United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic Name: Bank of New Orleans (BNO) Building
Other Names/Site Number: N/A
Name of related multiple property listing: N/A

2. Location

Street & Number: 1010 Common Street
City or town: New Orleans State: LA County: Orleans
Not for Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

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

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

Applicable National Register Criteria: ☐ A ☐ B ☒ C ☐ D

Phil Boggan 8-10-16

Signature of certifying official/Title: Phil Boggan, State Historic Preservation Officer **Date**

Louisiana Department of Culture, Recreation, and Tourism

State or Federal agency/bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title: **State or Federal agency/bureau or Tribal Government**

4. National Park Certification

I hereby certify that the property is:
✓ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other, explain: _____

per Edson H. Beall — 10.11.16

Signature of the Keeper **Date of Action**

5. Classification

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

X	Private
	Public – Local
	Public – State
	Public – Federal

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

X	Building(s)
	District
	Site
	Structure
	object

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

Contributing	Non-contributing	
1		Buildings
		Sites
		Structures
		Objects
1	0	Total

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

6. Function or Use

Historic Functions (Enter categories from instructions.): Commerce/Trade: Financial Institution and Commerce/Trade: Business (Office Building)

Current Functions (Enter categories from instructions.): Commerce/Trade: Business (Office Building)

7. Description

Architectural Classification (Enter categories from instructions.): Modern Movement: Other

Materials: (enter categories from instructions.)
foundation: steel piles, concrete
walls: concrete, glass, aluminum
roof: modified bitumen
other: marble

Narrative Description

Summary Paragraph

Constructed between 1967 and 1971, the Bank of New Orleans (BNO) Building, 1010 Common Street, is a 31-story (438-foot) skyscraper with 14-story attached garage that fills out an irregularly shaped city block in the northwestern section of the Central Business District neighborhood of New Orleans, Louisiana (Orleans Parish). It is the tallest structure in the vicinity, which is characterized by closely packed low- to mid-rise commercial buildings and the 1950s-era Civic Center complex located one block west, and it was the second-tallest building in New Orleans when it was completed. The architect was Bruce Graham of Skidmore, Owings & Merrill (SOM) of Chicago, with Dr. Fazlur Khan of SOM as senior structural engineer. The reinforced-concrete building's exterior appearance is a pure expression of its innovative structural system, which reflected the emerging aesthetic of the mid-1960s for modern skyscraper design. Stylistically, the building blends elements of the Miesian/late International Style and Brutalism. Today, it is partially occupied by a variety of commercial tenants. Despite alterations made during a 1990s renovation, the BNO Building retains a high degree of exterior and interior integrity. The building's significance under Criterion C: Design, in the area of Engineering, and exceptional significance under Criteria Consideration G are explained in the appropriate section of this document.

Narrative Description

The Bank of New Orleans (BNO) Building is located within the boundaries of the Lower Central Business District National Register Historic District but falls outside the district's period of significance and is less than fifty years old. The BNO Building consists of a rectangular 31-story tower, a parallelogram-shaped 14-story garage, and an intermediate 3-story annex that bridges the two buildings. The annex is set back to accommodate a landscaped public plaza, an amenity of high-rise site planning popularized in the 1960s. With the exception of the primary Common Street façade, the tower and garage sit flush with the property line in direct engagement with the public right-of-way. Together, these 3 interconnected structures occupy an irregularly shaped block bounded by Common Street to the north, O'Keefe Street to the east, Gravier Street to the south, and South Rampart Street to the west. The tower reaches 438 feet in height and is approximately 499,900 gross square feet, with rentable areas of approximately 16,000 square feet per floor. The garage accommodates 525 parking spaces plus ground-floor commercial rental space and 2 floors of office space at the top.

The building was announced in 1966 and largely occupied by 1970, followed by the formal opening of the Bank of New Orleans' space in October 1971.[1] Upon completion, it was by far the tallest structure in the vicinity, which is characterized by a dense pattern of low- to mid-rise commercial buildings and the 1950s-era Civic Center complex located one block west. The BNO Building was the crowning achievement of a long-term redevelopment plan initiated by the Latter family (of Latter & Blum Inc. Realtors) in this section of the Central Business District known as the Loyola-O'Keefe corridor. The Latters' efforts began in the early 1950s with the 14-story Shell Building (925 Common Street) and

[1] "Common to Get New Structure," *The Times-Picayune,* August 31, 1966; "BNO to Occupy New Building," *The Times-Picayune,* August 19, 1970; "BNO Building's Opening Feted," *The Times-Picayune,* October 5, 1971.

the 7-story Eglin's Garage (145 University Place), followed by the 9-story Maryland Casualty Life Insurance Building (210 O'Keefe Avenue), the 14-story Saratoga Building (212 Loyola Avenue), the 8-story Plaza/Travelers Insurance Building (230 Loyola Avenue), and the 14-story Oil & Gas Building (1100 Tulane Avenue), all of which are located within a one-block radius of the BNO Building. The BNO Building was a project of Shepard Latter and Lane Meltzer operating as Canterbury Corporation, and it was the only Latter project for which a non-local architecture firm was hired. In choosing SOM, the world's leading skyscraper design firm, Latter and Meltzer were signaling the significant role that the BNO Building was intended to play in downtown New Orleans.

Architects were Bruce Graham of Skidmore, Owings & Merrill of Chicago with local firm August Perez & Associates Architects as associate architects. Dr. Fazlur Khan of SOM's Chicago office served as senior structural engineer. In the 1960s and 1970s, Graham and Khan collaborated on several path-breaking high-rise designs, including Chicago's 108-story (1,451 ft) Sears Tower (1969-1973; now Willis Tower), for decades the world's tallest building, and Houston's One Shell Plaza (1965-71), the world's first all-lightweight concrete structure and first framed tube-in-tube structural system. After the BNO Building, the pair soon returned to New Orleans to design One Shell Square, the tallest building in Louisiana. Construction of the BNO Building was overseen by Tishman Realty and Construction Co. of New York, and Keller Construction Co. of New Orleans was piling and foundation contractor.[2] Walter E. Blessey, an accomplished local civil engineer and professor of engineering at Tulane University, served as foundation consultant. **His foundation design of high-capacity long steel H-piles driven 200 feet into the earth marked the first foundation of its kind in New Orleans and was the catalyst for an important revision to the *New Orleans Building Code* that directly impacted the city's skyline in the decades that followed.**

The 31-story tower sits on a foundation of 324 high-capacity long steel H-piles driven 200 feet into the ground to find anchorage in stable clay strata. Each pile is 14"x14" and shaped like an H when viewed in cross-section. To reach the required depth of 200 feet, two 100-foot lengths of pile were welded together on site by driving the first 100-foot length to grade, slipping a connector over its head, and then welding the second 100-foot pile to the top of the first.[3] It was the highest-capacity steel and the highest design stress ever approved in New Orleans for a steel pile foundation.

The tower's superstructure is composed of closely spaced reinforced-concrete columns connected by reinforced-concrete spandrel beams with concrete shear walls enclosing the service core. The floor framing between the exterior and core walls is a combination of concrete joists and corner waffle slabs at each floor, with a lightweight concrete slab over the joists. This structural system of closely spaced columns forming the perimeter walls and shear walls enclosing the core is known as a "framed tube-in-tube," one of Khan's groundbreaking structural innovations for high-rise design in the 1960s. Based on the properties of a hollow tube, this system is extremely effective for tall buildings because it is able to withstand significant lateral loads (which, in New Orleans, includes hurricane-strength winds), and it also provides a highly desirable column-free interior, which is ideal for tenant office space.

For the significantly more lightweight 14-story garage, the foundation design consisted of 299 Raymond cast-in-place concrete piles driven 90 feet below the existing ground surface. Each of these piles has a design load of 100 tons.[4] The exterior walls of the garage are closely spaced reinforced-concrete columns with closely spaced concrete columns around the core.

Stylistically, the BNO Building does not fit neatly into one category but instead reads as a transitional example that blends the Miesian/late International Style and Brutalism. Based on the Louisiana State Historic Preservation Office's historic context by Jonathan and Donna Fricker, "Louisiana Architecture 1945-1965: Modernism Triumphant – Commercial and Institutional Buildings," the building's rectilinear abstractionism, neutral surfaces, total lack of ornament, flat roof, and overall machined look make it a clear ideological heir to the International Style.[5] "Miesian" is

[2] "Skyscraper Piling 200 Feet Deep," *The Times-Picayune,* June 2, 1968.
[3] Ibid.
[4] Roney Heinz, "New Orleans Grows on Deep Piles," *Civil Engineering* (April 1976): 73-74.
[5] Jonathan and Donna Fricker, "Louisiana Architecture, 1945-1965: Modernism Triumphant-Commercial and Institutional Buildings"

the term typically applied in these cases, particularly to skyscrapers, although Miesian examples express a quality of lightness through the use of glass and steel. The BNO Building, by contrast, conveys solidity and strength through its use of exposed architectural concrete, which dominates its exterior appearance in a manner more akin to the Brutalist style that was coming onto the scene in the late 1960s. However, it does not share the massiveness or boxy quality of classic Brutalist buildings. It is notably similar in appearance to SOM's other concrete high-rise buildings of this period, including Houston's One Shell Plaza and New Orleans' One Shell Square (both clad in travertine), among others. In each of these cases, the building's aesthetic expression is inextricable from its strong structural expression, which is the result of a successful collaboration between architect and structural engineer. The aesthetic qualities of the buildings' structural forms, along with the use of new technologies and cutting-edge structural systems, are celebrated for their efficiency, economy, and elegance in a clear reflection of the ideals of the broader modern movement.[6]

Exterior [photos 01-22]*:*
The exteriors of the 31-story tower and the 14-story garage are exposed architectural concrete, meaning that the closely spaced reinforced columns and the spandrel beams making up the buildings' structural perimeter walls also serve as the exterior finish. To give the appearance of granite, a reconstituted Georgia granite aggregate was used in the concrete mixture and the exterior sandblasted to enhance the appearance of the aggregate.

The tower's four elevations are identical in appearance save for the ground floor of Common Street, where the building's primary entrance is defined by a cantilevered metal canopy and an incongruous decorative marble veneer dating to the 1990s. [photo 11] In its vertical organization, the building subtly follows the classic tri-partite organization of high-rise design (base, middle, and top) that architect Louis Sullivan originated in the late 19th century. However, in the case of the BNO Building, this formula was applied in a thoroughly modern fashion that accentuates the building's structural system. The tower's base is defined by columns that flare outward from the top of the 2nd floor down to grade level, which helps to support the increased gravity loads as well as provide visual interest at eye level. The 2nd-floor windows are the tallest in the building and correspond to the main banking space, which features ceiling heights of approximately 21 feet. Between these windows the columns are trapezoidal in shape to further define the base and the prominence of the 2nd-floor banking space. The flare of the columns terminates at the 3rd floor and marks the beginning of the middle portion of the tower, which continues uninterrupted to the 30th floor. The top of the tower is demarcated only by the increased height of the 31st-floor windows, which are 16'-2" high compared to 8'-8" on the middle floors. The roof is flat. The building's rooftop signage, which was supported by the elevator penthouse and consisted of large letters reading "BNO," has been removed. The gaps between the closely spaced columns are infilled with duranodic aluminum-framed windows; clear plate glass is used on the 1st and 2nd floors and mirror-finished glass on the upper floors.

Like the tower, the four elevations of the garage are also virtually identical in appearance. [photos 01-05] The primary pedestrian entrance faces O'Keefe Avenue and is marked by an aluminum entrance canopy. A secondary pedestrian entrance is located on Gravier Street. The parking entrance is located on South Rampart Street. The first floor's storefront systems consist of duranodic aluminum frames and clear plate glass. The 2nd-floor openings are fitted with aluminum louvers. On parking levels 3 through 11, the narrow horizontal openings are left unenclosed with safety railings installed between the columns. The top 2 floors of office space feature plate-glass windows set in duranodic aluminum frames. The roof is flat.

The 3-story annex is reinforced-concrete construction with exposed architectural concrete columns and beams fitted with plate-glass and aluminum window walls and a centered storefront entrance. [photos 16-17] The roof is flat. The architectural concrete exterior appears to be painted.

Interior [photos 23-66, 68-69]:
The BNO Building, like most high-rise office towers, was developed as a speculative venture that required maximum flexibility of its leased spaces. As such, the majority of the tower's interior features generic office finishes such as

(Louisiana Division of Historic Preservation, February 2010), 4.
[6] Council on Tall Buildings and Urban Habitat, *Architecture of Tall Buildings* (New York: McGraw-Hill, Inc., 1995), 187.

carpeted and vinyl tile floors, removable partitions, and acoustic-tile ceilings. Because of Khan's innovative "tube-in-tube" structural system, the interior spaces between the core and perimeter walls are free of columns. Like the exterior, the interior faces of the perimeter columns are exposed architectural concrete sandblasted to resemble granite. The 1st-floor lobby was originally finished with granite and carpeted floors, exposed architectural concrete walls, and bronze trim. Most of these finishes were replaced or covered over in a 1990s renovation. [photos 23-29] Also removed during this renovation were two pairs of escalators providing direct access to the 2nd-floor banking space. Two sets of elevator banks provide access to the upper floors. **The main banking area on the 2nd floor, which is currently vacant, is undoubtedly the most significant interior space and retains the highest degree of integrity.** [photos 36-42] Designed by Stanley Muller of August Perez & Associates Architects, the space is open in plan with dramatic 21-foot ceilings finished with cedar beams laid in a diamond pattern. The walls are exposed architectural concrete interspersed with duranodic aluminum paneling. Some original marble flooring remains in place. At all levels of the tower, the elevator lobbies were updated in the 1990s with new marble finishes. [photos 28, 45, 47, 50, 61]

Assessment of Integrity:
The BNO Building has sustained overall minor modifications that do not impact its significance under Criterion C: Design, in the area of Engineering, namely its innovative high-capacity long-steel H-pile foundation and its framed tube-in-tube structural system. Virtually all of its character-defining features remain intact, making it instantly recognizable as a late 1960s modern high-rise office building. As a result, the building retains a high degree of each of the seven aspects of integrity.

Location: The BNO Building has not been moved and thus retains integrity of location.

Design, Materials, and Workmanship: The building retains a high degree of integrity of design, materials, and workmanship. The building's form, massing, structure, and height are all intact to convey its design as a 31-story modern high-rise office building with attached garage. The vast majority of original materials and workmanship are also intact and in overall good condition, most importantly the exposed architectural concrete columns and spandrel beams and the interior finishes of the 2nd-floor banking space.

Setting: The setting remains largely unchanged from the late 1960s; all of the neighboring buildings developed as part of the Latter family's long-term vision for the Loyola-O'Keefe corridor are extant, as is the adjacent 1950s-era Civic Center complex. Therefore, the BNO Building retains integrity of setting.

Feeling and Association: The building retains integrity of feeling and association. It feels like a modern high-rise office building from the late 1960s that incorporates the cutting-edge technologies and structural systems that were prevalent during that era, particularly in association with the work of SOM's Bruce Graham and Fazlur Khan. Its association integrity is intact in that it would also be instantly recognizable to a former tenant or bank customer given its high degree of design, materials, and workmanship integrity.

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.
X	**C**	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual

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

Criteria Considerations:

	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
X	**G**	Less than 50 years old or achieving significance within the past 50 years

Areas of Significance (Enter categories from instructions.): Engineering

Period of Significance: 1967-71

Significant Dates: 1967-71 (construction dates)

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

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

Architect/Builder (last name, first name): Skidmore, Owings & Merrill (Chicago office)

Period of Significance (justification): The period of significance, 1967 to 1971, spans the building's construction dates.

Criteria Considerations (explanation, if necessary): See Statement of Significance Summary Paragraph below.

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

Although not yet fifty years of age, the BNO Building qualifies for the National Register under Criteria Consideration G, and is locally significant under Criterion C: Design, in the area of Engineering, because it was the first-high rise building in New Orleans to utilize high-capacity long-steel piles, a new steel foundation technology that had previously been limited to offshore oilrigs and other marine structures. With its first application as a deep pile foundation onshore, it allowed for a deeper embedment and a higher design stress than had ever been attempted for steel piles in the city, meaning it could support significantly taller and heavier buildings than had previously been built. The steel piles also provided a needed alternative to the new concrete Brunspile, which was prone to breakage and ill suited for some high-rise projects due to a variety of factors such as soil conditions, economic considerations, and design load requirements. **The success of the BNO Building foundation, furthermore, was the catalyst for a major revision of the *New Orleans Building Code* that directly impacted the future of local high-rise construction.** Several notable skyscrapers, including the 53-story (645 ft) Place St. Charles, were built on similar foundations based on the precedent of the BNO Building and the revised code. Therefore, the BNO Building was a "first" that led to a pattern of development of taller and taller buildings that transformed the city's skyline. In addition, the building's innovative structural system, the "framed tube-in-tube," is significant for its association with pioneering structural engineer Fazlur

Khan of Skidmore, Owings & Merrill (SOM). As one of Khan's first examples of the new system and the first column-free concrete high-rise building in Orleans Parish, the BNO Building embodies the environment of intense experimentation and risk-taking that permeated development in downtown New Orleans in the 1960s. For these reasons, the building is eligible for listing at a local level under Criteria Consideration G: exceptional significance. The period of significance begins in 1967, when building construction began, and ends in 1971 with the building's completion.

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

The BNO Building

The development of the BNO Building was one of the major high-profile projects that dramatically changed New Orleans' skyline in the building boom of the 1960s. Developed by Shepard Latter and Lane Meltzer of Canterbury Corporation, this 31-story office tower was the culmination of the Latter family's efforts to redevelop the northwest section of the Central Business District, known as the Loyola-O'Keefe corridor, as a hub of commerce and industry. Their work began in the early 1950s and was planned to coincide with the development of the adjacent Civic Center one block west, which was completed in the late 1950s and included the new City Hall, the Civil Courts Building, a new main branch of the New Orleans Public Library, and Duncan Plaza. When the BNO Building was first announced in *The Times-Picayune* in August 1966, Latter stated that "construction of this block…will solidify the downtown area by tying in the Civic Center with the financial district."[7] This area became known as "Petroleum Row," a pithy reference to the dozens of oil and gas–related companies leasing office space in the Latter properties.

While it represented the climax of the corridor's redevelopment and was integrally related to its neighbors, the BNO Building stood apart in some revealing ways. First, the height differential was enormous. The next tallest buildings, the Saratoga Building and the Oil & Gas Building, both topped off at 14 stories, whereas the BNO Building, at 31 stories and 438 feet, was the second-tallest building in Orleans Parish when it was completed. (The tallest building in New Orleans at the time was the 45-story [531 feet] Plaza Tower [1964-69] and, despite its higher story count, the 33-story International Trade Mart [1964-67] peaks at 407 feet.) Moreover, given Plaza Tower's location on the margins of the CBD, the BNO Building was by far the tallest building in the heart of the city's commercial district.[8] Second, in a bold display of its innovative structural system, the BNO Building's exterior appearance contrasted starkly with its neighbors, signaling that it belonged to a new era of modern skyscraper design. A 1974 guide to New Orleans published by the New Orleans chapter of the American Institute of Architects (AIA) observed that the BNO Building "gently snubs its mid-50s partners in the vicinity dressed in last year's aluminum and glass curtain walls."[9] Third, it was the first project for which the Latter family hired a non-local architecture firm; indeed, Latter and Meltzer went so far as to hire Bruce Graham and Fazlur Khan of SOM's Chicago office, the world's leading skyscraper designers of the period.

Latter's description of the BNO Building in the August 1966 *Times-Picayune* announcement illustrates the team's high ambitions for the project. Describing the structure as "an architectural gem" that would "offer many innovations new and different to the construction world," he explained that "it is our desire to make this location the focal point of commerce and industry in New Orleans and to do this we are prepared to provide New Orleans with a building of architectural significance that will be recognized throughout the United States."[10]

To achieve their goals, Latter and Meltzer knew that SOM was the design firm they needed. When asked about her father's ambitions for the BNO Building, Latter's daughter Patricia Latter Barnett explained that her father "knew that they [SOM] were doing something monumental, and he wanted that. He was an innovator."[11] A 1972 article in the

[7] "Common to Get New Structure," *The Times-Picayune,* August 31, 1966.
[8] "Common Street Tower to Begin," *The Times-Picayune,* May 9, 1968.
[9] Albert C. Ledner et al, *A Guide to New Orleans Architecture* (New Orleans: American Institute of Architects, New Orleans Chapter, 1974), 46.
[10] Ibid.
[11] Patricia Latter Barnett, in an interview with the author, April 11, 2016.

Times-Picayune's DIXIE supplement entitled "Shepard M. Latter, Skyline Changer," captures his enthusiasm and awareness of what was happening in cities across the world:

> "I love buildings and things connected with them. I take busmen's holidays. In Rome, Paris, Tokyo or in New York, wherever I am, I look at all the new buildings and new developments. They fascinate me."
>
> Shepard M. Latter talks of his business, real estate and real estate development, as most men would speak of their hobby. It's apparent he gets a kick out of what he does.
>
> A glance at the city's skyline indicates that he's been doing a lot….
>
> The biggest new thing to fall in place for Shepard Latter is Latter Center, the 30-story [sic] Bank of New Orleans Building and a 14-story commercial annex to which it is attached by an arcade.[12]

Archival evidence indicates that Bank of New Orleans was involved in talks with the planning team as early as 1966, although the bank's move was not officially announced until 1970, when the *Times-Picayune* published a front-page story about the bank's lease agreement with Canterbury Corporation and the building's renaming as the "Bank of New Orleans Building."[13]

The formal announcement made it clear that its executives recognized the significance of the move. Bank president Lawrence Merrigan said that it was "both an expression of faith in the continuing growth of the New Orleans downtown area and in the growth of the bank beyond its present facilities."[14] Indeed, BNO had more than tripled in size in 10 years and was looking for a "new face" to match its new size; a 1971 *Times-Picayune* article, entitled "Banking Shows New Face in 32-Story BNO Tower," observed that

> [b]ank architecture has come a long way since the prime concern was how to keep money safely secured behind bars, grills and iron doors. New to the Crescent City skyline and bank styling in New Orleans is the Bank of New Orleans building at Common and O'Keefe. Representing the first new bank building constructed in the business district in more than 40 years, the BNO building opened Oct 4.[15]

An important component of this new image was the building's remarkable height, which was unprecedented in the local banking world. In the months leading up to its October opening, BNO published a series of full-page advertorials called "View from the Top: a Monthly Report to Orleanians." One of these featured an illustration of the building drawn from above the roof in exaggerated perspective, with birds circling below.[16]

But to understand the extent of the developers' ambition and the significance of their accomplishment, one must look at the context in which they were planning the BNO Building. In 1966, the tallest building in New Orleans was still the 23-story (355-foot) Hibernia Bank building, completed in 1921. The substantially taller 45-story Plaza Tower was under construction and, while it represented a groundbreaking step forward in local high-rise design, the construction team had encountered significant problems with its high-capacity concrete pile foundation. To realize Latter and Meltzer's vision, Graham and Khan of SOM faced two major challenges: identify an adequate and cost-effective foundation that could support the necessary design load in a city with notoriously soft soil and an antiquated building code, and design a structural system that could resist not just the typical lateral loads experienced by tall buildings, but also hurricane-force wind loads. To resolve the first problem, SOM hired local civil engineer Walter E. Blessey as foundation consultant. As a practicing engineer, president of the Louisiana section of the American Society of Louisiana Engineers, and chairman of Tulane University's civil engineering department, Blessey was particularly well qualified to understand the limitations of

[12] Frank L. Schneider, "Shepard M. Latter, Skyline Changer," *The Times-Picayune, DIXIE,* June 11, 1972. The article incorrectly describes the Bank of New Orleans Building as having 30 stories rather than 31. "Latter Center" was an alternate name for the BNO Building tower and garage.

[13] "Latter Project – New Orleans," meeting minutes, Skidmore, Owings & Merrill, July 27-28, 1966; and "BNO to Occupy New Building," *The Times-Picayune,* August 19, 1970.

[14] "BNO to Occupy New Building," *The Times-Picayune,* August 19, 1970.

[15] "Banking Shows New Face in 32-Story BNO Tower," *New Orleans States-Item,* October 28, 1971.

[16] "View from the Top," *The Times-Picayune,* January 3, 1971.

New Orleans' difficult soil conditions.[17] Moreover, his publications on the subject demonstrate that he was also well educated on the history and development of pile foundations in New Orleans, which would directly inform the innovative foundation design that he ultimately chose for the BNO Building.

Development of the New Orleans Skyline

(The following history was drawn heavily from a 2004 article in *The Louisiana Civil Engineer* entitled "History of driven piles in New Orleans," by Lloyd Held Jr., PE. Additional sources are cited in the footnotes as needed.)

New Orleans's unusually poor soil conditions are due in large part to its proximity to the Mississippi River. Recent riverine soil deposits and a generally marshy character have made the city's near-surface soil weak and compressible, particularly in inland swamp areas such as New Orleans East and Kenner. In areas closest to the river, soil deposits provided a natural levee of a much more competent (i.e., stronger and less compressible) material, which also appears sporadically across the greater New Orleans area. Generally speaking, however, soft to compressible clay soils are encountered to a depth of 50 feet, beyond which are multiple layers of sand and clay strata. The most competent and consistent geological formation in New Orleans soil is what geologists refer to as the Pleistocene formation. From Baton Rouge north, the Pleistocene lies near the surface, but as one travels south it lies deeper and deeper.[18] Thus, in New Orleans, the first horizon of the Pleistocene is encountered at a depth of somewhere between el (elevation) -40 and -100, the second horizon between el -120 and el -160, and the third horizon between el -235 and -240.

Before pile foundations, New Orleans' buildings were supported on shallow foundations such as the bearing wall foundation used in the Pontalba Building (c. 1849). The city's first recorded pile foundation was designed in 1897 for the Central Power Station (part of the city's new drainage system network) and consisted of 1,900 untreated timber piles driven to a tip embedment 64 to 73 feet below the ground surface.

In the 1920s, New Orleans experienced a building boom that transformed the Central Business District, a period that was also marked by advances in pile foundation technology. In 1920, the massive foundation for the Domino Building, for which the city's first recorded pile load test was performed, used more than 5,500 untreated timber piles driven 62 feet. During this same period, the first settlement measurements were taken for the pile foundation of the 23-story (355 ft) Hibernia Bank building, which was constructed on untreated timber piles driven to 67 feet. For decades it remained the tallest building in New Orleans because of the limitations of existing pile technology, and also because it was believed that the city's soft soil could not support a building of any greater height. Several other large buildings were constructed during the 1920s, although none were taller than Hibernia. These included the Cotton Exchange, the Pere Marquette building, and the Whitney Bank Building Annex, all of which were limited by their wooden pile foundations driven into soft soil substrate. In 1922, the first treated timber piles were used for the foundation of Dinwiddie Hall at Tulane University.

In 1937, the Louisiana Works Progress Administration (WPA) studied more than 80 driven pile foundations and discovered that soil borings (a test performed by a geotechnical engineer that involves drilling into the soil to test its ability to support a structure) failed to give satisfactory information and, importantly, that geological formation varied not only within city blocks but also under a single building. The study concluded that there would be no settlement of the superstructure if piles were spaced 2 to 3 feet on center, driven to a fairly firm resistance, and loaded to 12 to 15 tons per pile. In 1938, Charity Hospital challenged this conclusion. Its foundation used over 9,700 untreated timber piles driven to a tip embedment of 42 feet. Despite 5 test borings, 10 test piles driven, and 2 test piles loaded to failure (the breaking point of the pile), by January 1939 the 21-story central portion of the building had settled 9 inches and the shorter wings had settled 5 inches. By the summer of 1940, the 21-story portion had settled yet another 5 inches. This dramatic outcome illustrated that heavily loaded foundations in New Orleans soil required special attention to minimize

[17] John Pope, "Walter Blessey, Tulane University engineering professor, dies at 90," nola.com, February 22, 2010; and Walter E. Blessey, *The Case for High-Capacity Long Steel Piles* (New York: American Iron and Steel Institute, 1969), 102.
[18] William R. Brockway, AIA Architect, "Feet of Clay," *Sunday Advocate,* October 17, 1971.

settlement. If the timber pile was to continue as the mainstay of foundation support in the New Orleans area, then the design loads would have to be increased and the piles would need to be driven to deeper embedments.

In the 1940s, the *New Orleans Building Code* increased the allowable design load of treated timber piles to 25 tons per pile and 30 tons per pile for composite timber piles (a composite timber pile is a wooden pile with an added 20- to 23-foot long segment of cast-in-place concrete). This composite pile extended possible pile embedment to as much as 90 feet below the ground surface, which allowed the piles to be seated in very dense sand or the deeper, less compressible material of the Pleistocene formation, depending on the site. This was a marked improvement in the capability of timber pile foundations to support major foundation loads with acceptable settlement.

Higher-capacity piles, which could support design loads of 50 to 100 tons, had been in limited local use in the 1950s and early 1960s in cases where timber piles were predicted to experience more than an acceptable amount of settlement. Options for higher capacity piles were Raymond step taper piles, precast pre-stressed concrete piles, or 2 types of steel piles: pipe piles and H-piles.

New Orleans' skyline began to change significantly in the 1960s. Like most large cities, New Orleans was experiencing a building boom during this period that was fueled by a number of factors. On a local level, this included the increased presence of companies associated with the oil and gas industries, which were looking for modern office space in elite downtown buildings. Other factors were the opening of NASA's Michoud site, which attracted a number of new satellite industries, and the easing of racial tensions related to the Civil Rights movement, which made New Orleans more appealing to outside investors than other southern cities.[19] In addition, business leaders worked aggressively to promote the city.[20] At the same time, however, there was nationwide anxiety about the country's fiscal health due to increases in construction costs, rapidly rising interest rates, and a credit crunch.[21] In addition, downtown New Orleans' land values skyrocketed during this period. This dichotomy required developers to strike a balance between the obvious demand for office space and the reality of economic conditions. To be economically feasible, new downtown buildings needed to reach taller and taller heights to maximize the developers' investment, yet, to minimize waste, these high-rise buildings also needed to be as structurally efficient as possible. Not only that, they also needed to be aesthetically ambitious and innovative to attract high-profile tenants. Speaking to the national climate, author and engineer Yasmin Khan, daughter of SOM engineer Fazlur Khan, observes that

> [h]ad the 1960s been a time of great wealth and unrestrained consumption, the drive to minimize waste would have held less relevance. Although the search for efficiency is intrinsic to engineering and high-rise design, the level of priority assigned to it varies. In the 1960s, a nascent consciousness to ensure that structural efficiency and acceptance of the nature of materials were central to the exploration of ideas for building design.[22]

Given New Orleans' poor soil, limited foundation technologies, and outdated building code, these competing demands for height, efficiency, and cutting-edge modern design presented architects and engineers with a unique set of challenges. They needed high-capacity pile foundations that could support higher design loads and reach greater depths than ever before, yet also be as economical and efficient as possible. In a 1970 *Contractors' Magazine* article about the BNO Building's foundation, author L. Earl Carter emphasized the complexities engineers faced during this period:

> Engineers have become increasingly aware of the problems associated with these types of structures [high-rise office buildings and apartments] and are writing specifications of a most complex nature, to describe a series of challenging seemingly impossible tasks to perform. So difficult have these been considered in the past, the New Orleans area skyline has been nondescript.[23]

[19] "New Orleans Celebrates Growth with a Skyscraper Building Boom," *Engineering News-Record* (April 8, 1965): 71.
[20] New Orleans: An Office Leasing Guide (New Orleans Economic Development Council, 1973), 4.
[21] Yasmin Khan, *Engineering Architecture: The Vision of Fazlur R. Khan* (New York: W.W. Norton & Company, 2004), 142.
[22] Ibid.
[23] L. Earl Carter, "Concrete 'On-the-Rocks,'" *Contractors' Magazine* (August 1970): 23.

Of the options for high-capacity piles, the Raymond step taper pile could not exceed a maximum depth of approximately 120 feet, which ultimately limited its future application. Pre-stressed precast concrete piles were also initially limited in their length because they tend to break. Sections of steel pipe piles or steel-H piles had significant potential for future deep pile applications because sections could be welded together during driving operations and provide more flexibility in length. These long steel piles were common for offshore drilling rigs and other marine structures but had never before been used for deep pile foundations in downtown New Orleans.

The first deep pile foundation in downtown New Orleans was designed for the 45-story (531-foot) Plaza Tower, which was constructed between 1964 and 1969 on the western edge of the Central Business District (the building was listed on the National Register of Historic Places in 2013 for its innovative foundation). Local structural engineer William Mouton chose precast pre-stressed concrete piles for the project because of a new invention named the Bruns connector, designed by New Orleans structural engineer and bridge builder Thomas C. Bruns. This unique wedge connector spliced together two or three concrete pile sections butt-to-tip that could then be driven to more than 200 feet, thus overcoming the length limitations of concrete piles. In the Plaza Tower pile tests, the Brunspiles were driven to a tip embedment of 177 feet and sustained a load of 450 tons, but the structural limits of the pile limited the design load capacity to 200 tons per pile using a factor of safety of 2 (meaning that the design load capacity needed to be at least half of the total load capacity for safety purposes). The final foundation design consisted of 315 octagonal-shaped Brunspiles driven 168 feet deep, each with a design load of 150 tons. While these multi-section concrete piles held enormous promise as a solution for local deep pile foundations, pile breakage became a major concern during the driving process of the permanent piles. As civil engineer Lloyd Held, PE, explains, "[b]ecause of the pile breakage experience with the multi-section precast pre-stressed concrete pile during the early stages of this project [Plaza Tower], it was possibly not the model to encourage the future use of multi-section precast pre-stressed concrete piles."[24] In light of these breakages, modifications were made to the pile manufacturing and driving techniques, which proved successful in the end, and Brunspiles were used effectively for future projects, including the 33-story (407-foot) International Trade Mart building at the foot of Canal Street (1964-67) and the 51-story (697 ft) One Shell Square on Poydras Street. However, some engineers considered the splicing of the concrete piles to be an ongoing cause for concern. Piles naturally drift, which causes curvature and therefore moment (i.e., when an external force is applied to an element causing the element to bend). If the concrete sections are not in perfect alignment, then the chance of breakage or slip greatly increases.[25]

In light of these risks, Walter E. Blessey, who was in the process of designing the BNO Building foundation while Plaza Tower was under construction, decided to pursue a promising alternative material: steel.

Walter E. Blessey and the BNO Building Foundation

The two available types of steel piles are steel H-piles and steel pipe piles. In the coastal waters and rivers of the Gulf Coast, long steel piles had been in use since World War II to support offshore drilling rigs and other marine structures, where the piles were routinely driven hundreds of feet deep and performed well under extremely high loads.[26] Yet their potential for deep-pile building foundations remained untapped. With the demand in the 1960s for taller and taller buildings in downtown New Orleans, that was about to change.

Steel H-piles, with their wide flanges, are shaped like the letter H when the pile is viewed in cross-section. Steel pipe piles are generally open ended and cylindrical in shape. Both behave as friction piles, meaning that they receive their principal vertical support from skin friction between the body of the driven pile and the surrounding soil. Concrete piles are also friction piles, but there is an important difference: since the steel piles are not solid cylinders, they cut more efficiently into the earth and displace less soil. When driven, the spaces between the H-pile's wide flanges fill with soil in the same way that the open-end steel pipe fills with soil on its interior, giving them the benefits of skin friction with the

[24] Lloyd Held Jr., PE, "History of driven piles in New Orleans," *The Louisiana Civil Engineer* 12 no. 2 (February 2004): 19.
[25] Roney Heinz, "New Orleans Grows on Deep Piles," *Civil Engineering* (April 1976): 74.
[26] Blessey, *The Case for High-Capacity Long Steel Piles,* 3.

soil without significant soil displacement. This reduced displacement lessens or eliminates the need for predrilling, which causes vibration and increases the chance of settlement. And, unlike concrete piles, steel piles can also be hammered to significant depths without breakage, which is an important economic consideration (i.e., fewer broken piles means fewer total piles that need to be purchased).[27]

As a civil engineer with experience designing wharves and bridges as well as building foundations, Walter E. Blessey recognized the potential of long steel piles to support high-rise structures. He was also familiar with the recent obstacles the design team faced with the concrete Brunspiles at the Plaza Tower site, and he understood that, in the economic climate of the 1960s, deep-pile foundations needed to be as structurally efficient as possible. Therefore, when he was hired as foundation consultant for the BNO Building, Blessey eliminated concrete piles in favor of steel. According to his son, Walter Blessey Jr., CEO of Blessey Marine Services Inc., Blessey felt that "using concrete piles in New Orleans was an unnecessary risk."[28] If he could demonstrate the ability of high-capacity long steel piles to support heavy loads in New Orleans soil, it would have a far-reaching impact on future high-rise construction.

Blessey considered both short and long steel piles for the BNO Building. Upon discovering that there was a soft clay layer between 100 and 140 feet, he knew that the sustained dead load of the building would need to be transferred below that point to more suitable strata.[29] In 1967, he performed pile tests at the site of the future BNO tower that substantiated his theory that the steel H-piles could carry the required loads.[30] Based on the results of the test, Blessey proceeded with a foundation design, which initially called for 272 14" steel H-piles each working at a design load of 200 tons (18,600 psi) per pile. The strength of the steel was 36 ksi, which at the time was the most common type of steel available on the market and the only type allowed by the *New Orleans Building Code* (36 ksi, or 36,000 psi [pounds per square inch], indicates the minimum yield stress of the steel, which is the amount of weight the pile can withstand before yielding). At 200 tons (18, 600 psi), Blessey planned for the design stress of each pile to be approximately 50 percent of the yield stress. Two lengths of 100-foot piles were to be welded together and driven 200 feet into the ground; at that depth, settlement was predicted to be limited to an acceptable 1 to 2 inches.[31]

Although Blessey's calculations were sound, his foundation was not allowable under the antiquated *New Orleans Building Code,* which did not permit the design stress of steel piles to exceed 9,000 psi of 36 ksi steel. This translated to a severely limiting 25 percent of the yield stress, rendering Blessey's design infeasible; to both meet the code requirements and support the design load, the number of steel piles would need to increase dramatically and thereby significantly increase the cost of the foundation. The code's seemingly arbitrary limitation was due to the fact that the use of long steel piles in New Orleans was unprecedented for onshore foundations, so no satisfactory data existed to justify them; only one or two shallow steel pile foundations preceded Blessey's work, and those fell well within the code's parameters. If Blessey wanted long steel piles to be a viable option for high-rise foundations, he would need to demonstrate to the Department of Safety and Permits' Board of Building Standards and Appeals (BBSA) that his proposed foundation would work.

Blessey tweaked his design to find a middle ground that could sway the BBSA in favor of his appeal. Instead of 36 ksi steel, he proposed a higher-strength 50 ksi steel, which was commercially available at the time but not widely used. He increased the number of piles to 324 and specified a reduced design load per pile of 170 tons (15,900 psi). This equated to a design stress that was 30 percent of the yield stress, a substantial improvement over what the code allowed. Put another way, rather than 25 percent of 36,000 psi, Blessey was proposing 30 percent of 50,000 psi, almost doubling the design load per pile. Most importantly, this revised design introduced the BBSA to the capabilities of the higher-strength 50 ksi steel, which had never before been used for a building foundation in New Orleans. In April 1968, the BBSA

[27] "Skyscraper Piling 200 Feet Deep," *The Times-Picayune,* June 2, 1968.
[28] Walter Blessey Jr., in an interview with the author, March 25, 2016.
[29] Walter E. Blessey, "The Case for High Capacity Long Steel Piles," *Contractors' Magazine* (October 1969): 15.
[30] Heinz, "New Orleans Grows on Deep Piles": 76.
[31] Blessey, *The Case for High-Capacity Long Steel Piles,* 73.

approved the appeal based on Blessey's calculations, and in May the first permanent pile was driven. **It was the first foundation of its kind in Orleans Parish**. In reporting on the event, the *Times-Picayune* stated that

> New Orleans' newest skyscraper, the 1010 Common Building, will rest on 280 [sic] pilings that are being driven 200 feet deep. For the area the depth is unusual.
>
> Sidewalk superintendents are likely watching the first application of an H-shaped steel column of such high strength being driven so deep for a building in New Orleans.[32]

By this time, Blessey was convinced of the merits and suitability of high-capacity long steel pile foundations for local high-rise construction, but he knew that project-by-project appeals to the BBSA were time-consuming and off-putting for many potential investors. So, in 1967, while revising his foundation design and making his appeal to the BBSA for the BNO Building, Blessey partnered with the American Iron and Steel Institute (AISI) to conduct a test pile program to prove the ability of 50 ksi steel piles (both H-piles and open-end steel piles) to safely support heavy building loads at 50-percent design stress. **His goal in initiating this pile test program was not just to ensure the success of the BNO Building foundation; Blessey wanted the code officially revised so that future buildings could benefit as well.**

Begun in October 1967 and completed in November 1968, the tests for the AISI pile test program were conducted near the BNO Building at the corner of Poydras Street and Loyola Avenue. Blessey produced a report of the test results, which the AISI published in 1969 as a book entitled *High-Capacity Long Steel Piles.* The results were also published in the October 1969 issue of *Contractors' Magazine.*

The book is organized into 5 major sections: Need, Tests, Application, Economics, and Conclusions. In the introduction, Blessey succinctly presents his case:

> Of late there has been economic justification for taller buildings in the New Orleans area which, generally speaking, require deeper pile penetrations to control settlement.
>
> A practical and reasonable solution to the foundation problem is to use long steel piles driven to proper depths and loaded to stress levels such that good performance of the structure results.
>
> The economics are such that every effort must be made to utilize the maximum potential of these piles consistent with sound engineering judgment.
>
> Accordingly, at the instigation of the author [Blessey], a test program was sponsored by American Iron and Steel Institute's Steel Pile Subcommittee of the Committee on Building Research and Technology. A report on the test program was made by the writer to the Institute. As a result of this test program and the author's long experience in heavy pile foundations this presentation of the case for high capacity long steel piles is made.[33]

In describing the successful use of long steel piles for post-World War II offshore structures and the work of the engineers responsible for innovating the application, Blessey goes on to explain that

> [t]he author was fortunate to have worked under these two daring innovators [engineers C. Glenn Cappel and M. B. Wiley] and particularly Mr. Cappel who also used various shaped steel piles of rolled or built-up shapes in lengths up to 200 feet and with design loads of several hundred tons in the construction of heavy dock and marine structures along the Mississippi River and the Gulf Coast.
>
> The use of steel piles has not been as prevalent in building construction. The low allowable steel stresses specified in building codes have effectively restricted their use from an economic viewpoint and since, up to the present, there has never been any published test data to justify higher stresses, the codes have never been revised.[34]

[32] "Skyscraper Piling 200 Feet Deep," *The Times-Picayune,* June 2, 1968.
[33] Blessey, 3.
[34] Blessey, 10.

The "Tests" section of the document details the methodology and results of the pile test program, in which Blessey tested both open-end steel pipe piles and H-piles. The "Application" section focuses exclusively on the foundation solution for the BNO Building, from the initial pile tests to the final BBSA-approved design, providing a real-world look at the restrictions then in place on steel piles in New Orleans and the benefits of their application. The final section, "Economics," provides a cost comparison to argue for the economic significance of increasing the allowable stresses of steel piles. For a hypothetical 50-story office building in New Orleans, Blessey compares the cost of a 50 ksi steel pile foundation operating at 30-percent (15,000 psi) design stress (the solution for the BNO Building) vs. a 50 ksi steel pile foundation operating at 50-percent design stress (25,000 psi). The cost differential was found to be $440,000—nearly half a million dollars.

Thus, Blessey demonstrated that high-capacity long steel pile foundations were structurally feasible as well as cost-efficient for high-rise buildings. In his concluding statement, he writes that "high yield-weldable steels [e.g., 50 ksi steel as opposed to 36 ksi steel] are best from [an] economic and driving standpoint" and that "foundation economics of major structures are such that it is mandatory in the New Orleans area for future growth to consider higher design stresses."[35] **With the publication of Blessey's AISI report, New Orleans engineers had the published data they needed to justify higher-strength steel foundations. The next step was to revise the building code so that the Central Business District could reach its full growth potential.**

In August 1970, the Consulting Engineers Council of Louisiana, New Orleans chapter, and the Construction Industry Association of New Orleans formed a foundations committee composed of experienced local engineers, contractors, materials suppliers, and professionals in related fields who were tasked with investigating the process of revising the pile and foundations section of the building code. Steel piles were a primary focus of their efforts, although the sections on multi-section concrete piles and other types of piles were to be addressed as well. Members included Blessey; Cletus G. "Bill" Fleming Jr., president of pile-driving company S. K. Whitty & Co., Inc., which conducted the AISI pile tests with Blessey; engineer Guy LeMieux; and engineer Edward Morphy, who served as principal writer of the code revisions; among others.[36] A *Times-Picayune* article about the motivations behind the committee's efforts clearly states the need for a modernized code:

> A city code which sets badly outdated specifications for pilings of high-rise buildings is seriously hampering growth in New Orleans' Central Business District (CBD) in the opinion of a Tulane University engineering professor. The code, with some provisions dating back as far as 1890, is seriously in need of revision if the business district is to reach its capacity potential.
>
> Provisions in the code restrict use of technologically superior pilings developed in recent years, thereby escalating the cost of construction for the would-be builder, Prof. Blessey said. "Businessmen seeking locations for high-rise structures consider New Orleans, Houston, and other comparable cities as possible sites. In many instances, they chose a place other than New Orleans because of our unique need for pilings and our antiquated piling code," he added.
>
> Prof. Blessey said the cost of a foundation goes up rapidly in proportion to the length of the piling selected. "The current trend in New Orleans for higher and higher buildings creates a need for longer and longer pilings," said Blessey. 'If we can't take advantage of new developments in piling materials the cost becomes prohibitive."[37]

Meanwhile, Blessey was giving lectures to various groups to continue spreading the word about the advantages of high-capacity long steel piles. Newspaper coverage of a talk he gave to state bridge engineers describes Blessey's test

[35] Blessey, 100.
[36] Letter from Guy LeMieux, president, Consulting Engineers Council of Louisiana, New Orleans Chapter, to other members of the building code committee, August 20, 1970, from the personal records of Cletus G. "Bill" Fleming Jr.
[37] "Blessey Urges Code Revision," *The Times-Picayune,* February 24, 1974.

program, the benefits of steel piles for both building and bridge construction, and recent efforts to get the codes changed:

> Until recently, construction of high rise buildings in New Orleans was limited by building codes. Blessey conducted a test program of long steel pile design—a technique of driving piles to depths of more than 200 feet without pre-drilling and jetting—and concluded it was economically and structurally feasible for multi-story buildings….
>
> "With the use of this new design concept, it is possible to build structures, including bridges, of any contemplated size and weight on the soft alluvial soils encountered in this area," he said.
>
> However, he said, they have not been…prevalent in building and bridge construction on-shore because of construction codes which restrict their use. Construction codes based on previous stress factors have never been revised, he said, because data has never been published justifying higher stresses. The load carrying capacity of these deep piles now is limited by the yield strength of the pile, acting as a short column, rather than by the soil, he said.
>
> The Tulane engineer, who is serving on a committee to propose revision of the building code in New Orleans, called for a revision of the state construction code that would allow higher design stresses in bridges.[38]

Blessey also spoke to the American Society of Military Engineers. At their 1971 meeting, according to the *Times-Picayune*, he declared that "we are in a 'new era of high capacity, long-pile foundations….' Offshore, where the oil industry today is building on 600-foot pilings, formed the pioneer work that led to the underpinning for such land-bound jobs as the 1010 Common Building [BNO Building], where steel pilings were driven 250 feet [sic]."[39]

As the building code committee worked on its revisions of the code and Blessey spoke widely about the benefits of high-capacity long steel pile foundations, some significant new projects were under construction in downtown New Orleans. August Perez & Associates Architects, associate architects for the BNO Building, started work on the 22-story (276-foot) Lykes Building at 300 Poydras Street (now the Loews Hotel). Following the example set by Blessey's BNO foundation and the successful outcomes of his AISI study, the Lykes foundation consisted of 226 14" high-capacity steel H-piles driven 210' into the ground. Architect August Perez III told the *Times-Picayune* that "'[t]he special alloy piling is a new development in major construction in New Orleans….Testing, [Perez] said, demonstrated the pile can support 25,000 pounds per square inch….This allows for fewer pilings."[40] Perez is making a direct reference to the results of Blessey's pile tests, which made it possible for the Lykes Building team to save on foundation costs by using fewer, stronger piles. Another example is the 27-story (361-foot) Hyatt Regency hotel (1974-76) at 601 Loyola Avenue near the corner of Poydras Street. Designed by New York firm Welton Becket & Associates with local architects Curtis & Davis, the Hyatt foundation consists of high-capacity long steel H-piles under the tallest portion of the building to carry the heaviest load; precast prestressed concrete piles were used to support the lighter sections of the building. While the design teams for these projects were still required to go through the lengthy appeals process with the BBSA, the Lykes Building and the Hyatt Regency marked the first of many new high-rises that would benefit from Blessey's pioneering work, particularly once the building code was successfully revised.

A 1975 *States-Item* article captured the rapid changes taking place in the downtown New Orleans skyline and the important role that steel piles played, and would continue to play, in the transformation, stating that

> Within the last few years the downtown skyline has seen the addition of the Louisiana Superdome, One Shell Square, the Marriott Hotel, the International Trade Mart, 1010 Common St., the Plaza Tower, the 225 Baronne building, the Lykes Co. building and several other multi-story structures.
>
> How has this been achieved on land it was long thought could not support towering skyscrapers?

[38] "Steel Piling Possibility Seen for Bridge Building in State," *State-Times*, January 27, 1971.
[39] "Use of Pilings Area Building Is Studied," *The Times-Picayune,* December 8, 1971.
[40] "Lykes Building Work Beginning," *The Times-Picayune,* May 16, 1970.

> According to Tulane Prof. Walter Blessey, as the [city's] buildings grew taller above ground, it was necessary to use longer and longer pilings below ground to minimize settlement in the city's "extremely poor foundation soils."
>
> Blessey says that even taller buildings, 60 to 90 stories, in New Orleans would call for steel piling, rather than wood or prestressed concrete….While at some depths wood piling is still sufficient and various types of concrete and prestressed concrete are adequate, Blessey says, at deeper levels high-strength steel piles are gaining favor….
>
> "In New Orleans, we have paid for some poor building in the past, but fortunately we have available new types of pilings of high-strength steel which enable us to penetrate deeper and sustain the greater loads that modern structures demand for satisfactory performance."[41]

Finally, in the fall of 1975, all of Blessey's efforts—the successful appeal for the BNO Building foundation design, the AISI pile test program, the various talks to newspapers and professional organizations—and those of the building code committee paid off, and the piling and foundation section of the building code (Chapter 28) was rewritten.[42] Most importantly, for the purposes of this nomination, the new code allowed for high-capacity 50 ksi steel with an allowable design stress of 50 percent of yield—precisely what Blessey had been working toward since his initial designs for the BNO Building. **No longer an outdated document that hampered new construction, the City of New Orleans' new code, according to a feature story in the national magazine *Civil Engineering,* was now "quite likely the nation's most progressive."[43]**

The Larger Impact of Blessey's Work and the Revisions to the *New Orleans Building Code*

Walter Blessey's innovative high-capacity long steel-pile foundation for the BNO Building was the catalyst that ultimately led to a major change to the *New Orleans Building Code*, which directly and significantly impacted the city's skyline in the 1970s and 1980s. **If Blessey had not been charged with devising an innovative yet economical solution for the BNO Building foundation, he likely would not have investigated the advantages of high-capacity long steel piles for modern high-rise construction nor fought to overcome the code's severe limitations.** Just as Plaza Tower's success with the concrete Brunspiles led to the construction of taller buildings along Poydras and Canal Streets, which became the city's major nodes of high-rise commercial development during this period, so did the BNO Building's success with long steel piles and Blessey's highly publicized AISI steel pile test program make possible the construction of some of the city's most prominent skyscrapers. In short, the BNO Building foundation was a "first" that led to a pattern of skyscraper development that transformed downtown New Orleans.

In trying to reach someone who could attest personally to the impact of the BNO Building on future construction in downtown New Orleans, the author of this nomination spoke to retired engineer Cletus G. "Bill" Fleming Jr., who served as chairman of the aforementioned building code committee and was then-president of pile-driving company S. K. Whitty & Co., Inc., which drove the piles for Plaza Tower in the mid-1960s and also performed the pile tests for Blessey's ground-breaking AISI study. Fleming is a recognized expert in his field and experienced these historic events as they were unfolding. In discussing the BNO Building, Fleming offered the following opinion:

> The significance of the 1010 Common [BNO Building] foundation is that it was the first building in downtown New Orleans to be supported on deep high-capacity steel piles. The fact that the use of a higher piling design load for 1010 Common than the existing (at that time) *New Orleans Building Code* allowed was appealed and approved by the New Orleans Board of Standards and Appeals, along with the 1969 A.I.S.I. [American Iron and Steel Institute] Study by Walter Blessey, which was proceeding essentially at the same time, prompted the formation of the committee to propose justified revisions to the antiquated *New Orleans Building Code*. This

[41] "N. O. builds tall – and deep," *The States-Item,* September 1, 1975.
[42] "Changes in Building Code – City of New Orleans," *Contractors' Magazine* (October 1975): 53.
[43] Heinz, 73.

ultimately resulted in the adoption of the new updated Chapter 28 Foundation Section of the *New Orleans* Building Code in 1975 that was a very important factor in developing today's New Orleans skyline.[44]

The larger impact of the BNO Building can also be quantified in terms of the number of high-rise buildings in New Orleans supported by long steel pile foundations. A survey of all of the city's high-rise buildings revealed that out of the 10 tallest buildings, the majority (6 out of 10) are supported by steel piles. The 32-story (440 ft) One Canal Place building (1976-84), the 32-story (442ft) Texaco Center/400 Poydras Tower (1981-83), and the 36-story (481 ft) LL&E Tower/First Bank and Trust (1987) are all supported by high-capacity open-end long steel pipe pile foundations. At the 53-story (645 ft) Place St. Charles (1984) and the 48-story (479 ft) Sheraton Hotel (479 ft), high-capacity open-end long steel pipe piles support the highest portions of the buildings, while shorter concrete piles support the lower portions. The 6th building, and currently the 10th tallest building in New Orleans, is the BNO Building, the subject of this nomination. Other major downtown buildings with high-capacity long steel pile foundations are the aforementioned Lykes Building and Hyatt Regency, the 23-story (276 ft) 1615 Poydras Building/Freeport McMoRan Building (1982-84), and the 26-story Harrah's Hotel (2006).[45]

Just as the use of the novel Brunspile for the Plaza Tower building was a significant advance in the history of deep pile foundation design in New Orleans, the high-capacity long steel pile foundation for the BNO Building was equally as significant because it presented a viable, economical, and at times safer and more desirable alternative to the Brunspile that prompted Blessey's high-profile AISI study and, ultimately, a revised building code that transformed downtown New Orleans.

Fazlur Khan and the Framed Tube-in-Tube

While Walter Blessey was designing an innovative solution for the BNO Building's substructure, SOM's senior structural engineer, Fazlur R. Khan, was designing an innovative solution for its superstructure: a new structural system known as the "framed tube-in-tube."

Often referred to as "the Einstein of Structural Engineering," Khan produced designs that exemplify the concept of "structural art." According to a 2011 article in *Structure Magazine* by Richard Weingardt, PE, Khan was "a structural trailblazer whose breakthroughs in structural engineering for tall and long-span buildings exerted an unprecedented and lasting influence on the profession, both nationally and internationally."[46] In *The Tower and the Bridge: The New Art of Structural Engineering,* author David Billington observes that "Khan designed a series of buildings, including some of the tallest in the world, which together constitute a new approach to tall building design. As with the other great structural artists, Khan was technically a master of engineering. No one practicing structural engineering since World War II has better understood building structures….Khan has created new forms for buildings, in a class with the new forms created by Maillart for bridges and by Nervi for vaults."[47]

Khan was born in India in 1929 and immigrated to the United States in the early 1950s on a Fulbright scholarship, which allowed him to pursue two master's degrees (one in structural engineering, one in theoretical and applied mechanics) and a PhD in structural engineering from the University of Illinois at Urbana.[48] Upon graduating in 1955, he joined the internationally known architecture firm of Skidmore, Owings & Merrill in Chicago, where he met architect Bruce Graham. By 1960, he had already established his reputation as a pioneer in creative structural design concepts for tall buildings, a trademark that would bring him international acclaim in the years to come. Many of his noteworthy projects

[44] Cletus G. "Bill" Fleming, Jr., in an email to the author, April 6, 2016.
[45] In his talk at the 1982 GEO-PILE conference in San Francisco, engineer Gerald R. Manning of Antioch, California, aptly observed that New Orleans' revised building code "sparked a building and pile drivers boom," as evidenced by the vast number of high-rises constructed in the 1970s and 1980s. Gerald R. Manning, P.E., "Trends in Pile Materials Design and Installation," in *GEO-PILE '82 Conference* (Clifton, NJ: Associated Pile & Fitting Corp., 1982), 113.
[46] Richard G. Weingardt, PE, "Fazlur Rahman Khan: The Weinstein of Structural Engineering," *Structure Magazine* (February 2011): 44.
[47] David P. Billington, *The Tower and the Bridge: The New Art of Structural Engineering* (Princeton, NJ: Princeton University Press, 1983), 235.
[48] Ibid.

were executed in collaboration with Graham; both of them understood that the design of successful high-rise buildings is inextricable from its structure. According to Weingardt, Khan "epitomized both structural engineering achievement and the need for creative collaboration between architect and engineer."[49]

The 1960s was a decade of outstanding advancement and achievement in Khan's career, which was fueled in large part by the increasing demand for office space in cities across the country and by the economic restraints on new construction. Given these two factors, writes his daughter Yasmin Khan, "a fresh approach to tall building design was essential."[50] The remarkable number of new structural systems he created during this period indicates the nation's high demand for innovative yet practical solutions to tall buildings.

For Chicago's 38-story reinforced-concrete Brunswick Building in Chicago (1962-66), Khan devised a novel method of resisting lateral forces (i.e., those caused by seismic and wind loads) by combining a skeleton frame with perimeter columns spaced more closely than usual with interior shear walls and a joist-slab floor system. In addition to its improved lateral-load carrying capacity, this shear wall-frame interaction system had the added benefit of a column-free interior, and the exterior could double as part of the window-wall system.[51]

Khan's design for the 43-story reinforced-concrete Chestnut-DeWitt Building (1963), also located in Chicago, was the world's first well-documented use of the "framed tube" concept, which is based on the idea of the efficiency of a hollow tube. Essentially, the building's perimeter walls are designed to behave as a tube, and thereby resist lateral loads, through the use of closely spaced columns with deep spandrel beams rather than the traditional skeleton frame.[52] This scheme eliminated the need for interior shear walls, which consumed marketable floor area. Moreover, the reliance on exterior columns for lateral stability meant more flexibility in locating interior columns for gravitational support. In addition, the closely spaced perimeter columns and deep spandrel beams could double as part of the window-wall system. Since lateral loads greatly increase as the building's height increases, the framed-tube concept was a major breakthrough for tall building design, and it soon became the norm for skyscraper architecture in cities all over the world.

In 1965-68, Khan created another unique structural system, the "diagonal-framed tube" system, which was first used for the 100-story John Hancock Building in Chicago. This steel-frame system consists of widely spaced exterior columns connected with diagonals, or X bracing, on all four sides of the building. The bracing carries most of the lateral and gravity loads, making it extremely efficient in its strength and economy of materials.[53]

In the mid-1960s Khan pioneered yet another structural system for concrete buildings known as the "framed tube-in-tube." This system combines the concept of the framed tube exterior used for the Chestnut-DeWitt Building with the role of the lateral-resisting shear walls at the Brunswick Building to create a tube within a tube, which doubles down on tubular action to create an even more efficient structural type.[54] The perimeter walls are formed by closely spaced columns, while a second "inner" tube is formed around the building's core, using either closely spaced columns or shear walls.[55] This system works with a floor joist-slab system to provide significant lateral load and gravitational load capacity. Like the Brunswick Building, it also eliminates the need for interior columns. The first application of the framed tube-in-tube was One Shell Plaza in Houston, a 52-story lightweight-concrete skyscraper constructed between 1965 and 1971.[56] Thus, the tube-in-tube system was not only highly suitable for tall buildings with increased lateral loads, especially those in hurricane-prone areas, but it also provided a highly desirable column-free interior ideally suited for speculative office-

[49] Weingardt, 46.
[50] Khan, 63.
[51] Ibid.
[52] Council on Tall Buildings, 100.
[53] Ibid.
[54] Khan, 143.
[55] Ibid.
[56] Weingardt, 44; and Khan, 143.

tower construction. Steel-frame buildings were already able to accommodate column-free interiors, since the high tensile strength of steel allows it to span large areas, but concrete's low tensile strength precluded it from achieving the same result. In creating a concrete structural system that could provide uninterrupted interior space, Khan allowed the project team to take advantage of the material's economic advantages over steel construction. Specifically, writes Yasmin Khan, concrete provided "unbeatable structural stiffness, inherent continuity at beam-column joints, low relative material expense, economy in carrying high axial loads, inherent fire resistance, and insulating quality."[57] The exterior columns and beams could also double as a window wall, which eliminated the need for a curtain wall. These cost savings were significant given the economic climate of the 1960s.

In 1966-67, while his first tube-in-tube system was being constructed in Houston, Khan set to work on a new project in New Orleans, the BNO Building. His new framed tube-in-tube system was the perfect candidate for a high-rise building in a hurricane-prone city like New Orleans, and its column-free interior was well suited to the needs of developers Latter and Meltzer for tenant flexibility.

Khan's design was a major selling point for the developers. When promoting the building in March 1968, Latter and Meltzer told newspapers that "the building will offer a maximum of flexibility and planning on all floors. Each level will be a rectangular shape, pierced by a central shaft for dressing rooms and elevators, and free of columns. The central core and exterior walls form the main structural elements."[58] A 1970 advertisement proclaims that the building is "an adventure in inner space….Ten Ten Common soars proudly to 31 floors that feature open, column-free areas up to 15,000 square feet. Tomorrow's standard in office building design."[59]

Given the fact that Khan had only just invented the concept, the BNO Building was almost certainly the first framed tube-in-tube system in Orleans Parish. Lee Schlesinger, a real estate developer working for Shepard Latter while the BNO Building was under construction, confirmed that the building's structural system was an SOM innovation that distinguished it as one of the first buildings, if not the first, with a column-free layout in New Orleans. This new layout, he explained, allowed for an unprecedented amount of rentable floor space, making office layouts extremely easy.[60]

A survey of all of the concrete high-rise buildings constructed prior to the BNO Building (225 Baronne Street [1960-62], International Trade Mart [1964-67], Rault Center [1965-66], and the Southern Bell Telephone Company Building [1966-68]) revealed that none were designed with a framed tube-in-tube system. Although the first column-free interior in New Orleans was constructed for the steel-frame Texaco Building on Canal Street, it is not directly comparable to the BNO Building because of its narrower L-shape and its use of steel framing members with the natural strength to span open interior space.[61]

When Khan returned to New Orleans in 1969 to design One Shell Square on Poydras Street, he was already experienced with the city's poor soil conditions, hurricane wind loads, and antiquated building code through his work on the BNO Building. He knew that the framed tube-in-tube proved to be a successful structural solution for New Orleans high-rise construction, and so he once again chose the system for One Shell Square, which at 51 stories was destined to become the tallest building in the South. Indeed, the BNO Building and One Shell Square are strikingly similar in appearance. However, instead of specifying concrete perimeter walls and a concrete core, Khan applied yet another innovative structural system to allow One Shell Square to reach its unprecedented height: the composite tube. This system combined closely spaced concrete perimeter columns (this time clad in travertine) and a steel-frame core. The concrete exterior provided stiffness to resist lateral loads and a built-in window wall, as it did for the BNO Building, while the lighter framework of the steel core could support gravity loads and decrease the overall weight of the building. This

[57] Khan, 190.
[58] "31-Level Tower Planned at Central City Location," *The Times-Picayune,* March 24, 1968.
[59] "Ten Ten Common," *The Times-Picayune,* February 17, 1970.
[60] Lee Schlesinger, in an interview with the author, December 4, 2015.
[61] "Formal Opening Set by Firm," *The Times-Picayune,* October 11, 1953.

reduction of the total design load translated into a significant cost savings.[62] Thus, the BNO Building served as a design precedent for One Shell Square, which required an even more extreme yet efficient structural solution to make its height possible.

In terms of its innovative structural system, then, the BNO Building is significant for its association with SOM and Fazlur Khan, who at the time were the foremost designers of tall buildings in the world, and as one of Khan's first examples of a framed tube-in-tube system. It is also the first column-free concrete high-rise building in Orleans Parish, and it served as a clear design precedent for the state's tallest building, One Shell Square.

Conclusion

The BNO Building realized the vision and aspirations of its developers to serve as a symbol of progress in the heart of the Central Business District. It represents the pinnacle of the Latters' redevelopment efforts for the Loyola-O'Keefe corridor begun in the 1950s, and stands in stark visual contrast to its pre-1960s neighbors as an example of cutting-edge engineering and design. Its exterior appearance exudes solidity and strength through its exposed concrete structural members and flared base, which is a pure expression of SOM engineer Fazlur Khan's revolutionary structural system, the framed tube-in-tube. This system was the first of its kind in New Orleans and provided the city's first column-free interior in a concrete high-rise building. Furthermore, the building's innovative high-capacity long steel pile foundation, which took inspiration from deep pile foundations for offshore rigs and other structures along the Gulf Coast, was the first deep pile foundation of its kind on New Orleans soil and, ultimately, led to a revised building code hailed as the most progressive in the nation. These events enabled the construction of some of the city's most prominent skyscrapers and, by extension, shaped the city's skyline as it exists today.

Developmental History/Additional historic context information

See above.

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[62] Khan, 190.

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Previous documentation on file (NPS):

__X__ preliminary determination of individual listing (36 CFR 67) has been requested

____ previously listed in the National Register
__X_ previously determined eligible by the National Register
_____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
_____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

__X_ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
__X_ Other
Name of repository: _Skidmore, Owings & Merrill, Chicago office_____

Historic Resources Survey Number (if assigned): _____N/A_____

10. Geographical Data

Acreage of Property: 1.2 acres

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)
1. Latitude: 29.953865° Longitude: -90.073670°

Verbal Boundary Description (Describe the boundaries of the property.)
The property occupies the entirety of Square 268, which is bounded by Common Street to the north, O'Keefe Avenue to the east, Gravier Street to the south, and South Rampart Street to the west.

Boundary Justification (Explain why the boundaries were selected.)
These boundaries reflect both the historic and current parameters of the property based on Skidmore, Owings & Merrill's 1968 drawings and on a land title survey dated February 12, 2014.

11. Form Prepared By

name/title: Gabrielle Begue/Principal
organization: Clio Associates LLC
street & number: 1139 Oretha Castle Haley Boulevard
city or town: New Orleans state: LA zip code: 70113
e-mail: gabrielle@clioassociates.com
telephone: (504) 858-4426
date: June 20, 2016

Additional Documentation
Submit the following items with the completed form:

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

Photographs

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

Photo Log

Name of Property: Bank of New Orleans (BNO) Building/1010 Common Street
City or Vicinity: New Orleans
County: Orleans
State: LA
Name of Photographer: Rick Fifield
Date of Photographs: April 6, 2016

01 of 70
Common Street elevation of the building from the S. Rampart Street side taken from the mid-block of Tulane Avenue between Elk Place and S. Rampart Street. Camera facing southeast

02 of 70
Common Street elevation of the building taken from the intersection of S. Rampart Street and Canal Street looking along S. Rampart Street. Camera facing southwest

03 of 70
Common Street elevation of the building taken from the intersection of N. Rampart Street and Canal Street looking along S. Rampart Street. Camera facing southwest

04 of 70
General view of the Common Street elevation and O'Keefe Avenue elevation of the building taken from the intersection of Canal Street and Burgundy Street looking along Roosevelt Way. Camera facing southwest

05 of 70
O'Keefe Avenue elevation of the building taken from the intersection of Common Street and Baronne Street looking along Common Street. Camera facing northwest

06 of 70
Context view of a portion of the O'Keefe Avenue elevation of the annex portion of the building taken from the intersection of Gravier Street and Baronne Street looking along Gravier Street. Camera facing northwest

07 of 70
Gravier Street elevation of the annex portion of the building and the Gravier Street elevation of the tower block portion of the building beyond taken from the intersection of Union Street and O'Keefe Avenue looking along O'Keefe Avenue. Camera facing north

08 of 70
Gravier Street elevation of the annex portion of the building and the Gravier Street elevation of the tower block portion of the building beyond taken from the intersection of the Union Street and S. Rampart Street looking along S. Rampart Street. Camera facing northeast

09 of 70
Bottom portion of the Common Street elevation of the building from the S. Rampart Street side taken from the mid-block of Tulane Avenue between Elk Place and S. Rampart Street. Camera facing southeast

10 of 70
Bottom portion of the Common Street elevation of the building taken from the neutral ground of S. Rampart Street between Canal Street and Common Street. Camera facing south

11 of 70
Main entrance on the Common Street elevation of the building from the S. Rampart Street side. Camera facing southeast

12 of 70
Clock on the Common Street side of the building near the S. Rampart Street side. Camera facing west

13 of 70
Main entrance on the Common Street elevation of the building from the O'Keefe Avenue side of the building. Camera facing west

14 of 70
Bottom portion of the Common Street and O'Keefe Avenue elevations of the tower block portion of the building taken from the intersection of Common Street and Roosevelt Way. Camera facing southwest

15 of 70
Portion of the O'Keefe Avenue elevation of the tower block portion of the building near the Common Street side. Camera facing west

16 of 70
O'Keefe Avenue elevation of the linking structure between the annex portion of the building & the tower from the Common Street side. Camera facing southwest

17 of 70
O'Keefe Avenue elevation of the linking structure between the annex portion of the building and the tower from the Gravier Street side. Camera facing northwest

18 of 70
Entrance to a retail shop on the O'Keefe Avenue elevation of the annex portion of the building. Camera facing northwest

19 of 70
Bottom portion of the O'Keefe Avenue and Gravier Street elevation of the annex portion of the building. Camera facing northwest

20 of 70
Entrance to a retail shop on the Gravier Street elevation of the annex portion of the building. Camera facing northeast

21 of 70
S. Rampart Street elevation of the linking structure between the tower block and the annex portions of the building also showing the loading dock for the building. Camera facing southeast

22 of 70
General view showing the relationship of the S. Rampart Street elevation of the tower block portion, linking structure, and annex portion of the building from the Common Street side. Camera facing southeast

23 of 70
First-floor lobby of the tower block on the Common Street side of the building looking toward S. Rampart Street. Camera facing northwest

24 of 70
First-floor lobby of the tower block near the O' Keefe Avenue side of the building showing the reception desk looking toward Gravier Street. Camera facing southwest

25 of 70
First-floor lobby of the tower block on the Common Street side of the building looking towards O'Keefe Avenue. Camera facing northeast

26 of 70
Revolving door in the first floor lobby of the tower block looking towards Common Street. Camera facing north

27 of 70
Typical interior of a low-rise elevator viewed in the first floor tower block looking towards O'Keefe Avenue. Camera facing southeast

28 of 70
First-floor low-rise elevator lobby of the tower block on the S. Rampart Street side of the building looking towards Common Street. Camera facing northeast

29 of 70
Mail chute in the first floor lobby of the tower block looking towards S. Rampart Street. Camera facing northwest

30 of 70
Corridor in a first-floor office build-out in the tower block on the O'Keefe Avenue side of the building looking towards Common Street. Camera facing northeast

31 of 70
First-floor office in the tower block on the O'Keefe Avenue side of the building looking towards Common Street. Camera facing northwest

32 of 70
Vault door in the annex linking structure on the first floor of the S. Rampart Street side of the building looking towards O' Keefe Avenue. Camera facing east

33 of 70
First-floor corridor linking the lobby of the tower block portion with the annex portion of the building looking towards Gravier Street. Camera facing southwest

34 of 70

First-floor corridor linking the lobby of the tower block portion with the annex portion of the building looking towards Common Street. Camera facing northeast

35 of 70
Second-floor elevator lobby in the tower block on the S. Rampart Street side of the building looking towards Common Street. Camera facing northeast

36 of 70
Second-floor banking space in the tower block on the O'Keefe Avenue side of the building looking towards Common Street. Camera facing northeast

37 of 70
Second-floor banking space on the Gravier Street side of the tower block looking towards S. Rampart Street. Camera facing northwest

38 of 70
Second-floor banking space of the tower block looking towards Common Street. Camera facing northeast

39 of 70
Second-floor banking space on the S. Rampart Street side of the tower block looking towards Common Street. Camera facing northeast

40 of 70
Second-floor banking space on the S. Rampart Street side of the tower block looking towards Gravier Street. Camera facing southwest

41 of 70
Second-floor banking space on the Common Street side of the tower block looking towards O'Keefe Avenue. Camera facing southeast

42 of 70
Second-floor banking space conference room on the Common Street side of the tower block looking towards O'Keefe Avenue. Camera facing southeast

43 of 70
View showing the relationship of the tower block and the annex linking structure looking toward O'Keefe Avenue viewed from the second floor. Camera facing east

44 of 70
Second-floor mezzanine on the O'Keefe Avenue side of the annex linking structure looking towards Common Street. Camera facing northeast

45 of 70
Typical elevator lobby on the S. Rampart Street side of the third floor of the tower block looking toward Common Street. Camera facing northeast

46 of 70
View from the third floor of the tower block showing the roof of the annex linking structure looking towards Gravier Street. Camera facing south

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Typical elevator lobby on the fifth floor on the S. Rampart Street side of the building looking towards Common Street. Camera facing northeast

48 of 70
Typical corridor on the fifth floor on the Common Street side of the building looking towards O'Keefe Avenue. Camera facing southeast

49 of 70
Entrance to an office on the sixth floor looking towards Gravier Street. Camera facing southwest

50 of 70
Typical elevator lobby on the seventh floor on the S. Rampart Street side of the building looking towards Common Street. Camera facing northeast

51 of 70
Typical corridor on the eighth floor on the Common Street side of the building looking towards O'Keefe Avenue. Camera facing southeast

52 of 70
Typical mail chute shown on the eleventh floor in a typical corridor on the Gravier Street side of the building looking towards O'Keefe Avenue. Camera facing east

53 of 70
Typical corner office on the eleventh floor on the S. Rampart Street side of the building looking towards Gravier Street. Camera facing west

54 of 70
Typical corridor on the fifteenth floor in an office build out on the S. Rampart Street side of the building looking towards Common Street. Camera facing northeast

55 of 70
Typical office on the fifteenth floor on the O'Keefe Avenue side of the building looking towards Gravier Street. Camera facing southeast

56 of 70
Typical office reception area on the nineteenth floor on the Common Street side of the building looking towards S. Rampart Street. Camera facing northwest

57 of 70
Entrance to an office on the nineteenth floor of the building looking towards Common Street. Camera facing northeast

58 of 70
Typical office build-out on the twentieth floor on the Common Street side of the building looking towards O'Keefe Avenue. Camera facing east

59 of 70
Typical corner office on the twenty-fifth floor on the Common Street side of the building looking towards S. Rampart Street. Camera facing north

60 of 70
Typical office corridor on the twenty-seventh floor on the Common Street side of the building looking towards S. Rampart Street. Camera facing northwest

61 of 70
Typical elevator lobby on the twenty-eighth floor on the O'Keefe Avenue side of the building looking towards Gravier Street. Camera facing southwest

62 of 70
Typical office corridor on the twenty-eighth floor on the S. Rampart Street side of the building looking towards Gravier Street. Camera facing southwest

63 of 70
Typical restroom on the twenty-eighth floor on the S. Rampart Street side of the building looking towards Common Street. Camera facing northeast

64 of 70
Office corridor on the thirty-first floor on the Gravier Street side of the building looking towards O'Keefe Avenue. Camera facing southeast

65 of 70
Office partition on the thirty-first floor looking towards S. Rampart Street. Camera facing northwest

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Roof on the Gravier Street side looking towards O'Keefe Avenue. Camera facing northwest

67 of 70
Enclosure on the roof level of the building looking towards O'Keefe Avenue and Gravier Street. Camera facing north

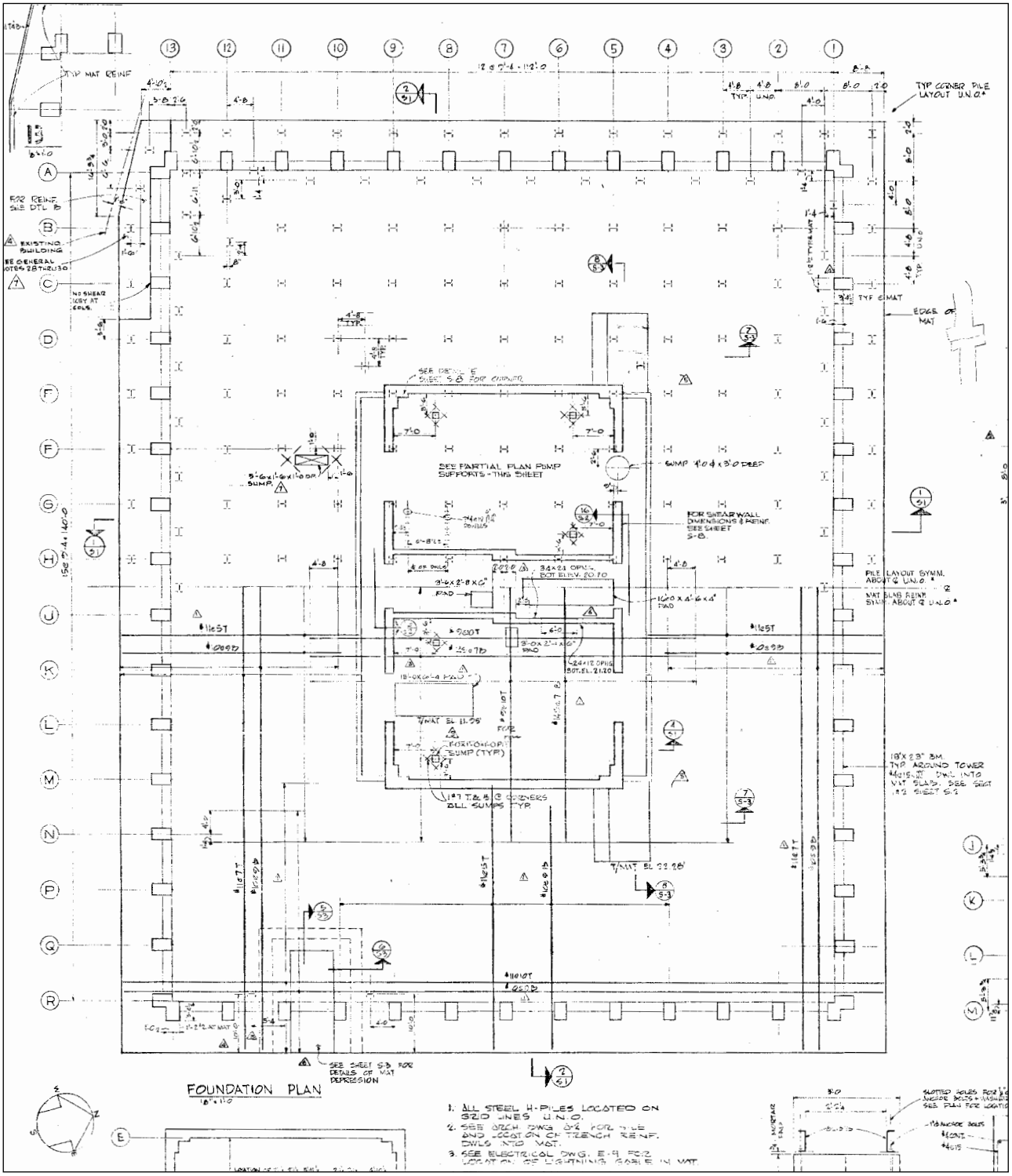
68 of 70
Typical parking garage on a typical floor of the annex portion of the building on the Gravier Street side showing the elevator block looking towards S. Rampart Street. Camera facing northwest

69 of 70
Typical restroom on the thirteenth floor of the annex portion of the building on the S. Rampart Street side looking towards Common Street. Camera facing northeast

70 of 70
Typical corridor on the fourteenth floor of the annex portion of the building on the Gravier Street side looking towards O'Keefe Avenue. Camera facing southeast

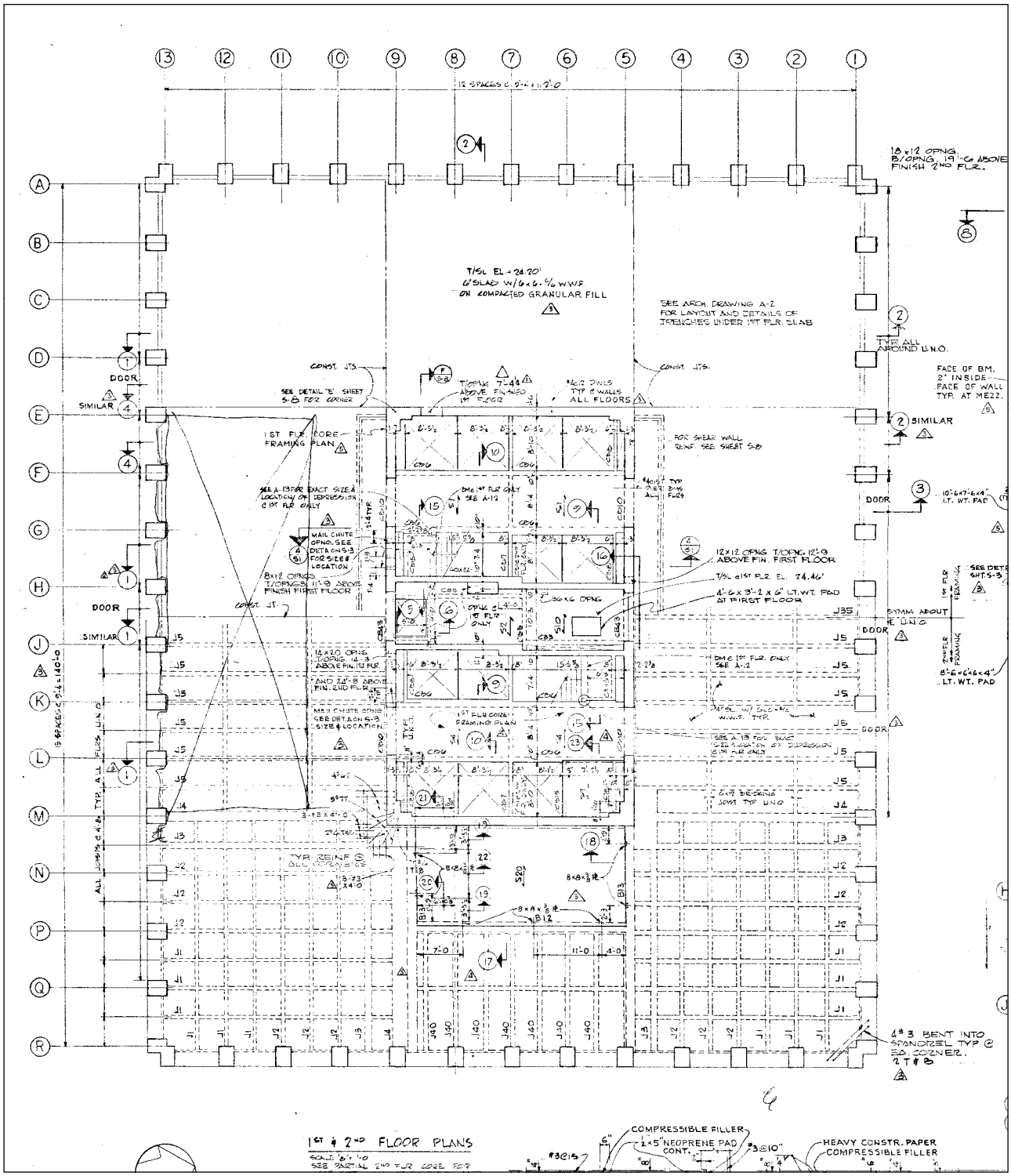
Bank of New Orleans Building, Orleans Parish, LA: Nomination Figures

Figure 1.



Foundation plan, BNO Building, 1010 Common Street, issued 1967, revised 1968.

Figure 2.

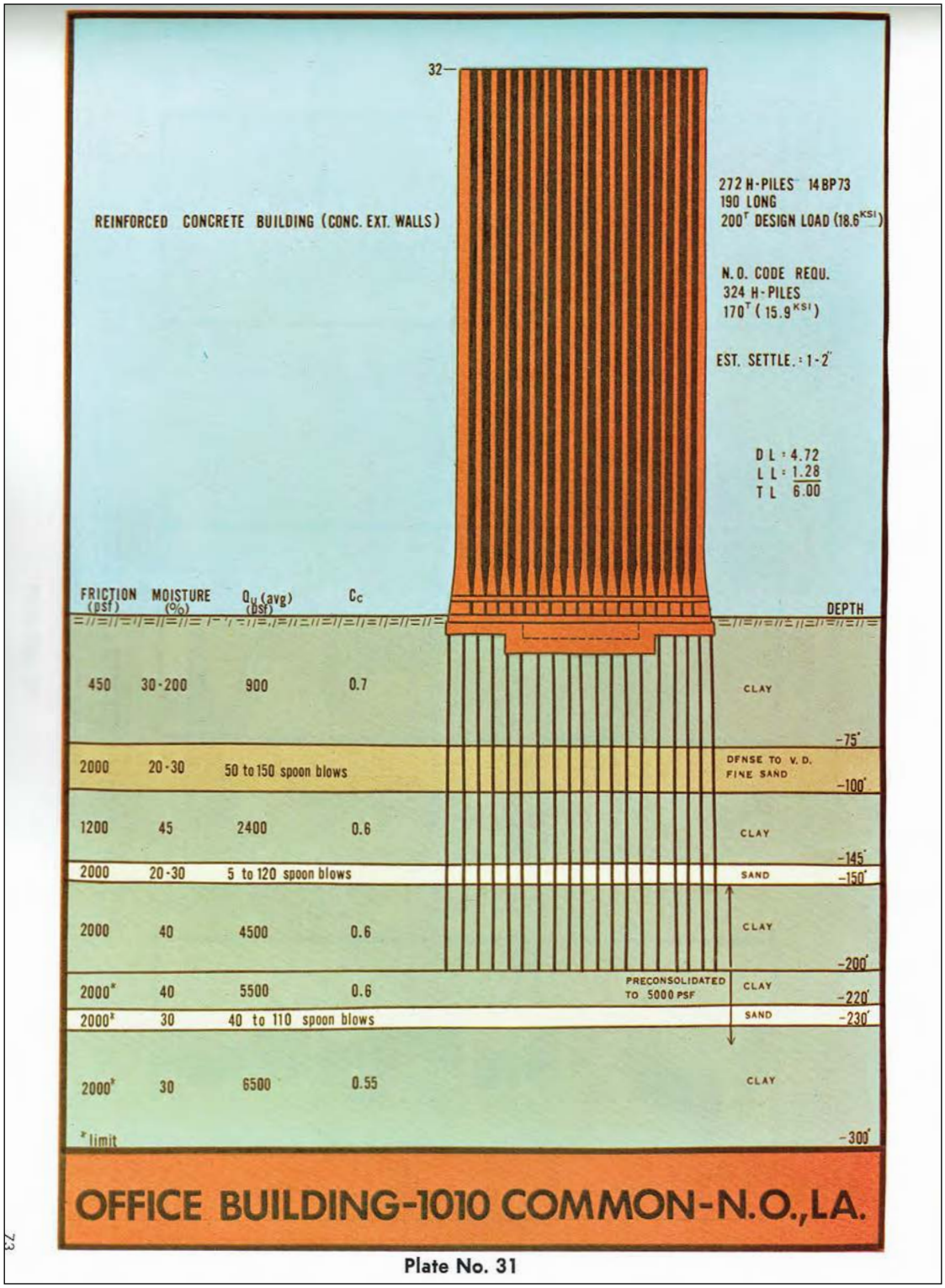


First and second floor plans, BNO Building, 1010 Common Street, 1968.

Figure 3.

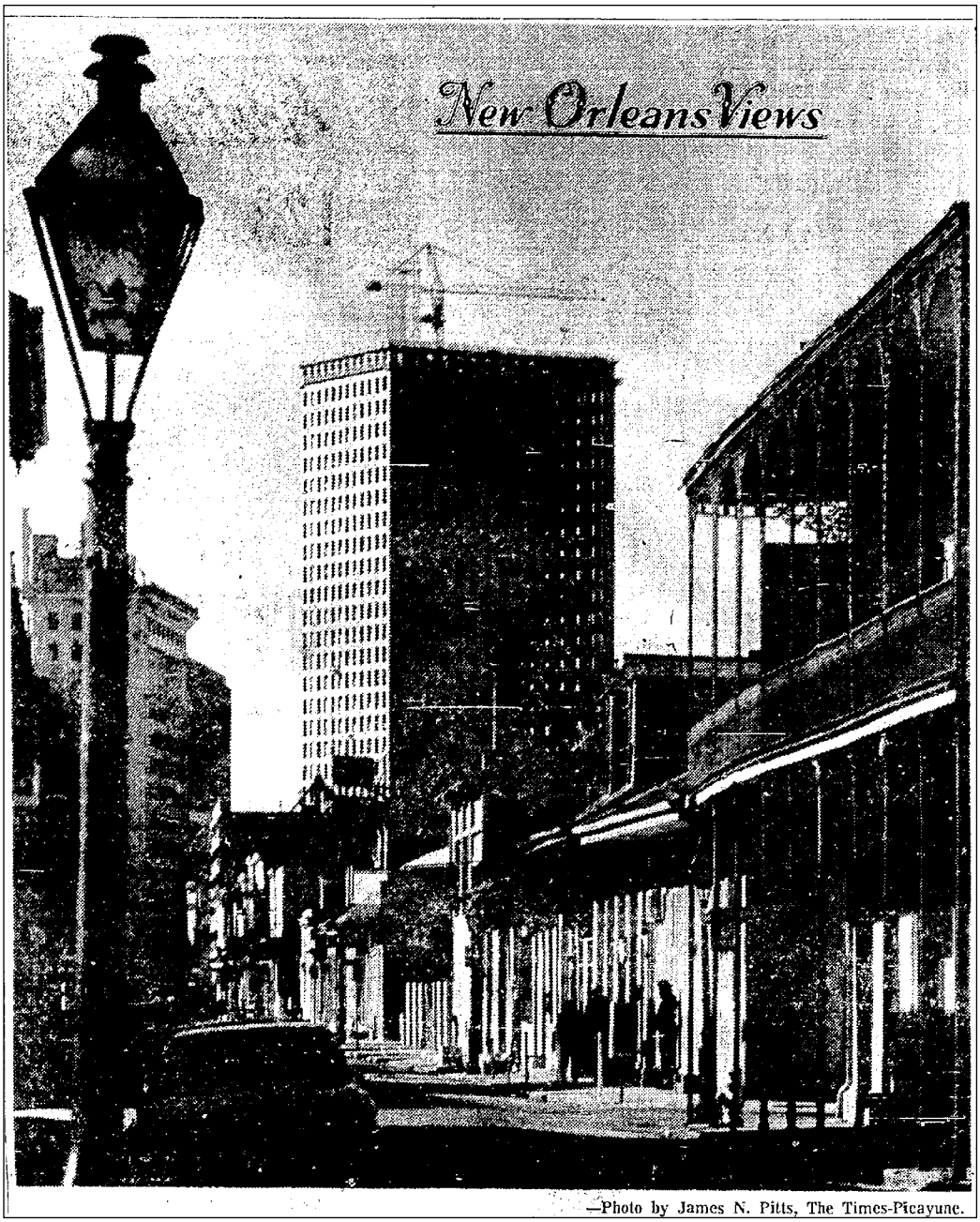
The Bank of New Orleans' main banking space on the second floor of the BNO Building was featured in the October 1972 edition of *Interiors* magazine.

Figure 4.



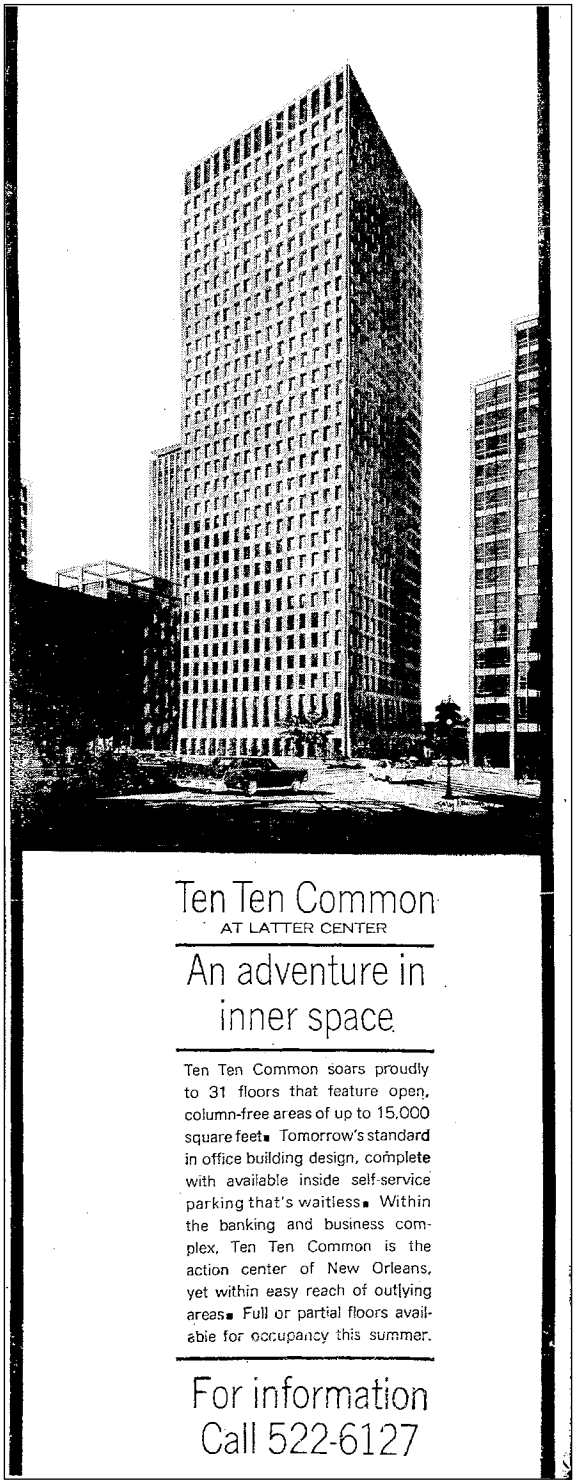
This diagram from Walter E. Blessey's 1969 book, *High Capacity Long Steel Piles,* published by the American Iron and Steel Institute, shows the depth of the steel H-pile foundation that he designed for the BNO Building, 1010 Common Street. Blessey used his experience and success with the BNO Building foundation as a case study to demonstrate the potential for steel piles in New Orleans and their limitations due to the then-antiquated *New Orleans Building Code*. (Walter E. Blessey, *High Capacity Long Steel Piles* (New York: American Iron and Steel Institute, 1969), 73.)

Figure 5.



On January 11, 1970, the *Times-Picayune* published a photograph of the BNO Building in progress as seen from Burgundy Street in the Vieux Carre. The caption reads: "Beyond ancient buildings on Burgundy rises the 1010 Common Building, new office structure that typifies downtown's upward look in the years ahead. The 32-level tower is the first of several new high rises that will dot the skyline beginning this year."

Figure 6.

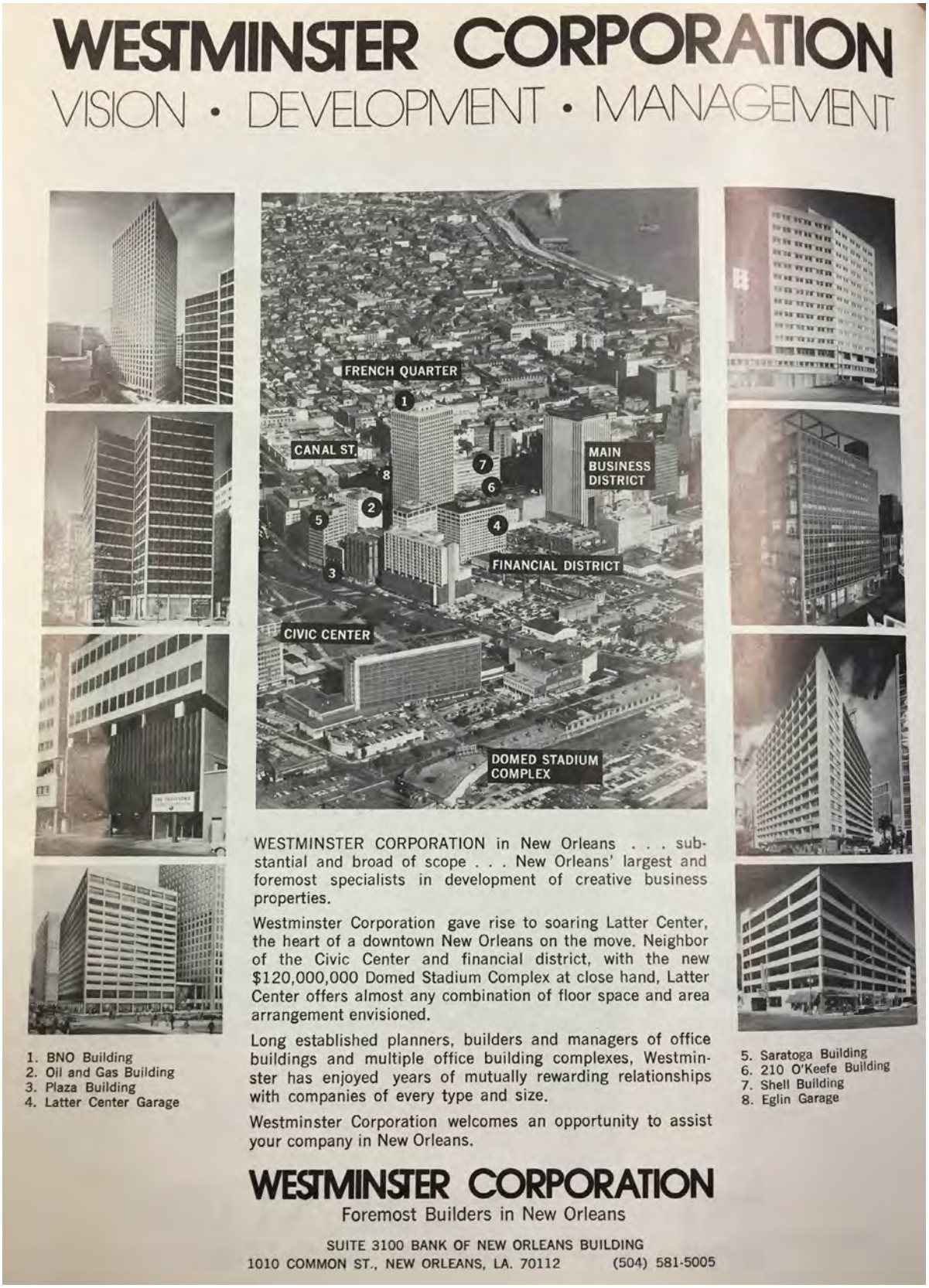


This 1970 advertisement for the new 1010 Common Street Building (renamed the BNO Building later that year) emphasizes the building's column-free interiors as an innovative feature, which is a product of its framed tube-in-tube structural system. The interior is described as "an adventure in inner space" with "31 floors that feature open column-free areas of up to 15,000 square feet. Tomorrow's standard in office building design." *The Times-Picayune*, February 17, 1970.

Figure 7.

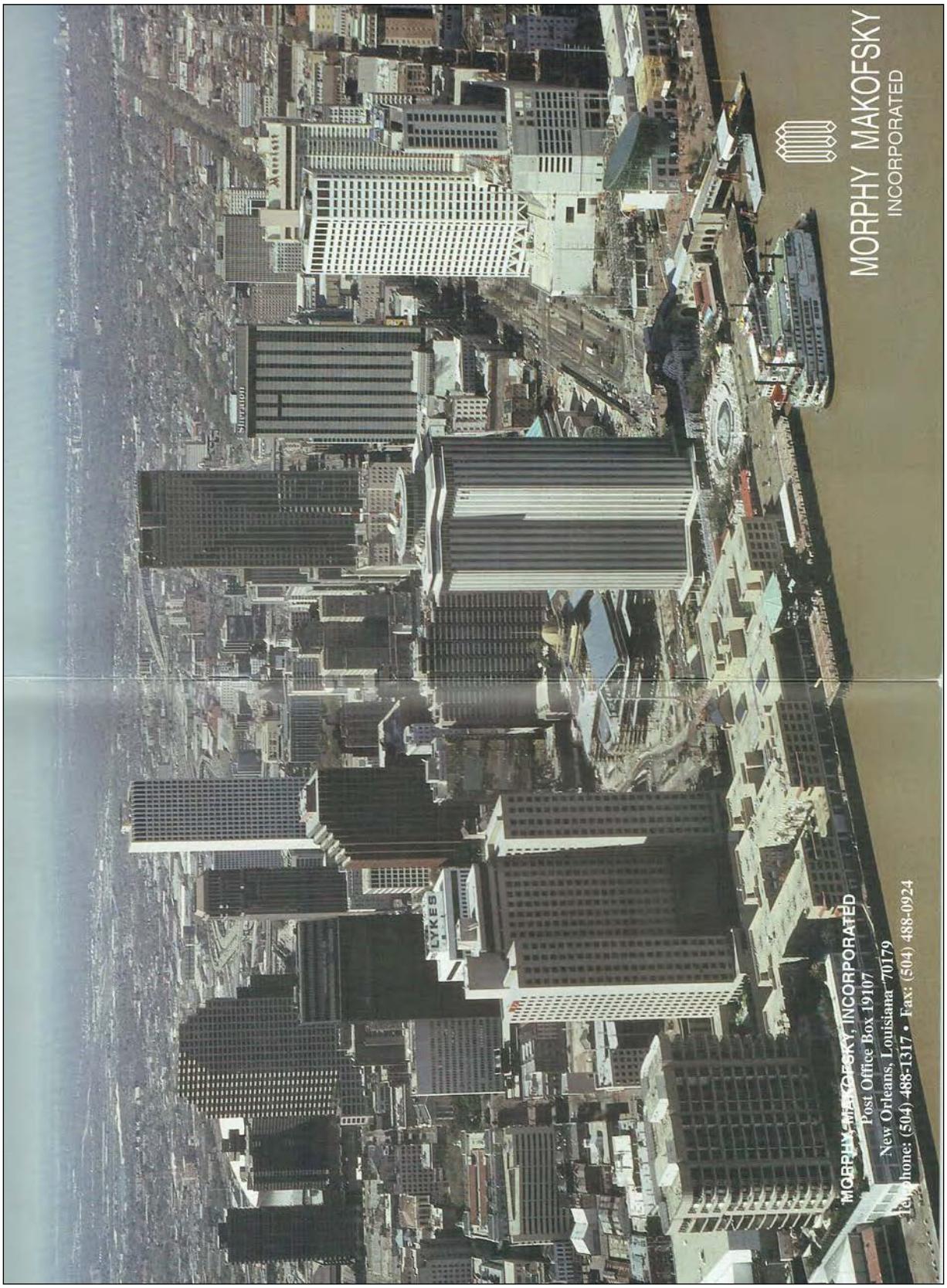
The Bank of New Orleans published a series of advertorials leading up to the grand opening of its new main branch on October 4, 1971. This full-page piece focuses on the building's remarkable height. *The Times-Picayune*, January 3, 1971.

Figure 8.



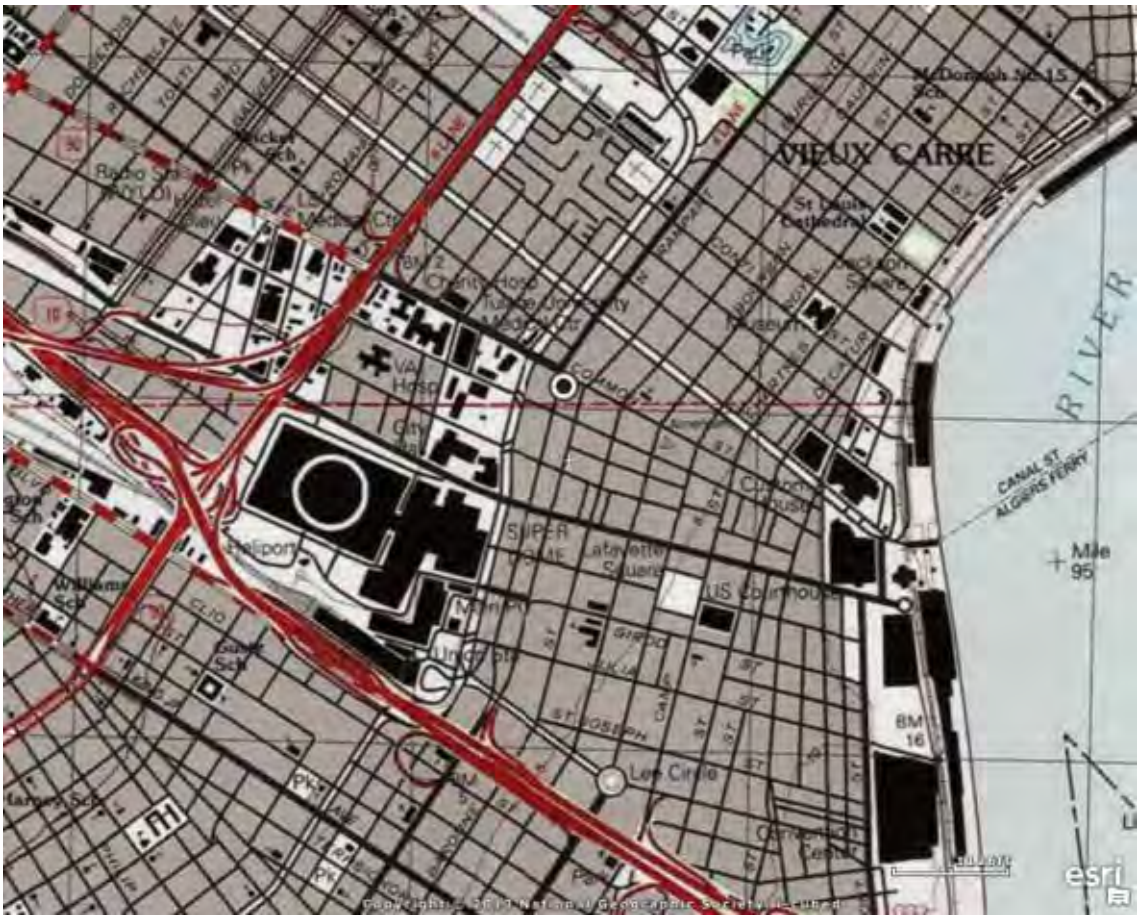
This 1973 advertisement for the Westminster Corporation, the development company that succeeded Latter and Meltzer's Canterbury Corporation, illustrates the cluster of modern office buildings that the Latters had developed in the Loyola-O'Keefe corridor in the 1950s and 1960s. The center photograph shows that the BNO Building (1) is the tallest and most prominent building in the vicinity. (*New Orleans: An Office Leasing Guide* (New Orleans Economic Development Council, 1973), 2.)

Figure 9.



An undated brochure published by New Orleans engineering firm Morphy Makofsky Inc. is a striking illustration of how the New Orleans skyline was transformed by the construction of numerous high-rise buildings in the city's downtown area from the 1960s through the 1980s. The BNO Building's innovative steel foundation was the catalyst for an important revision to the *New Orleans Building Code* that made several of the high-rises in this photograph possible. From the collection of Cletus G. "Bill" Fleming Jr.

Bank of New Orleans Building, Orleans Parish, LA



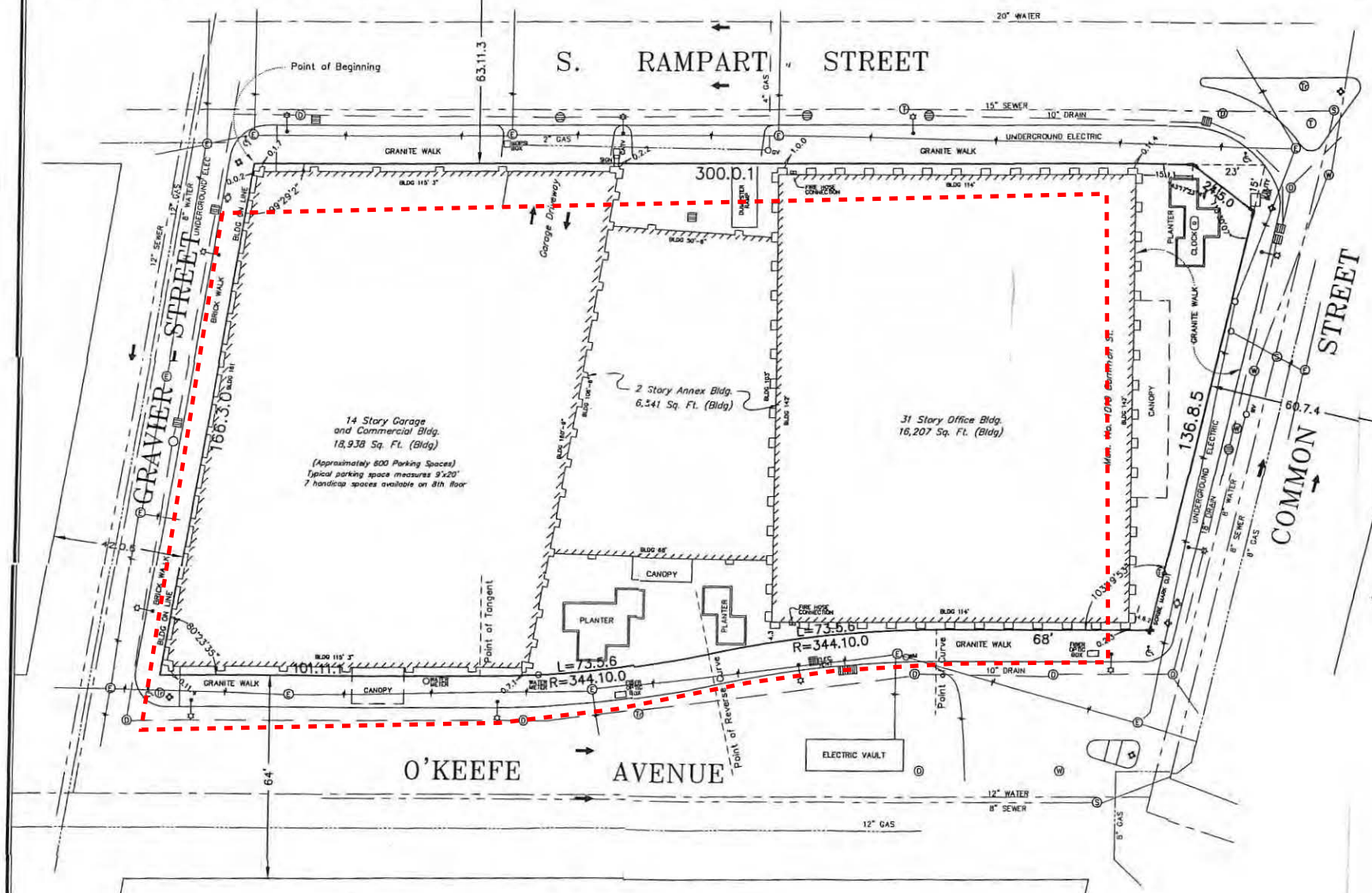
Latitude: 29.953865 Longitude: -90.073670

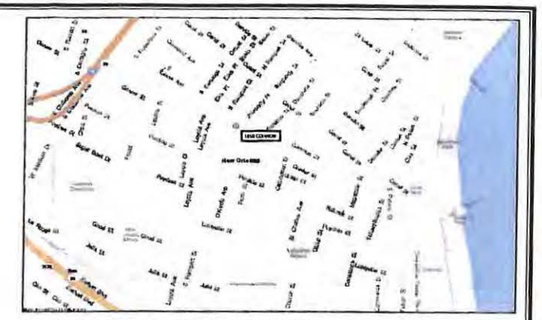
Bank of New Orleans Building, Orleans Parish, LA

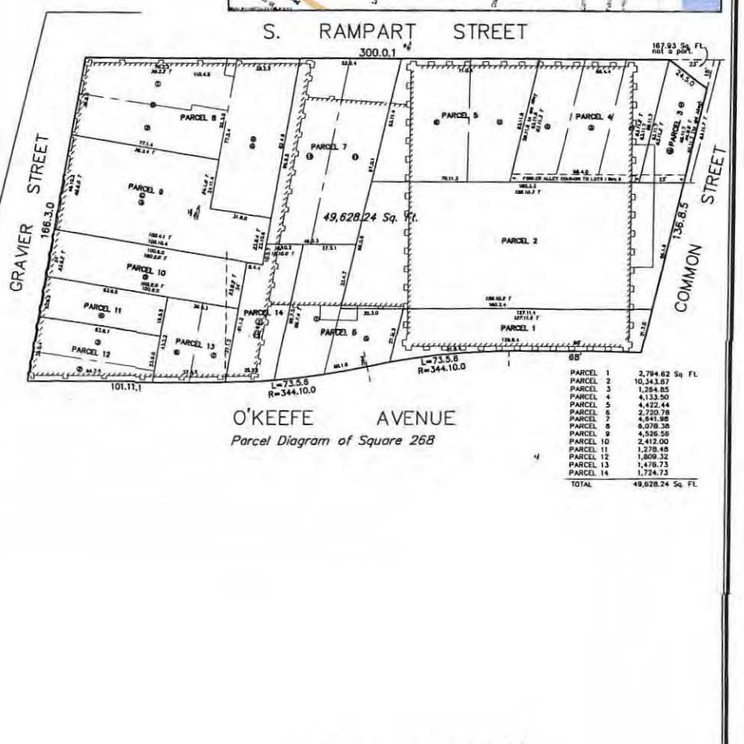
Latitude: 29.953865 Longitude: -90.073670

Bank of New Orleans Building
Orleans Parish, LA
Plat and Boundary Map

SQUARE 268
FIRST DISTRICT
NEW ORLEANS, LA.







Parcel Diagram of Square 268

PARCEL 1	2,794.62 Sq. Ft.
PARCEL 2	10,343.87
PARCEL 3	1,284.85
PARCEL 4	4,133.50
PARCEL 5	4,422.44
PARCEL 6	4,641.98
PARCEL 7	2,220.78
PARCEL 8	8,078.36
PARCEL 9	4,526.56
PARCEL 10	2,412.00
PARCEL 11	1,278.48
PARCEL 12	1,809.32
PARCEL 13	1,416.73
PARCEL 14	1,724.73
TOTAL	49,628.24 Sq. Ft.

THIS PROPERTY IS LOCATED IN FLOOD ZONE A1 AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 225203 0180 E DATED MARCH 1, 1984. BASE FLOOD ELEVATION 4.0

MEASUREMENTS SHOWN HEREON ARE IN FEET, INCHES, AND EIGHTHS. *SMALL SLANT FIGURES WITH (1) DENOTE TITLE DIMENSIONS.*

LEGEND

- (D) DRAIN MANHOLE
- (W) WATER MANHOLE
- (S) SEWER MANHOLE
- (G) GAS MANHOLE
- (T) TELEPHONE MANHOLE
- (E) ELECTRIC MANHOLE
- (U) WESTERN UNION MH
- (TR) TRAFFIC MANHOLE
- CATCH BASIN
- OPEN GRATE DRAINS
- HYDRANT
- Ovw WATER VALVE
- Owm WATER METER
- LIGHT STANDARD
- Ø SIGN
- Odco DRAIN CLEANOUT
- Ovv GAS VALVE
- Osco SEWER CLEANOUT
- PARKING METER
- POWER POLE AND GUY ANCHOR
- TRAFFIC LIGHT
- LIGHT STANDARD
- DENOTES 6" BRONZE PROPERTY MARKER FOUND FLUSH WITH GRANITE SIDEWALK

THIS PROPERTY IS ZONED CBD-1 AS SHOWN IN THE OFFICIAL ZONING DISTRICT MAPS, CITY OF NEW ORLEANS, DATED APRIL 1, 2007.

ZONE CBD-1 REQUIREMENTS

REQUIREMENTS	STANDARDS
Permitted Use	General commercial and multi-family residential.
Maximum Height of Building	30' front building wall on Camp St., otherwise no limit.
Maximum Building Coverage	No restrictions except for residential use.
Minimum Lot Area	No restrictions except for residential use.
Minimum Frontage	No restrictions except for residential use.
Minimum Lot Width	No restrictions except for residential use.
Minimum Lot Setbacks	No restrictions except for residential use.
Parking	No minimum requirement. Maximum allowable varies with use.

* Other restrictions apply. See Comprehensive Zoning Ordinance for the City of New Orleans.

THE PROPERTY SHOWN HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMMITMENT NUMBER 50993.13946 WITH AN EFFECTIVE DATE OF FEB 11, 2014.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

ALTA/ACSM Land Title Survey of The 1010 Common Building made at the request of Mr. Mike Mancuso, Atty. New Orleans, La. February 12, 2014

To: First NBC Bank
1010 Common, L.L.C.
First American Title Insurance Company
St. Charles Title Corporation
Elkins, P.L.C.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 11(b) and 14 of Table A thereof. The field work was completed on February 7, 2014.

New Orleans, LA. February 12, 2014

This survey is in accord with a Class A Survey as defined in the "Standards of Practice for Property Boundary Surveys in the State of Louisiana".

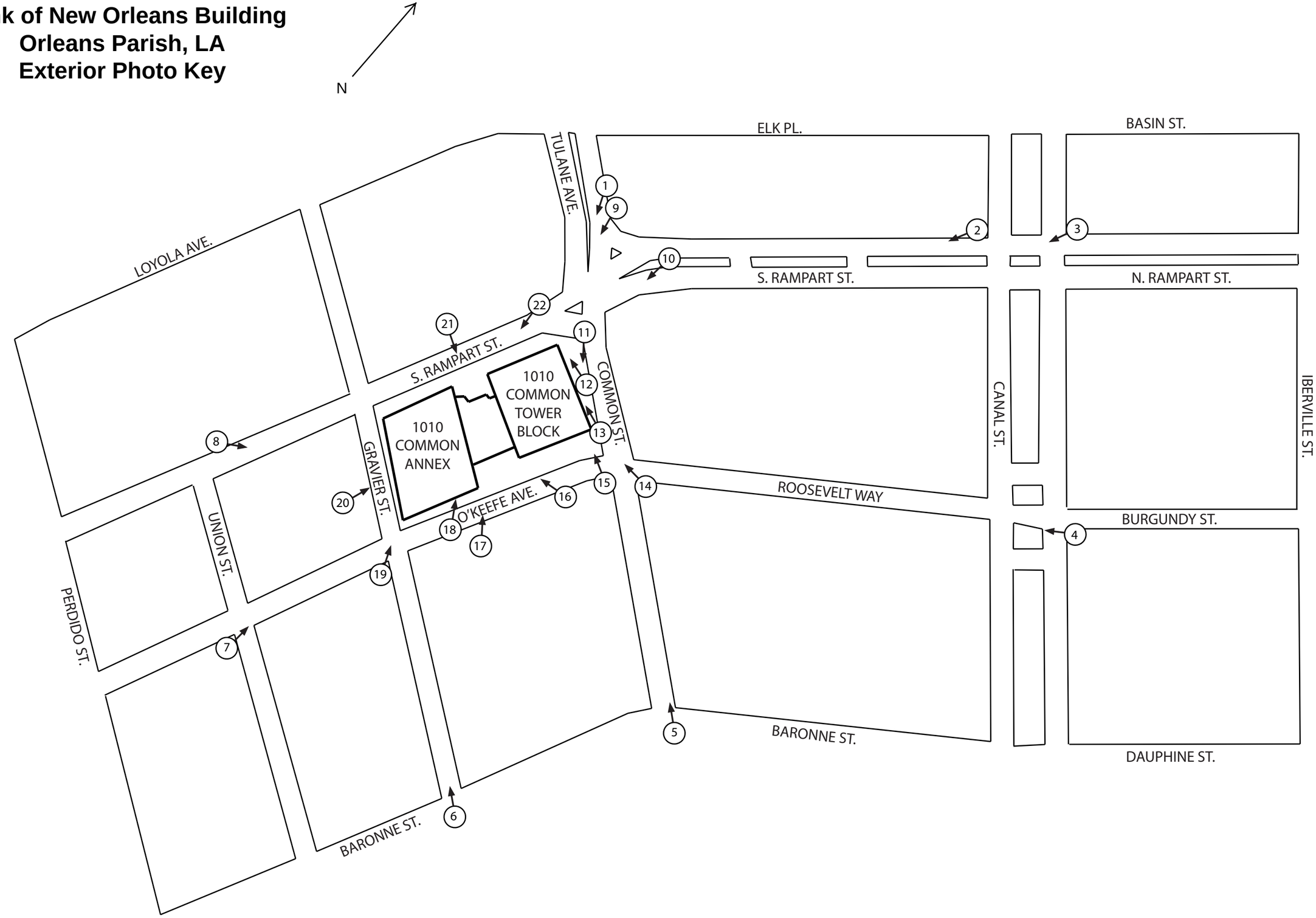
Professional Land Surveyor
Louisiana License No. 4698

GANDOLFO KUHN, L.L.C.
PROFESSIONAL LAND SURVEYORS
2329 SEVIGNY AVENUE
METAIRIE, LA 70001
e-mail: surveys@gandolfokuhn.com
PHONE 504-818-2810

Z:\DRAWINGS\1ST DISTRICT\FOLDER 80\1010 COMMON ALTA 2014

640-05; N-7-3

Bank of New Orleans Building
Orleans Parish, LA
Exterior Photo Key



1010 COMMON STREET

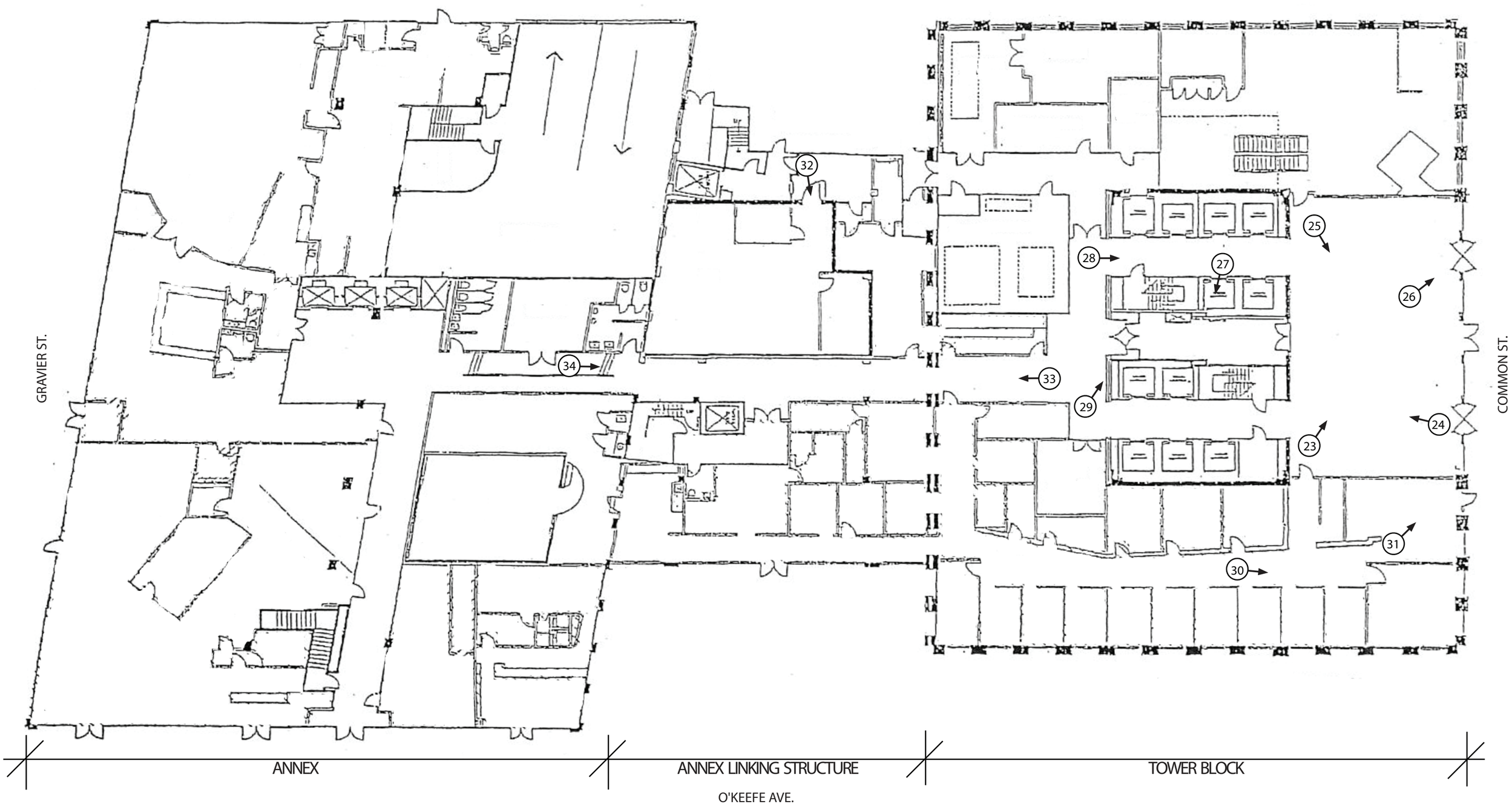
EXTERIOR VIEWS

NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
First Floor Photo Key

S. RAMPART ST.

N



1010 COMMON STREET

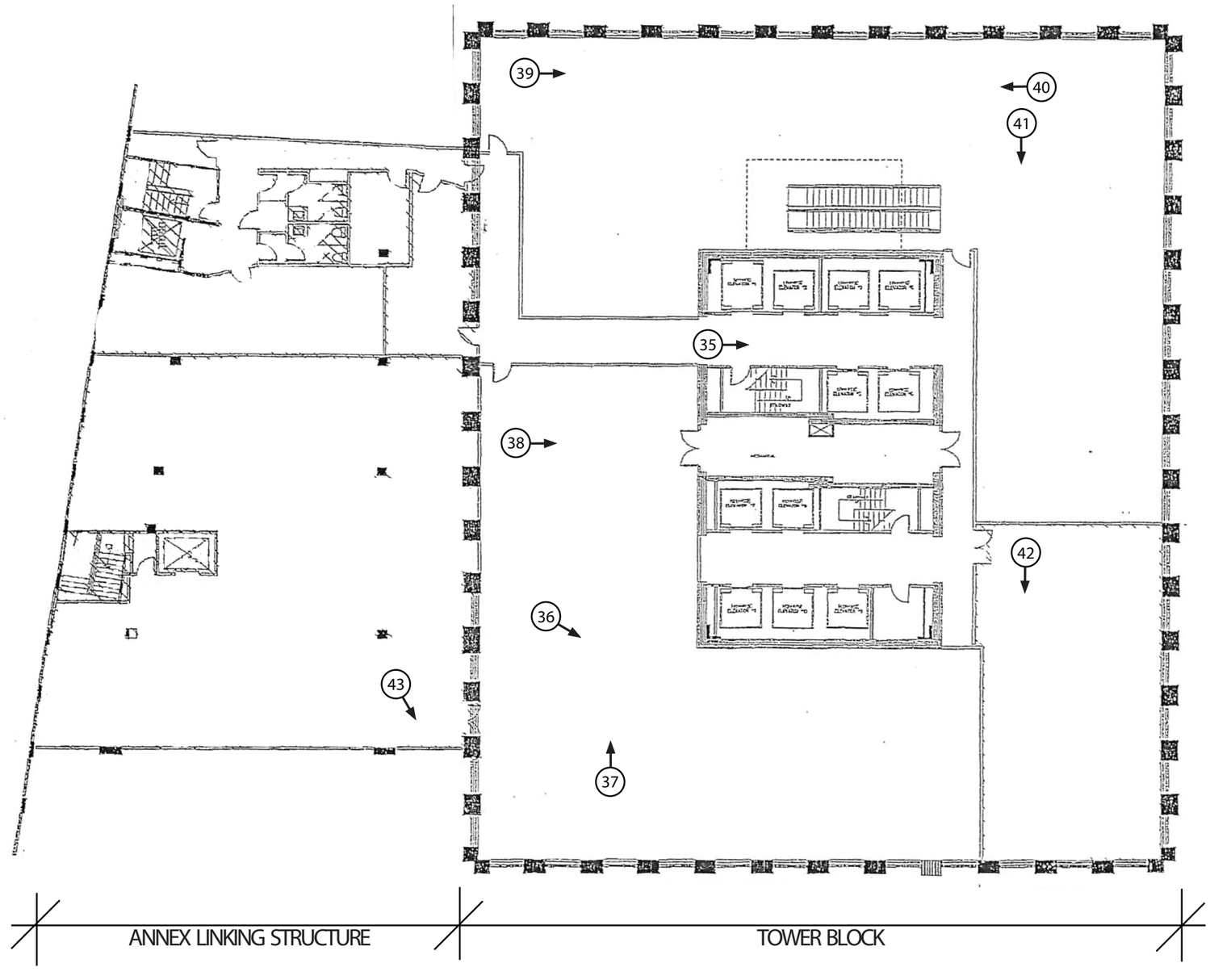
FIRST FLOOR

NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Second Floor Photo Key

S. RAMPART ST.

N



GRAVIER ST.

COMMON ST.

O'KEEFE AVE.

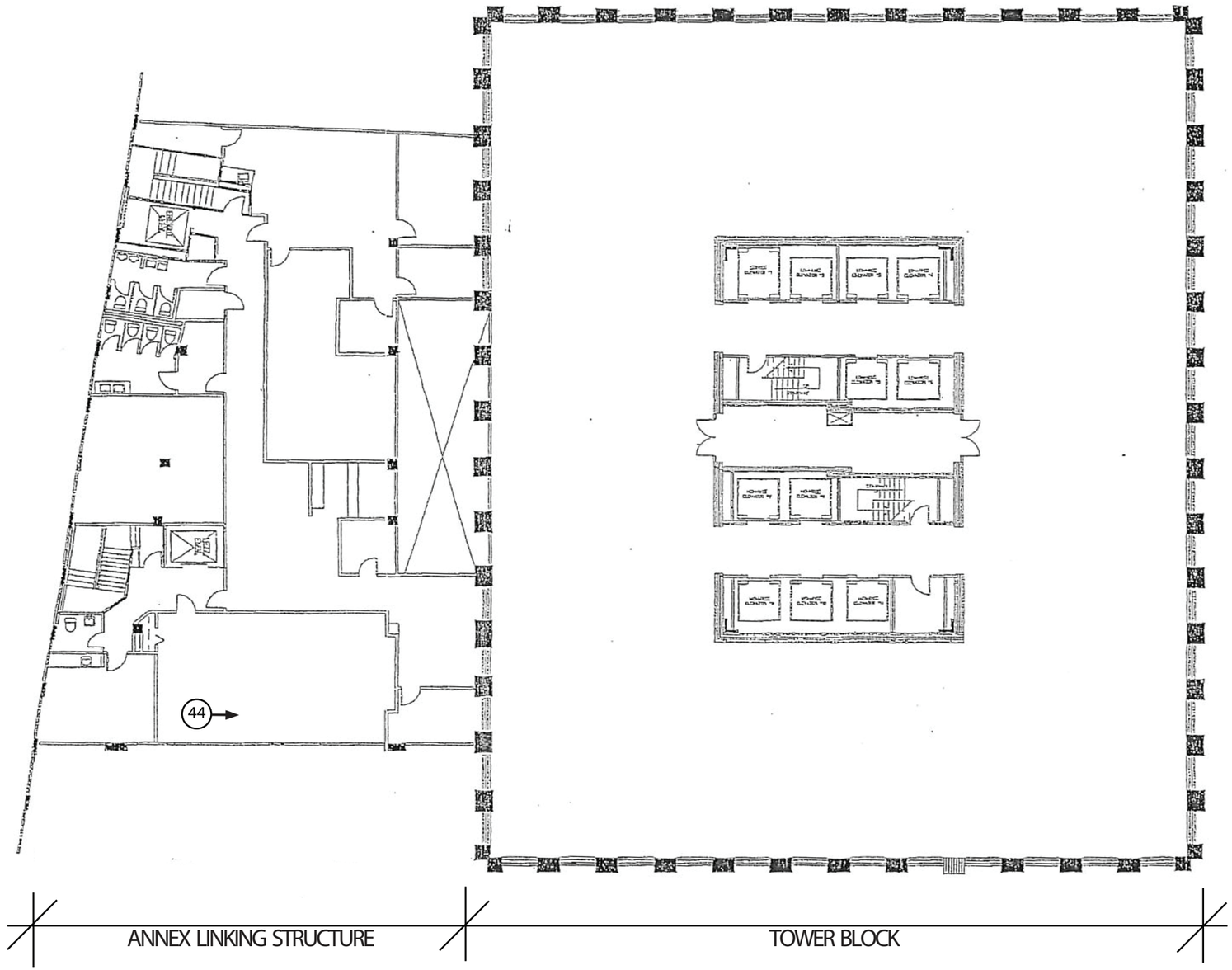
1010 COMMON STREET
SECOND FLOOR

NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Second Floor Mezzanine Photo Key

S. RAMPART ST.

N



GRAVIER ST.

COMMON ST.

O'KEEFE AVE.

1010 COMMON STREET
SECOND FLOOR MEZZANINE

NEW ORLEANS, LA NOT TO SCALE

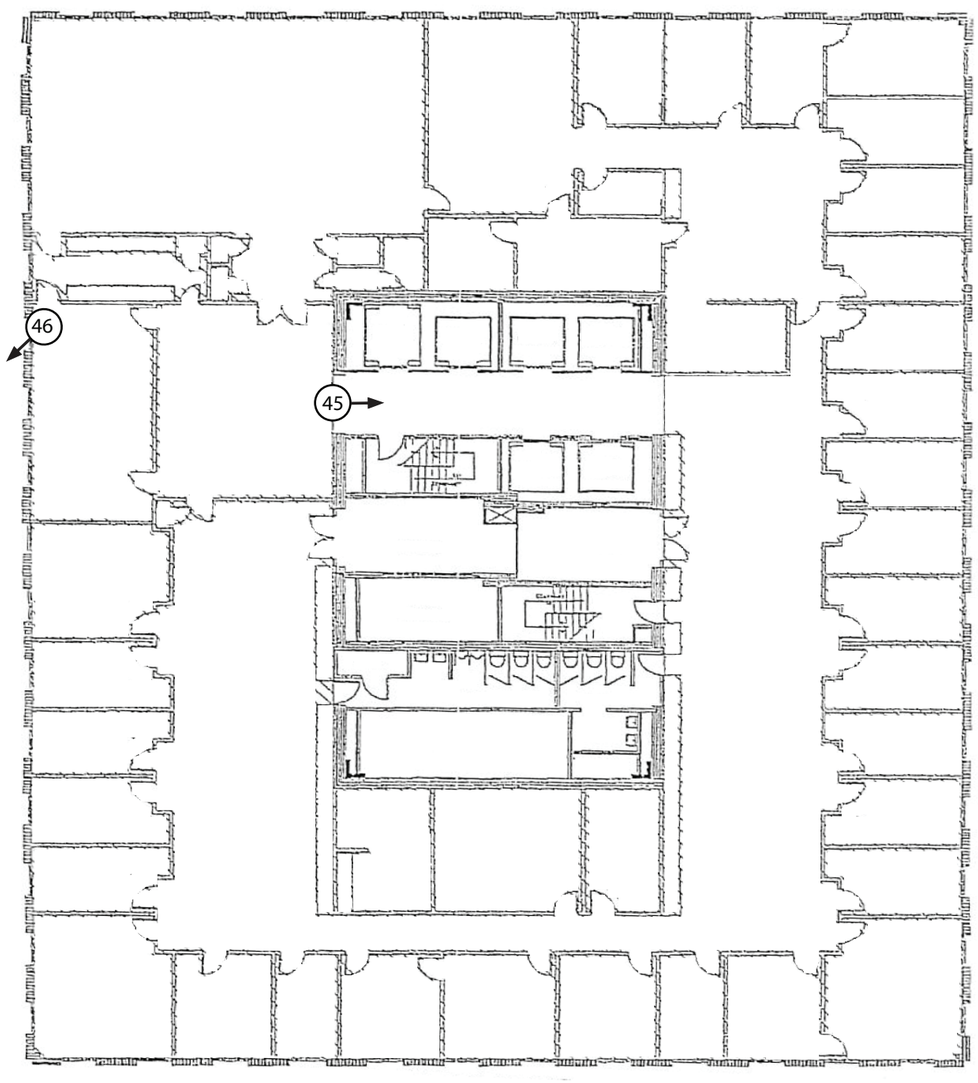
Bank of New Orleans Building
Orleans Parish, LA
Third Floor Photo Key

N

S. RAMPART ST.

GRAVIER ST.

COMMON ST.



O'KEEFE AVE.

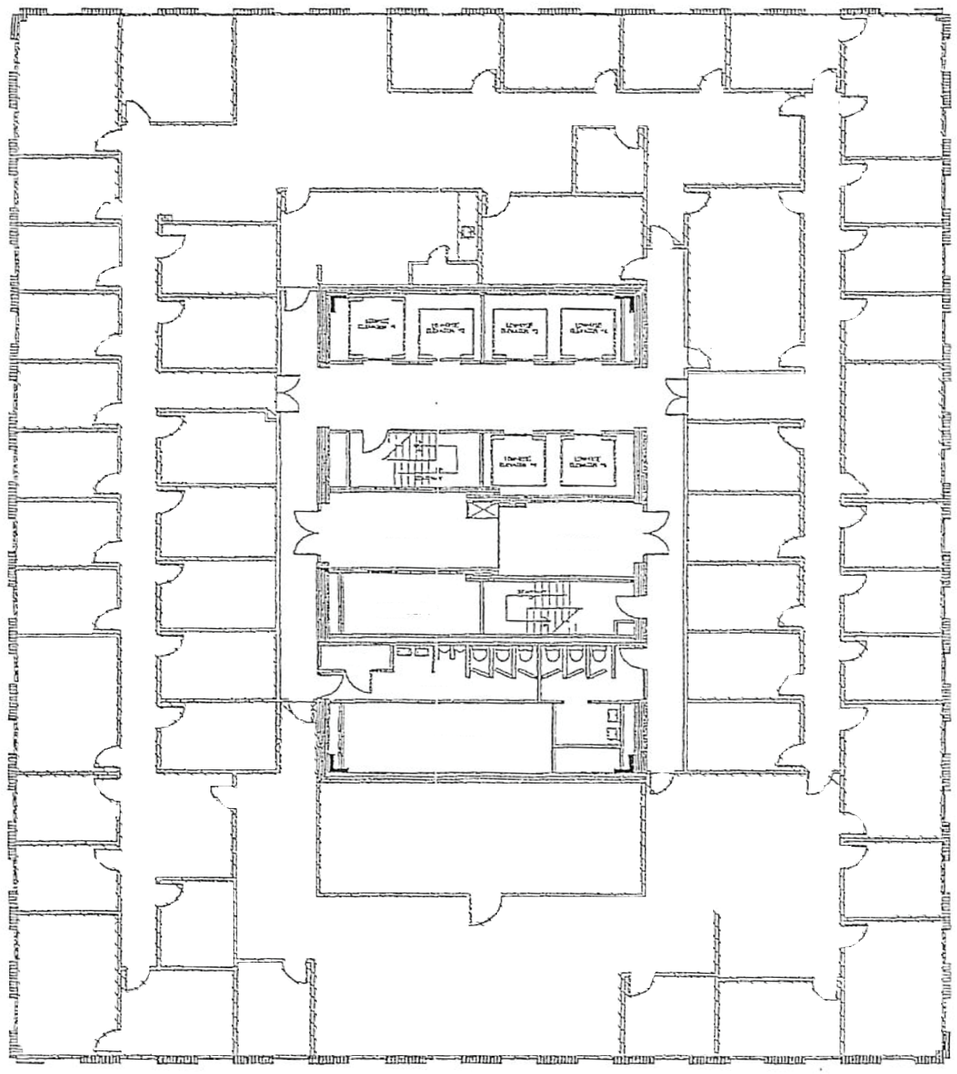
1010 COMMON STREET
THIRD FLOOR

NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Fourth/Typical Floor Photo Key

N

S. RAMPART ST.



GRAVIER ST.

COMMON ST.

O'KEEFE AVE.

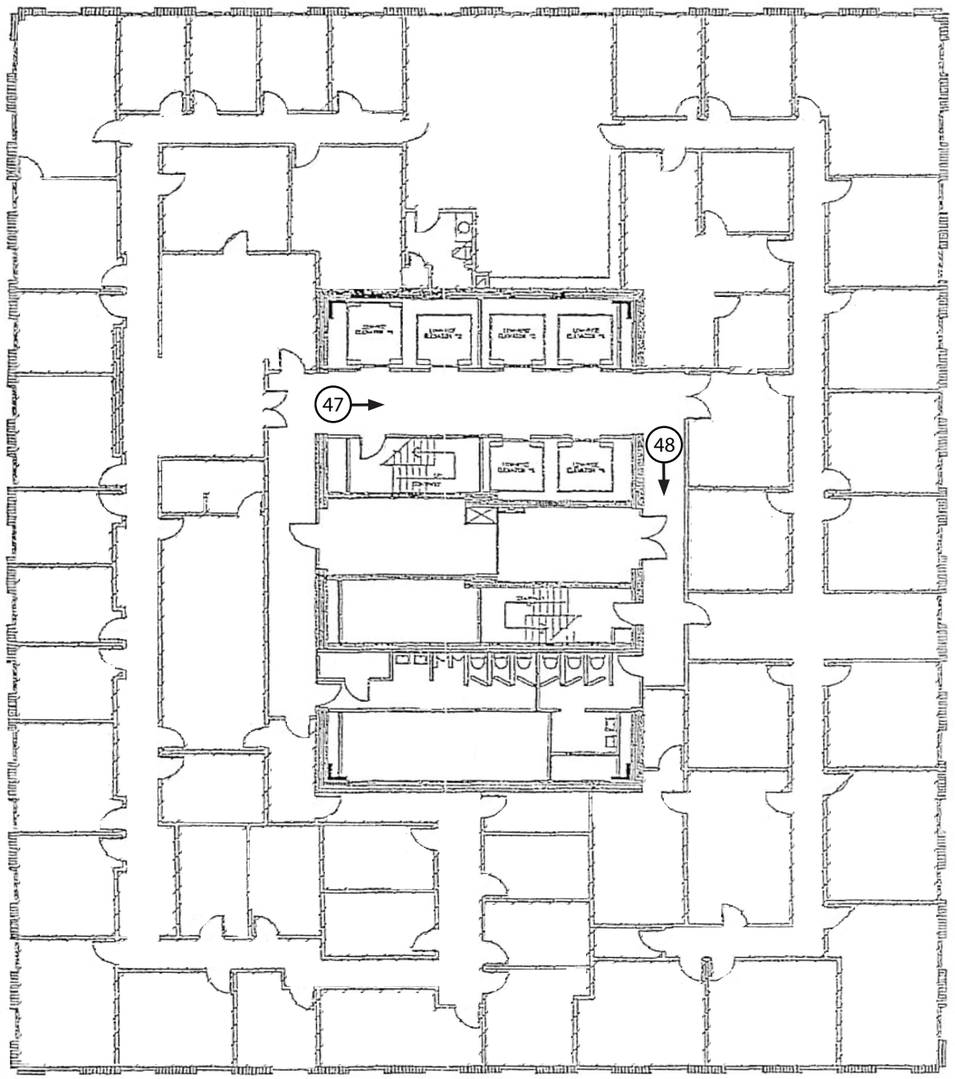
1010 COMMON STREET
FOURTH FLOOR

NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Fifth Floor Photo Key

N

S. RAMPART ST.



GRAVIER ST.

COMMON ST.

O'KEEFE AVE.

1010 COMMON STREET
FIFTH FLOOR

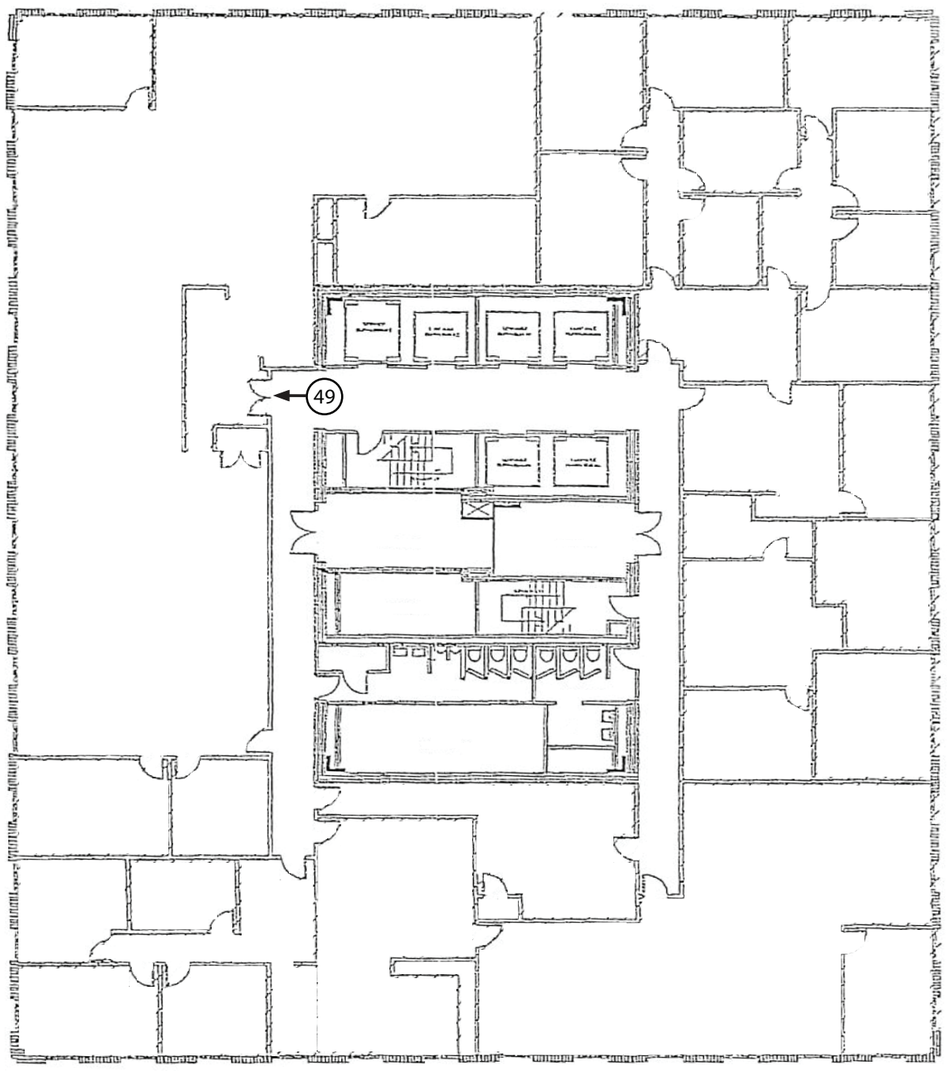
NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Sixth Floor Photo Key

N

S. RAMPART ST.

GRAVIER ST.



COMMON ST.

O'KEEFE AVE.

1010 COMMON STREET
SIXTH FLOOR

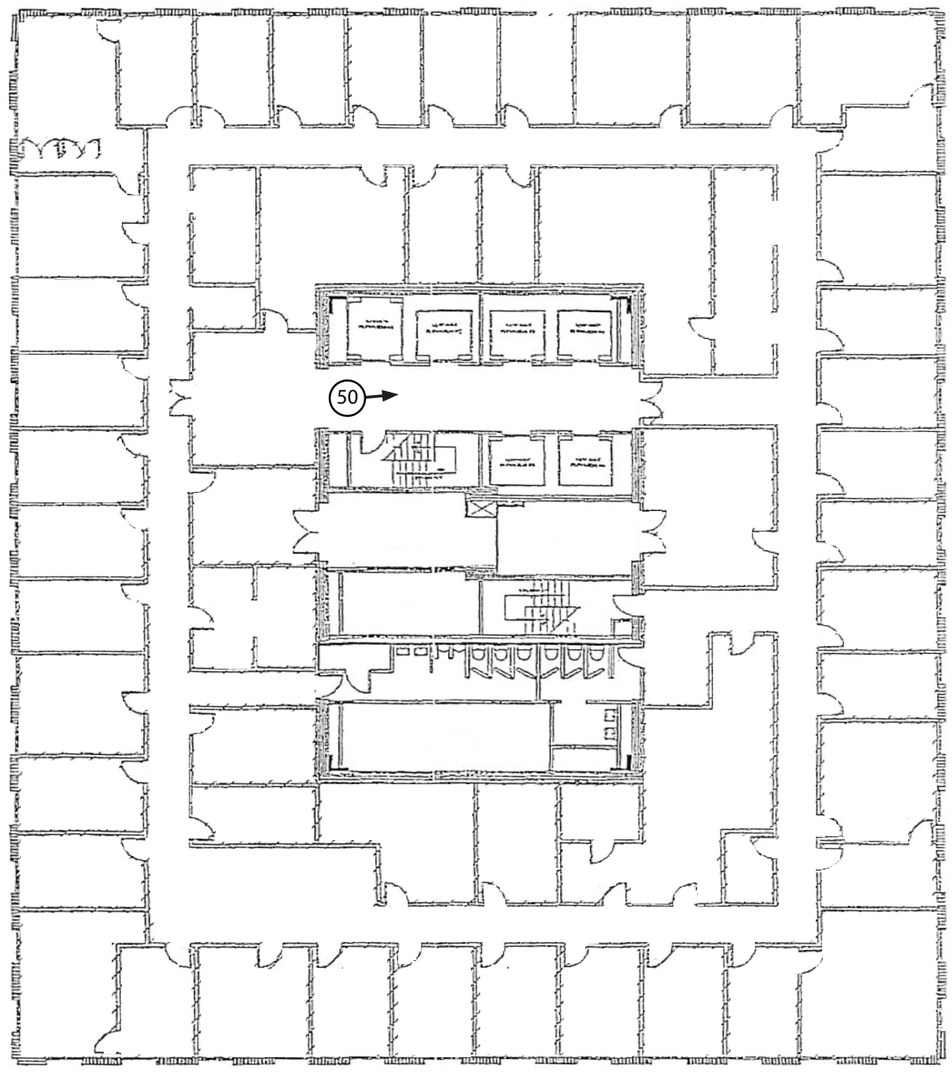
NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Seventh Floor Photo Key

N

S. RAMPART ST.

GRAVIER ST.



COMMON ST.

O'KEEFE AVE.

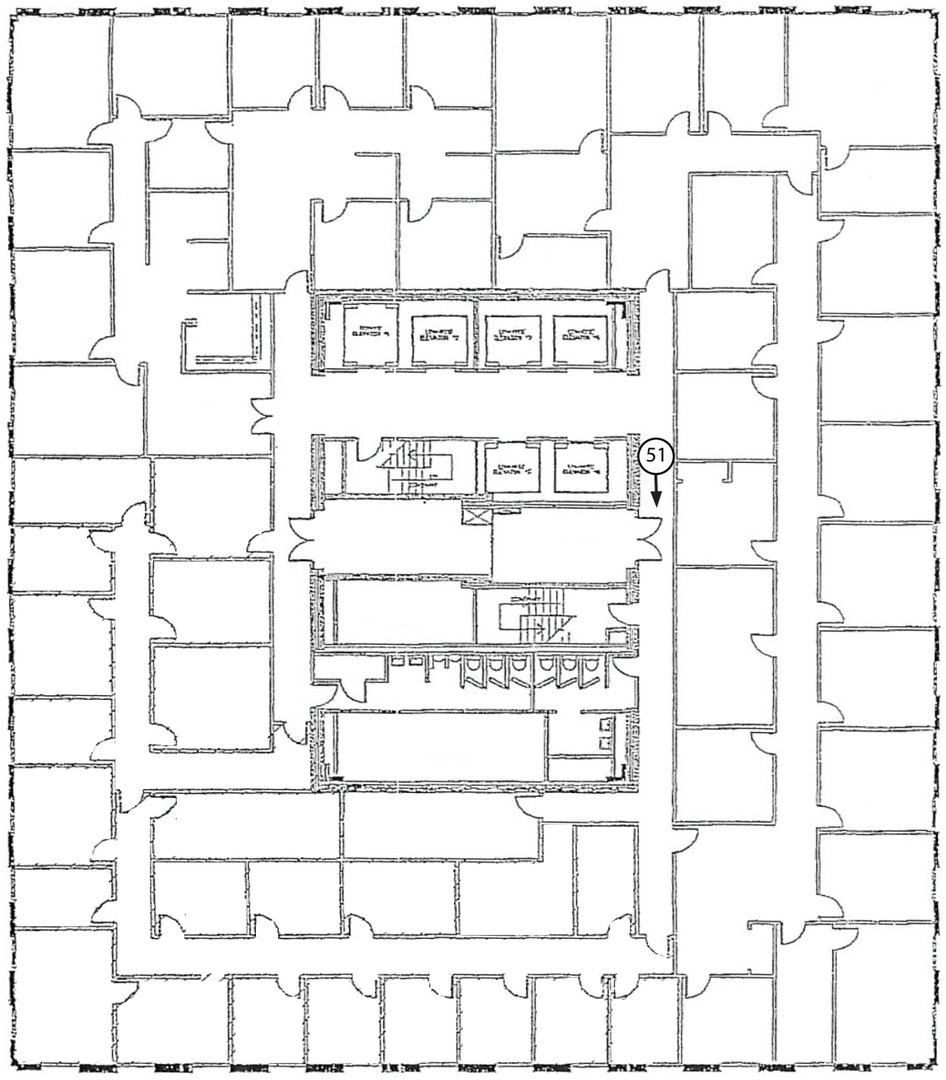
1010 COMMON STREET
SEVENTH FLOOR

NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Eighth Floor Photo Key

N

S. RAMPART ST.



GRAVIER ST.

COMMON ST.

O'KEEFE AVE.

1010 COMMON STREET

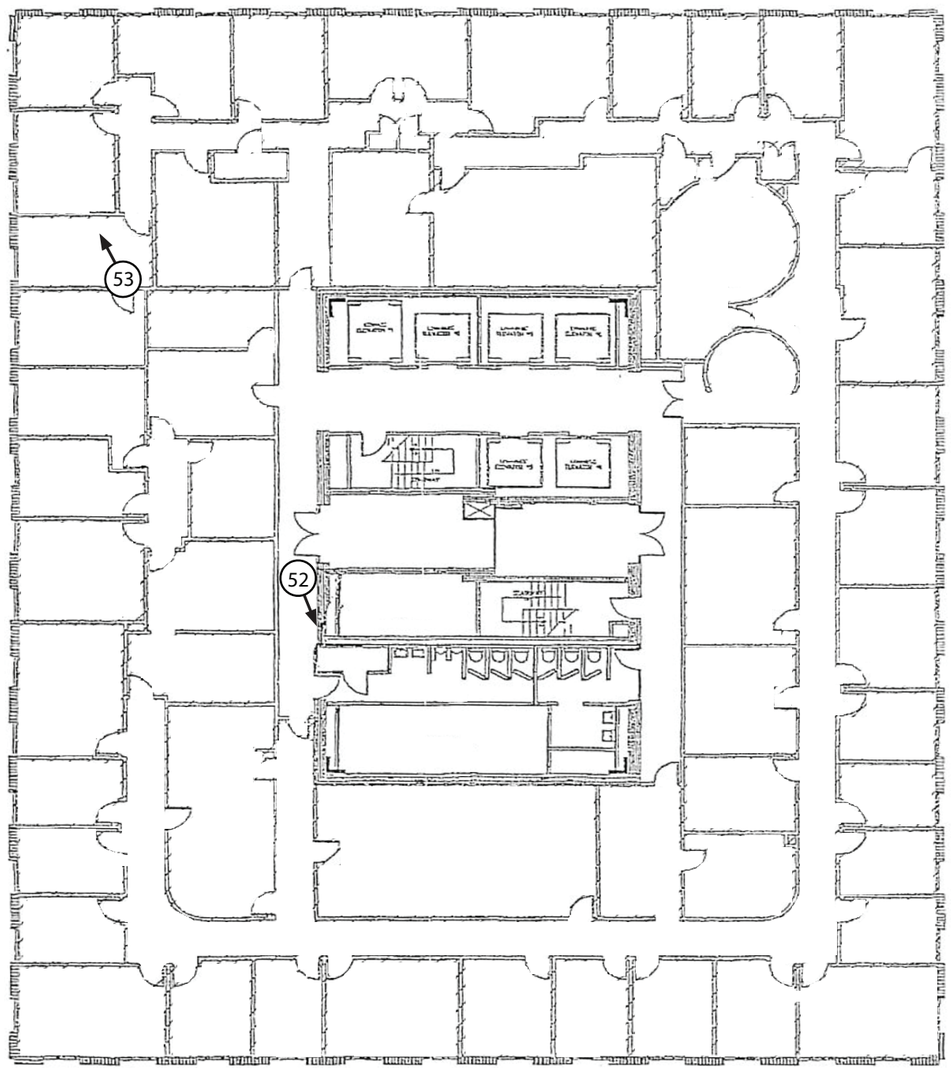
EIGHTH FLOOR

NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Eleventh Floor Photo Key

N

S. RAMPART ST.



GRAVIER ST.

COMMON ST.

O'KEEFE AVE.

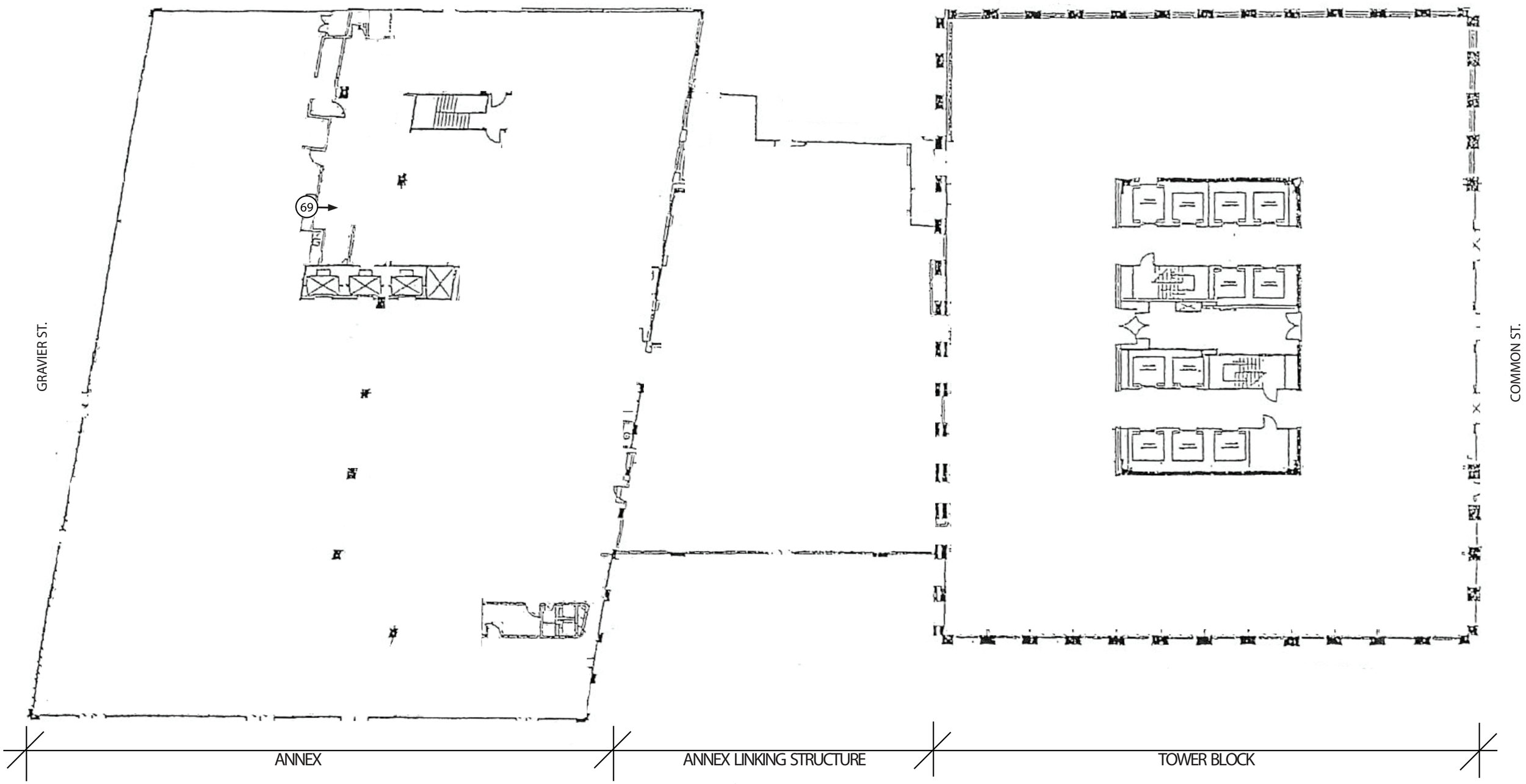
1010 COMMON STREET
ELEVENTH FLOOR

NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Thirteenth Floor Annex Photo Key

S. RAMPART ST.

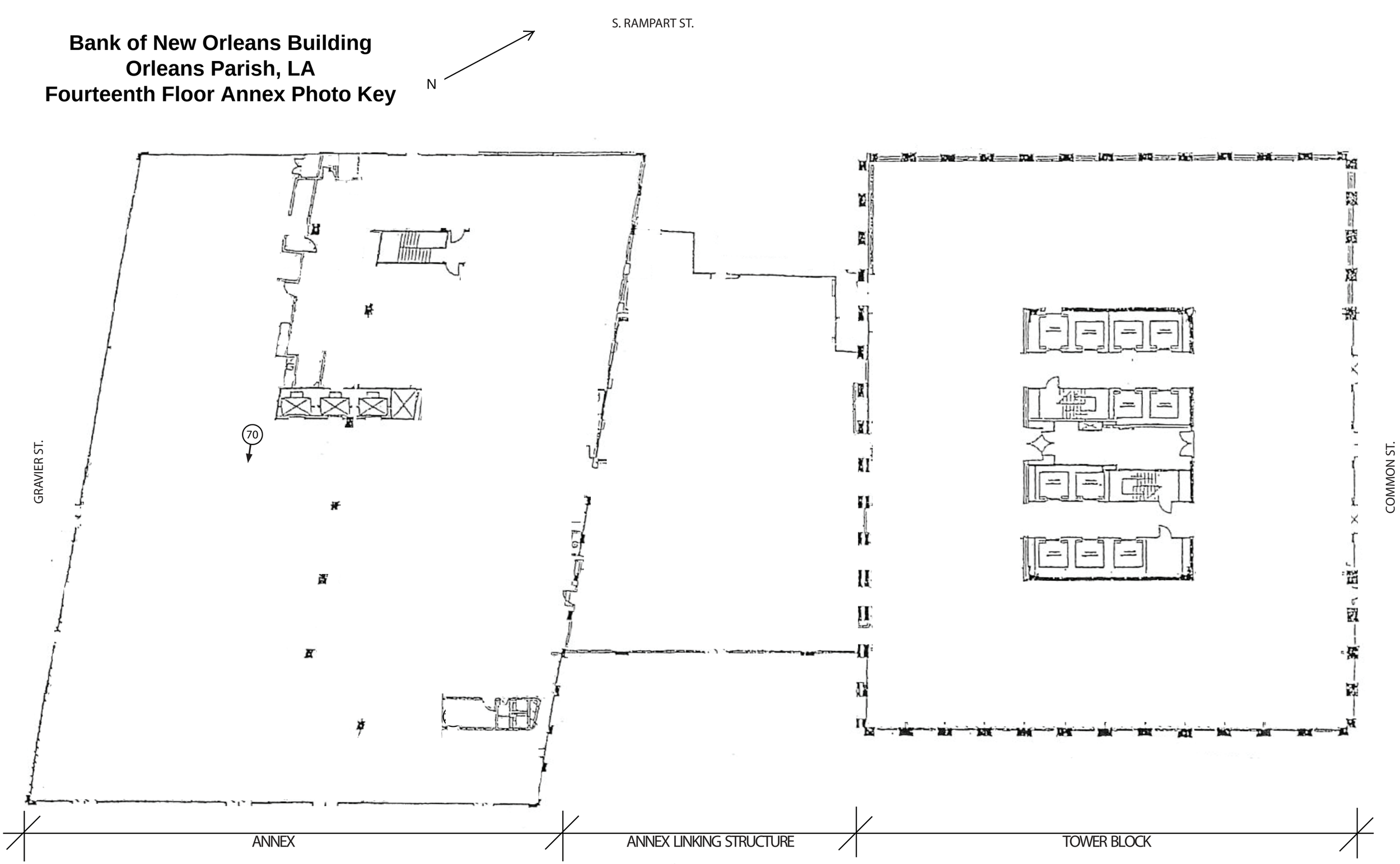
N



1010 COMMON STREET
ANNEX THIRTEENTH FLOOR

NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Fourteenth Floor Annex Photo Key



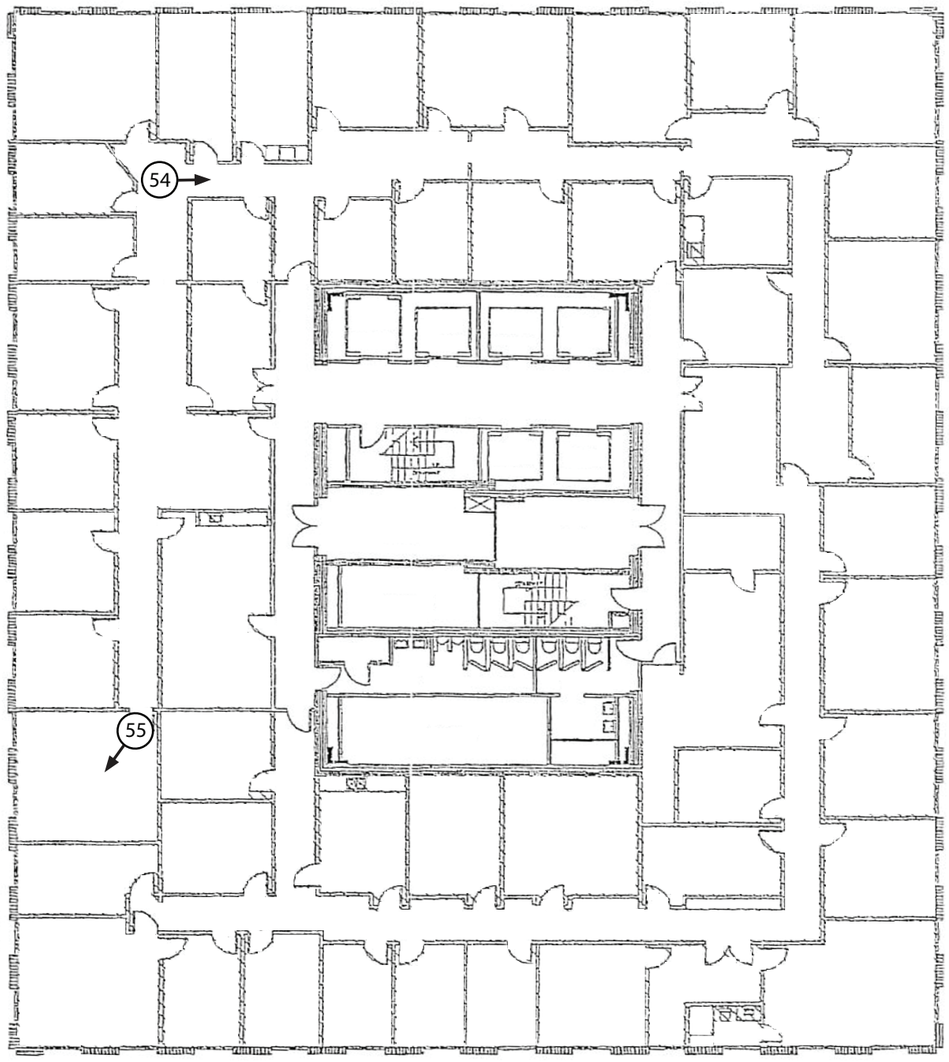
1010 COMMON STREET
ANNEX FOURTEENTH FLOOR

NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Fifteenth Floor Photo Key

N

S. RAMPART ST.



GRAVIER ST.

COMMON ST.

O'KEEFE AVE.

1010 COMMON STREET

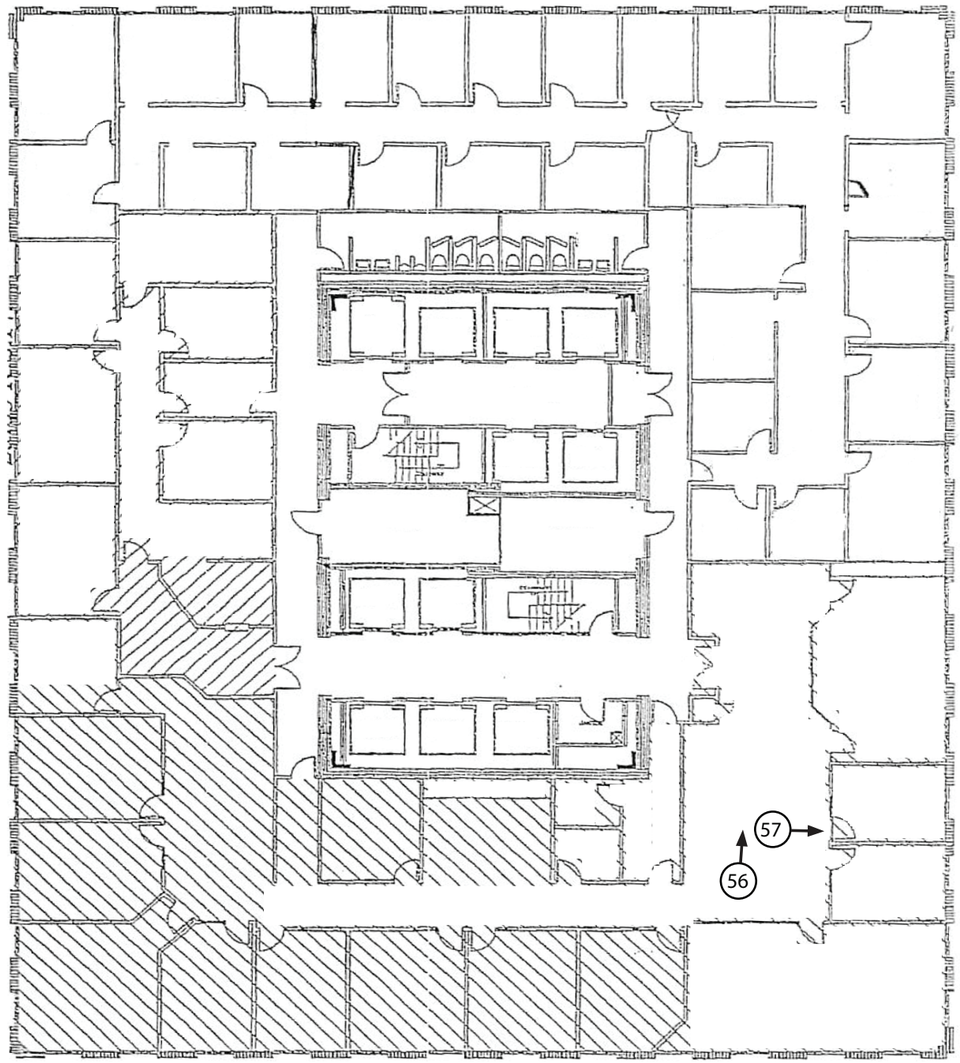
FIFTEENTH FLOOR

NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Nineteenth Floor Photo Key

N

S. RAMPART ST.



GRAVIER ST.

COMMON ST.

O'KEEFE AVE.

1010 COMMON STREET
NINETEENTH FLOOR

NEW ORLEANS, LA NOT TO SCALE

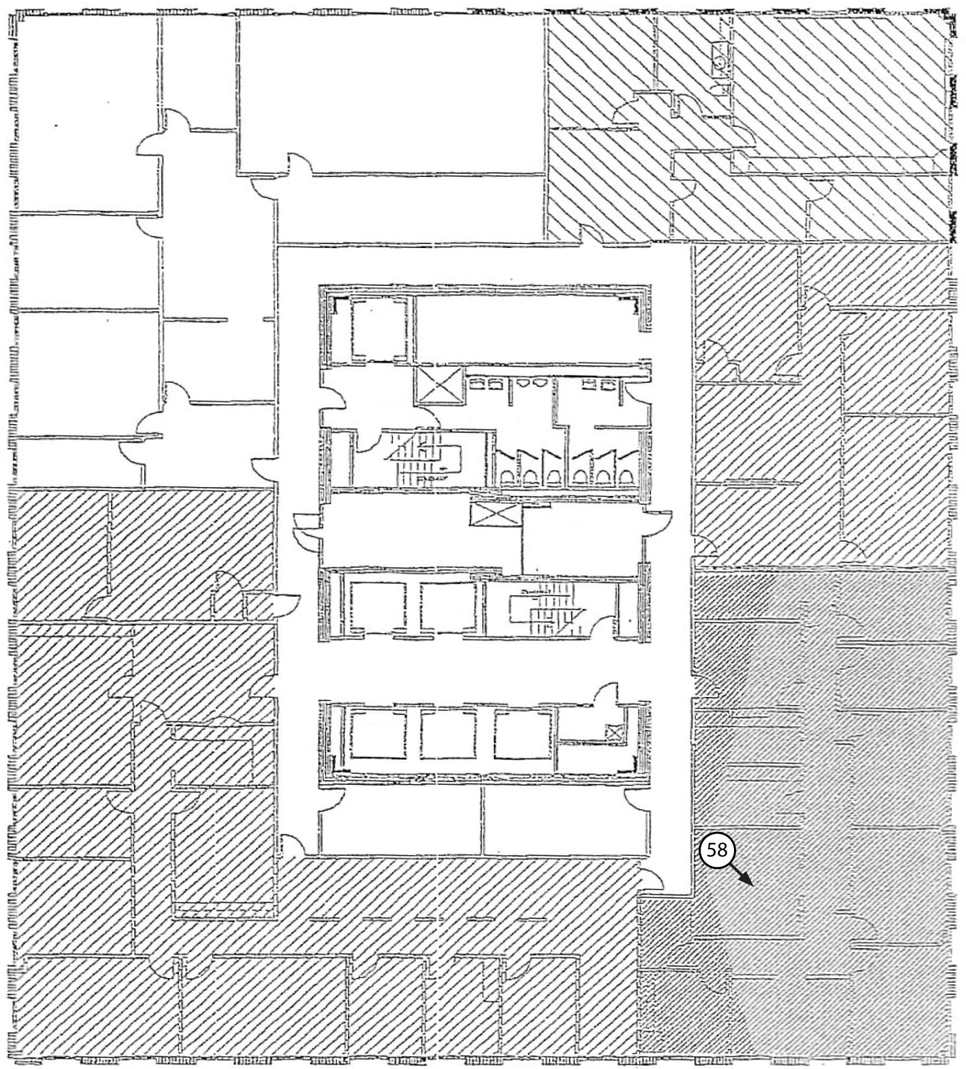
Bank of New Orleans Building
Orleans Parish, LA
Twentieth Floor Photo Key

N

S. RAMPART ST.

GRAVIER ST.

COMMON ST.



O'KEEFE AVE.

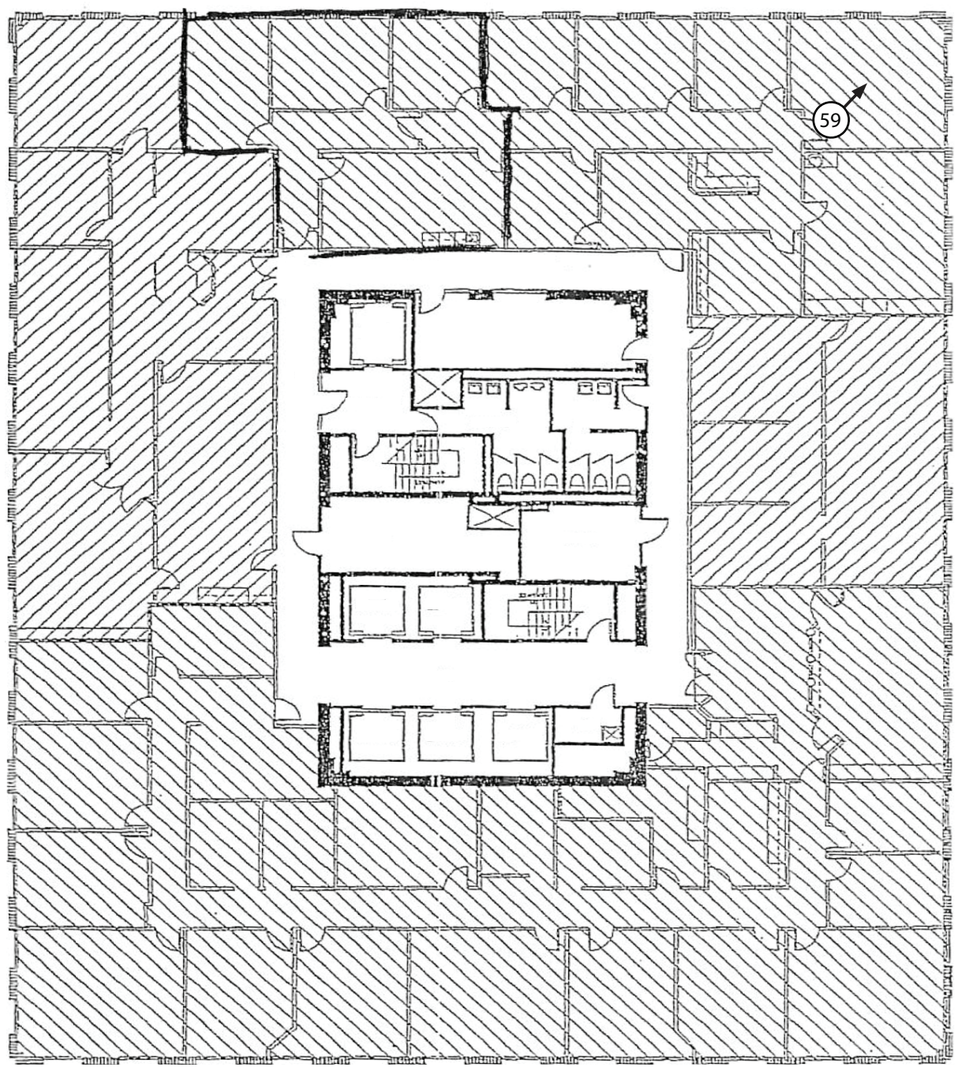
1010 COMMON STREET
TWENTIETH FLOOR

NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Twenty-fifth Floor Photo Key

N

S. RAMPART ST.



GRAVIER ST.

COMMON ST.

O'KEEFE AVE.

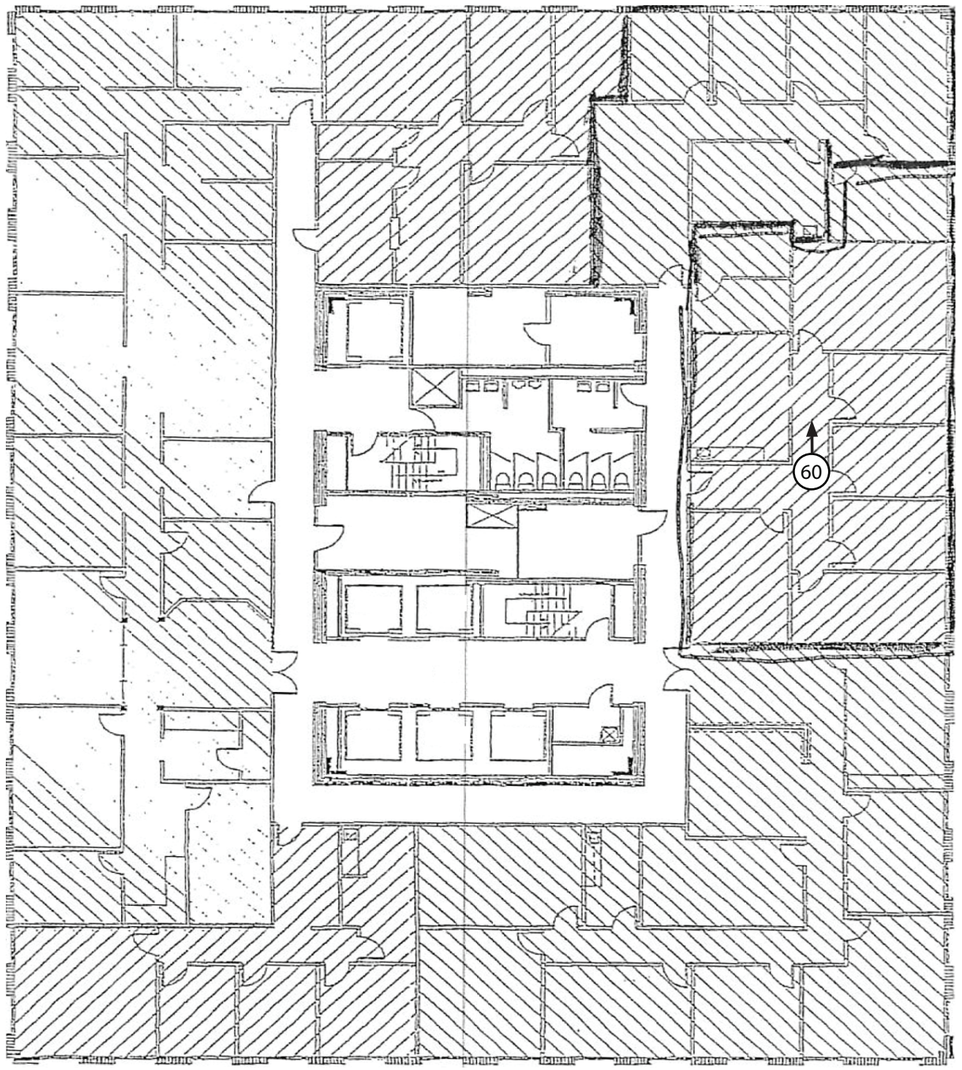
1010 COMMON STREET
TWENTY-FIFTH FLOOR

PART 1 PHOTOKEY
NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Twenty-seventh Floor Photo Key

N

S. RAMPART ST.



GRAVIER ST.

COMMON ST.

O'KEEFE AVE.

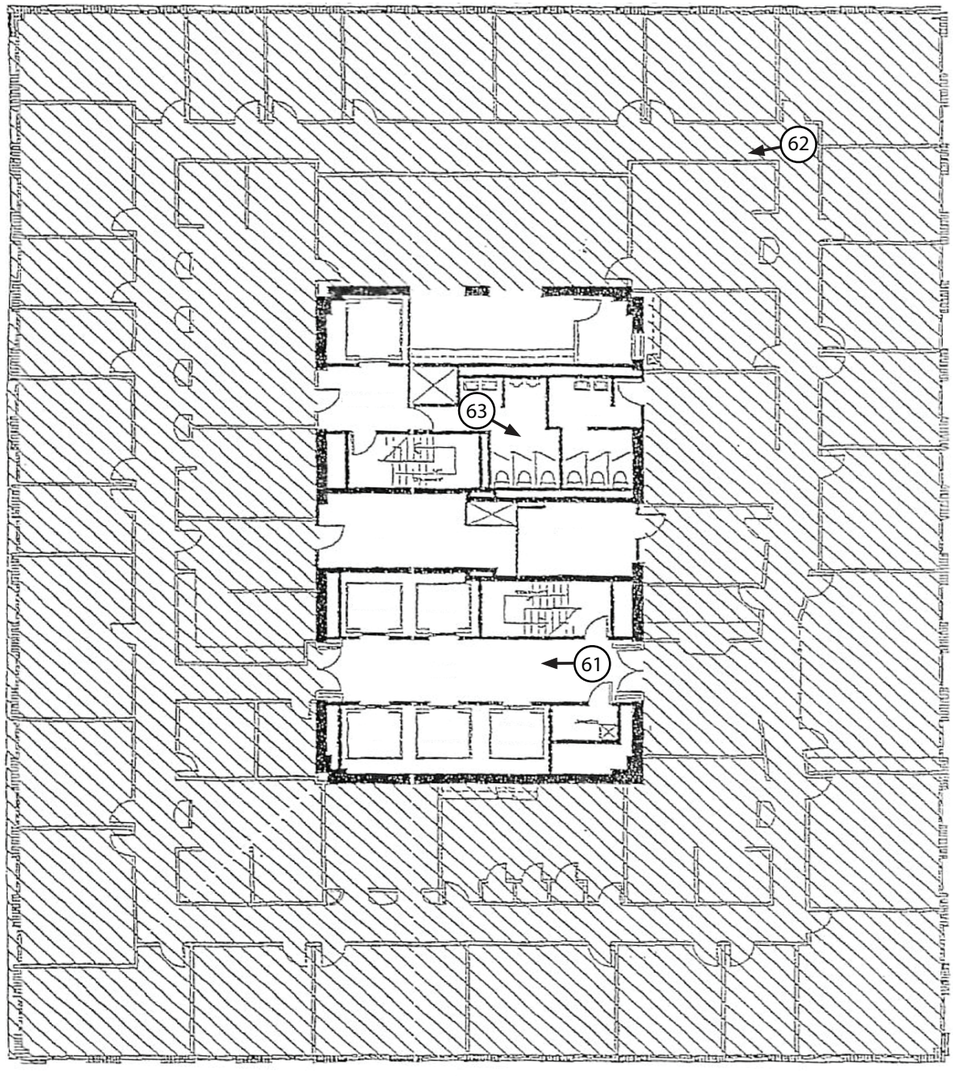
1010 COMMON STREET
TWENTY-SEVENTH FLOOR

NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Twenty-eighth Floor Photo Key

N

S. RAMPART ST.



GRAVIER ST.

COMMON ST.

O'KEEFE AVE.

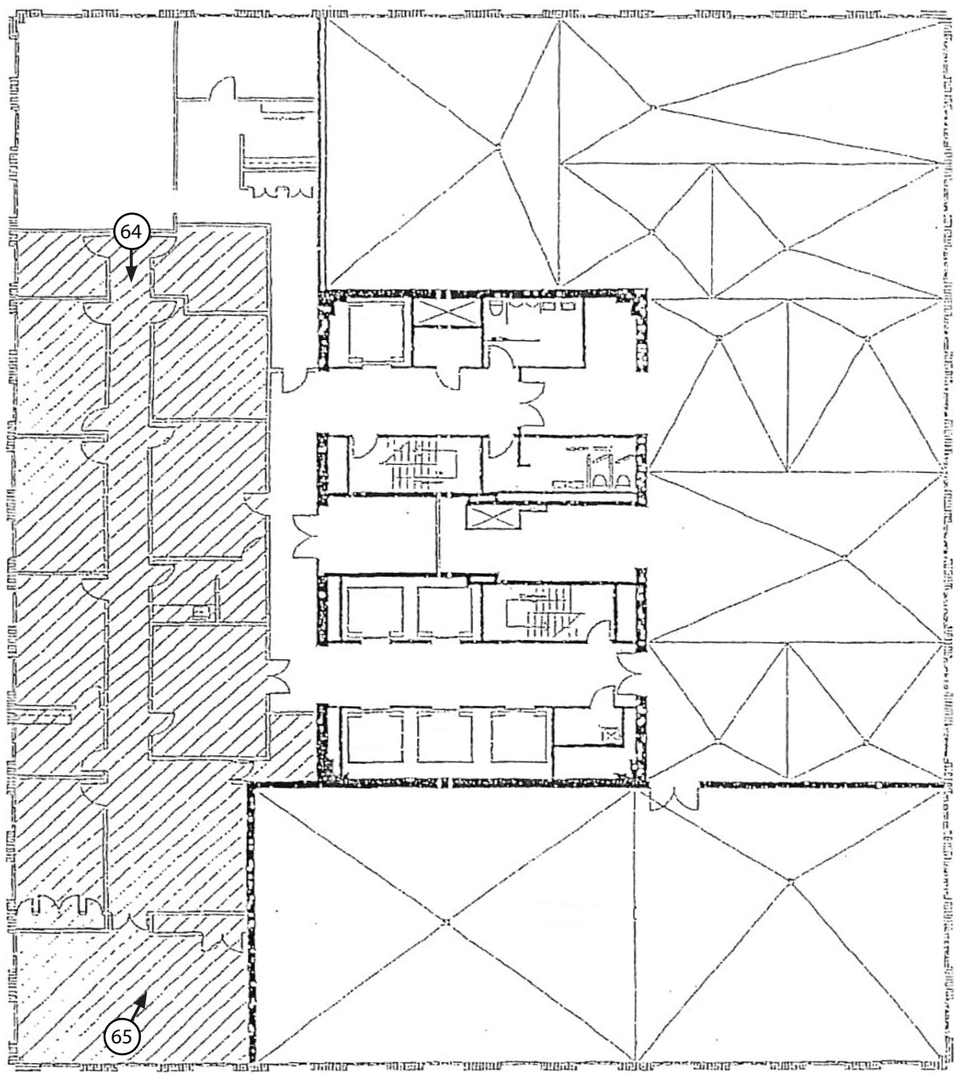
1010 COMMON STREET
TWENTY-EIGHTH FLOOR

NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Thirty-first Floor Photo Key

N

S. RAMPART ST.



GRAVIER ST.

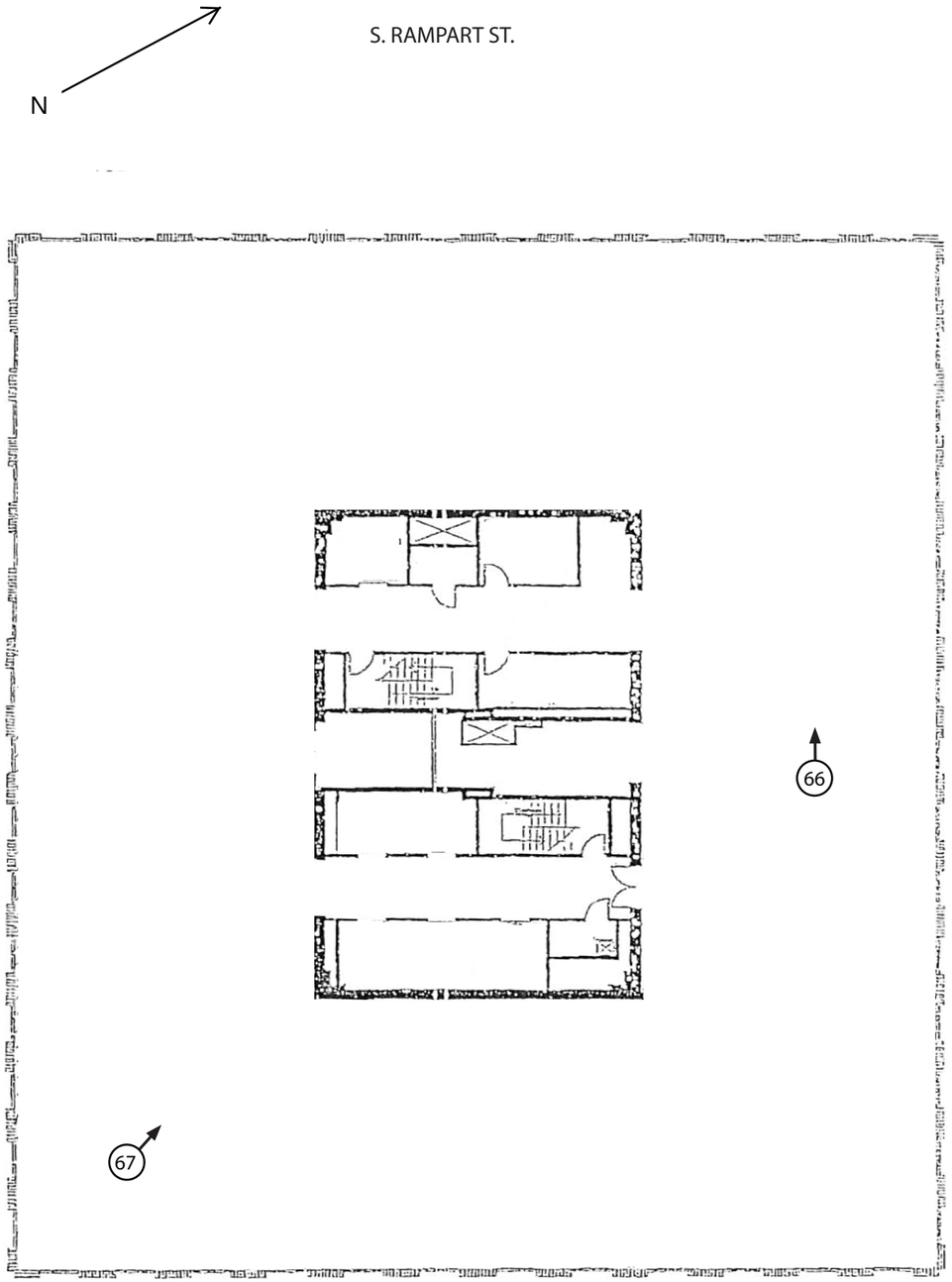
COMMON ST.

O'KEEFE AVE.

1010 COMMON STREET
THIRTY-FIRST FLOOR

NEW ORLEANS, LA NOT TO SCALE

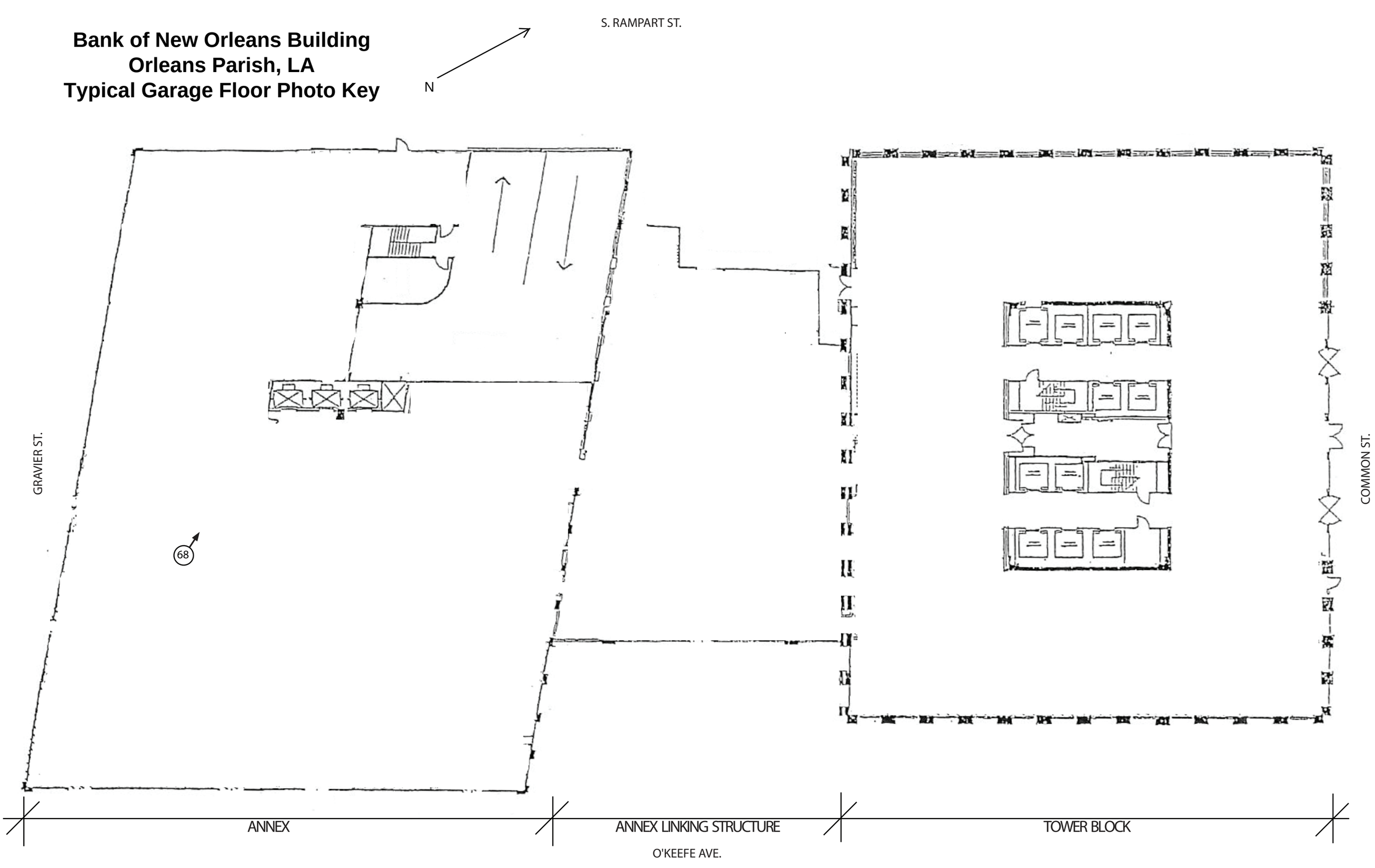
Bank of New Orleans Building
Orleans Parish, LA
Roof Photo Key



1010 COMMON STREET
ROOF LEVEL

NEW ORLEANS, LA NOT TO SCALE

Bank of New Orleans Building
Orleans Parish, LA
Typical Garage Floor Photo Key



1010 COMMON STREET

TYPICAL GARAGE FLOOR

NEW ORLEANS, LA NOT TO SCALE


apitalOne


PARK
145


ts come with
ement tools.
regions.com
FISCHER'S
LOANS
JEWELRY


Canal
PARK
Piccadilly Lounge
VooDoo MART
OPEN


WYNDHAM
GARDEN
TRANCE
DEN
FOR LEASE
GARDEN


Baronne
aloft
aloft


LANDIS
PUBLIC PARKING
Premium Mobile
Hourly & Daily
Monthly Parking
P184
PREMIUM PARKING
Public Parking
ONE WAY
Union


Holiday Inn
CIVIC CENTER PARKING
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National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.
Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Bank of New Orleans (BNO) Building

MULTIPLE NAME:

STATE & COUNTY: LOUISIANA, Orleans

DATE RECEIVED: 8/26/16 DATE OF PENDING LIST: 9/23/16
DATE OF 16TH DAY: 10/11/16 DATE OF 45TH DAY: 10/11/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000712

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 10.11.16 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.

Louisiana National Register Review Committee Meeting

August 4, 2016, 1:30pm
Capitol Park Welcome Center
702 N. River Rd
Baton Rouge, Louisiana

Minutes

***The meeting was called to order at 1:53pm as at 1:30pm, only 5 review committee members were present. It was decided to allow a little more time to see if more members would arrive. By 1:53, it was decided to begin the meeting presentations, but delay voting on anything until a 6th member arrived. Mrs. Turner, the 6th member required to make quorum, arrived during the second presentation. ***

Vice-Chairman John Sykes called the August 4, 2016 regular meeting of the National Register Review Committee to order at 1:53 p.m. In addition to Mr. Sykes, members present included Turry Flucker, Martha Saloman, Sue Turner, Dr. Robert Carriker, and Tarah Arcuri. Kelly Rich, Dr. Matthew Savage, Dr. Rebecca Saunders, Lynn Lewis, and Peggy Lowe were unable to attend.

Jessica Richardson, National Register Coordinator, introduced all Review Committee members present to the audience.

Under New Business, 10 new nominations were presented to the committee.

Walter B. Jacobs House, Caddo Parish
Presented by Jessica Richardson, National Register Coordinator on behalf of the applicant

The Walter B. Jacobs House (herein referred to as the Jacobs House) was constructed in 1929 -30 in the Pierremont subdivision in Shreveport in the southeast section of the city along Bayou Pierre. The original owner, Walter B. Jacobs, was the president of Shreveport's First National Bank and along with his brother, Edward, developed the Pierremont subdivision during the early decades of the 20th century. The house is designed in the Tudor Style by local architect Clarence W. King and retains many of its original features on the interior and exterior including the metal casement windows, stucco details, decorative brickwork, half-timbering, Ludowici tile roof, floor plan, fireplaces and mantels, and exposed ceiling beams on the interior. Because of this high degree of integrity, the Jacobs House is eligible for listing on the National Register.

The Walter B. Jacobs House is locally significant under Criterion C: Architecture as it embodies the characteristics of the Tudor Revival style within Shreveport and Caddo Parish. Originally constructed in 1929-30, the house has remained intact both on the interior and exterior and retains many of its original Tudor Revival details. The architect, Clarence W. King, designed a house with many true Tudor details that were popular during the early decades of the 20th century including half-timbering, multi lite casement windows, decorative brickwork, and a steeply pitched Ludowici tile roof. The building has received only minor alterations since it was built and it stands today as a prime example of the Tudor Revival style in Shreveport. The period of significance is 1929-30, the years that the house was constructed.

There were no questions. Voting on this nomination was delayed until the end of the meeting as there were only 5 committee members present at the time of the presentation.

Briarwood, Natchitoches Parish
Presented by Keilah Spann and Richard Johnson, Jr., nomination preparer

Briarwood is a two-hundred-acre nature conservatory located in the northern sand hills of Natchitoches Parish developed by noted naturalist, botanist and author Caroline Dormon. Dormon was among the first women in the United States actively involved in forestry. Her forestry conservation work led to the establishment of Kisatchie National Forest and the conservation of native flora, particularly the Louisiana Wild Iris. Briarwood was both home and laboratory for Dormon who spent much of her career involved in horticultural activities at the site. At Briarwood she developed new hybrids of native flora, collected rare species, and cultivated plants

used for medical and scientific research at institutions throughout the nation. Her work at Briarwood gained her state, national and international recognition along with numerous awards throughout her career. In addition to being an integral part of Dormon's work Briarwood is tied to Dormon's family and local history. The area that comprises the Briarwood Nature Preserve was once part of a small plantation community co-founded by Dormon's grandfather Dr. B. S. Sweat in 1859. Archaeological remnants of this period, along with pre-historic evidences remain at Briarwood and offer information about the development of the northeastern section of Natchitoches Parish. Briarwood is currently owned and managed by the Foundation for the Preservation of Caroline Dormon Nature Preserve. The site functions as a nature conservatory and offering tours and programs on forestry education. The site has conserved the landscape, gardens, and Dormon's private residence (now operated as a house museum) true to its historic character and in-keeping with Dormon's methodology towards gardening. The overall site contains a wooded preserve with designed naturalistic gardens, ponds, paths and also contains several buildings, one of which is historic.

Briarwood is significant statewide under Criterion A: Conservation and under Criterion B for its association with Caroline Dormon, noted naturalist and conservationist. It is also significant locally under Criterion A: Exploration/Settlement. Briarwood derives its primary significance from its association with Caroline Dormon and the conservation work she carried on at Briarwood. Dormon achieved national and state recognition for her pioneering work in botany, forestry, ethnography, writing, and conservation. An accomplished artist, she produced artwork and wrote articles and award-winning publications on native horticulture and cultural history. The work done by Dormon in the conservation of plants was hugely important to preserving Louisiana and the southeastern United States' native plant populations. The period of significance under Criterion B and A: Conservation, associated with Dormon's time at Briarwood, is 1916 to her death in 1971. Dormon was at the vanguard of the conservation movement and one of the female pioneers in forestry and botanical science. As part of her conservation efforts, Dormon designed planned naturalistic gardens and ponds and this is where its significance under landscape architecture is based. Lastly, under its local significance for Exploration/Settlement, Briarwood was one of the first plantations settled in this part of Natchitoches Parish and was an integral part of the settlement of this region. It was also part of early road systems (formerly Native American buffalo trails) in the 19th century used for western settlement. The period of significance under exploration/settlement is 1859-1885.

Richard Johnson, Jr., the caretaker of Briarwood, was in attendance and spoke in support of the nomination as well as adding additional information during the presentation concerning plantings at Briarwood.

Mrs. Turner moved that the property be recommended to the State Historic Preservation Officer and Martha Salomon seconded. The motion passed unanimously.

<u>Fort DeRussy, Avoyelles Parish</u>
Presented by Steve Mayeux, nomination preparer

Located in Avoyelles Parish of Louisiana approximately three miles north of Marksville sits the earthen fort of Fort DeRussy. Fort DeRussy was designed with earthen walls in continuous lines with projecting angles and indentations, in a common *cremaillere* fort design with entrenchments, rifle pits, earthen fort walls, and batteries. These angles allowed marksmen to fire in different directions at advancing enemy troops attempting to climb the earthworks wall. The fort also included a water battery that was designed to protect the fort from a water attack. The covered walkway to the water battery was created to protect soldiers in transit between the fort and the battery. The passage of almost 150 years has had a definite impact on the earthworks. The earthen walls have lost some height due to erosion and agricultural practices. However, this damage has not been significant enough to make the fort unrecognizable. The majority of the walls remain intact and the design of the historic fort is easily identifiable, and its strategic placement on the river remains obvious. Although the water battery is no longer as obvious, the covered walkway leading to the water battery and rifle works is still discernible. Most of the earthworks' walls are taller than a human and still illustrate their role as a protective device. Parts of the ditches have some infill (mostly in the form of debris), but most are clearly visible. Thus, any veteran of the army which built the fortifications at Fort DeRussy would recognize the earthworks if he were to return to the site today. For these reasons, Fort DeRussy remains eligible for listing on the National Register.

Fort DeRussy is significant in the area of military history at the state level and is an ideal candidate for National Register listing because it retains its integrity as an earthen fort and is a rare example of the earthen forts used during the Red River campaign and throughout the Civil War. It was one of the first forts to be engaged in battle at the start of the Red River Campaign of 1864 and one of the last to witness its failure. Fort DeRussy witnessed various battles with a multitude of great men who participated in them. This campaign began as an attempt for the Union army to take the capitol of Louisiana, Shreveport, and possibly invade Texas. Due to its strategic placement along the Red River, Fort DeRussy proved to be a formidable force against the encroaching Union army. Despite the efforts of the Union army to be victorious, the Confederates overpowered Union soldiers. The remaining earthen walls testify to its contributing role from beginning to end of the Red River Campaign and the significant individuals who participated during and after the Civil War. The fort's history and contribution to the outcome of the final major Confederate victory allows it to be eligible for National Register listing. The period of significance is 1862-1864.

John Sykes asked about the slave monument on the site and asked how the monument came about. Mr. Mayeux confirmed that it came about from research into the history of the site. He added that many people have asked where the monument to the soldiers who died at the site is to which he responded that those soldiers' families got letters offering their condolences. The slave-owners of the slaves who died at the fort were reimbursed for the loss of the slave and there is a book at the state archives documenting every slave who died at the fort and what their owners were paid for them. There is an actual list of all the slaves who died at Fort DeRussy and when that was discovered, it was decided that it wasn't right that they weren't recognized and now they are. John Sykes further asked what the chief cause of the slaves' deaths was. Mr. Mayeux added it was primarily illness, mistreatment, and malnourishment. The slaves were treated abominably even for 1863 standards. It was also the worst winter in 42 years and they were poorly clothed, poorly fed, and worked hard. Mrs. Turner asked if Port Hudson is an earthen fort. Mr. Mayeux stated that yes, Port Hudson is a complex of earthworks spread over miles. Mrs. Turner further asked how long Fort DeRussy under siege. Mr. Mayeux said Port Hudson was under siege for 48 days, Fort DeRussy was under siege for about 4 hours. As far as loss of life, people involved, etc, Fort DeRussy can't compare exactly to Port Hudson. But Fort DeRussy is west of the Mississippi River and was part of several campaigns and battles during the Civil War. Mrs. Turner further asked if any more of the land of the fort is under lease to an oil company (as previous damage was done for oil drilling during the earlier parts of the 20th century). Mr. Mayeux stated that no, all of the land of the fort is owned by the office of state parks and the other parts of the site that are not state owned has been purchased by the local historic society.

Dr. Carriker moved that the property be recommended and Tarah Arcuri seconded that the property be recommended to the SHPO. The motion passed with five yays and one nay.

<u>Bank of New Orleans Building, Orleans Parish</u>
Presented by Gabrielle Begue, nomination preparer

Constructed between 1967 and 1971, the Bank of New Orleans (BNO) Building, 1010 Common Street, is a 31-story (438-foot) skyscraper with 14-story attached garage that fills out an irregularly shaped city block in the northwestern section of the Central Business District neighborhood of New Orleans, Louisiana (Orleans Parish). It is the tallest structure in the vicinity, which is characterized by closely packed low- to mid-rise commercial buildings and the 1950s-era Civic Center complex located one block west, and it was the second-tallest building in New Orleans when it was completed. The architect was Bruce Graham of Skidmore, Owings & Merrill (SOM) of Chicago, with Dr. Fazlur Khan of SOM as senior structural engineer. The reinforced-concrete building's exterior appearance is a pure expression of its innovative structural system, which reflected the emerging aesthetic of the mid-1960s for modern skyscraper design. Stylistically, the building blends elements of the Miesian/late International Style and Brutalism. Today, it is partially occupied by a variety of commercial tenants. Despite alterations made during a 1990s renovation, the BNO Building retains a high degree of exterior and interior integrity. The building's significance under Criterion C: Design, in the area of Engineering, and exceptional significance under Criteria Consideration G are explained in the appropriate section of this document.

Although not yet fifty years of age, the BNO Building qualifies for the National Register under Criteria Consideration G, and is locally significant under Criterion C: Design, in the area of Engineering, because it was

the first-high rise building in New Orleans to utilize high-capacity long-steel piles, a new steel foundation technology that had previously been limited to offshore oilrigs and other marine structures. With its first application as a deep pile foundation onshore, it allowed for a deeper embedment and a higher design stress than had ever been attempted for steel piles in the city, meaning it could support significantly taller and heavier buildings than had previously been built. The steel piles also provided a needed alternative to the new concrete Brunspile, which was prone to breakage and ill-suited for some high-rise projects due to a variety of factors such as soil conditions, economic considerations, and design load requirements. The success of the BNO Building foundation, furthermore, was the catalyst for a major revision of the *New Orleans Building Code* that directly impacted the future of local high-rise construction. Several notable skyscrapers, including the 53-story (645 ft) Place St. Charles, were built on similar foundations based on the precedent of the BNO Building and the revised code. Therefore, the BNO Building was a "first" that led to a pattern of development of taller and taller buildings that transformed the city's skyline. In addition, the building's innovative structural system, the "framed tube-in-tube," is significant for its association with pioneering structural engineer Fazlur Khan of Skidmore, Owings & Merrill (SOM). As one of Khan's first examples of the new system and the first column-free concrete high-rise building in Orleans Parish, the BNO Building embodies the environment of intense experimentation and risk-taking that permeated development in downtown New Orleans in the 1960s. For these reasons, the building is eligible for listing at a local level under Criteria Consideration G: exceptional significance. The period of significance begins in 1967, when building construction began, and ends in 1971 with the building's completion.

Mrs. Turner asked about the future of the building. Ms. Begue stated that they are looking at mixed office, hotel, and residential. They plan to use the grand banking space as the hotel lobby. Mrs. Turner further asked about the stability of the building and its piles. Ms. Begue stated that there is not concern right now with the stability. Jessica Richardson added that there is concern with Plaza Tower's stability as they used the concrete Brunspiles versus the steel H piles like those used at BNO. Mrs. Turner asked about the ownership of the building. Ms. Begue stated that it is owned by the Kailas Company, who are developers in New Orleans. Mrs. Turner asked if Skidmore, Owens, and Merrill were involved in this building and Ms. Begue answered that yes, they were. Martha Salomon asked if there is any record of where they actually got the steel H Piles from. It's just not a very common shape. Ms. Begue stated that she wasn't quite sure where the H piles themselves came from. She did add that she knew it was used because it cut so cleanly through the soil. Mrs. Salomon further asked if there is any problem with corrosion of the steel and Ms. Begue added that no, there is no problem with corrosion that they know of. Mrs. Salomon further asked what the date of construction for the building is and Ms. Begue stated that is was constructed from 1967-71. Mrs. Salomon asked if that is an issue with the building not being 50 years old. Jessica Richardson stated that no, that is not an issue, but that is why this one did have Criteria Consideration G checked. Mrs. Richardson added that we did a PDIL with the National Park Service with the tax credit application and they agreed that the building does have significance in the field of engineering.

Tarah Arcuri then moved that the property be recommended to the SHPO and John Sykes seconded. The motion failed with two yays, two nays, and two abstentions.

<u>Guy J. And Rose Caruso D'Antonio House, Orleans Parish</u>
Presented by Dain Marlais, nomination preparer

The Guy J. and Rose Caruso D'Antonio (herein referred to as the D'Antonio House) was built by and for Joseph Caruso, Rose's father, in 1929. It is a two story, wood frame, raised pier, rectangular plan, Spanish Mission Revival residence. It is covered in a traditional stucco with wood accent and trim. The architectural features of the property remain intact from initial 1929 construction and missing components have been replaced in kind. The house features identical floor plans on each floor and served as the home of the entire Caruso and D'Antonio families as Joseph and his wife, Angelina, lived in the bottom unit, and Guy and Rose lived upstairs. The building was recently rehabilitated and no floor plan changes were made. Minor cosmetic changes were made and are described in the narrative description. There is one non-contributing shed at the back of the property and it is non-contributing as it is of modern vintage. The house retains integrity of location, setting, design, workmanship, feeling, and association. The integrity of materials has been affected to a degree as replacement material was needed during rehabilitation. However, overall, it is clear that the house would be easily recognizable to Guy and Rose D'Antonio as their longtime family home. Thus, it is eligible for listing on the National Register.

The Guy J. and Rose Caruso D'Antonio House is locally significant under Criterion A: Social History for its association with the women's rights movement in the City of New Orleans following World War II. The building's role and its inhabitants engaged in law, civil rights, religious social organizations, and women's rights/suffrage in the period of significance 1949-1955. It was once the residence and home office of Louisiana Senator Guy D'Antonio, attorney, and his wife, Mrs. Rose Caruso D'Antonio, member of a multitude of social and religious organizations that were hosted at the residence**.** In particular the subject property was the 'Gentilly Unit' of the New Orleans League of Women's Voters at a pivotal time in the League's history in the 1950s. The D'Antonio's opened their home to the community at large to inform and enable freedom and liberties for all regardless of class, origin, and race/ethnicity.

John Sykes asked about how Mr. Marlais mentioned restoration and why he had feedback from the National Park Service. Jessica Richardson added that Mr. Marlais is applying for the federal rehabilitation tax credit, which is why they are involved on the exterior and interior. Mr. Sykes asked if he was under the purview of a neighborhood historic district. Mr. Marlais stated that he is in a cultural district, not in a National Register Historic District, and outside of a local district as well. Turry Flucker asked about the documentation for the Italian lynching event that Mr. Marlais mentioned in his presentation (not part of the nomination itself). Mr. Marlias added that he couldn't remember the exact source right now, but one can google it and find the information. Dr. Carriker asked about if the group at the house accomplished anything compelling. Martha Salomon added that she would be interested in knowing about specific things the League did as well as she remembers when she was a child, her mother couldn't vote in a local election because their house was only listed under her father's name. Jessica Richardson answered by stating that research was done to try to pinpoint exact activities through looking for minutes of the meetings held at the D'Antonio House as it is assumed that they records were destroyed once the house stopped being a meeting location. Mrs. Richardson further added that the length of time that the house stayed as a meeting location as compared to other units was examined closely and that the National Park Service has reviewed the nomination as part of the PDIL tax credit process and did approved it as eligible. Mrs. Richardson stated that they felt that they were able to find sufficient evidence through a book about the League of Women Voters to help support the nomination.

Martha Salomon then moved that the property be recommended to the SHPO and John Sykes seconded. There were three yays, two nays, and one abstention. The motion failed.

<u>McDonogh 19 Elementary School, Orleans Parish</u>
Presented by Leona Tate, Nomination Preparer

Jessica Richardson started the presentation off by stating that the Review Committee had already seen this nomination at the last meeting, but that NPS had asked for the criterion to be changed from A to C, architecture. Thus, the nomination has only been changed in Section 8, to reflect this different criterion.

McDonogh 19 Elementary School, built in 1929, is a three story stuccoed building that was designed by Edgar Angelo Christy in the Italian Renaissance Revival style. It takes up one city block in the Lower Ninth Ward of New Orleans. It has not been altered since construction and retains many original features on the exterior and interior and has a high degree of historic integrity. Because of its high degree of integrity, it is easily recognizable to the three young girls, Leona Tate, Tessie Prevost, and Gail Etienne, who integrated the school in the fall of 1960.

McDonogh 19 Elementary School is nationally significant under Criterion A in the areas of education, ethnic heritage: black, and social history for the role it played in desegregating New Orleans' public schools in the wake of *Brown v. Board of Education*. Under the "Racial Desegregation in Public Education in the US" Theme Study, written in 2000, schools like McDonogh are defined as "properties associated with conflict or confrontation." McDonogh and William Frantz Elementary (listed on National Register in 2005) were the first two public schools in the city that admitted African American children in the fall of 1960. The three young girls at McDonogh became known as the McDonogh 3 and along with Ruby Bridges at Frantz, these young girls were integral to desegregating the public schools of New Orleans and soon found themselves on national news. The period of significance for the school is 1960-61, the year that the school was integrated.

Mrs. Turner asked if the school is currently owned by the school board. Ms. Tate stated that yes, it is owned by the school board and that the group she works with is seeking to make it a Civil Rights museum and low-income elderly housing. John Sykes asked how long Ms. Tate attended McDonogh 19. Ms. Tate answered that she attended the school for 2 years, first and second grade. John Sykes further asked if the other students came back that second year. Ms. Tate stated that 25 students came back and only 2 were white. After that year, she and her two classmates were transferred to another school. One member of the public asked when the school was built and Ms. Tate said it was built in 1929. Jessica Richardson added that it is appropriate and proper to list McDonogh 19 as the other school integrated that day, Frantz Elementary has already been listed. Turry Flucker added that Ms. Tate was being modest during her presentation and wanted to add that this truly was a historic event that took place that sent shockwaves throughout the country. It was a really calculated desegregation plan and kudos to Leona, Gail, Tessie, and Ruby, and their parents who knew this was important to do.

Mrs. Turner moved that the nomination be recommended to the SHPO and Turry Flucker seconded. The motion passed unanimously.

Ten Minute Break at 3:33pm

Treme Market, Orleans Parish
Presented by Gabrielle Begue, nomination preparer

The Treme Market building at 1508 Orleans Avenue, New Orleans, Orleans Parish, Louisiana, was constructed by the City of New Orleans in 1933 to serve as a municipal market for the surrounding Treme neighborhood. Located on a historically commercial stretch of Orleans Avenue, it is currently the sole building on its shallow rectangular block, which is bounded by North Villere, St. Peter, and North Robertson Streets. This site was chosen for its close proximity to the first Treme Market, a c.1840 structure located on the Orleans Avenue neutral ground that was demolished in the early 1930s as part of the city's massive market rehabilitation program. The replacement market is constructed of load-bearing brick masonry walls with steel columns and trusses, and was designed by local architect Sam Stone Jr., to be thoroughly modern in every respect according to the standards of the day. After the city declassified and auctioned its markets in 1946, Treme Market was converted into a grocery store, which it remained until the early 1990s; until recently, it housed an auto-body shop and is currently vacant. Renovation campaigns included two mid-century additions and a c. 1970 "modern" slipcover on the façade. The two additions are minimally detailed and set far back from the primary elevation or at the rear, and thus read as visually secondary to the original building. Recent removal of the c. 1970 slipcover has revealed that the building remains clearly identifiable as a historic 1930s market structure. Thus, in spite of these modifications, the property remains eligible for National Register listing.

The Treme Market, 1508 Orleans Avenue, Orleans Parish, New Orleans, Louisiana, is locally significant under Criterion A, in the area of Commerce, as one of the few remaining intact examples of New Orleans' historic public markets, which formed the largest and longest-lasting market system of its kind in the United States, and as one of the few remaining intact markets that were rebuilt as part of the city's landmark 1930s rehabilitation campaign. The period of significance begins in 1933, when the building was constructed, and ends in 1946, when the city declassified it as a municipal market.

Mrs. Turner asked how long it was before the market turned from a market to a grocerty store. Ms. Begue stated that it was a pretty immediate change and that it operated as a grocery store until the 1980s/1990s. Mrs. Turner further asked if the Treme Market had individual vendors or if it was a supply store that then supplied individual vendors. Ms. Begue answered that Treme Market had the individual vendors and stalls. Turry Flucker asked about the terrazzo floor and if most of the original design is visible. Ms. Begue stated that you can see the central vegetable stall design as well as four diamond shaped drains. Mrs. Turner asked what it is today. Josh Collen, with HRI, the developer of the building, stated that it is going to be renovated as affordable senior housing with adjacent new construction on the overall site. Mrs. Turner asked if it is in the Treme neighborhood and Ms. Begue responded that it is. Mrs. Turner asked if it will be gauged to a different clientele than it was traditionally. Mr. Collen stated that it will be aimed at low rent apartment for those 62 and over. Dr. Carriker asked of the 18 remaining markets, how many are from the 1930s revitalization era? Ms. Begue

replied that all of the markets were either remodeled or rebuilt during this era and 8 were completely rebuilt. Turry Flucker asked if there will be any interpretation of the market's former use in its new use. Mr. Collen responded that they are planning on using some local art throughout the building to honor that history. John Sykes asked about the exterior integrity of the building and asked Ms. Begue to point out the characteristics on the exterior that maintain integrity. Ms. Begue stated that the focus of the nomination was the key characteristics that identify it as a 1930s market so the Art Deco detailing was secondary as most markets didn't have much style at that time. The layout and simple design were more important to the function of the market. Ms. Begue pointed out the exterior walls, display windows, prominent entrances, flat roof, and simple massing as the key simple characteristics. Mr. Sykes added that it is certainly simpler now than originally. Mr. Sykes asked what happened to the Art Deco details and if they were shaved off. Ms. Begue added they were probably removed when the slipcover went on. Jessica Richardson added that it would help if the windows weren't currently boarded up. Martha Salomon asked what this particular building will be used for in the new development. Mr. Collen answered that it will be senior housing. Mrs. Salomon confirmed it would be subdivided into units. Mr. Collen stated that the diamond shaped terrazzo floor would be contained within one unit. Tarah Arcuri asked if the St. Bernard Store (Circle Food Store) and Treme Market are from the same period. Ms. Begue stated that yes, they are from the same era. Mrs. Turner added that she wants to make sure that people who lived at the time would recognize the market today. Ms. Begue stated that she does believe that they would still recognize the market as they remember it. Tarah Arcuri asked what the significance of the St. Bernard Market listing was. Ms. Begue answered that it was listed under A and C. Jessica Richardson added that the interior integrity of the St. Bernard Market was low to none because of damage from Katrina. It had good exterior integrity but no interior integrity and the Treme Market has more interior integrity than St. Bernard as well as some exterior integrity. Interior elements left include a lot of plan features and layout where vendors were, interior transoms, doors, coolers, bathrooms, and other original spaces when comparing the original plans to today's layout. Martha Salomon asked if those elements will remain as part of the development of the building and Mr. Collen stated that where possible, yes.

Turry Flucker moved that the nomination be recommended to the SHPO and Martha Salomon seconded. There were two yays, two nays, and two abstentions. The motion failed.

Bank of Scott, Lafayette Parish
Presented by Robert Oncale, nomination preparer

The Bank of Scott is a one-story brick building that was constructed in 1910. It is located at the intersection of St. Mary Street and Delhomme Avenue in the City of Scott located in Lafayette Parish. Within the City of Scott, the Bank of Scott is located in what is considered the "heart" of the city. The Bank of Scott is a prime example of commercial architecture from the early 20th century and represents the history of banking within the state. The bank's exterior is constructed of red bricks and large windows that still have the original "burglar" bars over the glass as well as its distinctive corner entry with supporting column. Despite some minor changes to repurpose the building as a residence on the interior, the building still retains its historic integrity, is clearly recognizable as a bank, and is eligible for listing on the National Register.

The Bank of Scott is locally significant in the area of commerce as it was the first banking service in the city of Scott when constructed in 1910. The period of significance for the bank is 1910-1932, the years it operated as a bank. Following its time as a bank, it was used as a meeting space for various local private, public, and civic groups, and as a residence. Even when it wasn't used as a bank, it still was an important resource within the city of Scott.

Mrs. Turner asked if the building will continue to have a variety of uses as it has in the past (bank, meeting location, social meeting place, etc). Mr. Oncale stated that it will be used as a bed and breakfast. Dr. Carriker stated that he has found this building fascinating since he has moved to Louisiana and in particular because it was photographed by Depression era photographers. He stated that it is pretty neat to be able to look through those photos and say, hey there is the Bank of Scott. He added that he has used the building in several of his classes (at the University of Louisiana-Lafayette). John Sykes added that he was intrigued by the structural braces on the outside of the building as there was a lot of that in Baton Rouge during the antebellum period to hold masonry buildings that had started widening and most had stars to help tighten them. Mr. Sykes added he had never seen ones like this and they must have had some sort of structural issue at some point.

Mayor Purvis Morrison (of Scott) added that the city of Scott is very proud of this building and he remembers when Mr. Begnaud opened this building back to the community and he is honored that this could be the first building in Scott to be listed on the National Register.

Dr. Carriker moved that the nomination be recommended to the SHPO and Martha Salomon seconded. The motion passed unanimously.

William Lee and Eudora Courtney Bazoon Farmstead, St. Helena Parish
Presented by Laura Ewen Blokker, nomination preparer

The William Lee and Eudora Courtney Bazoon Farmstead (herein referred to as the Bazoon farmstead) is comprised of a quintessential Louisiana single-pen log house with accompanying log barn and pole well shed set on a remote 20+ acre property in the piney hills of St. Helena Parish, Louisiana (Photo 1). In keeping with defining characteristics of the log building tradition in Louisiana, the house is elevated on piers with a side-gable roof of an approximately 45° pitch breaking to around 22° over the porches (Photo 2). The porches wrap the house and the rear semi-detached kitchen. Portions of the porches are enclosed with board-and-batten walls (Photos 3 & 4). Next to the house is the well shed - a simple gable-roofed structure supported by four stripped log posts. The barn stands approximately 100 feet to the right of the house and has a gable front with a deep overhang and sheds surrounding it on three sides. Approximately forty feet beyond the rear of the barn (southwest) is the one prominent shade tree on the property, a nearly one-hundred year old live oak. Historically, the yard would have been kept swept or closely mown, and the fields would have been planted with corn (Figures C and E). Today, pine trees grow across the yard and fields, but the property very much retains is historic remoteness, bordering a creek at the end of a dirt road. Aside from the new pine growth, age is the only sign of change to the farmstead. It retains exceptional integrity of design, workmanship, materials, location, setting, feeling, and association and is eligible for listing on the National Register.

The William Lee and Eudora Courtney Bazoon Farmstead is significant at the state level under Criterion C in the area of architecture as a rare survivor of the log building tradition that once flourished in Louisiana. Its period of significance is its 1905 date of construction. As established by the "Log Construction in Louisiana Historic Context", log buildings were once widespread and numerous across the state, but today are an endangered species. The Bazoon house and its accompanying log barn are unusually intact examples of the state's log construction and together with a pole well shed compose a rare, complete farmstead of the Upland South tradition in Louisiana.

Mrs. Turner asked about the roof material. Ms. Blokker answered that it is a metal roof and that a small porch roof was original wood shingles, but is also now metal. An audience member asked what they are going to do with the property Ms. Blokker stated that the owner is preserving it and he uses it as a camp. The owner is just interested in getting it recognized and listed. She also added that they just recently filmed a movie at the farmstead. John Sykes added that it is amazing that it was built in 1905 and that they continued building in this tradition so late and that it is in such good shape.

Martha Salomon moved that the nomination be recommended to the SHPO and Turry Flucker seconded. The motion passed unanimously.

Homestead Planation, West Baton Rouge Parish
Presented by Claire Cothren, nomination preparer

Homestead Plantation, built in 1915 by George Hill, son of Baton Rouge area foundry, sawmill, ferry boat and sugar plantation owner John Hill of Scotland, is located on North River Road in Port Allen, Louisiana. The two-story home was designed by noted architects Toledano and Wogan of New Orleans and is an excellent example of the Neoclassical style popular in the early 20th Century. The home is of wood frame construction on brick pier foundations with a full brick front porch, rectangular symmetrical facade and full height portico. The home is situated roughly 100 yards to the east of the Mississippi River levee on land originally part of a sugar cane plantation purchased by planter John Hill in 1866, and is said to be the site of the first sugar cane planted in Louisiana after the Civil War. John Hill's great grandson, Mr. George Hill, is the current owner of the property. The eight acre property consists of the main house and seven vernacular styled outbuildings that predate the main house. Sugar cane fields exist to the east (rear) of house, and homes are located to the north

and south across small fields. The home is less than a mile from the Port Allen Elementary School. With only minor alterations occurring over the past 101 years, the property retains a high degree of integrity in location, materials, design, craftsmanship, setting, feeling, and association with the Hill family and is worthy of listing in the National Register of Historic Places

Homestead Plantation is being nominated to the National Register of Historic Places at the local level under Criteria B and the local level under Criteria C. John Hill was an industrialist, sugar planter, philanthropist and benefactor of Louisiana State University. His son George Hill continued his legacy as a planter, benefactor and philanthropist, also becoming involved in local politics until his death at Homestead in 1941. The Hill family was significant in the social history of West Baton Rouge and the city of Port Allen and has resided on the Homestead property since 1866. Architecturally, under Criteria C, Homestead is a significant as an early high style example of Neo-Classical architecture in West Baton Rouge Parish, and the only in Port Allen. The Neo-Classical style became popular in Louisiana in the late 19th Century for commercial and religious buildings, but soon became popular for residences as well. Homestead architects Albert Toledano and Victor Wogan are credited with designing many notable classical revival buildings in south Louisiana. Between the architectural integrity of the home and its association with the prominent Hill family, Homestead is worthy of recognition on the National Register of Historic Places.

Dr. Carriker asked where George and John come in if John was dead by the time the house was built. Jessica Richardson stated that the overall property is being nominated under B with its association with John and George and that the earlier office building dates to John's era as it was his office. And while Ms. Cothren stated it had been moved, it was moved from a few hundred yards out in the cane field to its current location. The house itself is contributing as it relates to Criterion C. John Sykes asked if Ms. Cothren came across the great sugar mill that was located there during her research and Ms. Cothren stated that yes, she had. Mr. Sykes further added that the Hills had a house on Lafayette Street in downtown Baton Rouge after the Civil War and Mr. Hill's daughter, Kate, lived there. He also mentioned that the fence around the old state capitol was done by the same group who did the fence for Jackson Square in New Orleans, but that the Hill's foundry repaired the fence (and repaired it a lot).

Mrs. Turner moved that the nomination be recommended to the SHPO and Martha Salomon seconded. The motion passed unanimously.

***As noted at the beginning of the minutes, voting on the previous meeting's minutes, the agenda, and the Walter B. Jacobs House was delayed until a 6th member arrived. Voting was moved to after all of the other presentations and commenced after the Homestead Plantation presentation and vote. ***

After the last presentation, John Sykes announced that the voting would be done for the April meeting minutes, August agenda, and the Walter B. Jacobs House.

Mr. Sykes asked for a motion to approve the agenda. Dr. Carriker so moved, with Turry Flucker seconding. This motion passed unanimously.

Mr. Sykes asked for a motion to approve the minutes of April's meeting. Dr. Carriker so moved, with Turry Flucker seconding. This motion passed unanimously.

Mr. Sykes made a motion to approve the Walter B. Jacobs House nomination. Martha Saloman seconded. The motion passed unanimously.

There being no further business, the meeting adjourned at 4:40 p.m.

BILLY NUNGESSER
LIEUTENANT GOVERNOR

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

RENNIE S. BURAS, II
DEPUTY SECRETARY

PHIL BOGGAN
ASSISTANT SECRETARY

August 23, 2016

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

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

RE: Bank of New Orleans Building, Orleans Parish, LA

Jim,

The enclosed disk contains the true and correct copy of the nomination for the Bank of New Orleans Building to the National Register of Historic Places as well as a copy of the August 4th Meeting's minutes. The second disk contains the photographs of the property in TIFF format. Should you have any questions, please contact me at 225-219-4595 or jrichardson@crt.la.gov.

Thanks,

Jessica JR

Enclosures:
x CD with PDF of the National Register of Historic Places nomination form and August 4th Meeting Minutes
x CD with electronic images (tiff format)
x Physical Transmission Letter
x Physical Signature Page, with original signature
_____ Other:

Comments:
x Please ensure that this nomination receives substantive review
x This property has been certified under 36 CFR 67
_____ The enclosed owner(s) objection(s) do_____ do not_____ constitute a majority of property owners. (Publicly owned property)
_____ Other:

Joeckel, Jeffery <jeff_joeckel@nps.gov>

Re: [SPAM] Re: Re: FW: Re: NR copyright form

1 message

Joeckel, Jeffery <jeff_joeckel@nps.gov> Wed, Dec 7, 2016 at 3:30 PM
To: "Jessica G. Richardson" <jrichardson@crt.la.gov>, James Gabbert <james_gabbert@nps.gov>

Got it. Thank you.

Jim

In order to avoid copyright issues:

I Replaced the existing Bank of New Orleans file 16000712 with the new form you just sent.
I deleted the last 4 figures from the Treme Market file.

And I included this e-mail thread with the correspondence.
\\Inp2551pontus\NRHP_NHL\NR-NHL Scanned Materials\2016 properties\Date Received\DR 16000711

thank you,

Jeff Joeckel
Archivist, National Register of Historic Places
jeff_joeckel@nps.gov
202-354-2225
Website: www.nps.gov/nr
Facebook: www.facebook.com/NationalRegisterNPS
Flickr: www.flickr.com/photos/nationalregister/

On Wed, Dec 7, 2016 at 3:05 PM, Jessica G. Richardson <jrichardson@crt.la.gov> wrote:

> It is uploaded to the FTP site. I also did the “send file” op on so it should be coming to you soon.
>
> Jessica
>
> Jessica G. Richardson, MSHP
>
> National Register Coordinator
>
> Louisiana Division of Historic Preservation I P.O. Box 44247 I Baton Rouge, LA 70804
>
> 225-219-4595 (O) I 225-219-9772 (F)
>
> www.louisianahp.org

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From: Joeckel, Jeffery [mailto:jeff_joeckel@nps.gov]
Sent: Wednesday, December 07, 2016 1:44 PM
To: Jessica G. Richardson
Subject: [SPAM] Re: Re: FW: Re: NR copyright form
Importance: Low

The NPS has an FTP site run by Accellion. I just sent you an invitation to join it (create username and password). You should then be able to send a large file to me through that service. Or, you can just save it to CD and send it. If you are sending the hospital one soon, you can just add the disk to that package. Whichever is easier for you.

Thank you,

Jeff Joeckel
Archivist, National Register of Historic Places
jeff_joeckel@nps.gov
202-354-2225
Website: www.nps.gov/nr
Facebook: www.facebook.com/NationalRegisterNPS
Flickr: www.flickr.com/photos/nationalregister/

On Wed, Dec 7, 2016 at 2:28 PM, Jessica G. Richardson <jrichardson@crt.la.gov> wrote:

> Jeff,

I updated BNO, but it won't let me email b/c it's too large of a file. Send a whole new CD to your a ention? Or is there any way y'all are allowed to use Dropbox?

Thanks again!

Jessica

Jessica G. Richardson, MSHP

National Register Coordinator

Louisiana Division of Historic Preservation I P.O. Box 44247 I Baton Rouge, LA 70804

225-219-4595 (O) I 225-219-9772 (F)

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From: Joeckel, Jeffery [mailto:jeff_joeckel@nps.gov]
Sent: Wednesday, December 07, 2016 1:20 PM
To: Jessica G. Richardson; James Gabbert
Subject: [SPAM] Re: FW: Re: NR copyright form
Importance: Low

Hello, I apologize for the delay in responding to your request. We just got our new database up and running and it was a bit difficult to figure out which reference number we assigned to these properties when the old database had crashed and the new one wasn't up yet.

For Treme Market (reg16000711) we can just delete figures 3, 4, 5,6 (pages 22--25 of the pdf form)

For Bank of New Orleans Building (ref# 16000712) the figures with the copyright issues are 1, 4, 5, 6 out of 13. If it isn't too inconvenient for you to send the figures again renumbered and without the images with the issues. Basically, we can redact the images, but it would look better if we didn't have big black boxes in the figures section.

And as far as we can tell we have not received the Methodist Home-Hospital yet, is that true?

Thank you, and once again, I apologize for the delay.

Please let me or Jim know if you have any questions.

Jeff Joeckel
Archivist, National Register of Historic Places
jeff_joeckel@nps.gov
202-354-2225
Website: www.nps.gov/nr
Facebook: www.facebook.com/NationalRegisterNPS
Flickr: www.flickr.com/photos/nationalregister/

On Mon, Nov 28, 2016 at 12:28 PM, Gabbert, James <james_gabbert@nps.gov> wrote:

> Jeff? Would we need a whole new nomination, with the offending images removed?
>
> On Mon, Nov 28, 2016 at 11:46 AM, Jessica G. Richardson <jrichardson@crt.la.gov> wrote:
>
> > Ok. The photos in ques ons were used as figures, not current photos of the building. Can we do the same to update the list of figures?
> >
> > Thanks!
> >
> > Jessica
> >
> > Jessica G. Richardson, MSHP
> >
> > National Register Coordinator
> >
> > Louisiana Division of Historic Preservation I P.O. Box 44247 I Baton Rouge, LA 70804
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From: Gabbert, James [mailto:james_gabbert@nps.gov]
Sent: Monday, November 21, 2016 7:53 AM
To: Jessica G. Richardson
Cc: Jeffery Joeckel

Subject: Re: FW: Re: NR copyright form

Here is what will work best according to our expert:

send us a new set of photos (and updated photo log) or just tell us to delete some photos and updating the photo log sounds like the best and easiest way to go.

On Fri, Nov 18, 2016 at 2:54 PM, Jessica G. Richardson <jrichardson@crt.la.gov> wrote:

> Jim and Jeff,
>
> I just wanted to check in on the below, particularly now that 2 of the 3 properties mentioned are now officially listed.
>
> Thanks!
>
> Jessica

Jessica G. Richardson, MSHP

National Register Coordinator

Louisiana Division of Historic Preservation I P.O. Box 44247 I Baton Rouge, LA 70804

225-219-4595 (O) I 225-219-9772 (F)

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From: Gabbert, James [mailto:james_gabbert@nps.gov]
Sent: Tuesday, October 18, 2016 7:40 AM
To: Jessica G. Richardson; Jeffery Joeckel
Subject: Re: FW: Re: NR copyright form

Jessica: I am referring this to Jeff Joeckel, our archivist.

On Fri, Oct 14, 2016 at 10:54 AM, Jessica G. Richardson <jrichardson@crt.la.gov> wrote:

> Jim,
>
> See the below email. I just found out from the consultant that some of the images we used in the either pending nominations and one that is upcoming, we don't have the copyright permission to. I did not know this before. What is the best way to handle this as I have not dealt with this before? Want me to edit the pending nominations to not include those images and resend to you?
>
> Thanks!

Jessica

Jessica G. Richardson, MSHP

National Register Coordinator

Louisiana Division of Historic Preservation I P.O. Box 44247 I Baton Rouge, LA 70804

225-219-4595 (O) I 225-219-9772 (F)

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From: Gabrielle Begue [mailto:gabrielle@clioassociates.com]
Sent: Friday, October 14, 2016 9:39 AM
To: Jessica G. Richardson
Subject: [SPAM] Re: NR copyright form
Importance: Low

The following images do not have sufficient permission to be reproduced as described on the DHP copyright form:

Bank of New Orleans Building

- all photos that are marked “courtesy of Skidmore, Owings & Merrill LLP”

Treme Market

- Architectural drawings from SEAA/Tulane (2)

- Photos from The Historic New Orleans Collection (2)

Methodist Home-Hospital

- 1950 drawings (Figures 2-4)

I think it's fine to keep all of the images in your in-house version. If it becomes problematic for NPS, let me know and I can encourage the clients to pay the permission fees, although the SOM fees are particularly outrageous.

Thank you!

Gabrielle

Gabrielle Begue, MPS

Principal

Clio Associates LLC

1139 Oretha Castle Haley Blvd.

New Orleans, LA 70113

c. 504.858.4426

clioassociates.com

> On Oct 14, 2016, at 8:06 AM, Jessica G. Richardson <jrichardson@crt.la.gov> wrote:
>
> This is a good ques on. I guess tell me which images are copyrighted and I'll chat with NPS about sending them an updated draù, etc to not include them. I haven't had this come up yet, but we will figure it out. I may keep them in our in house version though in the paper file.
>
> Jessica

Jessica G. Richardson, MSHP

National Register Coordinator

Louisiana Division of Historic Preservation I P.O. Box 44247 I Baton Rouge, LA 70804

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From: Gabrielle Begue [mailto:gabrielle@clioassociates.com]
Sent: Thursday, October 13, 2016 9:56 AM
To: Jessica G. Richardson
Subject: NR copyright form

Hi Jessica,

So for some of the NR nominations that are under review/pending, I cannot give NPS permission to reproduce some of the supplemental materials because we do not have permission to do so from the copyright holders. To get that type of permission would be very expensive. I apologize for not bringing this up before. For Treme Market, BNO Building, and Methodist Home-Hospital, should I resend the copyright forms with lists of which images cannot be reproduced?

Thanks,

Gabrielle

Gabrielle Begue, MPS

Principal

Clio Associates LLC

1139 Oretha Castle Haley Blvd.

New Orleans, LA 70113

c. 504.858.4426

clioassociates.com

--

Jim Gabbert

Historian

National Register of Historic Places/National Historic Landmarks

(202) 354-2275

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Jim Gabbert

Historian

National Register of Historic Places/National Historic Landmarks

(202) 354-2275

--

Jim Gabbert

Historian

National Register of Historic Places/National Historic Landmarks

(202) 354-2275