

MAGNOLIA HOUSING PROJECT, BUILDING NO. 53
(C.J. Peete Housing Project)
2600-30 Toledano Street
New Orleans
Orleans Parish
Louisiana

HABS LA-1369-H
HABS LA-1369-H

HABS
LA-1369-H

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001

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HISTORIC AMERICAN BUILDINGS SURVEY

C.J. PEETE HOUSING PROJECT, BUILDING No. 53
(Magnolia Housing Project)

HABS No. LA-1369-~~D~~ H

Location: 2600-30 Toledano Street, New Orleans, Orleans Parish, Louisiana

Global Positioning System (GPS) coordinates:
29.937052738004602°, -90.09218886494636°

USGS New Orleans East Quadrangle, Universal Transverse Mercator (UTM)
coordinates: 15.780689.3315367

Date of Erection: ~~1939~~ 1941'

Architects: Moise Goldstein, Thomas Harlee, Frederick Parham, N. Courtlandt Curtis, Richard Koch, and Charles Armstrong

Owners: Housing Authority of New Orleans (HANO), the City of New Orleans

Significance: The Great Depression of the 1930s spurred the first peacetime federal government attempts to systematically address the lack of adequate affordable housing for low-income residents. The federal government financed local building efforts through a series of new laws. Among the third wave of these projects planned and built in the late 1930s, the construction of the C.J. Peete Housing Project addressed two major issues of the era: the housing reform movement (i.e. – urban “slum clearance”) and the reemployment of large sections of the labor force.

History: Please see ^{Field Notes for} ~~historic report~~ HABS No. LA-1369 for the general history of C.J. Peete Housing Project.

Description: The architects of Building No. 53 of the C.J. Peete Housing Project designed the building to echo the brick townhouses of the Vieux Carré. Yet it was a modern multi-unit apartment designed to allow the lowest income residents in New Orleans a safe and sanitary place to live.

Even after many ²⁰⁰⁵ storms and two major hurricanes (Hurricane Betsy in 1965 and Hurricane Katrina in ~~2008~~), the brick, concrete and terra cotta “tile” walls had no structural failure. Only surfaces, plumbing, and electrical systems needed repair or replacement. The original site plan labeled Building No. 53 as type “D”, not be confused with HABS No. 1369-D.

The building stood 197 feet long, 27 feet deep and 48 feet tall at the ridgeline. The central block of units had three stories with four two-bedroom units on the first floor. The second and third floor contained nine two-story two-bedroom units. Four units had an offset of eight feet and two

1. United States Department of Housing and Urban Development. “C.J. Peete Housing Development, Environmental Justice Study.” (New Orleans, LA, 2007), 11.

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stories; this two attached massings at each end of the central block more closely approximated a house than any other building.

The walls set on concrete footings with an approximately three foot high knee-wall forming a vented crawlspace. Terra cotta "tile" masonry supported the twelve-inch thick walls with a brick exterior veneer. The floors were six-inch thick concrete slabs. The only wood could be found in the roof: trussed rafters spaced 23 ½ inches on center.

The concrete front porches on the central block extended six feet out from the façade, with two sets of front steps. Cypress beam hip roofs shaded each of the front porches. The roofs were supported by steel columns and surrounded with a railing. Back stoops were only three feet deep and uncovered. Five chimneys were evenly spaced down the length of the central block. At each two-story massing, the front porch was covered with a pediment roof. Each massing had one chimney.

Exterior doors were simple affairs with six-light over panel front doors with no brick detailing. An important point of comfort: all doors had a secondary wood screen door for summer ventilation (while protecting the people from insects).

Windows had several different types specified. Most would be eight over eight pane wood double-hung windows. Some would be a six over six pane wood double-hung window. (A New Orleans standard window.) However, two six over six pane windows would be paired into a set or the bathroom window would be noticeable for its four over four double-hung window,

Originally, the contractor installed terra cotta tiles on the gable-ended roof. Hot air vented out of the attic with triangular roof vents. Wood molding covered the eaves and traditional half-round gutters with downspouts carried rainwater off the roof. Now, the terra cotta tile roofs had been replaced with a 30-year asphalt shingle.

The architects arranged the rooms of each unit around the front and/or rear stairs. The front stairs ran straight back from the front door. The rear stairs ran between floors in "U" shape, creating extra egress. Stair banisters were constructed of metal: a square newel post and plain pickets.

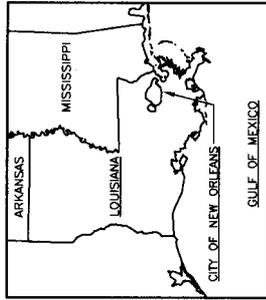
The architects used traditional residential finishes: floors with wood (later tile), plaster surfacing over the terra cotta walls and concrete ceiling. All wall had a simple, but well crafted wood baseboard. All interior doors were two-panel doors with a plain surround that matched the baseboards. The fireplaces were simply but attractively decorated with a brick surround with wood molding, a wood mantle top with a beveled edge, and three metal heat grates. Later, space heaters (probably natural gas) would be vented out of the chimney.

Historian: Virginia S. Lee
Preservation Architect, M. Arch.
Earth Search, Inc.
P.O. Box 770336
New Orleans, LA 70177-0336

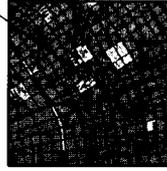
C.J. PEETE HOUSING PROJECT

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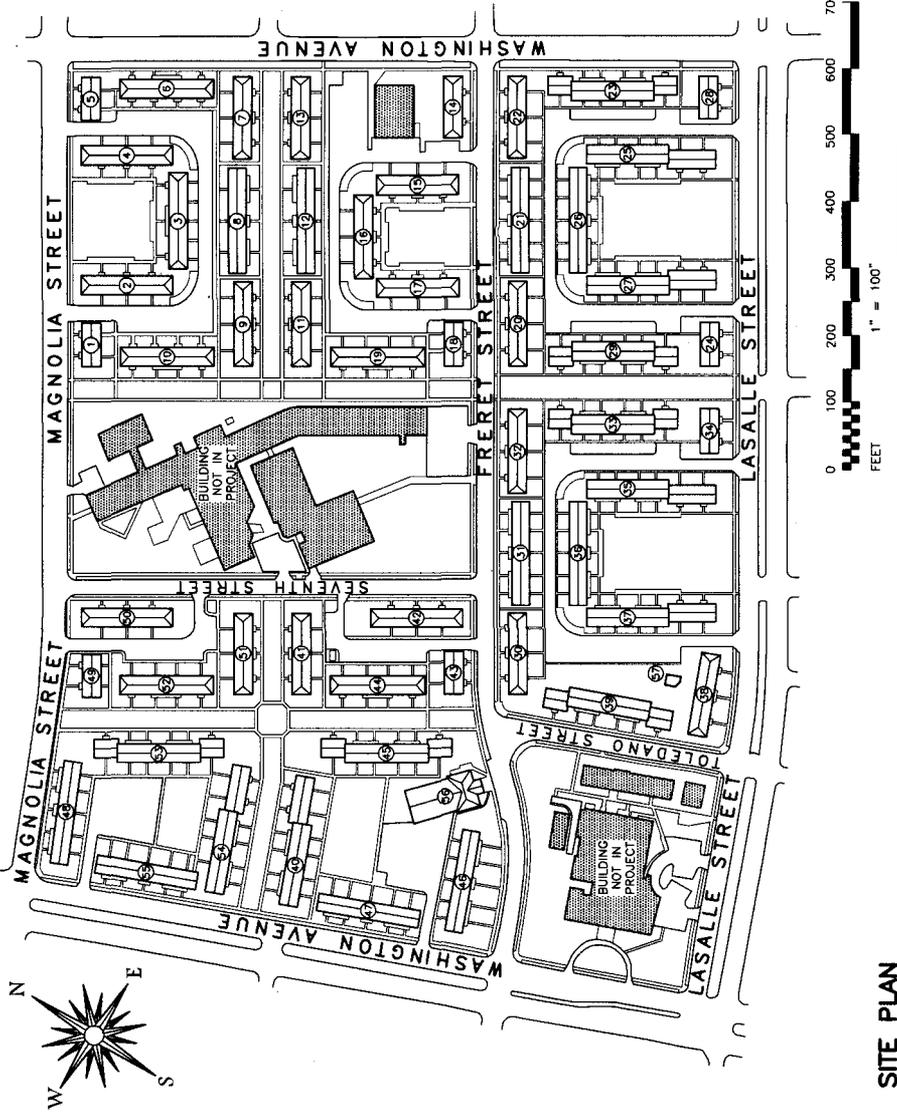
BUILDING KEY		
ADDRESS	HABS NO.	TYPE
1. 2800-56 MAGNOLIA ST.	A	A
2. 2844-48 MAGNOLIA ST.	A	C
3. 2814-42 MAGNOLIA ST.	E	E
4. 2808-12 MAGNOLIA ST.	G	A
5. 2800-06 MAGNOLIA ST.	A	F
6. 2800-14 WASHINGTON AVE.	A	B
7. 2811-39 S. ROBERTSON ST.	A	B
8. 2841-48 S. ROBERTSON ST.	B	F
9. 2801-15 SIXTH ST.	B	F
10. 2840-48 S. ROBERTSON ST.	B	E
11. 2810-38 S. ROBERTSON ST.	B	E
12. 2800-08 S. ROBERTSON ST.	B	E
13. 2800-08 S. ROBERTSON ST.	B	E
14. 2801-03 FRERET ST.	B	H
15. 2805-13 FRERET ST.	B	H
16. 2805-13 FRERET ST.	B	H
17. 2825-33 FRERET ST.	B	H
18. 2835-41 FRERET ST.	B	H
19. 2901-15 SIXTH ST.	B	A
20. 2840-48 FRERET ST.	B	E
21. 2810-38 FRERET ST.	B	E
22. 2840-48 FRERET ST.	B	E
23. 2810-38 FRERET ST.	B	E
24. 2400-30 WASHINGTON AVE.	B	A
25. 2809-39 LA SALLE ST.	B	A
26. 2884-89 LA SALLE ST.	B	E
27. 2871-95 LA SALLE ST.	B	C
28. 2884-89 LA SALLE ST.	B	A
29. 2401-31 SIXTH ST.	B	D
30. 2910-38 FRERET ST.	B	E
31. 2910-38 FRERET ST.	B	E
32. 2800-08 FRERET ST.	B	D
33. 2300-30 SIXTH ST.	B	D
34. 2801-07 LA SALLE ST.	B	A
35. 2809-39 LA SALLE ST.	B	C
36. 2941-89 LA SALLE ST.	B	E
37. 2971-99 LA SALLE ST.	B	C
38. 3201-09 LA SALLE ST.	B	B
39. 3201-09 LA SALLE ST.	B	B
40. 3200-08 S. ROBERTSON ST.	B	D
41. 3200-08 S. ROBERTSON ST.	B	C
42. 2900-04 SEVENTH ST.	B	C
43. 3201-07 FRERET ST.	B	A
44. 2501-15 TOLEDANO ST.	B	F
45. 2500-30 TOLEDANO ST.	B	D
46. 3303-31 SENATE ST.	B	E
47. 2501-28 LOUISIANA AVE.	B	E
48. 3200-06 MAGNOLIA ST.	B	E
49. 3200-06 MAGNOLIA ST.	B	E
50. 2800-04 SEVENTH ST.	B	LA-1369-D
51. 3201-09 S. ROBERTSON ST.	B	LA-1369-E
52. 2801-15 TOLEDANO ST.	B	LA-1369-F
53. 2800-30 TOLEDANO ST.	B	LA-1369-G
54. 3301-31 S. ROBERTSON ST.	B	LA-1369-H
55. 2801-29 LOUISIANA AVE.	B	LA-1369-I
56. 3201-07 FRERET ST.	B	LA-1369-J
57. 3211 LASALLE ST.	B	LA-1369-J



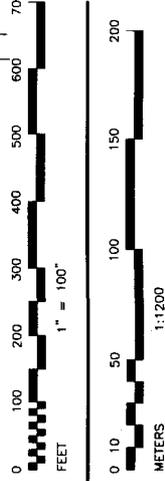
C.J. PEETE HOUSING PROJECT
(MAGNOLIA HOUSING PROJECT)



UTM REFERENCE: 19-790498.331534
LOCATION MAP
 MAPPER: FROM AERIAL PHOTO
 NEW ORLEANS EAST QUADRANGLE,
 LOUISIANA



SITE PLAN



STATEMENT OF SIGNIFICANCE:

THE GREAT DEPRESSION OF THE 1930S SPURRED THE FIRST PEACETIME FEDERAL GOVERNMENT ATTEMPTS TO SYSTEMATICALLY ADDRESS THE LACK OF ADEQUATE AFFORDABLE HOUSING FOR LOW-INCOME RESIDENTS. THE FEDERAL GOVERNMENT FINANCED LOCAL BUILDING EFFORTS THROUGH A SERIES OF NEW LAWS. AMONG THE THIRD WAVE OF THESE PROJECTS PLANNED AND BUILT IN THE LATE 1930S, THE CONSTRUCTION OF C.J. PEETE HOUSING PROJECT ADDRESSED TWO MAJOR ISSUES OF THE ERA: THE HOUSING REFORM MOVEMENT (I.E. - URBAN "SLUM CLEARANCE") AND THE REEMPLOYMENT OF LARGE SECTIONS OF THE LABOR FORCE. AFTER HURRICANE KATRINA IN 2005, THE CLOSING AND DEMOLITION OF THE HOUSING PROJECTS ONCE AGAIN FOCUSED NATIONAL AND INTERNATIONAL ATTENTION ON HOUSING RIGHTS.