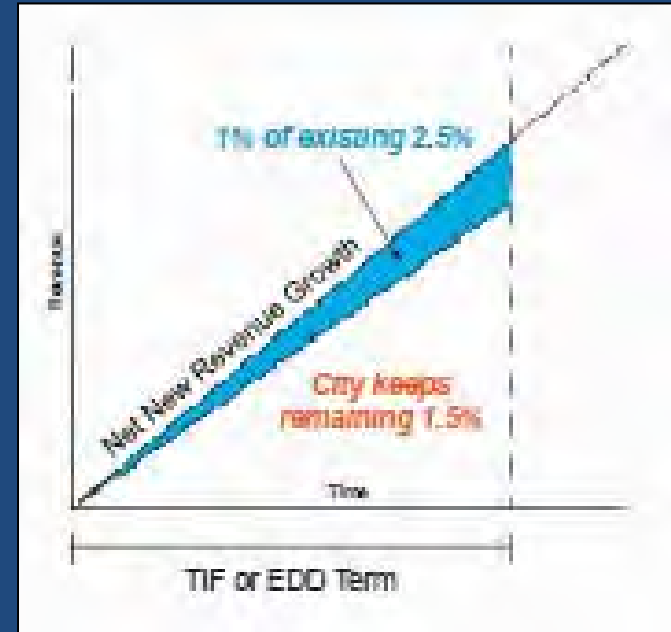
Tax Increment Financing (TIF) Districts will allow the City to leverage a portion of future unrealized sales tax revenue using 1% of the existing 2.5%. No additional sales tax.

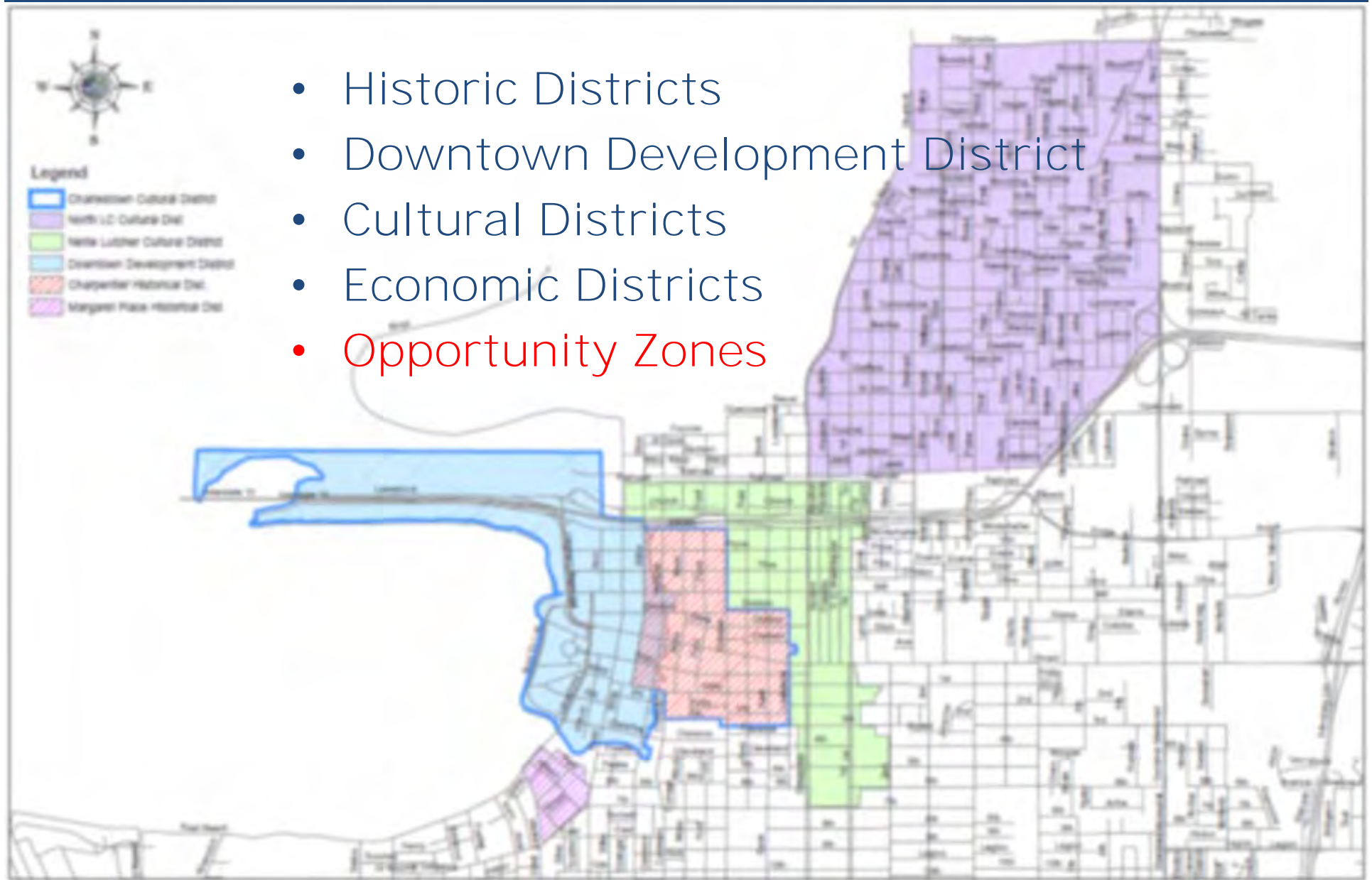


Economic Districts

Economic Development District

Economic Development Districts (EDD) will allow the City to leverage an additional levy of 1% sales tax.

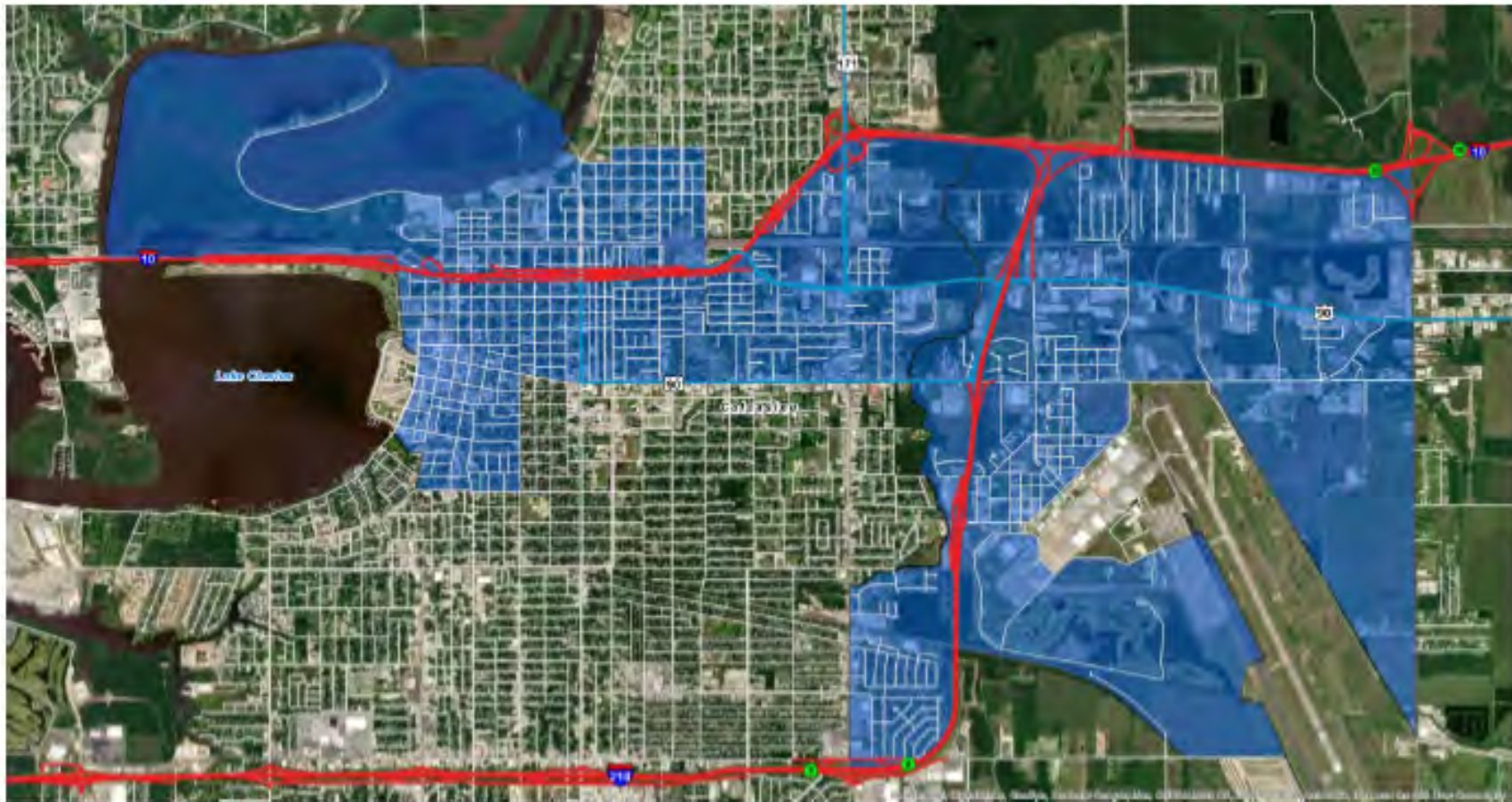




Opportunity Zones

Calcasieu Parish - Opportunity Zone Detail

Official Opportunity Zone tracts



Opportunity Zones



- Established by Congress to encourage investments in low-income communities.
- Tax incentives for re-investing unrealized capital gains into Opportunity Funds.
- Investment into Opportunity Zones will come from private funds, most likely set up by financial institutions.
- Freedom to invest in just about anything – from real estate to start-ups – as long as it is located in an Opportunity Zone.

Opportunity Zones



Toolbox

Temporary Deferral

Step-up in Basis

Permanent Exclusion



Planning for the Future...

- CHPS Lost Landmarks
- Survey / Inventory
- Community Planning
- Leverage Incentives



Planning for the Future...

- CHPS Lost Landmarks
- Survey / Inventory
- Community Planning
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Lost Landmarks



- Program initiated in 2014 by the Calcasieu Historical Preservation Society (CHPS)
- Preserves the history of significant buildings, once a vital part of the Lake Charles community, that no longer exist.
- Nine markers erected so far.



Planning for the Future...

- CHPS Lost Landmarks
- Survey / Inventory
- Community Planning
- Leverage Incentives



Survey / Inventory

What is a survey?

The process of identifying and gathering data on historic properties to plan for the wise use of a community's resources.

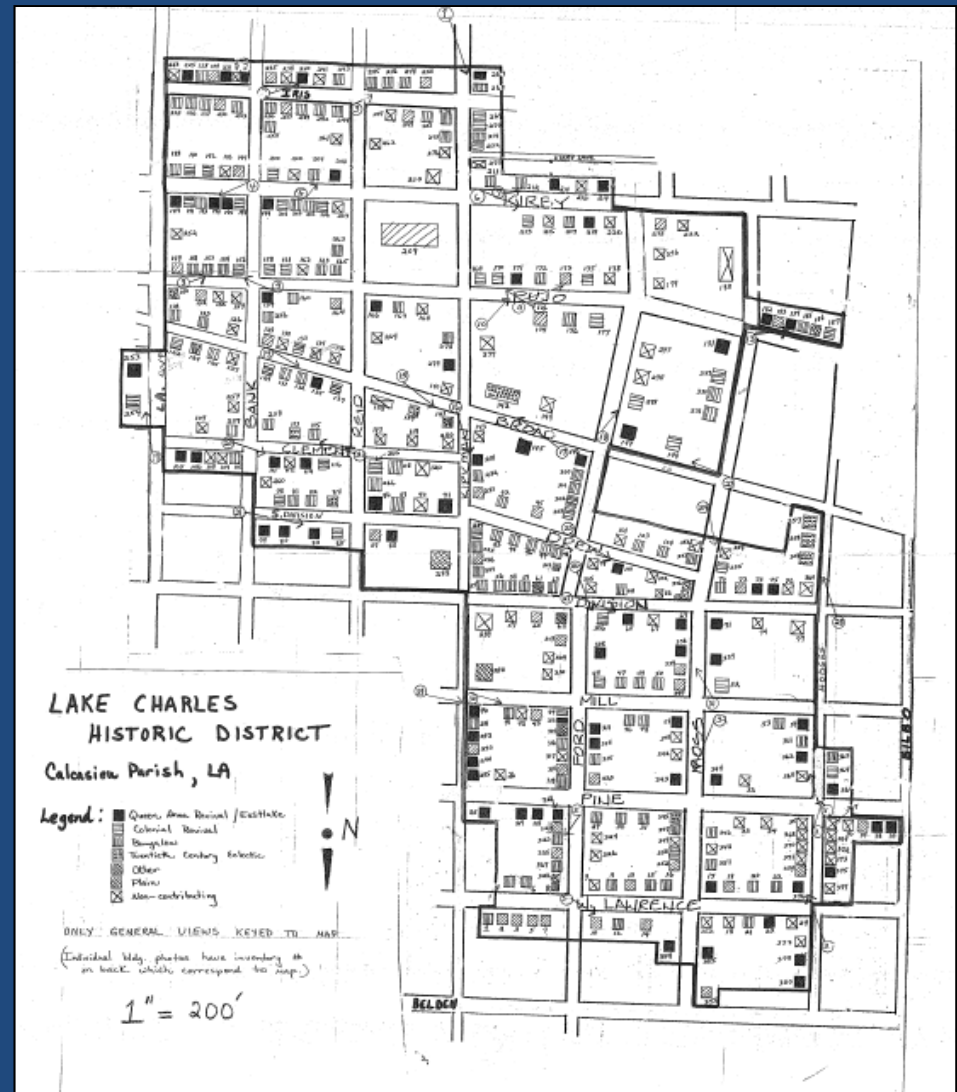
How is it accomplished?

- Planning and background research
- Field survey
- Organization and presentation of survey data
- Development of inventories

Survey / Inventory

Revisit and Expand

- Charpentier Historic District
- Margaret Place Historic District
- Downtown Development District
- Cultural Districts




Survey / Inventory

Evaluate new areas that show potential

- Oak Park
- Greenwich Village
- Terrace



 **Louisiana Historic Resource Inventory**

Louisiana Division of Historic Preservation
Office of Cultural Development
Department of Culture, Recreation and Tourism

Resource ID Number

Historic Name Latitude (Decimal Degrees)

Address Longitude (Decimal Degrees)

Parish Date Surveyed

Initial Register Status Type of Resource

Contributing Status (District Surveys Only) Construction Date (Estimated)

Contributing Date of Alterations (Estimated)

Non-Contributing Form

Other Style

Eligibility Criteria

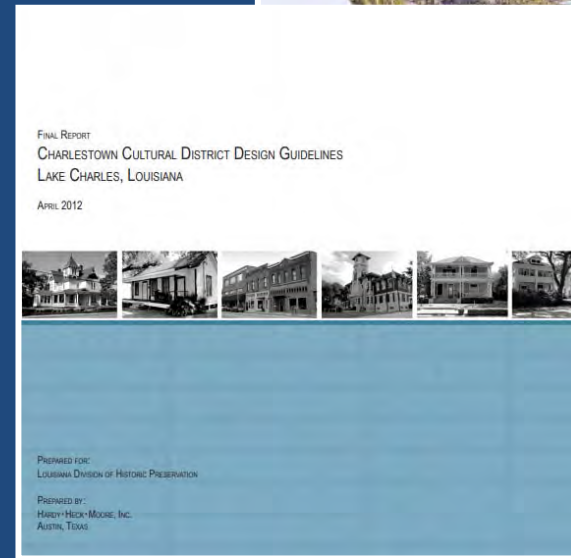
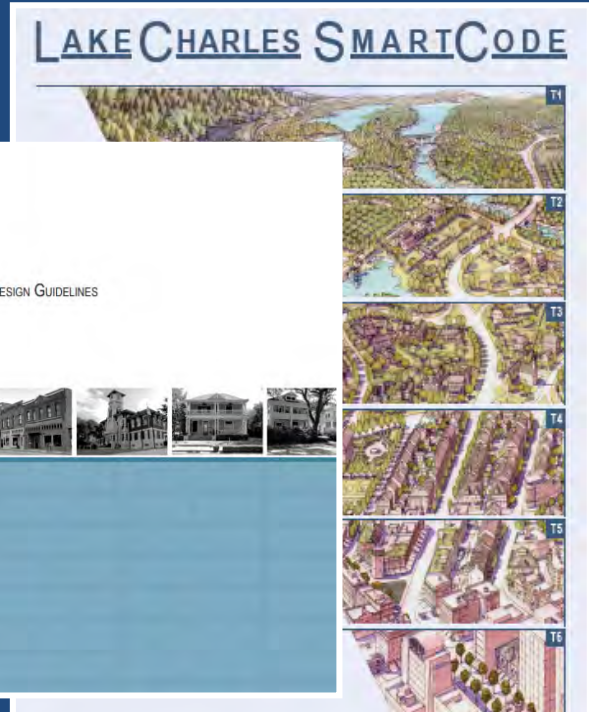
Event

☐ B-Person
☐ C-Design or Construction
☐ D-Potential Information

Architectural Description and Comments: Include details on windows, doors, foundation, roof, outbuildings, or any other architectural features of note. For bridges include sub-type, if known, and approximate length. (No character limit)

Planning for the Future...

- CHPS Lost Landmarks
- Survey / Inventory
- Community Planning
- Leverage Incentives



Community Planning

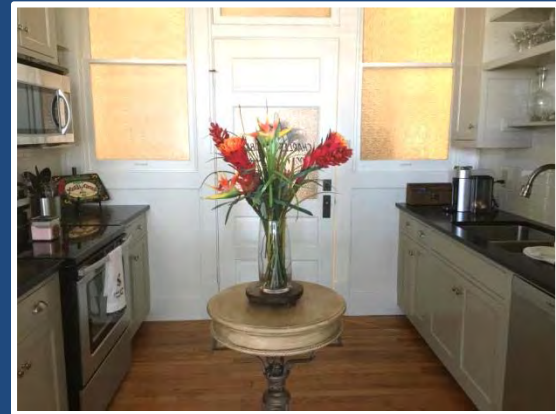
Capitalize on opportunities for community planning in order to...

- Integrate historic preservation and city planning.
- Establish priorities.
- Establish policies, procedures, and strategies for maintaining and enhancing historic resources.
- Expand properties and areas that can access the financial tools that are in place.



Planning for the Future...

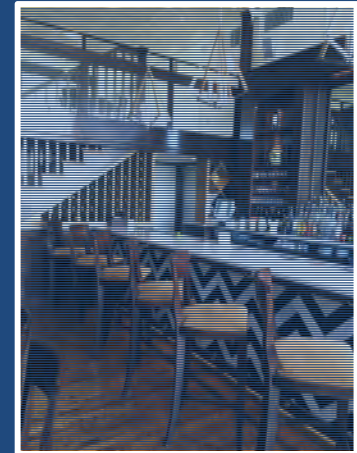
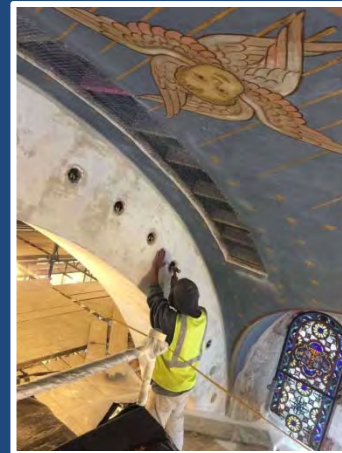
- CHPS Lost Landmarks
- Survey / Inventory
- Community Planning
- Leverage Incentives



Leverage Incentives

The City of Lake Charles works to provide and expand economic opportunities for its citizens in an effort to...

- Entice business.
- Encourage additional investment and redevelopment.
- Create and retain jobs.
- Focus on growing the tax base, not raising taxes.



Leverage Incentives

Incentives help historic resources by...

- Encouraging business development and revitalization in valuable historic areas.
- Providing small business incubation and similar advantages for local business as incoming chains.
- Bridging the gap between financial need and often-meager funds for preservation.
- Encouraging proper care of historic buildings when combined with sensible design standards.



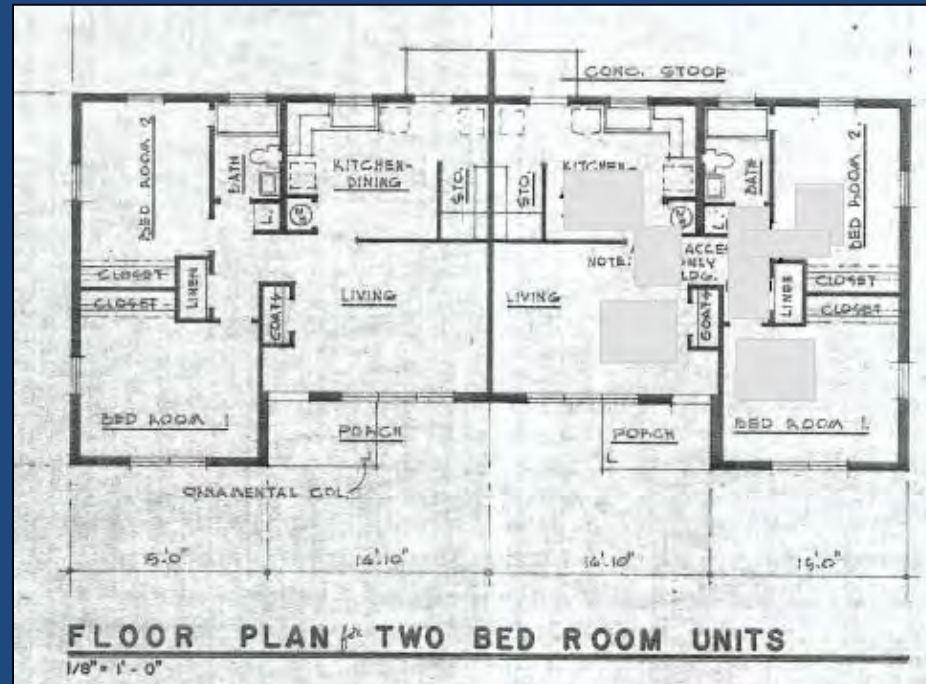
The Local Story

Carver Courts

1300 North Goos Boulevard

Clark Courts

1703 Pear Street



Carver Courts / Clark Courts



Carver Courts / Clark Courts

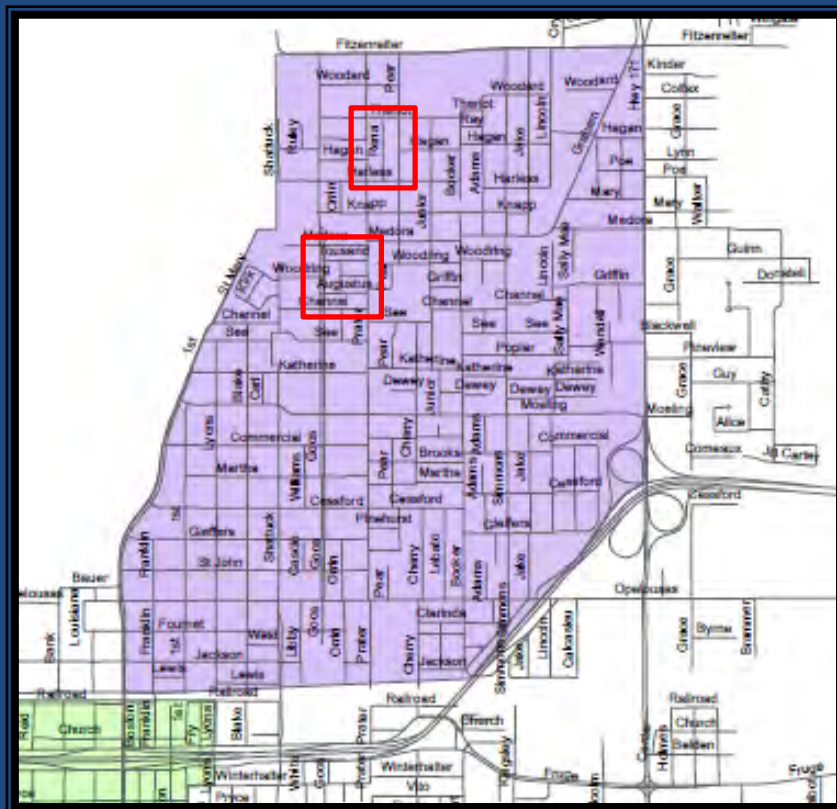


Carver Courts / Clark Courts



- Original Construction Date: 1959 (Carver Courts) and 1960 (Clark Courts)
- Original Use: Duplex residential units
- Original Architect: Elwin Fitch
- Date of National Register listing: June 18, 2018
- Date of Rehabilitation: Ongoing (2019)
- New Use: Duplex residential units

Carver Courts / Clark Courts



Creation of North Lake Charles Cultural District provided access to the State Commercial Tax Credit.

Carver Courts / Clark Courts

Sources of Funds	
First Mortgage	11,500,000
Investor Equity	12,926,000
CDBG/HOME (to be applied for)	0
FHLB AHP (to be applied for)	-
LCHA Take-Back financing	8,700,000
Historic Tax Credits	6,871,000
LCHA CFP/Reserves Loan	500,000
Rental Income during Construction	400,000
Deferred Developer fee	572,034
Total Sources of Funds	41,469,034



Carver Courts / Clark Courts

Uses of Funds	
Acquisition	9,490,000
Rehabilitation	22,806,793
Architect/Engineering/Environmental	1,337,709
Other Third party	121,260
Accounting	34,950
Loan financing and costs	1,130,222
Bond related costs	440,000
Owner Legal	256,300
Tax Credit Fees	131,650
Relocation	279,600
Reserves	582,500
Other	121,050
Developer Fee	4,737,000
Total uses of Funds	41,469,034



Carver Courts / Clark Courts

PROJECT TEAM

Developer/Owner

Lake Charles Non-Profit
Housing Development Corp

Architect

SGB Architects, LLC

General Contractor

Brooks & Freund, LLC

Additional Team Members

- Housing Solutions Alliance, LLC
- National Development of America, Inc.
- Reno Cavanaugh Law Firm

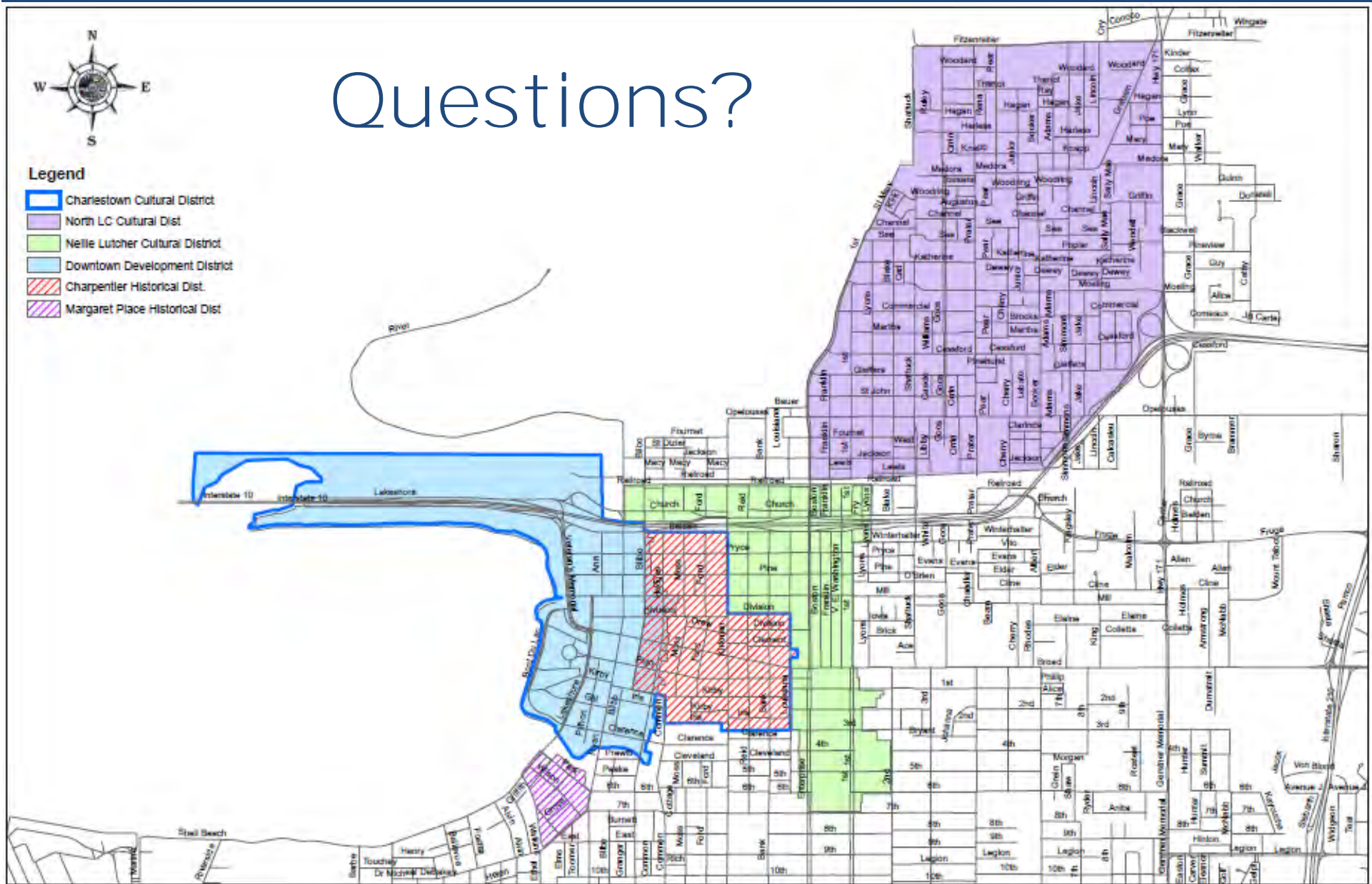


Questions?



Legend

- Charlestown Cultural District
- North LC Cultural Dist
- Nellie Luther Cultural District
- Downtown Development District
- Charpentier Historical Dist.
- Margaret Place Historical Dist



The activity that is the subject of this report has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, through the Department of Culture, Recreation and Tourism, Office of Cultural Development, Division of Historic Preservation. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, or the Department of Culture, Recreation and Tourism, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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*Office of Equal Opportunity
National Park Service
1849 C Street, N.W.
Washington, D.C. 20240*

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