

United States Department of the Interior  
National Park Service



426

# 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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Ponchatoula Commercial Historic District Update (Boundary Increase, Boundary Decrease, Additional Documentation)\*

other names/site number \*"Update" is used in the name because the CD burning program will not accept the longer name

## 2. Location

street & number SEE BELOW FOR BOUNDARY INCREASE/DECREASE ADDRESSES

NA
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 not for publication

city or town Ponchatoula

NA
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 vicinity

state Louisiana code LA county Tangipahoa code 105 zip code 70454

Boundary Increase Addresses: 100 block N. Sixth (no address), 111 N. Sixth, 170 W. Hickory, 180 N. Sixth, 165 N. Sixth, 138 N. Sixth, 175 W. Hickory, 163-165 W. Hickory, 138 W. Hickory, 125 W. Hickory, 155 NW Railroad Ave., 100 block South Fifth (no address)

Addresses for Boundary Decrease: 201 W. Pine, 245 W. Pine, 265 W. Pine, 275 W. Pine

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local

Pam Breaux  
Signature of certifying official Pam Breaux  
State Historic Preservation Officer

6-6-2012  
Date  
Louisiana Department of Culture, Recreation and Tourism

Title \_\_\_\_\_ 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

Name of Property \_\_\_\_\_

County and State \_\_\_\_\_

**4. National Park Service Certification**

I, hereby, certify that this 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): \_\_\_\_\_

*Mr. Edson H. Beall*  
 Signature of the Keeper

7-25-12  
 Date of Action

**5. Classification**

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

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

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

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing
SEE NEXT PAGE	
_____	buildings
_____	district
_____	site
_____	structure
_____	object
_____	<b>Total</b>

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing)

NA

**Number of contributing resources previously listed in the National Register**

See next page.

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions)

COMMERCE/TRADE: business, professional,  
 financial institution, specialty store, department  
 store, warehouse

**Current Functions**  
 (Enter categories from instructions)

Same as historic

**#5 Continuation**

**The contributing/non-contributing count in the original nomination:**

<b>Contributing</b>	<b>Non-contributing</b>	
<u>  48  </u>	<u>  19  </u>	<b>buildings</b>
<u>      </u>	<u>      </u>	<b>district</b>
<u>      </u>	<u>      </u>	<b>site</b>
<u>      </u>	<u>      </u>	<b>structure</b>
<u>      </u>	<u>      </u>	<b>object</b>
<b>48</b>	<b>19</b>	<b>TOTAL</b>

**The new contributing/non-contributing count (as a result of the proposed boundary increase, boundary decrease, and additional documentation):**

<b>Contributing</b>	<b>Non-contributing</b>	
<u>  49  </u>	<u>  22  </u>	<b>buildings</b>
<u>   0  </u>	<u>   0  </u>	<b>district</b>
<u>   0  </u>	<u>   0  </u>	<b>site</b>
<u>   0  </u>	<u>   0  </u>	<b>structure</b>
<u>   0  </u>	<u>   0  </u>	<b>object</b>
<b>49</b>	<b>22</b>	<b>TOTAL</b>

Previously listed contributing elements: Of the above 49 contributing elements, 35 of them were previously listed in the National Register as contributing elements. They are as follows, with the first address as given in the original inventory and notations as to address as it appears on the building today (the latter only if different from address on old inventory).

117 E. Hickory (old inventory #4) Now 165 E. Hickory.

115 Rear N. Fifth (old inventory #5)

170 E. Pine (old inventory #9) Now 180 E. Pine.

130-132 E. Pine (old inventory #10)

100 E. Pine (old inventory #14)

114 N.E Railroad Ave. (old inventory #17)

**Railroad right-of-way (railroad depot, old inventory #18)**

195 E. Pine (old inventory #20)

179 E. Pine (old inventory #22)

159 E. Pine (old inventory #24)

157 E. Pine (old inventory #25)

135 E. Pine (old inventory #26). Now 123, 125, 129 E. Pine

195 S.W. Railroad Ave. (old inventory #28)

185 S. W. Railroad Ave. (old inventory #29)

101 W. Pine (old inventory #33)

139 W. Pine (old inventory #37)

145 W. Pine (old inventory #38)

153 W. Pine (old inventory #39). Now 155 W. Pine

157 W. Pine (old inventory #40)

165 W. Pine (old inventory #41)

169 W. Pine (old inventory #42)

177 W. Pine (old inventory 43A&B—counted as 2 buildings in original nomination, as being done in update, with update using 2 separate numbers

195 W. Pine (old inventory #44)

135 S. Sixth (old inventory #46)

240 W. Pine (old inventory #51)

154 W. Pine (old inventory #56)

150 W. Pine (old inventory #58) Now 148 W. Pine.

140 W. Pine (old inventory #59)

138 W. Pine (old inventory #60)

128 W. Pine (old inventory #61)

124 W. Pine (old inventory #62) Now 120 W. Pine.

100 W. Pine (old inventory #63)

145 N.W. Railroad Ave (old inventory #65) Now 147 N.W. Railroad Ave.

280 W. Pine (old inventory #66)

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**Boundary Increase Numbers Only:**

Add 7 contributing buildings and 5 non-contributing (0 for district, site, structure and object)

**Boundary Decrease Numbers Only:**

Delete 3 contributing buildings and 1 non-contributing building, (NA for district, site, structure, and object)

Addresses of 3 deleted contributing buildings (due to demolition): 201 W. Pine (old inventory #47); 265 W. Pine (old inventory #49); 275 W. Pine (old inventory #50)

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Italianate

Other: commercial vernacular

International Style

**Materials**

(Enter categories from instructions)

foundation: Brick, concrete

walls: Brick, stucco

roof: Metal; other: tar and gravel

other:

**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

NOTE: "Update" has been added to the name for this nomination in order to create a way to shorten it. The CD program for burning archival photographs will not accept the longer name, which includes the words "Boundary Expansion, Boundary Increase, Additional Documentation." Thus, "Ponchatoula Commercial Historic District Update" appears on the CDs and CD cases; it is also assigned to each photograph.

**Update Overview:**

This submission will update the existing National Register form for the Ponchatoula Commercial Historic District, which was listed on the National Register October 5, 1982. Its goals are to adjust the boundaries to reflect the current reality in downtown Ponchatoula, provide up-to-date descriptive information on a district now almost 30 years old, and adjust the statement of significance as needed. (For the latter, see Part 8.)

The two small areas of boundary expansion (see map) reflect the fact that additional buildings in downtown Ponchatoula are now 50 years old or older and contribute to the significance of the district (as expanded in this update). The submission also includes a boundary decrease of 4 buildings due to redevelopment since the district was listed. None of the buildings demolished in this area were notable.

The only important loss of historic buildings since the district was listed occurred in the small warehouse section at the northeast corner. Of the six buildings there in 1982, half (i.e., two berry packing sheds and the Ponchatoula Farm Bureau office) have been lost. (This will be addressed further in the statement of significance.) (No boundary decrease is being proposed here because three large contributing warehouses remain. See district map.)

The following description (Part 7) and statement of significance (Part 8) will replace in total the existing almost 30 year old original National Register nomination.

#### Part 7 Summary Paragraph:

The boundaries of the adjusted Ponchatoula Commercial Historic District (Tangipahoa Parish) encompass 71 buildings, 31% of which are non-contributing. (The listed district encompasses 67 buildings, with a 28% non-contributing rate.) Contributing elements range in date from circa 1900 through 1960. The district is largely of masonry construction. The buildings historically were in some type of commercial use, with the sole exception being a wood frame school (non-contributing) moved into the district. The scale on the whole is mixed one and two story, although two story buildings dominate in the district's most impressive block face (West Pine between Railroad Avenue and Sixth Street).

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#### **Narrative Description**

##### Historical Background:

The following district history is being placed here in Part 7 because it is critical to understanding some of the buildings within the nominated boundaries. It is followed by an inventory of the present buildings in the district.

Ponchatoula is the quintessential railroad town. The New Orleans, Jackson and Great Northern, envisioned originally to link New Orleans and Jackson, Mississippi, established stations along the route as it sliced through today's Tangipahoa Parish (then part of Livingston Parish) in the 1850s. The railroad reached Ponchatoula, then a tiny settlement, in 1854. Named for the Ponchatoula River, the town was laid out by railroad surveyor James B. Clarke.

On the eve of the Civil War, Ponchatoula was a tiny village, with a few buildings located adjacent to the depot. Even as late as 1880, the population was only 293. By 1900, roughly the date of the earliest buildings in today's district, the population was 711. As discussed in the original National Register nomination Part 8, Ponchatoula thrived in the early twentieth century due to prosperity generated mainly by the lumber industry (first pine, and then in the 1920s, cypress) and strawberry farming. The 1920s was a particularly prosperous decade.

##### Layout/Overall Development:

Per the plat dated December 1854, Ponchatoula has a regular grid, with the railroad corridor running in a north/south fashion in the heart of downtown. As is typical of Louisiana railroad towns, the main street (Pine) is perpendicular to the rail line. Streets parallel to the rail line are numbered; perpendicular streets bear the names of local woods.

Party wall commercial buildings were and are located principally along roughly three blocks of Pine Street. The block of Pine immediately west of the railroad (both sides) was the first to develop, and it is here today that one finds an impressive concentration of turn-of-the-twentieth century commercial buildings. The block east of the railroad (south side) historically had a solid party wall character. Most of these buildings remain today; however, there have been some losses, leaving gaps, as can be seen on the district map. (These losses had already occurred when the district was accepted by the Register.)

As downtown Ponchatoula gained new buildings in the post-World War II era, they were generally free-standing and located just beyond party wall Pine St. This can be seen in the largest of the proposed boundary expansions (north

side), where the buildings are set back from the street and more widely dispersed (than densely packed Pine St.). (See below for detailed description of boundary increases.)

Downtown Ponchatoula historically had a warehouse/strawberry packing zone in the northeast corner of the present district. The square in question was originally set aside for railroad use. The 1908 Sanborn map labels it Railroad Square, as do subsequent maps. The block is shown vacant in 1908, except for a house on one corner. It began to be filled in with warehouses, mainly in the 1920s, and this building type continued to be added fairly late in the historic period. Two of the three surviving historic warehouses in the present district were built sometime after 1943, per the Sanborn map of that date. Strawberry packing sheds (2) first appear on the 1943 Sanborn map. (There are no buildings labeled strawberry packing on the 1930 map.) The warehouses and strawberry packing sheds were serviced by a railroad spur which cut through the block at a diagonal, yielding unusual building shapes (some of which survive).

As mentioned earlier, this area has suffered notable losses since the 1982 National Register listing. Nothing known to relate to strawberry farming and marketing in this block survives.

#### Boundary Increases:

There are two proposed small areas of boundary increases. The largest, with a total of eleven buildings, is located to the north of the existing district (see map). This area reflects the post-World War II expansion of the commercial district referenced above. Six of the buildings are contributing; five are non-contributing. Contributing buildings in this area include a small professional office building (inventory #9), what appears to have been a car dealership (inventory #7), First Guaranty Bank (inventory #8), a large building which historically housed a supermarket (now City Hall, inventory #15), and two circa 1950 one story commercial buildings (inventory numbers 11 & 16).

The other proposed expansion encompasses a free-standing 1950s building (presumably built as a professional office, inventory #45) near the southeast corner of South 5<sup>th</sup> and Oak.

#### Boundary Decrease:

The original district included a total of six buildings in the block bounded by West Pine, South 6<sup>th</sup>, West Oak, and South 7<sup>th</sup>. Four faced West Pine and two faced South 6<sup>th</sup>. Since the district was listed, the block-face along West Pine has been redeveloped with large modern commercial buildings. Only one building on West Pine remains from the time of the original nomination and is, was (and would be) non-contributing. Hence the block-face is being proposed for a boundary decrease. The two buildings facing South 6<sup>th</sup> remain and are being included in this submission.

Inventory entries from the original nomination for the above referenced buildings along West Pine that have been demolished:

#47. 201 West Pine Street. 1921. Contributing element. Large one story brick commercial building with shop front and transoms. Modern false parapet and fixed awning added c.1960, but both are easily removable. Below fixed awning original façade still visible. Old facades on side and rear completely exposed.

#49. 265 West Pine St. 1920. Contributing element. One story rusticated concrete block commercial building with shaped parapet. Modern awning added c.1965.

#50. 275 West Pine St. 1925. Contributing element. Two story stucco over masonry commercial building with residence upstairs. Front shutters and fixed awning added c.1960.

#### Building Breakdown by Period:

Buildings were dated using Sanborn Fire Insurance Company maps (where possible) and the architectural evidence. Sanborn maps for Ponchatoula are dated 1908, 1923, 1930, and 1943 (the latter an update of the 1930 map).

Circa 1900 to 1908	10 buildings	14%
1909 to 1930	19 buildings	26%
1931-1960	20 buildings	29%
Non-contributing	22 buildings	31%

#### Architectural Character:

Downtown Ponchatoula's earliest buildings would have been wooden. Several of these are documented in historic photos. None survive today. While there is no documentation on early (pre-1900) fires in the downtown, they must have occurred. Typically, as fires did their damage, towns passed ordinances outlawing the construction of wooden buildings.

The district retains a notable collection of buildings from the turn of the twentieth century (the earliest period of extant buildings) – a total of 10 (or 14%). All have a major presence, due to their scale (all two stories and some with a large footprint) and abundance of details. Very few can be “pushed” into a stylistic category. They achieve their strong visual character due chiefly to intricate decorative brickwork. Quite surprisingly for a small town in Louisiana, several retain original shop front details – most notably, decorative cast-iron columns. Probably the most notable early buildings are #s 27-29 on West Pine, and across the street, #62. The matching two story buildings at 120 West Pine (#27) and 128 West Pine (#28) feature gabled parapets emphasized by decorative brickwork. The large corner building at 100 West Pine (#29) is largely unaltered (with the exception of the gallery – see below). It features an intricate brick cornice and an almost entirely original shop front level, complete with cast-iron columns punctuating the shop front and a corner cast-iron column entrance. The building across the street from the foregoing side-by-side buildings, 145 West Pine (#62), has easily the district's most elaborate brickwork.

Almost all of the buildings from the 1910s and 1920s are one story. Several are well-detailed, but not to the extent of the earlier buildings. Many have decoratively shaped parapets. There is virtually nothing in the district to show the Art Deco and Art Moderne tastes of the 1930s and 1940s. (The sole exception is the slight Art Moderne feel of #7. It has faceted rather than rounded corners.)

For the most part, buildings dating to the post-WWII era are plain and architecturally undistinguished. Two are warehouses. The proposed boundary increase at the north end of the district will add two noteworthy mid-century modern buildings – one in the late International style (Bohning Supermarket, now City Hall, #15) and easily the most important of the two – First Guaranty Bank (1960; John Desmond, Architect, see #8). Desmond's accomplished design gave Ponchatoula a piece of “high art” modernism, especially within the context of small town Louisiana.

#### Inventory:

1. 280 West Pine. Contributing Element. Circa 1950 (not on 1943 Sanborn map) plain brick one story commercial building with three articulated shop fronts. Some of transom windows have been covered.
2. 240 West Pine. Contributing Element. Sanborn maps inconclusive regarding date. One story 1920s brick commercial building with decoratively shaped parapet. Transom windows are extant behind relatively recent awning.

3. 232 West Pine. Contributing Element. Circa 1955 one story plain concrete block commercial building with brick façade. Canvas awning is fairly recent; (non-contributing in original nomination and counted together with #4 below as one building).
4. 230 West Pine. Contributing Element. Circa 1955 one story plain brick commercial building with stepped parapet. Canvas awning is relatively recent; (non-contributing in original nomination and counted together with #3 above as one building).
5. 202 West Pine. Non-contributing Element. Severely altered historic gas station. (Counted as contributing in the original nomination.)
6. 100 block North Sixth (no address). Non-contributing Element. Small one story brick building. Stuccoed façade appears to be non-historic.
7. 111 North Sixth. Contributing Element. Circa 1950 (not on 1943 Sanborn map) one story vaguely Art Moderne building (faceted corners) that one suspects was built as an automobile dealership (given the expanses of plate glass windows). Present Fleur-de-Lis signage, marquee-like element, and canvas covered walkway attached to front are non-historic.
8. First Guaranty Bank. 170 West Hickory. Contributing Element. 1960, John Desmond, architect. One story black polished granite and glass mid-century modern bank building. Rare example of “high-art” modern commercial-professional building for small town Louisiana. Accomplished design displays skillful interplay of mass, voids and wall planes. Offices are expressed as black clad shiny masses. Lobby near center is expressed with a recessed glass curtain wall and three finely made barrel vaults above. Additional complexity is derived from an overhang that spans the main façade. Its slender supports have a classic, austere elegance. The building is individually eligible for the National Register at the state level (see Part 8).
9. 180 North Sixth. Contributing Element. Circa 1950 one story “no style” brick professional office building with hip roof and glass blocks around doors.
10. 165 North Sixth. Non-contributing Element. Notably altered circa 1950 one story brick professional office building. What appears to have been a flat roofed building subsequently was fitted with a sizable gable end roof that encompasses a rear concrete block addition.
11. 138 North Sixth. Contributing Element. Circa 1950 one story concrete block commercial building with fixed awning and flat parapet.
12. 175 West Hickory. Non-contributing Element. One story brick professional office building. One suspects this building was originally flat-roofed and subsequently was fitted with its present hip roof and faux Eastlake column.
13. 163-165 West Hickory. Non-contributing Element. One story plain brick professional office building that one suspects is an altered historic building.
14. 138 West Hickory. Non-contributing Element. One story flat-roofed concrete block commercial building (possibly 50 years old) that subsequently was fitted with a gabled roof (in a contrasting material).
15. 125 West Hickory. Contributing Element. 1958. Bohning Supermarket, now Ponchatoula City Hall. One story late International Style bank building with ribbon windows, white neutral walls, and a recessed corner entrance under a roof overhang. A recessed glass curtain wall faces north (West Hickory St). There is a two story addition on the south (rear side). The addition is small when compared to the footprint of the historic building.
16. 155 Northwest Railroad Avenue. Contributing Element. One story circa 1950 flat-roofed brick commercial building that subsequently received a partial shed roof in a contrasting material.

17. 147 Northwest Railroad Avenue. Contributing Element. 1940s one story plain brick commercial building. Shop front is non-historic.
18. 143 Northwest Railroad Avenue. Chesterton Square. Non-contributing Element. Large one story building constructed within the last 30 years. The façade is done in brick veneer. Behind this is a long quonset hut-like section.
19. Northwest Railroad Avenue (no address). Non-contributing Element. Small one story stuccoed non-historic building with a side-facing, high pitch, gable end roof.
20. 168 West Pine. Non-contributing Element. Wide one story brick commercial building constructed since district was listed on National Register in 1982.
21. 156-160 West Pine. Contributing Element. Circa 1925 one story brick commercial building with stuccoed façade. Decoratively shaped parapet has a slight Mission Revival character. A fixed flat roof awning (with transom windows above) shades what appears to be a historic shop front. (Note: This building is listed in the original National Register nomination as non-contributing because its façade had received a board and batten treatment and a Colonial-style gallery. The building has since been restored.)
22. 154 West Pine (listed in original National Register application as 156 West Pine). Contributing Element. Circa 1920 one story brick commercial building with a decoratively shaped parapet and a prominent decorative brick band below with dentils. Transom formed of numerous small panes was partially covered at the time of the original Register application. It is now completely exposed. A fixed flat awning shades what appears to be a historic shop front (although not original).
23. 152 West Pine. Non-contributing Element. This one story brick commercial building (with different colors in the brick veneer) occupies the location of the Ideal Theater, which was destroyed by fire in 1960. The building is being counted as non-contributing because it may not be 50 years old. Even if it is just barely 50 years old, because of the change in brick color, there may be an integrity issue.
24. 148 West Pine. Contributing Element. Circa 1920 – matches #22 above except for the transom, which has larger panes of glass.
25. 140 West Pine. Contributing Element. Circa 1900 (on 1908 Sanborn map) two story brick commercial building with a particularly elaborate decorative brick cornice formed of two bands of corbelling with a dentil band between. The three upper floor windows feature hood molds. Shop front level retains cast-iron columns and transom windows, but is otherwise altered. Present double gallery is non-historic. A historic photo shows the building with only a gallery at the first floor level.
26. 138 West Pine. Contributing Element. Circa 1900 (on 1908 Sanborn map). Two story brick commercial building with upper façade identical to #25. Shop front level retains cast-iron columns and transom windows, but is otherwise altered. Present double gallery is non-historic. A historic photo shows the building with only a gallery at the first floor level.
27. 128 West Pine. Contributing Element. Circa 1900 (on 1908 Sanborn map) two story brick commercial building with shape of gabled parapet emphasized by decorative brick corbelling. Above each of the three shallow arch upper floor façade openings is a panel of decorative brickwork. Upper floor windows are one-over-one. Central door is later conversion of a window. Shop front level retains original cast-iron columns. Otherwise it is historic but not original. Historic photos show the building with a one story gallery (at the ground level). The present gallery in this location (of a simple, low-key design) is non-historic.
28. 120 West Pine. Contributing Element. Circa 1900 (on 1908 Sanborn map) two story brick commercial building with upper façade matching 128 West Pine above. Retains most of original shop front, including cast-iron

columns and plate glass windows. Historic photos show the building with a one story gallery (at the ground level). The present gallery, matching that of 128 West Pine, is non-historic.

29. 100 West Pine. Contributing Element. Frank James Campbell Building, 1904 (per date in parapet tablet). Two story brick corner commercial building with a large footprint. Upper façade features a strongly articulated decorative brick cornice and numerous round arch openings accented with decorative brickwork. The cornice on the seven bay Railroad Avenue (east) elevation features corbelling and a crowning round arch tablet at the center accented with brackets formed of bricks. The tablet bears the name "F. J. Campbell, 1904." The cornice on the long (thirteen bay) West Pine elevation features a band of bricks laid with the corners facing outward, and below that, an additional decorative brick band. A plate glass shop front spans the Railroad Avenue elevation and turns the corner to continue a short distance on West Pine. It retains its original configuration, some of its kick-plates, its cast-iron pilasters, and its corner entrance with original cast-iron column. The long West Pine elevation at ground level features six round arch openings and beyond that (to the west), a shop front that retains much of its original appearance. The present one story gallery is non-historic (both elevations). Early photos show the building with a shed roof awning supported by slender posts spanning both elevations at the first floor – i.e., similar to a one story gallery.
30. New Orleans, Jackson and Great Northern Railroad Depot (later Illinois Central). Contributing Element. 1923. This long one story brick building has a broad, spreading hip roof with a protruding bay (facing the tracks) to mark the location of the ticket office. Within the gable of the bay is a half-timbered treatment. Small gables pierce the roofline in other locations. The building retains its numerous three-over-one windows.
31. No address (railroad right-of-way near corner of West Pine and Northwest Railroad Avenue). Contributing Element. 1954 (per original NR nomination). This very small, plain, hipped roof brick building is clearly 50 years old. (Used at one point as a police station, it is now a visitor's information center.) (This building was non-contributing in the original nomination.)
32. 110 Northeast Railroad Avenue. Non-contributing Element. Two-story historic building that has been notably altered since the original National Register nomination. (Building was contributing in original nomination.) The original shaped parapet has been removed. The parapet is now squared off and is sheathed in corrugated metal. Pattern of openings at shop front level appears to be original, but doors and windows themselves are non-historic; fixed awning covered in standing seam metal.
33. 114 Northeast Railroad Avenue. Non-contributing Element. One story historic building that has been notably altered. (Building was contributing in original nomination.) New windows with unfinished wood narrow shutters and new doors are not in keeping with the building's original character (having a more residential feel). Above the two entrances is an inappropriate canvas awning. The foregoing alterations are visually dominant – hence the non-contributing status.
34. Northeast Railroad Avenue (no address). Contributing Element. Built sometime between 1925 and 1930 (per Sanborn maps of those dates). One story, irregularly shaped, railroad-related warehouse with a large footprint. Gabled parapets appear on three elevations, and a loading dock is found on the railroad side. Segmental head openings are a throw-back to an earlier era architecturally. The portion of the warehouse on the railroad side has squared off openings. Alterations include filling in some of the segmental head openings on the long Railroad Avenue elevation and the insertion of a retractable garage-type door on the same elevation.
35. East Hickory (no address). Non-contributing Element. Metal garage built within the last 30 years.
36. 165 East Hickory. Contributing Element. Circa 1950 (not on 1943 Sanborn map). Large one story brick warehouse with stepped parapet on East Hickory elevation and rear elevation. Rear elevation follows configuration of former rail spur that sliced through the block at a diagonal. Main facade, in very faded paint, bears the name PON Food Corporation. It appears that the façade openings are non-historic. (They don't relate to the linear brick panel above them.) Rear elevation has a covered opening.

37. East Hickory (no address). Contributing Element. Circa 1950 (not on 1943 Sanborn map). Large one story brick warehouse with a squared-off rear elevation that does not relate to the former rail spur that sliced through the block at a diagonal; hence one suspects it was built for truck (rather than rail) transport. Rear elevation features a loading dock. Building has received a non-historic metal top portion that terminates in a low pitch. Despite this inappropriate treatment, the building is being counted as contributing because roughly three-fourths of any elevation consists of the original brick building.
38. North Fifth. (no address). Non-contributing. Large metal warehouse built within the last 30 years.
39. 180 East Pine. Ponchatoula Feed and Seed. Contributing Element. Circa 1950 (not on 1943 Sanborn map) one story brick commercial building which originally had a large tin-sided warehouse wing at the rear. Small multi-pane windows appear above the storefront's fixed awning and on the side elevations. Shop front configuration appears to be historic. The building's prominent painted signage (extending across the front and the sides) has been in place for decades (obviously repainted over the years). Large rear warehouse wing has been rebuilt and extended (to the east) within the last 30 years. Nonetheless, the original brick portion of Ponchatoula Feed and Seed has a strong historic appearance and a prominent presence along downtown's major commercial artery – hence the contributing element status.
40. 130-132 East Pine. Contributing Element. Circa 1950. While the architectural evidence suggests a circa 1930 building, this building is not on the 1943 Sanborn map. One story brick commercial building with pediment shaped parapet; original window/door/door/window opening pattern (a door and window for each store); multi-pane transoms above each opening; and a fixed flat awning.
41. 124 East Pine. Contributing Element. Circa 1950 one story brick commercial building with transom windows, fixed awning, and shop front that retains original configuration. Based on a xeroxed photo of this building from the original nomination, it appears that the present-day different color of brick on the lower façade is from paint removal. (This area is shown as a light color in the xeroxed photo.)
42. 114 East Pine. Non-contributing Element. Small one story historic (1940s/'50s) concrete block building overwhelmed by a modern canvas awning.
43. 112 East Pine. Non-contributing Element. One story wooden sided commercial building with shed roofed gallery above and fairly recent prominent awning. According to the original National Register nomination, the building's present appearance dates to circa 1970.
44. 100 East Pine. Contributing Element. Two story brick commercial building built on a prominent corner in 1927 as a drugstore. (Doctors' offices were located on the second story.) The corner of the building is cut off at an angle to mark the entrance. Upper floor retains original two-over-two windows (grouped singly and in pairs) with brick lintels (the latter now painted in a contrasting color). Above the windows is a continuous decorative brick band (also now painted in a contrasting color). Present awning resting on wooden posts and entrance door are non-historic.
45. South Fifth (no address). Contributing Element. 1950s. Rambling one story Modernistic brick professional office building. Its footprint is that of a rectangle with a large forward-projecting portion. The forward projection features large glass block windows. The façade of the rectangle (behind and to the left of the projection) has a picture window composed of a large single window with a window to each side featuring three horizontal panes. Front doorway (replaced) is accessed via a small entrance porch with a brick pier at each corner.
46. 195 East Pine. Contributing Element. 1920s one story brick commercial building with decorative shaped parapet, a decorative brick cornice, and multi-pane transoms above fixed awning. The shop fronts are original; front door replaced.

47. 187 East Pine. Contributing Element. 1920s. The architectural evidence suggests that this small one story brick commercial building with a fixed awning was part of the same building program as #47 above. (There is no break in the brickwork between the two and the cornice is continuous.) Shop front configuration appears to be historic, but windows and door are fairly recent. Shop front brick has been painted; (non-contributing in the original nomination).
48. 179 East Pine. Contributing Element. Circa 1920 wide two story commercial building built to house two businesses. Original brick façade stuccoed, presumably within the historic period; two brick belt courses remain. Upper floor one-over-one windows are original. Present shop fronts are not original but appear to be at least fifty years old; (non-contributing in the original nomination).
49. 165 East Pine. Non-contributing Element. (This building has two different looking sections, but is counted as one building in the original nomination. This update is also considering it one building.) Historic brick and stucco commercial building with notable alterations. Historic decoratively shaped parapet is overwhelmed visually by inappropriate Eastlake-style gallery. Shop front windows and doors are fairly modern, and transom windows appear to have been modified. Shop front level is sheathed in red brick; upper façade is stuccoed; (contributing in the original nomination).
50. 159 East Pine. Contributing Element. 1920s one story brick commercial building with decoratively shaped parapet and transom windows over fixed awning. Shop front configuration is probably historic.
51. 157 East Pine. Contributing Element. 1920s one story brick commercial building with decoratively shaped parapet and transom windows over fixed awning. Shop front is non-historic but follows the general configuration of a historic shop front.
52. 123, 125 & 129 East Pine. Contributing Element. 1920s two story brick commercial building with original shop fronts. Upper façade retains original two-over-two windows (grouped singly except for a double window at the center). (The brown brick seen at the far right side is a brick party wall from a demolished building.)
53. 101 East Pine. Non-contributing Element. Formerly Collingswood School, this small one story wood frame historic schoolhouse was moved to the present site in 1976 to house a museum. The building for Register purposes is non-contributing because it was moved to the site (an incompatible site) and does not relate to the significance of the district.
54. 195 Southwest Railroad Avenue. Contributing Element. Brick gas station built sometime between 1925 and 1930 (per Sanborn maps of those dates). Side elevations of main block feature stepped parapets. Openings feature shallow arches (some filled in). Drive-through gasoline area, which extends across the front, is supported by brick piers with wooden posts. Wooden posts are replacements, and shed roof appears to have been added to roofline of gasoline drive-through.
55. 185 Southwest Railroad Avenue. Contributing Element. 1940s one story tin-sided auto repair shop with stepped parapet. Wide garage opening is at the center, with a window to each side. Windows are non-historic.
56. 165 Southwest Railroad Avenue. Non-contributing Element. One story stucco-over-brick severely altered historic building.
57. 135 Southwest Railroad Avenue. Non-contributing Element. One story severely altered historic commercial building. The overall shape and shallow arch fenestration are all that remain of the original appearance.
58. 101 West Pine. Contributing Element. Jacob R. Abels Building. Circa 1900 two story brick corner commercial building with a large footprint. Parapet features decorative brick bands (including a dentil band) and a curved element at the center of the façade. Roof retains historic chimneys. A central doorway flanked by two-over-two windows with shallow arches pierces the upper façade. The building originally had a two story wooden gallery

with Eastlake columns spanning the façade. The present one story gallery is non-historic. The shop front on the façade is non-historic, but it follows the general configuration of the original (per an early photo). The upper façade of the long (fourteen bay) side elevation features evenly spaced two-over-two windows with shallow arches. Fenestration pattern on lower story side elevation is largely original. A small galleried residence is attached near the rear of the building. It is shown in this location as early as 1908 (the earliest Sanborn map for Ponchatoula) and appears in early photos.

59. 105 West Pine. Non-contributing Element (due to alterations made subsequent to 1982 listing of district). This narrow one story brick building is shown with a flat roof in the original nomination and a shop front trimmed in dark (probably black) carrara glass. Today the building has a partial hip roof and the shop front area has been completely replaced, now featuring three protruding display windows (similar to oriel windows).
60. 121 West Pine. Contributing Element. Circa 1950 one story small brick professional office building. The hipped roof main block is set back from the sidewalk. On the right hand side a small one room wing with a hip roof protrudes forward. The building's roofs abut the adjacent party wall building. The main roof features a diminutive eyebrow window. The pattern of openings on the main façade is original, but the windows and the door are not; (non-contributing in original nomination).
61. 139 West Pine. Contributing Element. 1920s one story brick commercial building with decoratively shaped parapet. The fairly elaborate shape of the parapet is reinforced with concrete trim. At the center of the parapet is a low pediment shape. Within the pediment is a diamond shape outlined in concrete. Transom windows above fixed awning have been filled in and two air-conditioning units have been inserted there. Present gallery columns with Eastlake style brackets are non-historic. Shop front retains historic configuration; although shop front glass and door are non-historic. Despite alterations, building is being considered contributing because of the visually strong upper façade and the historic shop front configuration.
62. 145 West Pine. Contributing Element. Circa 1900 two story wide brick commercial building displaying some of downtown Ponchatoula's most intricate brickwork. Decoratively shaped parapet features a central higher section and a higher section at each end, the design of which is reinforced considerably by bands of prominent corbelling, dentil bands and large corbelled bracket-like elements. The upper façade's eight, one-over-one windows are accented with brick hood molds ending in corbelled bracket-like elements. The building retains its original cast iron shop front (glass replaced over the years). A circa 1930 photo shows the building with a fixed awning attached at the bottom of the transom windows. Today the shop front is shaded by a non-historic fixed awning (attached in the same place) resting on slender posts.
63. 155 West Pine. Contributing Element. Circa 1915. Two story historic brick commercial building subsequently stuccoed. Upper façade features a brick dentil band at the cornice level and brick bands resembling hood molds above the three openings. Historic photos indicate that upper façade's three openings were originally doors. The central door has been replaced with a window, and the French doors are fairly new. Shop front is non-historic. The present one story gallery appears to have the same general appearance as that shown in an early photo.
64. 157 West Pine. Contributing Element. Circa 1915 two story stucco over brick commercial building with denticular band at cornice level and label mold over façade's central paired window. Shop front is historic (circa 1930) but not original.
65. 165 West Pine. Contributing Element. 1920s one story stucco-over-brick commercial building with intricate stepped parapet and what appears to be a historic shop front (although glass and door are replaced). Canvas awning is recent.
66. 169 West Pine. Contributing Element. 1920s one story brick commercial building with intricate stepped parapet (with upper façade matching #66 except it is not stuccoed). Transom windows over fixed awning. Shop front configuration (below awning) appears to be historic.

67. 177 West Pine. Contributing Element. Circa 1900 two story brick commercial building. Upper façade's one-over-one windows feature ornamental brick hood molds and a central doorway with a decorative pediment shaped top. Lower story retains original shop front configuration, cast-iron pilasters and transom windows. Shop front is shaded by non-historic flat roof awning resting on slender wooden posts.
68. West Pine (no address; located between 177 and 195 West Pine and operates as part of business housed in #69). Contributing Element. Circa 1900 two story brick commercial building. Upper story retains original one-over-one windows with segmental heads, decorative brick cornice and two large cast-iron brackets. Shop front replaced. Shop front shaded by non-historic flat roof awning resting on slender wooden posts.
69. 195 West Pine. Contributing Element. Circa 1900 two story brick corner commercial building with historic chimneys and a decorative brick cornice. Present shop front (both elevations) is non-historic as is one-story gallery resting on slender wooden posts (both elevations). Upper floor one-over-one windows on West Pine elevation are original. Three of the original five upper story windows on the South Sixth elevation have been converted to French doors with small balconies.
70. 147 South Sixth. Non-Contributing Element. Notably altered historic commercial building. While the right hand side of the building retains its decorative shaped parapet, the lower roughly two-thirds of the building has been reconfigured; (contributing in the original nomination).
71. 135 South Sixth. Contributing Element. Circa 1950. One story concrete block commercial building.

#### Assessment of Integrity:

Fully two-thirds of the buildings in the downtown Ponchatoula district retain sufficient integrity to be considered contributing elements. More importantly, the district's historic integrity is higher than numbers alone can measure, for most of the historic buildings have a strong visual presence due to size and level of detail. In short, there is a strong sense of historic place within the district, as the representative streetscapes accompanying this submission reveal.

Several buildings on West Pine Street have non-historic front galleries (most one story, some double). (The gallery issue is detailed in the above inventory on a building-by-building basis.) The galleries in question were in place when the district was listed on the National Register in 1980. They were relatively new then.

For most of these buildings, there is no documentation to show that they had galleries of the type presently in place. (For example, a building may have originally had a two story gallery and now has a one story gallery. Again, refer to the building-by-building description.) Nonetheless, it should be emphasized that galleries over sidewalks (both one and two story) were quite common in small town Louisiana. Indeed, old photos show them on various Ponchatoula buildings. In short, the galleries placed on the handful of buildings in question in roughly the 1970s are not on the whole out-of-character for downtown Ponchatoula.

**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)

- 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.
- 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.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.
- N/A Criteria Considerations not applicable

**Period of Significance (justification) See below.**

**Criteria Consideratons (explanation, if necessary) NA**

**Areas of Significance**

(Enter categories from instructions)

commerce

architecture

**Period of Significance**

Commerce: c.1900 to 1962

Architecture: c.1900 to c.1910, 1960

**Significant Dates**

Commerce: NA

Architecture: 1960

**Significant Person**

(Complete only if Criterion B is marked above)

NA

**Cultural Affiliation**

NA

**Architect/Builder**

1960 Guaranty Bank: John Desmond

## **PART 8 (STATEMENT OF SIGNIFICANCE)**

### **OVERVIEW:**

The Part 8 below supercedes the original Part 8 for the Ponchatoula Commercial Historic District. It incorporates information from the old nomination that is still valid, explains what is no longer valid, and adds additional information.

The original nomination claimed significance in the areas of architecture, commerce and agriculture, all at the local level. Commerce and agriculture were used for the local strawberry boom portion of the statement of significance.

This update will claim significance in the areas of commerce and architecture, both at the local level. For commerce, a new statement of significance is being provided (one different from that related to the strawberry boom). Because of the loss of buildings directly related to Ponchatoula's strawberry boom, the argument in the original nomination under agriculture and commerce is being deleted.

The areas of significance will be addressed one by one, with a summary paragraph for each. At the end is a more detailed explanation of why the statement of significance under agriculture and commerce related to the strawberry boom is being proposed for deletion.

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### **COMMERCE (CRITERION A), LOCAL LEVEL:**

This additional documentation will add the following argument in support of local significance in the area of commerce, Criterion A, as follows:

The Ponchatoula Commercial Historic District is locally significant under Criterion A as the focus of commercial activity for the town and surrounding rural areas. The only larger town in Tangipahoa Parish (and it was and is much larger) is Hammond, located six miles to the north. The period of significance under Criterion A spans from circa 1900, the date of the earliest extant buildings, to 1962, the Register's current fifty year cutoff. Downtown Ponchatoula continued to be the center of commerce for the town and surrounding rural areas until the 1970s when big box retail arrived.

During the historic period, proprietors and shopkeepers dispensed a wide variety of goods and services from the buildings within the district boundaries – providing everything the rural householder might need. To the small farmer or sawmill worker and their families, it would have been an occasion to come to downtown Ponchatoula with its fine buildings. Even into the 1950s, across rural America, going to "town" was a much anticipated, sometimes day-long event, often on a Saturday.

Sanborn Fire Insurance Company maps, old photos and other sources show that Ponchatoula's bustling downtown offered about anything a person needed or wanted, whether in goods or services. Historic buildings within the district represent a good cross section of commerce. The ubiquitous general mercantile, represented by various extant buildings, carried everything from clothing, to furniture, to patent medicines, to buggy harnesses. By the 1920s general mercantile stores were sometimes being called department stores or variety stores.

The largest of general stores to survive is that built by Jacob R. Abels circa 1900 (Building #58) on a prominent corner adjacent to the railroad. A photograph dated 1921-1922 shows a painted sign on the side of the building enticing the shopper with "Millinery, Dry Goods, Notions, Ladies & Gents Furnishings, Shoes, Hats, Clothing and School Supplies." In the latter part of the historic period for this nomination, the building housed a clothing store operated by Herbert Hotard and Edgar Goode.

And, of course, there were the various specialty retail businesses found in any downtown. Drugstores seemed to have been particularly plentiful. There are at least five historic buildings within the nominated district in such use at one time or another (#s 24, 28, 29, 44 and 62). Particularly notable (because of their size and prominence) are two buildings located across the railroad tracks from each other: #29, the F. J. Campbell Building at 100 West Pine, and the building at 100 East Pine (#44). Built in 1904, the large Campbell Building fairly early in its history became home to, among other things, the "Corner Drug Store." It is this name that is emblazoned in paint in various surviving historic photos. The corner section of the building continued to house a drugstore throughout the historic period. The building at 100 East Pine (#44), built sometime between 1925 and 1930, housed the Harriss Drugstore, known for its curbside drug delivery (per an old photo with "Curb Drug Services" painted on the building's corner). Other specialty retail represented by extant historic buildings includes a hardware store, a carriage store, and a supermarket.

People came to downtown Ponchatoula for more than shopping. Various services were provided from contributing buildings within the district. Fortunately, at least four buildings housing banks survive (#s 8, 27, 52 and 69) to represent the critical role of those institutions in the local economy (for example, financing crops for farmers). The second story of the large building at 100 East Pine (#44) housed doctors' offices on the second floor (definitely a good fit for the lower story pharmacy). Other services represented in extant contributing buildings include restaurants (#62, for example); a saloon (a portion of #29 early in the historic period); auto repair and gasoline (#54); and hotels (upper floors of #s 52 and 63).

Wholesale warehousing is represented in buildings 36 and 37.

This new argument under commerce at the local level necessitated the boundary increases being proposed. As noted above, downtown Ponchatoula continued to be the focus of commerce for the town and surrounding rural areas into the 1970s. Hence the new boundaries recognize the concentration of commercial buildings that retain sufficient integrity from c.1890 to 1962 (the latter being the current National Register 50 year cutoff).

### **ARCHITECTURE (CRITERION C), LOCAL LEVEL**

The Ponchatoula Commercial Historic District is locally significant in the area of architecture (Criterion C) in the following respects:

1. The Pine Street corridor between Railroad Avenue and Sixth Street is, within the context of the Florida Parishes, a superior example of a small town, turn-of-the-twentieth-century commercial zone. In fact, it is one of the two finest examples in the region. (The other is the National Register listed Hammond Historic District.)

The nine-parish region known as the Florida Parishes was originally part of West Florida. It covers an area of 5,117 square miles, making it slightly smaller than Connecticut and Rhode Island combined.

2. The district contains a first-rate example of mid-century modern architecture, First Guaranty Bank (1960, inventory #8). This building is individually eligible for the National Register at the state level.

The period of significance under architecture is c.1900 to c.1910 (for #1 above) and 1960 (for #2 above).

#### **Pine Street Corridor:**

The Pine Street corridor between Railroad Avenue and Sixth Street is a superior example of a turn-of-the-century commercial zone within the context of the Florida Parishes. This can be seen in the following elements:

- (1) This one block strip, which consists of a total of 21 structures, is dominated by its 10 largest structures, all of which are first-rate examples of c.1900 - c. 1910 commercial buildings.
- (2) These 10 buildings dominate because of their size and the fact that they are all two stories high, while all but two of the later buildings within the block are only one story.
- (3) As a group, these ten buildings are first-rate examples of their type because:
  - (a) All have fully developed parapets.
  - (b) Five have shaped parapets.
  - (c) Nine have corbel tables or brick cornices.
  - (d) Nine have ornamental window tops.
  - (e) Six have ornamental brickwork panels.
  - (f) Seven have ornamental cast-iron columns still visible.
- (4) The grand effect which they create is supported by two c.1920 two-story commercial buildings.

There are approximately 30 major towns in the Florida Parishes, most of which have some 1920s commercial buildings and a few of which have a scattering of earlier, more richly ornamented commercial buildings. However, only one other commercial zone can boast the rich and impressive turn-of-the-century commercial concentration and character found along the Pine Street corridor between Railroad Avenue and Sixth Street. (The other, as mentioned previously, is the Hammond Historic District, listed on the National Register in 1980.)

#### First Guaranty Bank:

First Guaranty Bank contributes to the architectural significance of the Ponchatoula Commercial Historic District because it is individually eligible for the National Register under Criterion C as a first-rate example of mid-century modern commercial architecture at the state level.

It is well known that the post-World War II era was an age of prodigious building in both Louisiana and the nation as a whole. The market was responding to pent-up demand for new buildings of all kinds brought on by sixteen years of war and depression, post-war prosperity, and a growing population – especially young adults hoping to marry and start families.

Importantly, it was in the post-World War II era that Modern Architecture came into its own, indeed triumphed on the American scene. This was European Modernism known then and since as the International Style. Developed in Germany in the famous Bauhaus beginning in the 1920s, this revolutionary style stressed sleek machine-looking buildings, free of conventional ornament and decoration, with strong rectilinear geometry. In its day it was seen as an appropriate symbol for an advanced technological civilization such as the United States.

Having recently completed a historic context study of Louisiana Architecture, 1945 – 1965, the author of this document feels confident making some generalizations regarding post-war commercial buildings in Louisiana: 1) Perhaps 20 fully developed steel and glass Modern skyscrapers were built in the Pelican State during these years. 2) By far the largest number of Modern buildings constructed in Louisiana in the post-war years were small commercial or professional buildings. Across the state perhaps two-to-three thousand were built. 3) Of these, the overwhelming majority were functional “builder jobs” with no attempt to create any type of strong visual character or artistic effect.

Ponchatoula's First Guaranty Bank is one of probably only twenty or so small commercial buildings statewide that would be considered exceptions to the foregoing. And among these it is a landmark. It is an accomplished and crisply elegant composition in the Modern Style by a noted Louisiana architect – the late John Desmond. Its design features a skillful interplay of mass, voids and wall planes. Based on the author's recently completed study of post-war architecture in Louisiana, there are very few post-war small professional office buildings in Louisiana that are its equal.

DELETE AGRICULTURE AS AREA OF SIGNIFICANCE:

The statement of significance in the original nomination related to the strawberry boom of the early twentieth century (Criterion A, agriculture and commerce, local level) is being recommended for deletion because of the subsequent loss of buildings in the district's small warehouse area that directly represented that prosperity – specifically, two berry packing sheds and the Ponchatoula Farm Bureau office. The only known surviving element in the district that could be said to be directly related to the strawberry boom (in this case marketing) is the railroad corridor, where farmers lined up to load their berries onto refrigerated cars for shipment.

The portion of the statement of significance in question from the original nomination rested almost entirely on the very few buildings noted above with direct associations. (Not to mention, it overstated the number of surviving buildings with direct strawberry associations.) At the end is a sentence stating that the district as a whole is generally reflective of strawberry prosperity (c.1890 through the 1920s). The assertion is not developed, and in the professional opinion of the author of this document, it is not a particularly compelling argument. The buildings in the district are generally reflective of prosperity in various economic endeavors – most notably the strawberry and lumber industries. It would be challenging to argue that buildings were constructed specifically because of strawberry prosperity.

JUSTIFICATION FOR BOUNDARY DECREASE:

As explained in Part 7, the boundary decrease is due to subsequent redevelopment of the block-face of West Pine Street between South 6<sup>th</sup> and South 7<sup>th</sup>. Most of the former historic buildings once located in this area no longer survive.

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**Developmental history/additional historic context information** (if appropriate)

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**9. Major Bibliographical References**

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

Perrin, James Morris. *Hometown Ponchatoula: A Community History of Ponchatoula, Louisiana*. Ponchatoula, LA.: James Morris Perrin, 2000. In addition to being solidly researched, this volume is of great value because of its numerous historic photos of downtown Ponchatoula.

Sanborn Fire Insurance Co. Maps, Ponchatoula, LA, 1908, 1923, 1930, 1943.

**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 # \_\_\_\_\_  
 Not applicable – no previous documentation on file

**Primary location of additional data:**

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

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Historic Resources Survey Number (if assigned): \_\_\_\_\_ NA \_\_\_\_\_

Name of Property \_\_\_\_\_

County and State \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** See below \_\_\_\_\_  
(Do not include previously listed resource acreage)

Add approximately 4 acres.  
Delete approximately 2 acres.

**UTM References SEE BELOW**  
(Place additional UTM references on a continuation sheet)

1 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

**Boundary Increase A: 15/745560/3370280**

**Boundary Increase B: 15/745860/3370120**

**Boundary Decease 1 (of 1): 15/745480/3370100**

**Verbal Boundary Description** (describe the boundaries of the property)

See attached district map.

**Boundary Justification** (explain why the boundaries were selected)

Boundary Increases:

As noted elsewhere in this document, the new argument under commerce at the local level necessitated the boundary increases being proposed. Downtown Ponchatoula continued to be the focus of commerce for the town and surrounding rural areas into the 1970s. Hence the new boundaries recognize the concentration of commercial buildings that retain sufficient integrity from c.1890 to 1962 (the latter being the current National Register 50 year cutoff).

Boundary Decrease:

As noted elsewhere, the West Pine blockface, south side, between South 6<sup>th</sup> and South 7<sup>th</sup> has been redeveloped since the district was listed (within the last 10 or so years). Thus, the boundary decrease includes the area that has lost historic buildings previously included in the district boundaries.

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### 11. Form Prepared By

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name/title Jonathan Fricker

organization Fricker Historic Preservation Services, LLC

date May 2011; revised March 2012

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state LA

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### Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

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### Photographs:

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Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Photo Log:

Ponchatoula Commercial Historic District Update [Boundary Increase, Boundary Decrease, Additional Documentation],  
Ponchatoula, Tangipahoa Parish, LA

Donna Fricker

April and May 2011

LA SHPO Digital Archives

Total of 29 photographs

Photo #0001: Buildings 1 & 2, camera facing northwest

Photo #0002: Building 7, camera facing west

Photo #0003: Building 8, (First Guaranty Bank), camera facing north/northeast

Photo #0004: Building 13, camera facing southwest

Photo #0005: Building 15, camera facing southwest

Photo #0006: Building 34, camera facing southeast

Photo #0007: Building 34, camera facing south/southeast

Photo #0008: Building 35, camera facing southeast

Photo #0009: Building 36 (main façade), camera facing south/southwest

Photo #0010: Building 36 (rear elevation), camera facing north/northwest

Photo #0011: Building 37, camera facing south/southwest

Photo #0012: Building 45, camera facing west/northwest

Photo #0013: Buildings 39-44,(29 at far left), (#39 is Ponchatoula Feed & Seed Store), camera facing northwest

Photo #0014: Buildings 50-52, (#52 is Gateway Buildig), camera facing south/southwest

Photo #0015: Buildings 46-52, camera facing east/southeast

Photo #0016: Buildings 39-44, (#44 is Paul's Café), camera facing northeast

Photo #0017: Buildings 43-44, camera facing northeast

Photo #0018: Building 54, camera facing southwest

Photo #0019: Building 57, camera facing west/northwest

Photo #0020: Building 30, (Country Market, i.e., former railroad depot), camera facing north/northeast

Photo #0021: Buildings 27-29, camera facing northwest

Photo #0022: Buildings 16-19, 29, camera facing north/northwest

Photo #0023: Buildings 61-69, camera facing southwest

Photo #0024: Buildings 27-29, camera facing northeast

Photo #0025: Building 29 shop front detail, camera facing east/northeast

Photo #0026: Building 62, (Ponchatoula Times), camera facing south/southeast

Photo #0027: Buildings 21-24, camera facing northeast

Photo #0028: Buildings 58-69, camera facing southeast

Photo #0029: Buildings 70-71, camera facing west

**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 18 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.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Ponchatoula Commercial Historic District (Boundary Increase and Decrease)

MULTIPLE NAME:

STATE & COUNTY: LOUISIANA, Tangipahoa

DATE RECEIVED: 6/08/12      DATE OF PENDING LIST: 7/09/12  
DATE OF 16TH DAY: 7/24/12      DATE OF 45TH DAY: 7/25/12  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000426

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    7.25.12 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in  
The National Register  
of  
Historic Places**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Ponchatoula Commercial Historic District

MULTIPLE NAME:

STATE & COUNTY: LOUISIANA, Tangipahoa

DATE RECEIVED: 6/08/12 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 7/25/12  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 82000466

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 7.25.12 DATE

ABSTRACT/SUMMARY COMMENTS:

**Additional Documentation Approved**

RECOM./CRITERIA Accept  
REVIEWER Edson Beall DISCIPLINE History  
TELEPHONE \_\_\_\_\_ DATE 7.25.12

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Ponchatoula Commercial Historic District (Boundary  
Decrease, Boundary Increase, Additional  
Documentation)  
Tangipahoa Parish, LA  
Photo 1 of 29



Bantua

Le Fleur de Lis

Bantua

CONGRATULATIONS  
EMILY & JUSTIN



Ponchatoula Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo 2 of 29



FIRST  
GUARANTY  
BANK

Ponchatoula Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)  
Tangipahoa Parish, LA  
Photo 3 of 29



Ponchatoula Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)  
Tangipahoa Parish, LA  
Photo # of 29



Ponchartraine Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo 5 of ~~28~~ 29



Ponchartroula Commercial Historic District (Boundary  
Decrease, Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo 6 of 29



Ponchatoula Commercial Historic District (Boundary  
Decrease, Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo 7 of 29



Ponchartraine Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo 8 of 29



Ponchatoula Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo 9 of 29



Ponchatoula Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo 10 of 29



Ponchatoula Commercial Historic District (Boundary  
Decrease, Boundary Increase, Additional Documentation)  
Tangipahoa Parish, LA  
Photo 11 of 29



Ponchatoula Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo ~~12~~ of ~~29~~  
12 of 29



Ponchatoula Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo of

13 of 29



TRAIL'S END  
ANTIQUES

GATEWAY BLDG.

FOR RENT

Phone Booth  
Cred. for  
\$15-400

Ponchatoula Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo ~~1~~ ~~2~~ ~~3~~

14 of 29



Ponchatoula Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo ~~10~~ of ~~20~~

15 of 29



Ponchartraine Commercial Historic District (Boundary  
Decrease, Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo 16 of 29

16 of 29



Ponchatoula Commercial Historic District (Boundary  
Decrease, Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo 17 of 29



Ponchatoula Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo 18 of 29



Ponchartroula Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo 19 of 29



PONCHAT

ARTS-CRAFTS-ANTIQUES

COUNTRY MARKET

ARTS • CRAFTS • ANTIQUES

Small text below the main sign, possibly "Ponchat, Louisiana, U.S.A."

OPEN

Small sign in the window, possibly "COUNTRY MARKET" or similar.

Ponchatoula Commercial Historic District (Boundary  
Decrease, Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo 20 of 29



Ponchatoula Commercial  
Boundary Increase,  
Tangipahoa Parish, LA

Historic District (Boundary  
Additional Documentation)

Decrease,

Photo 21 of 29



Ponchatoula Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo 22 of 29



Ponchartraine Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo ~~20~~ of ~~21~~  
23 of 29



Ponchatoula Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo ~~20~~ of ~~21~~  
24 of 29



Ponchatoula Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo ~~25~~ of ~~29~~  
25 29



*The Ponchatoula Times*

NATURE  
PHOTOGRAPHY

Vintage  
106

Clothing  
Souvenirs  
Jewelry  
Collectibles



Ponchatoula Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA  
Photo 26 of 29



*Lisa's*  
Children's Shop  
1000 E. 10th St.

LIBERTY  
Creamery  
A NO-BRAND

The Great American Shop

Ponchatoula Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo ~~27~~ of ~~29~~  
27 of 29



Ponchatoula Commercial Historic District (Boundary  
Decrease, Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo ~~28~~ of ~~29~~  
28 of 29



Ponchartraine Commercial Historic District (Boundary Decrease,  
Boundary Increase, Additional Documentation)

Tangipahoa Parish, LA

Photo ① of ②

29 of 29

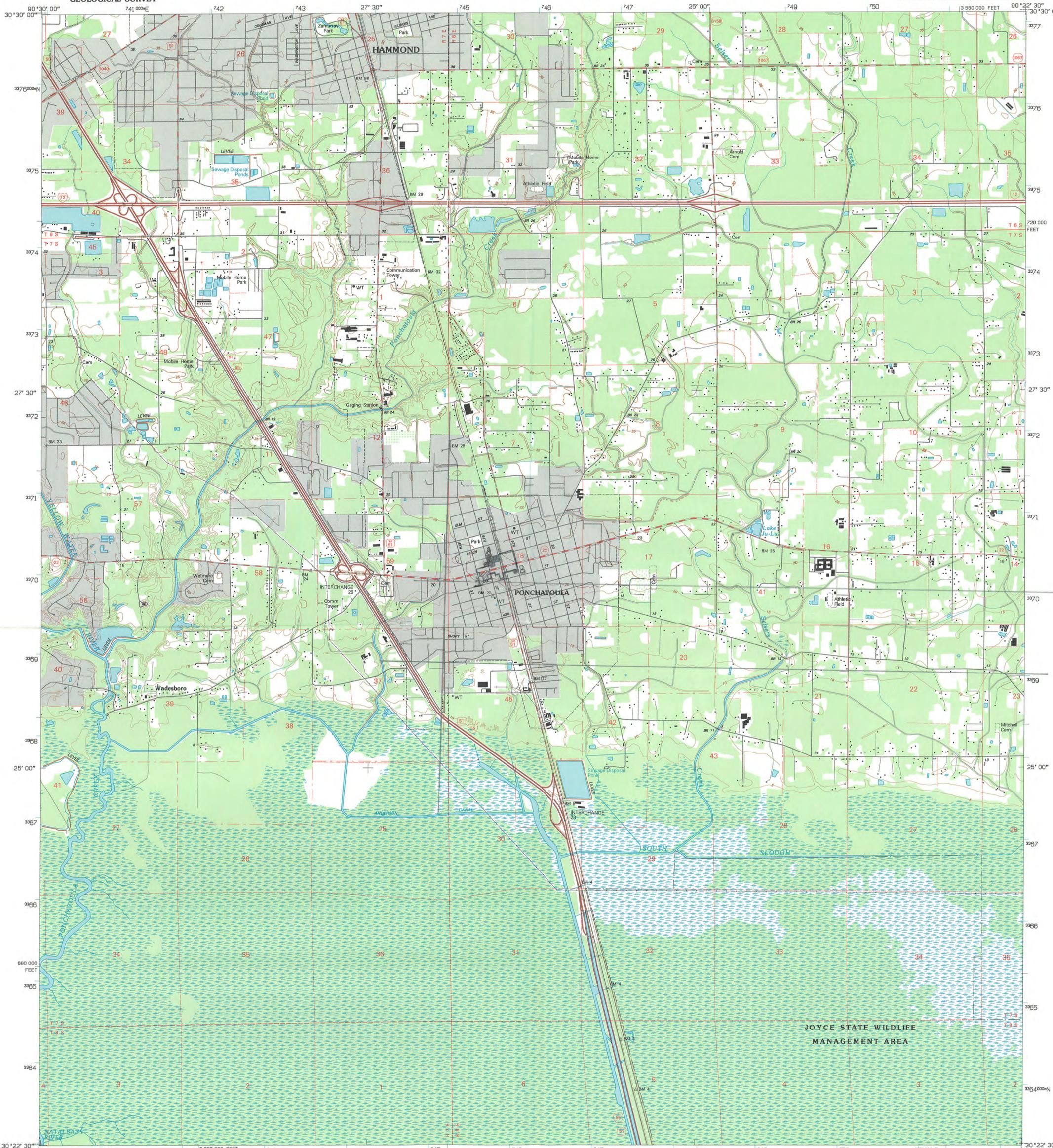
Ponchatoula Commercial Historic District (Boundary Increase, Boundary Decrease, Additional Documentation)  
Tangipahoa Parish, LA

Boundary Increase A: 15/745 560 / 3370 280  
Boundary Increase B: 15/745 860 / 3370 120  
Boundary Decrease I: 15/745 480 / 3370 100

Boundary Increases are shaded.  
Boundary decrease 177

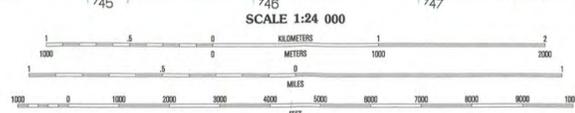
UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

PONCHATOULA QUADRANGLE  
LOUISIANA-TANGIPAHOA PARISH  
7.5-MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey in cooperation with State of Louisiana agencies  
Compiled by photogrammetric methods from imagery dated 1965  
Topography partly by plane-table surveys 1968. Revised from  
imagery dated 1994. PLSS and survey control current as of  
1968. Map edited 1996. Contours not revised. Contours that  
conflict with revised planimetry are dashed.  
North American Datum of 1983 (NAD 83). Projection and  
blue 1000-meter ticks: Universal Transverse Mercator, zone 15  
10 000-foot ticks: Louisiana Coordinate System of 1983 (south zone)  
North American Datum of 1927 (NAD 27) is shown by dashed  
corner ticks. The values of the shift between NAD 83 and NAD 27  
for 7.5-minute intersections are obtainable from National Geodetic  
Survey NADCON software.  
This map covers a subsidence area. Evaluate relief and  
elevation information based on recent sources.  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map.

UTM GRID AND 1996 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT, BATON ROUGE, LOUISIANA 70804  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	

1 Albany  
2 Hammond  
3 Robert  
4 Springfield  
5 Ponchatoula NE  
6 Killian  
7 Manbac  
8 Ponchatoula SE

ROAD CLASSIFICATION

Primary highway  
hard surface .....  
Secondary highway  
hard surface .....

Light-duty road, hard or  
improved surface .....

Unimproved road .....

Interstate Route U.S. Route State Route

PONCHATOULA, LA  
30090-D4-TF-024  
1994

DMA 7944 IV NW-SERIES V885



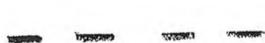
**PONCHATOULA COMMERCIAL HISTORIC DISTRICT (BOUNDARY DECREASE, BOUNDARY INCREASE, ADDITIONAL DOCUMENTATION) [Update]**

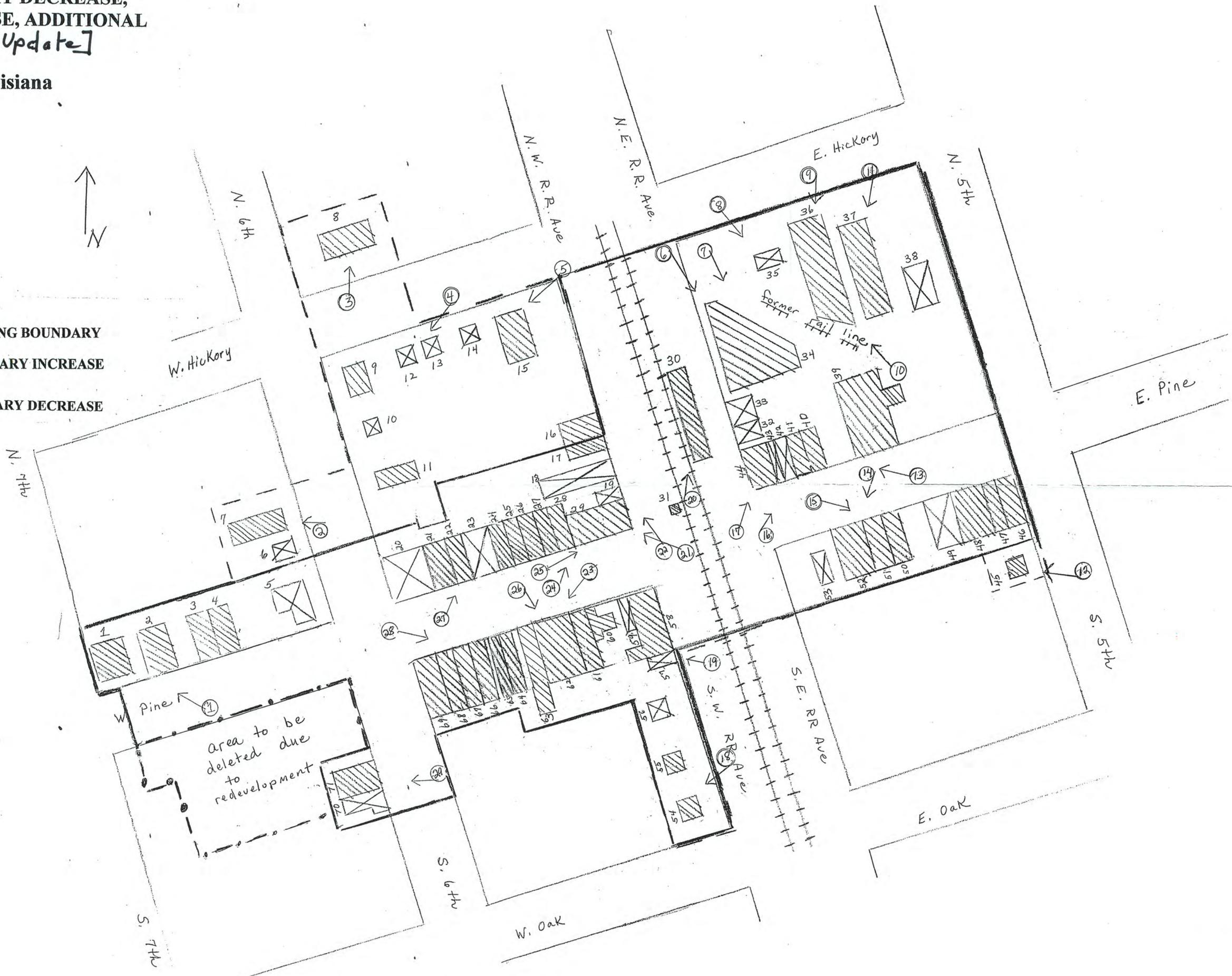
Tangipahoa Parish, Louisiana

1 inch = 100 feet

Contributing 

Non-contributing 

 EXISTING BOUNDARY  
 BOUNDARY INCREASE  
 BOUNDARY DECREASE





Member FDIC

# **FIRST GUARANTY BANK**

August 15, 2011

Office of Cultural Development  
Division of Historic Preservation  
Mr. Phil Boggan, Deputy Assistant Secretary and Deputy State Historic Preservation Officer  
P.O. Box 44247  
Baton Rouge, LA 70804-4247

RE: Ponchatoula Historic District Boundary Increase, Boundary Decrease, Additional Documentation (to include First Guaranty Bank), Tangipahoa Parish, LA

Dear Mr. Boggan:

Enclosed you will find the properly executed and notarized statement certifying that First Guaranty Bank is the sole owner of the private property located at 170 West Hickory Street, Ponchatoula, LA 70454 and that First Guaranty Bank **STRONGLY OBJECTS** to this property being included in and/or listed in the National Register.

It is my understanding that the Review Committee consideration of this nomination has been deferred from August 18, 2011 to November 17, 2011.

If you have any questions or require any further information, please do not hesitate to contact me. Thank you for your attention.

Sincerely,

Alton B. Lewis  
Chief Executive Officer

**RECEIVED**

AUG 17 2011

HISTORIC PRESERVATION

STATEMENT OF OBJECTION

PARISH OF TANGIPAHOA

STATE OF LOUISIANA

Before me, the undersigned Notary Public, duly appeared Alton B. Lewis Jr., duly authorized Vice-Chairman/Chief Executive Officer of First Guaranty Bank, Hammond, Louisiana, who being sworn did depose as follows:

1. First Guaranty Bank is a banking corporation organized and in good standing under the laws of the State of Louisiana.
2. First Guaranty Bank has its home office in Hammond, Louisiana with branches in other locations, including Ponchatoula, Louisiana.
3. First Guaranty Bank is the sole owner of that certain real estate property located in Ponchatoula, Louisiana with a municipal address of 170 West Hickory Street. On that real estate is located the building which formerly served as a branch bank location for First Guaranty Bank in Ponchatoula, Louisiana.
4. First Guaranty Bank has been notified that this property is to be considered by the State Review Committee for nomination to the National Register of Historic Places.
5. As the SOLE OWNER of the referenced property located at 170 West Hickory Street, Ponchatoula, Louisiana and the building and other improvements located on that property, First Guaranty Bank STRENOUSLY OBJECTS to the nomination and/or inclusion of the property to the National Register of Historic Places.

Executed in Hammond, Louisiana on the 15<sup>th</sup> day of August 2011.



Alton B. Lewis  
Vice-Chairman/Chief Executive Officer



NOTARY PUBLIC

VANESSA R. DREW  
NOTARY ID # 9690  
MY COMMISSION IS FOR LIFE.

**RECEIVED**  
AUG 17 2011  
HISTORIC PRESERVATION



Member FDIC

# **FIRST GUARANTY BANK**

October 19, 2011

Office of Cultural Development  
Division of Historic Preservation  
Ms. Pam Breaux, Assistant Secretary and State Historic Preservation Officer  
P.O. Box 44247  
Baton Rouge, LA 70804-4247

RE: Ponchatoula Historic District Boundary Increase, Boundary Decrease, Additional Documentation (to include First Guaranty Bank), Tangipahoa Parish, LA

Dear Ms. Breaux:

Enclosed you will find the properly executed and notarized statement certifying that First Guaranty Bank is the sole owner of the private property located at 170 West Hickory Street, Ponchatoula, LA 70454 and that First Guaranty Bank **STRONGLY OBJECTS** to this property being included in and/or listed in the National Register.

It is my understanding that the Review Committee consideration of this nomination will meet on November 17, 2011.

If you have any questions or require any further information, please do not hesitate to contact me. Thank you for your attention.

Sincerely,

Alton B. Lewis  
Chief Executive Officer

OGDADMIN.

OCT 29 2011

RECEIVED

STATEMENT OF OBJECTION

PARISH OF TANGIPAHOA

STATE OF LOUISIANA

Before me, the undersigned Notary Public, duly appeared Alton B. Lewis Jr., duly authorized Vice-Chairman/Chief Executive Officer of First Guaranty Bank, Hammond, Louisiana, who being sworn did depose as follows:

1. First Guaranty Bank is a banking corporation organized and in good standing under the laws of the State of Louisiana.
2. First Guaranty Bank has its home office in Hammond, Louisiana with branches in other locations, including Ponchatoula, Louisiana.
3. First Guaranty Bank is the sole owner of that certain real estate property located in Ponchatoula, Louisiana with a municipal address of 170 West Hickory Street. On that real estate is located the building which formerly served as a branch bank location for First Guaranty Bank in Ponchatoula, Louisiana.
4. First Guaranty Bank has been notified that this property is to be considered by the State Review Committee for nomination to the National Register of Historic Places.
5. As the SOLE OWNER of the referenced property located at 170 West Hickory Street, Ponchatoula, Louisiana and the building and other improvements located on that property, First Guaranty Bank STRENOUSLY OBJECTS to the nomination and/or inclusion of the property to the National Register of Historic Places.

Executed in Hammond, Louisiana on the 19<sup>th</sup> day of October 2011.



Alton B. Lewis  
Vice-Chairman/Chief Executive Officer



NOTARY PUBLIC

VANESSA R. DREW  
NOTARY ID # 9690  
MY COMMISSION IS FOR LIFE..

OCDADMIN.

OCT 20 2011

RECEIVED



Member FDIC

# **FIRST GUARANTY BANK**

April 20, 2012

Office of Cultural Development  
Division of Historic Preservation  
Ms. Pam Breaux, Assistant Secretary and State Historic Preservation Officer  
P.O. Box 44247  
Baton Rouge, LA 70804-4247

RE: Ponchatoula Historic District Boundary Increase, Boundary Decrease, Additional Documentation (to include First Guaranty Bank), Tangipahoa Parish, LA

Dear Ms. Breaux:

Enclosed you will find the properly executed and notarized statement certifying that First Guaranty Bank is the sole owner of the private property located at 170 West Hickory Street, Ponchatoula, LA 70454 and that First Guaranty Bank **STRONGLY OBJECTS** to this property being included in and/or listed in the National Register.

It is my understanding that the Review Committee consideration of this nomination will meet on May 16, 2012.

If you have any questions or require any further information, please do not hesitate to contact me. Thank you for your attention.

Sincerely,

Alton B. Lewis  
Chief Executive Officer

**RECEIVED**  
APR 24 2012  
**HISTORIC PRESERVATION**

STATEMENT OF OBJECTION

PARISH OF TANGIPAHOA

STATE OF LOUISIANA

Before me, the undersigned Notary Public, duly appeared Alton B. Lewis Jr., duly authorized Vice-Chairman/Chief Executive Officer of First Guaranty Bank, Hammond, Louisiana, who being sworn did depose as follows:

1. First Guaranty Bank is a banking corporation organized and in good standing under the laws of the State of Louisiana.
2. First Guaranty Bank has its home office in Hammond, Louisiana with branches in other locations, including Ponchatoula, Louisiana.
3. First Guaranty Bank is the sole owner of that certain real estate property located in Ponchatoula, Louisiana with a municipal address of 170 West Hickory Street. On that real estate is located the building which formerly served as a branch bank location for First Guaranty Bank in Ponchatoula, Louisiana.
4. First Guaranty Bank has been notified that this property is to be considered by the State Review Committee for nomination to the National Register of Historic Places.
5. As the SOLE OWNER of the referenced property located at 170 West Hickory Street, Ponchatoula, Louisiana and the building and other improvements located on that property, First Guaranty Bank STRENOUSLY OBJECTS to the nomination and/or inclusion of the property to the National Register of Historic Places.

Executed in Hammond, Louisiana on the 20<sup>th</sup> day of April 2012.



Alton B. Lewis  
Vice-Chairman/Chief Executive Officer



NOTARY PUBLIC

VANESSA R. DREW  
NOTARY ID # 9690  
MY COMMISSION IS FOR LIFE.

**RECEIVED**

APR 24 2012

**HISTORIC PRESERVATION**

May 7, 2012

Office of Cultural Development  
Division of Historic Preservation  
Ms. Pam Breaux, Assistant Secretary and State Historic Preservation Officer  
P.O. Box 44247  
Baton Rouge, LA 70804-4247

RE: Ponchatoula Historic District Boundary Increase, Boundary Decrease, Additional Documentation (to include First Guaranty Bank), Tangipahoa Parish, LA

Dear Ms. Breaux:

Enclosed you will find the properly executed and notarized statement certifying that ERG Enterprises, L.L.C. is the sole owner of the private property located at 170 West Hickory Street, Ponchatoula, LA 70454 and that ERG Enterprises, L.L.C. STRONGLY OBJECTS to this property being included in the Ponchatoula Historic District.

It is my understanding that the Review Committee consideration of this nomination will meet on May 16, 2012.

If you have any questions or require any further information, please do not hesitate to contact me.  
Thank you for your attention.

Sincerely,



Eric R. George, M.D.  
ERG Enterprises, L.L.C.

RECEIVED  
MAY 10 2012  
HISTORIC PRESERVATION

STATEMENT OF OBJECTION

PARISH OF JEFFERSON

STATE OF LOUISIANA

Before me, the undersigned Notary Public, duly appeared Eric R. George, M.D., duly authorized Member of ERG Enterprises, L.L.C., Metairie, Louisiana, who being sworn did depose as follows:

1. ERG Enterprises, L.L.C. is a Louisiana Limited Liability corporation organized and in good standing under the laws of the State of Louisiana.
2. ERG Enterprises, L.L.C. has its registered office in Metairie, Louisiana.
3. ERG Enterprises, L.L.C. is the sole owner of that certain real estate property located in Ponchatoula, Louisiana with a municipal address of 170 West Hickory Street. On that real estate is located the building which formerly served as a branch bank location for First Guaranty Bank in Ponchatoula, Louisiana.
4. ERG Enterprises, L.L.C. has been notified that this property is to be considered by the State Review Committee for nomination to the National Register of Historic Places.
5. As the SOLE OWNER of the referenced property located at 170 West Hickory Street, Ponchatoula, Louisiana and the building and other improvements located on that property, ERG Enterprises, L.L.C. STRENOUSLY OBJECTS to the nomination and/or inclusion of the property to the National Register of Historic Places.

Executed in Metairie, Louisiana on the 7<sup>th</sup> day of May 2012.

  
Eric R. George, M.D.  
ERG Enterprises, L.L.C.

  
NOTARY PUBLIC

**RECEIVED**

**MAY 10 2012**

**HISTORIC PRESERVATION**



JAY DARZENNE  
LIEUTENANT GOVERNOR

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

**PAM BREAU**  
ASSISTANT SECRETARY

June 6, 2012:

TO: Mr. James Gabbert  
National Park Service 2280, 8<sup>th</sup> Floor; National Register of Historic Places  
1201 "I" Street, NW; Washington, DC 20005

FROM: Patricia Duncan, Architectural Historian, National Register Coordinator  
Louisiana Division of Historic Preservation

RE: Ponchatoula Commercial Historic District Update  
(Boundary Increase, Boundary Decrease, Additional Documentation)  
Tangipahoa Parish, LA

Enclosed please find a nomination form with supporting materials for the above referenced property or historic district. Should you have any questions, please contact me at 225-219-4595.

PD/pld

Enclosures:

- 1 Original National Register of Historic Places nomination form
- NA Multiple Property Nomination form
- 2 CD with electronic images
- 29 Photograph(s)
- 1 Original USGS/NOAA map(s)
- 1 Sketch map(s)/figure(s)/exhibit(s)
- 4 Piece(s) of correspondence
- X Other Minutes, Transcript of Review Committee discussion on this resource

COMMENTS:

- Please ensure that this nomination receives substantive review
- This property has been certified under 36 CFR 67
- X The enclosed owner objection(s) do          do not X constitute a majority of property owners. [3 letters from original (same) owner; 1 letter from new owner]
- Other: Bank for which there is an objection to listing was sold one week before Review Committee Meeting; objection letters were received from past and current owner

## Louisiana National Register Review Committee Meeting

May 16, 2012, 2:30 p.m.  
Louisiana State Museum, Baton Rouge, 660 4<sup>th</sup> Street  
Baton Rouge, Louisiana

### Minutes

Chairperson Glenna Kramer called the May 16, 2012 meeting of the National Register Review Committee to order at 2:30 p.m. In addition to Mrs. Kramer, members present included John Sykes, Mrs. Mary Louise Christovich, Mrs. Ann Williams, Lynn Lewis, Gary Cooper, and Dr. John Hall. Mrs. Sue Turner, Dr. Philip Cook, Wayne Coco, Lestar Martin, and Dr. Rebecca Saunders were absent.

At the request of Dr. Hall, the Committee voted to amend the agenda to allow him to read a verbal resolution of condolence to Mrs. Christovich, who lost her husband in April. After reading the resolution, Dr. Hall moved and Mr. Lewis seconded, that the resolution be approved. It passed unanimously.

After this formality, Deputy State Historic Preservation Officer and Division of Historic Preservation Director Nicole Hobson-Morris welcomed the audience and thanked the Committee members for changing their meeting date to coincide with the Office of Cultural Development's Cultural Connection activities. She then discussed various legislative measures in Congress and the State Legislature that address historic preservation.

Following Ms. Hobson-Morris' remarks, National Register Coordinator Patricia Duncan introduced the Committee members present. The Committee then addressed the minutes of the November 17, 2011 meeting. Mr. Cooper made the motion for approval of the minutes and Mr. Lewis seconded this motion, which passed without opposition.

Under Old Business, State Historic Preservation Officer Pam Breaux updated the Committee on the status of the New Orleans Levee Breaches nomination, which they considered at their last meeting. Ms. Breaux thanked the Committee for its consideration of this highly complex nomination, which the majority declined to recommend because of their concerns over the large amount of information provided, the presence in the document of language indicating blame, and their own lack of expertise about levees. After the meeting, Ms. Breaux discussed the future of the nomination with the Division's National Register and administrative staff. All agreed that, for reasons specific to the National Register eligibility criteria, the nomination deserved to move forward in the process. (Although SHPOs usually follow the advice of their Review Committees, each state's SHPO does have the right to move a candidate forward in the process without the Committee's endorsement.) Because one of the breach sites is owned by the U.S. Army Corps of Engineers, regulations required the Division to forward the nomination to that Federal agency for review and comment. The regulations also called for this comment occur within a specific timeframe. However, the Corp's Federal Preservation Officer failed to meet the deadline, possibly due to ongoing litigation concerning the 2005 Katrina flood. At this point, the National Park Service (NPS) advised the SHPO to inform the applicant (Levees.org) of its

right to appeal directly to NPS. As part of the appeal process, NPS asked for confirmation of the SHPO's opinion on eligibility as well as for copies of all pertinent documentation. The Corps of Engineers received a similar request. Our office provided this material promptly. At this point, the Louisiana Division of Historic Preservation no longer has any authority in the matter, as the outcome is in the hands of the Keeper of the National Register.

After Ms. Breaux's presentation, Patricia Duncan reported that there appeared to have been no progress in addressing the issue of fair insurance coverage for National Register-listed properties.

Under New Business, the Committee turned to the review of nominations.

Ponchatoula Historic District Boundary Increase, Boundary Decrease, Additional Documentation  
Tangipahoa Parish, LA  
Presented by Donna Fricker

The Ponchatoula Commercial Historic District was listed on the National Register on October 5, 1982. The goals of this update are to adjust the boundaries to reflect the current reality in downtown Ponchatoula, provide up-to-date descriptive information on a district now almost 30 years old, and adjust the statement of significance to remove the references to the strawberry processing industry and add commerce.

The new boundaries of the adjusted Ponchatoula Commercial Historic District (Tangipahoa Parish) encompass 72 buildings, 31% of which are non-contributing. (The listed district encompasses 67 buildings, with a 28% non-contributing rate.) Contributing elements range in date from circa 1900 through 1960. There are three proposed small areas of boundary increases. These reflect the fact that additional buildings in downtown Ponchatoula are now 50 years old or older and contribute to the significance of the district. The largest, with a total of eleven buildings, is located to the north of the existing district (see map). This area reflects the post-World War II expansion of the commercial district referenced above. Six of the buildings are contributing; five are non-contributing. The other two proposed expansions (one building each) are as follows: a free-standing post-World War II building (presumably built as a professional office, inventory #46) near the southeast corner South 5<sup>th</sup> and Oak and a free-standing post-World War II commercial building (#39) on East Pine east of South 5<sup>th</sup>. The submission also includes a boundary decrease of 4 buildings (in the district's southwest corner) due to redevelopment since the district was listed. None of the buildings demolished in this area were notable.

One of the buildings included in the boundary increase, the First Guarantee Bank (1960, John Desmond, architect), is individually eligible for the Register under Criterion C. Its accomplished design displays skillful interplay of mass, voids and wall planes. Offices are expressed as black clad shiny masses. The lobby, located near the center of the building, is expressed with a recessed glass curtain wall and three finely made barrel vaults above. Additional complexity is derived from an overhang that spans the main façade. Its slender supports have a classic, austere elegance. The bank is a first-rate example of mid-century modern commercial architecture at the state level. Furthermore, it is a rare landmark of a "high-art" modern commercial-professional building in small town Louisiana.

The bank is currently endangered because its owner wants to demolish and replace it with a new banking facility. Thus, the bank's corporate ownership has officially objected to the inclusion of the building in the historic district update and expansion. Because a Federal license will be required for this new branch to operate, the building has become a focus of a Section 106 review which has involved the Advisory Council as well as the FDIC. On May 10, the SHPO learned that the bank has sold the building to a private developer who also plans to demolish it. This new owner has also submitted an official letter of objection to the listing. Ms. Duncan clarified that the Committee has access to the objection letter from the previous and current owners.

Attorney Duncan Kemp represented the bank's new owner at the meeting. Alton Lewis of First Guaranty Bank (the former owner) and Ponchatoula Mayor Robert Zabbia also attended. All three opposed the nomination. Ponchatoula Main Street Manager and Certified Local Government staff member Charlene Daniels also attended but did not speak. (The historic district expansion was originally requested on behalf of the Ponchatoula Main Street and CLG programs.) Carolyn Bennett of the Foundation for Historical Louisiana and Melanie Ricketts, a resident of the parish where the bank is located, attended in support of including the bank in the historic district.

Due to the complexity of the discussion which followed Mrs. Fricker's presentation, a transcript of this portion of the meeting is attached to these minutes. It should be considered part of the official record. Thus, the entire discussion will not be summarized here. However, the following important points should be noted:

- Mr. Kemp explained that he had only been retained the day before the meeting and had had very little time to familiarize himself with the situation.
- Mr. Kemp did not understand that Section 106 review and the National Register are two separate programs with separate processes. Thus, he expressed anger that documents submitted by First Guaranty Bank as part of the 106 process had not been shared with the Review Committee.
- Mr. Kemp did not understand the difference between an individual listing of a building and its inclusion as a contributing element in a National Register historic district.
- Mr. Kemp interpreted the state's instructions for filing an objection (a document previously approved by the National Park Service [NPS]) to say that one property owner's objection could stop the listing of an entire historic district.
- Mr. Kemp found the state's notification letter, which has also previously been approved by NPS, to be vague and not issued in good faith. He believed that due process had not been followed because one of the notification letters was sent to the bank building's former address rather than the current one. (Nevertheless, the bank did submit three objection letters over an eight-month period. The new owner submitted one as well. All letters are attached to these minutes.)

After discussion ended, three votes were taken: one to approve the boundary increase, one to approve the boundary decrease, and one to approve additional documentation. All votes passed without objection.

St. Bernard Market, Orleans Parish, LA  
Presented by John Williams and Mary Lane Carleton

The St. Bernard Market is large, highly styled building located adjacent to the elevated I-10 interstate at the edge of the Esplanade Ridge National Register Historic District of New Orleans. The building that stands today was built in 1932, which was outside the period of significance when the district was added to the Register in 1980. However, the building is locally significant in the area of commerce under Criterion A because it is one of the few existing New Orleans Municipal Public Markets from the period of significance, 1932-1941 that survives with its integrity largely intact. In its market capacity, it provided residents a community grocery, as well as numerous other community based services including a dentist, doctor, pharmacy and banking. The State Historic Preservation Office believes that each of the most intact New Orleans Public Markets should be listed on the National Register. Magazine Street and the Suburban Market have achieved that status, but the St. Bernard Market has not. The market is also locally significant in the area of architecture under Criterion C because, as a textbook example, it embodies the distinctive characteristics of or features common to the Spanish Colonial Revival style. It is also eligible under Criterion C because it is a rare and important New Orleans example of the style as used in a commercial building. Its most outstanding architectural features are its arcade, tower, and cupola. The store's owner did not attend the meeting.

After the presentation, Mrs. Kramer asked for clarification of the building's location within or outside of the Esplanade Ridge Historic District. Mr. Williams and Ms. Carleton explained that the building is a non-contributing element within the boundaries of the district because its period of construction and design fell outside the district's period of significance. Mrs. Kramer then indicated her understanding of the request for individual listing for the building. Mr. Sykes asked if the name of the architectural firm that designed the building was once Stone and Stone; Mr. Williams answered in the affirmative and briefly listed a few other buildings designed by Samuel Payne Stone, Jr. Mr. Lewis commented that the building's entrance looks Japanese to him and asked if it is original. Mr. Williams again answered in the affirmative and explained that the original drawings exist in the Tulane Southeast Architectural Archives. Mr. Cooper then moved to recommend the nomination to the State Historic Preservation Officer and Mr. Lewis seconded. The motion passed without objection.

Myrtlewood, Rapides Parish, LA  
Presented by Paul Smith

Myrtlewood is a relatively large, masonry and frame, two-story residence circa 1925 built in the Classical Revival style. Set on a high point on a large landscaped lot in Pineville, Rapides Parish, the house and its setting combine to make an impressive architectural statement. Significant features include a grand two-story front portico and a smaller side portico. Myrtlewood is locally significant under Criterion C: Design in the area of architecture. It is a textbook example of an early twentieth century Classical Revival style house displaying most of the elements of that style. It may be the only example of an early twentieth century residence in the Classical Revival style in the area. When evaluating Myrtlewood, it is important to remember the provincial nature of the area in question. It was always remote from larger urban areas and as such tastes and fashions were not as grand as in other more developed areas. This is evidenced even from an earlier time if one compares the expression of a rare surviving local early nineteenth century plantation house with, for instance, the much grander plantation houses of the River Road or the most stylish local urban homes of the early twentieth century with those

of New Orleans from the same era. For this reason Myrtlewood is nominated as being locally significant.

After the presentation, Mr. Sykes asked for the date of the historic photos which had been shown. Mr. Smith explained that they were taken c. 1925, shortly after the home's construction. Mrs. Williams inquired about the building's current use. Mr. Smith answered that it has always been a private residence. He then clarified that Gloria Hearn, the third and current owner, has owned the property since 1990. Mrs. Hearn attended the meeting and also addressed the Committee. She explained that the building was deteriorated when she and her husband purchased it and expanded slightly upon Mr. Smith's discussion of the home's expansive grounds. Mr. Lewis moved that the Committee recommend the candidate to the State Historic Preservation Officer and Mr. Sykes seconded. The motion passed without objection.

Under Announcements, Ms. Duncan explained the recent ruling that members of boards and commissions must complete a short ethics training course and advised them how to access the materials. Mr. Lewis affirmed how honored he feels to serve and thanks Jonathan and Donna Fricker for extending the invitation to him.

There being no further business, Mr. Cooper moved that the meeting adjourn and Mr. Lewis. It passed unanimously, thus adjourning the meeting at 4 p.m.

Transcript of the portion of the May 16, 2012 Review Committee meeting dealing  
with the Ponchatoula Historic District

**Following Donna Fricker's Ponchatoula Historic District Addition presentation:**

**Patricia Duncan:** *"As usual folks I forgot to tell you that I have a copy of the Louisiana Open Meetings Law here if you want to see it, and secondly I need to say for the record, that we do have a letter of objection to the inclusion of one of the resources in the nomination the committee...(cannot hear)...ok."*

**Chairman Glenna Kramer:** *"Now since this ..., your title is very long, why don't we simply begin discussing the boundary increase. Alright, we have here, there is a map...I will refer to...is there a map...can we put this on screen?..."*

**Patricia Duncan:** *"No we don't."*

**Chairman Kramer:** *"Alright, the committee has a map attached to your nomination here and you will see if I can...I can't put that up can I?...It's too little, alright There are, There are several proposed, no two proposed boundary increases and you will see or look at you this way here and this side from the small building right here...and this is ... I think ... the increase is the part of the nomination where we have interest from the ... audience here I think we have ... I believe we have the Mayor of Ponchatoula."*

**Patricia Duncan:** *"Yes, and an attorney representing the owner."*

**Chairman Kramer:** *"Ok, and an attorney representing the owner, and I understand that this, the letter of objection for this boundary increase has come from your honor is this correct?"*

**Patricia Duncan:** *".... (Cannot hear)..."*

**Chairman Kramer:** *"Oh ok, fine thank you."*

**Duncan Kemp (Attorney representing owner):** *"There's actually two objections, one I thought we were coming for here today which was inclusion on the National Register, which I do not see on the agenda. And now, I just got time..."*

**Chairman Kramer:** *"Inclusion on the National Register. Well, if we discuss the boundary expansion then the building, I think that that is under consideration the Guarantee Bank Building would automatically be referred to...so it's all part...(cannot hear)...is that correct?"*

**Patricia Duncan:** *"I believe that... (Cannot hear...) 28:02-29:12"*

**Duncan Kemp:** *"Well I fully understand that but from the information we received from your business, if there's an objection by the majority of the owners of the building in so far as placing that building on the National Register, that it would not be placed on the National Register."*

**Patricia Duncan:** *"Sir it's an objection to the nomination. In the case of an historic district what we have to do is see how many owners there are and ... (cannot hear)...."*

**Duncan Kemp:** *"That's not what it says ma'am...The attachment to the letter..."*

**Chairman Kramer:** *"Excuse me we are having a little trouble up here hearing as well, let...sir....I'm sorry I missed your name sir."*

**Duncan Kemp:** *"First name is Duncan...D...u...n...c...a...n Kemp."*

**Chairman Kramer:** *"Mr. Kemp, um what I think we as a committee are, are charged with doing, all we as a committee are charged with doing is determining whether or not this historic district expansion is eligible to be referred to the state park service. So what we would like, I mean to the National Register, what we would like perhaps would help us too is, is the objection to the entire expansion of the historic district or is it simply that part of the historic district that would take in the Guarantee Bank Building. Is, is...do I understand that correctly because we want to do what is right for you."*

**Duncan Kemp:** *"I understand ma'am, My point is all the notices that we have received, both when the building was owned by First Guarantee Bank, and now by my client, BRG Enterprises, was to the effect that the purpose of the review committee was to determine whether or not to include it on the National Register. Attached to those notices is uh a document I guess you could say for a lack of a better description saying what the rights of the owners are."*

**Chairman Kramer:** *"Yes."*

**Duncan Kemp:** *"Such as to object."*

**Chairman Kramer:** *"Yes."*

**Duncan Kemp:** *"And it says that if a majority of the owners of the building object to it being placed on the National Register, it would not be placed on the National Register. So we have filed an objection to that."*

**Chairman Kramer:** *"Yes."*

**Duncan Kemp:** *"Now throughout the process in the reference on the letters has been to this day reference to the uh increase and decrease of the Ponchatoula Historical District. But nowhere in the body of any of these notices is that discussed. Until a letter, there's a vague reference to it in a letter of November the second uh saying that it would be considered at this meeting and that the date was set. And in the event, and I was retained(?) yesterday, and I did research last evening and this morning and I could not find what the position of this committee is with respect with expanding or decreasing the boundaries of the historical district. But to make myself clear we are opposed to this building being"*

*placed on the National Registry and I think that that opposition should prevent that from happening based on the literature that I have read. And we're also opposed to changing the uh, uh historic district to include the property of the Guarantee Bank, there are some specific reasons that I'll be happy to go into.."*

**Chairman Kramer:** *"Yes."*

**Duncan Kemp:** *"But, but we did not have notice other than this vague notice of in the reference of these letters that this issue was even going to be considered and I's puzzled as to what..."*

**Chairman Kramer:** *"Well, uh I would like to say that what this committee does is all we do is we determine the eligibility of these buildings to be placed on the National Register. We simply follow the criterion and we determine the eligibility. If this committee passes and approves and says this, this district and this building is eligible, then that is all we're going to say. And then this, the vote of this committee along with your letters of objection will forwarded to the National Park Service. And that National Park Service will take into consideration your objections; all of that...it's really not a confrontational process. And so being true to what this committee does what we do is we review the information, we say yes, we go through all this, this building is eligible, then with your letters of objection, and other things, this will be forwarded. This doesn't mean that the National Park Service will run this down your throat or anything like that. And my guess is, with an objection here that problem...I'm only guessing...but that's all that our job is so we're not trying to make your life difficult or anything like that. "*

**Duncan Kemp:** *"I understand..."*

**Chairman Kramer:** *"We just, we just simply it is, we think it's a wonderful building we think the district should be increased, we think Ponchatoula is doing a wonderful job and this is our recommendation. But your objection is duly noted. It is sir, it really is."*

**Duncan Kemp:** *"I want a little information, if I could just read this, and this comes from a document called "Rights of Owners: Comments and/or Objections" After the notice it says, if a majority of private property owners objects, a property will not be listed. And it cites 36CRF 60.6 which I, which I got a copy of and so I don't think uh it should be listed as a result of the objection. Now it does go on to say that it will be submitted to the National Register for determination of eligibility, but..."*

**Chairman Kramer:** *"You see we don't list. All we do is we determine that it is eligible. That determination together with your objections and if you have a majority of objections of the property owners and it goes to the National Register then it will not be listed."*

**Committee Member Lynn Lewis:** *"Now chairman may I?"*

**Chairman Kramer:** *"Yes, Please."*

**Mr. Lewis:** "And I want to direct it at Pat, uh in what he has just said, and clarify it for us because uh I believe what he is reading, he's reading from an individual nomination for a building. Is that what he's reading from?"

**Patricia Duncan:** "Yes it is."

**Mr. Lewis:** "And then where..."

**Patricia Duncan:** "This is making me aware that we need to alter that letter for the future to clarify how it works for a district. I see now that the letter is not clear enough."

**Mr. Lewis:** "Because we're not... even if this nomination is for a district of like and kind structures, eh, and not listing an individual building per say it's a district...and you may want...(cannot hear)..."

**Duncan Kemp:** "All the notices so far have been for this individual building."

**Mr. Lewis:** "Granted, granted. But what we have before us right now is a district...Pat..."

**Duncan Kemp:** "I think this we're going to be...(cannot hear)...the agenda doesn't mention the purpose of the notices sent out and how that falls under this I'm not quite sure I know."

**Patricia Duncan:** "Well you're more of an attorney than I am..."

**Duncan Kemp:** "Ha-ha, that doesn't mean I know..."

**Patricia Duncan:** "If we do need to tell you how we do our agendas, we certainly will, in 23 years we've never did that, uh... (cannot hear)...on the agenda, I want to address something else that you said um, the National Park Service has regulations about how...(cannot hear)...take you over to my office...(cannot Hear)...and they explain to us, two things, they explain to us how to notify the potential owner and how to handle objections and it's not the document that you have, that's the document that I wrote which I am now seeing I need to expand on. Now what I want to say is we do follow the requirements, for the legal requirements for legal notification for property owners. As far as we are required to notify 30 days in advance and between 30 and 75...(cannot hear)... We received the letter of objection from your party was the first word we had...(cannot hear)... We received that last I believe it was Thursday, it has been a week."

**Duncan Kemp:** "That's right."

**Patricia Duncan:** "I called...with you and explained the situation to him and said, tell you what we do we take this off of the agenda and start over, do we, what do we do? He said... (cannot hear)...so the uh notification letter that you are referring to which specifically mentions the bank, I did that as a courtesy to Mr. Louis so that...he would understand for sure that we, the historic district did include his bank. It indeed... um historic district....that historic district with multiple resources being either added or deleted. It is not on one building. "

**Alton Lewis:** "May I say something?"

**Chairman Kramer:** "Sure."

**Alton Lewis:** "I am the CEO of First Community Bank. I was the owner...."

**Chairman Kramer:** "We cannot hear you."

**Chairman Kramer:** "Would you like to..."

**Alton Lewis:** "I represent First Community Bank, I was the owner up until recently and in January of 11, First Community Bank filed due to....(cannot hear)...to vacate the building and move across the street, tear down the building, build a new building and come back. Ok Which I did which makes this process a bit more involved."

**Chairman Kramer:** "We have all, yes, yes."

**Alton Lewis:** "Uh, last July I guess it was, this process had been going on for awhile, for months we received a letter referred to by Mr. Kemp saying, well maybe in August but anyways, saying this would cover the nomination to the historic, for the National Register, it didn't say its gonna be including the district that gonna be nominated for the National Register and it has a thing attached to it that says if an owner objects, that's it, ok....that letter was addressed to our bank headquarters 400 E. Thomas Street, Hammond, Louisiana, ok, Hammond, ok, we requested that that needs to divert to the November meeting...(cannot hear)....so then we got another letter in October that says you're being nominated for the National Historic Register...(cannot hear)...that letter was addressed to the headquarters of the First Guarantee Bank, ok. The location of the site we're talking about here is 170 W Hickory Ponchatoula. In the summer, Nicole, a whole group, they all came out, they all inspected it. There's been a big meeting with the FDIC, going through all kinds of stuff. And then in April a notice was sent, which we didn't get for awhile, because the notice was sent to 170 W. Hickory which is the building that has been abandoned and they visited twice and they know it's abandoned but it was not somehow addressed to First Guarantee Headquarters. Amazing to you but we found out about it. Somebody called us, we found out about it so we filed for opposition. Meanwhile we been in discussions, we sold the building...(cannot hear)...about this proceeding so we could object, so consistently in everyone of those letters that says nominations in the National Register, it has not said it was going to change the district, it had that heading up there but..."

**Chairman Kramer:** "I see."

**Alton Lewis:** "that was it, so uh I don't know about the notice requirements but I don't think they opened a notice to a building they know is abandoned when they've already mailed several letters to our headquarters constitutes... (Cannot hear)...pointed out.... (Cannot hear)...also I pointed out that I'm sure y'all have been supplied with all the information that First Guarantee Bank was supplied with...(Cannot hear)...it is not appropriate for nomination and there's a lot of things that were supplied so I'm sure the.....gave that to them?"

**Patricia Duncan:** "Do you have um the very, very long letter um to for from the FDIC is in your

**Alton Lewis:** *"Yeah, all the stuff...."*

**Patricia Duncan:** *"Everything that.... (Cannot hear)"*

**Chairman Kramer:** *"In order to, to, in order to, to move this along um, apparently it was not done well, and for that we wish the process would have been better and so I think at this stage in the game what we have here whether its, it's a good thing or a bad thing we have a, a nomination for a historic district increase. Now, that is what we have and at this time, I think that, we must simply ask a committee vote this up or down, because that's what we have. And I think that um, according to the criterion that we have we would simply say in our opinion, this historic district in Ponchatoula should be expanded. And I think that we can guarantee that your conversation because it is recorded here, and your objections and the objections of the current owner at this time will be attached as it, for the whole district and what can they, the National Park Service will do is they will come back to us and in the meantime I don't know how else we can sort it out."*

**Duncan Kemp:** *"May I say one word about that?"*

**Chairman Kramer:** *"Sure, Please."*

**Committee Member John Sykes:** *"Madam Chairman can I ask a question?"*

**Chairman Kramer:** *"Surely."*

**Mr. Sykes:** *"Uh, Mr. Kemp, you're not the current owner right? Is the current owner her...."*

**Duncan Kemp:** *"First of all, I represent the current owner.."*

**Mr. Sykes:** *"You represent the current owner..."*

**Duncan Kemp:** *"Yeah."*

**Mr. Sykes:** *"Just for my uh, education, would you please tell me what really are the objections that you are having, being placed on the National Register?"*

**Duncan Kemp:** *"Well for one thing...."*

**Mr. Sykes:** *"it's an honorary listing..."*

**Duncan Kemp:** *"Well he has plans for that property that do not include the existing building, for one thing, and doesn't want any interference with uh, his right to deal with this property as he sees fit. And then when you layer that with changing the historic district to include this building into the historic district if you got, if it's on the National Register and it's in the historic district, then his ability to deal with it the way he wants to has been adversely affected and maybe even prevented in its entirety."*

**Mr. Sykes:** *"Ok, um you know we normally are an honorary listing, you know an honorary listing is set for special tax incentives, there really are no, I wish there were so...I mean I'm a preservation person, I"*

wish that every listing was somehow protected it's not that in our experience that we have any kind of say over that. I think that might be a misunderstanding on the owner's part."

**Duncan Kemp:** "Well no, but I mean, this is part of the process that ends up with your approval possibly placing this building on the National Register and including it into the historic district well then you get into a entirely different issue as to whether he can even renovate, remodel, or uh particularly demolish and rebuild."

**Patricia Duncan:** "Sir, let me clarify one point, you seem to believe that we're dealing with two separate issues here, the historic district and the National Register and it's the same thing so it's just one issue."

**Duncan Kemp:** "It's not the same thing..."

**Chairman Kramer:** "May I at this stage in the game, Mr. Kemp, at this stage in the game, may I recognize uh Nicole Hobson please, just for a moment, uh, Nicole will you uh...."

**Nicole Hobson-Morris:** "Thank you so much, I'll be brief, we know Mr. Louis well we've been involved in the Section 106 review with the bank since last year, and it's a separate process. For section 106, the property was not yet listed for a part of the National Register and so it is eligible for the National Register therefore we have to consider you know the effects of the undertaking, it was an application from the FDIC. When your letter stated that it was going to be listed on the Register, again that's a clarification that I wanted to make, regardless to whether is in a National Register district or if its individually listed it is on the National Register and that is what we are here to discuss today. The process that which we engage in with Mr. Louis and his bank was the section 106 the documents that you all provided to us was for the section 106 process. This is a separate process although the section 106 process relies on the criterion for the National Register in order to determine eligibility. This is now a separate review process here that we are engaged in today. The company still, you know whether it's listed, and I apologize if it wasn't clear to you all but legislation....(cannot hear)....and regulations, so nothing that we are telling you is outside of that bounds. It was not intentional, it was not intentional that we submitted a letter for National Register notification to the bank. I don't even know, we didn't even get that address so I'm not sure how that occurred and you know it wasn't intentional."

**Duncan Kemp:** "It's not one letter, it's like four letters. And none of them mention the historic district other than in the reference..."

**Nicole Hobson-Morris:** "It doesn't matter."

**Duncan Kemp:** "Well it may not matter, but we gonna voice our objection today among other things lack of notice and due process."

**Nicole Hobson-Morris:** "In other words, well its duly noted as.."

**Chairman Kramer:** "So noted, yes please..."

**Duncan Kemp:** *"You will note,...(Cannot Hear)...is the only piece of property on that side of the street in that lot and it's the only piece of property that's going to be included in this district which is north of the centerline of west...Street in the entire city of Ponchatoula, ok, so this particular piece of property that stretched to be included and could easily we could approve the expansion of the district if the Mayor doesn't object in the city, you could include the expansion of the district and just draw the line right there in the middle of Hickory Street and you'd take care of the property."*

**Chairman Kramer:** *"I would like that your honor please."*

**Ponchatoula Mayor Bob Zabbia:** *"Yes, Please, thank you for allowing me to question the chair members of the board. This has been a long ongoing issue for us in Ponchatoula and I'm sure ya'll are worn out as much as we are on it. But I'm a little bit confused with the process. There was a proposed piece of property that was supposed to be included in the expanded district that the owner was allowed to object and subsequently was taken out. Why does that not apply here? Why are we going through all this business in the beginning if this was opted out just one property dropped down, why have it in there any longer?"*

**Chairman Kramer:** *"Unfortunately, I think the FDIC probably got into it because...is that not true...is there something else..."*

**Patricia Duncan:** *"I know what the gentlemen...I know what he's referring to. There was another building that was not as strong a candidate although it was a candidate we looked at the consultant, with the consultant's word and decided it wasn't a strong enough candidate so we left that one out. In the case of the bank, we believe that all parts in our professional opinion that the bank is individually eligible and should not be left out."*

**Duncan Kemp:** *"Well if one building you're just sort of letting go..."*

**Patricia Duncan:** *"It's historic first of all...well there's three criterion... (Cannot hear)...and all three"*

**Duncan Kemp:** *"I do respect that, it doesn't matter it's a piece of property that's in an historic district or proposed to be an historic building....its historic...(Cannot hear)....Well it should be if it's a building that should be considered. It's either historic or it's not historic."*

**Chairman Kramer:** *"Well there's various criteria for that, but at this stage in the game..."*

**Duncan Kemp:** *"you will not get, First Guarantee Bank's submitted a huge amount of material for the state historic preservation office on why this is not historic...why it is not eligible...the building has been significantly altered since it was built, significantly. The build was not actually designed by Mr. Desmond; It was designed by one of the people who worked in his firm. There's a lot of stuff on whether or not it should be included you should be supplied with what we had to get through to make that decision."*

**Chairman Kramer:** *"Uh. Yes, Sir?"*

**Mayor Zabbia:** *"The First Guarantee building, so the Mayor understands this, one of the buildings under consideration belongs to me, let me disclose that right now..."*

**Chairman Kramer:** *"Good for you, At this stage in the game I simply don't know what to do except to call the question here on the eligibility of the increase in the boundary of the Ponchatoula Historic District and in calling the question I would like to assure you that your material will be included to the letter and all of the letters of objection, I don't know what else we can do, we can't amend the nomination at this stage in the game so Pat, let me refer to you, I will just a moment, Pat to you, it seems to me is what we would have to do is go ahead and vote this up or down and then with the objection address the other part of the increase at the next meeting, can we do that?"*

**Patricia Duncan:** *"That is a good question."*

**Chairman Kramer:** *"Can we not do that because they certainly have made many points and what we have here is the inclusion of this building and this boundary, so at this stage in the game I mean we have a nomination and flat as it may be I think the fairest thing to you and the fairest thing cause we, the rest of Ponchatoula of course we are thrilled about Ponchatoula."*

**Nicole Hobson-Morris:** *"Has the consultant who drafted the Nomination gone ahead and put an explanation as to why the other property owner was actually allowed to be excluded...There was, there is a non-historic property before you get to them, is what you were explaining to me...Can you call out to that...with a map so that our committee members will understand exactly..."*

**Chairman Kramer:** *"What we're searching for here is certainly a level of fairness and to respond to your concerns as well and to follow the rules that we are obliged to follow and as I see and with any correction from the committee here what we have to do is to determine the eligibility of this increase in the Ponchatoula District. With that said and including, according to the committee, and including all of the objections and everything all of the other things we will forward it because actually the National Park Service does a very good and fair job here too gentlemen so with that I think that if..."*

**Carolyn Bennett, Executive Director, Foundation for Historical Louisiana:** *"Thank you Mrs. Kramer, can we speak in favor of the nomination..."*

**Chairman Kramer:** *"Oh, I beg your pardon; I was overwhelmed, yes of course please..."*

**Carolyn Bennett:** *"My name is Carolyn Bennett and I'm director of the Foundation for Historical Louisiana and it's been my pleasure to know Donna Fricker and her husband, Jonathan since I've been with the foundation very many decades and I know their work is beyond comparison, they dot the I's and cross the T's, and I think that if Donna say that this building belongs on the National Register, it is National Register eligible, that's a very important statement. The fact that Ponchatoula, especially, has this John Desmond design and it's on the paper and John Desmond's son is on our board of directors, it was designed by John Desmond and it is probably the finest building in Ponchatoula. And just because the bank wanted a demolition permit and got one eight months ago now they transferred it to the new owners and they're coming here and they do not want National Register listing that has nothing to do*

*with the district. And I hope the Mayor takes stock of what he has and does not let that demolition permit. I just talked to a colleague in Shreveport, they have set up an ordinance and a new historic preservation commission and once a demolition permit is let you cannot act on it for nine months. And to have that building torn down is sacrilege and a big scar on Ponchatoula and the many citizens who have come out in favor of this. And they have stopped the section 106 in midstream and sold the building last week and if you want any more information I can call other people up who are here to talk about this very special building within a very special city. It's so good to see you Mrs. Cristovich....?"*

**Chairman Kramer:** *"Thank you very much."*

**Alton Lewis:** *"Let me just address one comment she made about John Desmond. This building was designed in 1960. At that time one of the members of the Board of Directors of First Guarantee Bank Andrew Gassaway, who is an architect, was an architect in the firm of John Desmond. He has provided us with the information that John Desmond personally did not design that building and if anyone wants to take it to that degree we will furnish Mr. Gassaway, he was injured recently in an accident but we can have him over here to the next meeting. What you and Mrs. Bennett just said...she doesn't know what she is talking about."*

**Chairman Kramer:** *"I....I....I am going to stop right now I think that we have an idea of what's in play here and whatever architectural firm it is, whoever's in it they are the architect, but be that as it may, I think that what we have to decide here now as a committee is as we have highlighted is what is to be added to the Ponchatoula Historic District and we have to decide as a committee if this uh expansion meets the criterion to have it uh nominated for the National Register."*

**Committee Member Ann Lewis Williams:** Call the question.

**Chairman Kramer:** *The question has been called...*

**Melanie Ricketts, Private Citizen:** *"I'm sorry to interrupt..."*

**Mr. Lewis:** *"Second".*

**Chairman Kramer:** *"I'm sorry, we have to conclude this, I'm very sorry."*

**Ms. Ricketts:** *"That's fine, but I'd like to address....in specific reference to the district and all the other things we talked about yet today and..."*

**Chairman Kramer:** *"Well I....I cannot I'm sorry, I appreciate that but the question has been called it has been seconded it is up to the committee now to vote on whether or not the expansion of the historic district in Ponchatoula meets the criterion for....we seconded...all in favor please say "Aye"*

**Committee Members:** *"Aye."*

**Chairman Kramer:** *"Any opposed?....No, then..."*

**Patricia Duncan:** *"what did you just call?"*

**Chairman Kramer:** *"I called the question to see if the committee agreed that they recommend that the expansion of the Ponchatoula Historic District met the criterion of expansion and that it be referred to the National Park Service."*

**Patricia Duncan:** *"Ok, we also need to do the decrease."*

**Chairman Kramer:** *"This is only half the fun, you all. The next part of this nomination is a boundary decrease. And if you will look on your maps or see this area that is on the corner of South Sixth Street and West Pine, an area to be deleted there were four buildings in this area I think these...for other developments so they're gone. Is there any objection to calling the question about deleting this? May I call the question?"*

**Mr. Lewis:** *"Move to delete the section described."*

**Chairman Kramer:** *"Alright a move to delete, is there a second?"*

**Committee Member Dr John Hall:** *"Second."*

**Chairman Kramer:** *"Second by Dr. Hall, all in favor?"*

**Committee Members:** *"Aye."*

**Chairman Kramer:** *"Ok, additional documentation, is there any?"*

**Patricia Duncan:** *"Yes, some of the building descriptions were changed and their status may be changed."*

**Chairman Kramer:** *"Is there any necessity for us to comment on that? Simply to accept or not accept?"*

**Patricia Duncan:** *"Simply accept or not accept."*

**Chairman Kramer:** *"Alright so I hear motion that we accept the additional documentation?"*

**Committee Member Gary Cooper:** *"I make that motion."*

**Mr. Lewis:** *"Second."*

**Chairman Kramer:** *"All in favor?"*

**Committee Members:** *"Aye."*

**Chairman Kramer:** *"Objection, none."*