

# Guidelines

- Once a request is received, the committee considers the proposal using the following criteria delineated in the Zoning Ordinance Sec. 5-307 (6) (a) (ii) and (iv):
  - The extent the alteration affects the distinctive character or architectural features of the structure, including consideration of the harmony of materials, details, height, mass, proportion, rhythm, scale, setback, shape, street accessories, and workmanship;
  - The degree to which the proposed work would isolate the structure from its historical or architectural surroundings;
  - The degree to which the proposed work is compatible with the original design concept of the structure or with the general design characteristics of the era which the structure represents;
  - The degree to which the proposed building materials are compatible with the aesthetic and structural appearance of the structure including the texture, style, color of the materials and the proposed combination of materials such as brick, stone, concrete, shingle, wood, or stucco;
  - The degree to which the proposed work is compatible with the development guidelines approved by the planning commission;
  - The degree to which the proposed work is compatible with the Department of the Interior's Standards for Historic Preservation Projects, 36 C. F. R. Section 68.1, et seq.

# Guidelines (cont.)

- The committee may then recommend approval, approval with conditions or rejection as incompatible with the Charpentier Historic District. These findings are submitted in writing to the Planning Commission and become part of the record.
- This house on Iris Street is an example of an addition which was sensitive to the original house by using the same materials, detailing, and massing.





# New Construction

- Guidelines for evaluation of new construction projects are similar. The new building should generally be of such design, form, proportion, mass, configuration, building material, texture, color, and location on a lot as to be compatible with other buildings and structures in the district, and in particular with those buildings and structures in the immediate vicinity of the proposed new building or structure. New construction does not need to copy an older style, though that is acceptable, but it must not compete with the original structures.
- An example of new construction that met all the criteria can be found on Kirby Street. The office blends with its neighbor and looks like it belongs on the street. The builders chose to use Hardie-plank instead of wood siding which is an acceptable alternative in historic districts. Vinyl siding and aluminum siding are not appropriate.



# Demolition

- Demolition in the historic districts is strongly discouraged. Most buildings can be salvaged and either used for their original purpose or adapted to a new purpose. If we lose too many national register houses, the Charpentier Historic District will lose its designation as a national register district, and that would be an immeasurable loss to the whole community. There is a six month process for demolition of structures that cannot be saved.

# Margaret Place Historic District

- Requests for changes to the exterior appearance of houses in the Margaret Place Historic District and new construction in that District require a minor conditional use permit. The Review Committee for Margaret Place is composed of residents of the Margaret Place District, and the Calcasieu Preservation Society serves in an advisory capacity to that committee as needed.

# Charpentier Historic District: History and Facts

- The boundaries encompass 380 buildings with contributing elements ranging in age from c 1880 – 1939. All but a handful of the contributing elements are residences. Most of the houses are built of lumber which was harvested and milled in Southwest Louisiana during the height of the sawmill industry. The houses in the district reflect the complete range on the economic scale from mill owner to common laborer. There were no clearly delineated “rich” or “poor” neighborhoods in this time period. It is vitally important to maintain this component of the Charpentier district which is why preservationists fight equally hard to save a small bungalow as they do to save an impressive mansion.
- The Charpentier District has a mixed one and two story scale. About one-fourth of the contributing elements are two stories, and they are usually mixed in with the one story buildings. In some places, though, two story buildings are more concentrated like on certain blocks of Pujon and Kirby. This is an example of how new construction must fit the scale and massing of a neighborhood and why each permit request is site-specific. If everything in the immediate area is a tall, narrow two story, it would be inappropriate to build a one story ranch style home. If the area is mixed, the builder has more latitude.

# The Building Stock

- **Queen Anne Revival/Eastlake:** The State Office of Historic Preservation noted that Lake Charles has the finest collection of Queen Anne Revival residences in southwestern Louisiana. The Lake Charles examples are particularly elaborate in massing and detailing, and these are some of the most significant houses in the district. They are usually elaborate and fully half of them are two story. This style comprises about 20% of the homes found in the district. This example is located at 824 South Division Street.



## The Building Stock (cont.)

- The residence of R. H. Nason was built c. 1885. This three story frame mansion was described by the State Office of Historic Preservation as the most impressive house in the district. It is located at 705 Broad Street.



# The Building Stock (cont.)

- **Colonial Revival:** Lake Charles also has the most impressive Colonial Revival heritage in the region. Within this category, Lake Charles developed its own variation of Colonial Revival style with the most distinguishing feature being a very distinctive paneled, slightly tapered square column. The Walter Goos house at 624 Ford was built sometime between 1903 and 1909 and is a particularly noteworthy example of this style and of the Lake Charles columns.



C.A.'s House  
Bed & Breakfast  
(337) 438-6872

A closer view of the “Lake Charles” column.



## The Building Stock (cont.)

- The Ramsey house at 626 Broad Street had the original Eastlake Gallery replaced in 1910 with Lake Charles columns identical to those found in the Goos House.



# The Building Stock (cont.)

- **Bungalows:** This category includes the traditional one story bungalows as well as some two story houses with bungalow details. The following home is a particularly noteworthy example and is located at 712 Division Street.



This wonderful example of brick and stucco is located at  
917 Pujo Street



- The above three categories comprise the majority of styles in the district, although there are quite a few noteworthy buildings that fit within the **Twentieth Century Eclectic** category. They include the Renaissance styled former Post Office, a Spanish Colonial villa on Broad Street, the 1920s Gothic Revival First Methodist Church, a neo-Georgian mansion designed by the noted architectural firm of Favrot and Livaudais on South Division, the Gothic Revival Church of the Good Shepherd, the neo-classical French looking Masonic Hall, and the Byzantine inspired Temple Sinai.
- The Masonic Hall c. 1919 on Hodges Street:



- Its neighbor, the Temple Sinai, c. 1903.  
The original copper onion domes were lost in the 1918 hurricane.



# Benefits of a Historic District to the property owners and to the public

- Protection of our cultural heritage. Buildings are a primary source of historical information and a physical record of the society that created them
- Preservation makes a significant contribution to the beauty and enjoyment of our city and to the quality of life in these special places
- Increased tourism dollars
- Adaptive reuse of buildings can have a significantly lower cost per square foot than new construction
- Local historic district designation is the most effective form to protect and maintain the historic character of a neighborhood
- Historic Districts have proven to have a positive and stabilizing effect on property values.
- Tax benefits for restoration of income producing commercial projects in structures with National Register designation. No current tax benefits for residential restorations that are not income producing.

# How to contact the Historic District Review Committee of the Calcasieu Preservation Society:

- The Calcasieu Preservation Society is a volunteer organization and has no permanent staff; however, CPS does have a phone number and voice mail, (337) 497-1414. In addition, the City of Lake Charles Planning Office can assist you in reaching a member of the review committee

# For more information, contact...

- Downtown Development

- Attn: Lori Marinovich  
326 Pujoe Street  
Lake Charles, LA 70602  
(337) 491-1429  
e-mail: [lmarinovich@mail.city-lakecharles.org](mailto:lmarinovich@mail.city-lakecharles.org)  
web: <http://www.cityoflakecharles.com/depts/DDA/index.asp>

- Permit Center

- (337) 491-1294  
e-mail: [permitcenter@mail.city-lakecharles.org](mailto:permitcenter@mail.city-lakecharles.org)  
web: <http://www.cityoflakecharles.com/depts/permits/index.asp>

- Planning Department

- (337) 491-1440  
e-mail: [planning@mail.city-lakecharles.org](mailto:planning@mail.city-lakecharles.org)  
web: <http://www.cityoflakecharles.com/depts/planning/>

- Zoning & Land Use

- (337) 491-1542  
web: <http://www.cityoflakecharles.com/depts/permits/zoninglanduse.asp>

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