

MAGNOLIA HOUSING PROJECT, ADMINISTRATION BUILDING
(C.J. Peete Housing Project)
3301 Freret Street
New Orleans
Orleans Parish
Louisiana

HABS LA-1369-I
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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

DUE TO INSUFFICIENT INFORMATION AT THE TIME OF EDITING, THIS MATERIAL MAY NOT CONFORM TO HABS OR HAER STANDARDS.

HISTORIC AMERICAN BUILDINGS SURVEY

C.J. PEETE HOUSING PROJECT, ADMINISTRATION BUILDING
(Magnolia Housing Project)

HABS No. LA-1369-~~DK~~ I

Location: 3301 Freret Street, New Orleans, Orleans Parish, Louisiana

Global Positioning System (GPS) coordinates:
29.936902818404768°, -90.0946269929409°

USGS New Orleans East Quadrangle, Universal Transverse Mercator (UTM)
coordinates: 15.780454.3315344

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 the C.J. Peete Housing Project.

Description: The architects of the administration building of the C.J. Housing Project designed a colonial revival structure. The two-fold mission of the building: provide services to the residents and work and storage space to the people who keep the grounds and buildings.

2005 ~~2008~~ Even after many storms and two major hurricanes (Hurricane Betsy in 1965 and Hurricane Katrina in 2005), the brick, concrete and terra cotta “tile” walls had no structural failure. A 30-year asphalt shingle roof had replaced the terra cotta tile roof. Only surfaces, plumbing, and electrical systems needed repair or replacement.

In an inverted “T” shape, the resident services were located at the front of the building, the worker storage and staging in the rear.

The building stood 56 feet long, 103 feet deep, and approximately 25 feet tall at the ridge line. The walls sat on concrete footings with an approximately five foot high knee-wall forming a vented crawlspace. Terra cotta “tile” masonry supported the twelve-inch thick walls with a brick exterior veneer. The floor

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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C.J. PEETE HOUSING PROJECT, ADMINISTRATION BUILDING
(Magnolia Housing Project)
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was a six-inch thick concrete slab. The only wood could be found in the roof: trussed rafters spaced 23½ inches on center.

The concrete front porch extended six feet out from the façade, with front steps. A pediment roof covered the porch. Turned Doric columns supported the pediment.

The exterior front door had six panels with an elliptical arch transom; five pane sidelight finished the component. Large eight over eight pane wood double-hung windows were installed. Eight over eight-pane window are more common to the northern half the United States. 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. The rear roof had a flat composition roof.

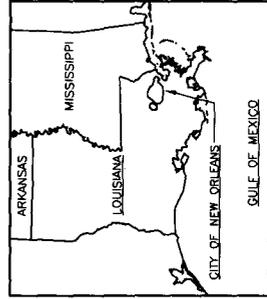
In the past, the interior had been gutted. The designed countertops, desks, and doors were removed and replaced with modern institutional furniture and metal doors.

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

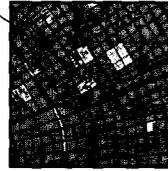
C.J. PEETE HOUSING PROJECT

HABS LA-1369-I
(Page 3)

BUILDING KEY	HABS NO.	TYPE
1.	2800-56	MAGNOLIA ST.
2.	2800-58	MAGNOLIA ST.
3.	2814-42	MAGNOLIA ST.
4.	2808-12	MAGNOLIA ST.
5.	2800-06	MAGNOLIA ST.
6.	2600-14	WASHINGTON AVE.
7.	2801-09	S. ROBERTSON ST.
8.	2811-39	S. ROBERTSON ST.
9.	2801-12	SIXTH ST.
10.	2601-18	S. ROBERTSON ST.
11.	2840-48	S. ROBERTSON ST.
12.	2810-36	S. ROBERTSON ST.
13.	2800-08	S. ROBERTSON ST.
14.	2601-03	FRERET ST.
15.	2805-13	FRERET ST.
16.	2805-13	FRERET ST.
17.	2805-13	FRERET ST.
18.	2835-41	FRERET ST.
19.	2501-15	SIXTH ST.
20.	2840-48	FRERET ST.
21.	2810-36	FRERET ST.
22.	2840-48	FRERET ST.
23.	2810-36	FRERET ST.
24.	2400-30	WASHINGTON AVE.
25.	2809-39	LA SALLE ST.
26.	2841-69	LA SALLE ST.
27.	2871-59	LA SALLE ST.
28.	2841-69	LA SALLE ST.
29.	2841-69	LA SALLE ST.
30.	2700-08	FRERET ST.
31.	2700-08	FRERET ST.
32.	2900-08	FRERET ST.
33.	2300-50	SIXTH ST.
34.	2901-07	LA SALLE ST.
35.	2909-39	LA SALLE ST.
36.	2901-09	LA SALLE ST.
37.	2901-09	LA SALLE ST.
38.	3201-08	LA SALLE ST.
39.	2401-51	TOLEDANO ST.
40.	3300-50	S. ROBERTSON ST.
41.	3200-08	S. ROBERTSON ST.
42.	2500-06	SEVENTH ST.
43.	2401-14	FRERET ST.
44.	2401-14	FRERET ST.
45.	2500-50	TOLEDANO ST.
46.	3303-51	SEVENTH ST.
47.	2501-29	LOUISIANA AVE.
48.	3300-28	MAGNOLIA ST.
49.	3200-06	MAGNOLIA ST.
50.	2600-06	SEVENTH ST.
51.	2601-15	S. ROBERTSON ST.
52.	2601-15	S. ROBERTSON ST.
53.	2600-30	TOLEDANO ST.
54.	3301-31	S. ROBERTSON ST.
55.	2601-28	LOUISIANA AVE.
56.	3301	FRERET ST.
57.	3211	LASALLE ST.



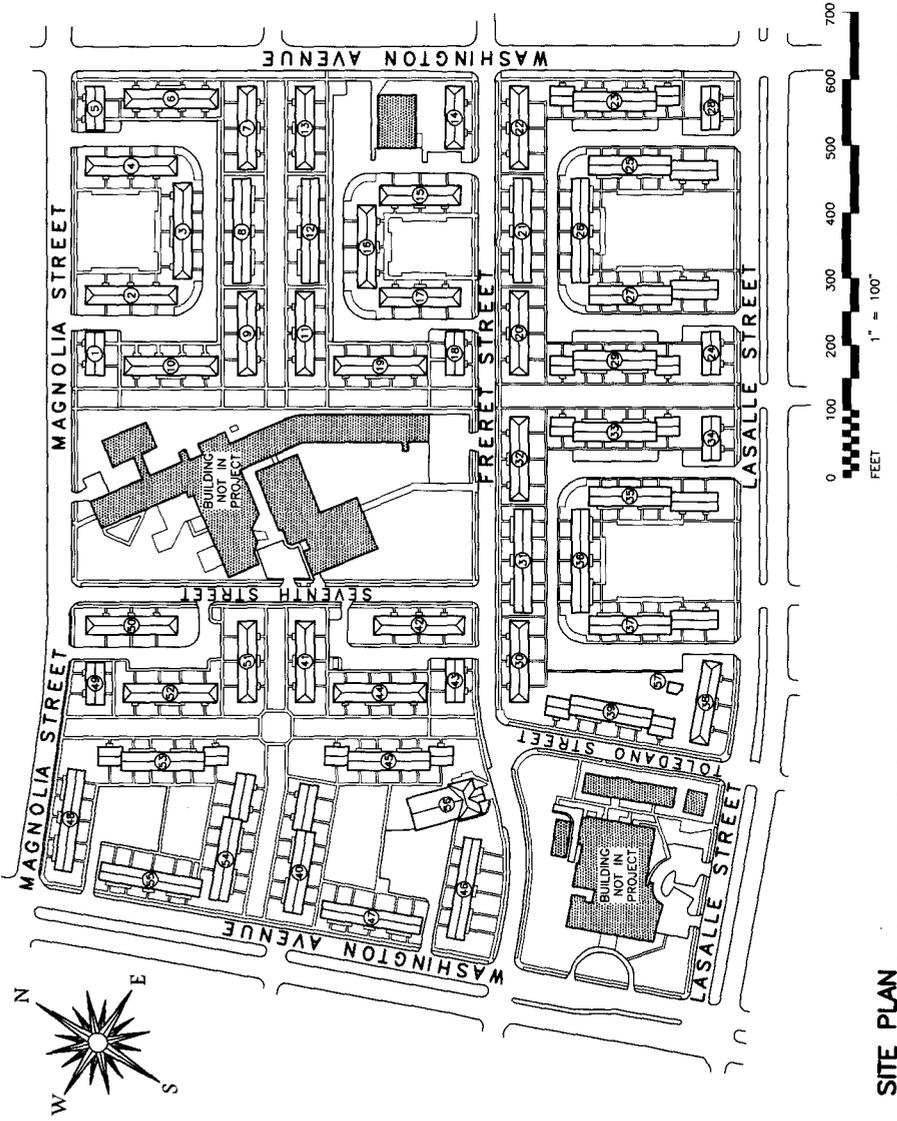
C.J. PEETE HOUSING PROJECT
(MAGNOLIA HOUSING PROJECT)



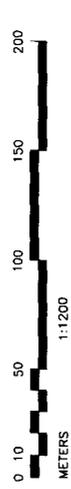
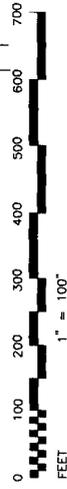
UTM REFERENCE: 15,790458,331541



LOCATION MAP
ADAPTED FROM USGS MAP
NO. 10000, 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.