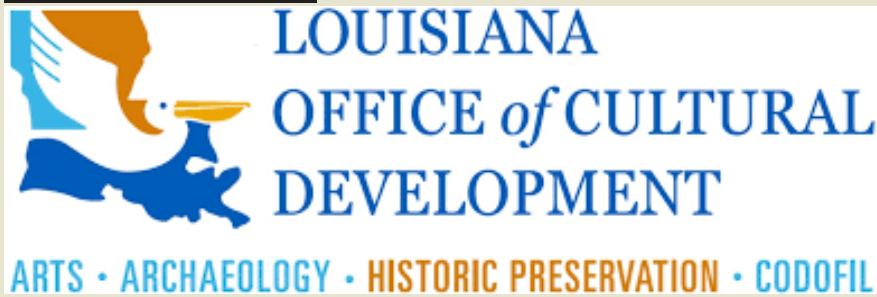


Kisatchie School Rehabilitation

FEASIBILITY STUDY



**KISATCHIE COMMUNITY CENTER
2408 HIGHWAY 118
PROVENCAL, LOUISIANA
71468**



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 Division of Historic Preservation, Office of Cultural Development, Louisiana Department of Culture, Recreation, and Tourism. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior nor 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 or the Department of Culture, Recreation and Tourism.

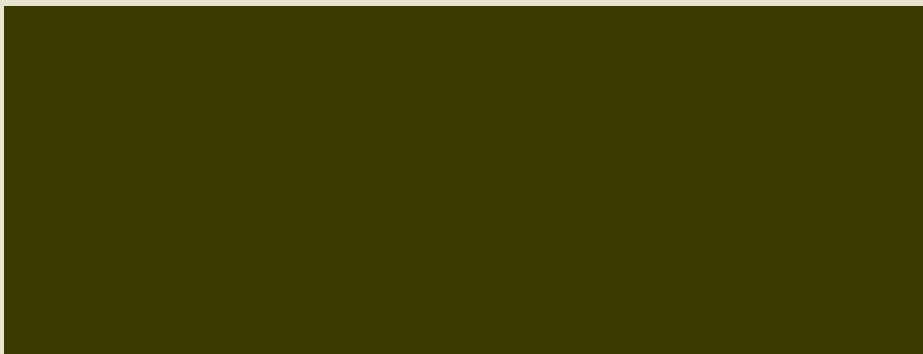
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**Office of Equal Opportunity
National Park Service
1849 C Street N.W.
Washington D.C. 20240**

Kisatchie School is listed in the National Register of Historic Places for its association with events that have made a significant contribution to the broad patterns of our history, and for its embodiment of distinctive characteristics of a type, period, or method of construction.

The purpose of The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (Part 1: Preservation and Rehabilitation (PDF), Part 2 - Reconstruction and Restoration (PDF)) is to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to beginning work. It is always recommended that preservation professionals be consulted early in any project.

The Standards for the Treatment of Historic Properties address four treatments: preservation, rehabilitation, restoration, and reconstruction. As stated in the regulations (36 CFR Part 68) promulgating the Standards, "one set of standards ...will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable. The Standards will be applied taking into consideration the economic and technical feasibility of each project." These Standards apply not only to historic buildings but also to a wide variety of historic resource types eligible to be listed in the National Register of Historic Places. This includes buildings, sites, structures, objects, and districts.



Contents



KISATCHIE SCHOOL 1920s GROUP PHOTO, STUDENTS AND FACULTY

EXECUTIVE SUMMARY Briefing

PLACE Provencal | Natchitoches Parish

HISTORY Kisatchie School

ARCHITECTURAL OVERVIEW Appropriate

APPROPRIATE RESTORATION Building

OPPORTUNITIES Potential Uses

VISION Restoring Kisatchie School

PHASING Construction Cost Analysis

PLANS Conceptual Diagrams

EXHIBITS A through D

ACKNOWLEDGEMENTS Supporters

APPENDIX Support Documentation

BEARD + RISER ARCHITECTS

Beard + Riser is an experienced firm with an expertise in designing for historic preservation, restoration, and rehabilitation and a deep knowledge of the requirements of the National Parks Service Secretary of the Interior's Standards for Treatment of Historic Properties as they relate to preservation, restoration, and rehabilitation - each of which have their own detailed nuances.

Principals John Beard and Dale Riser have a long history of work on historic buildings, with over 28 years of detailed knowledge. This experience has given our firm a deep understanding of the unique requirements and attention required to design updates, alterations, repairs, and additions to historic buildings. We have done this work for cities and counties, higher education institutions, public school districts, public entities, private individuals, and non-profit ownership groups.

We have completed over 40 historic projects including courthouses, the oldest building on the campus of Mississippi State University, several rehabilitation projects related to African American Civil Rights Sites, in both Mississippi and Louisiana, and the planning and feasibility of several historic school rehabilitation projects.

We are a recommended provider of historic preservation services for the Mississippi Department of Archives and History (MDAH) and the Louisiana Department of Historic Preservation. We are also a contracted provider for Mississippi Landmark historic properties for the State of Mississippi, Bureau of Buildings, Grounds, and Real Property Management, as well as for non-Landmark projects.

Beard + Riser Architects is licensed to practice in Mississippi, Louisiana, Arkansas, Tennessee, and Alabama.

Beard + Riser
ARCHITECTS

CONTACT US

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1723-B University Avenue #305

Oxford, MS 38655

662.455.2581

ONLINE

www.beardriser.com

Executive Summary

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AERIAL DRONE PHOTOGRAPH

Brian Davis, Louisiana Trust for Historic Preservation



Place

Kisatchie, Louisiana

Natchitoches, the oldest European settlement in present-day Louisiana, was founded by the French explorer Louis Juchereau de St. Denis in 1714. Named after a local Native American group, Natchitoches remained an important colonial outpost during the French, Spanish, and American periods in Louisiana history. Fort St. Jean Baptiste stood as a strategic trade center along the Red River. The colony, with its location near Spanish Texas and the Indian nations, began to grow around the Indian trade. France's expulsion from North America resulted in the cession of all land on the west bank of the Mississippi, including Natchitoches, to Spain. The economy turned to tobacco and indigo production and the sale of animal products.

Louisiana was ceded back to France just before U.S. President Thomas Jefferson negotiated with French Emperor Napoleon Bonaparte for the purchase of land stretching from the Mississippi River to the Rocky Mountains and from the Gulf of Mexico to the Canadian Border. The \$15 million deal, known as the Louisiana Purchase, doubled the size of the U.S. and resulted in the creation of 13 states, including Louisiana.

KISATCHIE IS A SMALL
COMMUNITY **XX** MILES SOUTH
OF THE NATCHITOCHES PARISH
TOWN OF PROVENCAL

NACHITOCHES,
ESTABLISHED IN
1714, IS THE HEART OF
NORTHWESTERN LOUISIANA,
AND THE OLDEST EUROPEAN
SETTLEMENT WITHIN THE
BORDERS OF THE 1803
LOUISIANA PURCHASE.

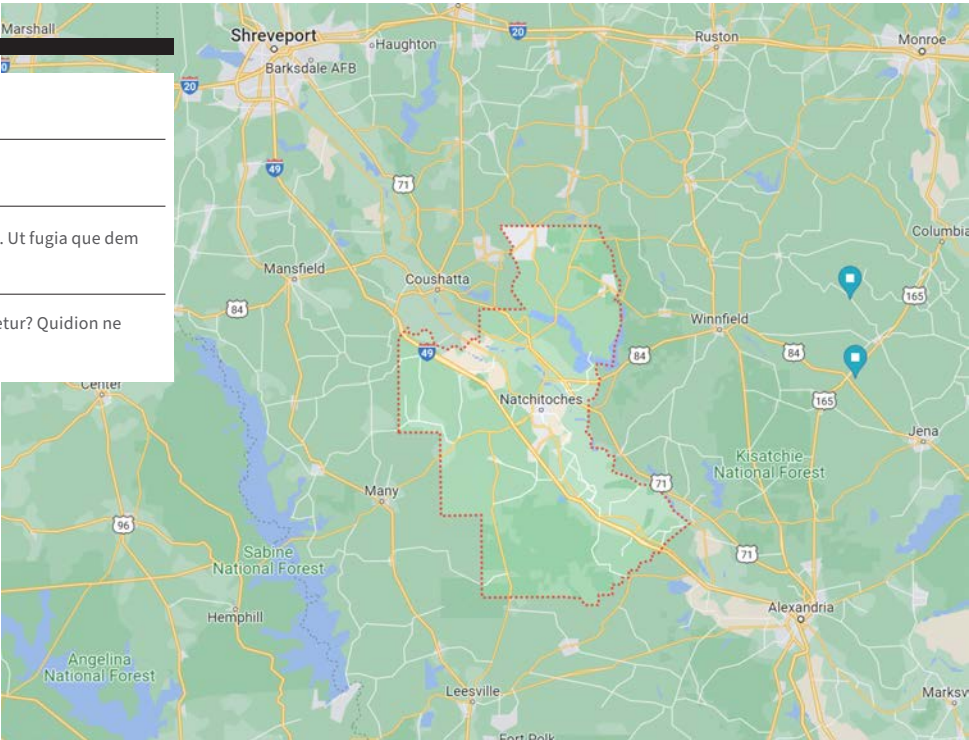
THE NAME
"KISATCHIE" WAS
DERIVED FROM A TRIBE
OF KICHAH INDIANS OF THE
CADDOAN CONFEDERACY,
WHO CALLED THEMSELVES
"KITSATCHIE".

Northwestern Louisiana · Natchitoches Parish

Region

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NATCHITOCHES PARISH IS
LOCATED IN NORTHWESTERN
LOUISIANA, APPROXIMATELY
HALFWAY BETWEEN SHREVEPORT
IN THE NORTHWEST CORNER AND
ALEXANDRIA IN THE CENTER.

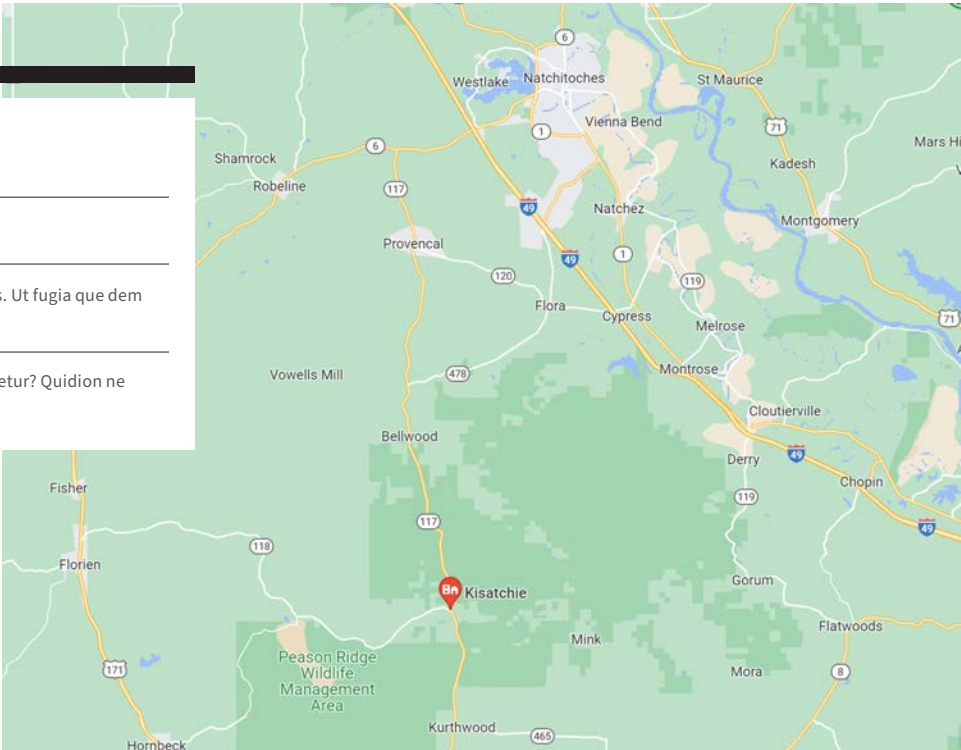


Provencal · Kisatchie

Location

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The former Kisatchie School is located in rural Natchitoches Parish near the intersection of Highways 117 and 118. It is approximately 30 miles south of the city of Natchitoches and roughly 50 miles west of Alexandria.



History

of Kisatchie School

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The former Kisatchie School served as the primary provider of elementary and high school education for the community of Kisatchie from 1922 until 1962. It is located near the intersection of Highways 117 and 118 across from Hollis Booty Road. The school was constructed ca. 1920 and remodeled in 1931. In 1962, Kisatchie School was closed and students sent to other schools in Natchitoches Parish.

Two provisions in the 1898 Louisiana state constitution had a dramatic impact on schools. One tenet prohibited racially integrated schools in the state. Another provided parishes to enable taxes for school funding. Between 1904 and 1910, the state established standards for teacher qualifications and high school curriculums. This led to a review of the education provided in the one-room schoolhouses present across Louisiana. The first Inspector of Rural Schools, C.J. Brown, advocated in 1909 to consolidate at least three rural schools into one larger building to provide teachers the ability to focus on age-appropriate curriculum and improve the physical condition of schools. The plan was approved by the superintendent and consolidation began the following year. In 1916, for the first time, Louisiana required that children between the ages of 7 and 14 attend school. By January 1907 at least two schools were in operation in Kisatchie: Kisatchie School and Shiloh School. At this time, the two schools shared an instructor named C.J. Dufrocq. In 1913, several smaller local schools consolidated into a single Kisatchie School, which was located in a wooden building on the property of the current Kisatchie School near the intersection of modern-day Highways 117 and 118. Beginning in 1920, the Natchitoches Parish School Board began advertising construction contracts for brick school buildings to replace the Parish's wooden schoolhouses. A brick school building was completed in 1920 on the Kisatchie School property. The Kisatchie School remained in operation as a consolidated facility for the area until 1962 when the school was consolidated with others in Natchitoches Parish due to budget cuts by the Parish School Board.

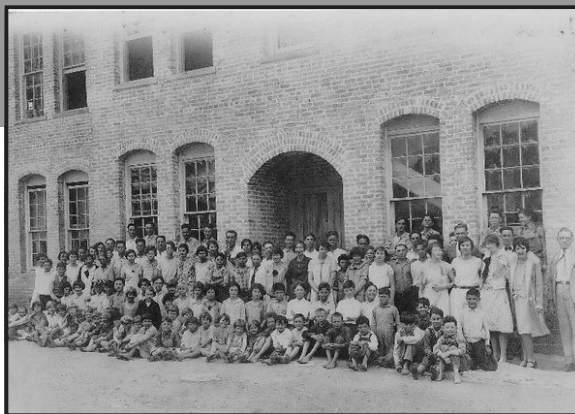
1920 Building Constructed

1931 Building remodeled to add space, correct structural issues, add stucco over brick, add decorative entry in Spanish Colonial style

1962 Kisatchie School closed

1962 - 2023 Community center

Timeline



1920s Original Building with Brick Veneer



1930s Building After Remodeling

Kisatchie School Rehabilitation

Architectural Significance

Kisatchie School's historical significance is as an example of the School Consolidation Movement and of Public Education in Natchitoches Parish, Louisiana. The building represents a notable, significant example of the Spanish Colonial Revival style in northwest Louisiana. Kisatchie School retains a significant degree of integrity of location, design, setting, materials, workmanship and feeling.

Spanish Colonial Revival style was popular in the United States in the early twentieth century after the 1915 Panama-California Exposition in San Diego. The style was one of the several eclectic revival styles popular between World Wars I and II, with the height of its popularity from 1915 to 1931. Kisatchie School bears limited hallmarks of Spanish Colonial Revival architectural style. Common features of Spanish Colonial Revival style include: stucco exterior walls, low-pitched roof, clay roof tiles, rounded/arched fenestrations, projecting brickwork in the parapet, decorative window grates, balconies, spiral columns, multi-pane windows, and decorative vent or tile displays.

The current appearance of the building dates not to the 1920 original construction, but to the 1931 remodel of the building by J.W. Smith & Associates. Spanish Colonial Revival is not often seen in Louisiana's larger cities, including New Orleans, Baton Rouge, and Shreveport. Kisatchie School is the only property in historic Natchitoches Parish that is listed in the National Register of Historic Places. The Louisiana Historic Resource Inventory identifies four buildings in Natchitoches Parish as Spanish Colonial Revival style: a local bank branch on Highway 6 in Robeline (LHRI #35-00832), the Texas & Pacific Railroad Depot in Natchitoches (LHRI #35-01173), a gas station in Natchitoches (LHRI #35-01208), and a residence addressed 401 Henry Avenue in Natchitoches (LHRI #35001245).

Kisatchie School retains its architectural integrity and represents a restrained expression of Spanish Colonial Revival architecture. The limited modifications to the school have been primarily limited to the interior and have not interrupted the extant features of the Spanish Colonial Revival aesthetic. The building survives as a notable rural example of the style in Natchitoches Parish.

Examples of Spanish Colonial Revival Architecture



Palm Beach Town Hall



Kelso Hotel & Depot, Mojave Desert

**Secretary of the Interior's Standards
for the Treatment of Historic Properties**
*with Guidelines for Preserving, Rehabilitating,
Restoring & Reconstructing Historic Buildings*

Kisatchie School is listed in the National Register of Historic Places for its association with events that have made a significant contribution to the broad patterns of our history, and for its embodiment of distinctive characteristics of a type, period, or method of construction. Its specific contributions are to the School Consolidation Movement and as a notable example of Spanish Colonial Revival style architecture in northwestern Louisiana.

The Secretary of the Interior's Standards provide guidance and address four treatments, one of which shall apply to a property undergoing treatment:

- preservation
- rehabilitation
- restoration
- reconstruction

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.



PLASTER REPAIR

Appropriate Historic Rehabilitation Techniques

Historic properties retain their integrity by conveying their significance.

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity.

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association



MASONRY REPAIR, REPOINTING, AND CLEANING

Name Here



WOOD REPAIR AND REPLACEMENT



HISTORICALLY APPROPRIATE PAINT COLOR PAlettes



Left: Corridor after rehabilitation. Right: Corridor width and length, as well as features such as the brick wainscot, were retained.



SCHOOL BUILDINGS

HISTORIC MATERIALS MATCHING

Name Here



REHABILITATED KISATCHIE SCHOOL

AN APPROPRIATELY REHABILITATED KISATCHIE SCHOOL WILL BE REMINISCENT OF THE ORIGINAL BUILDING IN ITS APPEARANCE, FEEL, AND INTEGRITY.

Vision

RATIONALE FOR REHABILITATION

There are multiple Kisatchie Community Center has shown interest in rehabilitating the historic Kisatchie School. Restoring the former school and repurposing it for a new use offers multiple potential positive outcomes for the region.

In any discussion of the rehabilitation of an important community building that has historic significance, a study of costs and benefits must be conducted.

The Kisatchie Community Center, as the entity entrusted with maintaining and preserving the Kisatchie School, has engaged this study process to determine not only the costs associated with saving the building, but also with providing a new, viable, and sustainable long-term use of the property.

The following rationale and potential uses are listed as a point of departure for further detailed study related to any future development, and must be updated accordingly over time, to accommodate changes in costs and new voices in the community.

- **Compatibility**

Evaluates and considers scale, height, location of services, cultural context, materials, and site suitability. In looking at usability of a concept or scenario, the effectiveness of the option is considered.

- **Economic Development**

The capital costs, operations and maintenance costs, potential revenue, as well as the economic benefit to a community's image, tourism, quality of life, and revitalization.

- **Cultural Benefit**

Aspects considered under the cultural benefits included place-making, local history, and stability in knowing and continuing a sense of history, and establishing a foundation through common collective community memory and experience.

- **Historic Preservation**

The preservation of historic structures adds to the sense of place for a community and assists visitors in understanding and valuing the history of the school and the surrounding community. Preservation is about saving the essence of any community, which is importance for economic and social well-being as well as place-making.

Ovita Verumquamus Secto Qui

Opportunities



Oakwood Elementary - Knoxville, Tennessee

RESIDENTIAL

Because of the hefty price of removing and replacing the internal framework of the buildings (things like electric wiring, plumbing, and HVAC systems), as well as performing environmental abatement (as many of these older school buildings have asbestos and lead paint that will need to be removed) financially, it can be very difficult to do a school renovation without the help of outside funding sources.

Case Study 1

Oakwood Elementary in North Knoxville, TN was the subject of a 2 year, 6.8 million dollar renovation to turn the 100 year old school building into a senior living facility. Family Pride, a Knoxville based developer saw the need for high quality senior care in the community, and purchased and renovated the 53,000 SF building to include efficiency apartments, three dining halls, a salon and barbershop, as well as community and visitor spaces for residents to congregate and entertain guests.



OAKWOOD ELEMENTARY

Oakwood Elementary was rehabilitated to preserve critical elements and maintained the school's basic original layout in its reuse as a senior living facility.



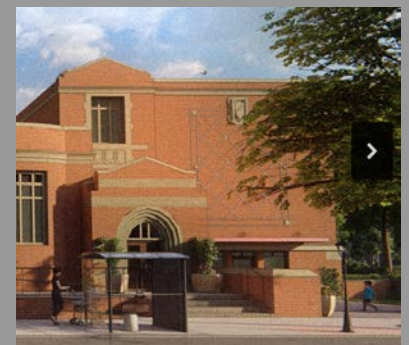
New Haven School - Co

Case Study 2

This historic school was built in 1916, designed by New Haven architects Brown and VonBeren, after the original 1895 building burned in 1914. The site, one block from the Quinpiac River, was deeded in 1808 as a 'meeting house, schoolhouse and parade to be by them [the inhabitants of Fair Haven] used forever'.

This study takes the now vacant school building and returns it to the original use of a building for the community: encompassing street-facing retail and

commercial space at the garden level, community technology & arts and gathering spaces on the main level and artist live-work spaces on the third floor. On Perkins Street to the east, a new building addition adds affordable apartments on 4 floors, creating a synergy with the artist live-work spaces.



REHABILITATION : THE KISATCHIE CONFERENCE CENTER

The primary vision is to rehabilitate the Kisatchie School and develop a museum, conference center and retreat.

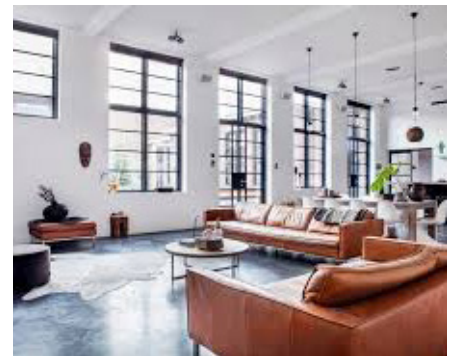
The first floor will feature the museum space and conference center, while the second floor will provide lodging. Income opportunities include admissions fees to the museum, rental fees to use the building and grounds for gatherings such as weddings, reunions, and community activities, and rent for using the lodging.

Local community members, former students, and relatives of prior residents will provide memorabilia that will be preserved and displayed as part of the museum. Kisatchie National Forest and Fort Polk will be invited to provide displays. The proximity of the site to Kisatchie National Forest and Kisatchie Falls provides the opportunity to host youth summer camps using the conference center and lodging.

Another anticipated use for the building and grounds is as a host of annual festivals, which typically include music, food, and arts and crafts. The festivals would also provide fundraising opportunities for the maintenance and operation of Kisatchie School. Hosting local farmers markets and other smaller events would also be an appropriate use.

The development of the property for a museum, conference center, and retreat could also allow its use as a welcome center with a retail gift shop for the Kisatchie area and Kisatchie National Forest.

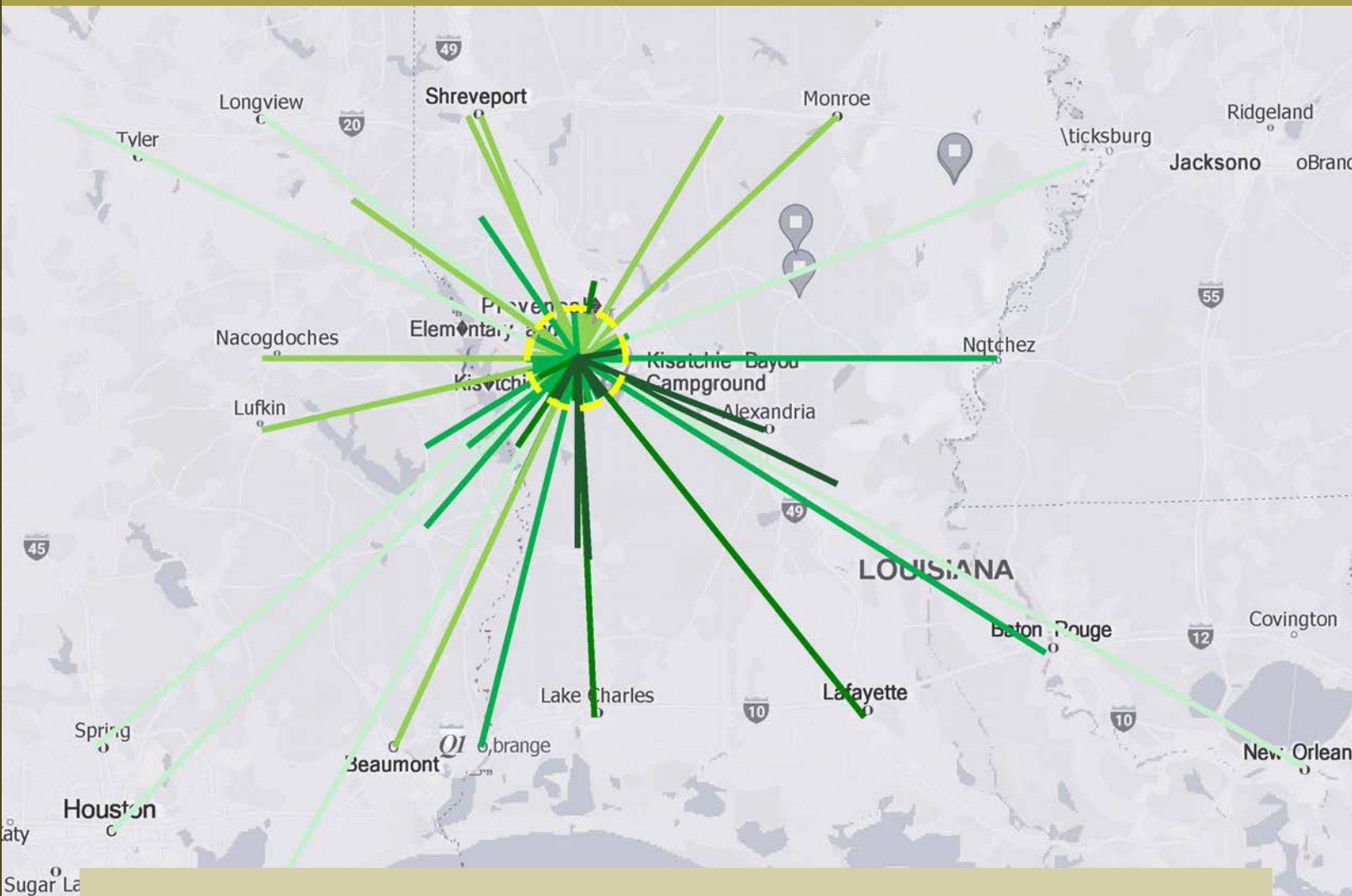
KISATCHIE CONFERENCE CENTER



DISTANCE TO REGIONAL CITIES, TOWNS, COLLEGE OR UNIVERSITIES, AND MILITARY SITES

City, Town, or Military Site	Driving Miles	2021 Population	Driving Time	Within Driving Distance	Notable Attractions, Events, or Tourism Sites
Alexandria, Louisiana	30	44,787	1 Hour	64,028	Alexandria Zoo, Museum of Art, LA History Museum
Marksville, Louisiana	44	4,946			Paragon Casino Resort, State Historic Park
Fort Polk Army Base, Louisiana	42	8,823			Military installation U.S. Army
Leesville, Louisiana	46	5,472			Anderson Farms, Art Park, Museum of West Louisiana
Lake Charles, Louisiana	75	81,097	1.5 Hours	223,003	McNeese State University, Golden Nugget Casino
Natchitoches, Louisiana	78	17,662			Northwestern State University, numerous historical sites
Many, Louisiana	79	2,473			Toledo Bend Lake
Lafayette Louisiana	88	121,771			UL-Lafayette, Acadian Village, Science Museum
Jasper, Texas	97	7,285	2 Hours	269,854	Sam Rayburn Reservoir
Toledo Bend Reservoir, LA/TX	98				Toledo Bend Lake
Hemphill, Texas	105	1,008			Sam Rayburn Reservoir, History Museum
Baton Rouge, Louisiana	112	222,185			LSU, State Capitol,
Natchez, Mississippi	103	13,824			Antebellum Homes, Historic, Natchez Indians
Orange, Texas	108	19,169			Botanical Gardens, Stark Museum of Art
Mansfield, Louisiana	118	4,529			State Historic Site, Old Log Courthouse
San Augustine, Texas	119	1,854			State Historic Site, Red Hills Lake
Ruston, Louisiana	123	22,277	3 Hours	488,962	Louisiana Tech University, Pottery Artists, Peach Festival
Monroe - West Monroe, Louisiana	124	60,140			Mid-size city with numerous attractions
Beaumont, Texas	133	112,556			Mid-size city with numerous attractions
Shreveport, Louisiana	146	184,021			Mid-size city with numerous attractions
Barksdale Air Force Base	140	14,581			Military installation U.S. Air Force
Lufkin, Texas	152	34,074			Zoo, Museum-Natural History, Texas Forestry Museum
Nacogdoches, Texas	158	32,118			Ruby Mize Azaela Garden, Sterne Hoya House Museum
Carthage, Texas	168	6,533			Texas Country Music Hall of Fame, Tex Ritter Museum
Marshall, Texas	179	22,662	4 Hours	2,746,733	Texas & Pacific Railway Museum, East Texas Baptist Univ
New Orleans, Louisiana	190	376,971			Major metropolitan city with numerous attractions
Longview, Texas	202	81,762			Paul Boorman Trail, Gregg County Historical Museum
Houston, Texas	216	2,288,000			Major metropolitan city with numerous attractions
				3,792,580	Population within 4 hour drive time
				1,045,847	Population within 3 hour drive time
				556,885	Population within 2 hour drive time
				287,031	Population within 1.5 hour drive time

THERE IS POSITIVE POTENTIAL FOR THE KISATCHIE COMMUNITY CENTER TO BE DEVELOPED INTO A CONFERENCE CENTER RETREAT. THE COMMUNITY IS CENTRALLY LOCATED WITHIN A 4-HOUR DRIVE OF 3.8 MILLION PEOPLE, INCLUDING MAJOR CITIES, UNIVERSITIES, COLLEGES, AND MILITARY INSTALLATIONS, AND IS IN THE HEART OF A LARGELY UNDISTURBED NATIONAL FOREST WITH NUMEROUS RECREATIONAL OPPORTUNITIES.



THERE IS STRONG POTENTIAL FOR THE KISATCHIE CONFERENCE CENTER TO BE A VIABLE AND ATTRACTIVE MEETING PLACE IN A RURAL AREA WITHIN A LARGELY UNDISTURBED NATURAL ENVIRONMENT, HISTORIC SIGNIFICANCE, AND HERITAGE RELATED TO EARLY LOUISIANA SETTLEMENT.

Construction Phasing

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Cost Narrative and Phasing (Short Description)

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PLANS: Conceptual Diagrams

**FORWARD LOOKING VISION
STATEMENT**

PLAN: Concept Diagram #1

DESCRIPTION OF PLAN LAYOUT

PLAN: Concept Diagram #2

DESCRIPTION OF PLAN LAYOUT

PLAN: Concept Diagram #3

DESCRIPTION OF PLAN LAYOUT

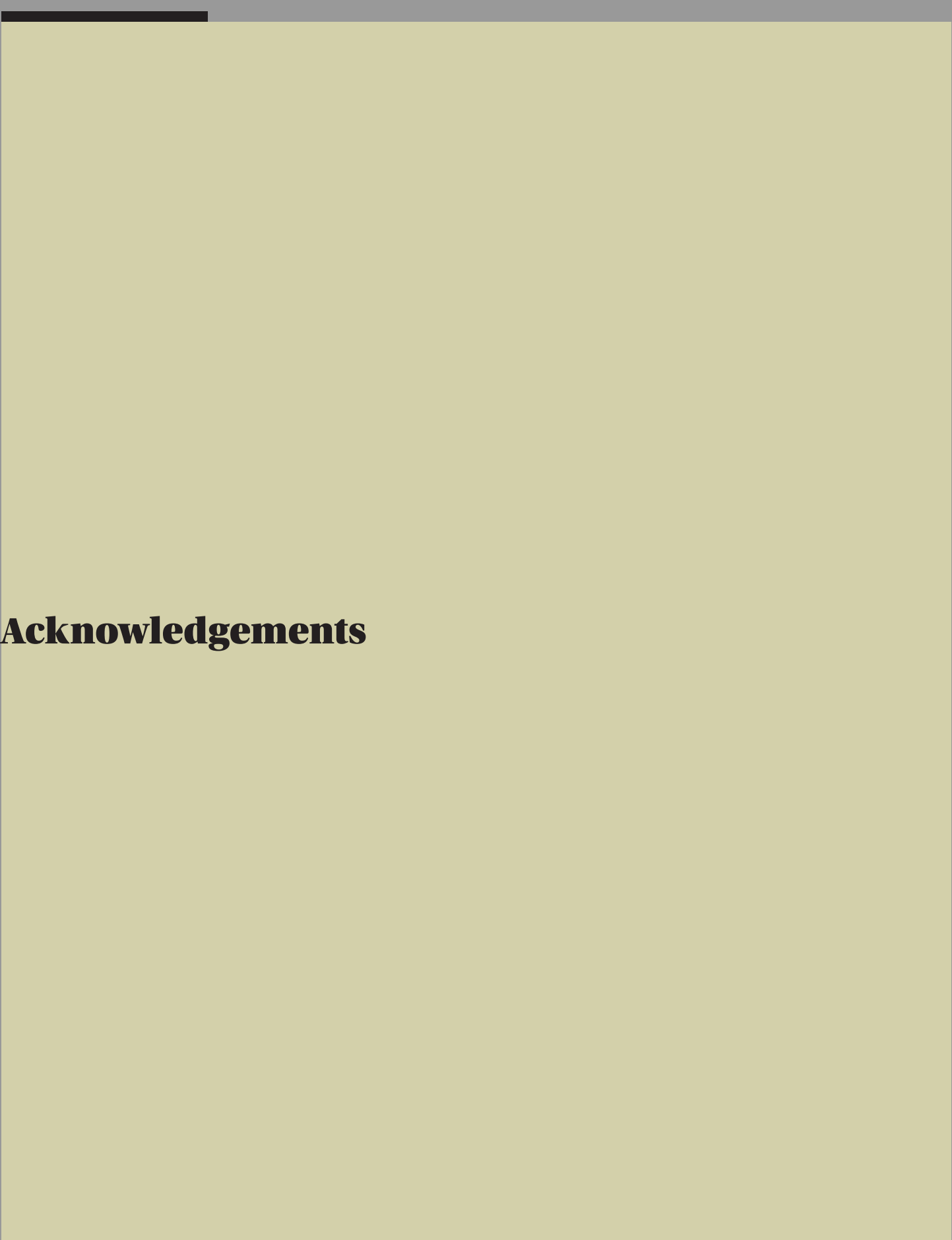
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ET FUGA.

CONCLUSION

[HTTPS://KISATCHIECENTER.ORG/](https://kisatchiecenter.org/)

KISATCHIE SCHOOL REHABILITATION

Concluding statement



Acknowledgements

Appendix

Exhibits

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Title



2017 ANNUAL REVIEW

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Contents

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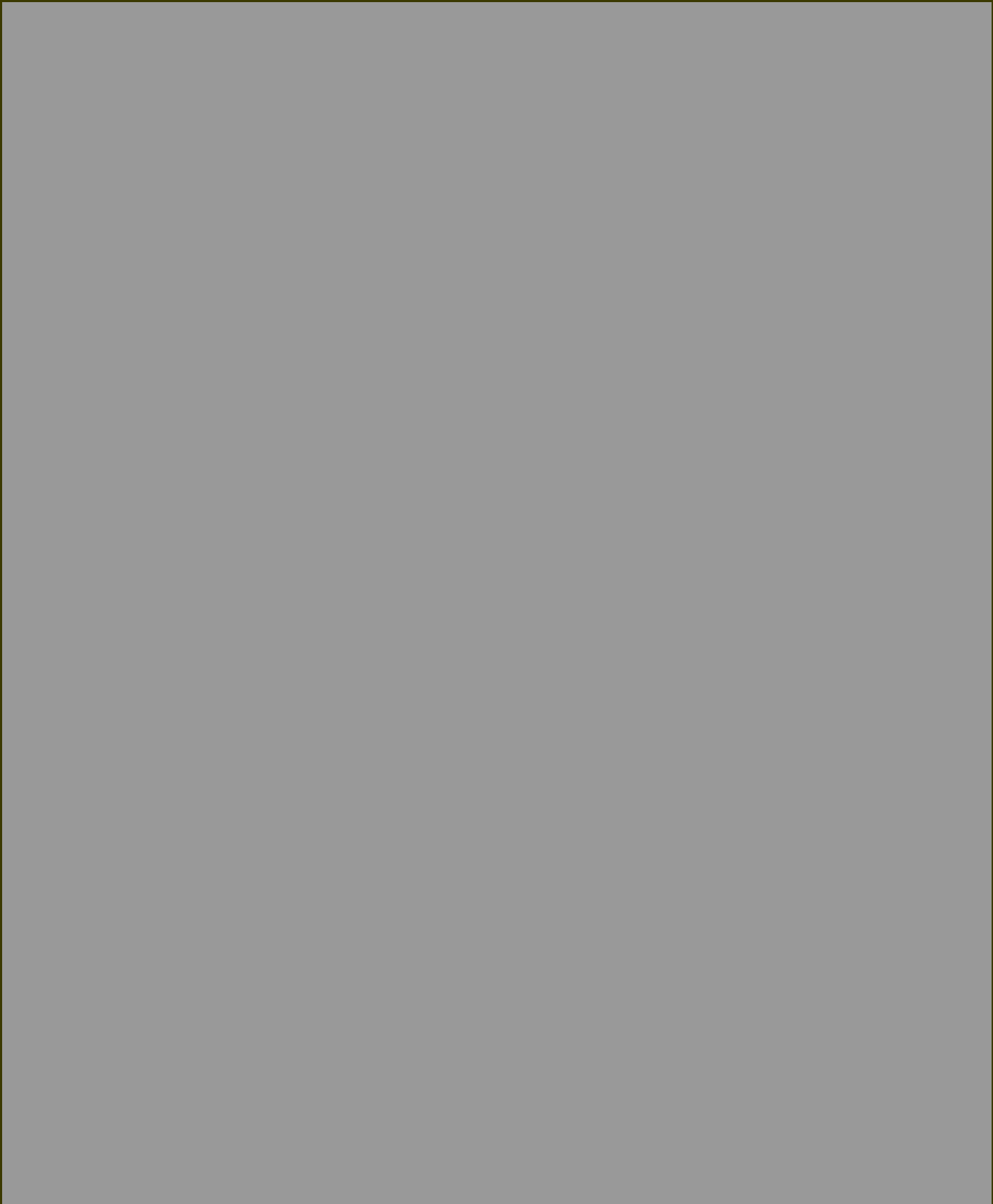
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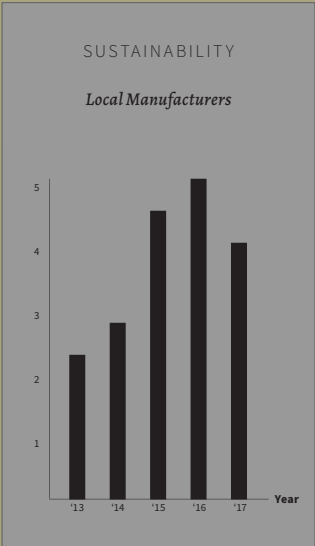
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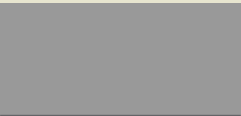
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NAME HERE

Title/Company

Statement for summer: Then we have light blue, light turquoise, lots of pink. Money is the most corrosive aspect of life today because it means that all attention to detail is forgotten. I like things simple. I try to contrast; life today is full of contrast...We have to change. I like to be real. I don't like things to be staged or fussy. I never look at other people's work.



NAME HERE

Title/Company

You have to always work against what you did before, and even against your taste. It is important to be chic. Sometimes the simplest things are the most profound. You have to be luxurious nude. It's difficult to move in the nude in front of a mirror. It's much easier to move when you're dressed. But if you can walk around in the nude easily in front of your man, if you can be luxurious in the nude, then you've.

\$825 BILLION

BYLINE

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#1 Bestseller



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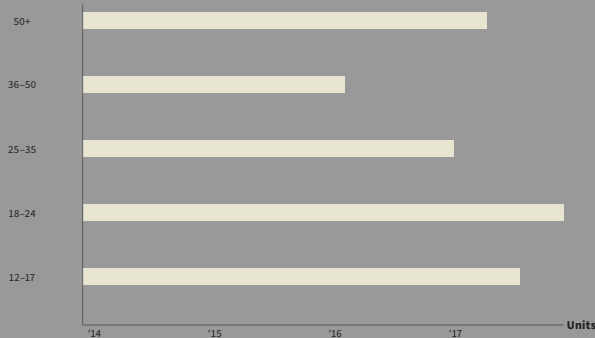
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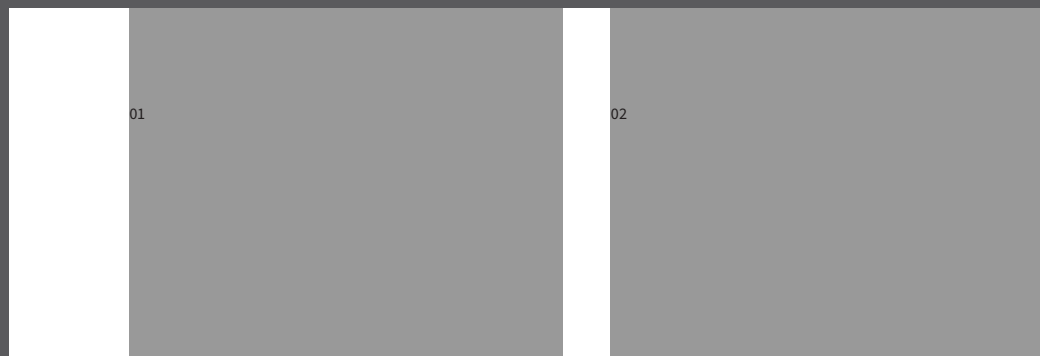
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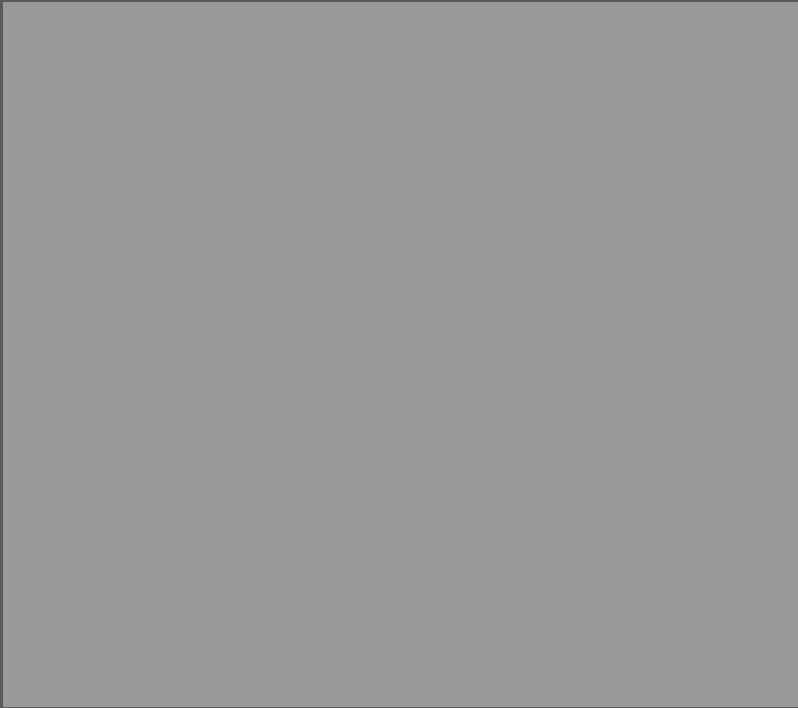
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