

CITY OF EUNICE
HISTORIC DISTRICT COMMISSION

Permit applications and pertinent information may be obtained at the Historic District Office located at Mayor's Office, 300 South Second Street, phone (318) 457-7389.

Permit applications should be submitted to the Historic District Commission seven (7) days prior to the date of the next commission meeting. The Historic District Commission meetings are held the first Monday of each month at noon in the Mayor's Conference Room.

Permit applications shall be accompanied by the appropriate information, i.e., photographs, paint color samples, plans, specifications, and elevations. All applications shall include a color photograph of the dwelling or structure for which the applicant is seeking a permit. Incomplete applications shall not be processed. (See Section 8. Submission of Plans for Exterior Changes to Commission.)

A BUILDING PERMIT CANNOT BE ISSUED FOR ANY STRUCTURE LOCATED WITHIN THE HISTORIC DISTRICT UNTIL A PERMIT APPLICATION HAS BEEN APPROVED BY THE HISTORIC DISTRICT COMMISSION.

WHEREAS, the City Council is desirous of promoting the educational, cultural and economic welfare of the public of the City by preserving and protecting historic structures and neighborhoods which serve as visible reminders of the history and heritage of the city, region, state and nation, and furthermore it is the purpose of this Ordinance to strengthen the economy of the City by stabilizing and improving property values in historic areas, and

1. NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Eunice in legal session convened, that Chapter 5 of the Code of Ordinances is hereby amended and re-enacted in its entirety, as follows, to-wit:

SECTION 1. Commission Established

There is hereby created a Commission to be known as the Historic District Commission of the City of Eunice.

SECTION 2. Recommendation and Appointment of Members

The Commission shall consist of seven (7) members, and shall be appointed by the Mayor.

SECTION 3. Vacancies

Each of the members of the Commission shall be appointed for a term of four (4) years. The Chairman shall be elected by the members of the Commission. Whenever the term of a member of the Commission expires, the Mayor shall appoint his successor. The members may serve consecutive terms.

SECTION 4. Rules, Regulations and Guidelines; Meetings; Reports and Recommendations

The Commission shall make such rules and regulations as it may deem advisable and necessary for the conduct of its affairs non inconsistent with the laws of the City and State. The commission shall meet monthly, but meetings may be held at any time by the Commission on the written request of any of the seven (7) members or on the call of the Chairman of the Commission or the Mayor. The Commission shall make quarterly reports to the Mayor and Council containing a statement of its activities. Copies of the rules, regulations and guidelines are available at the Historic District Commission office.

SECTION 5. Purpose

The Eunice Historic District Commission shall have for its purpose the preservation of all structures in the Historic District section of the City which have architectural and historical value and which should be preserved for the benefit of the people of the City and State.

SECTION 6. Definition of Historic District

The following area of the City of Eunice is hereby designated as the Eunice Historic District, to wit: Second Street from Laurel Avenue south to Park Avenue; Walnut Street from C. C. Duson west to Third Street; Park Avenue from C. C. Duson west to Third Street. The Historic District above designated shall include all building sites or lots and all structures, houses, or other buildings facing any of the streets on the perimeter of the area.

SECTION 7. Submission of Plans to Commission for Exterior Changes

- (a) The owner of any property within the Historic District shall apply for a permit from the Commission before the commencement of any work in:
- (1) the erection of any new building or other construction in the Eunice Historic District; or
 - (2) the alteration or addition to any existing structure in the Eunice Historic District; or
 - (3) the repairing or demolishing of any existing building situated within the Eunice Historic District.
- (b) The application therefore shall be made to the Commission, accompanied by the full plans and specifications thereof so far as they relate to the proposed appearance, texture or materials and architectural design of the exterior, including the front, sides, rear and roof of such buildings, alteration or addition of any building or outbuilding, party wall, courtyard, sidewalk, driveway, parking area, fence or other dependency thereof.

(c) Where, by reason of topographical conditions, irregularly shaped lots, or because of unusual circumstance applicable solely to the particular applicant, strict enforcement of the of the provisions of this Ordinance would result in serious undue hardship peculiarly affecting said applicant, then the Commission, in passing upon his application, shall have the power to vary or modify adherence to this Ordinance provided always that its requirements insure harmony with the general purposes hereof, and will not adversely affect the Historic District as a whole.

SECTION 8. Commission Recommendation and Action Thereon

The Eunice Historic District Commission shall, upon due consideration, render its decision concerning the approval or disapproval of the issuance of the permit, which may include such changes, if any, as in its judgment are reasonable necessary to comply with the requirements of this Ordinance, and send its decision, in writing, to the applicant and the Building Inspector. If the permit is approved, the Building Inspector shall issue promptly a permit for such work in conformance with the Commission's decision.

SECTION 9. Appeals

Any person or persons aggrieved by any decision, act or proceeding of the Eunice Historic District Commission shall have a right to apply in writing to the City Council for reversal or modification thereof, and the Mayor, or presiding officer of the City Council, shall have the right to stay all further action until the City Council shall have had an opportunity to rule thereon. Any such appeal shall be taken in ten days from date of the written decision, and the City Council may consider said appeal at its next general or special meeting, but, in any event, not more than forty-five days thereafter. The City Council may affirm a decision of the Eunice Historic District Commission by majority vote of all its members. The City Council shall have the right to reverse, change or modify any decision of the Eunice Historic District Commission by majority vote of all its members.

Any person or persons aggrieved by any decision of the City Council affecting said Historic District shall have the right to file a civil suit within thirty days from date of decision in a court of competent jurisdictions under the usual rules of procedure governing same, with the right to stay order and injunctive relief provided the situation warrants it.

SECTION 10. Injunctions

Whenever any person has engaged in or is about to engage in any act or practice which constitutes or will constitute a violation of this Ordinance, the Commission may make application to the appropriate Court for an order enjoining such act or practice, or requiring such person to refrain from such prospective violation or to remedy such violation by restoring the affected property to its previous condition. Upon a showing by the Commission or the City that such person has engaged or is about to engage in such act or practice, a permanent or temporary injunction, temporary restraining order, or other appropriate order shall be granted without bond.

SECTION 11. Penalties

Any owner, agent, lessee or other person acting for or in conjunction with him who shall violate the Eunice Historic District Ordinance or law or rules, regulations or decisions of the Commission, shall be fined not less than \$50.00 nor more than \$100.00

for each infraction. Each day that a violation continues shall constitute a separate offense.

SECTION 12. Stopping Work Commenced Without Permit

The Building Inspector shall promptly stop any work attempted to be done without or contrary to a permit issued under this Ordinance and shall promptly prosecute any person responsible for such a violation of this Ordinance or engaged in such violation. Any officer or authorized agent of the Commission shall exercise concurrent or independent powers with the Building Inspector in prosecuting violations of this Ordinance and stopping work attempted to be done without or contrary to the permits reported by the Ordinance.

SECTION 13. Provisions of Ordinance Prevail in Case of Conflict

The provisions of this Ordinance shall govern and take precedence over any other provisions of any Ordinance or codes of the City of Eunice.

SECTION 14. New Construction

Proposals for new construction in the Eunice Historic District should seek compatibility with existing structures through the appropriate use of site planning, materials, decorative details, architectural elements, and scale. A proposal should not draw unnecessary attention to itself in any one of these characteristics. However, a proposal need not duplicate or copy historic styles and periods. The architectural context is of primary concern.

I. Scale: The relationship of the building and its elements (including doors and windows) to other structures in the district.

It is important in considering scale, that a careful study be made of the height, width, and mass of buildings in the immediate neighborhood and district as a whole. This study should serve to confirm or deny the appropriateness of the height, width, and mass of the proposed building.

Maximum height of any new structure shall conform to U.S. Department of Interior guidelines for historic Districts. In no case shall a new structure exceed a height of 75 feet above the street.

II. Sitting: The positioning of a building on a lot. This process includes determining the setback of a building, the spacing of this building from adjacent buildings, and the location of the walls, fences, walks, drives, and landscaping, if any of these are used in the overall design.

III. Materials: The surface building fabric which contributes to the exterior character and appearance of a building.

IV. Decorative Details: Ornamentation or embellishment. These includes cornices, lintels, arches, balustrades, chimneys, shutters, columns, and other common details. When used, details should create a unifying effect on a building and should be compatible with the context of the neighborhood.

V. Architectural Elements: Parts of a building that are integral to its composition. These include balconies, roofs, porches, chimneys, dormers, parapets, and other parts of a building that contribute to its overall shape and silhouette. The choice and arrangements of elements of a proposed building should reflect those of other buildings in the neighborhood. The building should not draw unnecessary attention to

itself by failing to relate to neighboring styles. But neither should it necessarily copy these styles. The object is to compliment the context of the Eunice Historic District.

The Eunice Historic District Commission shall follow the guidelines established by the by the United States Department of the Interior in considering all proposals for new construction and/or rehabilitation.

SECTION 15. Fences

Fence design must be in harmony with the nature of the district.

The following fencing materials are generally acceptable: Iron picket, ornamental cast iron, brick, concrete block with cement-plaster coating, combinations of iron and masonry, wood picket - flat boards or square, solid wood - flat-topped or capped.

The following fencing materials are not acceptable: Barbed wire, concrete block, stockade, plywood, hardboard, asbestos board or chain-link.

SECTION 16. Overhanging Balconies

No overhanging balconies or galleries of wrought or cast iron may be removed, but other new or additional balconies may be erected if they conform to the quaint and distinctive architecture of the Eunice Historic District. The permit for all such new construction or any renovation shall be subject to the requirements of this Ordinance.

SECTION 17. Signs

(a) Definitions. The follow terms, as used in this Section, are hereby defined as follows:

(1) SIGN shall include any symbol, device, image, poster, flag, banner, billboard, design or directional sign used for advertising purposes, whether painted upon, attached to, erected on, or otherwise maintained on any premises containing on any premises containing any words, letters or parts of letters, figures, numerals, phrases, sentences, emblems, devices, trade names or trade marks by which anything is made known, such as are used to designate an individual, a firm, an association, a corporation, a profession, a business or a commodity or product, which is visible from any public street and is used to attract attention.

(2) DISPLAY includes erect, paint, repaint, place, replace, hang, rehang, repair, maintain, paint directly upon a building or other structure, inlay, imbed in, or otherwise exhibit in public view.

(b) Signs Must Conform to Character of Section

In addition to the prohibitions contained in this section, approval of the display of a sign in the Eunice Historic District of the City shall be granted by the Commission only when such signs and the plans therefor, so far as they relate to the appearance, color, size, position, method of attachment, texture of materials and design, conform to the quaint and distinctive character of the Eunice Historic District or do not injuriously affect it or impair the value to the community of those buildings having architectural or historical worth.

(c) No Signs to be Displayed in Certain Places

No sign shall be displayed from the parapet or roofs of any buildings in the Historic District. No sign shall be displayed or placed in any manner whatsoever so as to disfigure or conceal any significant architectural feature or detail of any building.

(d) What Signs May Advertise

No sign of any character shall be displayed in the Eunice Historic District unless such sign advertises a bona fide business conducted in or on the premises and, if it does do so, no more than fifty (50%) percent of the area of such sign may be used to advertise products or commodities actually sold on the premises.

(e) Number of Primary Signs

In general, one primary sign is allowed to each store, shop, or bona fide place of business, and this sign shall be no larger than the maximum stipulated in this article.

(1) In the case of a business operated on a corner lot that faces two streets, one primary sign on each street facing is allowed and shall be regulated as if each side were a separate storefront.

(2) In the case of a single sign being inappropriate, multiple primary signs may be used, the total face area of which may not exceed the maximum size stipulated in this article.

(f) Surface Area of Signs

The surface area of any sign shall be in direct proportion to the amount of front footage of each ownership and shall be as follows:

(1) For single faced signs, attached flat against the wall and including painted wall signs there shall be allowed thirty (30) square inches sign surface area to each foot of lot frontage.

(2) For double faced signs, suspended by brackets or arms perpendicularly from the wall signs there shall be allowed thirty (30) square inches sign surface area to each foot of lot frontage.

(3) In the case of multiple businesses operating at a single location, the total face area of signage may be increased to 1 1/2 times the maximum stipulated in this article.

(g) Secondary Signs

In addition to the primary sign(s) referred to in paragraph (e), small secondary signs may be used to identify the following:

- (1) Entrance doors
- (2) Operating hours
- (3) Temporary Signs
- (h) Temporary Signs

Temporary signs of a promotional nature may be placed on the interior of store windows. In no case may they remain longer than sixty days. A permit is not required for the placement of a temporary sign. Temporary signs may be placed on the exterior of a building for the following special situations:

- (1) For the identity of real estate for sale.
- (2) For political advertisement. Except for signs larger than a 2'x2' yard sign, no application is required.
- (3) For promotion by non-profit organizations. In no case may these signs exceed the size limitations of this Ordinance.

(i) Portable and Changeable Letter Signs

No portable or changeable letter signs may be erected or allowed to remain with the Eunice Historic District.

(j.) Illuminated Signs

No illuminated signs may be constructed or erected within the Eunice Historic District without the express approval of the Historic District Commission.

(1) Concealed Lighting is recommended. Bulbs may not be exposed. The light should enhance the sign as well as the building on which it is mounted.

(2) Internally illuminated signs are not permitted.

(3) Flashing signs are not permitted.

(k) Signs No Longer Complying as to Advertisements to be Taken Down

Any sign displayed which no longer advertises a bona fide business conducted upon the premises shall, upon notification by the Eunice Historic District Commission or its agent (who is hereby specifically authorized to so proceed) be taken down, removed or obliterated within five (5) days after such notification and failure to so comply on the part of the owner, occupant, agent or person having the beneficial use of any building or premises upon which such sign may be found shall subject such person to the penalty provided in Section 12.

(l) Building Code Applicable to Signs

All signs under this section shall be further governed by existing regulations of the Building Code of the city which are not in conflict with this section.

(m) Application for Signs to be Submitted to Commission

All applications for permits to display signs within the Historic District of the city shall be submitted to the Historic District Commission Office for approval before a permit therefor may be issued in conformity with Section 9.

(n) Form of Application to Display Signs: Accompanying Drawings

Application for a permit to display signs in the Historic District of the city shall be made to the Commission upon forms furnished by the Commission. Such an application shall also be accompanied by sketches and drawings in triplicate showing details of construction and foundation when required by the Building Code of the City and shall delineate the size, shape, design, coloring, lighting, and position in relation to the building from or upon which it shall be displayed.

SECTION 18. Aerials, Antennas, etc., Prohibited

The construction of aerials, antennas, or satellite dishes of any type within the Eunice Historic District is prohibited without the express approval of the Eunice Historic District Commission.

SECTION 19. Facade lighting must be approved by the commission.

II. BE IT FURTHER ORDAINED that if any provision of this Ordinance or the application thereof to any person or circumstances is declared to be unconstitutional by judgment of the Court, then in that event, only that particular provision shall be deemed unconstitutional, and the remaining provisions of this Ordinance shall not be affected thereby.

III. BE IT FURTHER ORDAINED that this Ordinance shall be binding and shall go into effect after public hearing and publication in accordance with law.

IV. BE IT FURTHER ORDAINED that is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and be made part

of the Code of Ordinances, City of Eunice, Louisiana, and the sections of this Ordinance may be numbered to accomplish such intention.

The above Ordinance was introduced on the 13th day of August, 1996, and a public hearing was called for the 29th day of August, 1996.

The above Ordinance having been submitted to a vote by the Mayor, the vote thereupon was recorded as follows, to-wit:

AYES: Mr. Pavur, Mr. Anderson, Mr. Summerlin, Mr. Dupre

NAYS: None

ABSENT: Mayor Gil B. Young

THEREUPON, the Mayor Pro-Tem I. Jackson Burson declared the Ordinance PASSED by a vote of 4 ayes to 0 naves, this the 27th day of September, 1996.


MAYOR PRO-TEMPORE

Issued by City of Eunice, Louisiana
Historic District Commission