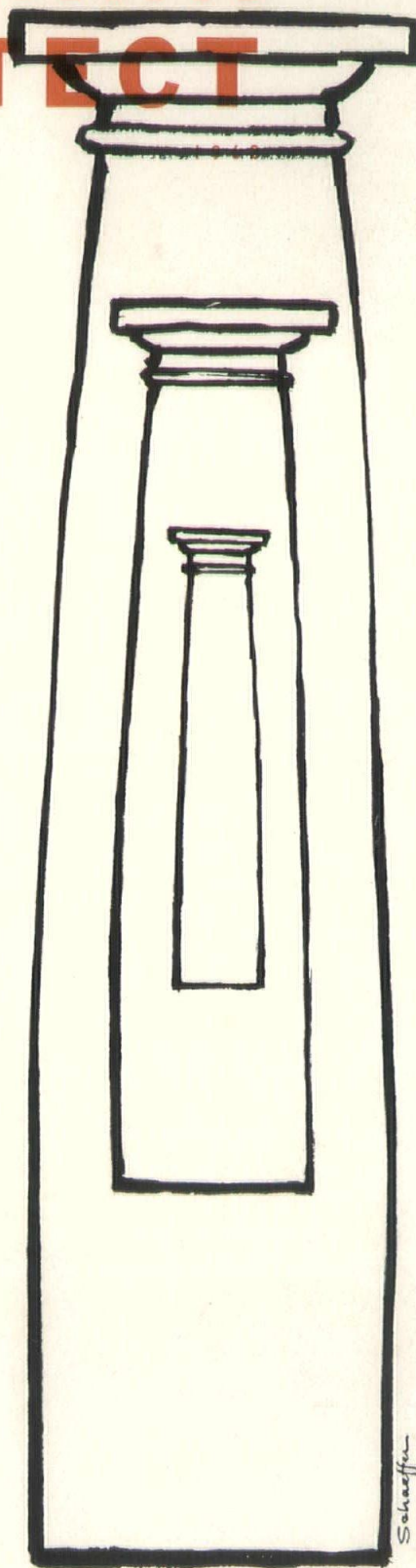


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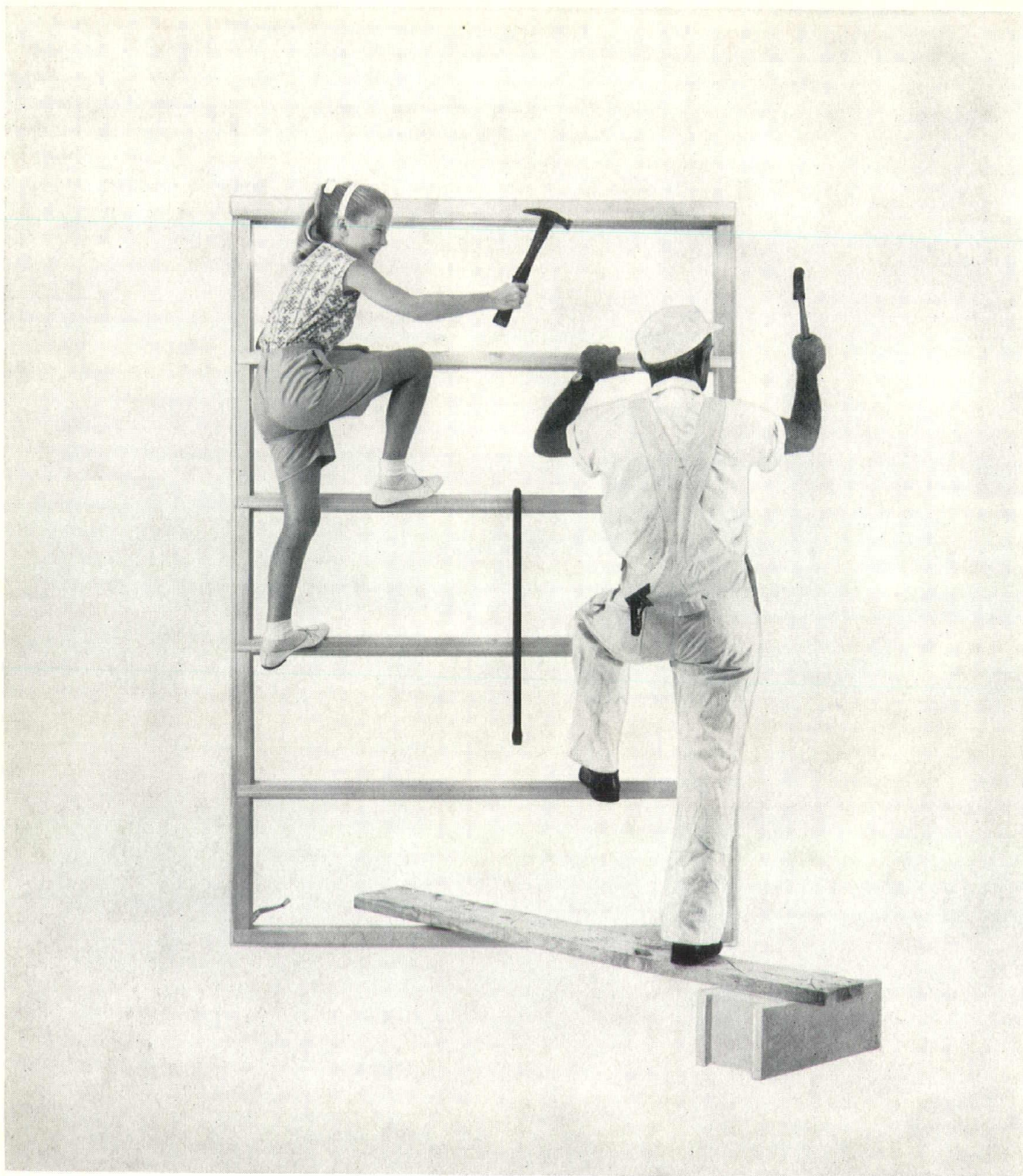
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SEPTEMBER



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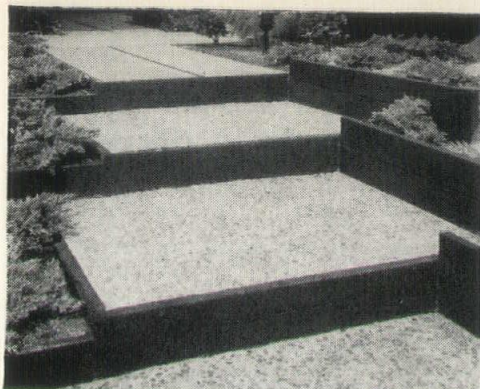
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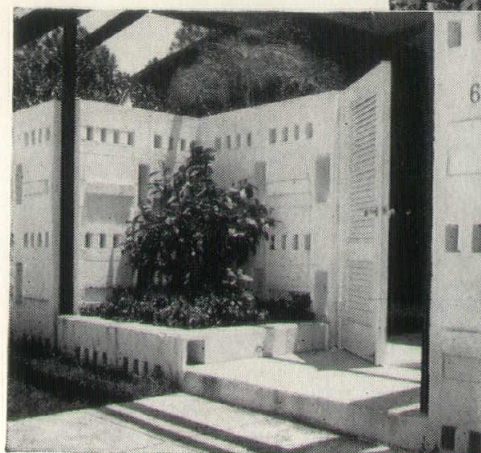
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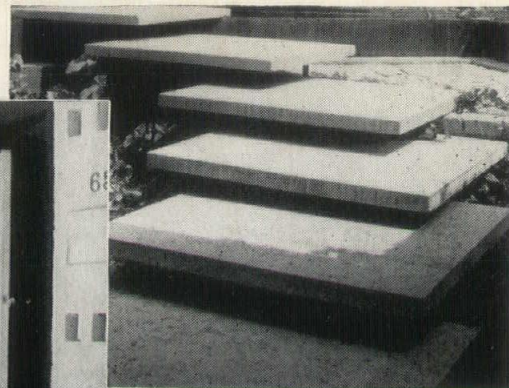




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OFFICIAL JOURNAL OF THE LOUISIANA ARCHITECTS ASSOCIATION

1962

NUMBER 11

VOLUME I

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COVER: The lead article this month features Old Jefferson State College at Convent, Louisiana. John Schaeffer accentuates columns which are so dominant in this ante bellum treasure.

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WHO DID IT?

OLD JEFFERSON STATE

Photos by ELEMORE MORGAN

No one seems to know who served as architect for famed Old Jefferson State College (now known as Manresa Retreat House), and it is hoped that this article may be read by someone who can shed light on the mystery.

When photographer Elemore Morgan, ante bellum enthusiast, stumbled on a perspective of the Convent, Louisiana facility, his immediate reaction was:—"Certainly there must have been an architect for this project." But for years now, Mr. Morgan has not been able to learn the name of the architect and he is beginning to wonder if there was one. Some think it may have been designed and built by a "masterbuilder-contractor-engineer."

Inquiries have been made throughout the state by LAA headquarters. Architects known for their knowledge of preservation and restoration were contacted but none could offer assistance. A New Orleans architect found the advertisement for plaster for the original building in a Donaldsonville paper.

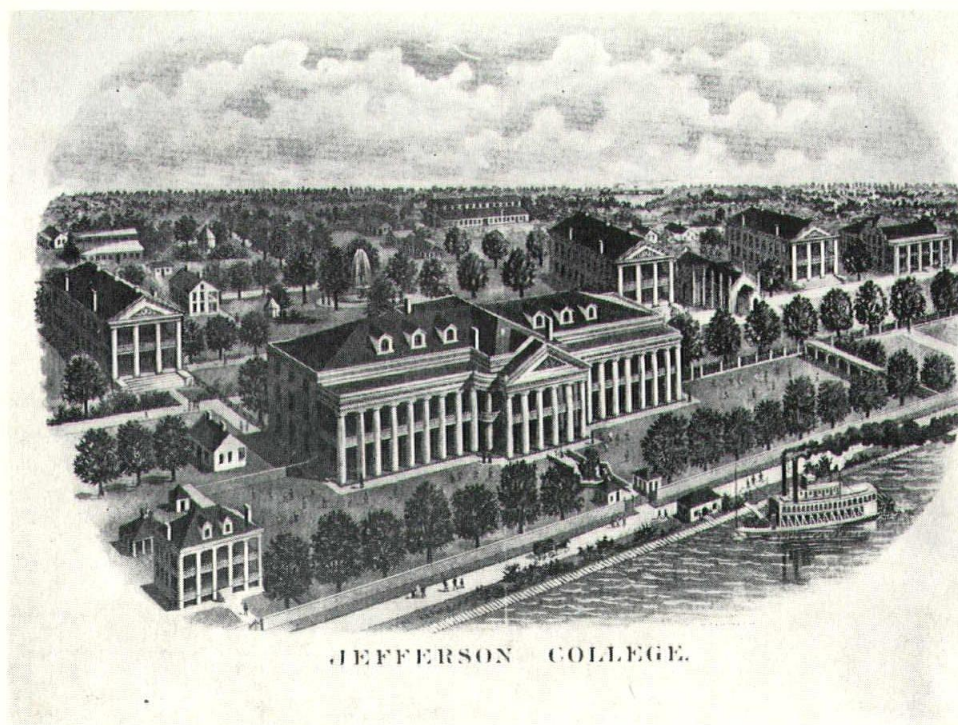
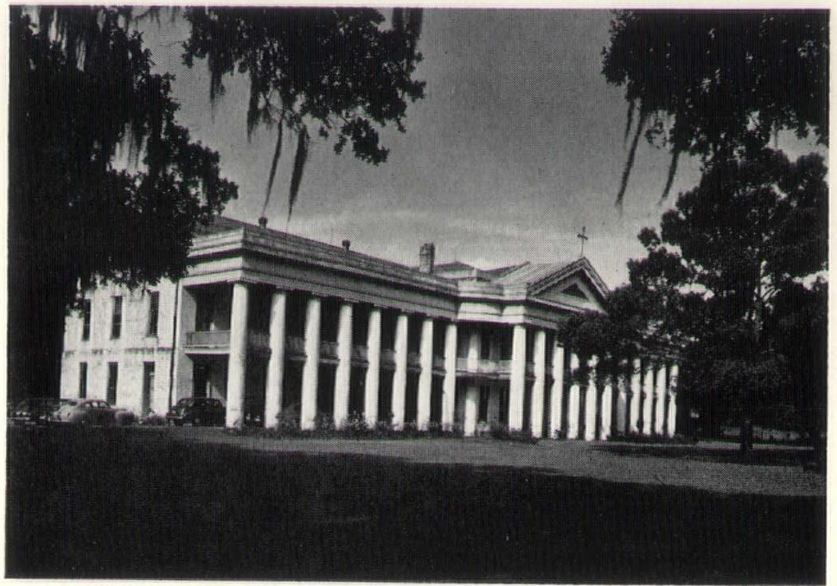


PHOTO AT LEFT: HERE'S A COPY OF SOMEONE'S MASTER PLAN OF "COLLEGE POINT," AN ESTABLISHMENT OF FIRST RANK AND DESCRIBED APTLY AS "PRINCELY" IN ITS DIMENSIONS, ITS COLONADE, ITS THREE STORIES AND ITS HALLS AND DORMITORIES. EXCEPT FOR THE ABSENCE OF DORMERS, THE MAIN BUILDING LOOKS ALMOST EXACTLY AS IT IS SHOWN IN THE OVERALL PLAN. THE EXQUISITE GOTHIC CHAPEL, IN THE VICINITY OF THE DORMITORIES, WAS BUILT BY VALCOUR AIME AS A MEMORIAL TO ONE OF HIS DAUGHTERS. AT THE LEFT OF THE CAMPUS IS THE OLD RECTORY GENERALLY KNOWN AS THE "PRIEST HOUSE," ANOTHER ARCHITECTURAL GEM.

COLLEGE



While research at LSU also proved fruitless, it showed that architectural and engineering courses were taught at the institution while it enjoyed a national reputation of excellence before the Civil War.

Records of the curricula imply that design theory taught in the classroom was supported with actual construction experience on the premises.

Incorporated in 1831, the non-sectarian college was named in honor of Thomas Jefferson. During the Civil War, it was overrun and used as a military post by federal troops. In 1865, the Maraist Brothers took over the college when a rich planter, Valcour Aime, gave his controlling shares to the religious order.

In 1931 the college was sold to the Jesuits who operate it to this day as Manresa Retreat House.

The architecture continues to attract tourists in droves. Who designed this lasting beauty? Do you know? If so, you can count on space in the next issue of *Louisiana Architect* to tell your story.

TOP PHOTO: THERE IS NO FACADE THAT PRESENTS A MORE DAZZLING EFFECT THAN SUN SHINING ON THE COLUMNS OF THE MAIN BUILDING. ON BOTH SIDES OF THE GREAT IRON ENTRANCE ARE SMALL SQUARE BUILDINGS, ALSO ADORNED WITH COLUMNS. THE SMALL BUILDINGS WERE PRESUMABLY USED AS LODGES.

AT RIGHT: THE OLD COOK'S HOUSE, WHICH CAN BE SEEN BEHIND THE RECTORY IN THE MASTER PLAN, SHOWS SIGNS OF CHANGE (NOTE THE BASKETBALL GOAL AND BACKSTOP). NONETHELESS, IT IS QUITE SIMILAR TO THE ONE IN THE ORIGINAL CONCEPTION.





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ACCEPTANCE OF WORK

AS "SUBSTANTIALLY COMPLETE"

By ALVIN RUBIN
LAA Legal Counsel

The contractor has completed the building except for a few minor items shown on a punch list. The owner wants to occupy the building. The contractor does not want to permit occupancy without an acceptance. Some architects have adopted the policy of recommending that the owner sign an acceptance of the work as "substantially complete." What is the effect of such an acceptance in Louisiana?

The Louisiana statutes do not expressly set forth the conditions of the owner's acceptance of work done under a building contract. With regards to private works, Louisiana R.S. 9:4802 provides that:

"Every person having a claim . . . shall serve upon the owner a sworn detailed statement of his claim . . . and shall record a sworn statement showing the total amount of his claim in the office of the clerk of court and recorder of mortgages for the parish in which the said work has been done, which service and recordation shall be made not later than thirty days after registry in the office of the clerk of court or recorder of mortgages of said parish of notice of acceptance by the owner of the said work, or notice by the owner of the default of the said undertaker, contractor . . . or other person undertaking such work."

The statute then refers to "registry of acceptance by the said owner." It does not define what is meant by the term "acceptance" nor does it state specifically whether the acceptance may be recorded only after the work is entirely completed or whether it may be recorded when the work is "substantially complete."

Similarly, the statute dealing with public contracts, Louisiana R.S. 33:2242, provides:

"Any person to whom money is due . . . may . . . within forty-five days after the recordation of acceptance of the work by the governing authority or of notice of default of the contractor or subcontractor, file a sworn statement of the amount due him . . . and record it in the office of the recorder of mortgages. . . ."

Here again there is no clarification or definition of the meaning of the word "acceptance." However, in attempting to determine whether the statutory acceptance may be filed when the work is "substantially complete" or whether it must be delayed until the job can be accepted as complete, it is necessary to look to the purpose of these statutes. This purpose is twofold: to protect the owner by providing a limited period within which persons who have liens on the job may file their claims while, at the same time, protecting those persons who are entitled to liens by giving them a reasonable period of time within which to file their claims. If work remains to be done after the acceptance is filed, then these purposes may be frustrated. Thus, for example, a laborer might be employed on a job more than thirty days after the acceptance had



been recorded in order to complete some minor work. If he is not paid, does he still have a claim? If the statute is construed to give him a claim, the owner (and the bonding company) are not protected. If, on the other hand, the laborer's claim is not recognized, then he is not protected.

For these reasons, the acceptance should not be filed until the job is complete. A conditional acceptance (or an acceptance of work as "substantially complete") does not comply with the statutory requirements.

In this connection, it is desirable that Article 5 of the Standard Form of Agreement between the Contractor and Owner be revised when used in Louisiana. This article provides for final payment within a stated period "after substantial completion of the work," although it also requires that the work be fully completed by the time of actual payment; in addition, Article 5 contemplates that the acceptance will be signed by the architect although the Louisiana statutory provisions cited above apparently contemplate acceptance by the owner. This conflict must be resolved by following the Louisiana statutory authority.

Undoubtedly, it is often more convenient for the contractor and the owner to have an acceptance upon substantial completion of the work, but this does not comply with the apparent requirements of the statute. Requiring completion of the job prior to occupancy

by the owner still permits a thirty-day "shakedown cruise"; it only means that the cruise must begin when the ship is complete.

A separate question is raised by occupancy prior to completion of the building. Occupancy of itself may not constitute an acceptance, particularly if the owner makes it clear that he is not thereby accepting the work and if circumstances make it necessary for the owner to occupy the building before completion. See *Beeson v. Oden*, 58 So.2d 221 (La. App. 1952); *Guillot v. Moore*, 31 So.2d 533 (2d Circuit 1961).

Obviously, therefore, the contractor may not wish to permit the owner to occupy the building prior to completion. The solution to the problem may lie in preparing a partial acceptance sufficient to protect the contractor and owner which is not yet a complete or formal acceptance within the meaning of the statutes relating to public and private works. The owner may execute a provisional acceptance with the contractor prior to final completion. This might recite that the work is substantially complete and that the job is accepted, except for the following items, and it might then list the work which remains to be done. This could be accompanied by holding back some amount in excess of the final 10% until the listed work is complete. A full acceptance would be executed and recorded upon final completion. This unconditional acceptance would commence the running of the lien period.

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NEWS, NOTES, QUOTES—

Board Meeting Items

After discussing the recent legislative session, the LAA board adopted resolutions thanking the Associated General Contractors, Construction Industry Association, the three architectural schools in Louisiana, the State Board of Architectural Examiners and the three engineering societies in this state for their assistance during the session.

President Stoffle read a letter from the Bishop of Lafayette thanking the LAA for assisting the Lafayette Diocese in preparation of a Guide for Construction.

D. C. LeBreton, alternate for board member Carl Olschner, reported on the work of the LAA-AGC Committee; Tassin reported that an exhibit, depicting the work of LAA, is being constructed for showing at the State Convention.

Treasurer Bill Brockway said the Headquarters Administration Committee would submit an LAA

financial statement to chapter presidents and treasurers. Interested members will be invited to study the statement.

Clifton Lasseigne, chairman of the Fee Schedule Committee, informed the board that over 600 copies of the new Standards of Service and Practice have been given to state, parish and municipal officials.

The president announced that the LAA has been asked to lead an effort to form a Construction Components Legislative Council. The board instructed the president and executive director to pursue the matter and report at the December board session.

The progress of Louisiana Architect magazine was discussed thoroughly. Board members pledged to assist in seeking advertisers.

The seven chapter presidents were named to membership on the nominating committee to pick 1963 officers. Manny Veltin, Lafayette chapter president, was named chairman of the group.



ATTEND LAFAYETTE MEETING—Among board members at the September 14 session were (left to right) Clifton Lasseigne, Ralph Kiper, F. V. von Osthoff and D. C. LeBreton (alternate for Carl Olschner). The five chapter presidents in the photo on the right are members of the Nominating Committee which met after the board adjourned. They are John Gabriel, Southwest Louisiana Chapter; Manny Veltin, South Louisiana; John Bani (back to camera), Baton Rouge; Pierce Melton, Shreveport, and Murvan "Scotty" Maxwell, New Orleans.

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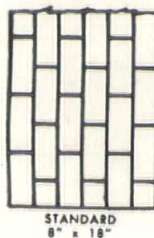
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NEWS, NOTES, QUOTES—

LAA Convention Plans

Plans for the 1962 LAA Convention are taking shape. Dates are October 19, 20, 21—the opening weekend of the State Fair. Convention headquarters will be the Captain Shreve Hotel in Shreveport. "An Educational Refresher" is the theme of the convention. National and state architectural educators will participate in the several sessions. Henry Kamphoefner, dean of the School of Design, North Carolina State College, has already agreed to serve on the program.

Fees will be nominal since several social functions will be sponsored by cooperating firms.

State and regional building product manufacturers will offer educational exhibits at the meeting.

Lester Haas, convention chairman, lists the following Shreveport Chapter members as chairmen of various committees: William S. Evans, Program; Eugene

Fleming, Awards & Jury; Louis Moossy, Exhibits; Murff O'Neal, Entertainment & Tours; Charles Randall, Attendance and Arrangements; Joseph Schierer, Finances; Marshall Walker, Publicity.

A tentative program outline is as follows:

FRIDAY, OCTOBER 19

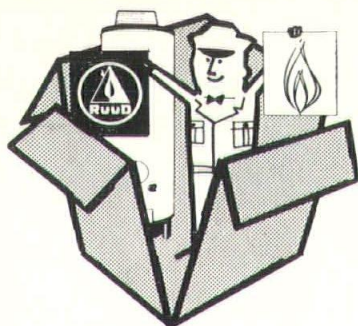
Morning

Registration
AGC-AIA Committee Meeting
Judging for Awards
LAA Board Meeting
Building Products Exhibits
Awards Exhibits

Noon

Luncheon (with ladies)
Welcome—Mayor of Shreveport
Keynote Address
Building Products Exhibits
Awards Exhibits

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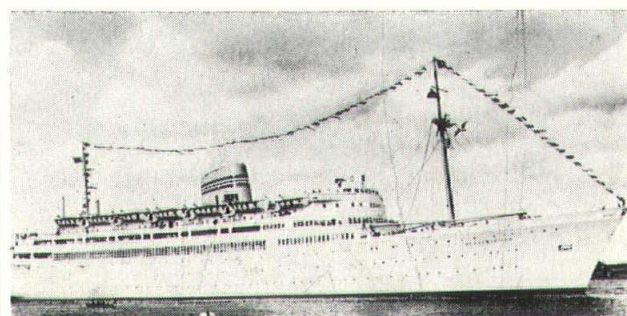
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Afternoon

- 1:30-2:30) Seminar
2:45-3:45) Educational Refresher
4:00-5:30 Building Products Exhibits
Awards Exhibits

Night

- 7:00-9:00 Social Hour—Sponsored by Ideal Building Materials
8:00-9:00 Buffet Supper—Petroleum Club, sponsored by Ideal Building Materials, Inc.
Post dinner bull session or visit State Fair
Free time

SATURDAY, OCTOBER 20

Morning

- 9:15 LAA Business Meeting
President's Report
Committee Reports
Nomination of 1963 Officers
Building Products Exhibits
Awards Exhibits

Noon

- State Architectural Educators Luncheon
Regional Director's Report
Ladies Luncheon (Possibility of Style Show at Country Club)
Building Products Exhibits
Awards Exhibits

Afternoon

- 1:30-3:30 Architectural Education Panel Discussion
Moderator—Mr. L. L. Waite, Director of Building, Caddo Parish School Board
Panel: Reed, Baker, Lawrence
Subjects: Summer Jobs; Apprenticeships

- 3:45-5:30 Building Products Exhibits

Night

- 7:00 Cocktail party at Hemenway's Downtown Store
8:00 Dinner (Shreveport Club)
Summary Speaker
Awards
Election Results
Dance—Shreveport Club—Eddie Kozak's Combo—9 to midnight

SUNDAY, OCTOBER 21

(Post Convention Activities)

Morning

- 9:00 Golf Tournament (Each participant pays own way)—Shreveport Club
Architectural Tour

Afternoon

State Fair

IMPORTANT:

Reserve your room at the Captain Shreve Hotel today. Use the card sent to you recently.

If you have any prospects for exhibit booth rentals, please direct them to Louis Moossy's attention, 339 Ricou Brewster Building, Shreveport, La.

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NEWS, NOTES, QUOTES—

Obituary

Martin Sheppard, 87, retired architect of Pascagoula, Miss., died August 5 at his Pascagoula home.

A native of New Orleans, Sheppard moved to Pascagoula in 1918 to join Dierks-Blodgett Shipyard, builder of wooden ships during World War I.

He continued to live in Pascagoula after the war and commuted to New Orleans where he designed many well known commercial buildings.

He retired in 1947 and thereafter worked as an architectural and building consultant and served for a few years as a zoning officer for the city of Pascagoula.

A graduate of Stevens Institute of Technology in New York, he was a member of the American Institute of Architects.

Convention Participant

Arthur Q. Davis, FAIA, will be chairman of a General Session of the Eighth Annual Prestressed

Concrete Institute Convention to be held in New Orleans on September 23-28.

Davis will preside over the Monday afternoon session which will consider among other things, Designing Dual Purpose Shelters.

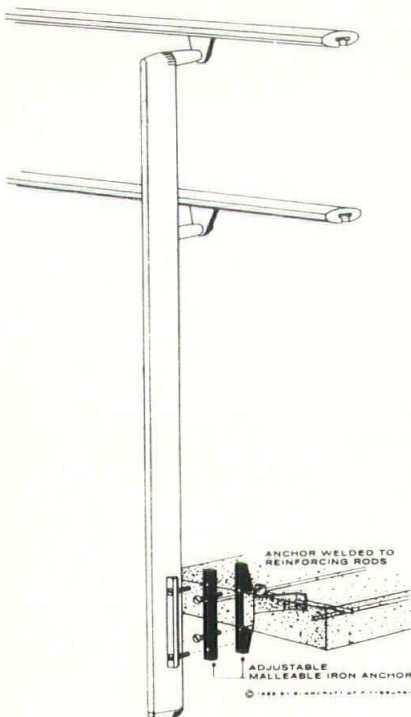
BENEFITS From Insurance Plan High

In August alone, the LAA group insurance program paid out \$2,851 in claims to policyholders.

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Adjustable anchoring system solves problem of fastening railings to thin precast treads



Many of the problems of securely anchoring metal railings to concrete stairs have been overcome by an adjustable anchoring system developed by Blumcraft of Pittsburgh.

Heretofore, two conventional methods have most frequently been used to fasten metal railings to concrete:

1. Drill into the concrete and insert expansion shields.
2. Build steel anchors into the concrete, drill and tap the steel anchors for fastening the posts.

Both methods obviously require expensive field labor, and if the drilling is not perfect, vertical alignment of the posts is not possible.

Blumcraft's new adjustable anchoring system provides these advantages:

- Reduces costly field labor.
- Permits adjustability for post alignment.
- Eliminates breakage in masonry when drilling for expansion bolts.
- Provides extreme rigidity through sound structural supports.
- Prongs can be welded to reinforced steel in the concrete, so that the anchors form an integral part of the stair.
- Built-in anchors will not work loose, as may happen to applied expansion shields.
- Posts can be mounted at extreme edge of stair, permitting use of the full width of the stair.
- Permits side-mounting of posts to thin precast treads as narrow as 2", as well as to wood plank stairs and conventional concrete stairs.
- Decorative trim can be applied to the anchor at the edge of the tread.
- For through-tread mountings Blumcraft provides sleeves for building into the precast treads.

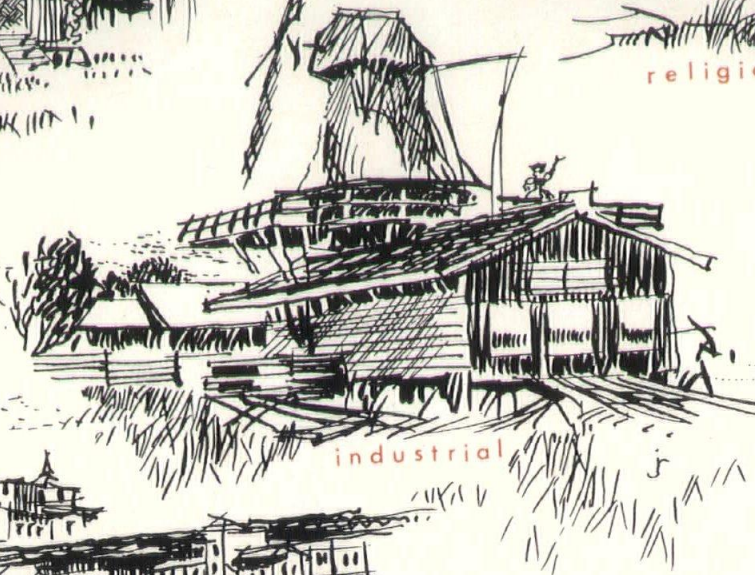
As pointed out by Blumcraft, the railing is only as strong as the anchoring to which it is applied.



residential



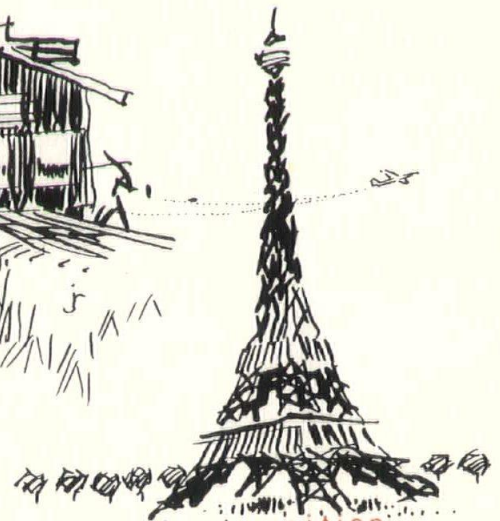
religious



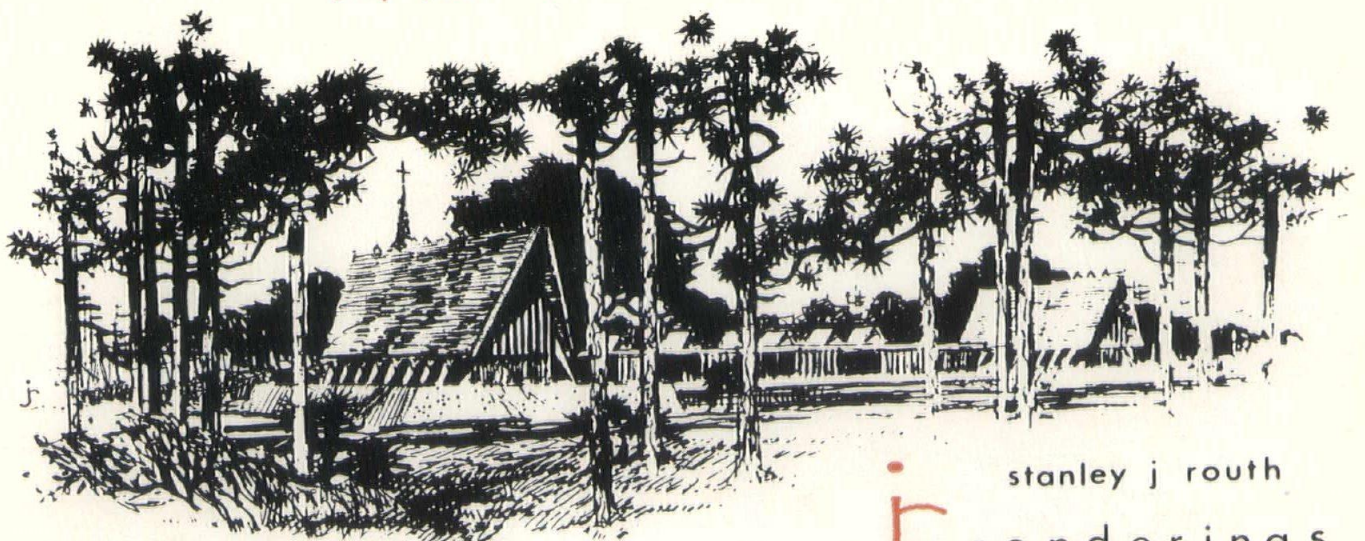
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