

United States Department of the Interior  
National Park Service

APR 15 2016

Resub

# National Register of Historic Places Registration Form

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

## 1. Name of Property

Historic Name: Lafitte Avenue Project Buildings C-47, E-45, and #46

Other Names/Site Number: N/A

Name of related multiple property listing: United States Housing Authority (USHA)-funded Public Housing in Louisiana, 1935-1950

## 2. Location

Street & Number: Corner of Lafitte Avenue and North Johnson Street

City or town: New Orleans

State: LA

County: Orleans

Not for Publication:

Vicinity:

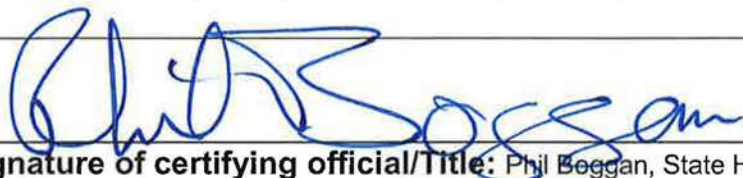
## 3. State/Federal Agency Certification

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



4-8-16

Signature of certifying official/Title: Phil Beggan, 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

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**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: \_\_\_\_\_

*[Handwritten Signature]*

5-31-2016

Signature of the Keeper

Date of Action

**5. Classification**

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

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public – Local
<input type="checkbox"/>	Public – State
<input type="checkbox"/>	Public – Federal

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

<input checked="" type="checkbox"/>	Building(s)
<input type="checkbox"/>	District
<input type="checkbox"/>	Site
<input type="checkbox"/>	Structure
<input type="checkbox"/>	object

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

Contributing	Non-contributing	
3		Buildings
	2	Sites
	1	Structures
		Objects
3	3	Total

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

**6. Function or Use**

**Historic Functions** (Enter categories from instructions.): COMMERCE/TRADE: professional; COMMERCE/TRADE: warehouse; DOMESTIC: multiple dwelling

**Current Functions** (Enter categories from instructions.): EDUCATION: school; VACANT/NOT IN USE

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## 7. Description

**Architectural Classification** (Enter categories from instructions.): OTHER: Utilitarian

**Materials:** (enter categories from instructions.)

foundation: pilings, concrete

walls: brick

roof: tile

other:

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary Paragraph

The Lafitte Avenue Project Buildings C-47, E-45, and #46 of the former Lafitte Avenue Project are located on 1.1 acres of the original 27.2-acre site adjacent to three National Register Historic Districts (NRHD) – Esplanade Ridge, Mid-City, and Parkview. The development, now named *Faubourg Lafitte*, is bounded by Lafitte Avenue (formerly Carondelet Walk), Orleans Avenue, North Claiborne Avenue, and North Rocheblave Street. The Lafitte Avenue Project Buildings C-47, E-45, and #46, completed in 1941 in the utilitarian style, are located on the same block, situated along Lafitte Avenue. The two former residential buildings and former administration building feature brick exteriors, tile side-gable roofs, brick chimneys, and porches with wrought iron columns and railing with ornamental grillwork, distinctive characteristics of the high-density urban subtype as defined in Section F of the *United States Housing Authority (USHA)-funded Public Housing in Louisiana, 1935-1950* Multiple Property Documentation Form (MPDF).<sup>1</sup> Although the overall site has experienced extensive demolition, Buildings C-47, E-45, and #46 remain eligible for National Register listing as they retain the architectural and historic character of USHA-funded urban public housing buildings in Louisiana built between 1929 and 1950.

### Narrative Description

The Lafitte Avenue Project was the fifth of six low-rent public housing developments to be constructed in New Orleans and funded by the United States Housing Act of 1937, also known as the Wagner-Steagall Act. Completed as a superblock in 1941, the original plan for Lafitte contained 77 residential buildings and one administration building (Figure 1). The 77 residential buildings consisted of 356 one-bedroom apartments, 396 two-bedroom apartments, and 144 three-bedroom apartments, for a total of 896 units. The 77 courtyard-oriented residential buildings were categorized into seven different two- and three-story building types.<sup>2</sup> Each type featured common characteristics, such as brick exteriors, side-gabled tile roofs, chimneys with cement caps, quoins, and porches that exhibited wrought iron columns and ornamental railing.

As is the case with many public housing developments, considerable changes have taken place in the years since the Lafitte Avenue Project opened. After Katrina, HUD, and HANO selected Providence Community Housing in

<sup>1</sup> National Register of Historic Places, USHA-funded Public Housing in Louisiana 1929-1950, Louisiana (MPDF), National Register #14000692, Section F page 20-27.

<sup>2</sup> Various, Original floor plans of the Lafitte Avenue Project LA. 1-5, Collections of the HANO archives, Housing Authority of New Orleans, New Orleans, Louisiana.

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collaboration with Enterprise Community Partners to redevelop the property and the surrounding area. As a result of this redevelopment project, 75 residential buildings have been demolished. Once completed, the Lafitte site, now known as Faubourg Lafitte, will include 1500 homes and apartments on the former public housing site and within the surrounding neighborhood in addition to the two original residential buildings and original administration building.<sup>3</sup> The new development will be constructed to Enterprise Green Communities standards “incorporating healthy and energy-efficient building practices, materials and systems.”<sup>4</sup> All three remaining Lafitte Avenue Project buildings are located on the same block, situated along Lafitte Avenue. The Lafitte Greenway, a 2.6 mile multi-use trail and linear park connecting the French Quarter to Bayou St. John and Mid-City, runs directly across from the three original buildings.

### Building C-47

The Lafitte Avenue Project Building C-47 is located directly southeast of the original administration building (Figures 2, 3). The symmetrical building is oriented in a southeasterly direction, thus opens up to the intersection of North Johnson Street and Lafitte Avenue (Photo 11). Building C-47 features a rectangular footprint which measures 100 feet wide and 27 feet deep.

Clad in the original brick veneer laid in a common bond pattern, the three-story building has a concrete foundation with metal ventilator grilles. Metal gutters have been removed, but the metal downspouts remain on the main façade and rear elevations. Ascending the first two stories, 12 brick quoins accentuate each corner of the building. A continuous brick rowlock belt course runs just below the third floor windows along all the building elevations. The building entablature consists of a denticulated brick cornice on only the front elevation of the building (Photo 8). Building C-47 has a side-gable roof covered with tile. The gable ends are broken by brick chimneys. All four original chimneys are located at the ridge and are topped with pre-cast concrete chimney caps. The original small, triangular metal roof ventilators have been removed.

### *Southeast Elevation*

Three porches with concrete foundations and concrete steps are located at the main façade or southeast elevation (Photos 1-3). Each porch is positioned over the door or stairway openings on the first floor and feature open balconies on the second floor. The porches exhibit the original wrought iron columns at the first floor and wrought iron railing at the second story open balcony (Photo 7). The ornamental grillwork on the supports is designed with decorative scrolls and tracery patterns above a vertical “X” design with a central cast iron rosette.

Although currently boarded, the windows on the southeast elevation are all original and feature the original brick sills. The symmetrical elevation consists of six 8/8 double hung wood windows, two smaller 6/6 wood windows, and 10 entrances on the first floor. Thus, the fenestration pattern is window-door-door-door-window-window-window-door-door-door-door-window-window-window-door-door-door-window on the first floor. The second floor contains eight 8/8 wood windows and four entrances, resulting in a window-door-window-window-window-door-door-window-window-window-door-window fenestration pattern (Photo 22). The third floor has 12 bays, consisting of all windows - eight original 8/8 wood windows and four 6/6 original wood windows (Photos 32-33). While the original 12-light clear glazed and wood panel doors have been removed, the arrangement of windows and doors has not been altered.

### *Northeast and Southwest Elevation*

The northeast and southwest side elevations feature one window closest to the street-facing façade on the first and second floors and two windows at the third floor (Photo 4; Photo 6) Two quarter-round metal louver vents with brick sills and rowlock arches are located in the gables (Photo 9). Though currently boarded, the windows are all original 8/8 wood windows with brick sills.

### *Northwest Elevation*

Like the primary façade, the bays of the northwest elevation are currently boarded but feature the original windows and brick sills (Photo 5-6) The first floor contains a door attached to a 6/6 wood window at both elevation ends. The

<sup>3</sup> Faubourg Lafitte Redevelopment, New Orleans, LA, Enterprise Green Communities, January 2014, <http://www.enterprisecommunity.com/resources/ResourceDetails?ID=67669.pdf>

<sup>4</sup> Ibid.

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remaining openings consist of eight 6/6 wood windows, two smaller 6/6 wood windows, and three entrances. Thus, the fenestration pattern is window/door-window-door-window-window-window-door-window-window-window-door-window-door/window. The second and third floors contain all windows. The second floor has 15 bays, all consisting of 6/6 wood windows (Photo 25). The 14 bays on the third floor contain eight 6/6 wood windows and six smaller 6/6 wood windows (Photo 30).

#### *Interior*

Building C-47 contains 10 units, consisting of a combination of one, two, and three bedroom apartments (Figure 4). The first floor contains four one-bedroom units which include a living room, kitchen, bedroom, and bath. The second floor contains the living room and kitchen and dining room for the four two-bedroom and two three-bedroom units, with all bedrooms located on the third floor (Figures 8, 9). Stairs that lead to the upper floors of the units are constructed with cement treads, metal balusters and newel posts, and wood handrails. Closets are generally located under the staircases.

#### Building E-45

The Lafitte Avenue Project Building E-45 is located at the corner of North Galvez Street and Lafitte Avenue, just northwest of the administration building (Figures 2, 3). The two-story building is oriented to the northwest. Building E-45 originally featured a rectangular footprint which measured 127 feet 9 inches wide and 27 feet deep. In 2013, Building E-45 was redeveloped into a Head Start Center. As a result, additions were constructed on the northeast and southwest elevations, which produced an irregular footprint. Fortunately, the two additions were clad in a material that is smooth and painted a pale orange and is clearly discernible from the original building as additions. The two-story building is clad in the original brick veneer laid in a common bond pattern and features a concrete foundation. Ten brick quoins accentuate each corner of the former residential building. Building E-45 features a side-gable tile roof with five original brick chimneys and four metal ventilators.

#### *Northwest Elevation*

Similar to Building C-47, three porches with concrete foundations and concrete steps are located at the main façade or northwest elevation (Photo 36). Each porch is positioned over the door or stairway openings on the first floor. The central porch features a tile roof, while the other two porches feature open balconies with original wrought iron railing on the second floor. All three porches exhibit the original wrought iron columns at the first floor. The ornamental grillwork on the porch supports is designed with decorative scrolls and tracery patterns above a vertical "X" design with a central cast iron rosette. New metal railing along the concrete steps has been installed to meet building code (Photo 38).

The windows on the northwest elevation are all wood and feature the original brick sills. The symmetrical elevation consists of six 8/8 double hung wood windows, two smaller 4/4 wood windows, and 10 entrances on the first floor. Thus, the fenestration pattern is window-door-door-door-door-window-window-window-door-door-window-window-window-door-door-door-door-door-window. The second floor contains seven 8/8 wood windows, two smaller 4/4 wood windows, and four entrances, resulting in a window-door-door-window-window-window-window-window-window-window-door-door-window fenestration pattern. All entrances on the northwest elevation feature 12-light clear glazed and wood panel replacement doors that match the original type, size, panel, and glazed window type pattern.

The additions, located at the northeast and southwest elevations and further discussed below, are visible from the main façade. However, the additions are setback from the original building façade thus do not obscure significant architectural features of the main elevation.

#### *Northeast and Southwest Elevations*

The northeast and southwest side elevations originally featured two windows on the first and second floors with one semi-circular metal louver vent located in the gables. In 2013, Building E-45 was redeveloped into a Head Start Center. As a result, additions were constructed at the northeast and southwest elevations to accommodate an elevator and staircases. (Photos 36 and 37). While the design integrity of Building E-45 is diminished some due to the side additions, the building retains its side-gable roof pitch and the additions are clearly recognizable as new.

#### *Southeast Elevation*

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The first floor contains 19 bays, consisting of one door at the addition on the southern end, twelve 8/8 windows, four entrances, and two doors at the addition on the northern end. The second floor has 17 bays, consisting of one 6/6 window at the addition on the northern end, twelve 8/8 windows, two 6/6 windows, and two smaller 6/6 windows. A modern awning has been constructed covering the first floor stoop areas on this elevation (Photo 13) that connects to a covered walkway between E-45 and #46. This awning does have an impact on the integrity of design for the building, but overall, it would still be recognizable as a residential public housing building to former residents.

#### Administration and Service Building #46

The Administration and Service Building #46 is located in between Buildings C-47 and E-45 and faces Lafitte Avenue (Figures 2, 3). The rear facing T-shaped building still retains its side gable roof with centered front gabled entry, original brick chimney with pre-cast concrete cap, and metal covered cupola. Seven brick quoins accentuate each corner of the former administration building. Similar to Buildings C-47 and E-45, the one-story former administration building is clad in the original brick veneer laid in a common bond pattern. The interior of Building #46 featured offices, conference room, storage areas, and bathrooms, while the rear portion contained a paint shop, general repair shop, and stock room. In 2013, Building #46 along with Building E-45 were redeveloped into a Head Start Center.

#### *Southeast Elevation*

The main façade features a central entry porch flanked by three 12/12 wood windows on each side (Photo 12). The porch features the original pediment supported by the original six metal columns. The pediment retains the original shiplap siding, scalloped trim, and oculus window. Two openings with 12/12 panes and three vertical wood panels flank the original central paneled entrance with transom. A handicap ramp extends to the right of the main entrance.

#### *Northeast Elevation*

The rear of Building #46 originally featured a minimally sloped composition roof with terra cotta coping but has been altered to include a low-pitched metal overhang that extends to cover the rear handicap ramp (Photo 35). The rear elevation retains the original seven openings, which consist of six 8/8 wood windows and a central 12-light clear glazed and wood panel replacement door. This opening originally featured a single steel rolling door.

#### *Southeast and Northwest Elevations*

The central block portion of the right and left side elevations feature three 12/12 wood windows with one semi-circular metal louver vent located in the gables (Photo 35). The northernmost portion of the right side elevation features five 8/8 wood windows, while the left side elevation features four 8/8 wood windows and a clear 12 clear pane metal garage door. This garage opening originally featured a single wood overhead door with 36 wood panels.

#### **Non-contributing Resources**

There are three non-contributing resources on the site. These include the modern covered walkway connecting E-45 to #46 and the two modern playgrounds situated between E-45 and #46. They are non-contributing as they are recently constructed and do not related to the buildings' historic significance.

#### Overall Integrity

Buildings C-47, E-45, and #46 are significant because they are representative of the high-density urban development subtype in Louisiana as defined in Section F of the *United States Housing Authority (USHA)-funded Public Housing in Louisiana, 1935-1950* Multiple Property Documentation Form (MPDF), and are the three remaining buildings of the original Lafitte Avenue Housing Project. Each building retains its essential physical features that made up its character as a USHA-funded housing development building in Louisiana. Buildings C-47, E-45, and #46 retain integrity of location, design, materials, workmanship, feeling, and association.

Located in their original location, the two former residential and former administration building retain their historic appearance with their original brick cladding, tile roofs, porches with ornamental ironwork, and retention of historic openings and fenestration patterns. While the side additions to Building E-45 have altered the original footprint, all other essential physical features that contribute to the significance of the building remain intact. Since Katrina, Building C-47 has been vacant, and as a result, the interior's materials and workmanship integrity have been impacted slightly due to deterioration. Additionally, Buildings E-45 and #46 have been redeveloped into a Head Start Center and have lost some

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interior integrity due to these renovations. When designed these housing project buildings relied on more details on the exteriors and fortunately, all three buildings retain integrity of design, materials, and workmanship integrity on the exterior, the buildings' most distinguishing feature.

Most regrettably, Buildings C-47, E-45, and #46 have lost their integrity of setting due to the demolition of 75 original Lafitte Avenue Project buildings and active Faubourg Lafitte housing project redevelopment. While the loss of setting is unfortunate, Buildings C-47, E-45, and #46 remain situated on the same block and are recognizable as a manifestation of the public housing program. Adjacent to each other, the three intact buildings convey the association with a high-density public housing development in Louisiana. The three remaining buildings of the USHA-funded Lafitte Avenue Project retain integrity of feeling as the former redevelopment site continues to provide affordable housing to urban residents in need. Furthermore, the new Faubourg Lafitte construction is sensitive to the remaining historic buildings in its massing, scale, and appearance.

According to the *United States Housing Authority (USHA)-funded Public Housing in Louisiana, 1935-1950* Multiple Property Documentation Form, individual public housing buildings may be eligible for listing on the National Register if they, at a minimum, possess integrity of feeling, association, design, location, and setting. Most importantly, individually eligible buildings would need to convey the association with USHA and be recognizable as a manifestation of the public housing program. While these three buildings have lost a good portion of their integrity of setting, they do have integrity of feeling, association, design, location, and also, integrity of materials. Furthermore, the "historic cladding materials present in high-density urban public housing developments, as well as the retention of the dimensions of historic openings, contribute to the buildings' integrity of design."<sup>5</sup> All of these features are intact on the three buildings at the Lafitte Avenue Project. There is no doubt that the original architects, craftsmen, and former tenants of these Lafitte buildings would easily recognize these buildings if they visited today. As now rare architectural examples of an urban resource associated with the USHA-funded Public Housing in Louisiana, the Lafitte Avenue Project Buildings C-47, E-45, and #46 are eligible for National Register listing.

**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.)

	<b>A</b>	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	<b>B</b>	Property is associated with the lives of persons significant in our past.
<b>X</b>	<b>C</b>	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.
	<b>D</b>	Property has yielded, or is likely to yield, information important in prehistory or history

**Criteria Considerations:**

	<b>A</b>	Owned by a religious institution or used for religious purposes
	<b>B</b>	Removed from its original location
	<b>C</b>	A birthplace or grave
	<b>D</b>	A cemetery
	<b>E</b>	A reconstructed building, object, or structure

<sup>5</sup> National Register of Historic Places, USHA-funded Public Housing in Louisiana 1929-1950, Louisiana, National Register #14000692.

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<b>F</b>	A commemorative property
<b>G</b>	Less than 50 years old or achieving significance within the past 50 years

**Areas of Significance** (Enter categories from instructions.): Architecture

**Period of Significance:** 1940 – 1941

**Significant Dates:** 1940 - 1941

**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):** Rosenthal, Sol; Kessels, Jack J. H.; Jones, Ernest W.

**Period of Significance (justification):** The period of significance is 1940 -1941, the start and completion dates of construction for all three buildings.

**Criteria Considerations (explanation, if necessary):** N/A

**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.)

The Lafitte Avenue Project Buildings C-47, E-45, and #46 are of local significance under Criterion C in the area of Architecture. The three remaining buildings of the original Lafitte Avenue Housing Project in Orleans Parish are appropriate, intact examples of the high-density urban subtype as defined in Section F of the *United States Housing Authority (USHA)-funded Public Housing in Louisiana, 1935-1950* Multiple Property Documentation Form (MPDF). The Lafitte Avenue Project Buildings have direct association with the historic context developed as part of the MPDF and individually meet the requirements set forth in the MPDF building subtype, High-Density Urban. Buildings C-47, E-45, and #46 represent the purpose-built USHA-funded public housing buildings designed in the utilitarian style “to serve the need of the submerged middle class, who were temporarily outside of the labor market during the Depression.”<sup>6</sup> The three extant buildings retain their original architectural composition and materials, such as brick exteriors, tile side-gable roofs, brick chimneys, and porches with wrought iron columns and railing with ornamental grillwork, all characteristics described in the MPDF. The period of significance is 1940 to 1941, the dates of construction.

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

**Historical Background**

\*\*\*Note: Several sections of this statement of significance related to the history of public housing in Louisiana and New Orleans were taken directly from the Iberville Public Housing Development Nomination, #14000692, which was submitted with the MPDF. Information was altered to reflect historical background information for the Lafitte Avenue Housing Project. \*\*\*

<sup>6</sup> National Register of Historic Places, USHA-funded Public Housing in Louisiana 1929-1950, Louisiana (MPDF), National Register #14000692, Section E page 10.



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During one of the bleakest years of the Great Depression, President Herbert Hoover signed into law the Emergency Relief and Construction Act on July 31, 1932.<sup>7</sup> This Act authorized the Reconstruction Finance Corporation (RFC) to extend loans to private corporations formed solely for the purpose of providing housing for low income families and for the reconstruction of slum areas.<sup>8</sup> Although the Emergency Relief and Construction Act was a “strong step toward recovery,” the appropriation total was inadequate for the massive undertaking and too few public works projects were authorized.<sup>9</sup> After President Franklin Delano Roosevelt took office in 1933, he acted swiftly to activate his New Deal. On June 16, 1933, Congress passed the National Industrial Recovery Act (NIRA) which, among a number of measures, created the Federal Emergency Administration of Public Works, commonly called the Public Works Administration, or PWA.<sup>10</sup> The Housing Division of the PWA authorized the use of federal funds to finance slum clearance and low-cost housing as a means of providing employment. Shortly after NIRA was legislated, Congress passed the National Housing Act of 1934 which established the Federal Housing Administration (FHA).<sup>11</sup> While these acts stimulated housing construction, low-income families were still in need of affordable housing.

On September 1, 1937, President Roosevelt signed the United States Housing Act of 1937. The Housing Act, also known as the Wagner Bill or the Wagner-Steagall Act, established the United States Housing Administration (USHA) within the United States Department of the Interior. The late-New Deal legislation provided funding “to assist the several States and their political subdivision to alleviate present and recurring unemployment and to remedy the unsafe and insanitary housing conditions and the acute shortage of decent, safe, and sanitary dwellings for families of low income, in rural or urban communities, that are injurious to the health, safety, and morals of the citizens of the Nation.”<sup>12</sup> While the USHA provided funding, local housing authorities were responsible for the planning, construction, ownership and operation of the low-income housing projects.

By the time the Wagner-Steagall Act was approved, the Louisiana legislature had already passed Act 275 of 1936, which paved the way for New Orleans to participate in the low-rent housing projects. Act 275, also known as the “Housing Authority Act” or “Slum Clearance Act,” authorized the creation of local housing authorities in Louisiana cities with populations in excess of 20,000 (later amended to 5,000).<sup>13</sup> This act created the Housing Authority of New Orleans (HANO).

In March 1938, William J. Guste, member of HANO, returned from Washington, D.C., with a signed low-income housing development contract. Approved by President Roosevelt and signed by Nathan Straus, United States Housing Administrator, the city of New Orleans was “the first in the entire United States approved by the USHA under the Housing Act of 1937.”<sup>14</sup> By September 1938, President Roosevelt had allocated \$9,830,000 USHA funds to eliminate blighted areas below Canal Street where 95 percent of residences were considered “substandard.”<sup>15</sup> The New Orleans housing authority described these residences as “unsafe, insanitary, congested and generally unfitted for occupancy.”<sup>16</sup> The loan approved was for the all African American Lafitte Housing Project, and its Caucasian-only equivalent, Iberville Housing Project.

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<sup>7</sup> Congressional Research Service, *Chronology*, 3; Division of Information, *America Builds: The Record of PWA, Public Works Administration* (Washington, D.C., U.S. Government Printing Office, 1939), 4-6, <https://ia600300.us.archive.org/27/items/americanbuilds00unitrich/americanbuilds00unitrich.pdf>.

<sup>8</sup> Congressional Research Service, *Chronology*, 3.

<sup>9</sup> Herbert Hoover, Statement About Signing the Emergency Relief and Construction Act of 1932 July 17, 1932, available online [http://www.ecommcode.com/hoover/ebooks/pdf/FULL/B2V4\\_Full.pdf](http://www.ecommcode.com/hoover/ebooks/pdf/FULL/B2V4_Full.pdf) (accessed 12 October 2015).

<sup>10</sup> Division of Information, *America Builds*, 1-2, 41, 209; Longman et al., *National Register of Historic Places*, Section E, 17-18.

<sup>11</sup> Congressional Research Service, *Chronology*, 6-7.

<sup>12</sup> Federal Works Agency, United States Housing Authority, *United States Housing Act of 1937 (As Amended)*, September 1939, available <https://archive.org/details/Housingact1937> (accessed 13 May 2014).

<sup>13</sup> F. S., Constitutional Law - Eminent Domain - State Slum Clearance Housing Projects, 1 La. L. Rev. (1938), available at: <http://digitalcommons.law.lsu.edu/lalrev/vol1/iss1/28>

<sup>14</sup> “Housing Project Contract Signed By Head of USHA,” *The Times-Picayune*, 18 March 1938, p20, available online through subscription database, <http://www.nola.com/t-p/> (accessed 14 April 2014).

<sup>15</sup> “Projects Slated Below Canal Street,” *The Times-Picayune*, 3 September 1938, p2, available online through subscription database, <http://www.nola.com/t-p/> (accessed 14 April 2014).

<sup>16</sup> *Ibid.*

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The Lafitte Avenue Housing Project area embraced a total of 1,224,883 square feet with 936,600 square feet represented by the 331 parcels on the site. Approximately 85 percent of the 323 residential dwellings were considered substandard.<sup>17</sup> In early July 1939, the Housing Authority mailed letters to each property owner warning them that expropriation proceedings would be instituted “unless a speedy understanding is reached for the sale of their holdings”.<sup>18</sup> Four months later, HANO filed expropriation suits against “certain property owners who so far have failed to sign options” and insisted “upon prices that the Housing Authority of New Orleans is unauthorized to pay.”<sup>19</sup>

On November 23, 1939, HANO ordered bid advertising for the construction of Lafitte, officially designated as project LA-1-5. The contracts called for demolition of all existing buildings, clearing of the sites, construction and completion of all structures, landscaping, heating, plumbing and electrical work.<sup>20</sup> The Lafitte buildings included 77 dwelling buildings containing 896 dwelling units, consisting of 3,655 rooms, one administration service building, two yard stations, a meter house, and a job office. Like all the New Orleans public housing buildings, Lafitte was designed to have a “useful life” of 60 years.<sup>21</sup> According to the Annual Housing Authority Report in 1939, the design for each building included:

“Concrete foundations, brick and hollow-tile walls, metal staircases, wood block or asphalt tile floors laid on concrete floor slabs and asbestos shingle or tile roofs will achieve the long life contemplated with a minimum of maintenance, repair and replacement costs. Each dwelling unit will be complete with living room, kitchen, bathroom and from one to three bedrooms. Dining space is combined with the kitchen in some instances and in others the living room and dining space are combined. Each dwelling unit will contain an electric refrigerator, gas range, gas water heater, built-in bathtub, combination sink-laundry tray and closet space.”<sup>22</sup>

On January 25, 1940, bids were opened for the Lafitte project. Several months later, the Lafitte construction contract was awarded to R. P. Farnsworth & Company, the same firm who won the Magnolia Street Housing Project, which was in construction at the time of the Lafitte award. R. P. Farnsworth & Company beat nine other general contractors with a base bid of \$3,062,202.<sup>23</sup> In April 1940, demolition of all existing buildings and construction of Lafitte began, “marking the entry of the fifth project of the current program of the housing authority of New Orleans into the construction stage.”<sup>24</sup> The first test piling in the Lafitte site was driven on May 9.<sup>25</sup> By the end of the year, Lafitte was 60.7 percent completed and roughly 15 days ahead of schedule with an adjusted completion date of August 15, 1941.<sup>26</sup>

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<sup>17</sup> “Projects Slated Below Canal Street,” *The Times-Picayune*, 3 September 1938, p2, available online through subscription database, <http://www.nola.com/t-p/> (accessed 14 April 2014).

<sup>18</sup> “Owners Warned of Housing Body Property Suits,” *The Times-Picayune*, 19 July 1939, p6, available online through subscription database, <http://www.nola.com/t-p/> (accessed 7 October 2015).

<sup>19</sup> “Suit for Housing Project Tracts to open Monday,” *The Times-Picayune*, 9 November 1939, p17, available online through subscription database, <http://www.nola.com/t-p/> (accessed 7 October 2015).

<sup>20</sup> “Authority Asks Bids for Housing Projects in City,” *The Times-Picayune*, 23 November 1939, p7, available online through subscription database, <http://www.nola.com/t-p/> (accessed 7 October 2015).

<sup>21</sup> Housing Authority of New Orleans, *Report of the Housing Authority of New Orleans For the Year Ending December 31, 1939*, p2  
Reproduction, Archives, Housing Authority of New Orleans, New Orleans, Louisiana.

<sup>22</sup> Ibid.

<sup>23</sup> “Contract Signed on City’s Fourth Housing Project,” *The Times-Picayune*, 2 March 1940, p9, available online through subscription database, <http://www.nola.com/t-p/> (accessed 7 October 2015).

<sup>24</sup> “Start Demolition in Lafitte Avenue Housing Project,” *The Times-Picayune*, 28 April 1940, p69, available online through subscription database, <http://www.nola.com/t-p/> (accessed 7 October 2015).

<sup>25</sup> “Lafitte Avenue Housing Project Work is Slated,” *The Times-Picayune*, 9 May 1940, p11, available online through subscription database, <http://www.nola.com/t-p/> (accessed 7 October 2015).

<sup>26</sup> “Housing Program is Being Speeded, Says Brodtmann,” *The Times-Picayune*, 8 December 1940, p36, available online through subscription database, <http://www.nola.com/t-p/> (accessed 7 October 2015); Housing Authority of New Orleans, *Report of the Housing Authority of New Orleans For the Year Ending December 31, 1940*, p3-8, Reproduction, Archives, Housing Authority of New Orleans, New Orleans, Louisiana.

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Lafitte was designed by the same local architects who designed the Calliope Housing Project (later known as the B.W. Cooper Housing Project), Sol Rosenthal, Jack J. H. Kessels, and Ernest W. Jones with Sol Rosenthal acting as chief architect. It is believed that the buildings were modeled after the historic Pontalba Buildings in Jackson Square, “inspiring the subtle intricacies of the buildings’ decorative elements: the balcony ironwork, the lines of the pitched terra cotta roofs, and the brickwork punctuated with quoins and a belt course.”<sup>27</sup> The actual labor was completed by local African American and Creole master craftsmen. Sourced from just across Lake Pontchartrain, the bricks were “Slidell common,” and “placed expertly” on the building exteriors.<sup>28</sup> The *Specifications for the Construction of the Lafitte Avenue Housing Project, New Orleans, Louisiana, Project No. 1-5, 1939* instructed the craftsmanship as follows:

It is the intent of this contract that all masonry work be sound, straight, true, first-class and complete in every respect, and that the exterior walls be so constructed that dampness will not get into them. All work shall be laid plumb, level, and true. Brick for the facing work shall be new, whole, sound, medium or hard common brick made from clay or shale, evenly burned, free from cracks and badly warped surfaces and other surface defects; they shall be of a material and manufacture which has proven satisfactory over a period of years. Two bricks when struck together shall emit a clear ringing sound.<sup>29</sup>

Selection for Lafitte tenant applications started April 7, 1941.<sup>30</sup> By August 19, the Lafitte Project was completely filled with tenants.<sup>31</sup> Occupying the site bounded by North Claiborne Avenue, Lafitte Avenue, North Rocheblave Street, and Orleans Avenue, the Lafitte originally housed approximately 3,000 tenants.<sup>32</sup> The Lafitte Avenue Housing Project was the fifth of six local housing projects to be constructed in New Orleans. The first two low-income housing developments were the Magnolia Street Project (LA 1-2) and the St. Thomas Street Project (LA 1-1), followed by the Calliope Street Project (LA 1-7), Iberville Street Project (LA 1-3) and Lafitte. The final housing project, St. Bernard Avenue Project, was completed in January 1942.

By 1946, there were 1,956 adults and 1,467 children residing at Lafitte.<sup>33</sup> Through the 1950’s, residents of Lafitte were supported by numerous social services, “from nursery schools financed by the Works Progress Administration to onsite medical care, adult education programs, Boy Scout groups, and gardening clubs.”<sup>34</sup> Many of the tenants also participated in recreation programs, such as boxing, bridge club, football, softball, and tennis. However, Lafitte, along with the other New Orleans public housing developments, began to transform during the 1960s. As public housing and public services were desegregated and middle class inhabitants moved to the suburbs, conditions of public housing began to deteriorate. In addition, the razing of North Claiborne Avenue to make way for Interstate 10 caused a major decline in population. In 1970, Congress passed the Brooke Amendment to the Housing and Urban Development Act of 1969, which resulted in lower HANO revenues and cutbacks in maintenance and public services at all New Orleans public housing developments. In 1988, HUD required HANO to contract with a private firm to manage its operations after reports revealed years of

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<sup>27</sup> Bethany Rogers, “It’s not just about the buildings, it’s about the people: Architecture, Practice and Preservation in Post-Katrina New Orleans” (PhD diss., Louisiana State University and Agricultural and Mechanical College, 2010).

<sup>28</sup> “A Year Ago Today, New Orleans Residents Outraged by Violent Crime Took to the Streets...And While Some Progress Has Been Noted, New Orleans Remains among the Deadliest Cities in the Nation,” *The Times-Picayune*, 11 January 2008, A1.

<sup>29</sup> *Specifications for the Construction of the Lafitte Avenue Housing Project, New Orleans, Louisiana, Project No. 1-5, 1939*, Sol Rosenthal, Jack J.H. Kessels, and Ernest W. Jones, Architects. Located at the Southeastern Architectural Archive at Tulane University.

<sup>30</sup> “400 Families Get Apartments at Housing Project,” *The Times-Picayune*, 6 April 1941, p22, available online through subscription database, <http://www.nola.com/t-p/> (accessed 7 October 2015).

<sup>31</sup> The Building of the Lafitte Housing Project – 1941, 20 August 2014, The Creole Genealogical and Historical Association, Inc. (CreoleGen). Available online at <http://www.creolegen.org/2014/08/20/the-building-of-the-lafitte-housing-project-1941/> (accessed 9 October 2015).

<sup>32</sup> Ibid.

<sup>33</sup> Vance H. Chavis, Field Training Report, March 24-May 29, 1947, available at the Amistad Research Center at Tulane University, New Orleans, Louisiana.

<sup>34</sup> Nicolai Ouroussoff, “All Fall Down,” *New York Times*, 19 November 2006, available online at [http://www.nytimes.com/2006/11/19/weekinreview/19ouroussoff.html?pagewanted=1&\\_r=0](http://www.nytimes.com/2006/11/19/weekinreview/19ouroussoff.html?pagewanted=1&_r=0) (accessed 9 October 2015).

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mismanagement and corruption.<sup>35</sup> By 2002, HANO was forced to transfer control of all housing projects over to HUD due to gross property mismanagement.<sup>36</sup>

After Hurricane Katrina, HUD, and HANO revealed their plans to demolish the “Big Four” public housing - Lafitte, Calliope/BW Cooper, Saint Bernard, and Magnolia/CJ Pete - and redevelop the sites into lower-density, mixed-income housing. Despite having a three percent vacancy rate pre-Katrina and having very little flooding after Katrina, Lafitte was boarded up and issued a demolition permit on March 24, 2008.<sup>37</sup> HUD and HANO selected Providence Community Housing in collaboration with Enterprise Community Partners to redevelop the property and the surrounding area.

### **Criterion C: Architecture – Embodying the Characteristics of the USHA-funded Public Housing Standards**

\*\*\*Note: Several sections, which are italicized, of this Criterion C statement of significance related to the USHA-funded public housing design standards in Louisiana and New Orleans were taken directly from the *USHA-funded Public Housing* MPDF. Some information was altered to reflect historical background information for the Lafitte Avenue Housing Project. \*\*\*

Located on the same block, Buildings C-47, E-45, and #46 represent Louisiana’s response to federal public housing legislation as part of the United States’ New Deal program. The two former residential buildings and former administration building retain essential physical features that make up their character as USHA-funded housing development buildings in Louisiana. The three remaining buildings of the original Lafitte Avenue Housing Project retain integrity of location, design, materials, workmanship, feeling, and association. Buildings C-47, E-45, and #46 of the Lafitte Avenue Project are eligible for inclusion in the National Register of Historic Places under Criterion C for their significance in Architecture on a local level.

What is interesting about Lafitte and other early New Orleans developments is that when they were built, the design standards for public housing were fairly limited, focusing on the structure and construction materials, and allowed for the local architects to have more of an influence on the overall aesthete. Lessons learned from the construction of these developments would later help to influence more developed nationwide guidelines in 1946. The following discussion aims to point out what architectural and design standards were developed nationwide and within the state of Louisiana, how the buildings at Lafitte embody these standards, and how local architects added embellishments and details to help the buildings fit into their local environment.

#### *Lack of Early Formalized Architectural Standards for USHA-funded Public Housing*

*Flush with funding from the passage of the Wagner-Steagall Bill, local authorities could now build their new facilities. However, exactly what to build was unclear. The U.S. Housing Authority (USHA) refused to participate in the discussion, categorically denying any interest “to proscribe or specify construction materials, methods, or designs” for the new housing developments.<sup>38</sup> Publications circulated regarding the experiences at existing low-income housing developments, but these documents tended to focus on the minutiae of maintenance and management along with general recommendations regarding division of interior space. USHA published a series of bulletins to guide local authorities through steps such as site selection, but by its own admission the recommendations were “not intended as regulations or arbitrary requirements.”<sup>39</sup> **The newly created Construction Review Division of the USHA focused on the structural and***

<sup>35</sup> Karl F. Seidman, *Coming Home to New Orleans: Neighborhood Rebuilding After Katrina* (New York: Oxford University Press, 2013), p212.

<sup>36</sup> Ibid.

<sup>37</sup> Katy Reckdahl, “Lafitte demolition permit unsigned,” *The Times-Picayune*, 12 March 2008, available online at [http://blog.nola.com/updates/2008/03/katrinamas\\_damage\\_to\\_lafitte\\_cal.html](http://blog.nola.com/updates/2008/03/katrinamas_damage_to_lafitte_cal.html) (accessed 11 October 2015); Katy Reckdahl, “Razing of Lafitte could start today,” *The Times-Picayune*, 10 April 2008, available online at [http://www.nola.com/news/index.ssf/2008/04/razing\\_of\\_lafitte\\_could\\_start.html](http://www.nola.com/news/index.ssf/2008/04/razing_of_lafitte_could_start.html) (accessed 11 October 2015).

<sup>38</sup> Department of the Interior, United States Housing Authority, “Deputy Administrator Order No. 16,” 24 August 1939, Record Group 196, National Archives, Washington, D.C.

<sup>39</sup> Department of the Interior, United States Housing Authority, *Bulletin No. 11 On Policy and Procedure: Site Planning*, 15 August 1938, Record Group 196, National Archives, Washington, D.C.

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*economic feasibility of the design, leaving aesthetics in the hands of the local authorities.*<sup>40</sup> *Given the lack of a single overarching design approach, cities cobbled together a rough framework based on the past experience of others, existing building codes, and general construction guidelines.*

*Architects in private practice often were responsible for the designs of these early USHA-funded housing developments. At the Lafitte development, buildings C-47, E-45, and #46 were designed by local architects, Sol Rosenthal, Jack J. H. Kessels, and Ernest W. Jones and included features such as porches (generally used in the south more than northern developments) and the ornamental ironwork galleries and other porch details. Moreover, the actual construction of Lafitte was completed by local African American and Creole master craftsmen.*

*Despite different architects and public needs nationwide, some commonalities of construction had already arisen; in 1941, USHA released details on their first 244 funded projects nationwide, including the projects completed in New Orleans by that time, which revealed the majority of local housing authorities chose brick construction. Poured concrete and hollow tile were also popular choices. For floor construction, concrete was by far the most popular choice, used by 208, or approximately 85%, of the housing developments.*<sup>41</sup> *This treatment can be found at Lafitte, where all of the buildings, including the three that remain, were constructed of brick. Their designs utilized the standards for building economic and structurally feasible buildings while also exhibiting local architectural elements*

*In 1946, well after the Lafitte housing development in New Orleans had already been constructed and after years of trial and error embodied in brick and mortar, the successor to the USHA, the Federal Public Housing Authority (FPHA), published design guidelines. These new guidelines sought to share “our experiences both good and bad in a decade of public housing endeavor.”*<sup>42</sup> *The FPHA utilized reports from housing authorities across the United States, as well as architects, local observations, managers, low-rent housing specialists, and regional offices in crafting the guidelines. The local housing authorities drew on comments provided by the residents living within the new developments, thus giving the recommendations the weight of the opinion of the people that used the buildings the most.*<sup>43</sup>

*The purpose of these guidelines was to prevent inferior solutions from perpetuating and to codify the successful ones. The guidelines did not stress exterior appearance, finding that no distinctive architectural style had arisen as architects tended to “give the buildings something of the local flavor.”*<sup>44</sup> *This is clearly true for the housing projects in New Orleans.*

*No single type of building was identified as the best solution for publically funded housing; instead, FPHA identified the pros and cons of each potential building type, such as low-rise single family homes, row houses, and apartment buildings. High density developments consisting of upwards of twelve to fourteen units were found to be the least effective. Regional variations often influenced the type and design of the final buildings. Row houses consistent with the surrounding housing stock were popular in the Mid-Atlantic. **Southern housing authorities viewed porches as highly desirable features**, but housing developments farther north had little use for the design element. Areas subject to high rainfall required sufficient canopies to prevent driving rain from reaching the interior.*<sup>45</sup>

*The final FPHA guidelines reflected what had been learned at low-income housing developments nationwide, including Louisiana. The initial Housing Authority of New Orleans (HANO) housing developments had been open for several years at that point; the internal reviews of these initial endeavors likely informed reports supplied to FPHA by Louisiana. For its new developments, HANO’s final designs called for buildings to cover about 25 percent of the property in order to leave plenty of open space for an “abundance of sunshine and fresh air” that will “contribute materially to the*

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<sup>40</sup> Department of the Interior, United States Housing Authority, “Order No. 32,” 22 December 1937, Record Group 196, National Archives, Washington, D.C.

<sup>41</sup> “Brick and Tile Walls Lead in USHA Low-Rent Projects,” *New Orleans Sentinel*, 18 January 1941.

<sup>42</sup> National Housing Agency, Federal Public Housing Authority. *Public Housing Design: A Review of Experienced in Low-Rent Housing*. (Washington, D.C.: Government Printing Office, 1946), iv.

<sup>43</sup> *Ibid*, p. vi, 96.

<sup>44</sup> *Ibid*, p. 112.

<sup>45</sup> National Housing Agency, Federal Public Housing Authority. *Public Housing Design*, p. 77-80, 81, 115-116.

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*physical and moral well-being of the tenants.”<sup>46</sup> The sturdy brick construction would house apartments with one to three bedrooms and the most current amenities, including a gas range, electric refrigerator, and built-in bath tub. Above all, the tenants would be “assured peace, quiet, and safety.”<sup>47</sup> HANO sought to improve the design of the housing developments as new facilities were constructed; these changes often brought the newer developments more in line with the later FPHA guidelines. For example, initial plans for the St. Thomas Street Project and Magnolia Street Project called for coal or wood burning fireplaces and stoves while later designs utilized modern gas heaters.<sup>48</sup> The emphasis on easy access to recreational facilities, modern conveniences, and serene surroundings were later reflected in the FPHA guidelines.*

*For the most part, HANO’s low-income housing developments complied with the newly minted FPHA guidelines. The general framework created by the FPHA picked up on some of the details used at Lafitte and other earlier developments in New Orleans while also providing suggestions on changes including not using “inconvenient” courtyards, but rather, true back yards. Other changes suggested for housing built after 1946 included sturdy screen doors, durable outdoor water fountains (that couldn’t be destroyed by children), and plastered interior walls versus WWII era dry wall materials. Despite the limitations of the site planning and the fact that it was completed prior to the finalized guidelines, Lafitte’s sturdy brick construction, porches, and ample recreation facilities more closely adhered to FPHA’s ideal low-income housing development.*

#### The Buildings at Lafitte as Examples of the High-Density Urban Subtype utilizing USHA Design Standards

Not only do the three buildings at Lafitte embody the design characteristics of the USHA-funded public housing by incorporating the overall standards of structural and economic feasibility combined with local aesthetics, but they also fit within the property subtype of high density urban public housing buildings. As mentioned in the *United States Housing Authority (USHA)-funded Public Housing in Louisiana, 1935-1950* Multiple Property Documentation Form (MPDF), high-density urban housing developments are only found in New Orleans. Many of these USHA-funded developments were designed by local architects in private practice (as discussed above), as was standard at the time – to incorporate overall standards for living, but to also incorporate local traditions and details. As architects focused on function and affordability for the designs, the high-density urban subtype buildings are generally utilitarian in style and form. This property subtype includes residential buildings, administration and service buildings, yard stations, meter houses, and jobs offices. As discussed below, the three Lafitte buildings fit within this subtype and meet the registration requirements to be considered eligible for National Register listing under Criterion C.

Individual properties such as the three buildings at Lafitte are eligible for their physical design and construction. They embody the characteristics of the USHA-funded public housing standards previously discussed. They are mentioned in Section F of the MPDF in the discussion of the categories and subcategories of high-density urban buildings: residential, administrative, and ancillary. C-45, E-45, and #46 fit within the residential and administrative building types. There are no ancillary structures left at Lafitte. According to the MPDF:

“Individual residential or administrative buildings located on a public housing development may be eligible for listing in the National Register under Criterion C through this Multiple Property Listing if they possess at a minimum integrity of location, setting, materials, and workmanship; these aspects of the structure, in turn, likely will clearly evoke feeling and association with the USHA program, regardless of the context.”<sup>49</sup>

The buildings at Lafitte certainly fit within this integrity discussion as they do possess integrity of location, materials, and workmanship. They also still individually possess integrity of design as it relates to the USHA standards. All of this combined does evoke the integrity of feeling and association, as it relates to the buildings’ architectural significance, even with the loss that has occurred around it.

<sup>46</sup> National Housing Agency, Federal Public Housing Authority. *Public Housing Design*, p. 28.

<sup>47</sup> *Ibid*, p. 28.

<sup>48</sup> Housing Authority of New Orleans, *Report of the Housing Authority of New Orleans For the Year Ending December 31, 1939*, p. 2  
Reproduction, Archives, Housing Authority of New Orleans, New Orleans, Louisiana.

<sup>49</sup> National Register of Historic Places, USHA-funded Public Housing in Louisiana 1929-1950, Louisiana, National Register #14000692, Section F page 26-27

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The two former residential buildings relate directly to information found in the MPDF:

“If a residential building remains as the last example of its building type at a site, it has been removed from the majority of its social context, and cannot be eligible under Criterion A for its association with the social history of federally-funded public housing, it may be eligible under Criterion C. To be individually eligible under Criterion C, **the building must retain a high degree of material, workmanship, and design integrity to remain eligible as a singular example of a site’s development, especially if the site is largely redeveloped or demolished.** Residential buildings constructed as part of the USHA federal housing program between 1935 and 1950 do possess recognizable architectural characteristics associated with this housing program. These characteristics include those related to high-density urban buildings types, and low-density rural building types. Individual buildings must retain a high level of interior spatial integrity as well; however, it is clear that overall size of apartments was altered historically, and so precise original interior layout need not be replicated. However, **building entrances, the relationship of window and door openings, and the location and design of architecturally designed exterior spaces, such as stoops and balconies, must be retained. Individual buildings differ in this respect from groups of residential buildings, as individual buildings provide the sole remaining example of construction and development on a given site. Loss of design, materials, and/or workmanship likely would be a fatal flaw in nominating a building under Criterion C.**”<sup>50</sup>

Fortunately, the two residential buildings left at Lafitte do retain a high degree of integrity of materials, workmanship, and design. They also retain their entrances, the relationship of window and door openings, and the location and design of architecturally designed exterior spaces such as balconies and stoops. These two buildings retain such distinctive characteristics including “common characteristics, such as brick exteriors, central and side gable chimneys, parapets, and first floor stoops.”<sup>51</sup> C-47 and E-45 have brick exteriors, tile side-gable roofs, brick chimneys, and porches with wrought iron columns and railing with ornamental grillwork. This ornamental grillwork represents a local detail reminiscent of the wrought iron found throughout the city and in the French Quarter in particular. Of the seven specific features pointed out in the MPDF, C-47 and E-45 have all seven in varying degrees.

The other remaining building, #46 – the administration building, also retains historic features and integrity to qualify as an eligible building under Criterion C for embodying the USHA-funded public housing standards with local architectural embellishments to help make it distinct. From the MPDF:

“Administrative buildings such as managerial offices and community buildings may qualify as a group under Criterion A, if grouped with other residential and Administrative buildings, **or if there were a grouping of several individual buildings under Criterion C...These buildings also may be individually eligible under Criterion C if they retain a high level of integrity of design, materials, and workmanship. Administration and community use buildings often exhibited more ornamentation than residential buildings, and may be significant if ornamentation such as quoins, porticos, pediments, and cupolas remain in place.**”

The administration building at Lafitte does retain a high level of integrity of design, materials, and workmanship. Administration buildings were clad in the same brick exterior as the residential buildings, but were typically more ornate and #46 does have added ornamentation including a pedimented porch, metal cupola, and quoins as well as the original twelve over twelve double hung windows. Other historic features that it retains include its T-shaped footprint and side gable roof with centered entry. Of the ten specific features pointed out as registration requirements for administration buildings, #46 has nine (there have been some interior alterations).

In summary, Buildings C-47, E-45, and #46, the three remaining buildings of the original Lafitte Avenue Housing Project, are significant because they are representative of the high-density urban development subtype in Louisiana as defined in

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<sup>50</sup> National Register of Historic Places, USHA-funded Public Housing in Louisiana 1929-1950, Louisiana, National Register #14000692, Section F page 26-27.

<sup>51</sup> Ibid.

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Section F of the *USHA-funded Public Housing* MPDF. These buildings feature brick exteriors, poured concrete foundations, and tile roofs, all characteristics of the USHA-funded public housing design standards that focused on structural and economic feasibility. Additionally, the Lafitte buildings exhibit architectural embellishments that are representative of unique and local elements, such as ornamental ironwork galleries and porches. The former residential buildings and former administration building meet the registration requirements set forth in the MPDF as all three buildings retain integrity of location, setting, materials, workmanship, and design. Buildings C-47, E-45, and #46 of the Lafitte Avenue Project are eligible for inclusion in the National Register of Historic Places under Criterion C for their significance in Architecture on a local level.

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## Developmental History/Additional historic context information

See above.

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[http://www.nytimes.com/2006/11/19/weekinreview/19ouroussoff.html?pagewanted=1&\\_r=0](http://www.nytimes.com/2006/11/19/weekinreview/19ouroussoff.html?pagewanted=1&_r=0).

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Southeastern Architectural Archive, Tulane University

**Historic Resources Survey Number (if assigned):** N/A

**10. Geographical Data**

**Acreage of Property:** 1.1 acres (after resubdivision)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 29.966377 | Longitude: -90.078205 |
| 2. Latitude: 29.965886 | Longitude: -90.077496 |
| 3. Latitude: 29.965632 | Longitude: -90.077774 |
| 4. Latitude: 29.966029 | Longitude: -90.078519 |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundaries of the property can be seen in the Plan of Resubdivision as encompassing Lot 101 of Square 270-A. See submitted boundary map.

Lafitte Avenue Project Buildings C-47,E-45, and #46  
Name of Property

Orleans Parish, LA  
County and State

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary encompasses the three remaining buildings of the original housing development project completed in 1941.

**11. Form Prepared By**

name/title: Jill Adams Enersen/Architectural Historian  
organization: R. Christopher Goodwin & Associates, Inc.  
street & number: 309 Jefferson Highway, Suite A  
city or town: New Orleans state: LA zip code: 70121  
e-mail: jenersen@rcgoodwin.com  
telephone: 504-837-1940  
date: March 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: Lafitte Avenue Project Building C-47  
City or Vicinity: New Orleans  
County: Orleans Parish  
State: LA  
Name of Photographer: Jill Adams Enersen  
Date of Photographs: September 18, 2015

- Photo #1 of 38: Building C-47, southeast façade, camera facing northwest.  
Photo #2 of 38: Building C-47, southeast façade and southwest elevation, camera facing northwest.  
Photo #3 of 38: Building C-47, southeast façade and northeast elevation, camera facing west.  
Photo #4 of 38: Building C-47, northeast elevation, camera facing southwest.  
Photo #5 of 38: Building C-47, northeast elevation and northwest elevation, camera facing south.  
Photo #6 of 38: Building C-47, southwest elevation and northwest elevation, camera facing northeast.

Lafitte Avenue Project Buildings C-47,E-45, and #46  
Name of Property

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Photo #7 of 38: Building C-47, detail of porch at southeast facade, camera facing northwest.  
Photo #8 of 38: Building C-47, detail of denticulated brick cornice, camera facing northwest.  
Photo #9 of 38: Building C-47, detail of side gable at northeast elevation, camera facing northwest.  
Photo #10 of 38: View of Building C-47 and site, camera facing north.  
Photo #11 of 38: View of Building C-47 and site, camera facing northwest.  
Photo #12 of 38: View of Administration Building #46, camera facing east.  
Photo #13 of 38: View of Building C-47 and site, camera facing southwest.  
Photo #14 of 38: View of Building C-47 and site, camera facing southwest.  
Photo #15 of 38: View of Building C-47 and site, camera facing southwest.  
Photo #16 of 38: View of site and Magic Street, camera facing northwest.  
Photo #17 of 38: View of new construction, camera facing north.  
Photo #18 of 38: View of new construction, camera facing southeast.  
Photo #19 of 38: View of new construction, camera facing northeast.  
Photo #20 of 38: View of new construction, camera facing southeast.  
Photo #21 of 38: Staircase leading to second floor, camera facing northwest.  
Photo #22 of 38: Living room, second floor, camera facing southeast.  
Photo #23 of 38: Living room, second floor, camera facing west.  
Photo #24 of 38: Kitchen and dining room, second floor, camera facing northwest.  
Photo #25 of 38: Kitchen and dining room, second floor, camera facing northwest.  
Photo #26 of 38: Staircase leading to third floor, camera facing northwest.  
Photo #27 of 38: Bathroom and linen closet, third floor, camera facing northwest.  
Photo #28 of 38: Bathroom, third floor, camera facing north.  
Photo #29 of 38: Bedroom No. 1, third floor, camera facing northwest.  
Photo #30 of 38: Bedroom No. 1, third floor, camera facing northwest.  
Photo #31 of 38: Bedroom No. 2, third floor, camera facing southwest.  
Photo #32 of 38: Bedroom No. 2, third floor, camera facing southeast.  
Photo #33 of 38: Bedroom No. 3, third floor, camera facing south.  
Photo #34 of 38: Bedroom No. 3, third floor, camera facing southeast.  
Photo #35 of 38: Administration Building #46, southeast elevation, camera facing northwest.  
Photo #36 of 38: Building E-45, northwest façade, camera facing northeast.  
Photo #37 of 38: Building E-45, northwest façade, camera facing southwest.  
Photo #38 of 38: Building E-45, detail of porch at northwest facade, camera facing southwest

## List of Figures

- Figure 1. Original Site Plan of the Lafitte Avenue Project, Buildings C-47, E-45, and #46 highlighted in red. Source: Original plans of the Lafitte Avenue Project No. LA. 1-5, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.
- Figure 2. Original Site Plan of Block Plan V of the Lafitte Avenue Project, Buildings C-47, E-45, and #46 highlighted in red. Source: Original plans of the Lafitte Avenue Project No. LA. 1-5, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.
- Figure 3. Original Block Plan V. Source: Original plans of the Lafitte Avenue Project No. LA. 1-5, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.
- Figure 4. Unit Plans for Buildings A and C. Source: Original plans of the Lafitte Avenue Project No. LA. 1-5, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.

Lafitte Avenue Project Buildings C-47,E-45, and #46  
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- Figure 5. Unit Plans for Buildings D and E. Original plans of the Lafitte Avenue Project No. LA. 1-5, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.
- Figure 6. Unit Plan of Type A1 and A2. Source: Original plans of the Lafitte Avenue Project No. LA. 1-5, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.
- Figure 7. Unit Plan of Type B. Source: Original plans of the Lafitte Avenue Project No. LA. 1-5, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.
- Figure 8. Unit Plan of Type C1. Source: Original plans of the Lafitte Avenue Project No. LA. 1-5, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.
- Figure 9. Unit Plan of Type C2. Source: Original plans of the Lafitte Avenue Project No. LA. 1-5, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.
- Figure 10. *Sanborn Fire Insurance Map*, New Orleans, 1929-1940. Image courtesy of the State Library of Louisiana's Digital Sanborn Map Collection.
- Figure 11. *Sanborn Fire Insurance Map*, New Orleans, 1937-1951. Image courtesy of the State Library of Louisiana's Digital Sanborn Map Collection.

Lafitte Avenue Project Buildings C-47, E-45, and #46  
Name of Property

Orleans Parish, LA  
County and State

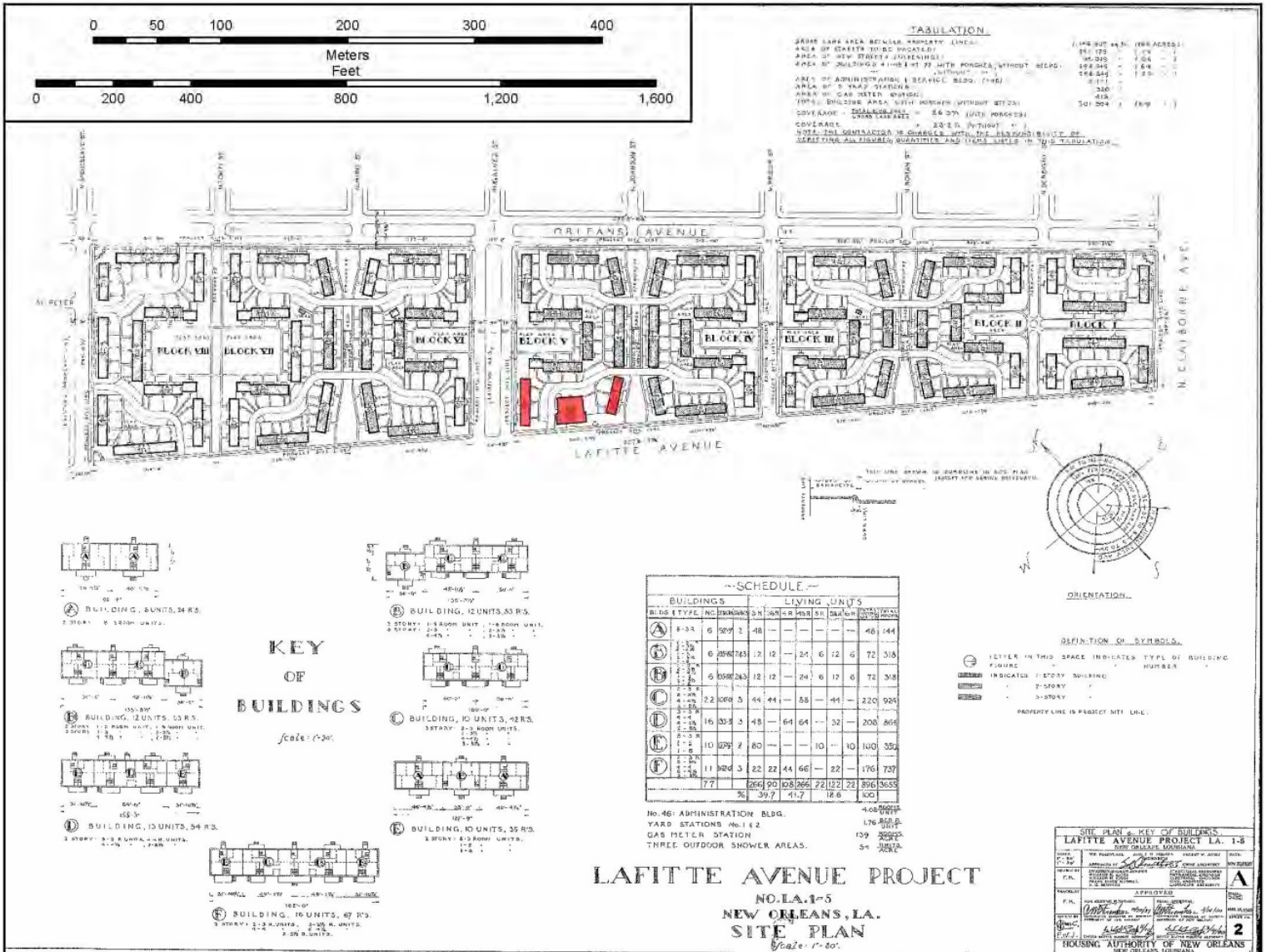


Figure 1. Original Site Plan of the Lafitte Avenue Project, Buildings C-47, E-45, and #46 highlighted in red. Source: Original plans of the Lafitte Avenue Project No. LA. 1-5, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.

Lafitte Avenue Project Buildings C-47, E-45, and #46  
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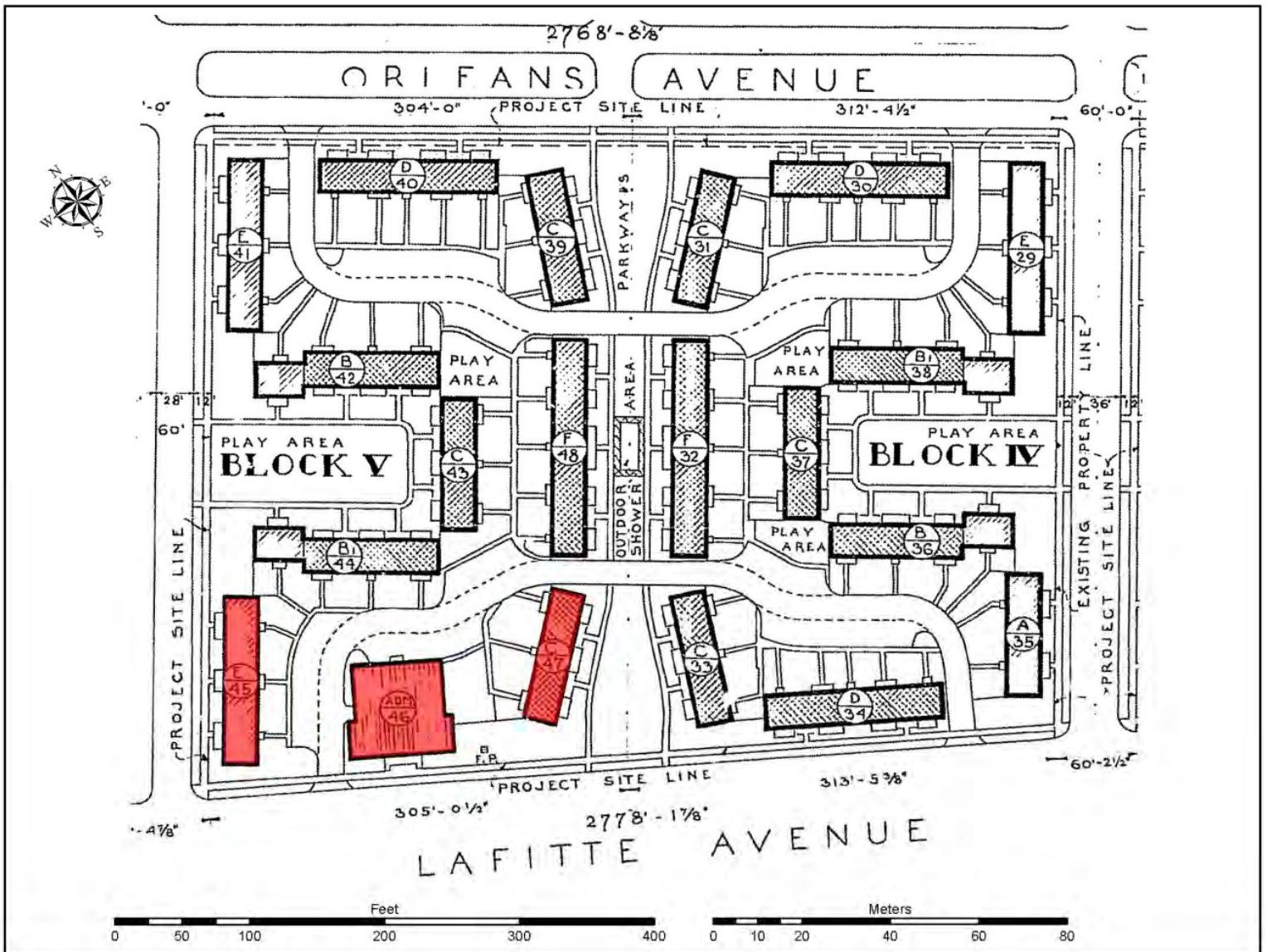


Figure 2. Original Site Plan of Block Plan V of the Lafitte Avenue Project, Buildings C-47, E-45, and #46 highlighted in red. Source: Original plans of the Lafitte Avenue Project No. LA. 1-5, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.



Lafitte Avenue Project Buildings C-47, E-45, and #46  
Name of Property

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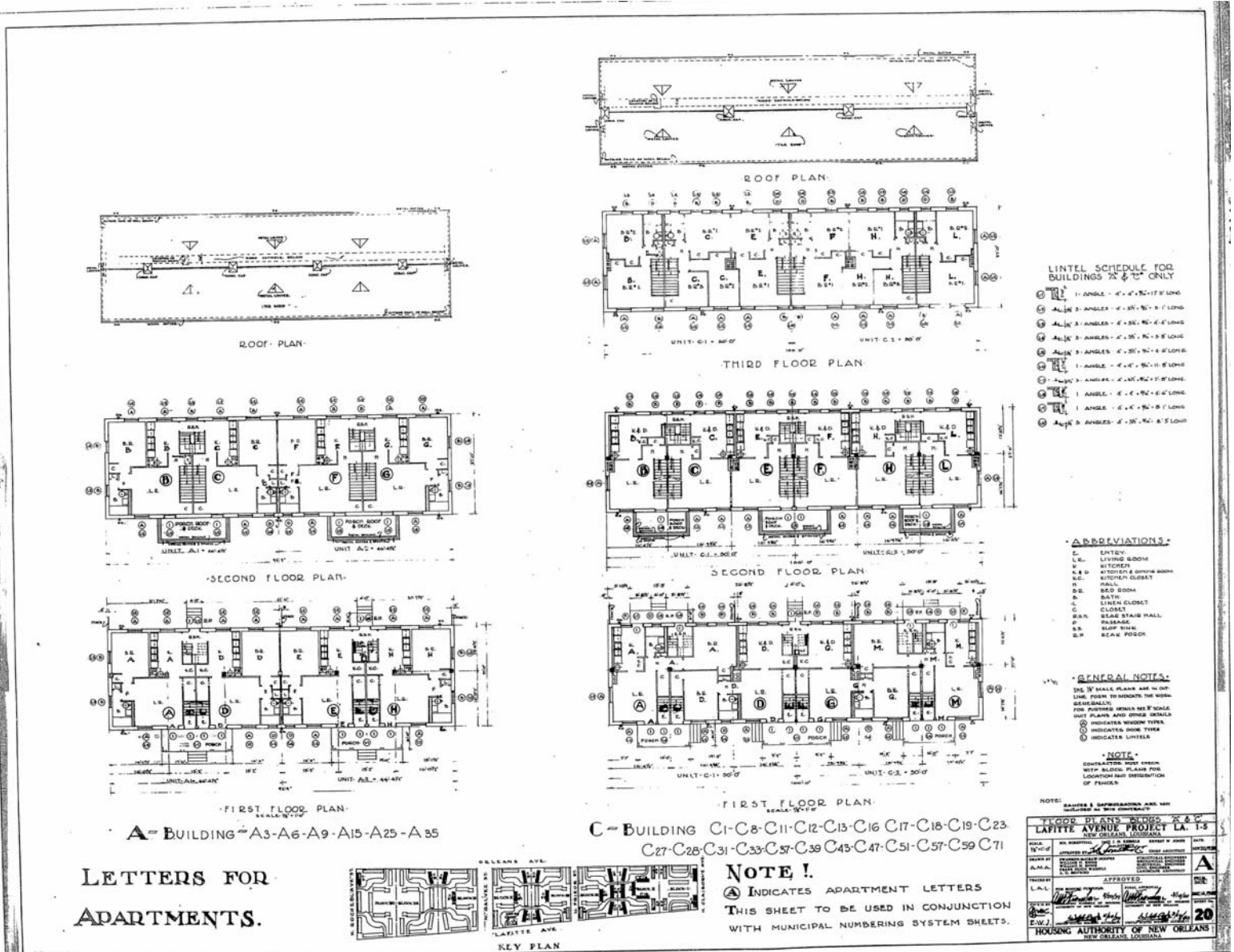


Figure 4. Unit Plans for Buildings A and C. Source: Original plans of the Lafitte Avenue Project No. LA. 1-5, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.



Lafitte Avenue Project Buildings C-47, E-45, and #46  
Name of Property

Orleans Parish, LA  
County and State

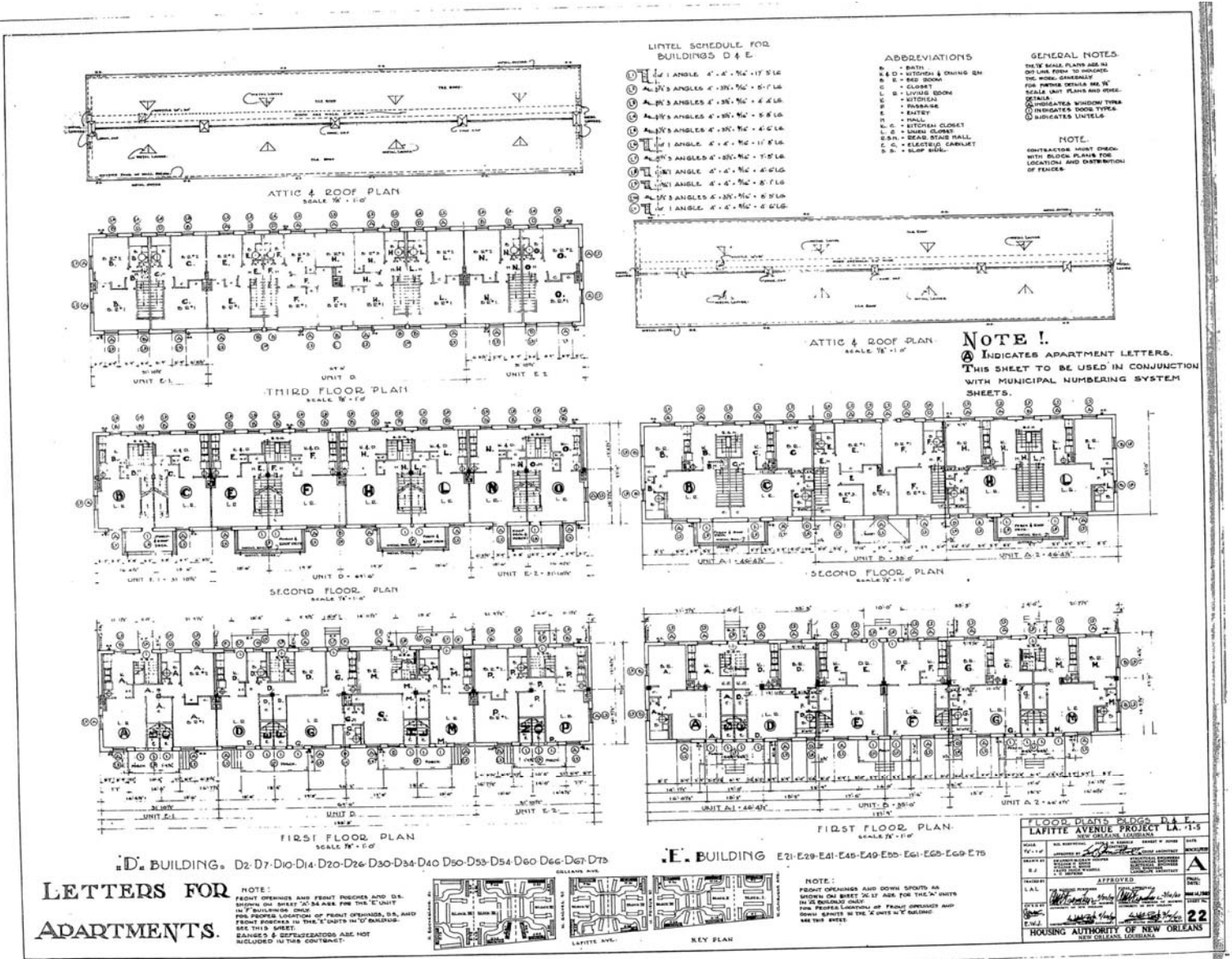


Figure 5. Unit Plans for Buildings D and E. Original plans of the Lafitte Avenue Project No. LA. 1-5, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.



Lafitte Avenue Project Buildings C-47,E-45, and #46  
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County and State

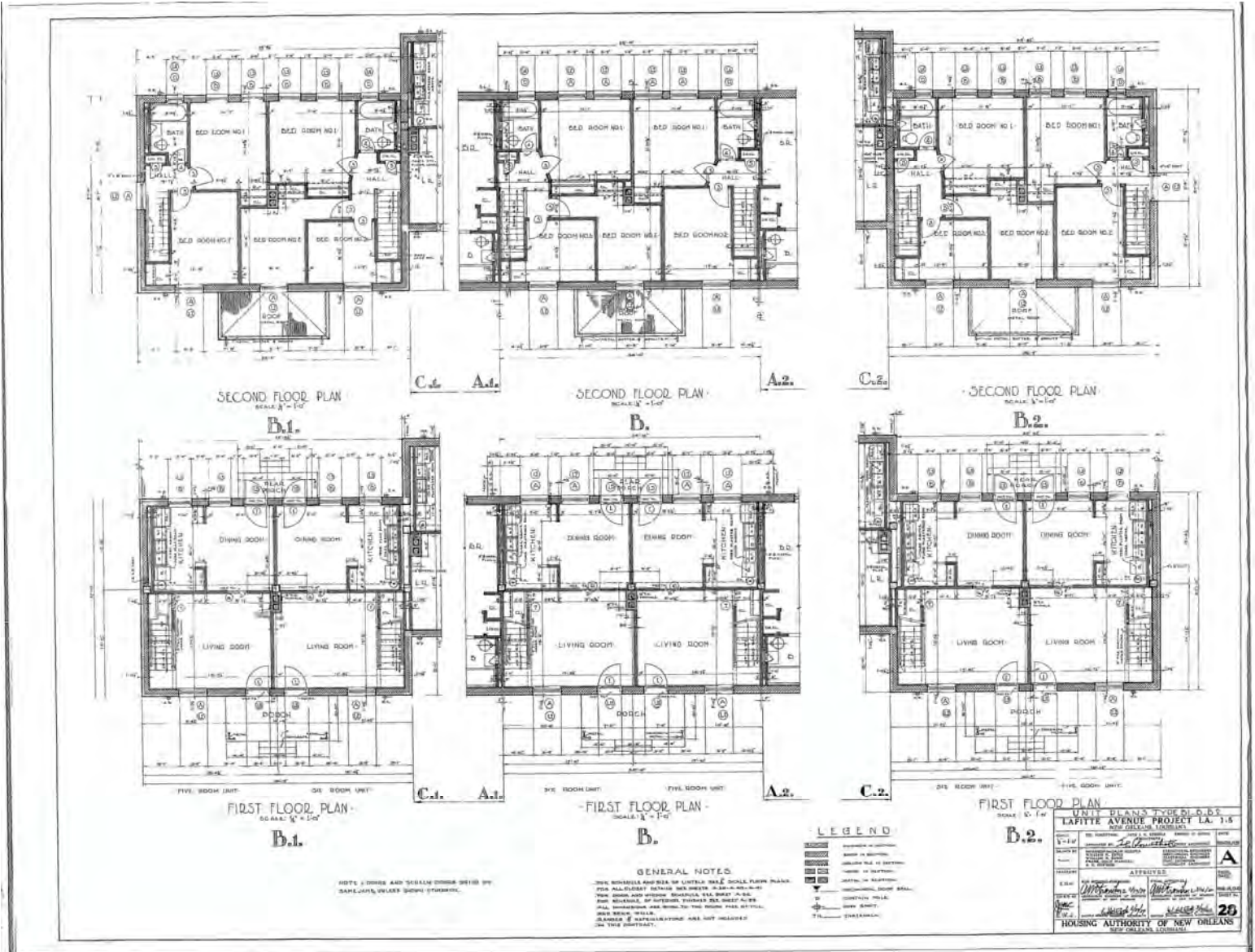
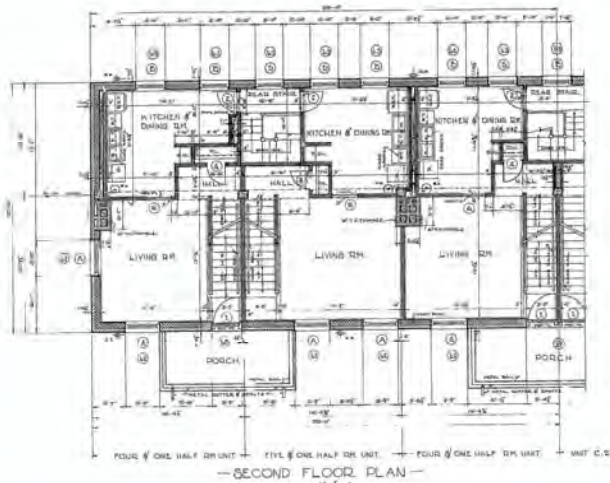


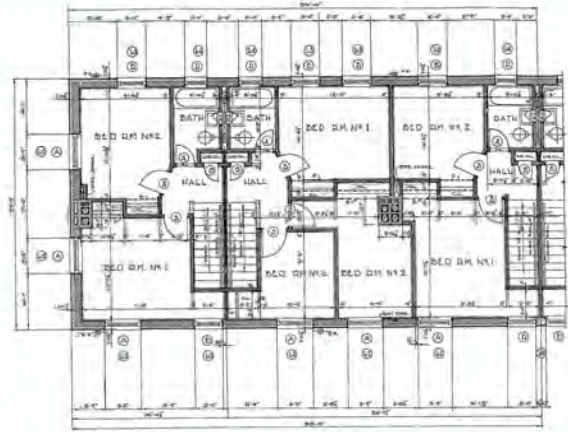
Figure 7. Unit Plan of Type B. Source: Original plans of the Lafitte Avenue Project No. LA. 1-5, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.

Lafitte Avenue Project Buildings C-47,E-45, and #46  
Name of Property

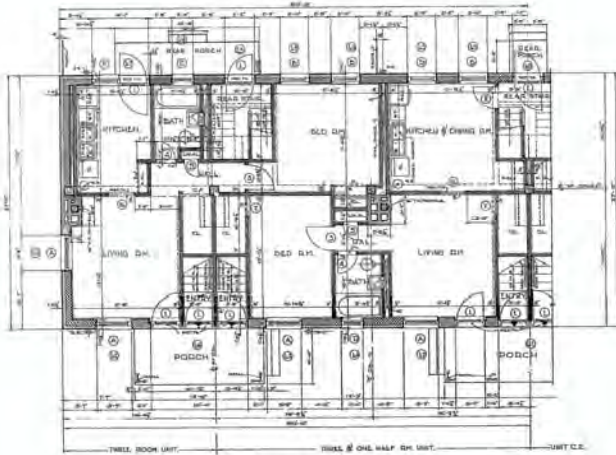
Orleans Parish, LA  
County and State



—SECOND FLOOR PLAN—  
SCALE 3/4"=1'-0"



—THIRD FLOOR PLAN—  
SCALE 3/4"=1'-0"



FIRST FLOOR PLAN  
SCALE 3/4"=1'-0"

**LEGEND**

[Symbol]	CONCRETE IN SECTION
[Symbol]	BRICK IN SECTION
[Symbol]	INSULATED TILE IN SECTION
[Symbol]	WOOD IN SECTION
[Symbol]	METAL IN SECTION
[Symbol]	MECHANICAL EQUIPMENT
[Symbol]	STAIRS
[Symbol]	SCREEN DOOR
[Symbol]	SCREEN DOOR
[Symbol]	THRESHOLD

**GENERAL NOTES**

1. THE DIMENSIONS AND AREA OF LOT AND AREA OF EACH FLOOR SHALL BE AS SHOWN ON THESE PLANS AND SHALL BE THE BASIS FOR THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE CORRECT DIMENSIONS AND AREA OF THE LOT AND AREA OF EACH FLOOR FROM THE RECORD PLANS AND FROM THE FIELD SURVEY.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE CORRECT DIMENSIONS AND AREA OF THE LOT AND AREA OF EACH FLOOR FROM THE RECORD PLANS AND FROM THE FIELD SURVEY.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE CORRECT DIMENSIONS AND AREA OF THE LOT AND AREA OF EACH FLOOR FROM THE RECORD PLANS AND FROM THE FIELD SURVEY.

UNIT PLANS TYPE C1			
LAFITTE AVENUE PROJECT LA. 1-5			
NEW ORLEANS, LOUISIANA			
DATE	NOV 19 1954	PROJECT NO.	29
DESIGNED BY	W. J. B. SMITH	ARCHITECT	W. J. B. SMITH
CHECKED BY	W. J. B. SMITH	DATE	NOV 19 1954
APPROVED	[Signature]	DATE	NOV 19 1954
HOUSING AUTHORITY OF NEW ORLEANS		NEW ORLEANS, LOUISIANA	

Figure 8. Unit Plan of Type C1. Source: Original plans of the Lafitte Avenue Project No. LA. 1-5, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.





Lafitte Avenue Project Buildings C-47,E-45, and #46  
Name of Property

Orleans Parish, LA  
County and State

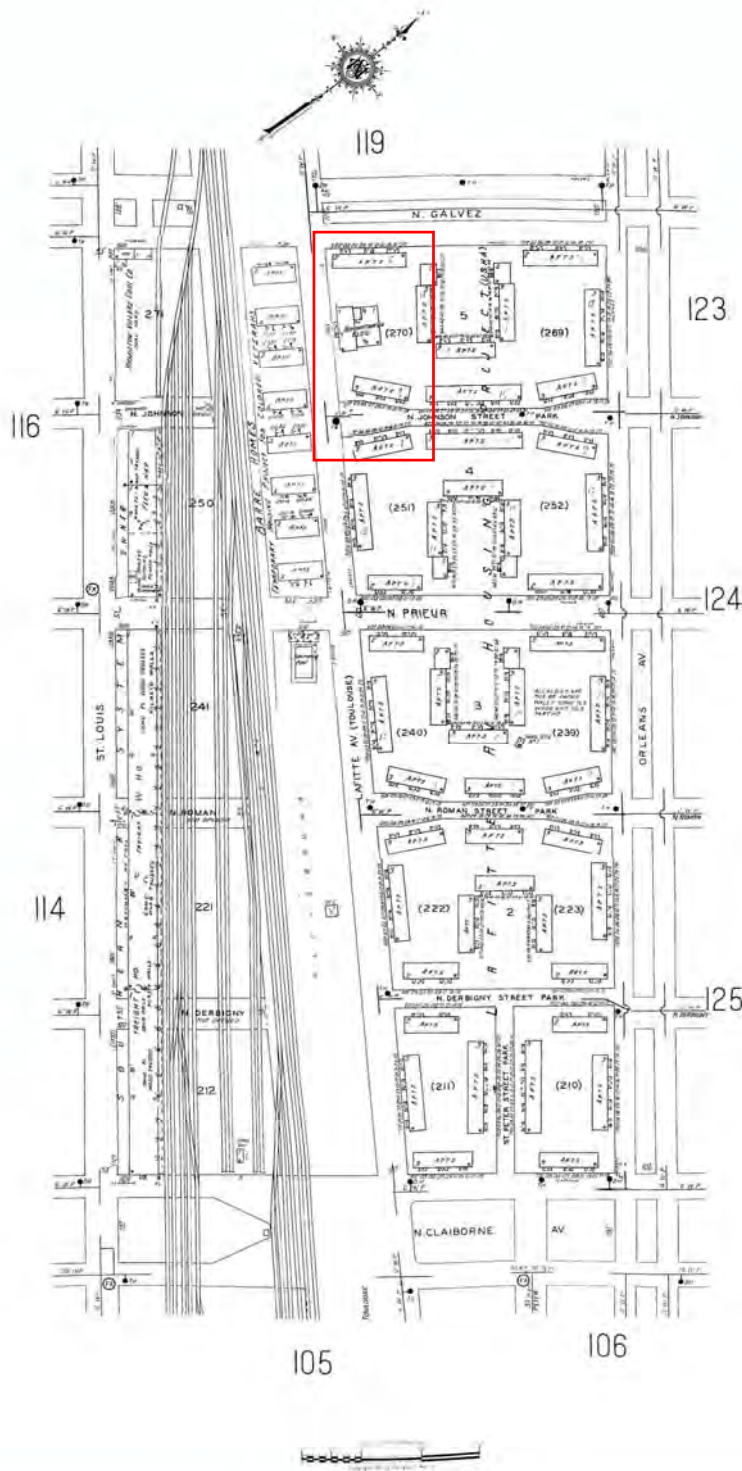


Figure 11. *Sanborn Fire Insurance Map*, New Orleans, 1937-1951. Image courtesy of the State Library of Louisiana's Digital Sanborn Map Collection.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**Lafitte Avenue Project Buildings C-47, E-45, and #46**



Latitude: 29.965986 Longitude: -90.078029



# Lafitte Avenue Project Buildings C-47, E-45, and #46 Orleans Parish, LA Plat Map

ANY SEWER OR WATER HOUSE CONNECTIONS NOT EXISTING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

SQUARE 282-A      SQUARE 281-A

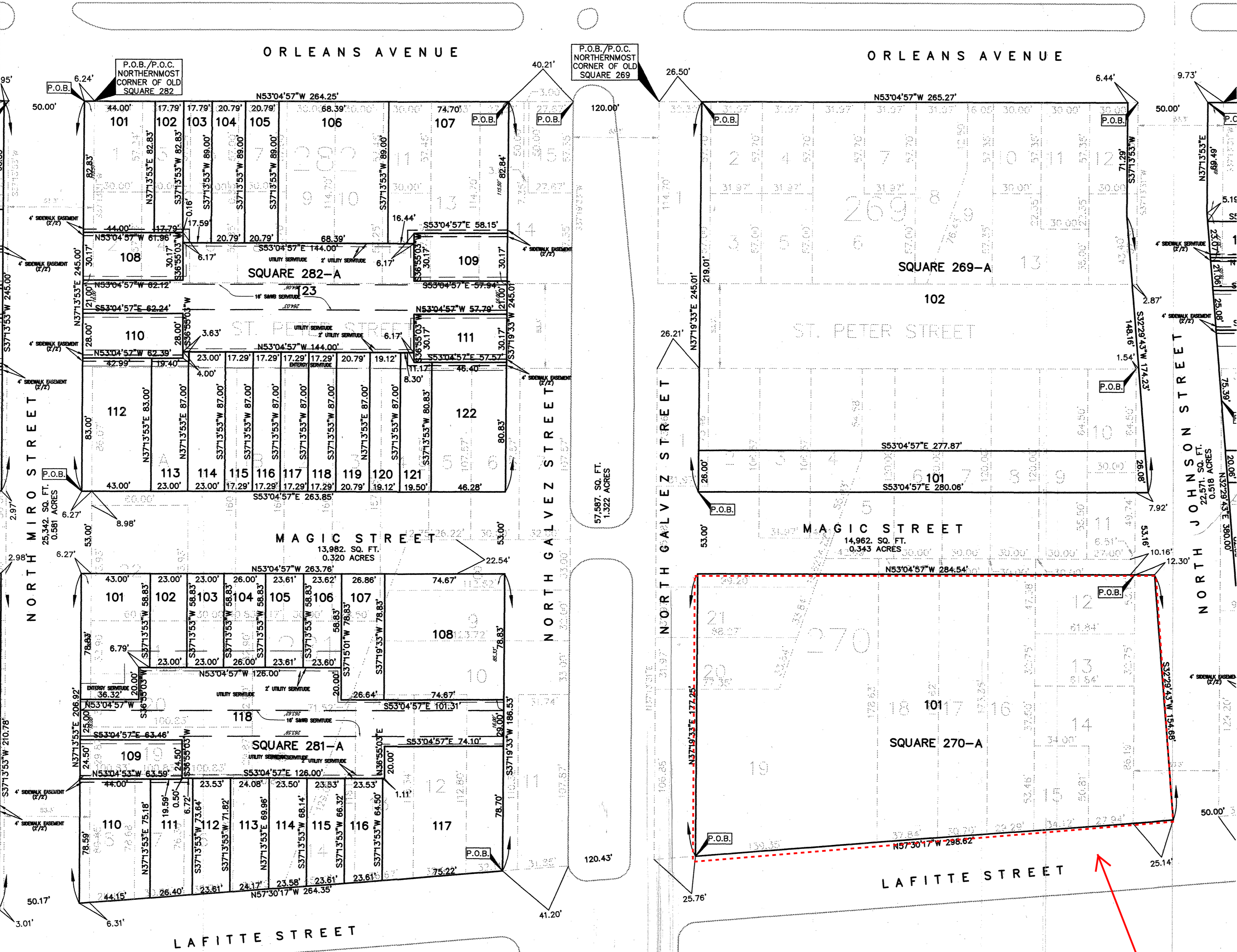
Lot Table		Lot Table		Lot Table	
LOT #	Area	LOT #	Area	LOT #	Area
101	3644	121	1627	101	3255
102	1473	122	3745	102	1353
103	1575	123	12457	103	1353
104	1850			104	1529
105	1850			105	1389
106	6087			106	1389
107	6282			107	2109
108	1872			108	5886
109	1751			109	1556
110	1745			110	3363
111	1740			111	1955
112	3569			112	1712
113	1923			113	1707
114	2001			114	1623
115	1504			115	1582
116	1504			116	1539
117	1504			117	6101
118	1504			118	12431
119	1809				
120	1863				

Lot Table		Lot Table	
LOT #	Area	LOT #	Area
101	7253	101	48312
102	59038		

THIS RESUBDIVISION IS SUBJECT TO THE FOLLOWING WAIVERS AND PROVISOS:

- The applicant shall be granted a waiver of Article 5, Section 5.1.1 Compliance with Comprehensive Zoning Ordinance of the New Orleans Subdivision Regulations, which prohibits the approval of a subdivision that is in conflict with the current zoning regulations, to permit the approval of a subdivision that complies with any specially-tailored regulations pursuant to the approval of a Residential Planned Community District overlay upon the petitioned site by the City Council.
  - The applicant shall be granted a waiver of Article 5, Section 5.5.5 Double Frontage Lots of the New Orleans Subdivision Regulations, which discourages the creation of double frontage lots, to permit the creation of sixteen (16) double frontage lots that are to be used as off-street parking spaces, access drives, landscaped open space and pedestrian access to adjacent dwellings, as indicated on the submitted plans.
  - The applicant shall be granted waivers of Article 5, Section 5.1.4 Access to Lot and Article 5, Section 5.5 Lots of the New Orleans Subdivision Regulations, which requires that every lot of land have its principal frontage on and access from an officially approved street or place, public or private, to permit the creation of multiple lots with principal frontages on a private open space generally bisecting the three squares bounded by North Johnson, Lafitte and North Derbigny Streets and Orleans Avenue and extending along a line established by the proposed Magic Street.
- Provisos:**
- The applicant shall ensure public access to the entirety of the pedestrian extension of Magic Street from North Johnson Street to North Derbigny Street, located within the proposed Squares 251-A, 240-A and 232-A, through the recordation of an easement or access servitude thereon.
  - All street rights-of-way within the petitioned site shall have a minimum width of fifty (50) feet, in accordance with Article 5, Section 5.3.2 Secondary or Minor Streets of the New Orleans Subdivision Regulations. The applicant shall retain all responsibility for the design and maintenance of all areas located between a sidewalk and a curb within all rights-of-way in the petitioned site.
  - Each lot within which an access drive and off-street parking spaces are to be located shall have no more than two (2) street frontages.
  - Side lines of all corner lots within the site shall run at right angles to the streets upon which they front, with the exception of lots fronting on Lafitte Street and Johnson Street, in accordance with Article 5, Section 5.2.2 Side Lines of the New Orleans Subdivision Regulations and as reflected on the revised conceptual lot layout plan.
  - The applicant shall consolidate the proposed Lots 113 and 122 of the proposed Square 211-A, bounded by North Derbigny and Lafitte Streets and Orleans and North Claiborne Avenues, with the proposed Lots 114 and 121, respectively.
  - The applicant shall secure the approval of the Department of Fire for the width of the proposed access drives leading to the interior parking spaces and for the "green street" extension of Magic Street.
  - The applicant shall submit construction plans for the subdivision and any necessary associated improvements (streets, sidewalks, sewer, water, drainage, utilities, street lighting, and landscaping) for review by the Departments of Public Works, Safety & Permits, Fire, Parks & Parkways, and the Sewerage & Water Board.
  - The applicant shall comply with any requirements deemed necessary by the Departments of Property Management, Public Works, Safety & Permits, and Fire, Entergy, and the Sewerage & Water Board.
- Preliminary Approval shall be subject to:**
- Approval of plans for on-site improvements (streets, sewer, water, drainage, sidewalks, utilities, and landscaping) by the Sewerage and Water Board and the Department of Public Works.
- Final Approval shall be subject to:**
- Final approval of the development plan for the petitioned site, pursuant to Zoning Docket 56/08, by the staff of the City Planning Commission.
  - Approval of a street right-of-way dedication and reversion ordinance by the City Council.
  - Submission of a reproducible copy and two (2) prints and a digital copy of the final resubdivision survey plan in .dwg, .dxf or ESRI compatible file format.
  - Compliance with all other applicable provisions of the New Orleans Subdivision Regulations, which include the submittal of the mortgage and tax certificates for the petitioned site.
  - The submittal of a landscaping plan for the review and approval of the staff of the City Planning Commission and the Department of Parks and Parkways. The installation of such landscaping shall be required prior to the issuance of Use and Occupancy permits for the structures.
  - The completion and acceptance by the City of all on-site improvements, including but not limited to streets, sewers, water mains, drainage facilities, sidewalks, and utilities. Otherwise, a bond sufficient to cover the proposed improvements will need to be submitted for review prior to final approval.
  - Assignment of municipal addresses by the Department of Safety and Permits.

- LEGEND**
- BUILDING
  - BASELINE
  - EXISTING RIGHT OF WAY
  - CATCH BASIN
  - CULVERT
  - DROP INLET, DRAIN LINE
  - DRAIN MANHOLE, DRAIN LINE
  - COMMUNICATIONS MANHOLE, COMM. LINE
  - ELECTRICAL MANHOLE, ELEC. LINE
  - GAS MANHOLE, GAS LINE
  - SEWER MANHOLE, SEWER LINE
  - TELEPHONE MANHOLE, TELE LINE
  - TRAFFIC MANHOLE, TRAFFIC LINE
  - WATER MANHOLE, WATER LINE
  - UTILITY POLE / OVERHEAD LINES
  - ELECTRIC, TELEPHONE, CABLE TV
  - ELEC TOWER / OVERHEAD LINES
  - FENCE
  - UTILITY BOX
  - UTILITY CLEANOUT
  - UTILITY METER
  - UTILITY PEDESTAL
  - UTILITY VALVE
  - FIRE HYDRANT
  - LIGHT STANDARD
  - TRAFFIC LIGHT
  - SIGN
  - RESIDENTIAL MAILBOX
  - TREE
  - PP DEADMAN



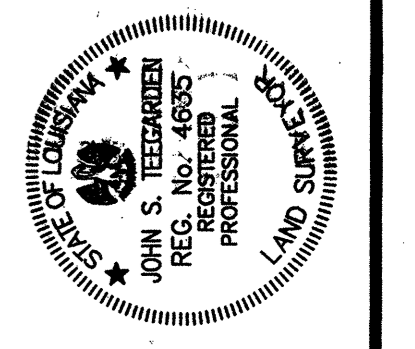
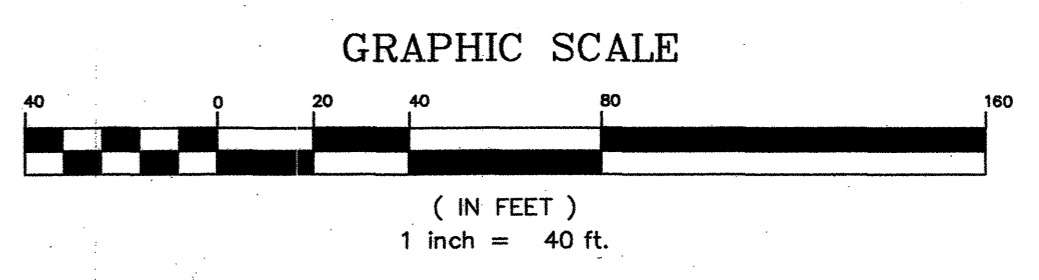
CERTIFIED BY CITY PLANNING COMMISSION  
BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR, CITY PLANNING COMMISSION  
SUBDIVISION DOCKET No. \_\_\_\_\_ DATE \_\_\_\_\_  
CITY PLANNING COMMISSION MINUTES OF \_\_\_\_\_

- BUILDING INVENTORY**
- A1 SINGLE FAMILY DWELLING - 11 TOTAL UNITS
  - A2 TWO FAMILY DWELLING - 28 TOTAL UNITS
  - B1 SINGLE FAMILY DWELLING - 35 TOTAL UNITS
  - C1 SINGLE FAMILY DWELLING - 11 TOTAL UNITS
  - C2 TWO FAMILY DWELLING - 31 TOTAL UNITS
  - C1' SINGLE FAMILY DWELLING - 12 TOTAL UNITS
  - D1 SINGLE FAMILY DWELLING - 9 TOTAL UNITS
  - D2 TWO FAMILY DWELLING - 20 TOTAL UNITS
  - D2' TWO FAMILY DWELLING - 17 TOTAL UNITS
  - E1 SINGLE FAMILY DWELLING - 27 TOTAL UNITS
  - F1 SINGLE FAMILY DWELLING - 6 TOTAL UNITS
  - J6 MULTIPLE FAMILY DWELLING - 5 TOTAL UNITS
  - K6 MULTIPLE FAMILY DWELLING - 15 TOTAL UNITS

**GENERAL NOTES**

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

**PLAN OF RESUBDIVISION OF LOTS 1-15, SQUARE 282, LOTS 1-A, 1-B, 2-22, SQUARE 281, A PORTION OF ST. PETER STREET (NOT OPEN) AND A PORTIONS OF NORTH MIRO STREET (NOT OPEN), NORTH GALVEZ STREET (ORIGINAL R/W) AND NORTH JOHNSON STREET (NOT OPEN) INTO LOTS 101-123 SQ. 282-A, LOTS 101-118 SQ. 281-A, LOTS 101-102, SQ. 269-A AND LOTS 101, SQ. 270-A AND THE DEDICATION OF MAGIC STREET BETWEEN NORTH MIRO STREET AND NORTH GALVEZ STREET AND BETWEEN NORTH GALVEZ STREET AND NORTH JOHNSON STREET AND THE DEDICATION OF NORTH MIRO STREET AND NORTH GALVEZ STREET BETWEEN ORLEANS AVENUE AND LAFITTE STREET, SECOND MUNICIPAL DISTRICT CITY OF NEW ORLEANS, ORLEANS PARISH, LOUISIANA**



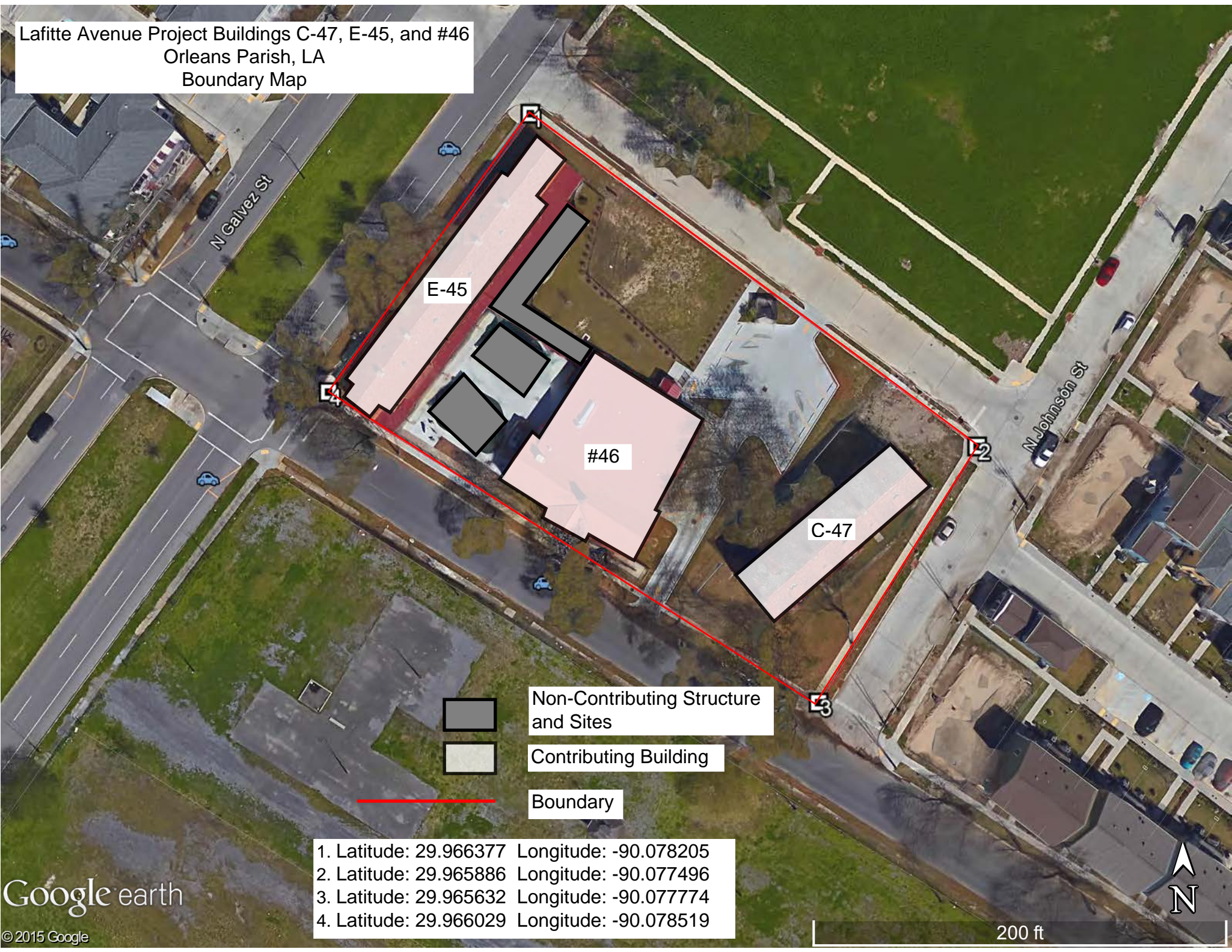
**SCHRENK & PETERSON**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
JOHN S. SCHRENK  
REGISTRATION NO. 4835

**BGM CORPORATION, L.L.C.**  
Professional Land Surveyors  
1800 Lakeshore Drive  
Metairie, LA 70002  
E-mail: bimg@bimgcorp.com  
Phone: (504) 885-8800  
Fax: (504) 885-8805  
CITY OF NEW ORLEANS  
JEFFERSON PARISH, LOUISIANA, 70062

REVISION	DATE	BY	CHKD
1	8/23/09	K.A.B.	J.S.T.
2	7/13/09	K.A.B.	J.S.T.

SCALE: 1" = 40'  
DATE: 2-11-2009  
DRAWN BY: R.A.H.  
CHECKED BY: K.J.E.  
PROJECT NO: 6566  
SHEET OF 4

Lafitte Avenue Project Buildings C-47, E-45, and #46  
Orleans Parish, LA  
Boundary Map



E-45

#46

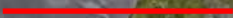
C-47



Non-Contributing Structure  
and Sites



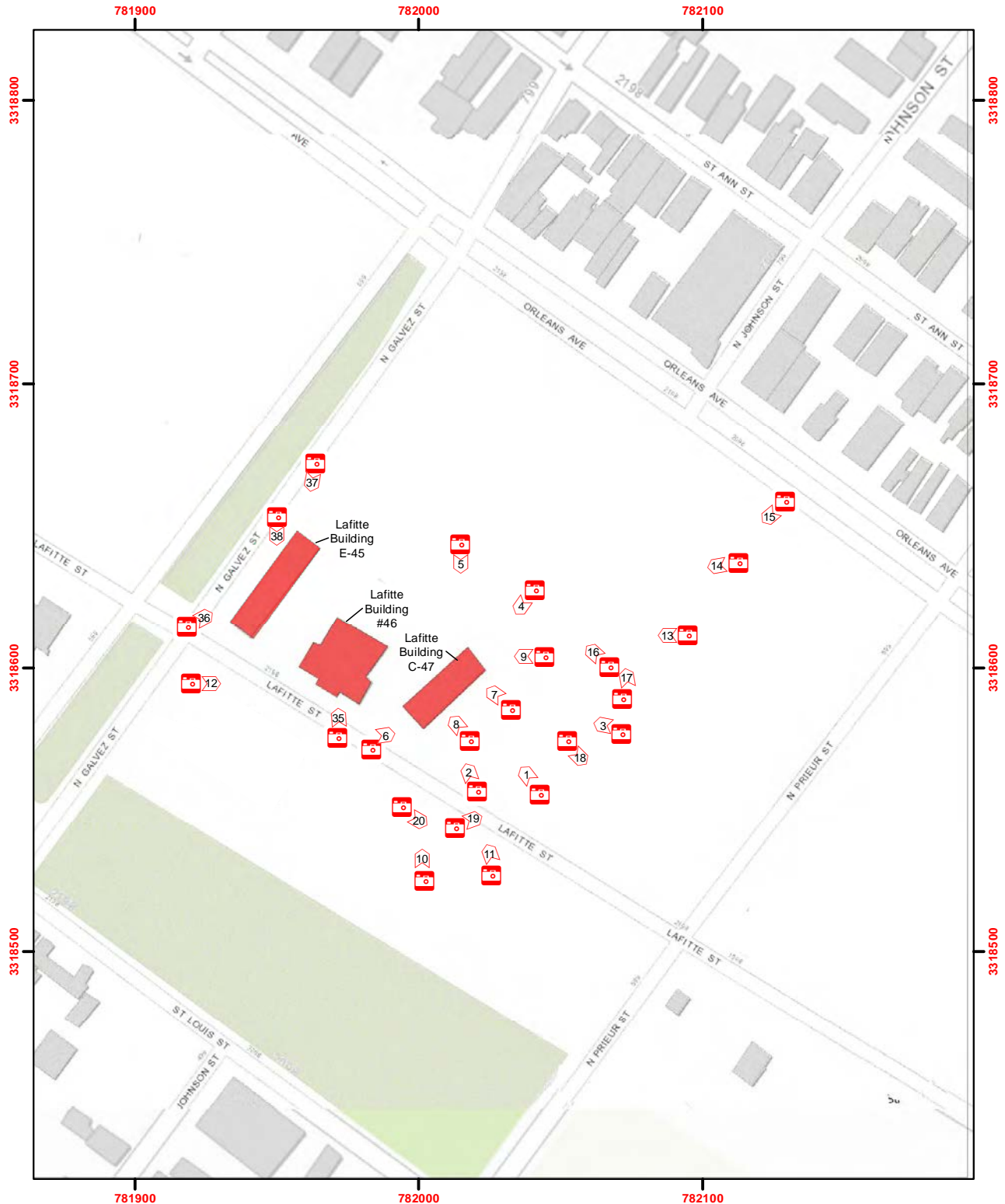
Contributing Building



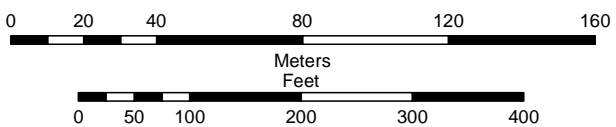
Boundary

- 1. Latitude: 29.966377 Longitude: -90.078205
- 2. Latitude: 29.965886 Longitude: -90.077496
- 3. Latitude: 29.965632 Longitude: -90.077774
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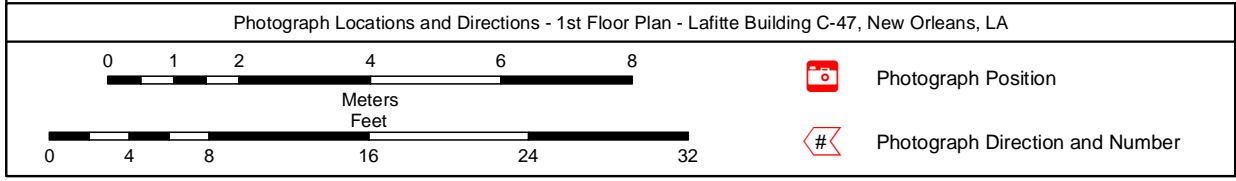
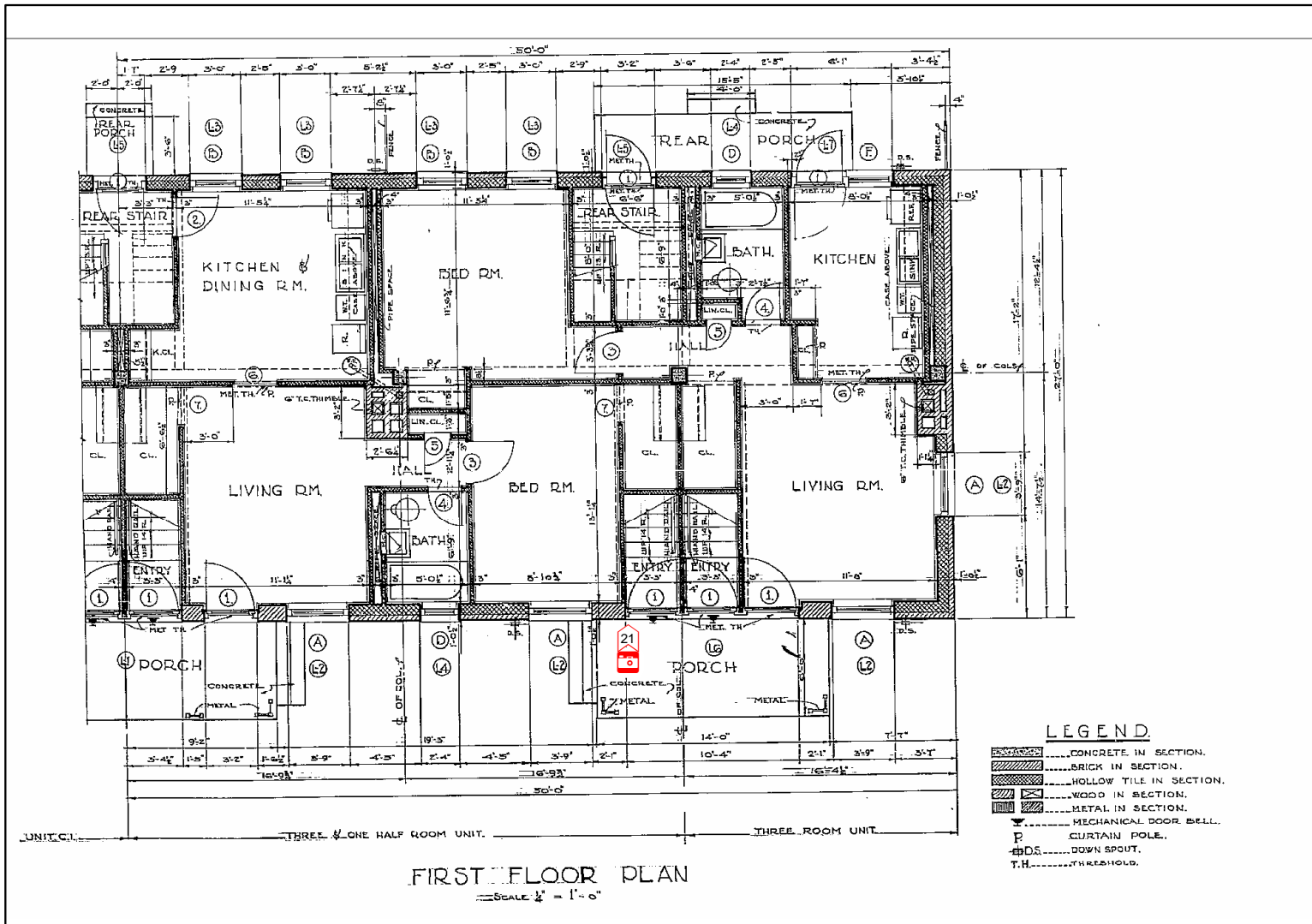
Photograph Locations and Directions - 210 O'Keefe Ave., New Orleans, LA



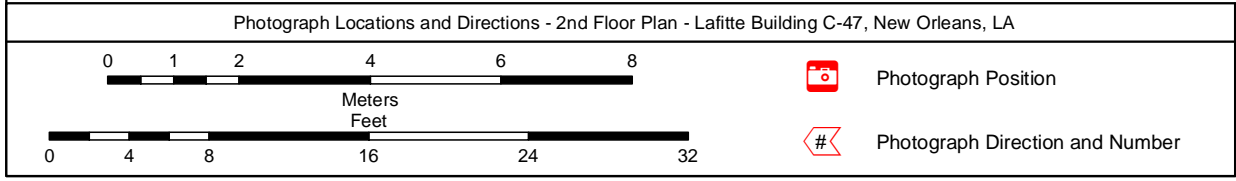
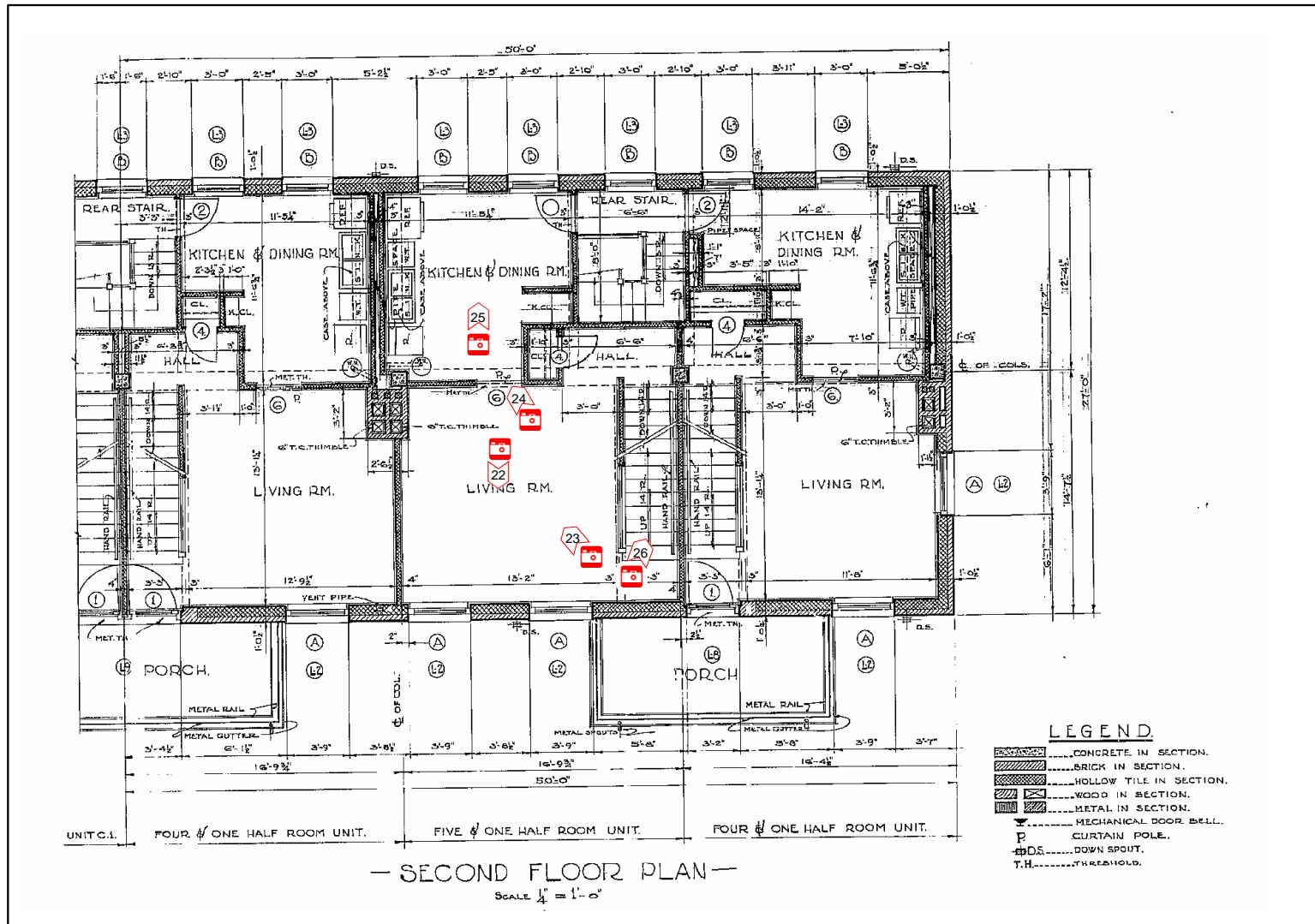
(UTM Zone 15 - NAD83)

-  Photograph Position
-  Photograph Direction and Number

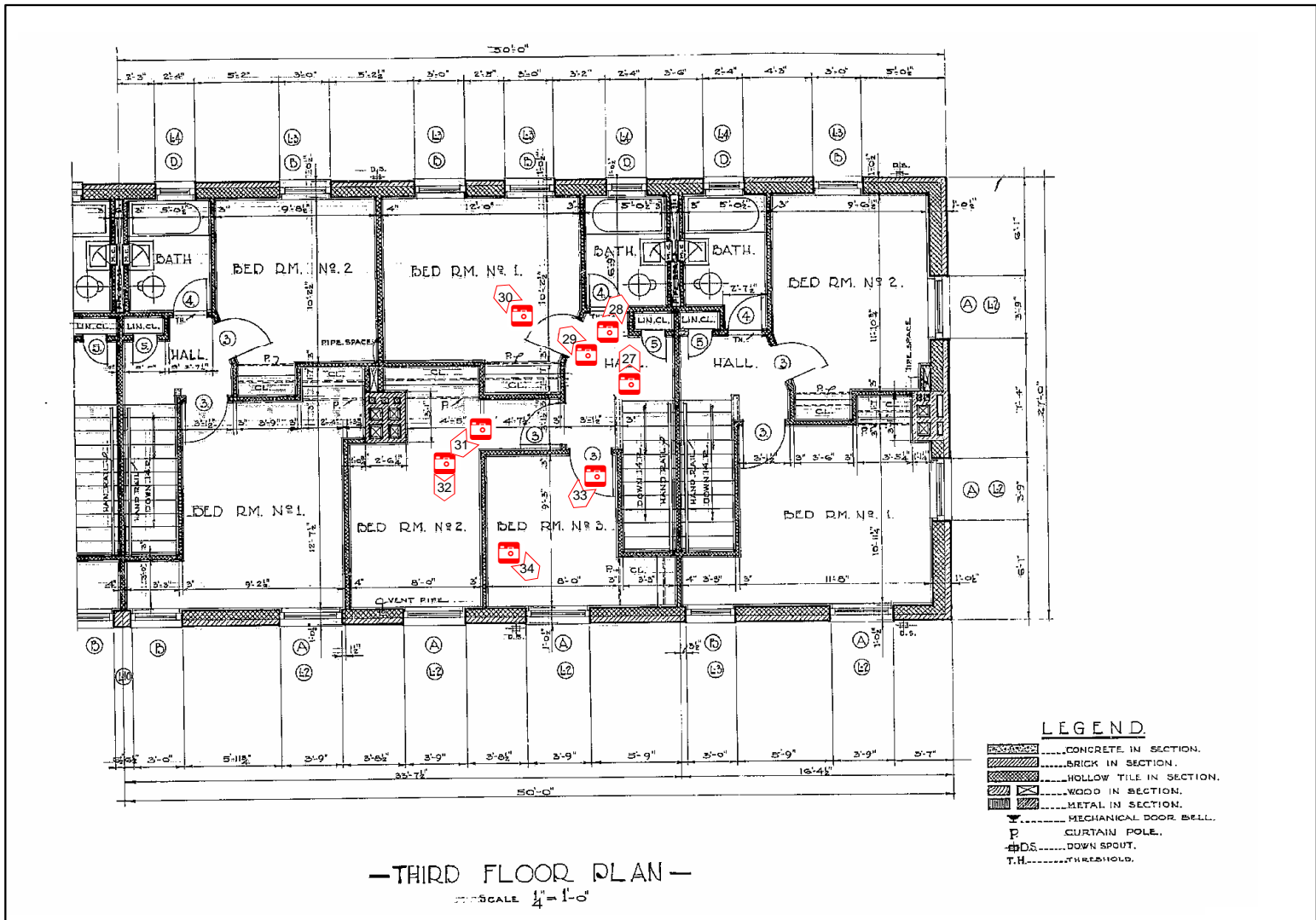
Lafitte Avenue Project Buildings C-47, E-45, and #46  
 Orleans Parish, LA  
 C-47 Interior Photo Key



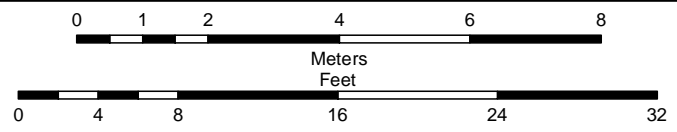
Lafitte Avenue Project Buildings C-47, E-45, and #46  
 Orleans Parish, LA  
 C-47 Interior Photo Key



Lafitte Avenue Project Buildings C-47, E-45, and #46  
 Orleans Parish, LA  
 C-47 Interior Photo Key



Photograph Locations and Directions - 3rd Floor Plan - Lafitte Building C-47, New Orleans, LA



- Photograph Position
- Photograph Direction and Number



ONE WAY

DP  
3/12/17







ONE WAY

NO PARKING



















Johnson

DO NOT  
ENTER

MEMBER  
WATCH  
HIGH-RISK ZONE





A large, three-story brick building with a gabled roof and several chimneys. The building has multiple windows and a balcony on the second floor. It is surrounded by a chain-link fence.

A long, single-story brick building with a red-tiled roof. It has several windows and a small orange-colored section on the right side.

A white pickup truck and a silver SUV parked on the left side of the street.

A white sedan parked in the middle of the street.

A white pickup truck parked on the right side of the street.

A white Mercedes-Benz C300 sedan in the foreground, showing the rear and license plate.

The front of a white car visible in the bottom right corner.





SPEED  
LIMIT  
25

SUNBELT

3005





NO  
ANY  
TIME

SIDEWALK  
CLOSED

NOTICE  
OF  
CONSTRUCTION

2018 - 2000  
MAGIC ST WALK







ONE WAY



NO PARKING



ONE WAY









































A white rectangular vent with horizontal slats, located on the upper left side of the orange stucco wall.

A brick chimney with a dark cap, situated on the roofline of the building.

A brick chimney with a dark cap, situated on the roofline of the building.

A brick chimney with a dark cap, situated on the roofline of the building.

A brick chimney with a dark cap, situated on the roofline of the building.

A white rectangular vent with horizontal slats, located on the orange stucco wall.

A tall, narrow window with a dark frame, set in the brick portion of the building.

A window with a white frame and dark shutters, set in the brick portion of the building.

A tall, narrow window with a dark frame, set in the brick portion of the building.

A window with a white frame and dark shutters, set in the brick portion of the building.

The front portion of a white sedan, including the headlights, grille, and hood, parked on the street.

A circular manhole cover with a grid pattern, located on the sidewalk.

A rectangular manhole cover with a grid pattern, located on the sidewalk.





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DEC 11 2015

Nat. Register of Historic Places  
National Park Service

CHARLES R. DAVIS  
DEPUTY SECRETARY

PHIL BOGGAN  
ASSISTANT SECRETARY

JAY DARDENNE  
LIEUTENANT GOVERNOR

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

December 10, 2015

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

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

RE: Lafitte Avenue Project Buildings C-47, E-45, and #46, Orleans Parish, LA

Jim,

The enclosed disk contains the true and correct copy of the nomination for the Lafitte Avenue Project buildings C-47, E-45, and #46 to the National Register of Historic Places. The second disk contains the photographs of the property in TIF format. Should you have any questions, please contact me at 225-219-4595 or [jrichardson@crt.la.gov](mailto:jrichardson@crt.la.gov).

Thanks,

Jessica 

Enclosures:

- CD with PDF of the National Register of Historic Places nomination form
- CD with electronic images (tif format)
- Physical Transmission Letter
- Physical Signature Page, with original signature
- Other:

Comments:

- Please ensure that this nomination receives substantive review
- This property has been certified under 36 CFR 67
- The enclosed owner(s) objection(s) do \_\_\_\_\_ do not \_\_\_\_\_ constitute a majority of property owners.
- Other:

RECEIVED 2280

1003

DEC 11 2015

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

Nat. Register of Historic Places  
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Park Service 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: Lafitte Avenue Project Buildings C-47, E-45, and #46

Other Names/Site Number: N/A

Name of related multiple property listing: United States Housing Authority (USHA)-funded Public Housing in Louisiana, 1935-1950

## 2. Location

Street & Number: Corner of Lafitte Avenue and North Johnson 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

12-7-15

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

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Lafitte Avenue Project Buildings C-47, E-45 and No. 46

MULTIPLE NAME: United States Housing Authority Funded Public Housing in Louisiana MPS

STATE & COUNTY: LOUISIANA, Orleans

DATE RECEIVED: 12/11/15      DATE OF PENDING LIST: 1/08/16  
DATE OF 16TH DAY: 1/25/16      DATE OF 45TH DAY: 1/26/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15001003

REASONS FOR REVIEW:

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

COMMENT WAIVER:  N

ACCEPT     RETURN     REJECT    1-15-2016 DATE

ABSTRACT/SUMMARY COMMENTS:

*See attached Comments*

RECOM./CRITERIA Return  
REVIEWER [Signature]      DISCIPLINE \_\_\_\_\_  
TELEPHONE \_\_\_\_\_      DATE \_\_\_\_\_

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

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



# United States Department of the Interior

NATIONAL PARK SERVICE  
1849 C Street, N.W.  
Washington, DC 20240

## The United States Department of the Interior National Park Service

### National Register of Historic Places Return/Evaluation Sheet

Property Name: Lafitte Avenue Project Buildings C-47, E-45, and No. 46 (USHA Funded Public Buildings in Louisiana MPS)

Reference Number: 15001003

This nomination is being returned for substantive revision.

During initial discussions with the SHPO staff and the consultants hired by the local housing authority of potential nominations related to the Lafitte Avenue Projects and other housing projects in Louisiana, our office expressed deep concern about the level of demolition the projects had endured during the recent past. We expressed doubts about the eligibility of most of the remnant buildings due to loss of integrity. The housing projects were massive developments, planned and executed based on contemporary philosophies of poverty eradication and quality design. They are best looked at as whole entities, and evaluating single resources within these entities would be difficult at best. That said, we worked with the preparers of the Multiple Property Submission cover document to craft Section F in a way that would allow for some level of evaluation for the remnants of these large developments.

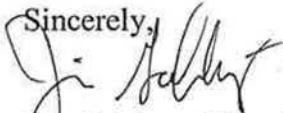
The MPS cover document for USHA Funded Public Buildings in Louisiana makes clear that individual buildings related to the theme are best evaluated under Criterion C, especially when they represent only a small portion of what once was a much larger project. The Lafitte Avenue Project has been effectively whittled down to these last three original buildings; the integrity of setting, design, feeling, and association for the project has been so compromised that any understanding of the historic development, use, and importance of this public housing project has been destroyed. These three buildings, in isolation, and now surrounded by new development, cannot stand for a once much larger development under Criterion A. The justification provided for including these three buildings ("*Fortunately, this portion of Block V of Lafitte Public Housing survived as a unit and is recognizable as a manifestation of the USHA-funded public housing program with representatives of both an administration building and residential buildings.*") is a misreading of the registration requirements. The Iberville project nomination was accepted because, despite demolition of a great number of original units, the remnant units were grouped together in a way that preserved the pattern of development, the spatial arrangement, and the architectural plan of the project. The three (out of 80) extant resources from the Lafitte Avenue project do not.



If a nomination for these three buildings is going to be resubmitted, please refer to the registration requirements for "Buildings" on page F-26. As such, they should be evaluated for their potential significance in architecture, referencing the USHA standards of design and how these buildings embody the distinctive characteristics of the type and period. The nomination should discuss what the USHA standards are for the building type, how the nominated buildings embody those standards, and if there are any "local" architectural embellishments that might make them distinct.

Please feel free to contact me if you have any questions. I can be reached at (202) 354-2275 or email at <[James\\_Gabbert@nps.gov](mailto:James_Gabbert@nps.gov)>.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Gabbert". The signature is written in a cursive style with a large initial "J".

Jim Gabbert, Historian  
National Register of Historic Places  
1/15/2016



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APR 15 2016

Nat. Register of Historic Places  
National Park Service

RENNIE S. BURAS, II  
DEPUTY SECRETARY

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

PHIL BOGGAN  
ASSISTANT SECRETARY

April 12, 2016

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

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

RE: Lafitte Avenue Project Buildings C-47, E-45, and #46, Orleans Parish, LA

Jim,

The enclosed disk contains the true and correct copy of the nomination for the Lafitte Avenue Project Buildings C-47, E-45, and #46 to the National Register of Historic Places. The second disk contains the photographs of the property in TIF format. Should you have any questions, please contact me at 225-219-4595 or [jrichardson@crt.la.gov](mailto:jrichardson@crt.la.gov).

Thanks,

Jessica

Enclosures:

- CD with PDF of the National Register of Historic Places nomination form
- CD with electronic images (tif format)
- Physical Transmission Letter
- Physical Signature Page, with original signature
- Other:

Comments:

- Please ensure that this nomination receives substantive review
- 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:

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Lafitte Avenue Project Buildings C-47, E-45, and #46

MULTIPLE NAME: United States Housing Authority - Funded Public Housing IN Louisiana, 1935-1960

STATE & COUNTY: LOUISIANA, Orleans Parish

DATE RECEIVED: 4/15/2016 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/31/2015  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15001003

NOMINATOR: STATE

DETAILED EVALUATION: Y

ACCEPT  RETURN  REJECT 5-31-2016 DATE

ABSTRACT/SUMMARY COMMENTS:

*Resubmission addressed Comments  
Meets MPS Requirements under C*

RECOM./CRITERIA Accept C

REVIEWER J. Gilbert

DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_

DATE \_\_\_\_\_

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

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