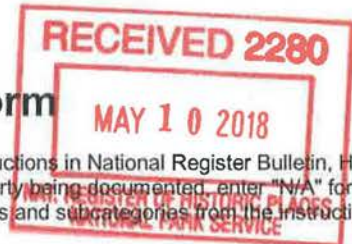


United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic Name: Clark Courts LA-4-3  
Other Names/Site Number: N/A  
Name of related multiple property listing: N/A

### 2. Location

Street & Number: 1703 Pear Street (See Appendix A for full list of addresses)  
City or town: Lake Charles State: LA County: Calcasieu  
Not for Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:  
 national  state  local

Applicable National Register Criteria:  A  B  C  D

*Kristin P. Sanders* 4/20/2018  
**Signature of certifying official/Title:** Kristin Sanders, State Historic Preservation Officer **Date**  
**Louisiana Department of Culture, Recreation, and Tourism**  
**State or Federal agency/bureau or Tribal Government**

In my opinion, the property  meets  does not meet the National Register criteria.  
**Signature of commenting official:** **Date**  
**Title:** **State or Federal agency/bureau or Tribal Government**

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**4. National Park Certification**

I hereby certify that the property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other, explain: \_\_\_\_\_

*John Kelly*  
Signature of the Keeper

6-18-2018  
Date of Action

**5. Classification**

**Ownership of Property** (Check as many boxes as apply.)

<input type="checkbox"/>	Private
<input checked="" type="checkbox"/>	Public – Local
<input type="checkbox"/>	Public – State
<input type="checkbox"/>	Public – Federal

**Category of Property** (Check only one box.)

<input type="checkbox"/>	Building(s)
<input checked="" type="checkbox"/>	District
<input type="checkbox"/>	Site
<input type="checkbox"/>	Structure
<input type="checkbox"/>	object

**Number of Resources within Property** (Do not include previously listed resources in the count)

Contributing	Non-contributing	
35		Buildings
	1	Sites
		Structures
		Objects
35	1	Total

Number of contributing resources previously listed in the National Register: 0

**6. Function or Use**

**Historic Functions** (Enter categories from instructions.): Domestic: Multiple Dwelling

**Current Functions** (Enter categories from instructions.): Domestic: Multiple Dwelling

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## 7. Description

**Architectural Classification** (Enter categories from instructions.): Modern Movement: Other – Minimal Traditional

**Materials:** (enter categories from instructions.)

foundation: Concrete Slab

walls: Brick

roof: Asphalt shingle

other: Wood, metal, aluminum

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary Paragraph

Clark Courts, LA-4-3, was constructed in 1960 in Lake Charles, Louisiana. The development contains 35 1-story duplex buildings with 70 housing units (and one non-contributing basketball court site) and is located on Rena Street, Pear Street, and N. Prater Street. The Clark Courts development is located in a residential area two blocks west of N. Goos Boulevard, a north-south arterial road in Lake Charles. The site is an intact example of a post-war housing project and retains many of the features that characterize public housing projects of the mid-twentieth century.

### Narrative Description

There are three residential building types included in the district. All are one-story, brick buildings with cross-hipped roofs and front porches and rear semi-attached sheds. Building Type A (fourteen total; See Photo Numbers 2, 8) is a U-shaped building, which contains two two-bedroom units. A centered concrete sidewalk connects the two porches. Building Type B (eighteen total; See Photo Numbers 1, 3) is a U-shaped building which contains two three-bedroom units. Building Type C (four total; See Photo Number 6) is a U-shaped building with a cross-gable roof, and a shallow, centered porch, which contains two four-bedroom units. A modern non-contributing basketball court is also located within the district.

Buildings retain their spatial arrangement on the site, their form, interior plan and utilitarian architectural features, all of which are significant elements of public housing design dating from the late 1930s- early 1960s.

**Setting:** Clark Courts is located in a residential area to the north of Downtown Lake Charles. The surrounding area contains small single-family homes and undeveloped land. The complex is surrounded by single-family homes to the north, south, east, and west.

**Site:** The Clark Courts development consists of 35 residential buildings composed of two tracts located within an 8.5-acre site bounded by Theriot Street to the north and Harless Street to the south. The two tracts of housing are sited on identical rectangular 4.25 acre blocks. The first tract occupies the west side of Pear Street as well as the east side of Rena Street and contains eighteen residential buildings. The second tract occupies the west side of Rena Street and the east side of Prater Street and contains seventeen residential buildings. Both tracts contain

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interior lawns and side yards. The buildings have entrances facing the streets that form the boundary of the site, with rear entrances facing individual lawns demarcated by modern chain link fencing. Site features consist of sheds, grass lawns, and concrete sidewalks which provide access to the housing units. A modern paved basketball court (non-contributing) is housed at the northwest corner of Rena and Theriot Streets.

**Exterior:** The form and exterior building materials are consistent and unify the development. The buildings contain identical exterior features and are all U-Shaped single-story structures. The buildings are of wood frame construction with brick veneer on concrete slab foundations. Brick colors vary, which was a purposeful design choice aimed at reducing monotony. All buildings have concrete entrance porches and rear patios. Entrances to each unit are demarcated by a porch. Porch roofs are supported by simple painted metal poles. Each entrance consists of a modern metal door with aluminum screen door with a simple light fixture. Rear entrances also contain metal doors and aluminum screens doors. Buildings are U-shaped in footprint with semi-attached rear sheds (one per unit). The sheds contain painted clapboard siding with a shed roof, and are accessible by a flush panel door. Fenestration on all buildings is provided by modern 1/1 aluminum windows with exterior screens.

**Interior:** The interior plans are generally the same in all building types, the only difference being the number of bedrooms. In all building types, the primary entry leads directly into the living room which connects to a kitchen with eat-in dining space. The units contain open storage adjacent to the rear entrance. A hall extending from the living room leads to the bedrooms and bathroom. Linen closets are also located within the hall.

The interior finishes are the same in all building types, and are utilitarian, reflecting the building's use as public housing. Most of the finishes have been replaced over time due to high unit turnover and occupancy but remain consistent with the original utilitarian design. Finishes consist of concrete floors with vinyl composite tile, painted gypsum wall board perimeter and demising walls and ceilings. Simple wood baseboard and door trim is present in most areas. Bathrooms contain vinyl wall panels and vinyl tile flooring. Hollow-core wood doors provide access to the rooms. HVAC ductwork is concealed above the ceilings.

**Integrity:** The site retains integrity, as no changes have been made to the spatial arrangement of the buildings, and the concrete walkways. Modern chain link fencing was added to the rear yards in the late 20<sup>th</sup> century to create individual yards for each unit. The basketball court was also added to the site in the late 20<sup>th</sup> century. Clark Courts retains its overall form and site plan, which, paired with the minimal architectural detailing on the buildings convey the original use as public housing. The exteriors of the buildings retain their form, materials, and design. The only significant change consists of some window and door replacement within the existing opening. The interior configuration of the residential buildings has remained the same. Interior changes are reflective of typical apartment upgrades, such as new electrical fixtures and fire and life safety upgrades, as well as kitchen and bathroom upgrades.

**8. Statement of Significance**

**Applicable National Register Criteria** (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

X	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	B	Property is associated with the lives of persons significant in our past.
X	C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

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	<b>D</b>	Property has yielded, or is likely to yield, information important in prehistory or history
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**Criteria Considerations:**

	<b>A</b>	Owned by a religious institution or used for religious purposes
	<b>B</b>	Removed from its original location
	<b>C</b>	A birthplace or grave
	<b>D</b>	A cemetery
	<b>E</b>	A reconstructed building, object, or structure
	<b>F</b>	A commemorative property
	<b>G</b>	Less than 50 years old or achieving significance within the past 50 years

**Areas of Significance** (Enter categories from instructions.): Social History, Architecture

**Period of Significance:** 1960-1968

**Significant Dates:** 1960

**Significant Person** (Complete only if Criterion B is marked above): N/A

**Cultural Affiliation** (only if criterion D is marked above): N/A

**Architect/Builder (last name, first name):** Fitch, Elwin

**Period of Significance (justification):** Clark Courts has undergone minimal alterations since its construction. It is significant at the local level and its period of significance spans from 1960, when the buildings were constructed, through 1968, in accordance with the National Register’s 50-year Standard.

**Criteria Considerations (explanation, if necessary):** N/A

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Clark Courts LA-4-3, is significant under Criterion A in the category of SOCIAL HISTORY and Criterion C: Architecture as a locally significant example of a Low-density Rural Housing Development. Clark Courts, was among the first Low-density Rural Housing Developments planned by the Lake Charles Housing Authority (LCHA) starting in 1956. The development utilized funds from the Public Housing Authority (PHA) in Fort Worth (the regional office appointed for the Federal Public Housing Authority). The design of the 35 residential buildings that comprise LA-4-3, their materials, and their organization on the site reflect the Lake Charles Housing Authority’s engagement of official Housing Authority architect, Elwin Fitch, who was well-versed in the guidelines published by the Public Housing Administration in 1945. Guidelines addressed methods of optimal site design and mandated design elements inside the apartments, such as room sizes and amenities. Published guidelines emphasized the important of using durable building materials, to reduce the ongoing cost of maintenance. Clark Courts expresses these guidelines through its siting, landscaping and circulation patterns, and use of inexpensive yet durable building materials.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

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## **History of Lake Charles, Louisiana**

While several American Indian tribes are known to have lived in the area occupied by present-day Lake Charles, the first French immigrants arrived in 1781. More French pioneers soon came to Lake Charles, among whom was Charles Sallier who sited his home on the lake. Henceforth, the town was known as Lake Charles after Sallier. The population of Lake Charles continued to grow throughout the 19<sup>th</sup> century with a wave of English, French, Spanish, and Dutch immigrants. The Rio Hondo, which flowed through Lake Charles, was later called Quelqueshue, a Native American term meaning "Crying Eagle". Transliterated through French, this became the name of Calcasieu Parish. On March 7, 1861, Lake Charles was officially incorporated as the town of Charleston, Louisiana.<sup>1</sup>

Prior to the Civil War, Lake Charles was known for its lumber production. By the time of the U.S. Civil War, many Americans from the North, along with a large influx of European immigrants, had come to settle the area. During the Civil War period, the area was split, with some residents sympathizing with the Confederates and others with the Union. During the Reconstruction Era, newly completed cross-continental railroads and an advertising campaign by local entrepreneur J.B. Watkins spurred commerce and migration. Lake Charles soon regained its status as a lumbering center. Thanks to this campaign, the city's population grew four-hundred percent during this decade.<sup>2</sup>

On April 23, 1910, a large conflagration, known as the Great Fire of 1910, devastated much of the city. However, Lake Charles soon rebuilt itself and continued to grow and expand. After World War II, Lake Charles experienced industrial growth with the onset of the petrochemical refining industries in much of the southern United States. The city peaked with a population of 80,000 in the early 1980s, but with a local economic recession, the population declined. In recent years, with the advent of gaming, manufacturing, and aviation maintenance industries, the city has rebounded with a population of 71,993 as of 2010.

## **History of Public Housing**

Through the nineteenth century and into the first decades of the twentieth century, housing for the poor was considered exclusively the domain of private enterprise and social agencies, with the federal government playing no role. Since the mid-nineteenth century, state, local, and private housing measures had neither improved the appalling living conditions in the slums and tenements nor provided a substantial increase in the supply of adequate new housing available to the poor. Early housing reformers were dismayed by the conditions of the tenements where immigrants lived in cities like New York City and Chicago, and called for the demolition of the tenements, an end to windowless interior rooms, better air circulation and more light. By the turn of the century, housing commissions had been set up in several major cities in order to impose some regulations on landlords.<sup>3</sup>

New York City passed the nation's first tenement house law by 1867, which set minimum standards for ventilation, fire safety, weather-tightness, and sanitation, and prohibited the habitation of windowless cellars.<sup>4</sup> State legislatures in Boston, Chicago, and Philadelphia passed similar tenement house laws before the turn of

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<sup>1</sup> "Lake Charles History." <https://www.visitlakecharles.org/lakecharles150/history/>.

<sup>2</sup> "Mid-western Migration." <https://www.visitlakecharles.org/blog/post/how-fighter-pilots-murder-and-midwestern-migration-shaped-the-history-of-southwest-louisiana/>

<sup>3</sup> Jennifer Stoloff. "A Brief History of Public Housing" Paper presented at the annual meeting of the American Sociological Association, Hilton San Francisco & Renaissance Parc 55 Hotel, San Francisco, CA, Aug 14, 2004, 2.

<sup>4</sup> Paul R. Lusignan et al., "Public Housing in the United States, 1933-1949" Multiple Property Documentation Form, National Park Service. December 1, 2004, 7

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the 20<sup>th</sup> century, but enforcement was difficult, as opposition from property owners was strong. In 1900, Governor Theodore Roosevelt created a State Tenement House Commission in 1900, which recommended a prohibition on air shafts in future tenements, a maximum of 70% lot coverage, height-restrictions, and private bathrooms for every family.<sup>5</sup> This legislation also created an inspection department and a set of inspection standards. Lawrence Veiller, secretary of the State Tenement House Commission, established the National Housing Association in 1910, which published a “Model Housing Law,” encouraging other states to pass municipal housing codes. Between 1901 and 1917, ten states passed tenement house laws based on the model.<sup>6</sup> However, these mechanisms did not ensure that housing built to these standards would become available to the poor.

Other factors, some of which had been developing since the late 19<sup>th</sup> century, also contributed to national housing reform and the development of public housing in the United States. The Progressive Era (1890s-1920s) contributed health, construction, and safety standards which were incorporated into the designs of new housing, and also focused national attention on the housing problem. Reformers in major cities surveyed slums and compiled the statistics, showcasing the rampant overcrowding, high mortality and crime rates, and using them as quantifiable proof to the public that the United States was in the midst of a crisis. Perhaps the most well-known of these reformers was Jacob Riis, a Danish immigrant and photojournalist, who photographed the tenements and slums of New York City in *How the Other Half Lives*, first published in 1890. In the book, Riis urged local governments to provide tenement regulation, demolish the worst neighborhoods, and ensure education and health standards for children.<sup>7</sup>

The idealistic designs of the Garden City Movement, wherein self-sufficient new towns for the future were thoughtfully planned to include designated zones for commerce, education, and farming, were popularized in Britain at the turn of the century, and gained many advocates in the United States. Government-built defense housing projects of World War I and the residential suburbs constructed in the 1920s adopted many elements of the Garden City Movement. The Regional Planning Association of America, of which prominent writer Lewis Mumford was a member, was strongly influenced by the Garden City Movement and was instrumental in bringing housing to a national debate in the 1920s.

In 1902, President Theodore Roosevelt organized the President’s Homes Commission for an examination of the slums of Washington, D.C. The Commission reported that the slum problem had advanced far beyond the city’s capability to repair it, and called for unprecedented federal intervention in the form of condemnation of slum properties and direct federal loans to property owners to finance reconstruction. However, these recommendations were ignored.<sup>8</sup> Finally, World War I provided the impetus for the first federal intervention in the private housing market, due to a shortage of housing for war workers. Congress created the U.S. Housing Corporation in 1918 to address the issue. The agency oversaw the planning, design, and construction of 27 new communities, consisting of nearly 6,000 houses and 7,000 apartments in 16 states and Washington, DC.<sup>9</sup> However, following the armistice, Congress acted to remove the federal government from participation in housing and dismantled the administration or wartime housing agencies, despite many Congressmen demanding that the reform be kept intact. Fortunately, federal loans to private housing corporations and direct public construction to meet housing needs during a national emergency were kept in place, which later served as foundational concepts in housing policy during the 1930s.

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<sup>5</sup> Lusignan, 7.

<sup>6</sup> Ibid.

<sup>7</sup> Ibid, 8

<sup>8</sup> Ibid.,10

<sup>9</sup> Ibid., 9

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The Great Depression refocused the nation's attention on the inequalities of the housing market and on the rampant slum problems throughout the U.S., as economic collapse devastated home ownership and the residential construction industry. The already deteriorating housing stock available to the poor worsened, as property owners deferred maintenance.

Permanent government built housing did not come into existence until the New Deal under President Franklin Roosevelt, through Title II, Section 202 legislation of the National Industrial Recovery Act of 1933. That act formed the Public Works Administration and allotted \$3.3 billion for PWA projects, among them included the "construction, reconstruction, alteration, or repair under public regulation or control of low cost housing and slum clearance projects."<sup>10</sup> Between 1933 and 1937, the PWA built 21,640 units in 36 metropolitan areas, 1/3 of which were occupied by African Americans, and 60% of which were located in the South.<sup>11</sup>

After a long struggle in the United States Congress, the first national housing legislation was passed in 1937: The Wagner-Steagall Act created the United States Housing Authority (USHA) and provided for federal subsidies to be paid to local Public Housing Authorities (PHAs) to improve living conditions for low-income families. Aside from providing low-cost housing, the legislation was intended to improve the lagging economy by providing employment in the construction industry. The explicit purpose of the act was to "alleviate present and recurring unemployment and to remedy the unsafe and unsanitary housing conditions and the acute shortage of decent, safe and sanitary dwellings for families of low income..."<sup>12</sup> In order to qualify for the housing, income of potential tenants could be no higher than five times the rental cost of the unit (six times in the case of families with three or more children).<sup>13</sup> State enabling legislation was required for a local government to form a PHA, and by 1949, 44 states passed the legislation. Between 1937 and 1949, a total of 160,000 units were built under the Housing Act of 1937, though most were built during World War II to house war workers.<sup>14</sup> In 1942 the Federal Public Housing Authority (FPHA) replaced the USHA, but maintained all of the rights given to the USHA under the Weagner-Steagall Act.

The next major piece of housing legislation was the Housing Act of 1949, which tied public housing construction to urban redevelopment, and put into legislation subsidized housing programs other than public housing, and included a housing priority for very low-income citizens, and mandated income limits and maximum rents.<sup>15</sup> This legislation enabled Housing Authorities to use eminent domain for "slum clearance." These limitations benefitted business interests by leaving the working class to be housed by private builders, ensuring non-competitiveness with the private sector.<sup>16</sup> Further incentives were introduced in the late 1960s to encourage public-private partnerships for the construction of low-income housing developments (such as HUD sections 235, 236, 221d, and 8).<sup>17</sup> These incentives were often referred to as "turnkey development," a jargon term for privately developed housing which was either leased or purchased by a housing authority for management post-construction.<sup>18</sup> From that point on, the direction of housing policy began to move away from supply-based models towards subsidized private development and demand-based delivery systems, such as housing vouchers.

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<sup>10</sup> Lusignan, 9.

<sup>11</sup> Katharine Shester, "American Public Housing's Origins and Effects" (PhD diss., Vanderbilt University, 2011), 8

<sup>12</sup> Stoloff, 11.

<sup>13</sup> Ibid., 3

<sup>14</sup> Shester, 13

<sup>15</sup> Stoloff, 4

<sup>16</sup> Ibid., 5

<sup>17</sup> Ibid.

<sup>18</sup> Zimbalist, Stuart. "The Function of the Private Builder, Manager, and Owner in the Evolution of the Low-Rent Housing Program." *The Urban Lawyer*, Volume 2, No. 2: Symposium on Housing: Problems and Prospects in the 1970's Part 2. 1970.



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In 1968, the Civil Rights Act, also known as the Fair Housing Act, was signed into law. The act prohibited discrimination concerning the sale, rental, and financing of housing based on race, religion, national origin, and gender. Prior to its passing, race-based housing practices were still in force into the late 1960s. However, after its passing, housing remained segregated in many parts of the United States.

In the late 1960s through the early 1970s, public housing development began to shift away from public housing authorities to private developers. These projects took the form of vest-pocket projects, scattered sites, turnkey development, and often included new leases and tenants' participation in property management. Turnkey development was designed as a program with two goals the first of which is to provide a role for private developers in the design and building of public housing. The second goal is to reduce the delay which was caused by the more time consuming procedures used in the development of conventional public housing designed by housing authorities. For turnkey projects developers submitted a proposal and bid which described a proposed housing project to a housing authority. If the developer's bid was selected, then the housing authority would enter into a contract with a developer to purchase the development from the developer as long as the work complied with the contract.<sup>19</sup>

In January 1973, President Nixon announced a moratorium on all housing programs, pending a thorough policy review, forming the National Housing Policy Review, which recommended switching from capital subsidies to rent subsidies.<sup>20</sup> Congress then quickly passed the Housing and Community Development Act of 1974, which expanded federal and local housing authorities' abilities to provide vouchers and other types of financial assistance for use in the private housing market, marking the end of the short period in which public housing was the government's primary means of providing housing assistance to the poor. Known as Section 8, these subsidies began being dispersed in 1975, and by the end of 1976, there were over 110,000 recipients.<sup>21</sup> Congress reactivated construction under the traditional public housing program, using part of the funds allocated to Section 8. Under the new program, PHAs needed permission from HUD to buy new projects from private developers, and allocated funds were based on a formula that included measures of a locality's population, poverty, substandard housing, and the rental vacancy rate. Congress planned to approve funds for the construction of 30,000 to 50,000 additional units annually from 1976 to 1981. However, by 1979, construction on only 34,000 new units had commenced. The majority of the more than one million units of public housing built by the mid-1970s are still in use today.<sup>22</sup>

### Design of Public Housing

The squalid tenement houses that began receiving harsh criticism at the turn of the century played a crucial role in determining the design of public housing. Early reformers argued that families could not live a healthy existence in tenement buildings with interior rooms, no windows, and no air ventilation. Early housing reformers heavily influenced the standardized design of public housing starting in the 1930s. These reformers were initially inspired by progressive late-19<sup>th</sup> century housing theories and European Modernist housing of the early 20<sup>th</sup> century. Early Public Works Administration architecture showed the influence of both the Garden City and the European Modernist Movement.

First initiated in 1898 by Sir Ebenezer Howard as a means to solve problems associated with poverty, the Garden City Movement is a method of urban planning emphasizing self-sufficient cities surrounded by "greenbelts" and proportionate zones of residences, agriculture, and industry. The design of the city included large amounts of open spaces and public parks, as Howard believed that "town and country *must be married*,

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<sup>19</sup> Zimbalist, 176.

<sup>20</sup> Shester, 17

<sup>21</sup> Ibid.

<sup>22</sup> Ibid.

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and out of this joyous union will spring a new hope, a new life, a new civilization.”<sup>23</sup> In his plan, each household would be enhanced by abundant natural light and access to open space, and centrally located common facilities such as a museum, library, and hospital. The first garden city, Letchworth, was built 34 miles outside of London in 1905.

The design vocabulary of the Garden City Movement was influential in the creation of new residential communities in the United States. After World War I, the United States Housing Corporation constructed fifty-five developments to shelter shipyard and munitions industry workers, and a number incorporated Garden City principles. Yorkship Village in Camden, New Jersey, included public parks and facilities such as churches, a school, and a library, all designed for pedestrian access.<sup>24</sup> In the 1920s, the newly-formed Regional Planning Association of America (RPAA) became active proponents for the Garden City Movement in America. The RPAA worked with the City Housing Corporation in New York City to develop Sunnyside Gardens in Queens, a “superblock” development containing 2-story brick row houses and apartment buildings surrounding open space and athletic fields, connected by pedestrian walkways.<sup>25</sup>

The work of European Modernist architects was also hugely influential on the design of public housing projects in the United States. American housing scholar Catherine Bauer traveled through Europe to study new developments in European housing and architecture, publishing her findings back in the United States. During her studies, she became acquainted with leading Modernist architects such as Le Corbusier, Walter Gropius, J.J.P. Oud, and Ernst May, who were using new technologies and materials and sending European housing in a new direction stylistically. Ernst May created a housing development outside of Frankfurt that contained several types of garden apartment buildings and row houses that included shops, childcare facilities, and public gardens.<sup>26</sup> While serving as architect for the city of Rotterdam’s housing department, Oud designed several workers’ housing groupings. Additionally, the landmark “Modern Architecture International Exhibition” at the Museum of Modern Art in 1932 was hugely influential on American architecture moving forward. The traveling exhibition addressed architecture and housing, exhibiting the works of Frank Lloyd Wright, Walter Gropius, Le Corbusier, J.J.P Oud, Mies van der Rohe, and other significant Modernist architects.

The influence of the Garden City Movement and the Modern Movement is evident in public housing developments in the United States. PWA architects designed developments that included common characteristics such as a superblock organization, minimal ground coverage by buildings, resulting in large amounts of open space, compact building interiors, and on-site community centers.<sup>27</sup> The first limited-dividend PWA project was the Carl Mackley Houses in Philadelphia, which consisted of a grouping of four 3-story buildings placed in alignment with the sun for maximum natural light. Most of the 300 apartments had porches, and traffic was restricted from the interior of the site. The grouping featured communal spaces such as a pool, auditorium, underground garages, and a nursery school. As was the case with many early PWA efforts, the completed design of the Mackley Houses demonstrated the compatibility of European Modernist and Garden City design and federal programmatic guidance.

In general, public housing projects have been defined as a grouping of multi-family, low scale<sup>28</sup>, residential buildings organized around large open spaces and recreational areas. Standard city blocks were often combined

<sup>23</sup> Ebenezer Howard, *Garden Cities of To-morrow* (Boston: MIT Press, 1965), 48

<sup>24</sup> Howard Gillette, Jr. *Civitas by Design: Building Better Communities, from the Garden City to the New Urbanism* (Philadelphia: University of Pennsylvania Press, 2010), 31.

<sup>25</sup> *Ibid.*, 32.

<sup>26</sup> Lusignan, 13.

<sup>27</sup> *Ibid.* 19

<sup>28</sup> The PWA advocated the lowest possible density of development in their public housing groupings and specified a maximum of four-story buildings covering a no more than 30% of the site. New York City, where land costs were the highest in the nation, was the

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into “superblocks” as a way to organize the site. Building forms were often walk-up apartment buildings and row houses, usually constructed of brick with a simple design. Most developments had a non-residential component, such as a community center, recreation areas, and offices.<sup>29</sup> The style of the housing was usually left to the local architect of the project, but architects were urged to achieve simplicity in design. As a result, the majority of public housing projects are simple and modern with a few simple decorative elements such as cantilevered porches, metalwork, and masonry belt courses.

As the federal housing program matured, the use of standardized plans and model unit designs became a common practice. In 1935, the Branch of Plans and Specifications within the PWA created a series of plans for the basic public housing groupings, which included plans for apartment buildings and row houses of various types and sizes. *Unit Plans: Typical Room Arrangements Site Plans and Details for Low Rent Housing* was used by local architects appointed to PWA projects across the country, forming the basis of PWA public housing design. Another manual first published in 1939, provided guidance for site design. Titled *Design of Low-Rent Housing Projects: Planning the Site*, the manual begins with a clear diagram illustrating “What Not To Do” which was an illustration of a typical residential front yard. Seen as a waste of space and unnecessary expense, the front yard was eliminated and replaced with “pooled space” to be shared among occupants.<sup>30</sup> Published in 1945 by the FPHA, the manual *Minimum Physical Standards and Criteria for the Planning and Design of FPHA-Aided Urban Low-Rent Housing* mandated minimum distances between buildings to maximize natural sunlight. Other specifications were economically driven. Attached dwellings were encouraged for public housing groupings because they afforded considerable savings over detached models, reducing the length of plumbing lines and necessary materials. Certain building materials were also suggested based on whether or not they were fireproof, efficient, and low in maintenance costs, as it was more economical to design well-built housing in the interest of long term maintenance.<sup>31</sup>

After World War II, the FPHA reaffirmed and refined the minimum standards for public housing and continued to issue additional bulletins related to site planning. After the passage of the Housing Act of 1949, The PHA issued a collected set of design guidelines titled *Low-Rent Public Housing: Planning, Design, and Construction for Economy*, which addressed the newly passed construction cost limits and set size standards for rooms higher than the previous minima. The booklet also addressed new regulations regarding high-rise public housing developments, which were becoming the standard in larger metropolitan areas.<sup>32</sup> Later in the 1950s, regulations placed a stronger emphasis on project costs, urging local housing authorities to achieve “rock-bottom cost without jeopardy to its function.” Design and construction methods were of upmost importance in keeping costs down, as illustrated by the PHA stating that “in no other field or architectural and engineering design are the qualities of simplicity and restraint more important.”<sup>33</sup> New *Minimum Physical Standards* were issued in 1955, which set more liberal room size requirements, but otherwise maintained previous standards published in years prior. The FHPA continued to issue bulletins about site and project planning to guide housing projects, and continue to do so today.

Building on design standards established throughout the mid-twentieth century, were new regulations which allowed for private sector development of public housing. In the late 1960s through early 1970s vest-pocket projects, scattered sites, turnkey development, new lease forms, and tenants’ participation in management, began to form a very different kind of design entity out of public housing. Private sector or turnkey projects shifted away from the earlier high rise developments and solidified low-rise clustered ranch-style housing as the

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only exception, hence its collection of high-rise public housing projects. (Lusignan, 26)

<sup>29</sup> Ibid.

<sup>30</sup> Eran Ben-Joseph, *Regulating Place: Standards and the Shaping of Urban America* (New York: Routledge, 2005), 71

<sup>31</sup> Lusignan, 27

<sup>32</sup> Ben-Joseph, 91

<sup>33</sup> Ibid, 92

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ideal public housing typology. The small, compact clusters of units, reflected contemporary private-sector single family homes.<sup>34</sup> Single-story and two-story Garden-style duplex units were common during this era and reflected the desire to de-densify public housing after the failure of high-rise developments. Common design features of these duplex developments were economical (as were earlier typologies) and often included brick construction, gabled asphalt shingle roofs, and first floor porches.

The National Park Service MPDF for Public Housing in the United States, describes general characteristics of public housing developments. These characteristics include minimal decoration; repetitive building forms; livable human scale and a balance between buildings and open space; non-residential buildings such as community centers, offices, and recreation rooms; and careful site planning in regards to spatial design, circulation patterns, semi-private garden and courtyard areas, and landscaping. Interior features of public housing projects are utilitarian with simple finishes such as painted concrete block or plaster walls, asphalt tile, or linoleum flooring over concrete floors, and simple kitchens with built-in cabinetry.<sup>35</sup>

### **Public Housing in Louisiana: 1936-1960**

In Louisiana, slum conditions were intensified by high temperatures and humidity throughout much of the year. Economic conditions in the state led to a high percentage of the population living in poverty. Following the collapse of the agrarian economy in the Post- Civil War Era, rural workers moved into cities, to work in the booming shipping and manufacturing economies.

A different set of circumstances drove housing reform in rural Louisiana. Most of the rural poor lived on farmland or were sharecroppers. Due to the availability of land and the wave of Post-Civil-War migration to cities, rural areas and towns did not experience the levels of overcrowding seen in cities like New Orleans. But the same agrarian economy decline which spearheaded a migration to cities, also adversely affected the rural poor. By the 1920s through the 1930s, the agrarian economy decline adversely impacted rural farmers' abilities to maintain the aging housing stock. Surveyors sent by the federal government in the 1930s to inspect housing found that Louisiana's rural areas were "badly in need of decent, safe, and sanitary housing of hundreds of low income families." In addition to a decaying housing stock, isolation and a lack of access to education and health care exacerbated rural poverty.<sup>36</sup>

The Louisiana legislature passed the Housing Authority Act in 1936, which enabled the creation of local housing authorities in cities or towns of over 20,000. The Act, which pre-dated the Housing Act of 1937, or the Wagner-Steagall Act, aimed to improve housing conditions and ameliorate substandard conditions in slums.<sup>37</sup> The largest city in Louisiana, New Orleans, established the Housing Authority of New Orleans (HANO) under the act in 1935 and began to address its housing crisis.

The Great Migration of rural workers to cities like New Orleans presented challenges for both housing and service provision. In the early 20<sup>th</sup> century, New Orleans lacked the housing stock to accommodate for the large population influx of low-income workers. As a result of this influx, single-family homes were converted into multifamily housing, and became known as tenement blocks. Overcrowding and substandard housing conditions, including a lack of indoor plumbing and running water, contributed to poor sanitation and the spread

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<sup>34</sup> Davis, Sam. The Form of Housing.

<sup>35</sup> Ibid.

<sup>36</sup> Theriot, Angelique/ R.C. Goodwin & Associates. National Register of Historic Places Multiple Property Documentation Form: United States Housing Authority (USHA)-funded Public Housing in Louisiana, 1935-1950. 6.

<sup>37</sup> Goddard, Nora. "The Destruction of Public Housing in New Orleans." Nola Tour Guy Blog. November 27, 2012. <http://www.nolatourguy.com/publichousing>; Theriot, 17.

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of disease.<sup>38</sup> The *Times-Picayune* chronicled the tenements, citing cases of disease and overcrowding, and specifically called out the racial and ethnic integration of poor neighborhoods, which was viewed negatively at the time. Renowned housing reformer Edith Wood's 1935 study with the Housing Division of Emergency Administration of Public Works of housing conditions in the United States referenced the housing conditions in New Orleans. Wood explained that "comparatively little is known about housing conditions in New Orleans except that the amount of bad housing there is considerable, and that the general death rate, tuberculosis rate, and infant mortality rate have been uniformly high." The findings of the study revealed that the selected blighted areas contained 507 buildings with 7% in good condition, 45% in fair condition, 33% in poor condition, and 15% dilapidated.<sup>39</sup>

In response to these poor housing conditions, New Orleans set out to create what would be the country's first public housing project. HANO was the first housing authority in the country to utilize an urban renewal slum clearance policy under the federal Wagner Act to create low-rent public housing. The first low-rent public housing project in New Orleans, and in the whole country, was the St. Thomas development, built from 1938-41. The country's first low-rent housing project contained 920 units, in two to three story buildings. The Iberville project, which was New Orleans' first planned project, immediately followed St. Thomas with 75 buildings with 858 one-to-two-bedroom units.<sup>40</sup>

By 1942, the New Orleans Housing Authority had created two additional complexes, the Calliope and Lafitte, for a total of 4,137 low-rent public housing units. St. Bernard opened in 1946, and contained an additional 734 units.<sup>41</sup> As was the case in much of the American south, these early apartment complexes were segregated, with white families housed in Lafitte and Calliope and African American families housed in St. Bernard. The housing developments constructed during this era for African American residents became known as the "big four": B.W. Cooper, C.J. Peete, Lafitte, and St. Bernard.<sup>42</sup>

While the new housing filled a need for more quality housing for low income residents, HANO did not always provide replacement housing for residents of the slums which were demolished to make way for new housing. HANO did utilize a 1:1 unit replacement rate, however, these units were not always given to former slum residents in an effort to permanently eradicate slums by diversifying residents and demolishing substandard buildings. Instead, units were granted to the "deserving poor," or families who were not chronically impoverished.<sup>43</sup> Throughout the 1950s and 60s, HANO more than doubled its low-rent public housing inventory both by expanding existing developments and adding new developments. The largest project, Desire, opened in 1956, and contained 262 two-story wood frame buildings with brick veneers housing 1,860 units for black families. At the time of construction, Desire was one of the largest housing projects in the United States.<sup>44</sup> More units were added in the 1960s with 1,000 units added at the William J. Fischer Apartments.<sup>45</sup>

HANO was the most prolific housing authority in the state, but smaller cities and rural areas also began to create housing authorities and develop low-income public housing in this era. These housing developments located in smaller cities and rural areas were called Low-density Rural Developments. Ideally, these

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<sup>38</sup> Theriot, [http://www.crt.state.la.us/downloads/HP/JulyNationalRegisterNominations/LA\\_UnitedStatesHousingAuthority-fundedPublicHousinginLouisiana,1935-1950ReviewCommittee.pdf](http://www.crt.state.la.us/downloads/HP/JulyNationalRegisterNominations/LA_UnitedStatesHousingAuthority-fundedPublicHousinginLouisiana,1935-1950ReviewCommittee.pdf). Accessed 4/19/2017. 5.

<sup>39</sup> Theriot, 8.

<sup>40</sup> Goddard.

<sup>41</sup> Reckdahl, Kathy. "Public Housing: The Times-Picayune covers 175 years of New Orleans history." *The Times Picayune*. January 29, 2012.

<sup>42</sup> Goddard.

<sup>43</sup> Theriot, 10.

<sup>44</sup> Reckdahl; Goddard

<sup>45</sup> Reckdahl.

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developments were constructed on already vacant land, however, some slum clearance was used periodically. Characteristically, these developments featured one-story Ranch-like buildings with a maximum of two units per building, built with inexpensive construction material. Each building was situated facing a public street with a small yard in the front and rear of the property. Each property consisted of a rear fenced yard with clotheslines for laundry and small utility sheds. The size of these developments ranged from 25 to 50 buildings, translating to 48 to 100 units. These developments were in contrast to the high-density urban housing developments found only in New Orleans. Characteristically, these developments featured buildings of varying lengths and widths that were two to three stories in height that were architecturally stylized with Creole and Depression Era influences. Commonly, the layout of these buildings was known as a “court plan,” with clusters situated along a public green space. The size of the developments vary from 48 to 121 residential buildings. The floorplans of these developments were intended to reflect historic New Orleans residential tenant floorplans. The high density of these urban building types made them unique among USHA-funded public housing developments in Louisiana. This density reflected the high level of need for affordable housing in the city in the 1930s and 1940s.<sup>46</sup>

In 1940, the 1936 Louisiana Housing Act was amended to lower the regional population requirement from 20,000 to 5,000. This pivotal reform enabled smaller cities and towns to form housing authorities and address the rural housing crisis. Further, the reforms enabled towns and parishes to form regional housing authorities that could more efficiently serve rural populations. Additional measures provided for low-income residential developments in rural areas and the creation of a State Housing Coordinator. Smaller cities including Baton Rouge, Lafayette, Shreveport, and Lake Charles as well as the parishes of Iberia, East Baton Rouge, and St. James created new housing authorities under the legislation.<sup>47</sup>

Rural areas responded to the housing crisis through the creation of regional housing authorities, enabled by the 1940 state act. The state determined that 75,000 substandard houses were to be demolished and replaced with new units. To construct the new units, the state applied to the federal government for an amount of \$2,500,000 of which they received \$2,000,000. The funds were distributed among regional housing authorities throughout the state. While the resulting housing varied across the state, most units contained 4-5 rooms and were connected to electricity, which was still viewed as a commodity in rural parts of the state.<sup>48</sup>

The public housing for Louisiana was divided into two primary categories: High-density Urban Housing Developments and Low-density Rural Housing Developments. The High-density Urban Housing Developments are located solely in New Orleans.

### **History of the Lake Charles Housing Authority**

Lake Charles, one of the state’s smaller cities, was the fourth city to establish a housing authority under the newly reformed housing act. On April 16, 1940, the City of Lake Charles entered into a cooperative agreement with the newly formed Lake Charles Housing Authority (LCHA). The agreement outlined that the City would provide any necessary utilities and services to any LCHA developments.<sup>49</sup> A study conducted by the Housing Authority revealed that roughly 1,657 families were living in substandard housing units. Following the study, in order to provide more adequate housing, the newly established Housing Authority began plans to construct two new housing developments with 165 total units, LA-4-1, and LA-4-2, which were later named Booker T.

<sup>46</sup> Theriot, United States Housing Authority (USHA)-funded Public Housing in Louisiana, 1935-1950. US Department of the Interior National Parks Service. F21-22.

<sup>47</sup> Theriot, 17.

<sup>48</sup> Theriot, 18-19.

<sup>49</sup> Lake Charles Housing Authority. Meeting Minutes. April 16, 1940.

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Washington Courts and High School Park, respectively.<sup>50</sup> The LCHA retained architecture firm Dunn & Quinn to design Lake Charles' early public housing including the Booker T. Washington Courts (LA-4-1), and High School Park (LA-4-2).<sup>51</sup>

Construction on the projects commenced in 1941 and was completed in 1942.<sup>52</sup> Both projects were utilized as defense workers' housing throughout World War II and were opened to the general public after the War. As was the case with much of the public housing constructed in this period, Booker T. Washington Courts and High School Park were segregated. Throughout the planning process for Booker T. Washington and High School homes, the board discussed segregated housing as integral to the success of the developments, stating that the "requirement of securing good ratings would depend on designating one of the projects as white."<sup>53</sup>

Throughout the early 1950s, the LCHA generally concerned itself with ongoing maintenance of existing projects, but the need for additional housing became clear. In 1956, the LCHA with James C. Baker as the development director began planning for four new housing projects: LA-4-3, LA-4-4 (the subject property), LA-4-5, and LA-4-6.<sup>54</sup> Due to the controversial nature of public housing at the time, the LCHA faced opposition from the community on these projects. As a result, land acquisition to begin planning and development of the projects was somewhat delayed.<sup>55</sup> Nevertheless, the LCHA received Mayoral and City Council approval for the sites of LA-4-3, Clark Courts, and LA-4-4, Carver Courts by 1959. Architect, Elwin Fitch, was retained to design Clark and Carver courts.<sup>56</sup> Carver Courts, which contained 108 units and one administrative building, was completed in 1959. Clark Courts, which contained 70 units, was completed in 1960. Lloyd Oaks (LA-4-5), the largest project, was completed in 1958 with 150 residential units and one administrative building. Golden Arms (LA-4-6), which included 80 elderly housing units, was not completed until 1970.<sup>57</sup> In 1960, the LCHA continued to plan for more public housing, with Jones Manor (LA-4-3A) which contained 72 elderly units, completed in 1965.

Like much of the public housing constructed during this era, Lake Charles' developments were intentionally segregated. The 1942 development, Booker T. Washington Courts, housed black families, while the High School Park development housed white families. Clark and Carver Courts were constructed specifically for black families, while Lloyd Oaks and Jones Manor were constructed for white families. Golden Arms was originally planned for white residents, but was not constructed until 1970, after desegregation took effect. In 1956, with the commencement of LA-4-3-through-6, the LCHA Board resolved that, "the segregation policy of the board will continue to operate as in the past, equal facilities in quality and quantity for both white and colored families."<sup>58</sup> In 1966, two years after the passage of the Civil Rights Act of 1964, Carver Courts, Clark Courts, Jones Manor, and Lloyd Oaks were desegregated with a resolution by the LCHA Board. In order to prove compliance with the Act, the Board forwarded their new administrative practices to the PHA office in Fort Worth, Texas.<sup>59</sup>

### Clark Courts as Example of Public Housing:

<sup>50</sup> "Shreveport & Lake Charles in Housing Program." *The Times-Picayune*. November 3, 1940. ; Housing Group at Lake Charles Lets Contract." *The Times Picayune*. November 9, 1940. ; Lake Charles Housing Authority, Meeting Minutes. April 1940-August 1941.

<sup>51</sup> Finding Aid, Dunn & Quinn Architectural Records, Collection 135. Archives and Special Collections Department. Frazer Memorial Library, McNeese State University.

<sup>52</sup> Lake Charles Housing Authority. Meeting Minutes. March 1942.

<sup>53</sup> Lake Charles Housing Authority. Meeting Minutes, November 1941.

<sup>54</sup> Lake Charles Housing Authority. Meeting Minutes, September 1956.

<sup>55</sup> Planning began in 1956, but the developments were not all completed until 1970.

<sup>56</sup> Lake Charles Housing Authority. Meeting Minutes, May 1959.

<sup>57</sup> Lake Charles Housing Authority. Meeting Minutes, April 1959.

<sup>58</sup> Lake Charles Housing Authority. Meeting Minutes, November 1966.

<sup>59</sup> Lake Charles Housing Authority. Meeting Minutes, September 1966; November 1966.

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Clark Courts (LA-4-3) is an excellent example of standardized public housing design in the mid-20<sup>th</sup> century, specifically that of Low-density Rural Housing Developments for Louisiana. The design of the site, simple architectural design of the residential buildings, and economical materials reflect the recommended standards for public housing design published by the Public Housing Administration in the 1930s, 1940s, and 1950s, which were updated throughout the 1960s and 1970s.

The typical size of Low-density Rural Housing Developments is between 25 to 50 buildings with units ranging from 48-100. Clark Courts has 35 buildings with 70 units. The simple architectural design of the building exteriors and lack of ornamentation express the architectural style of USHA-funded developments in rural Louisiana. The design of the buildings expresses that of the housing form that became dominant in the mid-century: the Ranch-style home. Through their emphasis on horizontality low-pitched or side-gabled roofs and the use of multiple colors of brick, the units more closely resemble a neighborhood of single-family houses.<sup>60</sup>

The residential buildings were required to be one-story in height with a maximum of two units per each. Each of the two-unit buildings are detached from one another and are situated on concrete slabs that face public thoroughfares. Each residential unit has a small yard with a private driveway and a slight overhang above each main entrance. The fenced rear yard, small service ally and CMU sheds found behind every residential unit further strengthens the claim. 2/2 aluminum windows, which were a trademark characteristic of Low-density Rural Housing Developments, can be found on the residential buildings. The buildings found at Clark Courts are constructed in a way that directly mimics these standards that were set forth by the United States Housing Authority-funded Public Housing Authority in Louisiana for Low-density Rural Housing Developments and are contributing characteristics for Historic Districts of such nature in Louisiana. As was customary for Low-density Rural Housing Developments, the designated plot of land for construction was previously vacant. The recreational resources found at Clark Courts also display elements of Low-density Rural Housing Developments through designated play areas and playground equipment.<sup>61</sup>

Clark Courts also possesses characteristics representative of midcentury modern apartment complexes.<sup>62</sup> These characteristics include minimal decoration; repetitive building forms; livable human scale and a balance between buildings and open space; and careful site planning in regards to spatial design, circulation patterns, semi-private garden and courtyard areas. The MPDF, which ends in 1950, states that interior features of public housing projects are utilitarian with simple finishes such as, gypsum board or plaster walls, asphalt tile or linoleum flooring over concrete floors, and simple kitchens with built-in cabinetry. While Clark Courts was constructed in 1960, the design of the housing follows the MPDF standards.

### **Conclusion:**

Clark Courts is an important example of a Low-density Rural Housing Development constructed by the Lake Charles Housing Authority. The complex expresses the standards mandated by the Federal Public Housing Authority for site planning, architecture, and interior plan. The complex retains its original design with minimal alterations and thus retains integrity. As such, Clark Courts is eligible for listing in the National Register under Criterion A for Social History and Criterion C for its Architecture.

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### **Developmental History/Additional historic context information**

<sup>60</sup> Theriot, United States Housing Authority (USHA)-funded Public Housing in Louisiana, 1935-1950. US Department of the Interior National Parks Service. F21-22.

<sup>61</sup> Ibid.

<sup>62</sup> The MPDF *Public Housing in the United States, 1933-1949* contains more information on these characteristics.



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See above.

## 9. Major Bibliographical Resources

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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[http://www.crt.state.la.us/downloads/HP/JulyNationalRegisterNominations/LA\\_UnitedStatesHousingAuthority-fundedPublicHousinginLouisiana,1935-1950ReviewCommittee.pdf](http://www.crt.state.la.us/downloads/HP/JulyNationalRegisterNominations/LA_UnitedStatesHousingAuthority-fundedPublicHousinginLouisiana,1935-1950ReviewCommittee.pdf). Accessed 4/19/2017.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):**     N/A    

**10. Geographical Data**

**Acreeage of Property:** 8.5 acres

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 30.261305 | Longitude: -93.193186 |
| 2. Latitude: 30.261305 | Longitude: -93.191837 |
| 3. Latitude: 30.258906 | Longitude: -93.191837 |
| 4. Latitude: 30.258906 | Longitude: -93.193186 |

**Verbal Boundary Description (Describe the boundaries of the property.)**

Clark Courts LA-4-3 is bound by Pear Street to the east, Harless Street to the south, Prater Street to the west and Theriot Street to the north. See submitted boundary map.

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**Boundary Justification** (Explain why the boundaries were selected.)

The boundary is drawn to include all residential buildings constructed in 1960 as part of Clark Courts LA-4-3 (i.e. these are the historic boundaries of the property).

**11. Form Prepared By**

name/title: Cindy Hamilton, Lee Ricetti  
organization: Heritage Consulting Group  
street & number: 15 W. Highland Ave, #1  
city or town: Philadelphia state: PA zip code: 19118  
e-mail: [chamilton@heritage-consulting.com](mailto:chamilton@heritage-consulting.com)  
telephone: 215-248-1260  
date: January 23, 2018

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property: Clark Courts LA-4-3  
City or Vicinity: Lake Charles  
County: Calcasieu State: LA  
Photographer: Lee Riccetti  
Date Photographed: March 2017

- 1 of 9. View of Building B10, looking southeast
- 2 of 9. View of Building A12, looking northwest
- 3 of 9. View of Building B11, looking northeast
- 4 of 9. View of Rena Street, looking south
- 5 of 9. View of Rena Street, looking northeast
- 6 of 9. View of Building C25, looking northeast
- 7 of 9. View of Rear Lawn, looking northwest
- 8 of 9. View of Building A6, looking northwest
- 9 of 9. View of Basketball Court, looking southwest

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**Appendix A: Building Index**

<b><u>Building Number</u></b>	<b><u>Building Type</u></b>	<b><u>Building Address</u></b>	<b><u>Year constructed</u></b>	<b><u>Contributing/ Non-contributing</u></b>
1	A	1701 Pear Street 1703 Pear Street	1960	Contributing
2	C	1705 Pear Street 1707 Pear Street	1960	Contributing
3	A	1709 Pear Street 1711 Pear Street	1960	Contributing
4	A	1713 Pear Street 1715 Pear Street	1960	Contributing
5	B	1801 Pear Street 1803 Pear Street	1960	Contributing
6	A	1805 Pear Street 1807 Pear Street	1960	Contributing
7	A	1809 Pear Street 1811 Pear Street	1960	Contributing
8	A	1813 Pear Street 1815 Pear Street	1960	Contributing
9	B	1817 Pear Street 1819 Pear Street	1960	Contributing
10	B	1846 Rena Street 1844 Rena Street	1960	Contributing
11	B	1842 Rena Street 1840 Rena Street	1960	Contributing

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12	A	1838 Rena Street 1836 Rena Street	1960	Contributing
13	B	1834 Rena Street 1832 Rena Street	1960	Contributing
14	B	1830 Rena Street 1828 Rena Street	1960	Contributing
15	A	1826 Rena Street 1824 Rena Street	1960	Contributing
16	A	1722 Rena Street 1720 Rena Street	1960	Contributing
17	A	1718 Rena Street 1716 Rena Street	1960	Contributing
18	B	1714 Rena Street 1712 Rena Street	1960	Contributing
19	B	1717 Rena Street 1719 Rena Street	1960	Contributing
20	C	1721 Rena Street 1723 Rena Street	1960	Contributing
21	B	1725 Rena Street 1727 Rena Street	1960	Contributing
22	A	1729 Rena Street 1731 Rena Street	1960	Contributing
23	B	1821 Rena Street 1823 Rena Street	1960	Contributing

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24	C	1825 Rena Street 1827 Rena Street	1960	Contributing
25	B	1829 Rena Street 1831 Rena Street	1960	Contributing
26	B	1833 Rena Street 1835 Rena Street	1960	Contributing
27	B	1827 Prater Street 1829 Prater Street	1960	Contributing
28	A	1818 Prater Street 1816 Prater Street	1960	Contributing
29	B	1814 Prater Street 1812 Prater Street	1960	Contributing
30	B	1810 Prater Street 1808 Prater Street	1960	Contributing
31	A	1806 Prater Street 1804 Prater Street	1960	Contributing
32	B	1802 Prater Street 1800 Prater Street	1960	Contributing
33	A	1710 Prater Street 1708 Prater Street	1960	Contributing
34	B	1706 Prater Street 1704 Prater Street	1960	Contributing
35	B	1702 Prater Street 1700 Prater Street	1960	Contributing

Clark Courts LA-4-3

Name of Property

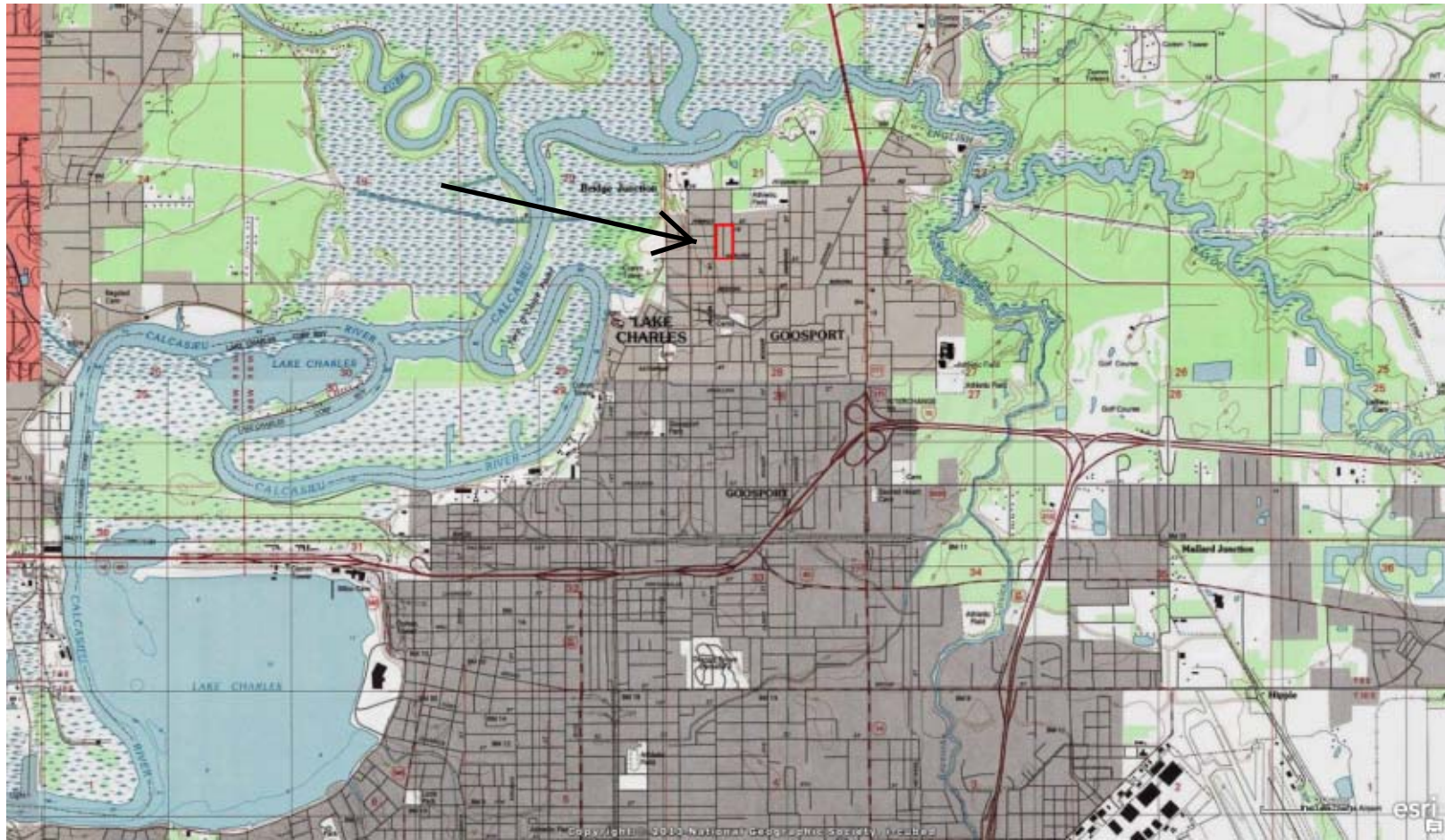
Calcasieu Parish, LA

County and State

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Clark Courts LA 4-3, Calcasieu Parish, LA



Latitude: 30.260173 Longitude: -93.192456



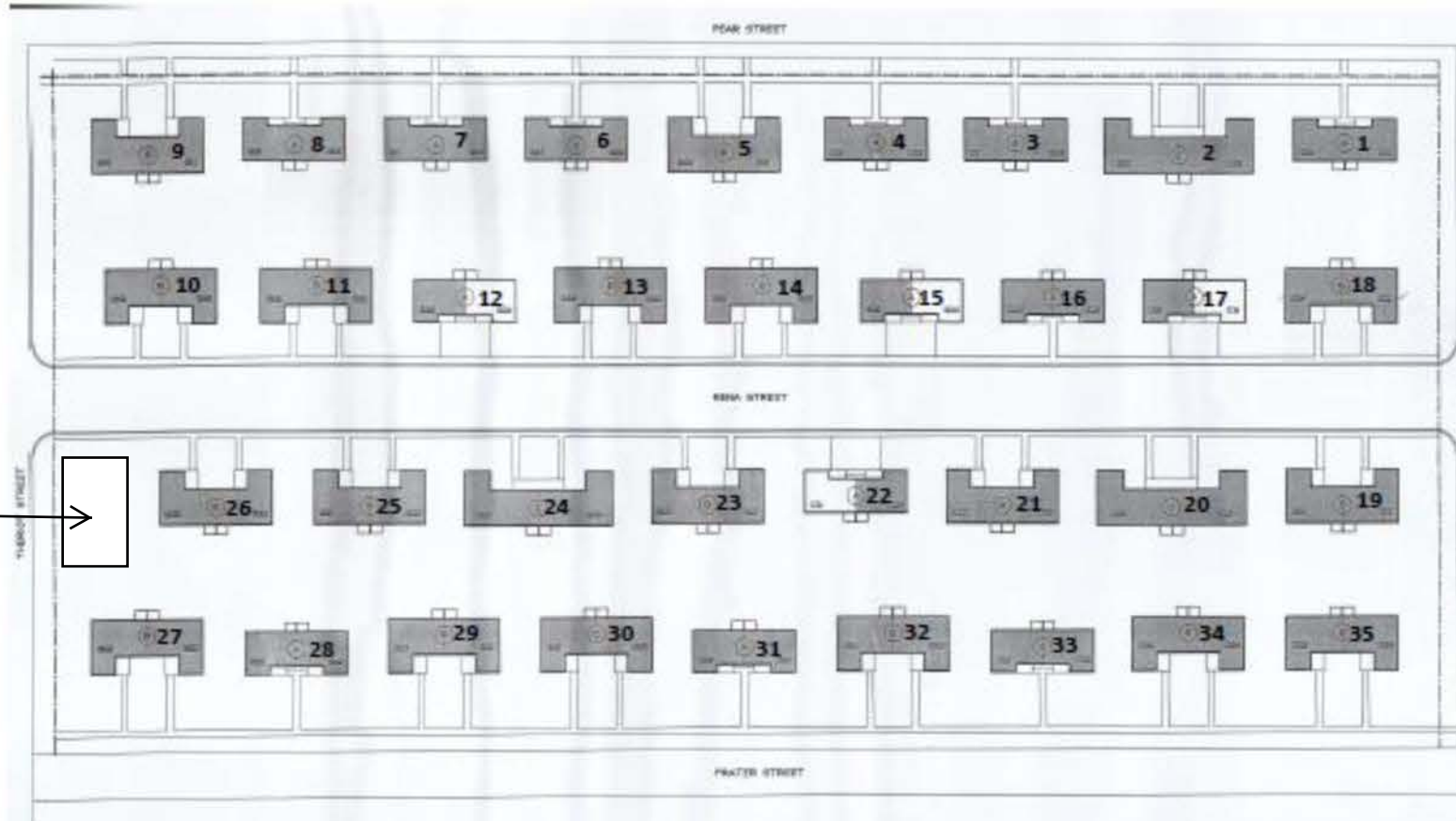
# Clark Courts

Calcasieu Parish, LA  
Boundary Map

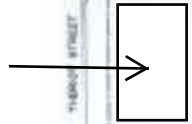
Boundary

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 30.261305 | Longitude: -93.193186 |
| 2. Latitude: 30.261305 | Longitude: -93.191837 |
| 3. Latitude: 30.258906 | Longitude: -93.191837 |
| 4. Latitude: 30.258906 | Longitude: -93.193186 |



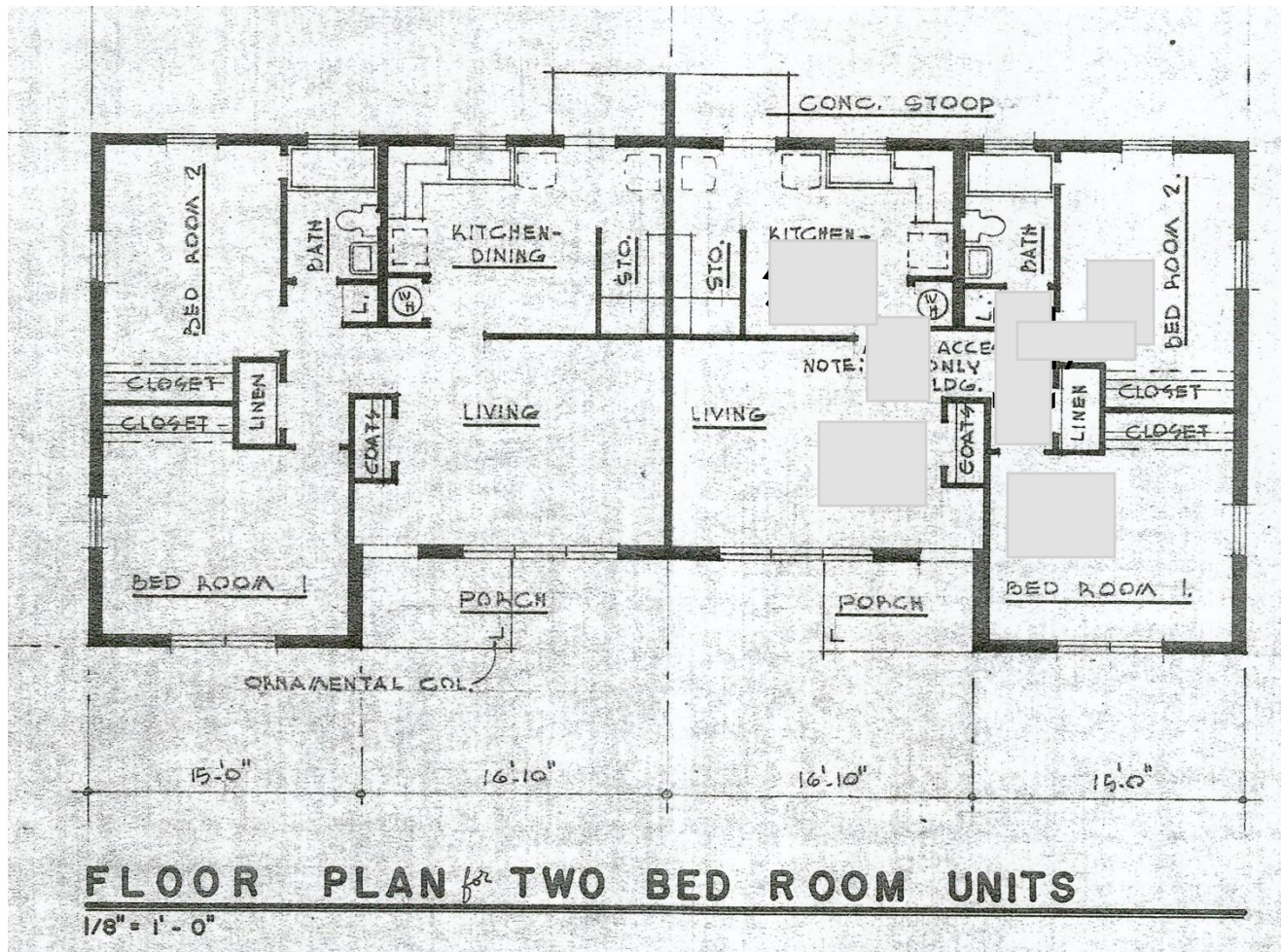


Non-contributing  
basketball court



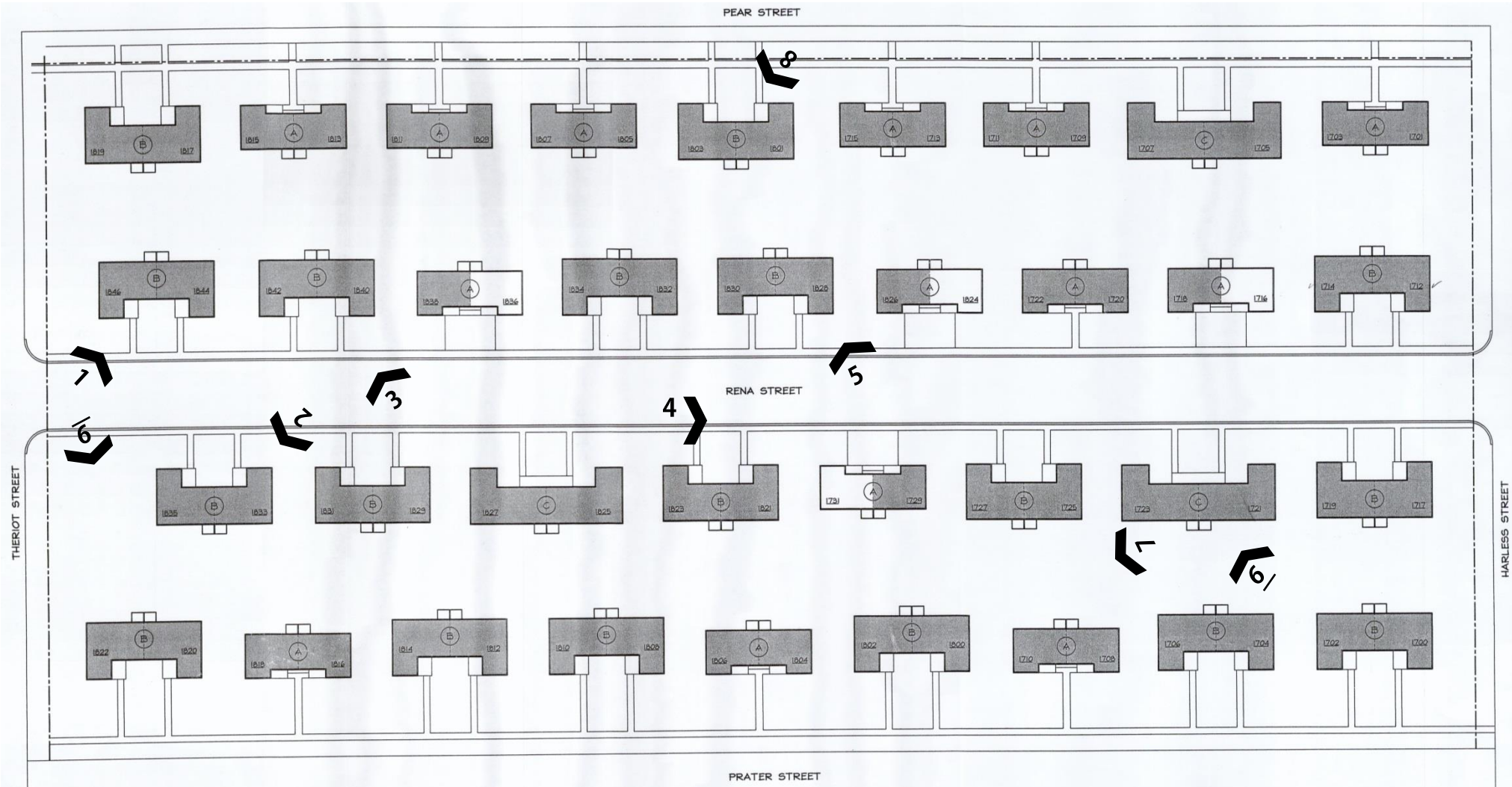
1 SITE PLAN CLARK COURTS LA 4-3  
SCALE: 1" = 40'-0"

BUILDING SCHEDULE		
APPROX. YEAR OF CONSTRUCTION	DESCRIPTION	QUALITY
	1 - BONDURANT UNIT	2 - BONDURANT UNIT (1912)
	2 - BONDURANT UNIT	3 - BONDURANT UNIT (1912)
	3 - BONDURANT UNIT	4 - BONDURANT UNIT (1912)





**Photos: 1-9**























UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 5/10/2018      Date of Pending List: 5/30/2018      Date of 16th Day: 6/14/2018      Date of 45th Day: 6/25/2018      Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal       | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|                                       | <input checked="" type="checkbox"/> CLG  |   |

Accept       Return       Reject      6/18/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert      Discipline Historian

Telephone (202)354-2275      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



BILLY NUNGESSER  
LIEUTENANT GOVERNOR

**State of Louisiana**  
OFFICE OF THE LIEUTENANT GOVERNOR  
DEPARTMENT OF CULTURE, RECREATION & TOURISM  
OFFICE OF CULTURAL DEVELOPMENT  
DIVISION OF HISTORIC PRESERVATION

BILL CODY  
DEPUTY SECRETARY

February 5, 2018

Lori Marinovich  
PO Box 900  
Lake Charles, LA 70602

Dear Ms. Marinovich:

We are pleased to inform you that the historic property listed below will be considered by the State National Register Review Committee for nomination to the National Register of Historic Places:

**Clark Courts**  
**Calcasieu Parish, LA**

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing on the National Register provides recognition and assists in preserving our Nation's heritage. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property. If the property is listed on the National Register, tax credits for rehabilitation and other beneficial provisions may apply. Listing in the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them. A draft copy of the nomination and attachment is included with this letter.

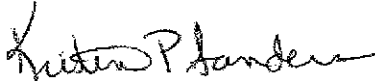
One of your responsibilities as a Certified Local Government (CLG) is to review pending National Register nominations of properties within your community. This is required, in part, to detect any errors in fact, but also to provide local insight or knowledge concerning the property. I hope that you will consider the nomination for this property at your next meeting. After providing a reasonable opportunity for public comment, the Lake Charles Historic District Commission shall fill out the attached CLG review form as to whether or not, in their opinion, the property meets the National Register criteria. Within 60 calendar days of notice from the State Historic Preservation Office (SHPO), the chief elected official shall transmit their report to the SHPO. If the SHPO does not receive the report and recommendation within 60 calendar days, the nomination process will continue. All comments received will be forwarded to the SHPO Director and the National Register Review Committee for consideration along with the nomination.

We have scheduled the nomination for presentation to the National Register Review Committee on **Thursday, April 12, 2018**, and would like to receive your comments by that time in fulfillment of the comment period. This letter serves as notification initiating the sixty-day comment period.

Lori Marinovich  
February 5, 2018  
Page 2

You are invited to attend the National Register Review Committee meeting at which the nomination will be officially considered. The location and time have not been confirmed yet, but will be found on our website. Should you have any questions about this nomination, please contact Jessica Richardson at 225-219-4595 or at [jrichardson@crt.la.gov](mailto:jrichardson@crt.la.gov).

Thanks,

A handwritten signature in black ink that reads "Kristin Sanders". The signature is written in a cursive style with a large initial "K".

Kristin Sanders  
Deputy State Historic Preservation Officer



**LAKE CHARLES HISTORIC DISTRICT COMMISSION REPORT FOR:**  
**CLARK COURTS**  
**NATIONAL REGISTER NOMINATION**

NAME OF CLG: City of Lake Charles  
PROPERTY NAME: Clark Courts  
PROPERTY ADDRESS: \_\_\_\_\_  
DATE SENT: \_\_\_\_\_  
DATE OF NATIONAL REGISTER REVIEW COMMITTEE MEETING: Apr 12 2018  
Does the nomination meet the Criteria for Listing on the National Register of Historic Places?  
Yes \_\_\_\_\_ No \_\_\_\_\_ Criterion: A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_

Has public comment been included? Yes  No \_\_\_\_\_ Explain:  
The Historic Preservation Commission passed Resolution 2018-001 on March 19, 2018 AND THE City Council passed Resolution on March 21, 2018

The Commission recommends that the property or properties should be listed on the National Register of Historic Places.

The Commission would like to make the following recommendations regarding the nomination (use additional sheets if necessary):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Commission recommends that the property or properties should not be listed on the National Register of Historic Places for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Commission chooses not to make a recommendation on this nomination for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Joel Davidson  
Historic District Commission Chair (Print Name)

Joel Davidson 3-22-18  
Signature Date

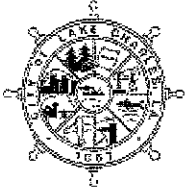
Nicholas E. Hunter  
Chief Elected Official (Print Name)

Nicholas E. Hunter 3-22-18  
Signature Date

This report and recommendation should be mailed to:

National Register Coordinator  
Louisiana Division of Historic Preservation  
PO Box 44247  
Baton Rouge, LA 70804

Questions about this form may be directed to the National Register Coordinator – Jessica Richardson at 225-215-4595 or [jrichardson@crt.la.gov](mailto:jrichardson@crt.la.gov).



# City of Lake Charles

326 Pujot Street  
P.O. Box 1178  
Lake Charles, LA  
70602-1178

## Certified Copy

Resolution: 34-18

File Number: 111-18

Enactment Number: 34-18

**A resolution recommending support of the placement of Carver Courts and Clark Courts on the National Register of Historic Places and to accept and add Carver Courts and Clark Courts to the City of Lake Charles' local landmark list.**

WHEREAS, the City of Lake Charles Certified Local Government program supported through the City's Historic Preservation Commission seeks to implement programs through public/private partnership agreements in such a manner as to aid and encourage economic development;

WHEREAS, the potential of millions of investment dollars will be spent to rehab important historical structures within these districts. These structures are a unique addition to the character and culture of the region as well as serving the housing and small business endeavors that reside within them;

WHEREAS, several tax incentives are available to owners of structures listed on the National Register of Historic Places;

WHEREAS, the Louisiana Division of Historic Preservation administers the Federal Rehabilitation Tax Credit in conjunction with the National Park Service (NPS) and Internal Revenue Service (IRS) and two State Rehabilitation Tax Credits in conjunction with the Louisiana Department of Revenue (LDR). The purpose of tax credits is to encourage the preservation of historic buildings through incentives to support rehabilitation of historic and older buildings;

WHEREAS, the tax credits for the rehabilitation of eligible historic properties located in certain areas include downtown development districts and/or cultural product districts. ;

WHEREAS, the Lake Charles is a recognized Certified Local Government through the State Department of Culture Recreation and Tourism with responsibilities that include reviewing National Register of Historic Places applications for structures located within the City; and

WHEREAS, significant structures eligible for listing on the National Register of Historic Places and thereafter eligible to participate in the tax incentive programs are Carver Courts and Clark Courts, slated for redevelopment as residential properties;

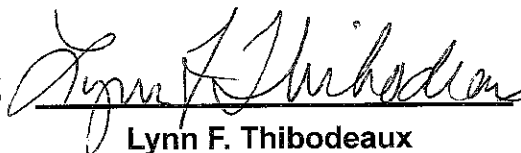
THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CHARLES, LOUISIANA, in regular session convened, that:

SECTION 1: All of the above and foregoing is hereby made a part of this resolution.

SECTION 2: The City Council of the City of Lake Charles, Louisiana, hereby endorses the request of the record owner, the City and the State Historic Preservation Officer to list both the Carver Courts District and the Clark Courts District, on the National Register of Historic Places and to include them on the City's local landmark list.

I, Lynn F. Thibodeaux, Clerk of the Council, certify that this is a true copy of Resolution number 34-18 passed by the City Council on 3/21/2018.

Clerk of the Council

  
Lynn F. Thibodeaux

3-22-2018  
Date Certified

HISTORIC PRESERVATION COMMISSION  
CITY OF LAKE CHARLES  
PARISH OF CALCASIEU  
STATE OF LOUISIANA

## RESOLUTION 2018-001

A RESOLUTION TO RECOMMEND TO THE CITY COUNCIL TO SUPPORT THE PLACEMENT OF CARVER COURTS AND CLARK COURTS ON THE NATIONAL REGISTER OF HISTORIC PLACES AND TO ACCEPT AND ADD CARVER COURTS AND CLARK COURTS TO THE CITY OF LAKE CHARLES' LOCAL LANDMARK LIST.

**WHEREAS**, pursuant to the charge of the Lake Charles Historic Preservation Commission to review and consider design guideline standards, as well as to publically consider requests for variances, exceptions, and conditional use permits within the established historic districts and issue Certificates of Appropriateness (COA) based on that review, the HPC petition has recommended to the Lake Charles City Council the same sort of public review and historic asset protection to any and all Landmark properties located within the City of Lake Charles.

**WHEREAS**, properties are added to the National Register of Historic Places and the Local Landmark list by the owner through petition through an exhaustive research and selection process that involves identification, documentation and significance on a local, state or national level.

**WHEREAS**, while individual listing on the National Register of Historic Places and the Local Landmark is prestigious; the institution of the review component (COA) by the City's Historic Preservation Commission allows public review and protection of historic resources,

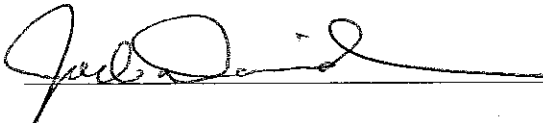
**WHEREAS**, The City Council is in a position to extend the protection of public review of projects for the National Register of Historic Places and the Local Landmark properties within the city limits of Lake Charles by ordinance, including but not limited to.

**WHEREAS**, the National Register of Historic Places and the Local Landmark listings are well-documented and identified having been researched and nominated by their owners, and having successfully undergone the scrutiny of selection are these properties:

- Carver Courts
- Clark Courts

BE IT RESOLVED, BY THE HISTORIC PRESERVATION COMMISSION (HPC) A RESOLUTION TO RECOMMEND TO THE CITY COUNCIL TO SUPPORT THE PLACEMENT OF CARVER COURTS AND CLARK COURTS ON THE NATIONAL REGISTER OF HISTORIC PLACES AND TO ACCEPT AND ADD CARVER COURTS AND CLARK COURTS TO THE CITY OF LAKE CHARLES' LOCAL LANDMARK LIST.

PASSED AND ADOPTED at Lake Charles, Louisiana on this 19 day of March, 2018.



Joel Davidson, Chairman  
Historic Preservation Commission  
City of Lake Charles



BILLY NUNGESSER  
LIEUTENANT GOVERNOR

**State of Louisiana**  
OFFICE OF THE LIEUTENANT GOVERNOR  
DEPARTMENT OF CULTURE, RECREATION & TOURISM  
OFFICE OF CULTURAL DEVELOPMENT  
DIVISION OF HISTORIC PRESERVATION

RICHARD P. HARTLEY  
DEPUTY SECRETARY  
KRISTIN P. SANDERS  
ASSISTANT SECRETARY

DATE: May 9, 2018

TO: Mr. James Gabbert  
National Park Service Mail Stop 7228  
1849 C Street, NW  
Washington, D.C. 20240

FROM: Jessica Richardson, National Register Coordinator  
Louisiana Division of Historic Preservation

RE: Clark Courts, Calcasieu Parish, LA

Jim,

The enclosed disks contain the true and correct copy of the National Register Documentation for the Clark Courts to be placed in the National Register of Historic Places. Should you have any questions, please contact me at 225-219-4595, or [jrichardson@crt.la.gov](mailto:jrichardson@crt.la.gov).

Thanks,

Jessica 

Enclosures:

- CD with PDF of the National Register of Historic Places nomination form
- CD with electronic images (tiff format)
- Physical Transmission Letter
- Physical Signature Page, with original signature
- Other:

Comments:

- Please ensure that this nomination receives substantive review
- This property has been certified under 36 CFR 67
- The enclosed owner(s) objection(s) do \_\_\_\_\_ do not \_\_\_\_\_ constitute a majority of property owners. (Publicly owned property)
- Other: