

FINAL REPORT

MARGARET PLACE HISTORIC DISTRICT DESIGN GUIDELINES LAKE CHARLES, LOUISIANA

APRIL 2012



PREPARED FOR:
LOUISIANA DIVISION OF HISTORIC PRESERVATION

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

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PURPOSE AND GOALS

In 2011, the City of Lake Charles was one of several communities selected by the Louisiana Division of Historic Preservation to receive design guidelines for historic districts. The purpose of the design guidelines is to enable property owners contemplating renovation and/or restoration within the Margaret Place Historic District to maintain the historic look, feel, and character of the district. The guidelines also address new additions to historic buildings and new construction within the historic district. The goal is to encourage long-term planning for historic district resources in Louisiana that were negatively impacted by Hurricanes Katrina and Rita. The intended result is an improved quality of the district that will contribute to the economic health of the district and the community.

The Louisiana Division of Historic Preservation received federal funding for the development of design guidelines as a result of the Section 106 consultation process following Hurricanes Katrina and Rita. Section 106 of the National Historic Preservation Act requires that projects that entail federal funding or licensing take measures to avoid, minimize, or mitigate adverse effects to historic properties. The Louisiana State Historic Preservation Office, the Louisiana Division of Historic Preservation, and the Louisiana Division of Archaeology together conduct review of federal projects under Section 106. Following Hurricanes Katrina and Rita, the Louisiana Division of Historic Preservation determined that recovery efforts undertaken by the Office of Community Development (OCD) under the Road Home Program had an adverse effect on historic properties. The Road Home Program is funded by Community Block Grant funds provided by the U.S. Department of Housing and Urban Development (HUD). In order to mitigate that adverse effect, the Louisiana Division of Historic Preservation received Community Block Grant funds to

develop design guidelines to insure that historic resources are protected in the future.

How to Use the Design Guidelines

What are Design Guidelines?

Design guidelines convey recommendations on renovations, restorations, and new additions to existing buildings and to the historic district as a whole.

Why have Design Guidelines?

Design guidelines enable a general understanding of historic preservation principles and standards to allow for the retention of the historic character of the Margaret Place Historic District which is irreplaceable and, therefore, vulnerable to inappropriate alterations and demolition.

Who uses Design Guidelines?

The design guidelines are intended for use by the City of Lake Charles Historic Preservation (HPC) in regulating the city's historic preservation ordinance. The guidelines are also intended for use by property owners, or professionals assisting them, in making decisions about renovation, restoration, and new construction projects that will affect individual buildings in the district and the overall historic character of the district. The design guidelines are also useful for real estate professionals, allowing them to educate themselves and potential homeowners in a historic district.

When to use the Design Guidelines

The design guidelines should be used for projects that will affect the integrity and significance of historic properties and, therefore, the districts in which they are located. The National Park Service

defines integrity as "the ability of a property to convey its significance." Significance means that a property "must represent a significant part of the history, architecture, archaeology, engineering, or culture of an area, and it must have characteristics that make it a good representative of properties associated with that aspect of the past." The Margaret Place Historic District contains a concentration of properties that represent the residential development of Lake Charles from the early twentieth century to the 1960s.

Where do the Design Guidelines apply?

The Design Guidelines apply to all resources within the Margaret Place Historic District (see map in *Appendix B*).

Organization of the Document

The document is divided into the following sections:

- **Purpose and Goals:** Provides background of the efforts of the Louisiana Division of Historic Preservation and City of Lake Charles to prepare guidelines for the Margaret Place Historic District and on how to use the document.
- **History and Development of Lake Charles, Louisiana, and the Margaret Place Historic District:** Summarizes the history of the City of Lake Charles and the development of the Margaret Place neighborhood to provide a context as to why the district is significant.
- **Architectural Character of the Margaret Place Historic District:** Defines and illustrates the types of building forms and architectural styles in the district. Also, describes the physical character of the landscape and streetscape in the district.

- **Margaret Place Historic District Guidelines:** Contains general information on the treatment of historic buildings with sections specifically on rehabilitation, additions, and new construction. Distinguishes between Contributing and Non-contributing buildings in the district and how to apply the guidelines to each.
- **Appendices:** Provide supplemental information to aid in the use of this document.

Structure of the Design Guidelines

The design guidelines for Rehabilitation of Contributing Buildings, Additions to Contributing Buildings, and New Construction in Historic Districts includes several components that constitute the criteria the HPC will use to make design review decisions.

- **Design Element:** The guidelines are grouped into pertinent design element categories (i.e. design and style, exterior walls, windows and screens, doors, etc.).
- **Photographs:** Thumbnail images of buildings and building components in the Margaret Place Historic District illustrating aspects of a particular design element.
- **Design Guidelines:** Recommendations on treatment of a certain design element. The guidelines are organized for reference, not in order of importance.
- **Illustrations:** Guidelines for a particular design element may be followed by additional images to support the guideline recommendations. Illustrations are not included for all guidelines.

Structure of the Design Guidelines.

DESIGN ELEMENT → Porches

PHOTOGRAPHS →



On this porch, the columns with brick bases and flat roof form with balustrade are character-defining features and should be preserved.



Wraparound porches and side porches that were designed to be open to the air should remain open, without screens or glass enclosures.



The fretwork balustrade on the roof of this Classical Revival Style house is an important feature that should be maintained.



Note the columns and ornamental detailing of this Classical Revival porch. The proportions and materials of porch columns are essential features.

GUIDELINES

- a. Front porches are character-defining features for many building forms and architectural styles; do not remove any element of an original front porch.
- b. Do not enclose a front porch. If a front porch is screened, it shall be performed in such a way that it is reversible and does not damage any historic fabric.
- c. Do not add a new porch or deck to the main façade where one never existed.
- b. Repair damaged porch elements in-kind whenever possible. All repairs should meet the *Secretary's Standards* for

Rehabilitation and follow guidelines set forth in National Park Service *Preservation Briefs*. (Refer to the treatment guidelines in *Appendix E*.)

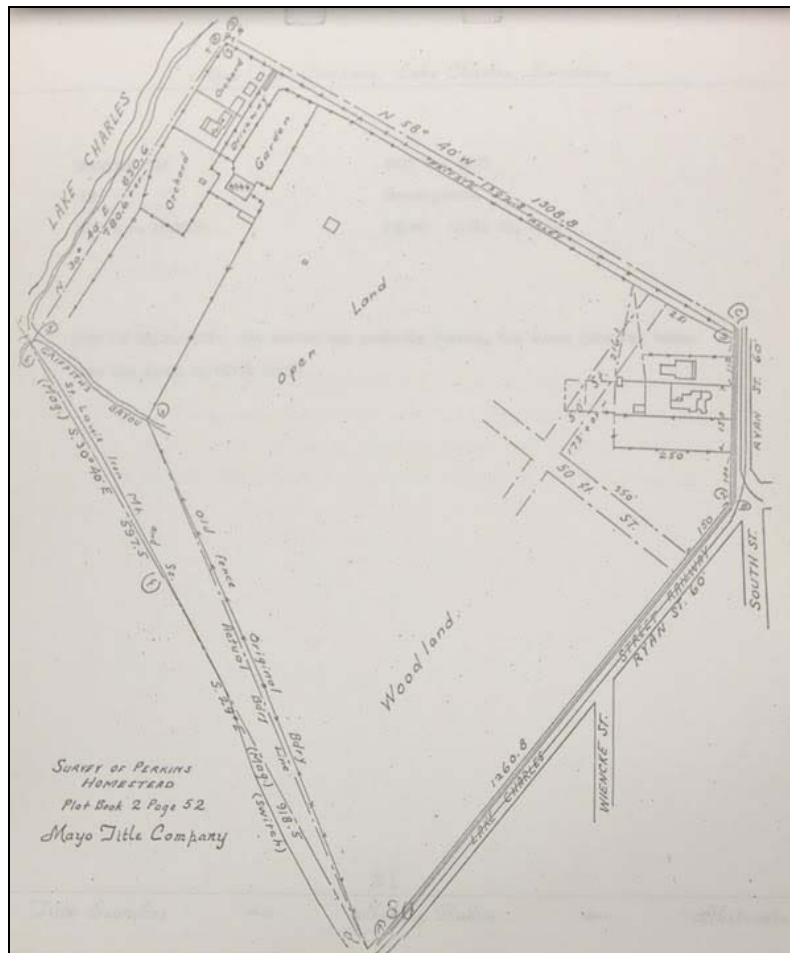
- d. If replacement is necessary, replace only those elements deteriorated beyond repair. The replacement element shall match the original in design, profile, finish, and texture. Do not add porch elements that were not historically present.
- e. If original porch elements are missing, they may be restored to their historic appearance if sufficient documentation exists to ensure accuracy.

HISTORY AND DEVELOPMENT OF LAKE CHARLES, LOUISIANA, AND THE MARGARET PLACE HISTORIC DISTRICT

Calcasieu Parish was considered an attractive place to settle due to its access to various waterways, broad prairies for pasturage, and abundant timber lands. In 1781 French immigrant Barthelemy LeBleu and his wife established a home on English Bayou, six miles east of the future site of the City of Lake Charles, becoming the area's first non-native settlers. In 1800, another French immigrant, Charles Sallier, built his home on the banks of the lake that would later bear his name (Sallier Street runs east-west through his former homestead). Two years later, he married the LeBleu's daughter, the first white female born east of the Calcasieu River. As the use of given names was popular at the time, Sallier was referred to as "Mr. Charles." The lake near his homestead was therefore called "Charles' Lake." The surrounding area was called "Charleston" or "Charles Town."

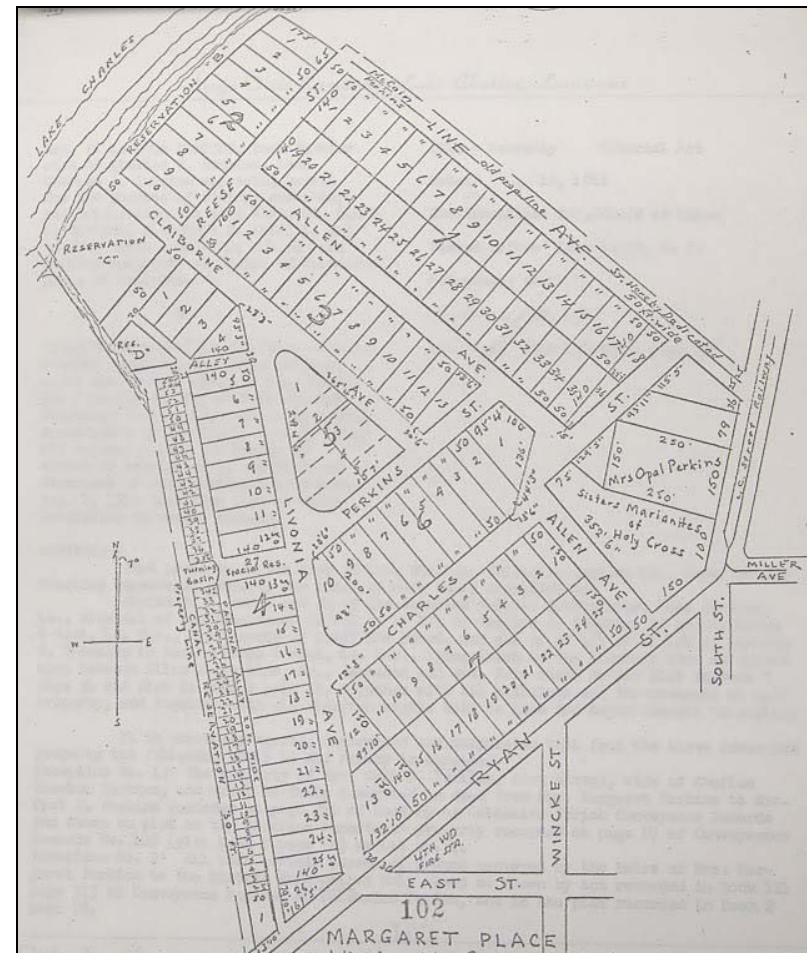
Most early settlers were French or Spanish, but southerners from east of the Mississippi arrived in the 1810s and 1820s. Calcasieu Parish was created out of St. Landry Parish in 1840. "Charleston" became the parish seat in 1852 at the urging of Jacob Ryan, Jr. who had a sawmill on the lake and a home at Broad and Pujo Streets. He sold property on present-day Ryan Street which became the core of downtown Lake Charles. In 1855, Daniel Goos established his mill on the lake, improving production methods and expanding the lumber trade between ports in Galveston, Texas, and Mexico. "Charleston" was incorporated in 1861, but after dissatisfaction grew over the city's name, it was changed to Lake Charles in 1867. By the Civil War, Lake Charles remained a sparsely settled village confined primarily to the downtown area until the lumber boom of the 1880s.

After the Civil War, the city made a transition from Louisiana French to Midwestern with the influx of immigrants from the northern and Midwestern states. Their arrival was precipitated by the lumber boom brought on by the investments of northern lumber barons and the immigrant recruiting activities of J. B. Watkins and the American Land and Timber Company. The city's population quadrupled, and many of the lumber barons and mill workers settled in the area east of downtown in what is now the Charpentier Historic District. The downtown area, with Ryan Street as its core, housed various commercial and cultural enterprises. In 1910, thirty blocks of the downtown area were destroyed by fire. Various infrastructural changes prompted by the 1910 fire encouraged new construction and expansion of Lake Charles. Swampy land along Pithon Coulee and the southern shore of Lake Charles was drained and filled. Streetcar lines were extended outside of the central business district. The South Ryan Street line provided access from the downtown area southward to recreational sites at Shell Beach and Barbe Pier. The area in between was ripe for residential development. In 1912, Allan Jefferson Perkins, a partner of the Perkins and Miller Land Company Ltd., platted and developed Margaret Place southwest of the central business district along Lake Charles. Shell Beach Drive, the eastern terminus of the subdivision along the lake, became part of the new route for the Old Spanish Trail. Long leaf yellow pine, a popular building material in Calcasieu Parish, was used in homes throughout the new subdivision. The availability of lumber also prompted the incorporation of features such as "Lake Charles Columns" at some residences. Though wood was the predominant material for exterior cladding, homes in Margaret Place were also constructed of brick masonry.



The Perkins Homestead (www.calcasieupreservation.org).

The City of Lake Charles designated Margaret Place a historic district in 1998. Margaret Place Historic District retains its historic integrity to convey its significance as one of Lake Charles' early residential streetcar neighborhoods. The district—bound by Griffith Coulee, Shell Beach Drive, Pithon Coulee, and the north side of South Ryan Street—is characterized by an angular grid of



Original plat of Margaret Place (www.calcasieupreservation.org).

streets shaded by mature trees. It 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 1960s.

DESIGN REVIEW PROCESS

Designated Landmarks and Historic Districts

The design guidelines contained within apply to resources in the Margaret Place Historic District as designated by the City of Lake Charles. Maps illustrating the historic district boundaries are included in *Appendix B*. An inventory listing resources and Calcasieu Parish Historical Preservation Society landmark properties in the district to date is included in *Appendix C*.

Design Review Application

Before initiating any work that may affect the exterior of a resource within the Margaret Place Historic District, the owner must submit an application for a Certificate of Appropriateness to the City of Lake Charles Historic Preservation Commission (HPC). The list of “Items Necessary for Planning Commission/Conditional Use Permit Application” is included in *Appendix J*.

Major Work

The HPC will review all applications proposing major work projects—alterations (change in the design, materials, or general appearance of a building) or new construction—within the district and shall grant or deny Certificates of Appropriateness contingent upon the applicant’s acceptance of specific conditions set forth by the HPC. The HPC is authorized to hear and decide appeals, variances, and special exceptions (see zoning ordinance).

The HPC will review applications for the following exterior alterations to historic resources:

- Any change to the design or general appearance of a building
- New construction
- Expansions of a building footprint

- Changes in original materials
- Demolition of a historic building or structure
- Relocation of a historic building or structure

The HPC strongly discourages demolition and relocation of historic resources. Special instructions for applications involving demolition or relocation are found in the zoning ordinance at Section 5-307(17). Applications for alternate uses (uses not specified in the zoning district) of a historic resource are discussed at Section 5-307(19).

Minor Work

Minor work projects are reviewed by the Director of Planning or an appointee. The application for minor work projects will be approved or denied within five working days of receipt by the Director of Planning. Exterior alterations considered to be minor work projects include:

- Installation of/alteration to awnings, gutters, and downspouts
- Incandescent lighting fixtures
- Restoration of original architectural features constituting a change of existing non-historic conditions
- Additions and changes not visible from any street or public right-of-way and located to the rear of the main structure
- Additions and changes to an accessory structure

The Director of Planning may refer minor work applications to the HPC if the changes are deemed by the Director and/or Planning staff to involve alterations, additions, or removals that are substantial; do not meet the guidelines for minor work; or are a

precedent-setting nature. A checklist delineating minor work from major work is available from the Director of Planning by request.

Routine Maintenance

Routine maintenance of properties within the Margaret Place Historic District does not require a Certificate of Appropriateness. Work that consists of routine maintenance, defined as “any work that does not constitute a change in design, material or outward appearance of the structure, and it includes in-kind replacement or repair,” shall be determined by the Director of Planning. Paint colors are not regulated in the Margaret Place Historic District.

Review Process

The process for HPC review is set forth in the Lake Charles Historic Preservation Ordinance (Ordinance No. 15813, adopted April 6, 2011) found in the *Zoning Ordinance for the City of Lake Charles*, Article V, Part 3, Section 5-307. The ordinance is available online at:

http://www.cityoflakecharles.com/egov/docs/1321550243_861602.pdf

Applicants are strongly encouraged to request a pre-application conference with the City of Lake Charles Director of Planning to discuss aspects of the proposed project. Applications for a Certificate of Appropriateness will be reviewed by the HPC within 30 days of receipt and being deemed complete by the HPC. Incomplete applications are not reviewed. Each proposed Certificate of Appropriateness is discussed at a public hearing (the public hearing process is outlined in Section 4-201(4)(b) of the city’s zoning ordinance).

The HPC will use these design guidelines when reviewing the Design Review Application. Additional criteria for approval are

presented in the *Zoning Ordinance for the City of Lake Charles* at Section 5-307(10)(a-g).

HPC decisions will be rendered in writing. If the application is not approved, the HPC may suggest alternatives. The applicant may then modify the project in accordance with the HPC decision and resubmit the application.

Appeals Process

An applicant may appeal the HPC’s written decision to the City Council within 10 days from the date of the written decision but not more than 15 days after the commission’s decision is rendered.

The Lake Charles City Council will then give notice of public hearing, follow publications procedures, hold hearings and make its final decision in the same manner as provided for in the city’s general zoning ordinance (Section 4-201(4)(b)(ii)).

Responsibilities of the Applicant

The responsibility for demonstrating that the proposed project meets these design guidelines and historic preservation, zoning, and building codes lies with the applicant. In order to expedite the review process, it is helpful if the applicant submits the following documentation:

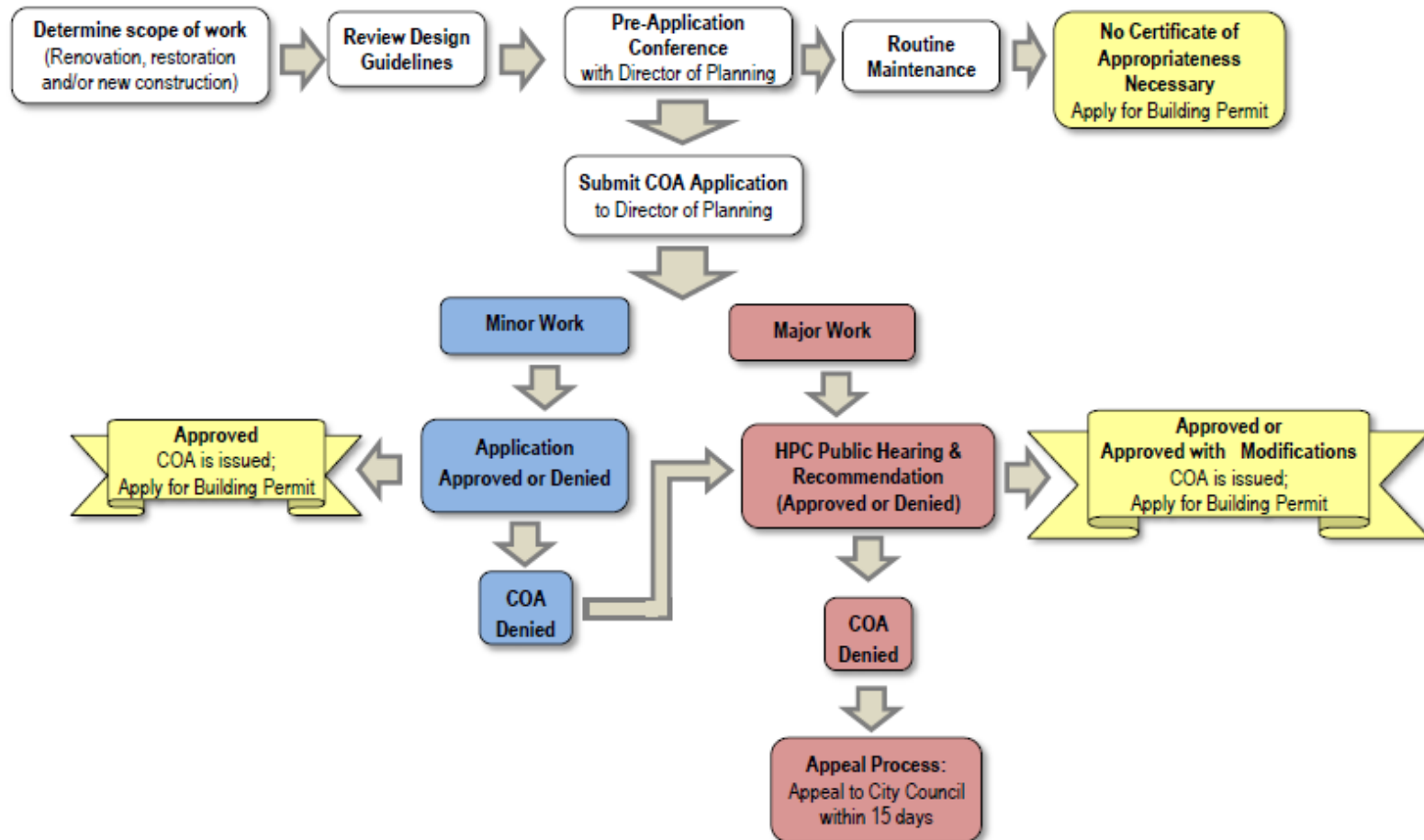
- Name, address, and telephone number of applicant;
- Detailed description of proposed work;
- Location and current photograph of the property and adjacent properties. Historical photographs are helpful;
- Scaled elevation drawings of building or structure and proposed changes showing all sides that are visible by pedestrians from any public right-of-way;
- Building material schedules including all façade materials (i.e. foundation, walls, trim, windows, and doors);

- Scaled site plan detailing placement of building or structure on property;
- Sample of materials to be used and product brochures;
- If the design review application includes signs or lettering, submit:
 - a scaled drawing showing the type of lettering,
 - dimensions and colors,
 - a description of materials,
 - method of illumination (if any),
 - plan showing location of sign on property;
- Any other information that City staff or the HPC may deem necessary for review

Penalties for Violation

If a contributing building or structure within a historic district is altered without complying with these design guidelines and the *Zoning Ordinance for the City of Lake Charles* and/or without obtaining a Certificate of Appropriateness, the penalty may include reversal of unapproved alterations, permit delays, and fines. Failure to comply with the provisions of the historic preservation ordinance is a violation, and the violator will be punished with fines of \$10.00 to \$25.00 for each and every day that a violation continues.

Historic Preservation Application Process Flowchart

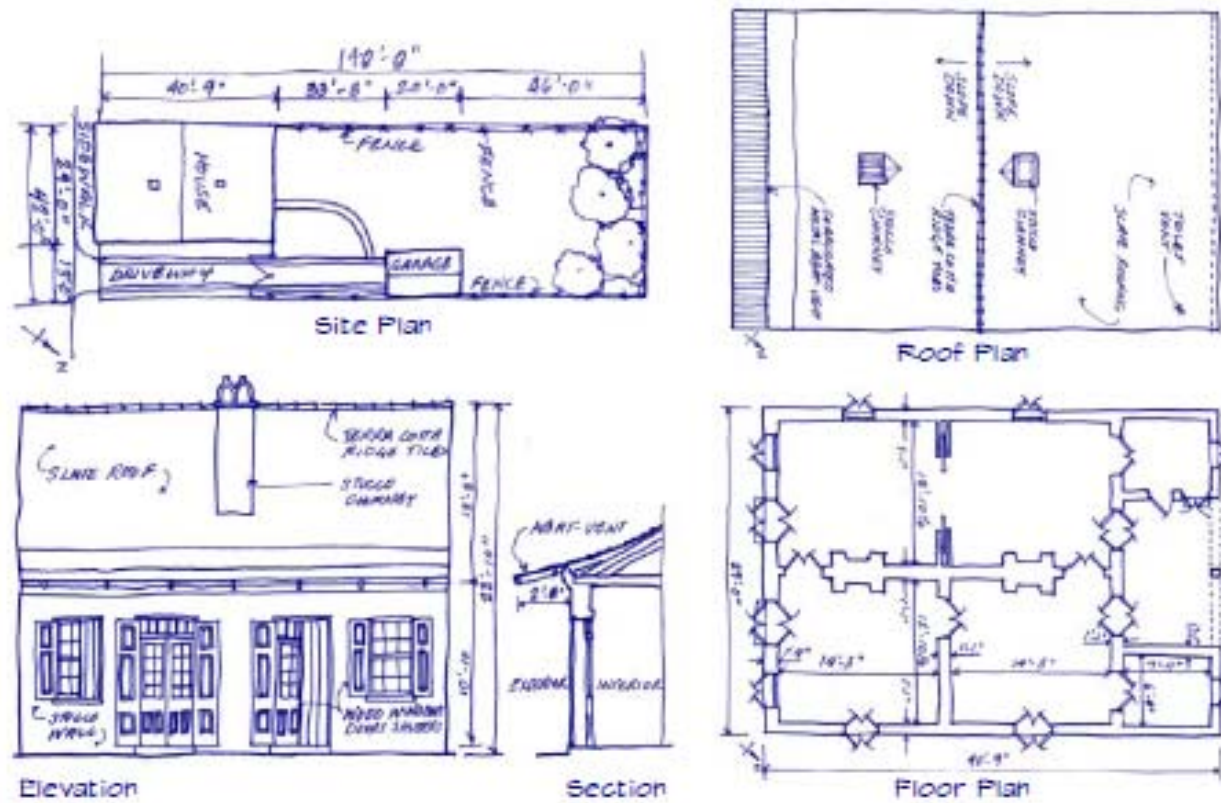


Disclaimer: The flowchart demonstrates only the major steps in the Application Process. Please see the *Zoning Ordinance for the City of Lake Charles*, Article V, Part 3, Section 5-307 for a complete explanation.

Types of Projects and Level of Review

Historic Preservation Commission Review	Staff Approval (Director of Planning)	No Certificate of Appropriateness
<u>Major Work Projects</u> • Any change to the design or general appearance of a building • New construction • Expansions of a building footprint • Changes in original materials • Demolition of a historic building or structure • Relocation of a historic building or structure Examples (not all inclusive): • <i>Construction of a new addition</i> • <i>Alteration or restoration of historic features</i> • <i>Removal or demolition in whole, or part, of a historic building</i> • <i>Alteration or restoration of a storefront</i> • <i>Application of new exterior siding</i> • <i>Addition of new window or door openings</i> • <i>Creation of a driveway or parking area</i> • <i>Application of architectural features (i.e. cornices, bulkheads)</i>	<u>Minor Work Projects</u> • Installation of/alteration to awnings, gutters, and downspouts • Incandescent lighting fixtures • Restoration of original architectural features constituting a change of existing non-historic conditions • Additions and changes not visible from any street or public right-of-way and located to the rear of the main structure • Additions and changes to an accessory structure Examples: • <i>Removing inappropriately installed aluminum windows and replacing with original wood windows</i>	• Routine Maintenance (as determined by Director of Planning) • Exterior painting • Interior alterations

Examples of Architectural Plans that may be required with COA Applications



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

ARCHITECTURAL CHARACTER OF MARGARET PLACE HISTORIC DISTRICT

Building forms and architectural styles are useful categories for analyzing general types of historic resources. The following list of the specific building forms and architectural styles found within the Margaret Place Historic District is based on a windshield survey of resources in the district.

The analysis within this section sets forth typical character-defining features of building forms and architectural styles. Note that many examples of historic resources do not strictly fit any building form or architectural style classification. Similarly, a

typical example of a building form or architectural style may exhibit some of the character-defining features defined below, but not all. Other examples of historic resources may combine elements from several building forms or architectural styles and present a more eclectic appearance. This analysis of building forms and architectural styles seeks to find commonalities among general trends, though the inventory of resources within a historic district inevitably will include exceptions.

BUILDING FORMS

Building form denotes the overall shape and axis of a building. Building form designation is primarily based upon the function intended for the building at the time of its construction – whether residential, commercial, or institutional. Because form follows function, properties that share a use-type often possess similarities in floor plan, roof form, size, and scale. Similar building forms often are clustered together due to a variety of factors influencing development, including proximity to transportation, property values, desire for visibility versus desire for privacy, and convenience. Building form classifications are based on a combination of the resource's original use or function, stylistic influences, and form/plan type. Although this system works well for the majority of the identified resources, some properties are unique and may not fall under a single standard building form classification.

The following building forms are found within the Margaret Place Historic District:

- Center Passage Residence
- American Foursquare Residence
- Bungalow Residence
- Raised Bungalow Residence
- Cape Cod Residence
- Ranch House
- Detached Garage
- Carport
- Shed
- Apartment Block
- Horizontal School

Center Passage Residence



Example of a center passage residence.

The front façade of a central passage residence is generally symmetrical, with the entrance located at the center. This house form is one-, two- or two-and-a-half stories in height, featuring a floor plan with a central entry hall on the ground floor, leading to a central stair. These houses usually are set back with a front yard. Concrete sidewalks or driveway runners may be present. A detached garage and/or a *porte cochere* may be associated with the main house.

- **Exterior Walls:** Either brick masonry or milled lumber, with wood siding finished with paint.
- **Foundations:** Pier and beam, typically with brick piers.
- **Porches:** Either partial-width or full-width, with a projecting front-gabled, flat, or shed roof form. Porch floors may be wood or concrete. Often feature Classical Revival Style, Tudor Revival Style, Spanish Colonial Revival Style, Mission Revival Style, Prairie Style, or Craftsman Style porch supports and detailing.
- **Roofs:** Typically low-pitched gabled, hipped or pyramidal in form. Originally usually standing seam metal or asphalt or asbestos shingle. Dormer windows may be present.
- **Windows:** Double-hung wood-sash, usually with a one-over-one configuration. Often feature wood screens with geometric detailing on the upper sash with Craftsman Style or Prairie Style motifs.
- **Doors:** Located at the center of the front façade. Typically paneled wood with glazing.
- **Chimneys:** Typically brick masonry chimney located at side façade.

American Foursquare Residence



Example of an American foursquare residence. (Source: Calcasieu Historical Preservation Society.)

American foursquare houses are usually two- or two-and-a-half stories in height. Floor plans typically include four rooms on each floor, with an asymmetrically-located entry into one of the front rooms on the ground floor. In Margaret Place, these houses typically are set back with a front yard. Concrete sidewalks or driveway runners may be present. They often include a detached garage and/or a *porte cochere* attached to a side façade.

- Exterior Walls: Typically brick masonry, but sometimes constructed of milled lumber with wood siding finished with paint.
- Foundation: Pier and beam, typically with brick piers.
- Porches: Typically full-width with a front-gabled or shed roof form and wood or concrete porch floor. Often feature Craftsman Style tapered porch piers, sometimes on wood or stone bases. However, sometimes feature Classical Revival Style, Tudor Revival Style, Spanish Colonial Revival Style, or Mission Revival Style porch supports and detailing.
- Roofs: Roof form typically low-pitched hipped or pyramidal. Originally usually standing seam metal or asphalt or asbestos shingle.
- Windows: Double-hung wood-sash, usually with a one-over-one configuration. Often feature wood screens with geometric detailing on the upper sash with Craftsman Style or Prairie Style motifs.
- Doors: Located asymmetrically, offset to one side of front façade. Typically paneled wood with glazing.
- Chimneys: Typically brick masonry chimney located at side façade.

Bungalow Residence



A two-story example of a bungalow residence.

Bungalows typically were constructed from ca. 1915 to ca. 1945. Bungalow plans were standardized, often distributed through lumber companies. Bungalows are usually one-story in height but are sometimes one-and-a-half or two-stories. Floor plans usually are organized with the living room, dining room, and kitchen aligned on one side of the house, and the bedrooms aligned on the other side, so that corridor space is minimized. Bungalows typically are set back from the street, with a front yard. Concrete sidewalks or driveway runners may be present. Because bungalows often were constructed after the advent of the automobile, a detached garage may be associated with the house, and/or a *porte cochere* attached to a side façade of the house.

- Exterior Walls: Typically constructed of milled lumber with wood siding finished with paint, but sometimes constructed of brick or stone masonry.
- Foundation: Typically pier and beam with brick piers, but sometimes concrete stem wall and footing.
- Porches: Typically partial-width with a front-gabled roof form and wood or concrete porch floor. Often feature Craftsman Style tapered porch piers, sometimes on wood or stone bases. However, sometimes feature Classical Revival Style, Tudor Revival Style, Spanish Colonial Revival Style, or Mission Revival Style porch supports and detailing.
- Roofs: Roof form typically front- or side-gabled, with deep eaves. Originally usually standing seam metal or asphalt or asbestos shingle. Often detailed with exposed rafter ends.
- Windows: Double-hung wood-sash, usually with a one-over-one configuration. Often feature wood screens with geometric detailing on the upper sash with Craftsman Style or Prairie Style motifs. Eyebrow gable windows may be present.
- Doors: Typically paneled wood with geometric pattern of lites in the upper portion.
- Chimneys: When present, typically brick masonry and located at side façade.

Raised Bungalow



The raised foundation makes this residence a raised bungalow.

A raised bungalow is bungalow with the Louisiana vernacular architectural tradition of a raised Creole- or Acadian-influenced foundation.

- Exterior Walls: Typically constructed of milled lumber with wood siding finished with paint, but sometimes constructed of brick or stone masonry.
- Foundation: Typically pier and beam with brick piers, but sometimes concrete stem wall and footing.
- Porches: Typically partial-width with a front-gabled roof form and wood or concrete porch floor. Often feature Craftsman Style tapered porch piers, sometimes on wood or stone bases. However, sometimes feature Classical Revival Style, Tudor Revival Style, Spanish Colonial Revival Style, or Mission Revival Style porch supports and detailing.
- Roofs: Roof form typically front- or side-gabled, with deep eaves. Sometimes include a clipped-gable roof form. Originally usually standing seam metal or asphalt or asbestos shingle. Often detailed with exposed rafter ends.
- Windows: Double-hung wood-sash, usually with a one-over-one configuration. Often feature wood screens with geometric detailing on the upper sash with Craftsman Style or Prairie Style motifs. Eyebrow gable windows may be present.
- Doors: Typically paneled wood with geometric pattern of lites in the upper portion.

Cape Cod Residence



Local example of a Cape Code residence.

The Cape Cod house is always one-and-a-half stories in height with dormer windows. The floor plan usually features a central entry hall on the ground floor, leading to a central stair. These houses typically are set back with a front yard. Concrete sidewalks or driveway runners may be present. A detached garage often is associated with the house.

- Exterior Walls: Either brick masonry or constructed of milled lumber with wood siding or wood shingles, either unfinished or finished with paint.
- Foundations: Pier and beam, typically with brick piers.
- Porches: Often lack a porch or feature only a bracketed portico. When present, porches may be partial-width or full-width, with a projecting front-gabled, flat, or shed roof form. Often feature Classical Revival Style, Tudor Revival Style, Spanish Colonial Revival Style, or Mission Revival Style porch supports and detailing.
- Roofs: Roof form always side-gabled or gambrel. Dormer windows are a character-defining feature. Originally usually standing seam metal or asphalt or asbestos shingle.
- Windows: Double-hung wood-sash, usually with a one-over-one configuration.
- Doors: Typically paneled wood with glazing.
- Chimneys: Typically brick masonry chimney located at side façade.

Ranch House



Example of a Ranch house.

Ranch houses were constructed nationwide beginning ca. 1940, continuing with the post-World War II housing boom. Ranch houses were constructed using prefabricated building materials, and often standardized plans were repeated within subdivisions. The Ranch house form is nearly always one-story. The footprint may be rectangular, L-Plan, rambling and irregular, or even split-level. The interior floor plan of a Ranch house is open, with free-flowing living, dining, and kitchen spaces, many of which open out onto outdoor spaces such as courtyards or patios. Ranch houses typically lack applied architectural ornament, and instead feature details integral to the design of the house that are influenced by the Ranch Style, Modern Style, or Contemporary Style. Garages or carports are integral to the overall form and design of the Ranch house, and most examples include an attached carport or a one- or two-car garage.

- Exterior Walls: Sometimes constructed of milled lumber with wood siding finished with paint or asbestos shingle siding, and sometimes brick or stone masonry. Masonry units often have a long, thin, rectangular shape, such as Roman brick or flagstone.
- Foundations: Typically concrete slab.
- Porches: Typically partial-width and recessed under the main roof form. Often feature geometric wood or decorative wrought iron porch supports, or porch roof may be cantilevered. Porch floors typically concrete. Brick or stone planters sometimes integrated into porch design.
- Roofs: Roof typically low-sloped and hipped or side-gabled, sometimes with deep eaves. Originally usually asphalt or asbestos shingle.
- Windows: Often wood or metal casement; metal awning or jalousie; or double-hung metal sash. Often feature large, fixed-pane picture windows.
- Doors: Typically wood, often with geometric glazing or relief patterns.
- Chimneys: When present, often wide, constructed of Roman brick or flagstone masonry, and set asymmetrically on front façade.

Detached Garage



Example of a detached garage with a second-story garage apartment.

Detached garages typically are one-story in height with a rectangular footprint and a single, open interior space. Garages typically are sited at the rear of the lot, behind the main house. Many detached garages in the Margaret Place Historic District feature second-level garage apartments. Some historic residences in the districts have *porte cocheres* or covered carports, with open air sides, in lieu of detached garages.

- Exterior Walls: Most commonly wood siding or board-and-batten, but may be brick or stone.
- Foundations: Usually poured concrete slab, but some examples have no foundation, only a dirt floor.
- Porches: Seldom include porches.
- Roofs: Roof form most often front-gabled, but may be side-gabled or hipped. Roofing material usually matches associated main house.
- Windows: Usually limited to side façades. Window materials and configuration typically match associated main house.
- Doors: In garages, overhead rolling doors are common, but original hasp-hung doors or hinged doors may be present.
- Chimneys: Seldom include chimneys.

Storage Shed



Example of a storage shed.

The storage shed is another type of historic domestic outbuilding found in the Margaret Place Historic District. They are typically small, one story in height and have a single, open interior space. Storage sheds are typically sited at the rear of the lot, behind the main house.

- Exterior Walls: Most commonly wood siding or board-and-batten, but may be brick or stone.
- Foundations: Usually poured concrete slab, but some examples have a slightly raised foundation or no foundation, only a dirt floor.
- Porches: Seldom include porches.
- Roofs: May be front-gabled, side-gabled, or hipped. Roofing material usually matches associated main house.
- Windows: Window materials and configuration typically match associated main house.
- Doors: Door materials and configuration may match associated main house.
- Chimneys: Seldom include chimneys.

Horizontal Apartment Block



Example of a horizontal apartment block with multiple entries.

The basic horizontal apartment block has two or more stories containing multiple dwelling units. The façade typically features multiple entries.

- Exterior Walls: Typically masonry units such as brick or stone.
- Foundations: Typically concrete slab.
- Porches: Typically located at the primary entry. Often feature geometric wood or decorative wrought iron porch supports, or porch roof may be cantilevered. Porch floors may be wood or concrete.
- Roofs: Roof typically low-sloped and hipped or side-gabled, sometimes with deep eaves. Originally usually asphalt or asbestos shingle.
- Windows: Typically wood, double-hung.
- Doors: Typically wood, often with large panes of glazing, sometimes with multiple lites.
- Chimneys: Typically brick masonry. May be present at end walls or along the ridgeline.

Vertical Apartment Block



The first apartment building in the City of Lake Charles, Margaret Manor, is a four-unit building.

Square or nearly square sites usually result in an apartment block of two or more stories with a vertical emphasis. Such buildings frequently have a central entry in the façade with access to foyers with adjacent stairs and/or individual units.

- Exterior Walls: Typically masonry units such as brick or stone, but may be wood siding.
- Foundations: Typically concrete slab.
- Porches: Typically located at the primary entry. Often feature geometric wood or decorative wrought iron porch supports, or porch roof may be cantilevered. Porch floors may be wood or concrete.
- Roofs: Roof typically low-sloped and hipped or side-gabled, sometimes with deep eaves. Originally usually asphalt or asbestos shingle.
- Windows: Typically wood, double-hung.
- Doors: Typically wood, often with large panes of glazing, sometimes with multiple lites.
- Chimneys: Typically brick masonry. May be present at end walls or along the ridgeline.

Horizontal School



Example of a horizontal school.

The architectural response to population increase in cities and the need for more space in schools was to expand out. The horizontal school type features a multi-story, broad presence on the site. The building entrance is typically in the center of the rectangular primary façade, often at the top of a large stairway. The walls on horizontal schools are punctuated by multiple windows to allow light into the individual classrooms, which are situated along single or double-loaded corridors. Sometimes, wings off the rear of the building allow for more window area in classrooms. The school campus might include other buildings. The school design may incorporate various classical and period revival styles.

- Exterior Walls: Typically masonry units such as brick or stone.
- Foundations: May be on a concrete slab or feature a raised foundation.
- Porches: Typically located at the primary entry. Often feature decorative stone porch supports, or porch roof may be inset or cantilevered. Porch floors may be wood or concrete.
- Roofs: Roof typically low-sloped with a roof parapet.
- Windows: May be wood or metal, double-hung, casement, awning, or fixed.
- Doors: Typically wood, often with large panes of glazing, sometimes with multiple lites.
- Chimneys: Typically not present.

ARCHITECTURAL STYLES

Architectural styles may be applied to any number of different building forms. For instance, architectural details influenced by the Classical Revival Style may be applied to a single-family house, a multi-story commercial building, a warehouse, or even a gas station. Unlike building form classifications, architectural styles are seldom related to a building's use. Instead, they tend to be related to the building's era of construction and popular regional trends. Within the Margaret Place Historic District, common architectural styles include the following:

- Colonial Revival
- Gothic Revival
- Classical Revival/Neoclassical
- Tudor Revival
- Spanish Eclectic
- Craftsman
- Minimal Traditional
- Ranch

Not all historic resources exemplify a particular architectural style. Some are purely utilitarian and use no style at all. Others eclectically combine several styles (especially early twentieth century Revival styles). Architectural styles can be integral to the form of the building and related to the building form, or can be displayed through decorative ornament applied to a building. Some typical character-defining features of each architectural style are listed. A resource does not need to display all of the listed character-defining features to be considered a good example of a style; however, when these character-defining features are intact, they must be preserved in order to maintain the overall character of the architectural style. Resources also may exhibit different stylistic elements due to changes over time. If these changes occurred during the historic district's period of

significance, such changes should be respected and possibly retained during restoration or rehabilitation projects.

Architectural styles can be integral to the form of the building or manifested in decorative ornament applied to a building. While building forms often are clustered together, architectural styles may be very eclectic within a grouping. Architectural styles often vary depending on date of construction or historic use. Some architectural styles were very popular for a confined period of time but then declined in popularity, but because many architectural styles—especially “Revival” styles—have their roots in earlier architectural styles, they are used throughout the historic period rather than in one confined era. Standard classifications for architectural styles are set forth by the National Park Service in Bulletin No. 16a, *How to Complete the National Register Registration Form*, and are derived from seminal texts in American Architectural History such as *American Architecture Since 1780: A Guide to Architectural Styles* by Marcus Whiffen; *Identifying American Architecture* by John J. G. Blumenson; *What Style Is It?* by John Poppeliers, S. Allen Chambers, and Nancy B. Schwartz; and *A Field Guide to American Houses* by Virginia and Lee McAlester. (See *Appendix I: Additional Resources*.)

An additional extremely useful resource on traditional building and neighborhood patterns is the *Louisiana Speaks: Pattern Book* by Urban Design Associates. Its section on “Architectural Patterns” places the architectural styles prevalent in the Margaret Place Historic District in the following categories:

- Louisiana Classical—Classical Revival/Neoclassical
- Louisiana Victorian—Gothic Revival
- Louisiana Arts & Crafts—Craftsman
- Louisiana Modern—Minimal Traditional, Ranch

It also features a category called “Louisiana Vernacular” that includes examples of Acadian- and Creole-influenced architecture. “Louisiana Vernacular” style residences are not found in the Margaret Place Historic District but would be considered example of Colonial Revival architecture. The Colonial Revival buildings in the district feature elements of Early Classical Revival Style

architecture and are considered to be “Louisiana Classical” in *Louisiana Speaks*. The pattern book does not feature examples of Tudor Revival or Spanish Eclectic residences which fall under the umbrella of late nineteenth to early twentieth century eclectic architectural styles.

Colonial Revival



Example of a Colonial Revival two-story center passage residence. Note porch with monumental columns and front-gabled pediment and segmental arched pediment over door surround.

- Building forms: On residential or institutional examples, American four-square, two-story center-passage, Cape Cod, or bungalow. On commercial or institutional examples, one-part commercial block, two-part commercial block, temple front, two-part vertical block, or three-part vertical block.
- Exterior walls: Typically brick, but may be wood siding.
- Foundations: Typically pier and beam skirted with brick.
- Porches: Residential examples often include partial-width or full-width porches, with front-gabled or flat roof supported by wood or stone columns. Residential examples may include a front-gabled or arched portico over the main entrance, supported by brackets.
- Roofs: On residential or institutional examples, typically side-gabled or gambrel. Wood cornice and enclosed eaves, often painted white. Slate shingles sometimes present. Dormer windows common on residential examples. On commercial examples, typically flat.
- Windows: Typically double-hung wood sash, painted white. Often flanked by wood shutters.
- Doors: Typically wood, sometimes topped with fanlights. Commonly include sidelights, ornate door surrounds, pediments, etc.
- Chimneys: Character-defining feature on residential examples, typically brick.

Gothic Revival



Example of a Gothic Revival educational building. Note decorative detailing and the crenellated parapet at the projecting entry bay.

- Building Forms: On residential or institutional examples, bungalow, L-plan, or irregular. On commercial or institutional examples, one-part commercial block, two-part commercial block, two-part vertical block, or three-part vertical block.
- Exterior Walls: Usually brick or stone masonry in varying colors, patterns, and textures, with exaggerated mortar joints, sometimes seeping. Sometimes stucco.
- Foundations: Usually skirted with brick or stone.
- Porches: If present, typically include Gothic arches supported by brick or stone piers. Often feature heavy hardware, such as handrails and light fixtures.
- Roofs: On residential or institutional examples, typically front-gabled or cross-gabled with steep pitch. On commercial examples, typically flat. Parapets often include stone coping and may include crenellations.
- Windows: Usually double-hung wood sash or casement. Window openings often feature Gothic arches. Leaded glass in a lattice pattern often present. Brick or stone lintels and sills common.
- Doors: Often feature heavy cast-iron hardware. Stone door surrounds common.
- Chimneys: Prominent brick chimneys, often on the front façade are a character-defining feature on residential examples. Sometimes feature chimney caps with corbelling or crenellations. Seldom present on nonresidential examples.

Classical Revival/Neoclassical



Example of a one-story, center passage plan Classical Revival house. Note the porch with monumental columns and front-gabled pediment.

- Building Forms: On residential properties, center-passage, two-story center-passage plan, or irregular.
- Exterior Walls: Wood siding, brick, or stone masonry.
- Foundations: Typically skirted with brick or stone.
- Porches: A character-defining feature on residential, institutional, or commercial examples. Full-width or partial-width colonnade or arcade, supported by columns or pilasters with decorative capitals. Porch roof may be flat or front-gabled with a pediment.
- Roofs: On residential or institutional examples, flat, side-gabled, front-gabled, or hipped. Slate shingles sometimes present. On commercial examples, typically flat. May feature roof cupola.
- Windows: Typically double-hung wood sash.
- Doors: Typically wood, sometimes with glazing, transoms, and/or sidelights.
- Chimneys: Brick or stone if extant.

Tudor Revival



Example of a Tudor Revival residence. Note the half-timbering at gable ends.

- Building Forms: Bungalow, L-plan, or irregular.
- Exterior Walls: Usually brick masonry in varying colors, patterns, and textures, with exaggerated mortar joints, sometimes seeping. Sometimes stucco. Faux half-timbering often adorning gable-ends. Wing walls or buttresses sometimes accenting front façade.
- Foundations: Usually skirted with brick.
- Porches: If present, sometimes include low-sloped Gothic arches supported by brick piers.
- Roofs: Gable-on-hip or front gabled. Often complex. Eaves sometimes curve outward.
- Windows: Usually double-hung wood sash. Window openings sometimes feature low-sloped Gothic arches. Sometimes feature picture windows with leaded glass in a lattice pattern.
- Doors: Round-arched wood doors with small lites.
- Chimneys: Prominent brick chimneys, often on front façade, are a character-defining feature on residential examples. Sometimes feature chimney caps with corbelling or crenellations.

Craftsman



Example of Craftsman Style bungalow. Note brackets at wide overhanging roof eaves, tapered porch columns with wide bases, and multiple lights in upper sashes of windows.

- Building Forms: L-plan or bungalow.
- Exterior Walls: Typically wood siding or asbestos shingle, sometimes brick. Sometimes feature wood shingle detailing.
- Foundations: Typically skirted with wood or brick. Skirt walls sometimes battered.
- Porches: Porches are a character-defining feature. Partial-width or full-width, often with front-gabled roof, typically supported by tapered wood, brick, or stone columns but sometimes supported by metal posts.
- Roofs: Low-sloped hipped or gabled, with deep eaves, often with exposed rafter ends.
- Windows: Typically double-hung wood sash, often with wood screens with geometric detail.
- Doors: Typically wood with glazing, sometimes with transoms and sidelights.
- Chimneys: Brick, sometimes with corbelling or stone coping.

Spanish Eclectic



Example of a Spanish Eclectic central passage plan house. Note stucco exterior walls and clay tile roof.

- Building forms: On residential or institutional properties, L-plan, two-story center-passage, bungalow, or irregular. On commercial or institutional examples, one-part commercial block, two-part commercial block, two-part vertical block, or three-part vertical block.
- Exterior walls: Stucco, sometimes with texture or molded decorative wall elements. Tile detailing common.
- Foundations: Typically skirted with masonry finished with stucco.
- Porches: Sometimes lack porches. Residential examples sometimes feature cantilevered awnings over entrance, or partial-width porches with arched openings supported by masonry piers. Often feature heavy hardware, such as handrails and light fixtures. Second story balconies or roof decks sometimes present.
- Roofs: Typically flat or low-sloped hipped, often covered with clay tile.
- Windows: Double-hung or casement windows, with metal or wood sash. Sometimes featuring wrought iron grates or balconies.
- Doors: On residential and institutional examples, typically heavy wood, sometimes with small lites. Often feature heavy hardware. Stone door surrounds common.
- Chimneys: Stucco, often with tile caps.

Minimal Traditional



Example of a Minimal Traditional Style bungalow.

- Building Forms: On residential examples, L-plan, modified L-plan, bungalow, or ranch. Seldom applied to commercial or institutional buildings.
- Exterior Walls: Wood siding or asbestos shingle. Decorative wood shingles or board-and-batten siding sometimes present at gable ends. Brick or stone veneer sometimes present at water table.
- Foundations: Pier and beam with wood skirt, or concrete slab.
- Porches: Typically partial width, supported by simple wood posts, geometric wood posts, or metal posts, sometimes adorned with decorative wrought iron.
- Roofs: Cross-gabled or gable-on-hip.
- Windows: Casement or double-hung, wood or metal sash. Fixed picture windows sometimes present at front façade. Decorative wood shutters common.
- Doors: Wood, often with small lites in geometric patterns.
- Chimneys: If present, simple brick or stone.

Ranch



Example of Ranch Style applied to Ranch building form. Note broad chimney, low pitched roof, and picture windows.

- Building Forms: Typically applied to ranch house forms. Seldom applied to commercial or institutional buildings.
- Exterior Walls: Often brick or stone masonry, often using Roman brick or flagstone; sometimes wood siding or asbestos shingle siding.
- Foundations: Concrete slab.
- Porches: If present, typically recessed under main roof form and supported by simple wood posts or metal posts, sometimes adorned with decorative wrought iron. Floor typically concrete. Integral stone or brick planters often are evident. Details may exhibit influences of the Colonial Revival or Tudor Revival Styles.
- Roofs: Low-sloped hipped or side-gabled, with deep eaves. Clerestory windows sometimes present at gable ends or below eaves. Details may exhibit influences of the Colonial Revival or Tudor Revival Styles.
- Windows: Double-hung, casement, awning or jalousie, with wood or metal sash. Picture windows often present at front façade.
- Doors: Wood, often with small lites in geometric patterns. Metal or wood screen doors.
- Chimneys: If present, broad and simple brick or stone.

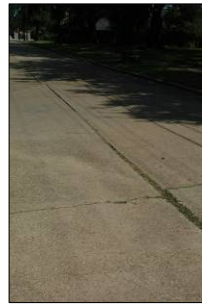
LANDSCAPE AND STREETScape FEATURES



Front Setbacks



Side Setbacks



Streets



Curbs



Sidewalks

Front Setbacks

The distance between the street and the front facades of historic buildings lends the streetscape within a historic district a distinctive pattern. Generally, in residential historic districts, buildings are set back from the street with landscaped front yards.

Side Setbacks

The space between adjacent buildings also gives character to the streetscapes in historic districts. In residential districts, houses are usually structurally independent, with a space between one another.

Streets

The width, slope, and paving materials of streets are character-defining features within a historic district. As a utilitarian feature, the roadway may have been resurfaced over time and feature layers of different materials.

Alleys

If alleys were included in the original layout of a historic district, they are an important and character-defining feature. Because

alleys are utilitarian, their original surface often has been replaced repeatedly.

Curbs

Stone or concrete curbing is part of the roadway infrastructure in a historic district. Because curbing is a utilitarian roadway feature, it may have been resurfaced over time and feature layers of several different materials. In addition, the curbing may have inlaid tiles or painted street signs and other decorative features, such as stamped imprints.

Sidewalks

Concrete or brick sidewalks are an often overlooked feature that contributes to the character of historic districts. Sidewalks run parallel with public streets and are adjacent to curbs in the Margaret Place Historic District. Sidewalk detailing may include inlaid tiles at the entry to buildings. Features such as ramps may have been added to provide accessibility into buildings for handicapped persons.



Walkways



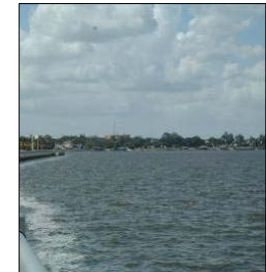
Driveways



Perimeter Walls



Coulées



Lakeshore

Walkways

A walkway leads from a sidewalk to the front door of an individual building. Walkways may be paved with concrete, brick, stone, or aggregate, and their path may be straight or winding.

Driveways

A driveway leads from the public street onto an individual property. Often, driveways provide access to an automobile-oriented feature, such as a garage, carport, or *porte cochere*. Driveways may be paved with concrete, brick, stone, or aggregate, and their path may be straight or winding.

Fences

Fences typically are used to delineate the rear and side boundaries of properties in a historic district. In residential districts, though, front yards typically are open and un-fenced. The materials used for fences typically correspond to the date of construction and the materials and style of the associated building, ranging from wood to brick to decorative metal.

Perimeter Walls

Perimeter walls are low, decorative walls often used to demark the edges of a yard or garden in a residential historic district.

Perimeter walls also may serve as terraces to negotiate a change in topography. Perimeter walls typically are constructed of brick, stone, or concrete and may include metal, stone, or tile detailing.

Street Trees

Street trees are a designed landscape feature planted uniformly along a public street. As trees age and die, they may be replanted while maintaining the pattern of the streetscape.

Coulées

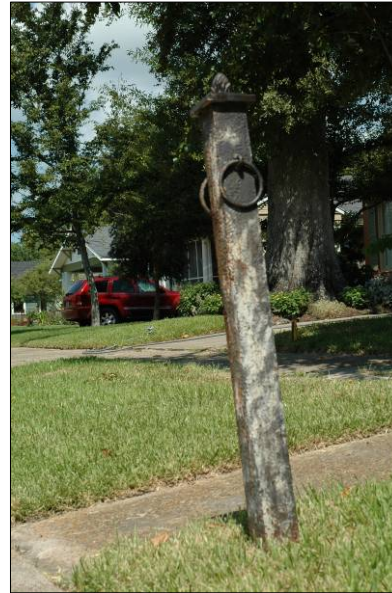
Coulées, canalized stream channels from Lake Charles, extend from Lake Charles into Margaret Place. Pithon Coulée serves as the district's northernmost boundary, while Griffith Coulée lies near the district's southern boundary. In addition to providing recreational access to the lake and serving as spillways, the waterways are integral parts of the circulation and landscape patterns of the district. The coulées define the property boundaries of many resources.

Lakeshore

The lakeshore is an important landscape feature as it defines the northwestern edge of Margaret Place Historic District at Shell Beach Drive.



Street marker



Tie post

Signage

Signage includes street signs, traffic signs, and informational signs. These types of are generally printed on metal plates that are mounted on concrete or metal posts.

Street Markers

Before the commonplace use of contemporary street signs, concrete obelisks were placed at intersections to denote streets. The street names would have been stamped onto the sides of the markers.

Lamp Posts

Lamp posts often were erected in residential neighborhoods in the early twentieth century, as electricity became widespread. Lamp posts may have been installed during the earliest development in the district, or they may have been added at a later date. Lamp posts may be constructed of metal, wood, or concrete, with glass globes.

Tie Posts

Tie posts were commonly used in historic residential areas to tether horses before vehicular traffic became widespread.

MARGARET PLACE HISTORIC DISTRICT DESIGN GUIDELINES

GENERAL

All work requiring design review (Certificate of Appropriateness) within the district will follow the design guidelines set forth below. The design guidelines are based upon the Secretary of Interior's Standards for Preservation, Rehabilitation, Restoration, or New Construction, as appropriate. These Standards can be found in the Appendices to these design guidelines and on the National Park Service website at www.nps.gov.

The following design guidelines clarify the interpretation of the Secretary of the Interior's Standards for design review in the Margaret Place Historic District. These standards apply to all resources within the historic district – both contributing and non-contributing.

The treatments outlined in this document apply to different types of buildings. The sections *Rehabilitation of Contributing Buildings* and *Additions to Contributing Buildings* apply to those historic buildings that are historic-age (50 years or older) **and** retain enough integrity to contribute to the ability of the Margaret Place Historic District to convey its historic significance. The section on *Non-Contributing Buildings* applies to those buildings that are historic-age but do not retain integrity **or** are not of historic-age (infill). These categorizations apply to all of the resources in the Margaret Place Historic District.

Retention of Historic Style

Retain the character-defining features of each building based on its original building form and architectural style, as described in the *Architectural Character* section of these design guidelines. Avoid alterations to the original fabric of historic buildings.

Reversing non-historic alterations that detract from original historic style may be appropriate.

Avoidance of False Historicism

Do not add stylistic elements that were not originally present, as evidenced by historic documentation. Avoid alterations that have no historic basis and that seek to create the appearance of a different architectural period. For example, do not add Victorian trim to a Craftsman bungalow, or Craftsman details to a 1950s Ranch Style house. Reversing non-historic alterations that detract from original historic style may be appropriate. Alterations and renovations should be sympathetic to a building's historic fabric but need not and should not replicate historic materials.

Sequence of Appropriate Treatment Options

Treatment for historic materials within the District shall follow the sequence of priorities set forth in the Secretary's Standards: preservation first, then rehabilitation, then restoration of missing elements if necessary, and finally, new construction. In order to obtain a Certificate of Appropriateness, the applicant shall objectively demonstrate that the proposed project has selected the least intrusive treatment option that is feasible because of the condition of the existing historic materials.

For additional guidance, the National Park Service publishes *Interpreting the Standards* Bulletins and *Preservation Briefs*, available online at the following sites:

<http://www.nps.gov/tps/standards.htm>

<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

When to Preserve:

Repair rather than replace deteriorated historic features and architectural elements whenever possible. Many times, materials that initially appear beyond repair may be preserved successfully. Guidelines for the conservation of historic materials are set forth in *Appendices D* and *E* to these design guidelines and are available in National Park Service Preservation Briefs.

When to Rehabilitate:

If an original architectural feature has deteriorated beyond repair, the replacement shall match the historic feature in size, scale, profile, and finish. The substitution of compatible recycled historic materials is acceptable, provided that the replacement material is compatible with the historic style and character of the resource. Synthetic or composite replacement materials may be appropriate, provided that they do not compromise the preservation of the surrounding historic fabric. In order to be appropriate, synthetic or composite replacement materials shall match the original in size, scale, profile, and finish. Additional recommendations for the rehabilitation of historic materials are provided in *Appendices D* and *E* to these design guidelines.

When to Restore:

Missing architectural features may be restored using photographs, historic architectural drawings, or physical evidence as a guide. Physical evidence might include other matching elements that remain extant on the building or a “ghost” showing where the missing element historically was attached. The restored elements shall match the original in size, scale, profile, and finish. Reconstruction of an entire missing building typically is not appropriate.

When to Construct New:

New construction within a historic district is appropriate only if it will not entail demolition or significant alteration of an extant contributing resource. For example, new construction may be appropriate on an empty lot, or to the rear of a contributing resource.

Architectural Barriers and Accessibility

Projects such as the construction of Americans with Disabilities Act (ADA) ramps, lifts, and ADA accessible entrances have the potential to impact character-defining features of a historic building. Contact the Louisiana Division of Historic Preservation and/or the Louisiana Office of the State Fire Marshall Public Safety Services for inquiries regarding Accessibility Standards.

Energy Efficiency

Construction of any new structures or alterations of existing structures shall be done in such a way as to maximize energy efficiency while maintaining historic character. In no case, however, shall the maximization of energy efficiency be used as a reason to demolish a historic, contributing, or potentially contributing structure, or to change a structure in such a way that its historic features are modified or obliterated.

REHABILITATION OF HISTORIC BUILDINGS

The guidelines set forth on the following pages apply to individual contributing buildings within the Margaret Place Historic District. (For non-contributing buildings within a historic district, refer to the discussion on Non-contributing Buildings.)

Exterior Walls/Murals



The character of an exterior wall is defined by its texture, color, and pattern. Note use of brick and terracotta tiles.



Note the textured brick and depth of the mortar joints in this exterior wall.



Use of multiple materials is a character-defining feature of some residences. Note the placement and patterns of the asbestos shingle and brick.



The exterior stucco with its swirl patterns is a character-defining feature of this residence.

- a. Retain the original façades of the building that are visible from the public right-of-way. Do not change the character, appearance, configuration, or materials of the façade, except to restore buildings to their original appearance.
- b. Do not add architectural features to a building that it never had (e.g., do not add stone detailing where it did not exist).
- c. Repair damaged exterior wall materials to the greatest extent possible. Replace only those sections that are deteriorated beyond repair. All repairs should meet the *Secretary's Standards for Rehabilitation* and follow guidelines set forth in National Park Service *Preservation Briefs*. (Refer to the treatment guidelines in *Appendix E*.)
- d. Replace deteriorated wall materials in-kind to match existing wall materials.
- e. Do not apply aluminum, vinyl, or other synthetic siding as a replacement for a primary building material. Artificial siding materials have been documented to cause serious, costly and often irreparable damage to underlying materials and structural members.
- f. The use of smooth siding, not faux wood grain, is permissible in the Margaret Place Historic District when the profile matches that of the historic siding. The use of smooth HardiPlank is permissible on secondary facades of a building that are not visible from the public right-of-way. HardiPlank may not be applied to a historic building's primary (street-facing façade).
- g. If conducting a major rehabilitation, the removal of synthetic siding that has been applied to the building is recommended unless it has been determined that such removal will increase damage to the original surface or that the removal will not accomplish the desired intent. The removal of existing synthetic siding is not required unless the owner proposes to replace the existing siding.
- h. Do not paint or coat previously unfinished masonry surfaces. Moisture may become trapped between the paint and masonry, causing deterioration of the underlying materials and structural members. Remove non-historic paint from historic masonry using the gentlest means possible. (Refer to the treatment guidelines in *Appendix E*.)
- i. When cleaning masonry walls or preparing wood walls for paint use the gentlest means possible. (Refer to the treatments guidelines in *Appendix E*.)

Porches



On this porch, the columns with brick bases and flat roof form with balustrade are character-defining features and should be preserved.



Wraparound porches and side porches that were designed to be open to the air should remain open, without screens or glass enclosures.



The fretwork balustrade on the roof of this Classical Revival Style house is an important feature that should be maintained.



Note the columns and ornamental detailing of this Classical Revival porch. The proportions and materials of porch columns are essential features.

- a. Front porches are character-defining features for many building forms and architectural styles; do not remove any element of an original front porch.
- b. Do not enclose a front porch. If a front porch is screened, it shall be performed in such a way that it is reversible and does not damage any historic fabric.
- c. Do not add a new porch or deck to the main façade where one never existed.
- b. Repair damaged porch elements in-kind whenever possible. All repairs should meet the *Secretary's Standards for*

Rehabilitation and follow guidelines set forth in National Park Service *Preservation Briefs*. (Refer to the treatment guidelines in *Appendix E*.)

- d. If replacement is necessary, replace only those elements deteriorated beyond repair. The replacement element shall match the original in design, profile, finish, and texture. Do not add porch elements that were not historically present.
- e. If original porch elements are missing, they may be restored to their historic appearance if sufficient documentation exists to ensure accuracy.

Roofs



The dormer, with its shallow window and support brackets, is a character-defining feature of the roof of this Craftsman Style building.



On this apartment building, the wide overhanging eaves, exposed rafter ends, and eyebrow dormers are important character-defining features.



Note the ornamentation at the cornice of this building with Classical Revival elements and consistency between the roof forms of these adjoining wings.



The high-pitched and low-to-the-ground roof is an important feature of this Tudor Revival dwelling.

- a. Use roofing materials that duplicate the appearance and profile of the original materials whenever possible. If the original roofing material previously has been replaced with composition shingle roofing, the existing roofing may be replaced with roofing materials that historically would have been appropriate for the building form and style. For example, if the roofing historically was wood shingle but has been replaced with composition shingle, it is acceptable to replace the existing composition shingle roof with a new composition shingle roof. Refer to the *Architectural Character* section of these design guidelines.
- b. Maintain the shape and slope of the original roof as seen from the street.
- c. Maintain and repair original decorative roof elements such as parapets or cornices. All repairs should meet the *Secretary's*

Standards for Rehabilitation and follow guidelines set forth in National Park Service *Preservation Briefs*. (Refer to the treatment guidelines in *Appendix E*.)

- d. If replacement of deteriorated or missing elements is necessary, replace only those elements deteriorated beyond repair. The replacement element shall match the original in design, profile, finish, and texture.
- e. Do not add decorative roof elements that were not historically present.
- f. Roof sheathing should be properly ventilated.
- g. Protect a leaking roof with plywood and building paper until it can be properly repaired. Building owners should initiate the design review process as soon as a leak appears, and begin repair immediately upon receiving a Certificate of Appropriateness.

Windows, Screens, and Shutters



Note the five-over-one lite pattern of this double-hung wood-sash window.



This Ranch Style house features a row of ribbon windows



The geometric grid of muntins is a feature of the Spanish Revival Style.



Operable wood casement windows complement this residence.

- 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 H* 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 Margaret Place Historic 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

appearance of the window from the public right-of-way shall closely resemble the original in size, configuration, profile, and finish. Appropriate materials to use are wood, metal clad wood, and wood clad composite. Metal may be appropriate for more modern buildings like Ranch Style homes. **Vinyl is not an appropriate material.** Acceptable replacement windows and materials will be examined on a case-by-case basis.

- i. Exterior shutters were historically used as devices to provide privacy and protection from the elements and are important window features of some residences in the Margaret Place Historic District. They were not used on all buildings and are often dependent on a building's style. The historic existence of shutters can be determined by examining a building for previously existing hardware (i.e. hinges or tiebacks) and attachments (i.e. screw holes in the window casing).
- i. Attention should be paid to a building's style—not all shutter types are appropriate for all buildings.
- ii. Shutters should be operable—they should be able to open and close and fill the entire window opening when closed—if they were originally.
- iii. Historic wood shutters should be retained and maintained when possible.
- iv. Historic shutter hardware should be retained and maintained when possible.
- v. Do not use shutters that do replicate the dimension and proportions of historic wood shutters.
- vi. Do not install shutters in locations where they would not have existing historically.
- j. Emphasis should be placed on the overall final appearance of the window, window configuration, and arrangement of windows, not necessarily on the details of materials.

Components of Wood and Steel Windows

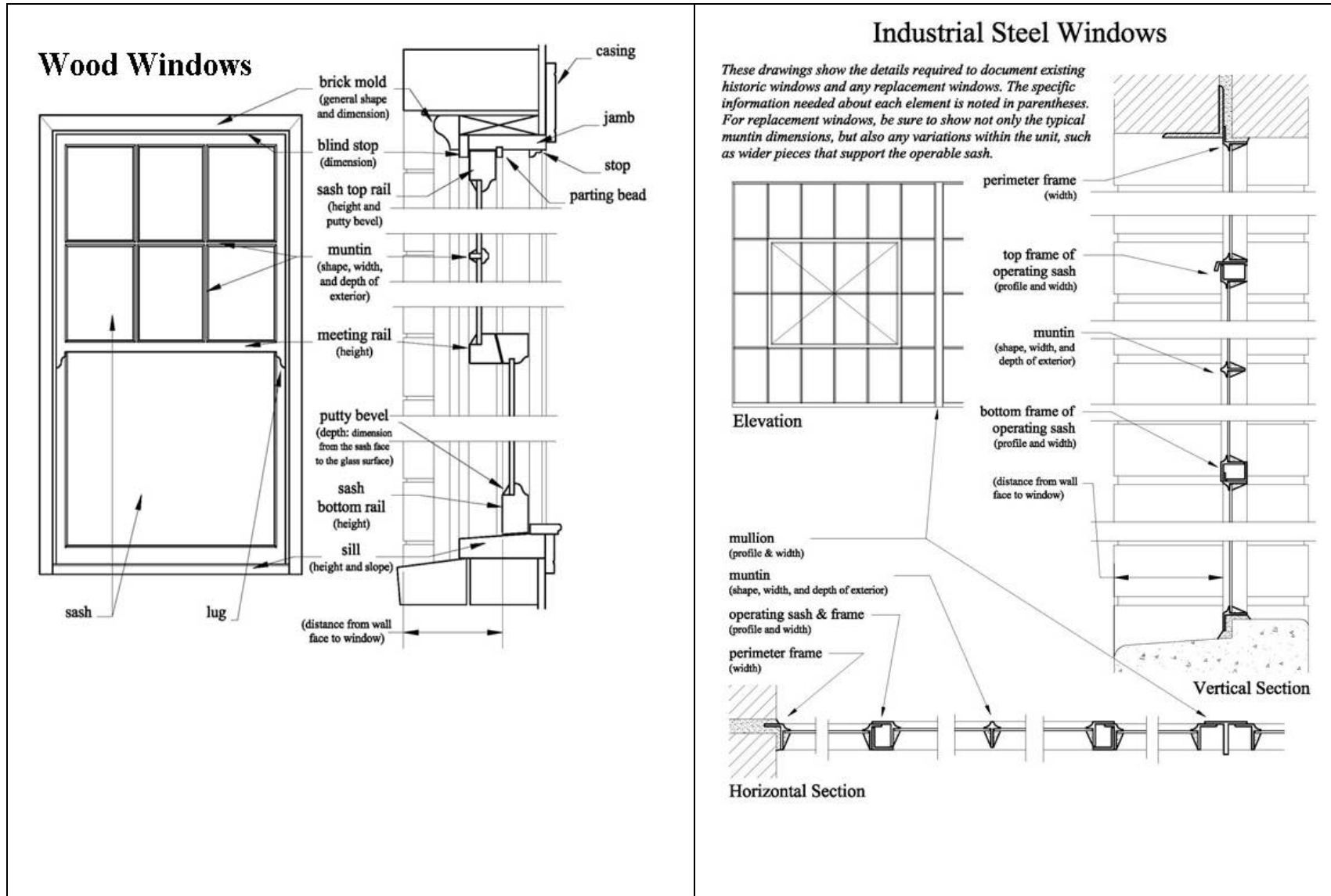
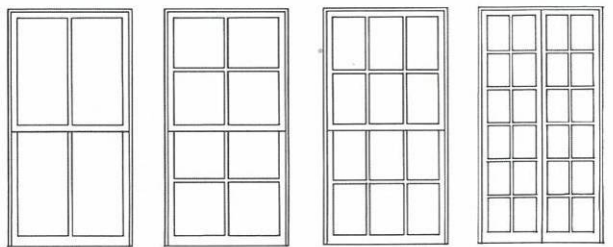
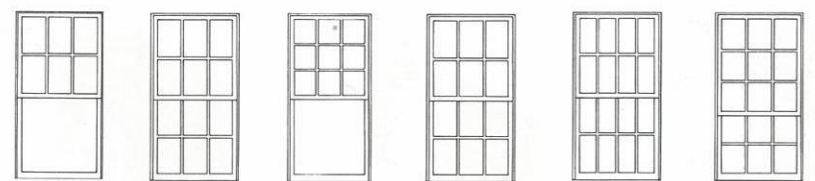
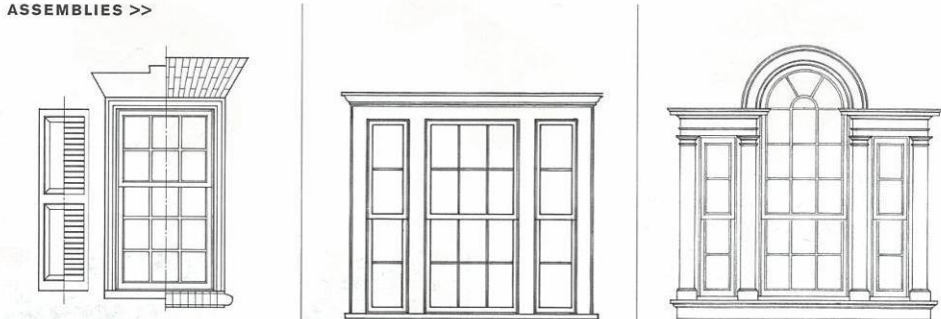


Illustration of historic wood window. (Source: National Park Service.)

Illustration of historic steel window. (Source: National Park Service.)

Common Windows in the Margaret Place Historic District by Architectural Style

Colonial Revival Style	Classical Revival/Neoclassical Style
STANDARD WINDOWS >>  WINDOW ASSEMBLIES >>  Dormer Windows Floor-to-Ceiling Window	STANDARD WINDOWS >>  WINDOW ASSEMBLIES >>  SIMPLE Window COMMON Triple Window ORNATE Palladian Window

(Source: Louisiana Speaks Pattern Book.)

Common Windows in the Margaret Place Historic District by Architectural Style



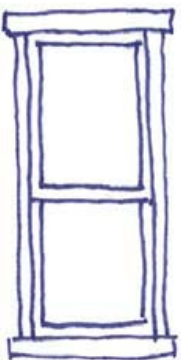
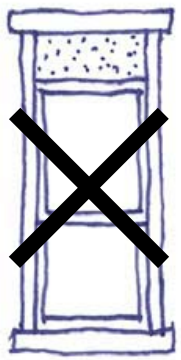
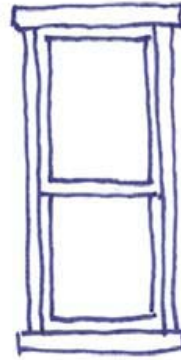
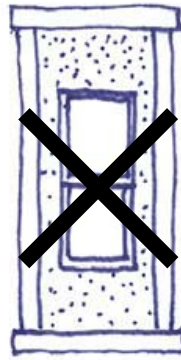
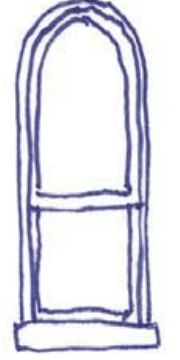
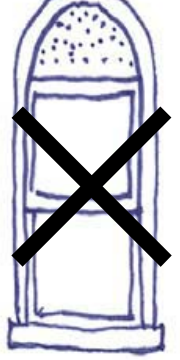
(Source: *A Field Guide to American Houses.*)

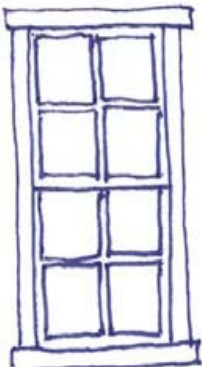
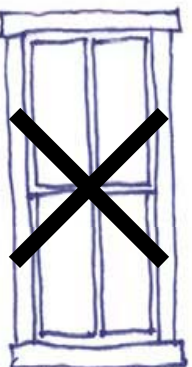
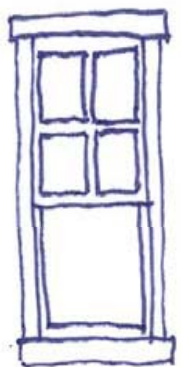
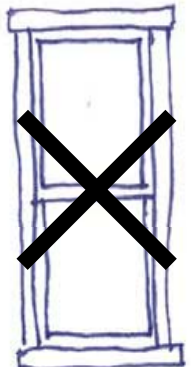
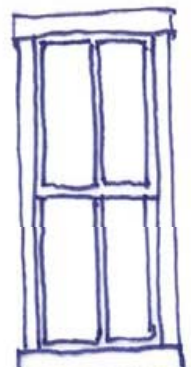
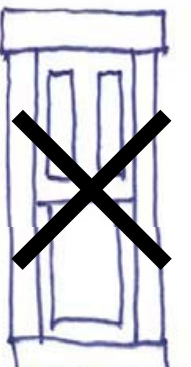
(Source: *Louisiana Speaks Pattern Book.*)

Ranch Style – Ranch Style houses were typically built after 1940, so the need for window replacement of these historic buildings is less likely. Ranch Style residences typically feature fixed picture

windows, single-hung windows, and/or ribbons of fixed or casement windows.

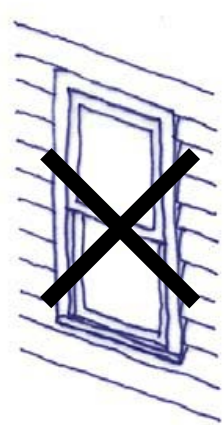
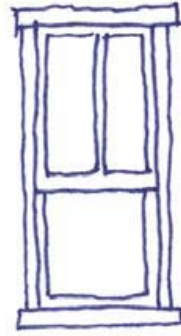
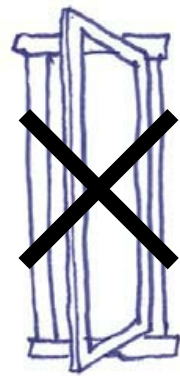
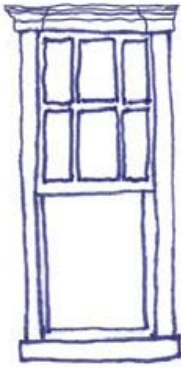
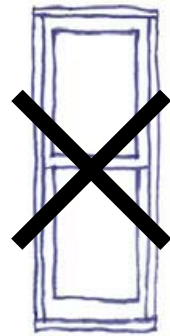
Inappropriate Replacement Windows

Historic	Replacement	Historic	Replacement	Historic	Replacement
					
<i>Infill panels should not be installed. These replacement windows are not sized to fit the original window openings</i>					

Historic	Replacement	Historic	Replacement	Historic	Replacement
					
<i>The light configuration of the replacement window should match the four-over-four light configuration of the historic window.</i>		<i>The light configuration of the replacement window should match the four-over-one light configuration of the historic window.</i>		<i>The window proportions of the replacement window should match the proportions of the historic window, including the size of the frame and the muntins.</i>	

(Source: City of New Orleans Historic District Landmarks Commission Guidelines for Windows and Doors.)

Inappropriate Replacement Windows

Historic	Replacement	Historic	Replacement	Historic	Replacement
					
<i>A replacement window should be setback into the wall the same depth as the historic window.</i>		<i>The replacement window should be of the same type as a historic window.</i>		<i>Decorative trim should be retained or replaced when the window is replaced.</i>	

(Source: City of New Orleans Historic District Landmarks Commission Guidelines for Windows and Doors.)

Types of Replacement Windows Appropriate for Margaret Place Historic District

 (Source: renovation-headquarters.com)	 (Source: renovation-headquarters.com)	 (Source: renovation-headquarters.com)	 (Source: amscowindows.com)
Wood • preserve the look of historic homes • add most to resale value and appeal aesthetically to buyers • good insulation against heat and cold • can be stained or painted • requires ongoing maintenance • most costly	Aluminum • durable material • ability to disassemble makes replacement of panes easy • frames can be painted • less prone to bending or warping than some other materials • choose thermally improved frame to counter transfer of heat and cold	Metal Clad Wood • cladding protects wood and increases durability • inside of frame can be stained or painted • aluminum frame can be painted • usually the most expensive replacement window	Wood Clad Composite • core can be made of various materials - o resin (shown in above example) - o fiberglass - o combination of sawdust, wood chips, pulverized vinyl • look of wood without the expense • frames can be stained or painted • good insulation and durability; moisture resistant • little maintenance required

Fiberglass replacement windows are new to the market and, therefore, not common.

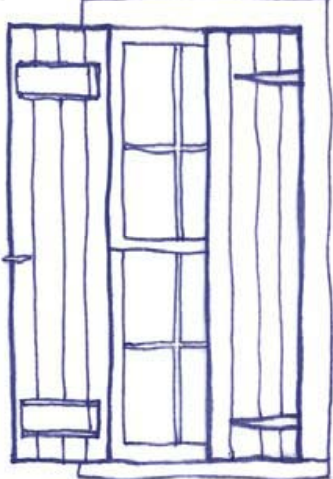
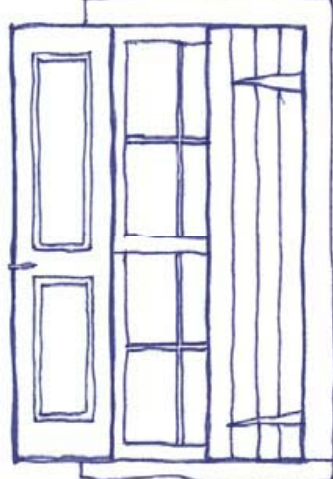
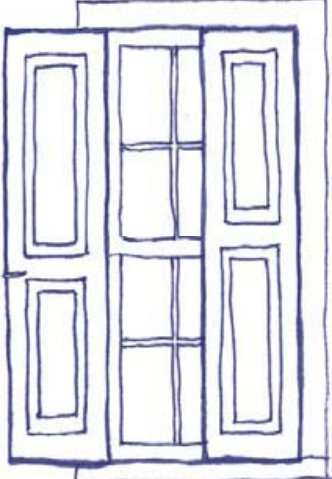
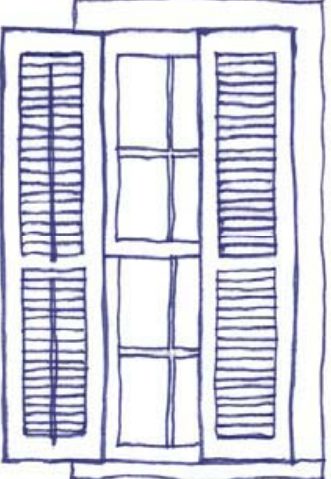
Major Manufacturers of Replacement Windows

AMSCO Windows
Andersen Windows
Gerkin Windows
JELD-WEN Windows

Loewen Windows
Marvin Windows
Milgard Windows
Pella Windows

Silver Line Windows
Simton Windows
Thermal Industries Windows

Shutter Types

			
Batten Shutter – vertical boards connected with horizontal boards on inside face. Hung on wrought-iron strap hinges. Appropriate Applications: • Colonial Revival Style homes in the Louisiana vernacular tradition.	Vertical Board/Rail and Stile Shutter – outside face same as batten shutters. Inside face in paneled with stiles and rails and has molded trim detailing. Hung on wrought-iron strap hinges. Appropriate Applications: • Colonial Revival Style homes in the Louisiana vernacular tradition	Paneled Shutter – panels of wood held in place by moldings supported by frames of rails and stiles. Hung on a variety of hinges depending on date of construction. Appropriate Applications: • Residences in late 19th century through mid-20th century styles.	Louvered Shutter – Fixed or operable wood slats supported by frames of rails and stiles. Appropriate Applications: • Residences in mid- to late 19th century styles.

(Source: City of New Orleans Historic District Landmarks Commission Guidelines for Windows and Doors.)

Shutters and Architectural Styles

Colonial Revival

- batten shutters
- louvered shutters; may be fixed on upper stories

Gothic Revival

- Paneled shutters, custom to fit pointed arch openings
- Louvered shutters, operable or fixed

Classical Revival/Neoclassical

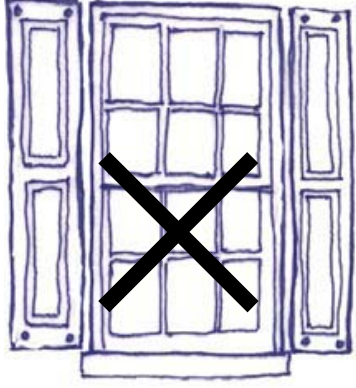
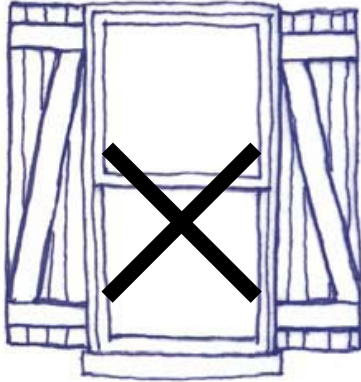
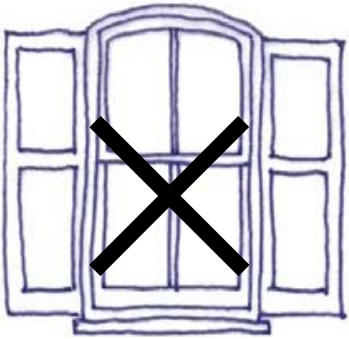
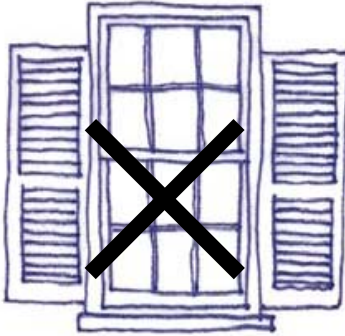
- Typically without shutters
- May have shutters (operable or fixed) on side facades

Craftsman

- Typically lack have shutters or only shutters on side facades
- Operable louvered or paneled with cutouts in Craftsman Style motifs

*Shutters are generally not found on Tudor Revival, Spanish Eclectic, and Ranch Style buildings. Minimal Traditional Style residences may have paneled or louvered shutters depending on the style on which the home is loosely based. Shutters may be inoperable.

Inappropriate Shutter Applications

			
<i>Shutters at these six-over-six double-hung windows are screwed in and, therefore, inoperable.</i>	<i>Z-shutters are not appropriate at this double-hung window.</i>	<i>Paneled shutters do not fit the opening of this arched window.</i>	<i>Louvered shutters are not the correct size for this six-over-six, double-hung window.</i>

(Source: City of New Orleans Historic District Landmarks Commission Guidelines for Windows and Doors.)

*Paired windows generally do not have shutters.

Doors



The sidelights, transom windows, and double doors are character-defining features of this residence.



Note the proportions of the doorway and of the glazing to the wood.



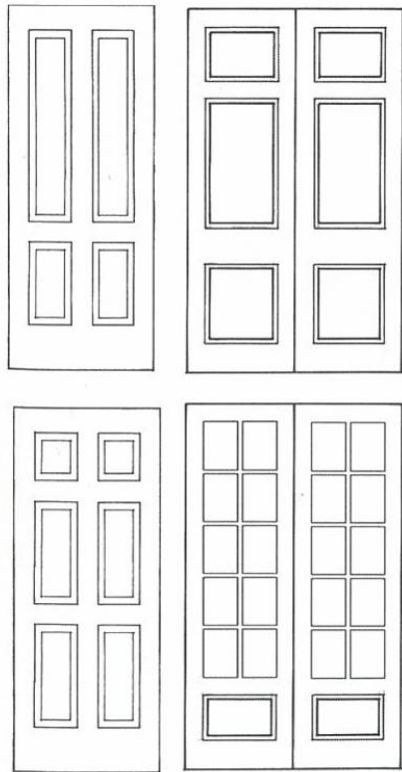
The paneled door, sidelights, and fan light are character-defining features of this Classical Revival Style home.

- a. Do not enlarge, move, or enclose original door openings. It may be appropriate to restore original door openings that have been enclosed.
- b. Retain original doors, door surrounds, sidelights, and transoms, unless deteriorated beyond repair. Refer to treatment recommendations for historic materials included in *Appendix E* to these design guidelines.
- c. If a door, door surround, sidelight, or transom is deteriorated beyond repair and a replacement is necessary, the style, materials, and finish of the replacement shall reflect the style and period of the building. Refer to the *Architectural Character* section of these design guidelines. Solid steel or hollow-wood doors are not appropriate for main entries for resources in Margaret Place Historic District.

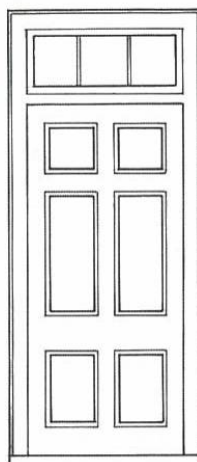
Common Doors in the Margaret Place Historic District by Architectural Style

Colonial Revival Style

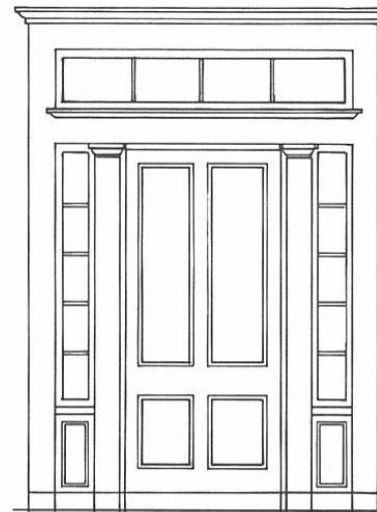
DOOR TYPES



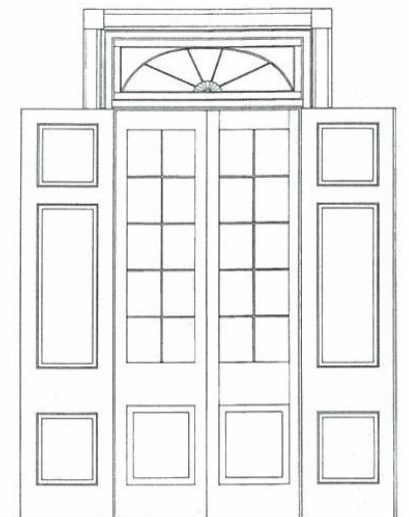
DOOR ASSEMBLIES >>



COMMON
Single Door with
Transom



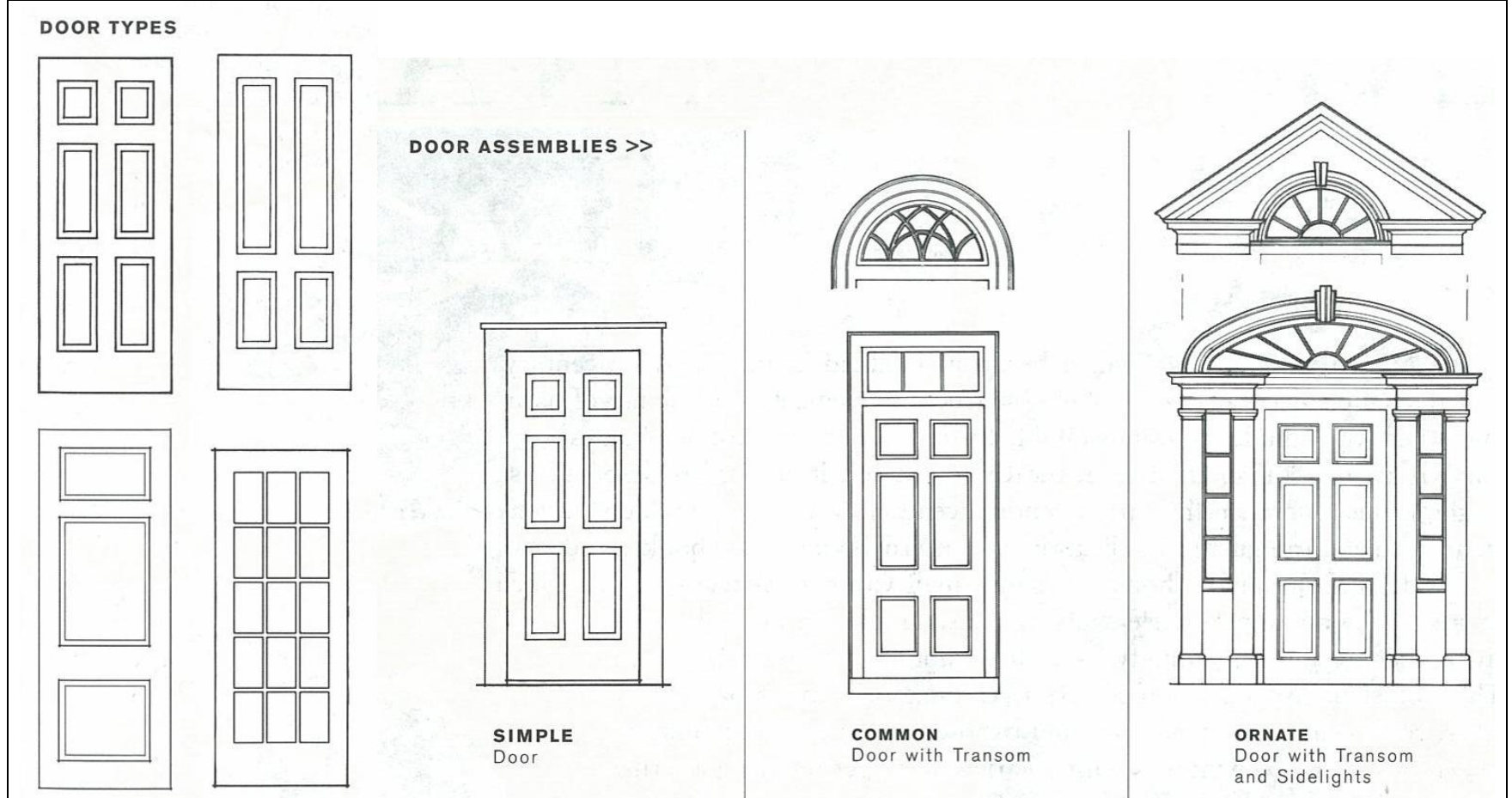
ORNATE
Single Door with Transom
and Side Lights



ORNATE
Double Door with
Transom and Shutters

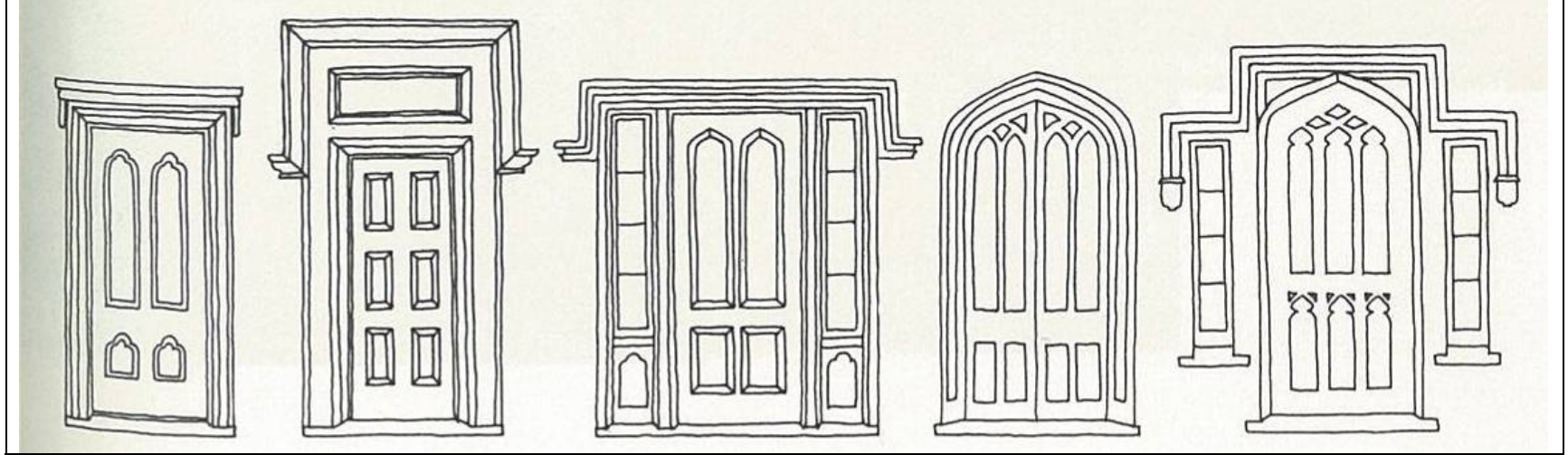
(Source: Louisiana Speaks Pattern Book.)

Classical Revival/Neoclassical Style



(Source: Louisiana Speaks Pattern Book.)

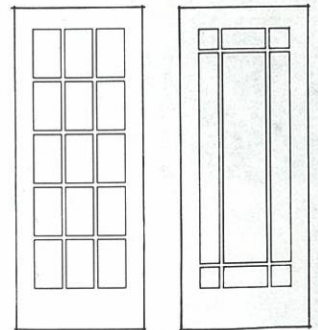
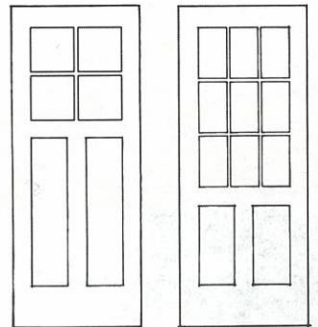
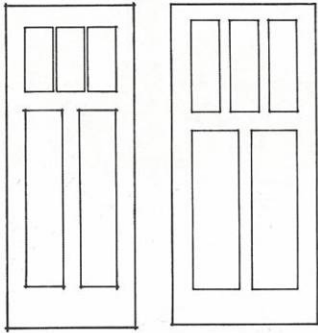
Gothic Revival Style



(Source: A Field Guide to American Houses.)

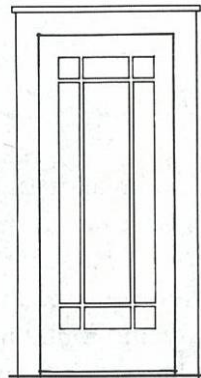
Craftsman Style

DOOR TYPES

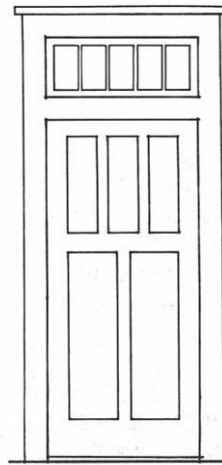


ORNATE

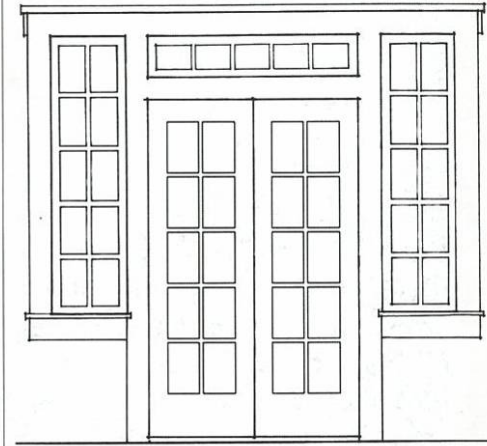
DOOR ASSEMBLIES >>



SIMPLE
Single Door



COMMON
Single Door with
Transom



ORNATE
Double Door with
Transom and
Sidelights

(Source: Louisiana Speaks Pattern Book.)

Chimneys



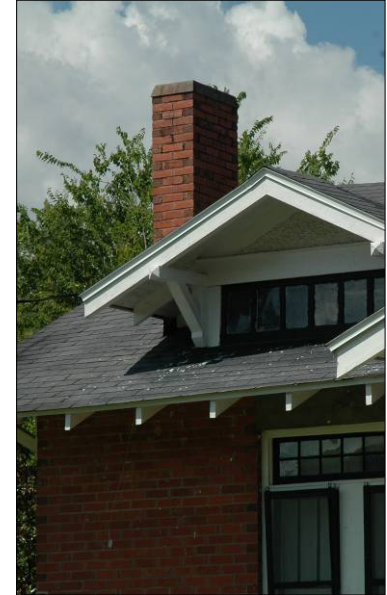
Note the placement of multiple chimneys on the roof of this house.



Ranch Style houses feature broad, wide chimneys.



The terracotta flues are character-defining features of this chimney.



Note the relationship between the height of the chimney and the height of the roof.

- a. Maintain and repair original chimneys. Refer to treatment recommendations and repair methods for historic materials included in *Appendix E* to these design guidelines.
- b. If new chimneys are added, they shall not be visible on the front of the building as seen from the street.

Mechanical Equipment



Here, mechanical features are mounted on a side façade.

- a. Locate all new mechanical equipment out of view from the public right-of-way, to the rear or side of the building.
- b. When mechanical equipment must be attached to the exterior wall of the building, do not damage the original exterior wall material. For masonry walls, all attachments shall anchor into the mortar rather than the masonry unit.



Original windows are maintained despite the installation of new HVAC units.

- c. Whenever possible, locate heating, ventilating, and air conditioning (HVAC) units, solar panels, satellite dishes, communication towers, antenna, and wind-powered energy systems so that they are not visible from the street. Appropriate locations may include the back of the roof, the ground, or the roof of an outbuilding.

Landscape and Streetscape Features



Infrastructural elements, such as culverts, are character-defining features of the streetscape of historic districts.



Note the spatial relationship between the landscaping, walkways, sidewalks, and street.



The architectural style and features, such as this perimeter wall often reflect the style and material(s) of the main building(s) on the property.

- a. Vegetation is not regulated by these design guidelines unless the historic district nomination report specifically calls out historic plantings as character-defining features.
- b. Landscape features that are not visible from the public right-of-way are not regulated by these design guidelines.
- c. Do not remove or destroy any built historic landscape or streetscape feature that is visible from the public right-of-way unless deteriorated beyond repair.
- d. Maintain and/or repair damaged landscape and streetscape elements in-kind whenever possible. If replacement is necessary, replace only those elements deteriorated beyond repair. The replacement element shall match the original in design, profile, finish, and texture. Do not add elements that were not historically present.
- e. If original landscape or streetscape features that are visible from the public right-of-way are missing, then they may be accurately restored using historic photographs, historic architectural drawings, or physical evidence. If no documentation exists, refrain from speculatively reconstructing landscape or streetscape elements. For instance, do not add reproduction “historic” street lamps if there is no documentation supporting their historic presence.
- f. Design new landscape or streetscape features so that they reflect the materials and architectural character of the associated historic resource or historic district. For example, if front yards historically were open, then they should not be enclosed with new fences. Similarly, if chain link fences were not historically present in a historic district, then new fences should not be chain link.
- g. Fences are not appropriate in front lawns in the Margaret Place Historic District.
 - a. Fences may be placed at the rear of properties and at the sides of properties if not visible from the public right of way.
 - b. Types of fencing appropriate for rear and side yards are: pointed wood picket, Gothic wood picket, capped vertical wood board, horizontal wood board, and metal picket. Masonry walls are not permitted.

- h. Surface parking lots shall not be constructed between the front façade of a historic building and the public right-of-way unless present historically. Surface parking lots may be appropriate at the side or rear of a historic building, provided that they do not damage or destroy any character-defining

landscape features that are visible from the public right-of-way. If a surface parking lot is constructed at the rear or side of a historic building, vegetative screening shall shield the view of the parking lot from the public right-of-way.

Guidelines for Fence Placement	Appropriate Types of Fences
A. Not Permitted B. Best C. Better D. Not Recommended Street Rear Yard Side Yard Front Yard	A. Pointed Wood Picket B. Gothic Style Wood Picket C. Capped Vertical Wood Board D. Horizontal Wood Board E. Solid Metal Picket F. Metal Picket with Welded Bars
Fences in the Margaret Place Historic District should be placed at the rear and side yards of property. Examples B and C illustrate the most appropriate placement. Example A not allowed.	All of these fence types are allowed at rear and side yard in the district. Example F is not recommended.

(Source: City of New Orleans Historic District Landmarks Commission Guidelines for Site Elements.)

ADDITIONS TO CONTRIBUTING BUILDINGS

Preservation of the Original Building

- a. All character-defining features on exterior façades that are visible from the public right-of-way shall remain intact.
- b. Retain as much of the historic building fabric as possible in the construction of the addition.
- c. Do not partially demolish exterior walls that are visible from the public right-of-way to accommodate an addition.
- d. New additions should respect the appearance of the historic portion of the building but need not, and should not replicate the historic material.

Location and Height

Locate additions as inconspicuously as possible. Consider the effect that the addition will have on the existing and neighboring buildings. Large additions may be constructed as separate buildings and connected to the existing building with a linking element such as a breezeway.

- a. Locate all additions toward the rear of the building.
 - i. Never locate an addition flush with the original front façade or projecting beyond the original front façade.
 - ii. Whenever possible, additions shall be located behind the original rear façade of the historic building.
 - iii. The minimum setback between the original façade and the addition shall be complimentary to the proportion and scale of the original building.
- b. Minimize the height of the addition.
 - i. Design one-story additions to one-story buildings whenever possible.

- ii. Roof heights of new additions shall respect adjacent properties and conform to all City of Lake Charles Zoning and Building codes.
- iii. Within a historic district, the roof height of the addition shall not be taller than the tallest contributing building on a similarly sized lot within the district.

Whenever possible, the roof form of the new addition shall not be visible above the ridgeline of the original roof when the front of the historic building is viewed from the street. Refer to the illustration of pedestrian sight lines on page 47.

Massing and Roof Form

Design new additions so that they do not visually overpower the existing building, compromise its historic character, or destroy any significant historic features or materials. Additions shall appear subordinate to the existing building.

- a. Design the addition to complement the scale, massing, and roof form of the original historic building. The massing of the addition shall respond to the massing of the original building.
 - i. If the roof of the addition is visible from the public right-of-way, the roof form and pitch shall reflect the form and pitch of the roof on the original building.
- b. Minimize the appearance of the addition from the public right-of-way facing the front façade.
 - i. The building's overall shape as viewed from the street shall appear relatively unaltered.
 - ii. Whenever possible, additions shall be no wider than the original building.
 - iii. Design side additions to minimize visual impact and maintain the pattern of side setbacks on the street.

Appropriate Examples of Massing and Roof Forms on Additions to Residential Buildings



To accommodate the addition, the roof has been elevated slightly and a dormer window has been added, but the original roof form is maintained. The scale of the original building is maintained.



The addition is set back from the front façade and does not destroy or detract from character-defining features of the original building. The roof form from the original building is reflected in the roof form of the addition.



The addition is set back behind the original rear façade and does not destroy or detract from the character-defining features of the original building. The materials and windows used are in keeping with the original building.

Inappropriate Examples of Massing and Roof Forms on Additions to Residential Buildings



The addition is set forward flush with the front façade. The three-story scale overwhelms the original building. The roof form and fenestration pattern do not reflect the character of the original building.



Although the scale of the addition is small, the roof form does not reflect the character of the original building. Because the form of the original building is so simple, the addition visually competes with the original building.



The addition is set forward almost flush with the front façade of the original building. The flat roof is not compatible with the character of the original building. Modern or Contemporary design may be appropriate for an addition, provided that it is not visible from the street.

Issues with Additions to Residential Buildings



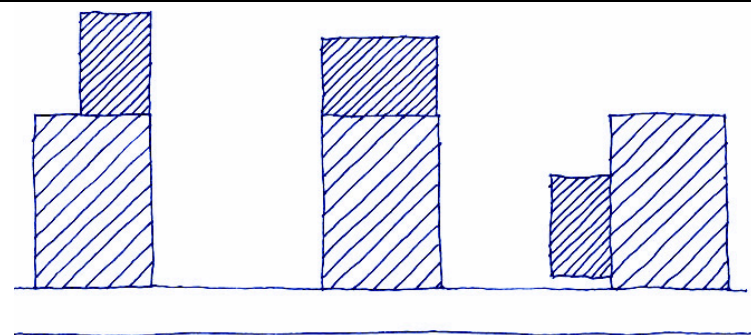
This addition is appropriate. It is minimal in scale, located at the rear; it does not overshadow the existing home, remove views, or impose privacy issues with adjacent neighbors. The addition is clearly identified as such and does not interfere with the historic section of the home. The addition is in scale with adjacent properties.



This addition is **inappropriate**. The second-story addition overshadows the original design intent and style of the one-story Bungalow Style house. The increase in square footage more than doubles the existing size of the home, creating a false sense of volume for the typical bungalow plan. The addition poses the potential to encroach on views of adjacent properties. The addition may be out of scale with adjacent properties if they are also one-story dwellings.



The addition at the left is in scale with the existing building. The addition in the example at the right overwhelms the existing house.



Avoid additions such as those on the far right—it is visible from the street.

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

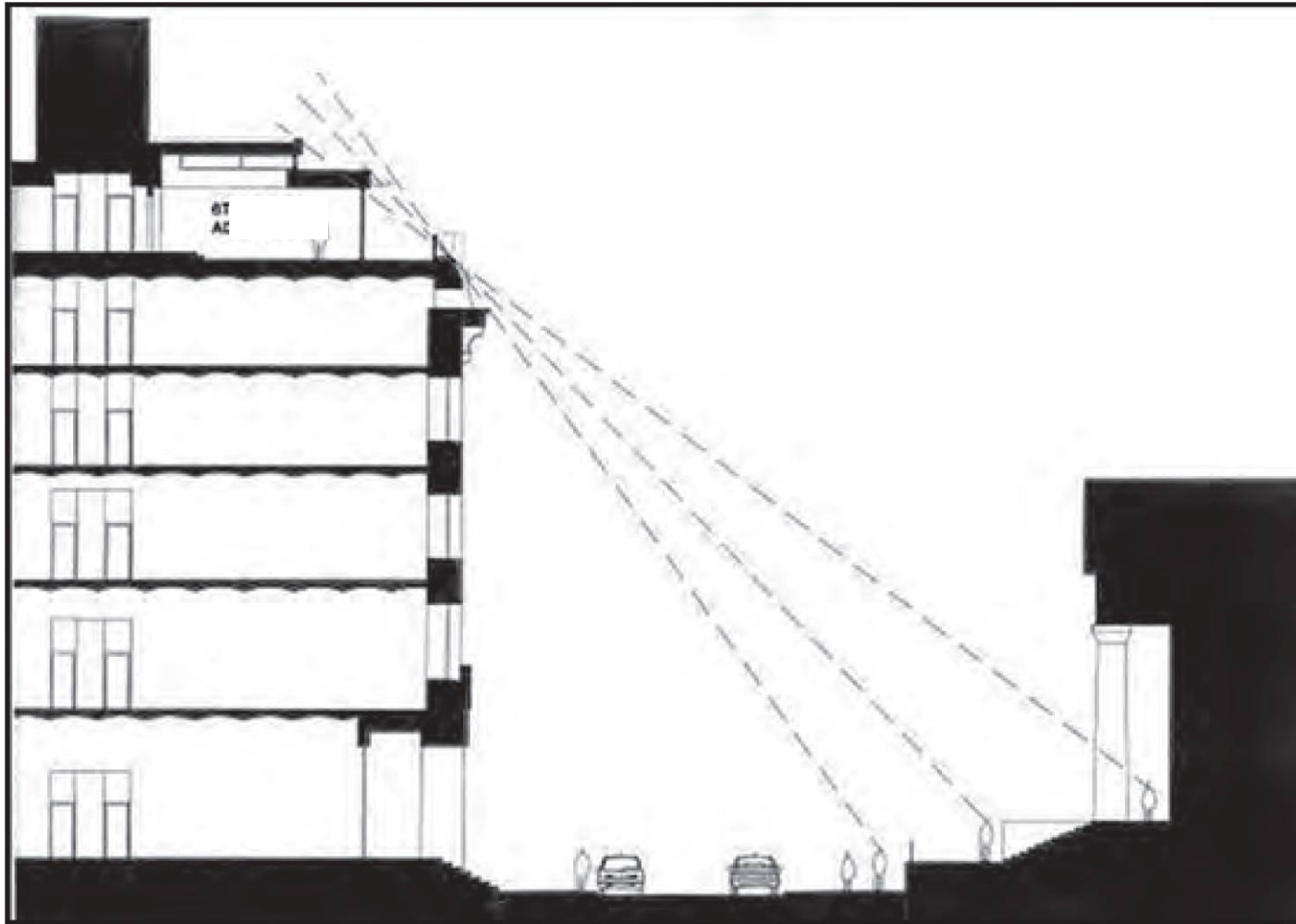


Illustration of pedestrian sight lines guiding the set back and height of a rooftop addition. (Source: National Park Service.)

Design and Style

- a. Additions shall be compatible with the historic building, but also differentiated so as not to give a false sense of history.
- b. Additions do not necessarily need to mimic the architectural style of the original historic building, and decorative details that may be confused as historic shall not be added. A contemporary design for an addition is appropriate when the addition is not visible from the street, or if the addition does not overwhelm or obliterate the historic building or its architectural features.
- c. If an addition will be visible from the street (either from the front or from the side), design the addition to complement the overall proportions and fenestration patterns of the original part of the building. For instance, additions that are visible from the street shall have window-to-wall area ratios, floor heights, fenestration patterns, and bay divisions compatible with those on the existing building.
- d. Avoid windowless walls unless they are a character-defining feature found on the original building.
- e. For buildings with a side-gabled or hipped original roof form, creation of usable upstairs space by constructing upstairs dormers on a side or back roof is appropriate provided that it does not affect the appearance of the building from the street. Dormers should be added only if they are appropriate for the original building form and style. Minimize the appearance of new dormers from the public right-of-way.

Exterior Walls

- a. If an addition will be visible from the street (either from the front or from the side), design the addition to complement the exterior wall materials of the original part of the building, as well as the collective character of a historic district.
- b. Differentiate the exterior wall materials of the addition from the existing building by means of a hyphen or joint using a

different material, varying trim boards, slightly varying dimension of materials, varying orientation of materials, or other means.

Roofs

- a. Whenever possible, the roof form of the new addition shall not be visible above the ridgeline of the original roof when the front of the building is viewed from the street.
- b. If visible from the street, an addition shall use a simple roof style and slope that complements the roof on the existing building.
- c. Use materials for the roof that match or are compatible with the roof on the existing building.
- d. Locate solar panels on the back of the roof whenever possible so that they are not visible from the street.

Windows and Screens

- a. If an addition will be visible from the street (either from the front or from the side), use windows that complement those on the existing building in terms of fenestration pattern, size, configuration, profile and finish.
- b. For windows on additions, avoid false muntins attached to or inserted between the glass in windows.
- c. Metal screens may be appropriate for windows in additions. Use anodized or coated metal screens to minimize their visual presence.

Doors

- a. If an addition will be visible from the street (either from the front or from the side), use doors that complement those on the existing building, yet are a simpler design so that they do not detract from the original main entrance.

NON-CONTRIBUTING BUILDINGS

- a. Alterations to a building that is noncontributing to a historic district because of its age or because it has received unsympathetic restorations shall be compatible with the architectural style of the building as well as the overall character of a historic district. The standards provided in the next section (*New Construction in Historic Districts*) for new construction may serve as a guide for alterations to non-contributing buildings.
- b. Alterations to historic non-contributing buildings are encouraged to attempt to return them to their historic appearance based upon physical or photographic evidence. The status of a noncontributing building may be changed to contributing by amending the historic district nomination using the designation process set forth in the Margaret Place Historic District ordinance.

NEW CONSTRUCTION IN MARGARET PLACE HISTORIC DISTRICT

New construction within the district shall reflect building forms, materials, massing, proportions, roof forms, fenestration patterns, and architectural styles historically present within the district. All current City of Lake Charles codes and ordinances regulating compatibility of new construction shall be followed. New construction in historic districts is specifically dealt with in the *City of Lake Charles Zoning Ordinance* at Article V, Part 3, Section 5-307.

Orientation, Set-backs and Height

- a. New or moved structures shall be positioned on their lot to maintain the existing patterns of the street.
- b. Front and side-yard setbacks shall equal the prevalent setback of the contributing buildings on the same side of the street. When the historic street pattern is irregular, new construction shall respond to an adjacent contributing property.
- c. The height of new construction shall respond to the streetscape and the dimensions of the lot. The height of new construction shall not exceed the height of the tallest contributing building on a similarly sized lot on the block.
- d. New construction shall respect adjacent properties and conform to all City of Lake Charles Zoning and Building codes.

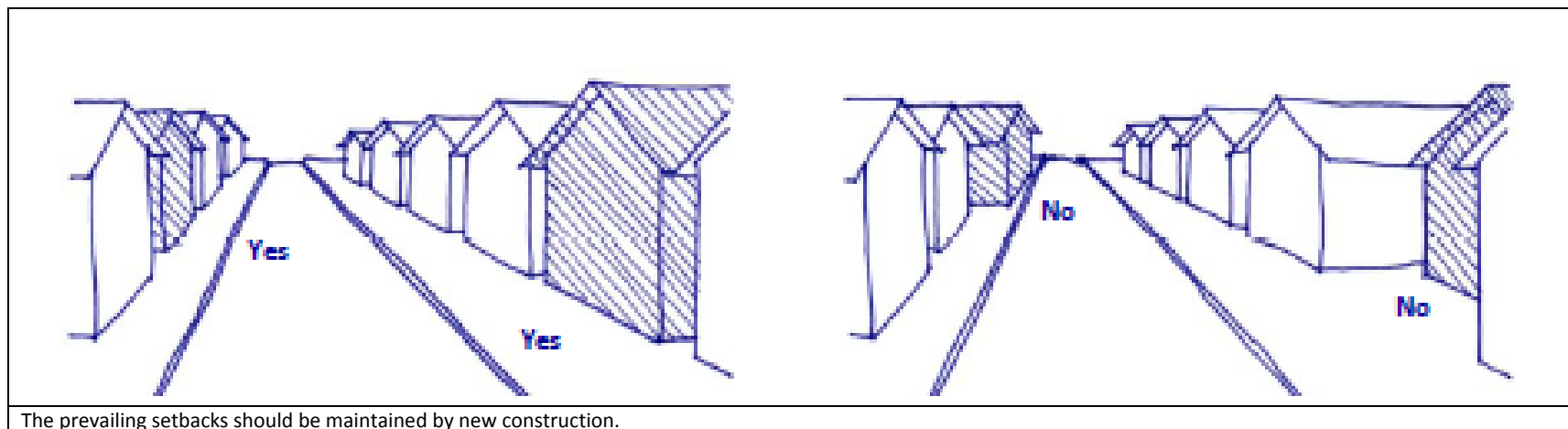
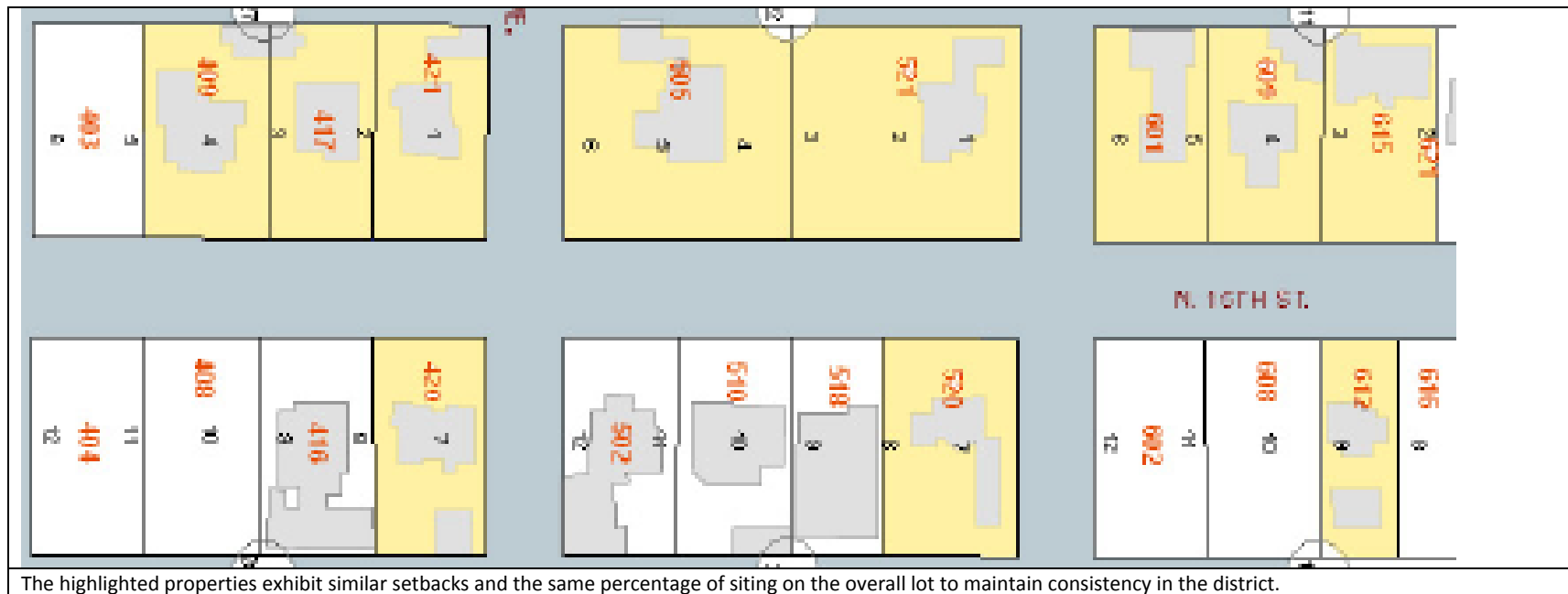
Design and Style

- a. Quality of construction and materials shall always be prioritized over applied stylistic detailing.
- b. Design new buildings so that they are compatible with the historic character of the district, yet discernible from historic buildings in the district.
- c. The building forms and architectural styles that historically were present within the district may serve as a model for new construction. Refer to the inventory of historic properties and the *Architectural Character* section of these design guidelines to determine which building types and styles historically were present within the district. Historical styles that were not present during the district's period of significance shall not be used as a basis for new construction.
- d. Contemporary design and style is appropriate for new construction in the historic district if the building respects the scale, massing, proportions, patterns, and materials prevalent among contributing buildings within the district.
- e. It may be appropriate to incorporate compatible architectural features from existing buildings on the street, such as columns or transoms, but avoid architectural features that do not appear on contributing buildings in the district.
- f. Character-defining features from different architectural styles shall not be combined eclectically unless such eclectic buildings were prevalent in the district historically.

Issues for New Construction in a Residential Historic District

 Example <i>may be appropriate, depending on surrounding context.</i> The front-gabled porch and complex massing of the building reflect patterns found in many historic districts, but not all. The scale is appropriate for a district that includes large-scale original buildings, like the Margaret Place Historic District.	 Example <i>may be appropriate, depending on surrounding context.</i> Modern or Contemporary design may be appropriate for districts that include historic examples of these styles, or for districts with a very eclectic character. The scale of the building may be too large for some historic districts.	 <i>Inappropriate.</i> Projecting front garages typically are not consistent with the building forms found in Margaret Place.
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 Maintain scale of adjacent properties in the design of new construction. Massing can be staggered to address the existing heights of two adjacent buildings.



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

Exterior Walls

- a. Exterior wall materials used in new construction shall be compatible with the collective character of the district in scale, type, size, finish, and texture.
- b. The pattern and arrangement of secondary materials shall be compatible with the overall character of the district.
- c. Exterior materials shall correspond to the building form and architectural style of the new building in a way that responds to historical trends. Refer to the *Architectural Character* section of these design guidelines.

Porches

- a. If porches are a common character-defining feature among contributing buildings within the district, new construction is encouraged to have a front porch. If all of the contributing buildings immediately surrounding the new building include porches, then the new building shall include a porch.
- b. Porch posts/columns, railings, and detailing shall correspond to the building form and architectural style of the new building in a way that responds to historical trends. Refer to the *Architectural Character* section of these design guidelines for further details.
- c. In general, do not add false historical architectural elements, such as brackets or gingerbread, to a new porch. The HPC may approve exceptions to this standard if the overall design of the new building accurately interprets the appearance of a historical style present within the district.

Roofs

- a. Roofs shall be simple in form, reflecting the character of the roofs on contributing buildings within the district.
- b. Roof forms shall correspond to the building form and architectural style of the new building in a way that responds

to historical trends. Refer to the *Architectural Character* section for further details.

- c. Roof details such as dormers, eave detailing, and bargeboards shall correspond to the building form and architectural style of the new building in a way that responds to historical trends. Refer to the *Architectural Character* section for further details.
- d. Roof covering materials shall reflect the character of the roofs on contributing buildings within the district, as well as the historic character of buildings with a similar building form and architectural style.

Windows and Screens

- a. Windows and screens in new construction shall reflect the proportions, configuration, and patterns of windows and screens in historic buildings within the district.
- b. Windows and screens in new construction shall correspond to the building form and architectural style of the new building in a way that responds to historical trends. Refer to the *Architectural Character* section of these design guidelines for further details.
- c. Avoid false muntins attached to or inserted between the glass panes in windows.

Doors

- a. Front doors shall be visible from the street.
- b. Match the style, proportions, materials, and finish of the door to the overall style and design of the building.

Chimneys

- a. Chimneys in new construction shall reflect the configuration and patterns of chimneys in historic buildings within the district.

- b. Chimneys in new construction shall correspond to the building form and architectural style of the new building in a way that responds to historical trends. Refer to the *Architectural Character* section of these design guidelines for further details.

Garages and Accessory Buildings

- a. Locate detached garages and accessory buildings at the side or rear of new residential structures within the district.
- b. Design garages and accessory buildings so that their scale is compatible with the associated main building, and so that they have an appropriate site relation to the main structure as well as surrounding structures.
- c. Garages shall be attached only if attached garages historically were appropriate to the building form and architectural style of the new construction. For instance, an attached garage may be appropriate on a new building with a Ranch form, but not a new building with a center-passage form. Refer to the *Architectural Character* section of these design guidelines for more information.
- d. The materials and finish used for new garages and outbuildings, including garage doors, shall correspond to the overall character of the district, as well as the building form and style of the new building

Independent Fences and Walls

- a. Avoid constructing new walls where they were not historically present on the lot or within the historic district.

- b. Fences and walls may not obscure the front elevation of the primary structure on the property.
- c. Fence materials, scale, and finish shall reflect historic trends visible on other contributing buildings within the district.

Landscaping

- a. Attempt to preserve existing trees.
- b. Do not obscure the front or primary façade of the building with vegetation.
- c. When constructing a two-story new building or rear addition, consider the use of vegetative screening at the back and side property lines to diminish the visibility of the new construction and respect the privacy of your property and that of your neighbors.
- d. Within a historic district, surface parking lots shall not be constructed between the front façade of a new building and the public right-of-way. If a surface parking lot is constructed on an empty lot or at the rear or side of a new building, vegetative screening shall shield the view of the parking lot from the public right-of-way, if appropriate.
- e. When constructing new landscape or streetscape features in a historic district, follow patterns established elsewhere in the district. For instance, when new sidewalks are constructed, expansion, control, and construction joints should be spaced and located so as to relate to the existing divisions and proportions of the existing sidewalks.

RELOCATION AND DEMOLITION IN THE MARGARET PLACE HISTORIC DISTRICT

The demolition or relocation of a contributing building or structure in the Margaret Place Historic District is strongly discouraged and is only considered as a last resort. Demolition and relocation are considered as Major Work projects and require the approval of the HPC.

Relocation

Relocation constitutes moving a building or structure from its original location.

The HPC's decision for approving or denying a COA is based on the following standards:

1. Whether the structure is endangered in its original location. Relocation should not be considered without first meeting this standard;
2. The historic character and aesthetic interest the building, structure, or object contributes to its present setting;
3. Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
4. Whether the building, structure or object can be moved without significant damage to its physical integrity; and
5. Whether the proposed location area is compatible with the historical and architectural character of the building, structure, site, or object.

Demolition

Demolition constitutes the complete destruction of a historic resource. The HPC reviews applications for the demolition of buildings, structures, and sites older than 50 years of age in the historic district. Demolition of an individual resource alters the

character of the district since its design, texture, materials, and place in the neighborhood cannot be replaced.

The HPC's decision for approving or denying a COA for demolition is based on the following standards:

1. The historic, scenic, or architectural significance of the building, structure, site, or object;
2. The importance of the building, structure, site, or object to the ambience of the district;
3. The difficulty or impossibility of reproducing such a building, structure, site, or object because of its design, texture, material, detail, or unique location;
4. Whether the building, structure, site, or object is one of the last remaining examples of its kind in the neighborhood or city;
5. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
6. Whether reasonable measures can be taken to save the building, structure, site, tree or object from collapse; and
7. Whether the building, structure, site, or object is capable of earning reasonable economic return on its value.

A COA for demolition will not be issued unless the applicant has demonstrated that:

1. It is not economically feasible to maintain the structure;
2. The applicant has explored preservation options, such as the sale of the resource to an individual or group interested in preserving it;
3. The applicant has posted on the premises of the property, in a manner easily visible from the public way, notice of intended demolition for a period of six months prior to application for a COA; and

4. The applicant has sought and been denied a conditional use permit for an alternate use, pursuant to Section 5-307(10) of the historic preservation ordinance.

Demolition by Neglect

No owner or person with an interest in real property designated as a landmark or included in the Margaret Place Historic District shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would, in the judgment of the HPC, produce a detrimental effect upon the character of the historic district as a whole or the life and character of the property itself.

Examples of such deterioration include, but are not limited to:

- deterioration of exterior walls or other vertical supports;
- deterioration of roof or other horizontal members;
- deterioration of exterior chimneys;
- deterioration or crumbling of exterior stucco or mortar;
- ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors;
- deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for the public safety.

Demolition by neglect will bar a property owner from raising an economic hardship claim.

Applications for Relocation or Demolition

COA applications for relocation or demolition shall include:

- information regarding the condition of the structure;
- estimated cost of restoration or repair;
- demonstration that the adaptive use or restoration of the structure has been seriously considered;
- any available historic records of the building (drawings, photographs, etc.);
- architectural drawings for any proposed new constructions which are intended to replace the historic resource;
- demonstration that the applicant has made a serious attempt for six months to sell the resource, at market value through a multiple listing agency, to an individual or group who would restore the property on site; and
- any other information that the staff finds appropriate for the HPC to render a decision on the application.

All of the above components must be submitted for a COA application for demolition or relocation to be considered complete and for the Director of Planning to forward it to the HPC.

APPENDIX A: GLOSSARY

Abut

To adjoin at an end; to be contiguous.

Arch

A curved and sometimes pointed structural member used to span an opening.

Awning

A projecting roof-like structure sheltering a door or window, often canvas.

Balcony

A railed projecting platform found above ground level on a building.

Bargeboard

A board, sometimes decorative, that adorns the gable-end of a gabled roof.

Battered Foundation

A foundation that is inclined, so that it appears to slope inward as it rises upward.

Bead Board

Wood paneling with grooves.

Board and Batten

Wood siding with wide boards, placed vertically, and narrow strips of wood (battens) covering the seams between the boards.

Boxed Eaves

Eaves that are enclosed with a fascia and panels under the soffit.

Bracket

A projecting support used under cornices, eaves, balconies, or windows to provide structural or visual support.

Brick

A building or paving unit made of fired clay, usually rectangular in shape.

Canopy

A projection over a niche or doorway; often decorative or decorated.

Capital

The uppermost part, or head, of a column or pilaster.

Casement Window

A window sash that swings open along its entire length; usually on hinges fixed to the sides of the opening into which it is fitted.

Column

A round, vertical support; in classical architecture, the column has three parts: base, shaft, and capital.

Concrete Block

A hollow or solid concrete masonry unit consisting of cement and suitable aggregates combined with water.

Concrete Slab

A flat, rectangular, reinforced concrete structural member; especially used for floors and roofs.

Concrete

Made by mixing cement or mortar with water and various aggregates such as sand, gravel, or pebbles.

Contributing

A building, site, structure, or object within a historic district that adds to the values or qualities of that district because it was present during the period of significance and possesses historical integrity, or it independently meets NRHP Criteria.

Coping

The protective uppermost course of a wall or parapet.

Corbelling

Pattern in a masonry wall formed by projecting or overhanging masonry units.

Cornice

A projecting, ornamental molding along the top of a building, wall, etc., finishing or crowning it.

Crenelation

A parapet with alternating solid and void spaces, originally used for defense; also known as battlement.

Dormer

A vertically set window on a sloping roof; also the roofed structure housing such a window.

Dentils

A series of closely spaced, small, rectangular blocks, used especially in classical architecture.

Double-Hung Window

A window with two (or more) sashes, or glazed frames, set in vertically grooved frames and capable of being raised or lowered independently of each other.

Eaves

The lower edges of a roof that project beyond the building wall.

Engaged Column

A column that is partially attached to a wall.

Eyebrow Dormer

A low dormer with a wavy line over the lintel, resembling an eyebrow.

Façade

An exterior wall.

Fanlight

An arched window with muntins that radiate like a fan; typically used as a transom.

Fenestration

An opening in a surface.

Fixed Sash

A window, or part of a window, that does not open.

Flat Roof

A roof that has only enough pitch so that water can drain.

Gabled Roof

A roof having a single slope on each side of a central ridge; usually with a gable at one or both ends of the roof.

Gambrel Roof

A roof having a double slope on two sides of a building; the most common example is a barn roof.

Half-Timbered

Heavy timber framing with the spaces filled in with plaster or masonry.

Hipped Roof

A roof having adjacent flat surfaces that slope upward from all sides of the perimeter of the building.

Historic District

A concentrated and cohesive grouping of historic resources that retain a significant amount of their historic character; historic resources that add to the district's overall sense of time and place are classified as Contributing elements; severely altered historic properties and resources of more recent construction are classified as Non-contributing elements.

Hood

A protective and sometimes decorative cover over doors, windows, or chimneys.

Integrity

Condition or description of a property that is physically unaltered or one that retains enough of its historic character, appearance, or ambiance to be recognizable to the period when the property achieved significance.

Jalousie Window

A window composed of angled, overlapping slats of glass, arranged horizontally like a shutter in order to tilt open for ventilation.

Leaded Glass Window

A window composed of pieces of glass that are held in place with lead strips; the glass can be clear, colored, or stained.

Lintel

The piece of timber, stone, or metal that spans above an opening and supports the weight of the wall above it.

Lites

Window panes.

Mansard Roof

A roof having two slopes on all four sides; the lower slope is much steeper than the upper.

Mortar

A mixture of cement, lime, sand, or other aggregates with water; used in plastering and bricklaying.

Masonry

A construction method that stacks masonry units, such as stones or bricks, and binds them with mortar to form a wall.

Mullion

A large vertical member separating two casements or coupled windows or doors.

Muntin

One of the thin strips of wood used to separate panes of glass within a window.

Non-Contributing

A building, site, structure, or object within a historic district that does not add to the values or qualities of that district because it was not present during the period of significance or because it no longer retains integrity.

Paneled Door

A door constructed with recessed rectangular panels surrounded by raised mouldings.

Parapet

A low wall or protective railing, usually used around the edge of a roof or around a balcony.

Pediment

A triangular section framed by a horizontal moulding on its base and two sloping mouldings on each side.

Pier and Beam Foundation

Foundation consisting of vertical piers that support horizontal beams.

Pilaster

A rectangular column or shallow pier attached to a wall.

Porch

A covered entrance or semi-enclosed space projecting from the façade of a building; may be open sided, screened, or glass enclosed.

Porte Cochere

A roofed structure attached to a building and extending over a driveway, allowing vehicles to pass through.

Preservation

The act or process of applying measures to sustain the existing form, integrity, or material of a building or structure; the NHPA, Section 303[8] defines the term as “identification, evaluation, recordation, documentation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, research, interpretation, conservation, and education and training regarding the foregoing activities or any combination of the foregoing activities.”

Pyramidal Roof

A pyramid-shaped roof with four sides of equal slope and shape.

Quoins

Large or rusticated stone blocks at the corners of a masonry building.

Rafter

One of a series of structural members spanning from the ridge of the roof to the eaves, providing support for the covering of a roof.

Reconstruction

Treatment that “establishes limited opportunities to recreate a non-surviving site, landscape, building, structure, or object in all new materials.”

Rehabilitation

The act or process of returning a cultural resource to a state of utility through repair or alteration that makes possible an efficient, contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, or cultural values.

Restoration

The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular time by means of the removal of later work or by the replacement of missing earlier work.

Repointing

The act of repairing the joints of brickwork, masonry, etc., with mortar or cement.

Shed Roof

A roof containing only one sloping plane.

Side Light

A vertical window flanking a door.

Side-Gabled Roof

A gable whose face is on one side (or part of one side) of a house, perpendicular to the façade.

Sill

Horizontal member at the bottom of a window or door opening.

Soffit

The underside of an overhanging element, such as the eaves of a roof.

Storm Window

A secondary window installed to protect and/or reinforce the main window.

Stucco

Exterior finish material composed of either Portland cement or lime and sand mixed with water.

Transom

A horizontal window over a door or window.

Wing Wall

A portion of the front façade extending past the side façade, often sloping down from the eaves to the ground at an angle; a subordinate wall, one end of which is built against an abutment.

APPENDIX B: MAP OF MARGARET PLACE HISTORIC DISTRICT



APPENDIX B: MAP OF MARGARET PLACE HISTORIC DISTRICT



0 75 150 300 Feet

**Margaret Place
Historical District**

Margaret Place Historic District Design Guidelines

Peake St

6th St

7th St

East St

Ryan St

Toomer St

Weincke St

Elms St

East St

S Ryan St

Harrison St

Grove St

Pithon St

Wilson Av

Griffith St

Park Av

Griffith St

Watkins St

Alvin St

Alvin St

APPENDIX C: INVENTORY OF MARGARET PLACE HISTORIC DISTRICT AND CALCASIEU HISTORICAL PRESERVATION SOCIETY LANDMARKS (AS OF JANUARY 2012)

Address	Historic Name/Use	Calcasieu Historical Preservation Society Landmark
107 Shell Beach Drive		
117 Shell Beach Drive		
205 Shell Beach Drive	Stockwell House	X
1505 Griffith Street	Dr. H. B. White House	X
1518 Griffith Street		
1520 Griffith Street		
1605 Griffith Street		
1607 Griffith Street		
1501 Pithon Street #1		
1501 Pithon Street #2		
1501 Pithon Street #3		
1501 Pithon Street #4		
1501 Pithon Street #5		
1501 Pithon Street #6		
1501 Pithon Street #7		
101 Pithon Street	James Clooney House	X
105 Pithon Street		
109 Pithon Street		
110 Pithon Street		
114 Pithon Street		
116 Pithon Street		
117 Pithon Street		
120 Pithon Street		
124 Pithon Street		
129 Pithon Street		

Address	Historic Name/Use	Calcasieu Historical Preservation Society Landmark
101 Grove Street	John A. Texada, Jr. House	X
105 Grove Street		
106 Grove Street	John R. Stevens House	X
107 Grove Street		
108 Grove Street		
109 Grove Street		
110 Grove Street		
111 Grove Street		
112 Grove Street		
113 Grove Street		
114 Grove Street		
115 Grove Street		
117 Grove Street		
122 Grove Street		
100 S. Ryan Street		
106 S. Ryan Street		
112 S. Ryan Street		
120 S. Ryan Street		
130 S. Ryan Street		
200 S. Ryan Street		
202 S. Ryan Street		
204 S. Ryan Street		
206 S. Ryan Street		
208 S. Ryan Street		
210 S. Ryan Street		
210A and 210B S. Ryan Street		
210D and 210C S. Ryan Street		
212 S. Ryan Street		
1222 Ryan Street		
1312 Ryan Street		

Address	Historic Name/Use	Calcasieu Historical Preservation Society Landmark
1314 Ryan Street		
1318 Ryan Street		
1322 Ryan Street		
1400 Ryan Street		
1424 Ryan Street		
1536 Ryan Street		
103 Park Avenue		
111 Park Avenue		
114 Park Avenue		
115 Park Avenue		
116 Park Avenue		
121 Park Avenue	Margaret Manor	X
122 Park Avenue		
200 Park Avenue		
203 Park Avenue		
207 Park Avenue		
209 Park Avenue		
210 Park Avenue		
216 Park Avenue		
220 Park Avenue		
222 Park Avenue	Brulet Apartments	X
224 Park Avenue	Brulet Apartments	X
226 Park Avenue		
116 Wilson Street		
210 Wilson Street		
212 Wilson Street	Cullen Liskow House	X
216 Wilson Street		
220 Wilson Street	Henry Managan House	X
222 Wilson Street		
302 Wilson Street		

Address	Historic Name/Use	Calcasieu Historical Preservation Society Landmark
303 Wilson Street		
306 Wilson Street		
310 Wilson Street		
317 Wilson Street		
321 Wilson Street		
329 Wilson Street		
330 Wilson Street	Leon Locke Home	X
335 Wilson Street		
120 Harrison Street		
124 Harrison Street		
131 Harrison Street		
231 Harrison Street		

APPENDIX D: SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX E: TREATMENT GUIDELINES FOR HISTORIC BUILDING MATERIALS

The *Secretary of the Interior's Standards* provide important guidelines and recommendations to establish a framework for responsible caretaking of the nation's cultural resources. They allow owners of historic properties, as well as architects, engineers, and others to make informed decisions regarding the conservation and protection of important building features in order to preserve the unique qualities and architectural character of historic buildings. The proper treatment of specific building materials provides the foundation for the continued preservation of this character. What follows is a brief summary of typical building materials that are utilized in the landmarks and historic districts in Lake Charles, along with guidelines for the proper maintenance of these materials. The recommendations were developed using the *Secretary of the Interior's Standards* and are generalized to address the most common issues encountered in the ongoing maintenance of a historic property. The introductory paragraph of each section also provides a recommendation on the preferred treatment of the element. The Technical Preservation Services Department of the National Park Service provides numerous publications that describe in greater detail accepted practices in the continued upkeep of historic building materials. Refer to the following website for a complete list of relevant Preservation Briefs and Technical Notes:

<http://www.nps.gov/index.htm>

MASONRY

Many historic buildings and structures feature masonry exterior walls. The masonry walls of these properties contribute significantly to the overall architectural integrity of the historic district. It is important to maintain this significant feature through

the Preservation and Rehabilitation of the existing exterior building materials.

Recommendations to protect and maintain masonry are provided below:

1. Due to effects of the natural environment, most building surfaces require periodic cleaning. This cleaning can occur as part of a routine maintenance program, but should be undertaken on a very limited basis to prevent unnecessary deterioration and damage to exterior surfaces. It is most likely that cleaning will occur only prior to scheduled repainting of exterior materials. Tests must be conducted to ensure that the proposed method to clean the masonry surface does not contribute to the deterioration of the building element. The selected cleaning process must represent the gentlest method available to complete the task.
2. Some masonry walls within the historic district are painted, although this is likely not the historic finish. If painted, the painted surfaces must be properly maintained to protect the building element. Painting projects for the masonry exterior surfaces should include removal of damaged paint to the next sound layer using the gentlest technique available. This would include removal by hand-scraping or other accepted preservation techniques (chemical stripping). Techniques must be tested for compatibility with the building material to ensure that the process does not introduce unnecessary damage. New paint must be tested for its compatibility with the material to ensure a proper bond to the exterior

wall surface. The removal of paint from a historically painted masonry wall is not recommended.

3. Repair areas of damage as necessary. Cracks often occur through mortar joints, and it is important to conduct repairs using acceptable preservation techniques. Damaged mortar must be raked by hand and repointed as necessary using mortar of comparable strength, texture, and composition. Cracked masonry units can be consolidated using recognized conservation processes or replaced in-kind when damage is extensive. Replacement must use materials of similar size, scale, material composition, and profile to the original masonry unit.
4. When possible, damaged masonry units should be repaired by patching or consolidating the unit. Replacement of entire sections of masonry is not appropriate. If individual masonry units are damaged beyond repair, limited in-kind replacement of missing or damaged units can be undertaken. Replacement units must be similar in size, scale, composition, and color so that the masonry façade continues to convey a consistent architectural character.
5. Masonry buildings require periodic repointing to address the deterioration of mortar. When repointing, mortar must be raked by hand and repointed as necessary using mortar of comparable strength, texture, and composition. Lime-based mortar must not be replaced with Portland cement, which is significantly harder and can lead to the cracking of the adjacent masonry units. The new mortar joint must match the color, width, and depth of the original.

Hazardous materials. *Any finish removal must consider the possibility that the finish to be removed could contain lead-based paint. State and Federal laws on lead paint abatement must be carefully considered and followed.*

WOOD

Most historic buildings utilize some form of wooden elements in their construction. Significant decorative wood features include wood doors, windows, and trim. When used, they are significant, character-defining features that contribute to the overall historic character and architectural integrity of the resources. It is important to maintain these elements since they enhance the ability of the property to convey its significance and sense of the past.

Specific recommendations to maintain the architectural integrity of wood elements as part of a rehabilitation project include:

1. Maintain all painted surfaces. It is fortunate that most wood surfaces of buildings within the historic district feature a historically painted finish. Paint coatings help protect the wood from moisture infiltration and accelerated weathering caused by extensive sun exposure. Recommended pre-painting procedures include the following:
 - a. Remove peeling paint coatings when necessary, using the least invasive technique possible,
 - b. Sand (by hand) damaged paint coats to the next sound layer, and
 - c. Feather rough edges to ensure a clean and effective bond when repainting as part of a routine maintenance program.

2. Repair wood features as necessary, using accepted preservation techniques. This includes using epoxy, if possible, to repair deteriorated members, or replacing either missing or severely deteriorated wood elements with in-kind materials to match the historic element. Replacement elements must match the design and detailing of the original or historic feature as closely as possible, and they must be replicated using similar elements at the site as a template or through the use of historic photographs.
3. For wood elements that cannot be effectively repaired using the methods stated above, or if the existing element is missing, in-kind replacement is appropriate. The replacement of historic elements must be as compatible as possible with the existing wooden elements. When existing examples are available, reproduction to match historic features is possible.

Hazardous materials. Any finish removal must consider the possibility that the finish to be removed could contain lead-based paint. State and Federal laws on lead paint abatement must be carefully considered and followed.

STUCCO

A number of historic properties feature historic stucco as an exterior wall finish. This coating is a type of exterior plaster that is applied directly to a masonry wall, or wood or metal lathe in wood-frame buildings. The existing historic plaster consists of a three-coat system, applied directly to the exterior wall. The recommendations provided below conform to the *Secretary of the Interior's Standards* as well as *Preservation Brief 22: The Preservation and Repair of Historic Stucco*, provided by the National Park Service. Note that it is not appropriate to install

stucco to masonry buildings that did not feature this finish historically.

Portland/lime plaster: A plaster used until the early 1900s, consisting of two base coats (known as the scratch coat and the brown coat) of lime putty, sand, water, and a fibrous binder (usually animal hair) and a finish layer containing a higher proportion of lime putty and minimal aggregate. Lime plaster has a slow curing time and can take up to a year to cure. Typical job-mixed formulas are available; however, existing plaster composition should be verified prior to patching with a new plaster system.

Gypsum plaster: A plaster that gained prominence in the early twentieth century due to its quick curing time (it dries completely in two to three weeks). Gypsum plaster consists of gypsum combined with a variety of different additives and sand as the base-coat aggregate. Gypsum plaster does not require a fibrous binder in the base coat. The finish coat consists of lime putty and gypsum. Gypsum plaster must be protected from moisture and as a result, must be applied to masonry surfaces on top of furring strips to create an air space. Typical job-mixed formulas are available; however, existing plaster composition should be verified prior to patching with a new plaster system.

To determine the exact composition of the existing historic plaster, it is recommended that a sample of the plaster be sent to a testing agency. If this approach is not feasible, then a craftsman experienced with historic stucco could identify and recommend a suitable plaster to repair the existing finish. Proper repair of large areas of historic stucco must be conducted by a tradesman experienced in the art of plastering. A key task in the continued preservation of historic stucco is the upkeep of paint coatings

such as whitewashing, paraffin, or oil mastics. The continued installation of a surface coating will prolong the life for several reasons, such as offering additional stability for the stucco and filling cracks before they expand and damage an entire wall surface. Other key elements in the upkeep of historic stucco are as follows:

1. Assessing the specific causes of damage to the stucco surface before it causes significant deterioration. Deterioration can be caused by leaky gutters, vegetation, ground settlement and other issues, most of which involve the infiltration of water through the stucco surface. The cause of the damage must be repaired prior to any work involving the stucco.

2. When repair of the surface is required, testing must be done to determine the extent of repair necessary. Patching deteriorated areas of stucco is preferred to replacement of an entire stucco surface. Patching must follow accepted practices to ensure a proper bond with the existing stucco. New stucco must match the historic stucco in strength, composition, color, and texture.
3. Clean historic stucco by the gentlest means possible. Most surfaces can be adequately cleaned using a low-pressure water wash.

APPENDIX F: FEDERAL AND STATE TAX INCENTIVES REFERENCE GUIDE

Tax Incentive Programs			
	Historic Rehabilitation Tax Credit	Louisiana State Historic Preservation Tax Credit	Louisiana State Residential Rehabilitation Tax Credit
Purpose	Encourages the preservation of historic buildings through incentives to support the rehabilitation of historic and older buildings.	Encourages the preservation of historic buildings through incentives to support the rehabilitation of historic and older buildings.	Encourages taxpayers to preserve and improve their homes by offering a tax credit on rehabilitation costs
Eligibility	Income producing property individually listed on the National Register (NR) or a contributing element within a National Register Historic District	Income producing property that is a contributing element within a Downtown Development District or Cultural District as determined by the Division of Historic Preservation.	An owner occupied building that is a contributing element to a NR District, a locally designated historic district, a Main Street District, a Cultural District, or a DDD; a residential structure that is listed or is eligible for listing in the NR; or a vacant and blighted building at least 50 years old
% of Credit	20% of construction costs and fees GO Zone- 26% for costs incurred from August 28, 2005 through December 31, 2011.	25%	25% of construction costs and fees. 50% of construction costs and fees IF the building is qualified as vacant and blighted.
Minimum Expenditure	The rehabilitation must exceed the adjusted basis of the building. If adjusted basis is less than \$5,000, the rehabilitation cost must be at least \$5,000.	\$10,000	\$10,000
Credit Cap	None	\$5 million per taxpayer within a particular district.	\$25,000 per structure
Application	Submitted to DHP and forwarded to NPS with recommendation. Part 1 certifies the building as historic. Part 2 describes the proposed rehabilitation. Part 3 is final certification of completed work.	Submitted to DHP. Part 1 certifies the building as historic. Part 2 describes the proposed rehabilitation. Part 3 is final certification of completed work.	Preliminary Application-A establishes initial eligibility. Proposed Rehabilitation Application-B determines if the proposed rehabilitation is consistent with the Standards. Certificate of Completion-C is the final certification.
Fees	Initial fee request by NPS of \$250 with Part 2; final fee is scaled to the size of the rehabilitation	\$250 with Part 2	\$250 with Proposed Rehabilitation Application-B
Program Standards	Secretary of the Interior's Standards for Rehabilitation	Secretary of the Interior's Standards for Rehabilitation	Secretary of the Interior's Standards for Rehabilitation
Taking the Credit	Credit is claimed for the year the project is completed and has received an approved Part 3. Unused Credit can be carried back one year and forward for 20 years.	Credit is claimed for the year the project is completed and has received an approved Part 3. Any unused credit may be carried forward for up to 5 years. This credit may be sold to a third party.	The tax credit is divided into 5 equal portions, with the first portion being used in the taxable year of the completion date, and the remaining portions used once a year for the next four years. If the full credit for one year cannot be taken, the owner will receive that amount as a refund.
Recapture	If the owner sells the building within 5 years of the rehabilitation, he loses 20% of the earned credit for each year short of the full 5 years.	If the owner sells the building within 5 years of the rehabilitation, he loses 20% of the earned credit for each year short of the full 5 years.	If the building is sold during the five-year credit period, all unused credit will immediately become void.

APPENDIX G: ADDITIONAL RESOURCES

City of Lake Charles/Calcasieu Parish Resources

Lake Charles Historic Preservation Commission

(<http://www.cityoflakecharles.com/department/board.php?fDD=13-253>)

Planning and Zoning Commission

(<http://www.cityoflakecharles.com/department/board.php?fDD=13-89>)

Permit Center

(<http://www.cityoflakecharles.com/department/?fDD=18-0>)

Downtown Development

(<http://www.cityoflakecharles.com/department/?fDD=7-0>)

Smart Code

(<http://www.cityoflakecharles.com/department/division.php?fDD=7-50>)

Zoning Ordinance for the City of Lake Charles

(http://www.cityoflakecharles.com/egov/docs/1321550243_861602.pdf)

Calcasieu Historical Preservation Society

(http://calcasieupreservation.com/index.php?option=com_content&view=article&id=26&Itemid=16)

Margaret Place Historic District

(<http://www.cityoflakecharles.com/department/division.php?fDD=7-51>)

Preservation Resources

Websites apt to change over time – as of January 2012:

National Park Service (NPS) (<http://www.nps.gov>)

(NPS) Technical Preservation Services

(<http://www.nps.gov/history/hps/tps/index.htm>)

(NPS) The Secretary of the Interior's Standards for Rehabilitation

(<http://www.nps.gov/hps/tps/tax/rehabstandards.htm>)

(NPS) Illustrated Rehabilitation Guidelines

(<http://www.nps.gov/hps/tps/tax/rhb/index.htm>)

(NPS) Interpreting the Standards Bulletins

(<http://www.nps.gov/hps/tps/tax/ITS/itshome.htm>)

(NPS) Preservation Briefs

(<http://www.nps.gov/hps/tps/briefs/presbhom.htm>)

(NPS) Federal Rehabilitation Tax Credit

(<http://www.nps.gov/history/hps/tps/tax/incentives/index.htm>)

General Services Administration (GSA)

(<http://www.gsa.gov/portal/category/20992>)

National Trust for Historic Preservation (NTHP)

(<http://www.preservationnation.org/>)

Public Art Resources

Project for Public Spaces (<http://www.pps.org/>)

Historical Resources

Cormier, Adley. "A Timeline History of Lake Charles and Southwest Louisiana."
(http://www.calcasieupreservation.org/index.php?option=com_content&view=article&id=2&Itemid=3)

Gremillion, John Berton. "Calcasieu Parish."
(<http://library.mcneese.edu/depts/archive/FTBooks/gremillion-calcasieu2.htm>)

"The History of Margaret Place."
(http://www.calcasieupreservation.org/index.php?option=com_content&view=category&layout=blog&id=32&Itemid=71)

Margaret Place Historic District Survey (Proposed). November 20, 1998.
(http://www.cityoflakecharles.com/egov/docs/1318268714_974914.pdf)

Books and Publications

"Reviewing New Construction Projects in Historic Areas."
Information Series No. 62. Washington, D.C.: National Trust for Historic Preservation, 1992.

Bowsher, Alice Meriwether. *Design Review in Historic Districts*. Washington, D.C.: The Preservation Press, 1980.

Ching, Francis D. K. *Building Construction Illustrated*. New York: Van Nostrand Reinhold Company, 1975.

Fricker, Jonathan, Donna Fricker, and Patricia L. Duncan. *Louisiana Architecture: A Handbook on Styles*. Lafayette: Center for Louisiana Studies, 1998.

Harris, Cyril, ed. *Dictionary of Architecture and Construction*. New York: McGraw-Hill, 2000.

Longstreth, Richard. *The Buildings of Main Street: a guide to American commercial architecture*. Washington: Preservation Press, 1987.

National Trust for Historic Preservation. *Repair or Replace Old Windows: A Visual Look at the Impacts*.
(http://www.preservationnation.org/issues/weatherization/windows/additional-resources/nthp_windows_repair_replace.pdf)

Old & new architecture: design relationship: from a conference sponsored by National Trust for Historic Preservation, Latrobe Chapter, Society of Architectural Historians and the Washington Metropolitan Chapter, American Institute of Architects. Washington, D.C.: Preservation Press, National Trust for Historic Preservation, 1980.

Saylor, Henry H. *Dictionary of Architecture*. New York: John Wiley & Sons, 1952.

University of New Orleans, Center for Economic Development. *The Economic Benefits of Historic Preservation in Louisiana: measuring the impacts of a local economic development strategy*. New Orleans: Center for Economic Development, 1999.

Urban Design Associates. *Louisiana Speaks: Pattern Book*.
(http://www.cityoflakecharles.com/egov/docs/1258672241_63659.pdf)

Weeks, Kay D. and Anne E. Grimmer. *The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, 1995.



RANDY ROACH
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CITY OF LAKE CHARLES

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PLANNING DEPARTMENT
OFFICE OF ZONING & LAND USE

ITEMS NECESSARY FOR PLANNING COMMISSION/CONDITIONAL USE PERMIT APPLICATION

1. **Scaled Site Plan:** 1" = 10' or 1" = 20'

Site Plan should address the following:

- a. Dimensions of structure(s) – proposed & existing
- b. Dimensions of parcel
- c. Setbacks of structure(s) from each property line
- d. Proposed and/or existing curb cuts, parking facilities, & buffering
- e. Adjacent property land uses

****If site plan is larger than 11" x 17", fifteen (15) copies are required****

(We do not have the equipment to copy large plans. Please draw plans on regular white paper or blue line----no cardboard, etc.)

Vicinity Plan – (can normally be found in abstract) – Must be included in all new construction applications.

2. **Current legal description of property**

3. **Letter of Intent by Applicant**

Letter should include the following:

- a. Name and address of applicant
- b. Location and description of development and/or proposed establishment
- c. Signature of applicant

4. **Verification of Ownership and/or Owner's Consent Letter**

5. **Names and addresses** of property owners within **500 feet** of proposed establishment and/or development. (This can be obtained from the Calcasieu Parish Tax Assessors Office for a fee.)

NOTE: Required for Major Permits or Planned Developments only.

6. **Filing Fees:**

A.	Conditional Use Permits:	Minor -	\$ 75.00
		Major -	\$250.00
B.	Planned Developments:	Minor -	\$200.00
		Major -	\$250.00
C.	Variances		\$200.00
D.	Special Exceptions		\$200.00
E.	Appeals		\$100.00
F.	Amendments (Rezoning)		\$500.00 up to 5 acres
			\$ 50.00 for each successive acre up to \$2,000.00

All items are to be filed with our office before the cut-off date:

Cut-Off Date: _____
Meeting Date: _____

Should you have any questions or require additional information, please contact the Office of Zoning and Land Use at: Phone: (337) 491-1542 Fax: (337) 491-9187.