

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



1123

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: Iberville Public Housing Development

Other Names/Site Number: n/a

Name of related multiple property listing: USHA-funded Public Housing in Louisiana, 1935-1950

2. Location

Street & Number: 401 Treme St

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Not for Publication: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

Pam Breaux 11-18-14
Signature of certifying official/Title: Pam Breaux, 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

Iberville Public Housing Development
Name of Property

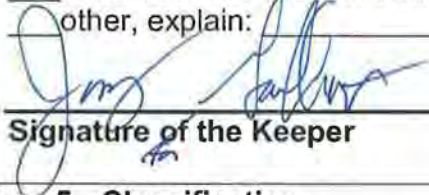
Orleans Parish, LA
County and State

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: _____


Signature of the Keeper

1.5.2015
Date of Action

5. Classification

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

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

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

<input type="checkbox"/>	Building(s)
<input checked="" 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	
16	0	Buildings
		Sites
		Structures
		Objects
16	0	Total

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

6. Function or Use

Historic Functions (Enter categories from instructions.): Domestic: multiple dwelling

Current Functions (Enter categories from instructions.): Domestic: multiple dwelling; Work in Progress

Iberville Public Housing Development
Name of Property

Orleans Parish, LA
County and State

7. Description

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

Materials: (enter categories from instructions.)

foundation: pilings, concrete

walls: brick

roof: terra cotta, asphalt

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 Iberville Public Housing Development is located on a 23-acre site adjacent to the French Quarter, a National Historic Landmark and National Register of Historic Places Historic District, and Tremé, a local historic district. The boundaries of the Iberville Public Housing Development are North Villere Street to the northwest, Conti and Saint Louis Streets to the northeast, Iberville Street to the southwest, and Tremé and Basin Streets to the southeast. Constructed in 1940, the district includes 15 three-story buildings and an ornate one-story former administration building. Typical for urban public housing in New Orleans, the 16 extant buildings have brick exteriors, tile roofs, chimneys, and galleries with iron columns and decorative cast iron railing. While the overall site has experienced alterations and extensive demolition, the property retains the historic character of a USHA-funded housing development in Louisiana.

Narrative Description

The Iberville Public Housing Development was the third of six low-rent public housing developments in New Orleans funded by the United States Housing Act of 1937, also known as the Wagner-Steagall Act. Constructed as a superblock in 1941, the original plan for Iberville contained 75 residential buildings and one administration building. The 75 two- and three-story courtyard-oriented buildings were categorized into 11 different building types. Each type featured common characteristics, such as a brick exterior, hip and side-gabled tile roofs, parapets, chimneys with cement caps, and first floor stoops. Porches and galleries exhibited iron columns and decorative cast iron railing, which mimic those found in other areas of New Orleans, specifically the French Quarter. In addition, buildings featured simple doors as well as double-hung windows. Most of the buildings had rectangular footprints, while a few located at the property boundaries were irregular due to recessed or protruding wings.

As is the case with many public housing developments, considerable changes have taken place in the years since the Iberville development opened. 60 buildings have been demolished as part of HUD's Choice Neighborhoods redevelopment initiative, thus the Iberville site currently features 15 three-story buildings and the former administration building. With the exception of Building #71 on

Iberville Public Housing Development

Name of Property

Orleans Parish, LA

County and State

Basin Street and the administration building on Tremé Street, the 14 three-story buildings are aligned in a cross plan with Marais Street and Bienville Street as the centerlines. The buildings are arranged around open green space, a typical pattern of public housing. As the property is a working construction site, it currently does not feature elaborate landscaping.

The remaining 16 buildings retain integrity of location, design, materials, workmanship, feeling, and association. However, the Iberville Public Housing Development has lost some of the integrity of setting due to the demolition of 60 original buildings and an active campus renovation. With the exclusion of the Administration Building, all 15 buildings maintain their original footprints and massing. The remaining buildings also maintain original spatial relationships with each other. Furthermore, the Administration Building and the seven different unit plans all feature defining characteristics of public housing developments, such as original brick cladding, chimneys, ornamental ironwork galleries, and awnings over entrances. While original windows and doors have been replaced, the arrangement of windows and doors has not been altered and the replacements are compatible multi lite windows. In addition, openings retain contributing architectural features, such as the original size, fenestration pattern, and cast stone sills. Together as a whole, these elements allow for the remaining 16 buildings to represent a significant and distinguishable district associated with the public housing movement between 1935 and 1950.

The remaining 15 three-story residential buildings within the 23-acre site are divided into seven different unit plans. Plans include building Types A, B, C, D, D-1, E, and E-1.¹ The locations of each building type in the district are indicated on the site map (Figure 3).

- Type A: Four buildings: Buildings #15, #18, #56, and #59. Originally, Type A buildings contained seven units. The first floors contained three one-bedroom units which included a living room, kitchen, bedroom, and bath. The second floors contained the kitchen and living room space for the three two-bedroom and one three-bedroom units located on the third floor (Figure 4).
- Type B: One building: Building #71. The Type B building originally contained nine units. The first floor contained five one-bedroom units which included a living room or living and dining room, kitchen, bedroom and bath. The second floor contained two one-bedroom units as well as the kitchen and living room space for the two two-bedroom units located on the third floor (Figure 4).
- Type C: Two buildings: Building #17 and #57. The Type C buildings contain the longest footprint and originally featured 21 units. The first floor contained nine one-bedroom units which included a living room, kitchen, bedroom and bath. The second floor contained the kitchen and living room space for the nine two-bedroom and three three-bedroom units located on the third floor (Figure 5).
- Type D: One building: Building #69. The Type D building originally housed nine units. The first floor contained three one-bedroom units and the second floor contained kitchen and living room space for the three two-bedroom and one three-bedroom units located on the third floor. The two-story wing contained one two-bedroom and one-three bedroom units (Figure 6).

¹ Various, Original floor plans of the Iberville Street Project LA. 1-3, Collections of the HANO archives, Housing Authority of New Orleans, New Orleans, Louisiana.

Iberville Public Housing Development
Name of Property

Orleans Parish, LA
County and State

Type D-1: One building: Building #1. The reverse of Type D, Type D-1 also housed nine units. The first floor contained three one-bedroom units and the second floor contained kitchen and living room space for the three two-bedroom and one three-bedroom units located on the third floor. The two-story wing contained one two-bedroom and one-three bedroom units (Figure 6).

Type E: Four buildings: Buildings #14, #19, #55, and #60. Type E buildings originally contained 14 one, two, and three-bedroom units. The first floor contained six one-bedroom units which included a living room, kitchen, bedroom and bath, while the second floor contained kitchen and living room space for the six two-bedroom and two three-bedroom units located on the third floor (Figure 7).

Type E-1: Two buildings: Buildings #16 and #58. The reverse of Type E, Type E-1 buildings also housed 14 units. The first floor contained six one-bedroom units which included a living room, kitchen, bedroom and bath, while the second floor contained kitchen and living room space for the six two-bedroom and two three-bedroom units located on the third floor (Figure 7).

Administration Building (Figure 8)

Historic/Present Use: Administration Building/Vacant

Year Built: 1941

Status: Contributing

The Administration Building is a one-story brick building facing Tremé Street and located at the northeast end of the district. The rear-facing T-shaped building features the original eight-panel wood door with a segmental cast stone pediment and brick quoins at the door surround. The structure still retains its hipped roof, original chimney, and wood roof ventilator featuring a metal roof and collar. Original brick quoins accentuate the corners of the building. The rear roof of the T has been replaced with asphalt shingles, but the roof facing the façade features tile. A porch addition with metal columns and overhang has been added to accompany a handicap ramp, which extends southwest of the main entrance. Though the original windows have been replaced and security bars installed at the façade, the window openings retain the original size, fenestration pattern, and cast stone sills. The original T-shaped footprint is now irregular due to a recessed one-story, L-shaped addition in sympathetic brick on the northeast elevation. While the design integrity of the individual building is diminished some due to the new addition, the Administration Building retains integrity of location, setting, feeling, association, materials, and workmanship, and contributes to the district.

Buildings #15, #18, #56, #59 (Figure 9)

Historic/Present Use: Residential Units/Vacant

Year Built: 1941

Status: Contributing

Buildings #15, #18, #56, and #59 each face each other and are located southeast and northwest of the octagonal court plan. The structures are three-story with hipped roofs and clad in the same original red brick as the other buildings in the district. The facades feature six windows and three doors on the first floor (w/d/d/w/w/d/w/w/d/d/w), five windows and three doors on the second floor (w/d/d/w/w/w/d/d/w), and two windows and three double six-over-six windows on the third floor (w/ww/ww/ww/w). The side elevations feature one window on both the first and second floors, and

Iberville Public Housing Development

Name of Property

Orleans Parish, LA

County and State

two windows on the third floor. The rear elevations feature three windows, one double six-over-six window, two four-over-four windows, and five doors on the first floor (w/d/w/d/d/w/ww/d/w/d/w), two windows and four double six-over-six windows on the second floor (ww/w/ww/ww/w/ww), and two windows, two double six-over-six windows, and four four-over-four windows on the third floor. Though the original doors and windows have been replaced, the openings retain the original size, fenestration pattern, and cast stone sills. Characteristics of Building Type A include two galleries, located at the two ends of the building over the first four openings on the first floor and three openings on the second floor of each side, with original iron columns on the first floor and ornamental cast iron gallery posts with iron railing and metal roofs on the second floor. The tile roof features three original brick chimneys with cement caps and two original metal louvered roof vents. As with the other buildings, the two chimneys located on the slopes showcase the original iron "S" braces. The central door on the first floor contains an original standing seam metal hood. While the doors and windows have been replaced, the arrangement of windows and doors has not been altered and the replacement windows are compatible multi lite windows. These buildings all have integrity of location, design, materials, workmanship, feeling, and association.

Building #71 (Figure 10)

Historic/Present Use: Residential Units/Vacant

Year Built: 1941

Status: Contributing

Adjacent to St. Louis Cemetery No. 1, Building #71 faces Basin Street at the southeast end of the district. With an irregular footprint, Building Type B contains a three-part plan consisting of a side-gabled central block and hipped two-story wings. The exterior remains clad in the original brick. Building #71 features original elements, such as concrete window sills and five brick chimneys with original iron "S" braces, which are located on the hipped two-story wings. Two original metal louvered vents are also located on the tile roof. While the iron railing has been removed from the second story, the gallery still exhibits its original iron columns and ornamental cast iron design pattern. The gallery on the central block covers the seven central openings on the first and second floors. There are also first floor galleries over the two openings located closest to the central block. The building originally featured simple doors with six-over-six and eight-over-eight double-hung windows as well as double six-over-six windows (two windows in one opening). The fenestration pattern of the first floor of the façade is w/d/w on the side wing, ww/d/w/w/d/w/w/d/ww on the central block, and w/d/w on the other side wing. The second floor fenestration pattern differs only at the central block where the two outermost bays are single windows instead of double windows. The third floor fenestration pattern is all windows – w/ww/ww/ww/w. The side elevation of the central block features one door on the first floor and one window on the third floor, while the side elevations of the wings feature one window and one door on the first floor and two windows on the second floor. The fenestration pattern of the first floor of the rear elevation is d/w/d/w on the side wing, w/d/w/d/d/w/ww/d/w/d/w on the central block, and w/d/w/d on the other side wing. While the doors and windows have been replaced, the arrangement of windows and doors has not been altered and the replacement windows are compatible multi lite windows. This building also still retains integrity of location, setting, design, workmanship, feeling, and association.

Buildings #17 and #57 (Figure 11)

Historic/Present Use: Residential Units/Vacant

Year Built: 1941

Status: Contributing

Iberville Public Housing Development

Orleans Parish, LA

Name of Property

County and State

Identical in appearance, Buildings #17 and #57 are located to the northeast of the octagonal court plan. The three-story Type C buildings feature a rectangular footprint, oriented towards the southeast and northwest. Clad in the same brick exterior as the other district buildings, Buildings #17 and #57 contain three parapets at the façade with cast stone coping and decorative brick leave-outs at the gable for venting. The side-gabled roofs feature tile, four original metal louvered roof vents, and seven original brick chimneys with cement caps. Both buildings contain galleries with original iron columns on the first floor and ornamental cast iron gallery posts with iron railing and metal roofs on the second floor. In between the galleries are central doors accented by original standing seam metal hoods. The galleries cover the first four openings at the far right of the first floor and the first three openings on the second floor. They then skip three openings and cover the next eight openings on the first and second floors. Again, skipping three openings, the next gallery covers the next eight openings on the first and second floors. Lastly, after skipping three more openings, the last gallery covers the same openings as the first gallery, only this time being located on the far left side of the façade. The fenestration patterns for these buildings are w/dd/w/w/d/w/w/dd/w/w/dd/w/w/d/w/w/dd/w/w/dd/w/w/d/w/w/dd/w for the first floor, w/d/d/w/w/w/d/w/d/d/w/d/w/w/w/d/w/d/d/w/d/w/w/w/d/d/w for the second floor, and all windows for the third floor with three sets of double windows beneath each parapet, four single windows between each set of double windows, and single windows located at each far end. The side elevations feature one window on both the first and second floors, and two windows on the third floor. The rear elevations feature nine windows, three double six-over-six windows, six four-over-four windows, and 15 doors on the first floor (w/d/w/dd/w/ww/d/w/d/w/w/d/w/dd/w/ww/d/w/d/w/w/d/w/dd/w/ww/d/w/d/w), six windows and 12 double six-over-six windows on the second floor (ww/w/ww/ww/w/ww/ww/w/ww/ww/w/ww/ww/w/ww/ww/w/ww), and six windows, 12 four-over-four windows, and six double six-over-six windows on the third floor (w/w/w/ww/ww/w/w/w/w/w/w/ww/ww/w/w/w/w/w/w/ww/ww/w/w/ww). These buildings all have integrity of location, design, materials, workmanship, feeling, and association

Buildings #1 and #69 (Figure 12)

Historic/Present Use: Residential Units/Vacant

Year Built: 1941

Status: Contributing

Located at the southwest boundary of the district, Buildings #1 and #69 are oriented in a southwardly and westerly direction, thus open up to the intersection of Marais and Iberville Streets. The reverse of each other, Buildings #1 and #69 are identified as Building Type D-1 and D. Both three-story, side-gabled, brick structures feature a two-story wing with a hipped roof. Four original chimneys with cement caps and three original louvered roof vents are located on the tile roof. Originally, the wings featured a one-story porch with a metal roof and ornamental cast iron design pattern, while the three-story portion featured a two-story gallery with original iron columns and ornamental cast iron on the second floor. Though the columns and railing have been temporarily removed, plans to meet building code include replacing the metal railings with custom fabricated galvanized steel railings and reusing the original ornamental cast iron railing in the original configuration. The galleries on the main portions of Buildings #1 and #69 cover the seven central openings on the first and second floors. There are also first floor galleries on the wings which cover the three openings located closest to the main portions. The fenestration pattern on the buildings are ww/d/w/w/d/w/w/d/ww on the main part of the building and ww/d/d/ww on the wings for the first floor; w/d/d/w/w/w/d/d/w and w/w/w/ on the second floor; and w/ww/ww/ww/w on the third floor. For Building #1, the fenestration pattern is the same, but starts with the wing. The side elevations of the main portion of Buildings #1 and #69 feature one door on the first floor and one window on the third floor, while the side elevations of the

Iberville Public Housing Development

Orleans Parish, LA

Name of Property

County and State

wings feature two windows on the first floor and two windows on the second floor.. The rear fenestration pattern on the first floor of Building #1 is w/d/w/dd/w/ww/d/w/d/w on the main portion and w/d/w/w/d/w at the wing. Consisting of all windows, the second floor fenestration pattern is ww/w/ww/ww/w/ww/ on the main portion and ww/w/w/w at the wing. The third floor is also all windows and consists of a mixture of six-over-six, four-over-four, and double six-over-six windows (w/w/w/ww/ww/w/w/w/). For Building #69, the fenestration pattern of the main portion and wing is the same. The original windows have been replaced; however, the window openings retain contributing architectural features, such as the original size, fenestration pattern, and cast stone sills and the replacement windows are compatible multi lite windows. Both of these buildings all have integrity of location, design, materials, workmanship, feeling, and association.

Buildings #14, #16, #19, #55, #58, #60 (Figure 13)

Historic/Present Use: Residential Units/Vacant

Year Built: 1941

Status: Contributing

Buildings #14, #16, #19, #55, #58, and #60 are all located to the south and northwest of the octagonal court plan. The three-story buildings are clad in the original brick as the rest of the district and have a rectangular footprint. These structures feature a side-gabled tile roof, five original brick chimneys with cement caps and original metal louvered roof vents. Buildings #14, #19, #55, and #60 are identified as Building Type E and feature two parapets at the façade. Building Type E-1 include Buildings #16 and #58, which feature a central parapet at the façade. The parapets are accented with cast stone coping and decorative brick leave-outs at the gable for venting. The central door openings on the first floor are accentuated with original standing seam metal hoods. Originally, Buildings #16 and #58 featured two one-story porches with open balconies, while Buildings #14, #19, #55, and #60 exhibited three one-story porches with open balconies. The porches on Buildings #16 and #58 were located over the first nine openings at each end with a metal hood over the two central openings. This left only two windows uncovered on the first floor – those flanking the two central doors. The porches on Buildings #14, #19, #55, and #60 were located over the first four openings at each end and the central eight openings. The central doors on the first floor, located beneath each parapet section, are protected by original curving metal hoods. Only the two windows that flank each of these openings are uncovered. Though the majority of the porches and balconies have been temporarily removed, plans to meet building code include replacing the metal railings with custom fabricated galvanized steel railings and reusing the original ornamental cast iron railing. The original doors and windows have been replaced; however, the arrangement of windows and doors has not been altered and the windows are compatible multi lite windows. The fenestration patterns for Buildings #16 and #58 are w/d/d/w/w/d/w/w/d/w/d/d/w/d/w/w/d/w/w/d/d/w on the first floor, w/d/d/w/d/ww/d/w/w/d/d/w/d/ww/d/w on the second floor, and all windows on the third floor with four single windows located under the parapet flanked by three sets of double windows and single windows at each end. The two side elevations feature one window located closest to the street facing façade on the first and second floors and two windows at the third floor. The fenestration patterns for Buildings #14, #19, #55, and #60 are w/d/d/w/w/d/w/w/d/d/w/w/d/d/w/w/d/w/w/d/d/w for the first floor, w/d/d/w/w/w/d/w/d/d/w/d/w/w/w/d/d/w for the second floor, and all windows on the third floor with four single central windows flanked by three sets of double windows beneath each parapet and a single window at each end. The fenestration patterns for all Type E rear elevations are w/d/w/d/d/w/ww/d/w/d/w/w/d/d/w/ww/d/w/d/w on the first floor, ww/w/ww/ww/w/ww/ww/w/ww/ww/w/ww on the second floor, and all windows on the third floor consisting of a mixture of six-over-six, four-over-four, and double six-over-six windows

Iberville Public Housing Development
Name of Property

Orleans Parish, LA
County and State

(w/w/w/ww/ww/w/w/w/w/w/w/ww/ww/w/w/w). These buildings all have integrity of location, design, materials, workmanship, feeling, and association.

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.)

x	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	B	Property is associated with the lives of persons significant in our past.
	C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
	D	Property has yielded, or is likely to yield, information important in prehistory or history

Criteria Considerations:

	A	Owned by a religious institution or used for religious purposes
	B	Removed from its original location
	C	A birthplace or grave
	D	A cemetery
	E	A reconstructed building, object, or structure
	F	A commemorative property
	G	Less than 50 years old or achieving significance within the past 50 years

Areas of Significance (Enter categories from instructions.): Social History

Period of Significance: 1940-1950

Significant Dates: 1940-1950

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): Benson, Herbert A.; Christy, George A.; Spink, William E.

Period of Significance (justification): Construction start date, 1940, until the end of the first generation of United States Housing Authority (USHA)-funded public housing construction in Louisiana (1950)

Criteria Considerations (explanation, if necessary): n/a

Iberville Public Housing Development

Name of Property

Orleans Parish, LA

County and State

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.)

Due to the pressing need to provide low-income housing during the Great Depression, President Roosevelt signed the United States Housing Act of 1937, also known as the Wagner-Steagall Act. The Housing Act established the United States Housing Administration (USHA), which provided funding to local housing authorities nationwide. Built in 1941, the Iberville Public Housing Development was the third of six low-rent public housing developments in New Orleans funded by the Wagner-Steagall Act. Iberville is an exceptional example of non-military urban public housing in Louisiana. The remaining structures of the Iberville Public Housing Development are eligible for the National Register of Historic Places as a district under the USHA-Funded Public Housing in Louisiana, 1935-1950 multiple property listing at the state level. The Iberville Public Housing Development has direct associations with the historic context, *United States Housing Authority (USHA)-funded Public Housing in Louisiana, 1935-1950*, developed as part of the MPS and meets the registration requirements of Property Subtype—High-Density Urban Housing Developments under Historic Districts found in Section F of the MPS Cover. The Iberville Public Housing Development is eligible under Criterion A as an example of the USHA-funded urban housing development in Louisiana during World War II. The period of significance for the district is 1940 to 1950 in association with the MPS.

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

In the depths of the Great Depression, Congress passed the Emergency Relief and Construction Act of 1932 and the National Housing Act of 1934, which created the Federal Housing Administration (FHA). While these acts stimulated housing construction, low-income families were still in need of affordable housing. On September 1, 1937, President Franklin 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.”² 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 public corporations in cities having population in excess of 20,000, with power to investigate living and housing conditions and to develop projects for clearing, replanning and reconstructing slum areas in order to provide housing accommodations for persons of low income.”³ This act created the Housing Authority of New Orleans (HANO).

² 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).

³ 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>

Iberville Public Housing Development

Name of Property

Orleans Parish, LA

County and State

In March 1938, William J. Guste, member of the Housing Authority of New Orleans, 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.”⁴ 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.”⁵ The loan approved was for the whites-only Iberville Housing Project and its African American counterpart, the Lafitte Housing Project.

The proposed Iberville Housing Project was located on the former site of Storyville, the notorious red-light district that existed along Basin Street between 1897 and 1917. Storyville was considered a slum after the United States Department of the Navy caused the district to close, which significantly diminished the owners’ and madams’ political power.⁶ In early November 1939, Guste stated expropriation suits would be used to acquire property in the proposed Iberville Housing Project site, as owners were “insisting upon prices that the Housing Authority of New Orleans is unauthorized to pay.”⁷

The third of six low-rent public housing developments in New Orleans funded by the United States Housing Act of 1937, the plan for Iberville consisted of constructing 75 residential buildings with a total of 858 units, a single administration service building, three yard stations, a meter house, and a jobs office. Iberville was designed by the architecture firm of Herbert A. Benson, George H. Christy, and William E. Spink, the same firm who designed the St. Bernard Housing Project (demolished in 2008), which was in the development and land acquisition stage at the time of the Iberville construction.

On November 23, 1939, HANO ordered bid advertising for the construction of Iberville.⁸ Advertised bids were scheduled to be opened in late December and called for “demolition of all existing buildings and clearing of the sites, construction and completion of all structures, landscaping, heating, plumbing and electric work.”⁹ Several months after advertising, the Iberville construction contract was awarded to J.A. Jones Construction Company of Charlotte, North Carolina, on a bid of \$2,933,900, the lowest bid out of 10 received.¹⁰ At the contract signing, HANO was represented by Colonel L. Kemper Williams, Chairman, Alvin M. Fromherz, consulting engineer and executive director, and William J. Guste, attorney, while the construction company was represented by Raymond A. Jones, Vice-President and Edwin L. Jones, Secretary-Treasurer.¹¹

⁴ “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).

⁵ “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).

⁶ Roulhac Toledano and Mary Louise Christovich, *New Orleans Architecture: Faubourg Tremé and the Bayou Road* (Gretna, LA: Pelican Publishing, 2003), 73.

⁷ “Suite 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 14 April 2014).

⁸ “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 22 April 2014).

⁹ *Ibid.*

¹⁰ “Iberville Street Housing Project Let For \$2,933,900,” *The Times-Picayune*, 31 January 1940, available online through subscription database, <http://www.nola.com/t-p/> (accessed 2 May 2014); “Pact Signed For Iberville Street Housing Project,” *The Times-Picayune*, 10 February 1940, available online through subscription database, <http://www.nola.com/t-p/> (accessed 2 May 2014).

¹¹ “Pact Signed For Iberville Street Housing Project,” *The Times-Picayune*, 10 February 1940, available online through subscription database, <http://www.nola.com/t-p/> (accessed 2 May 2014).

Iberville Public Housing Development

Name of Property

Orleans Parish, LA

County and State

The demolition of Storyville and construction of Iberville commenced on March 19, 1940 with test pilings driven shortly after, in early April.¹² During the six-foot deep excavation process of seven building foundations, approximately 150 cypress coffins and skulls were uncovered from an area adjacent to the St. Louis Cemetery No. 1.¹³ This area was believed to be an emergency burial ground during one of New Orleans' many yellow fever epidemics. With the erection of "modern, scientifically constructed houses" consisting of 858 one-bedroom, two-bedroom and three-bedroom units near completion, the Housing Authority of New Orleans began taking applications for residence at the Iberville Project on April 22, 1941.¹⁴ A total of 103 applications were received on the first day, and the first tenants moved into the development approximately one month later. In July, the War Department arranged for the temporary use of a limited number of units for civilian and military families. By August 29, the Iberville Project was completely occupied with "80 families from the personnel of LaGarde General Hospital and the navy department" in residence in some of the units.¹⁵

Iberville, along with the other New Orleans public housing developments, began to transform during the 1960s. As public housing and other public services were desegregated and middle-class white inhabitants moved to the suburbs, the concentration of poor African American residents at Iberville increased. The razing of North Claiborne Avenue to make way for Interstate 10 also 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. As temporary housing became permanent, "Iberville, like urban housing projects across the country, had become a warehouse for its city's poorest African-Americans."¹⁶

Iberville continued to decline as only 441 of the original 858 units were occupied in 2011. In an effort to save the "distressed housing" at Iberville, HUD awarded \$30.5 million to HANO and the City of New Orleans to redevelop the development. In September 2011, New Orleans, along with Boston, Chicago, San Francisco, and Seattle, was awarded a grant under HUD's Choice Neighborhoods Initiative, a strategic approach to "help transform high-poverty, distressed neighborhoods into communities with healthy, affordable housing, safe streets, and access to quality educational opportunities."¹⁷

In summary, the Iberville Public Housing Development was the third of six low-rent public housing developments in New Orleans funded by the United States Housing Act of 1937. The district is notable for its association with the *USHA-Funded Public Housing in Louisiana, 1935-50* multiple property listing and is the last remaining site with the highest concentration of historic public housing buildings in New Orleans. Representative of the high-density urban development subtype, the

¹² Housing Authority of New Orleans, *Report of the Housing Authority of New Orleans for the Year Ending December 31, 1940*, 1940, p5, Collections of the HANO archives, Housing Authority of New Orleans, New Orleans, LA.

¹³ "Old Cemetery With 150 Coffins Found on Site of Housing Project," *The Times-Picayune*, 22 May 1940, available online through subscription database, <http://www.nola.com/t-p/> (accessed 2 May 2014).

¹⁴ "New Housing Project To Open Monday," *The Sunday Item-Tribune*, 20 April 1941, Newspaper clipping, Collections of the HANO archives, Housing Authority of New Orleans, New Orleans, LA; Housing Authority of New Orleans, *Report of the Housing Authority of New Orleans for the Year Ending December 31, 1941*, 1941, p8-15, Collections of the HANO archives, Housing Authority of New Orleans, New Orleans, LA.

¹⁵ "Orleans Housing Units Full With 4137 Families," *The Times-Picayune*, 27 August 1941, p21, available online through subscription database, <http://www.nola.com/t-p/> (accessed 22 April 2014).

¹⁶ Nicolai Ouroussoff, "To Renovate, and Surpass, City's Legacy," *New York Times*, 6 April 2011, http://www.nytimes.com/2011/04/07/arts/design/new-orleans-seeks-hud-grant-for-housing-plan.html?_r=0 (accessed 22 April 2014).

¹⁷ Ibid.

Iberville Public Housing Development
Name of Property

Orleans Parish, LA
County and State

remaining structures retain their historic appearance with brick exteriors, tile roofs, chimneys, and galleries with decorative cast iron railings. The Iberville district includes a separate administration building, common in USHA-funded public housing developments in Louisiana. As a representation of the typical high-density urban development, the Iberville Public Housing Development is eligible for inclusion in the National Register of Historic Places under Criterion A for its significance in social history on a statewide level.

Developmental History/Additional historic context information

See above.

9. Major Bibliographical Resources

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

F. S., Constitutional Law - Eminent Domain - State Slum Clearance Housing Projects, 1 La. L. Rev. (1938). Accessed April 22, 2014. <http://digitalcommons.law.lsu.edu/lalrev/vol1/iss1/28>.

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

Ouroussoff, Nicolai. "To Renovate, and Surpass, City's Legacy." *New York Times*, 6 April 2011. Accessed April 22, 2014. http://www.nytimes.com/2011/04/07/arts/design/new-orleans-seeks-hud-grant-for-housing-plan.html?_r=0.

Theriot, Angelique, *USHA-Funded Public Housing in Louisiana, 1935-1950, National Register of Historic Places Multiple Property Documentation, June 2014*.

The Times-Picayune (New Orleans), var. 1938-1941. Available online through subscription database, <http://www.nola.com/t-p/>.

Toledano, Roulhac, and Mary Louise Christovich, *New Orleans Architecture: Faubourg Tremé and the Bayou Road*. Gretna, LA: Pelican Publishing, 2003:73.

Various, Collections of the HANO archives, Housing Authority of New Orleans, New Orleans, Louisiana.

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 # _____

Iberville Public Housing Development
Name of Property

Orleans Parish, LA
County and State

_____ 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: _____

Historic Resources Survey Number (if assigned): n/a

10. Geographical Data

Acreage of Property: 23 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-----------------------|
| 1. Latitude: 29.960620 | Longitude: -90.072428 |
| 2. Latitude: 29.960090 | Longitude: -90.071662 |
| 3. Latitude: 29.959366 | Longitude: -90.072304 |
| 4. Latitude: 29.958735 | Longitude: -90.071388 |
| 5. Latitude: 29.952362 | Longitude: -90.071711 |
| 6. Latitude: 29.958979 | Longitude: -90.072659 |
| 7. Latitude: 29.957746 | Longitude: -90.073749 |
| 8. Latitude: 29.958831 | Longitude: -90.075289 |
| 9. Latitude: 29.960410 | Longitude: -90.073820 |
| 10. Latitude: 29.959886 | Longitude: -90.073103 |

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

Beginning at the intersection of Iberville Street and North Villere Street Extended, proceed northeast on North Villere Street Extended to Conti Street Extended, then proceed southeast on Conti Street Extended to Marais Street Extended. Proceed northeast on Marais Street Extended to Saint Louis Street, then proceed southeast on Saint Louis Street to Tremé Street. Proceed southwest on Tremé Street to Conti Street, then proceed southeast on Conti Street to Basin Street. At Basin Street proceed southwest to the center of the square facing Basin Street, then proceed northwest to Tremé Street Extended. Proceed southwest on Tremé Street Extended to Iberville Street, then northwest on Iberville Street to point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries encompass those remaining buildings of the original housing development project constructed in 1942.

11. Form Prepared By

Iberville Public Housing Development
Name of Property

Orleans Parish, LA
County and State

name/title: Jill Adams/Architectural Historian
organization: R. Christopher Goodwin & Associates, Inc.
street & number: 309 Jefferson Hwy, Suite A
city or town: New Orleans state: LA zip code: 70121
e-mail: jadams@rcgoodwin.com
telephone: 504-837-1940
date: June 2014

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: Iberville Public Housing Development
City or Vicinity: New Orleans
County: Orleans Parish
State: LA
Name of Photographer: Jill Adams
Date of Photographs: 5/27/2014

- 1 of 8: View of Buildings #14, #15, #18, #19; camera facing southeast.
- 2 of 8: View of Buildings #17 and #57; camera facing southwest.
- 3 of 8: View of rear of Buildings #55, #56, and #57; camera facing southwest.
- 4 of 8: View of Building #71; camera facing southwest.
- 5 of 8: View of Administration Building; camera facing north.
- 6 of 8: View of Building #57, Type C; camera facing south.
- 7 of 8: View of Buildings #17 and #18; camera facing north.
- 8 of 8: View of Building #17, Type C; camera facing north.

List of Figures

Figure # **Title**

Figure 1 United States Geological Survey (USGS) map.

Iberville Public Housing Development

Orleans Parish, LA

Name of Property

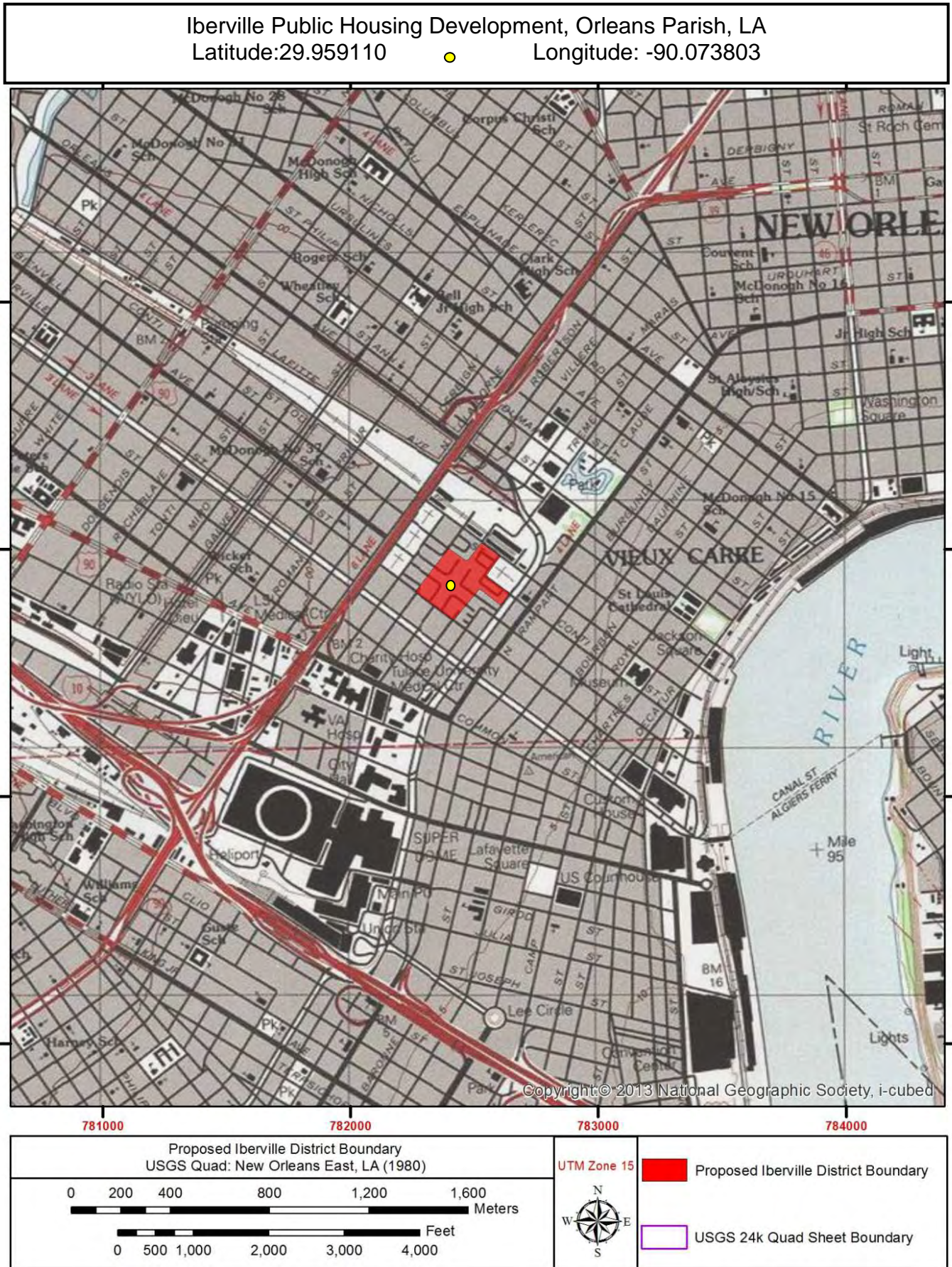
County and State

- Figure 2. Imagery Map of the district showing the ten latitude/longitude points defining the boundaries. Note: The satellite image from ESRI has not been updated to reflect the recent demolition of the other buildings. See Figure 3 for the remaining buildings.
- Figure 3. Site Plan with District Boundaries and Photo Key.
- Figure 4. Floor Plans of Building Type A and B. Source: Original plans of the Iberville Street Project LA. 1-3, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.
- Figure 5. Floor Plans of Building Type C. Source: Original plans of the Iberville Street Project LA. 1-3, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.
- Figure 6. Floor Plans of Building Type D and D-1. Source: Original plans of the Iberville Street Project LA. 1-3, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.
- Figure 7. Floor Plans of Building Type E and E-1. Source: Original plans of the Iberville Street Project LA. 1-3, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.
- Figure 8. Administration Building. Photograph dated: January 30, 2014. Image courtesy of Roderick A. Fifield, AIA.
- Figure 9. Building #18. Photograph dated: January 29, 2014. Image courtesy of Roderick A. Fifield, AIA.
- Figure 10. Building #71. Photograph dated: April 2, 2014. Image courtesy of Roderick A. Fifield, AIA.
- Figure 11. Building #57. Photograph dated: May 27, 2014. On file, R. Christopher Goodwin & Association, Inc., New Orleans.
- Figure 12. Building #69. Photograph dated: May 27, 2014. On file, R. Christopher Goodwin & Association, Inc., New Orleans.
- Figure 13. Building #19. Photograph dated: January 29, 2014. Image courtesy of Roderick A. Fifield, AIA.

Iberville Public Housing Development
Name of Property

Orleans Parish, LA
County and State

Figure 1. United States Geological Survey (USGS) map.



Iberville Public Housing Development
Name of Property

Orleans Parish, LA
County and State

Figure 2. Imagery Map of the district showing the ten latitude/longitude points defining the boundaries. Note: The satellite image from ESRI has not been updated to reflect the recent demolition of the other buildings. See Figure 3 for the remaining buildings.

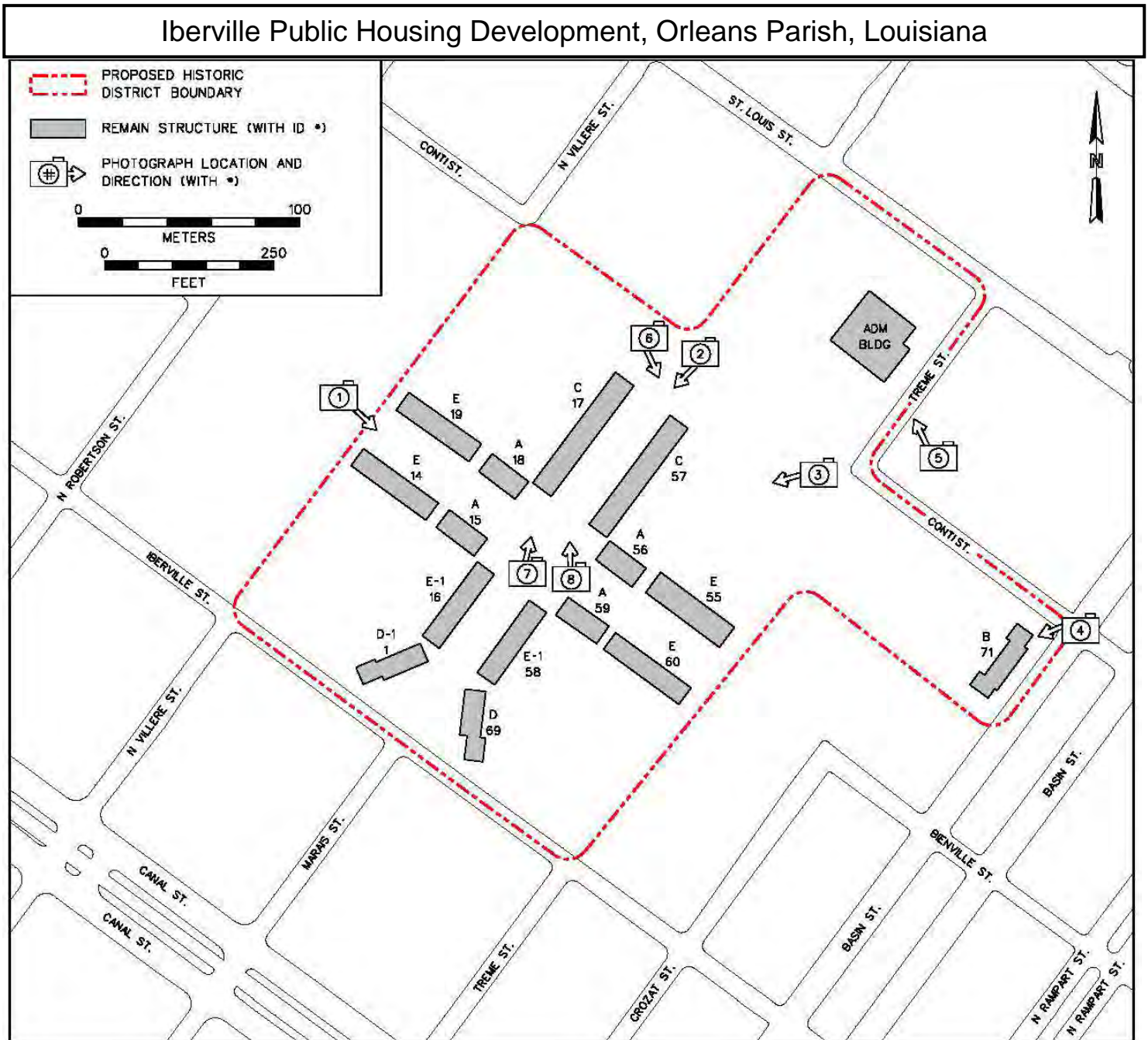


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2.	Latitude: 29.960090	Longitude: -90.071662
3.	Latitude: 29.959366	Longitude: -90.072304
4.	Latitude: 29.958735	Longitude: -90.071388
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Iberville Public Housing Development
Name of Property

Orleans Parish, LA
County and State

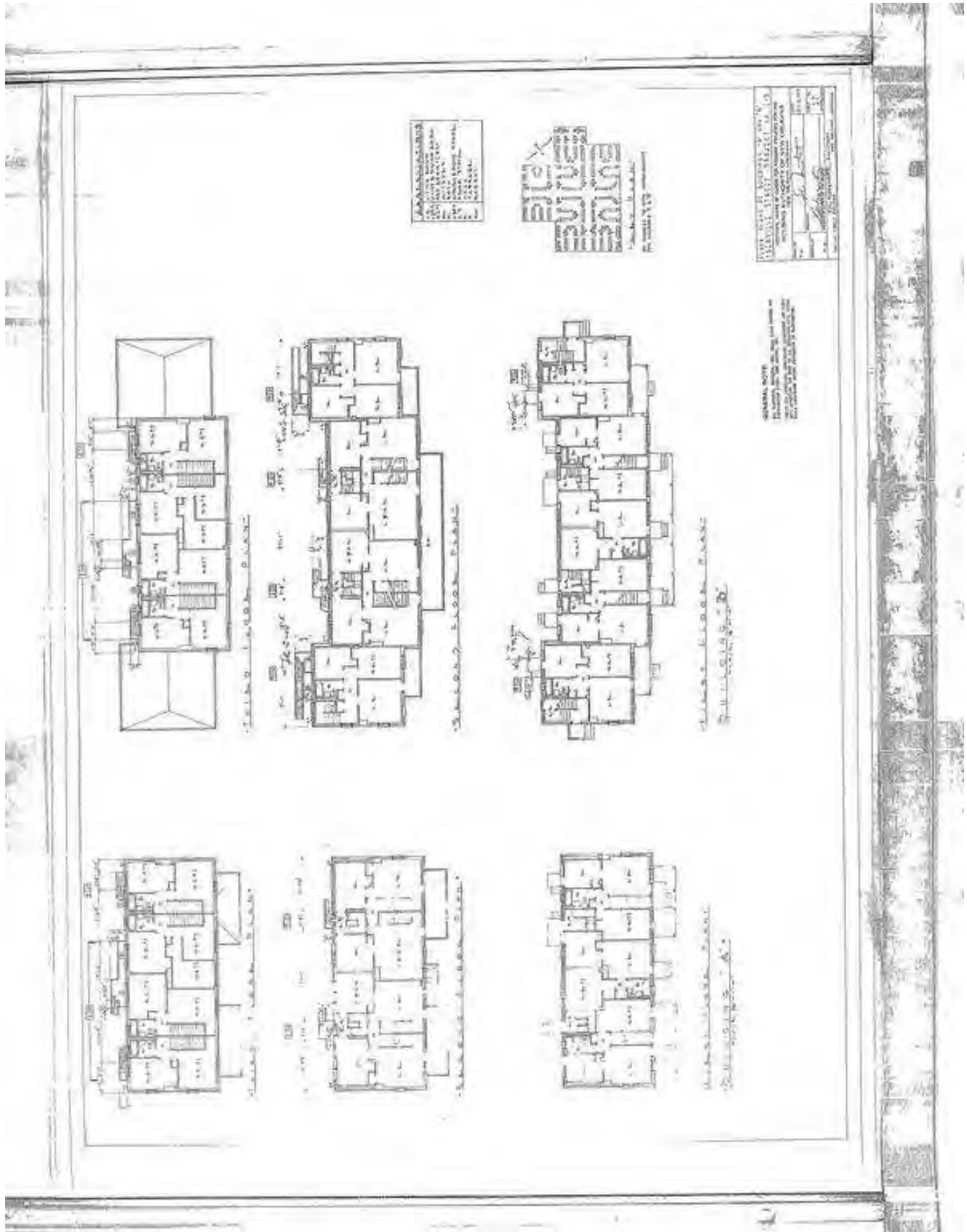
Figure 3. Site Plan with District Boundaries and Photo Key.



Iberville Public Housing Development
Name of Property

Orleans Parish, LA
County and State

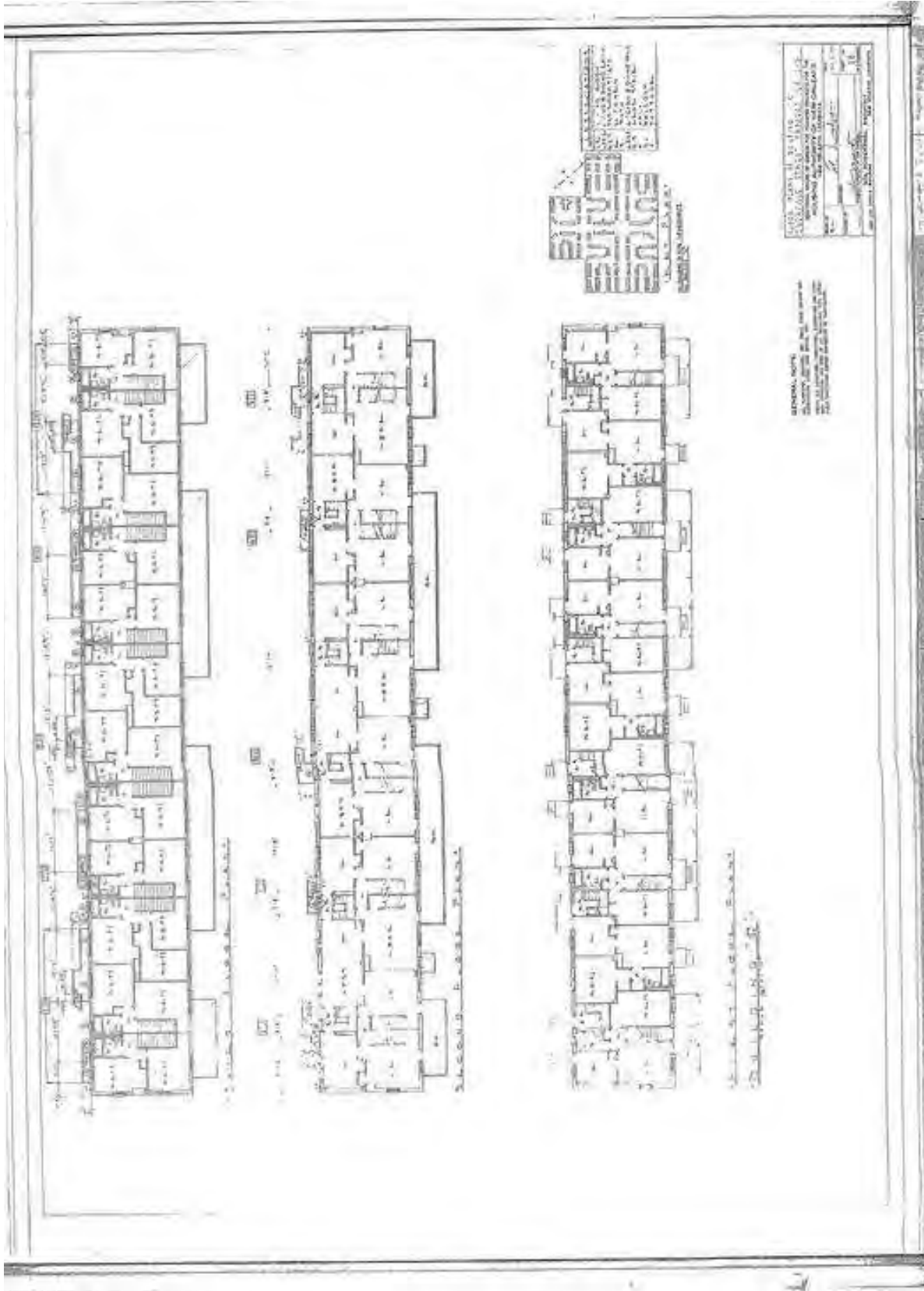
Figure 4. Floor Plans of Building Type A and B. Source: Original plans of the Iberville Street Project LA. 1-3, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.



Iberville Public Housing Development
Name of Property

Orleans Parish, LA
County and State

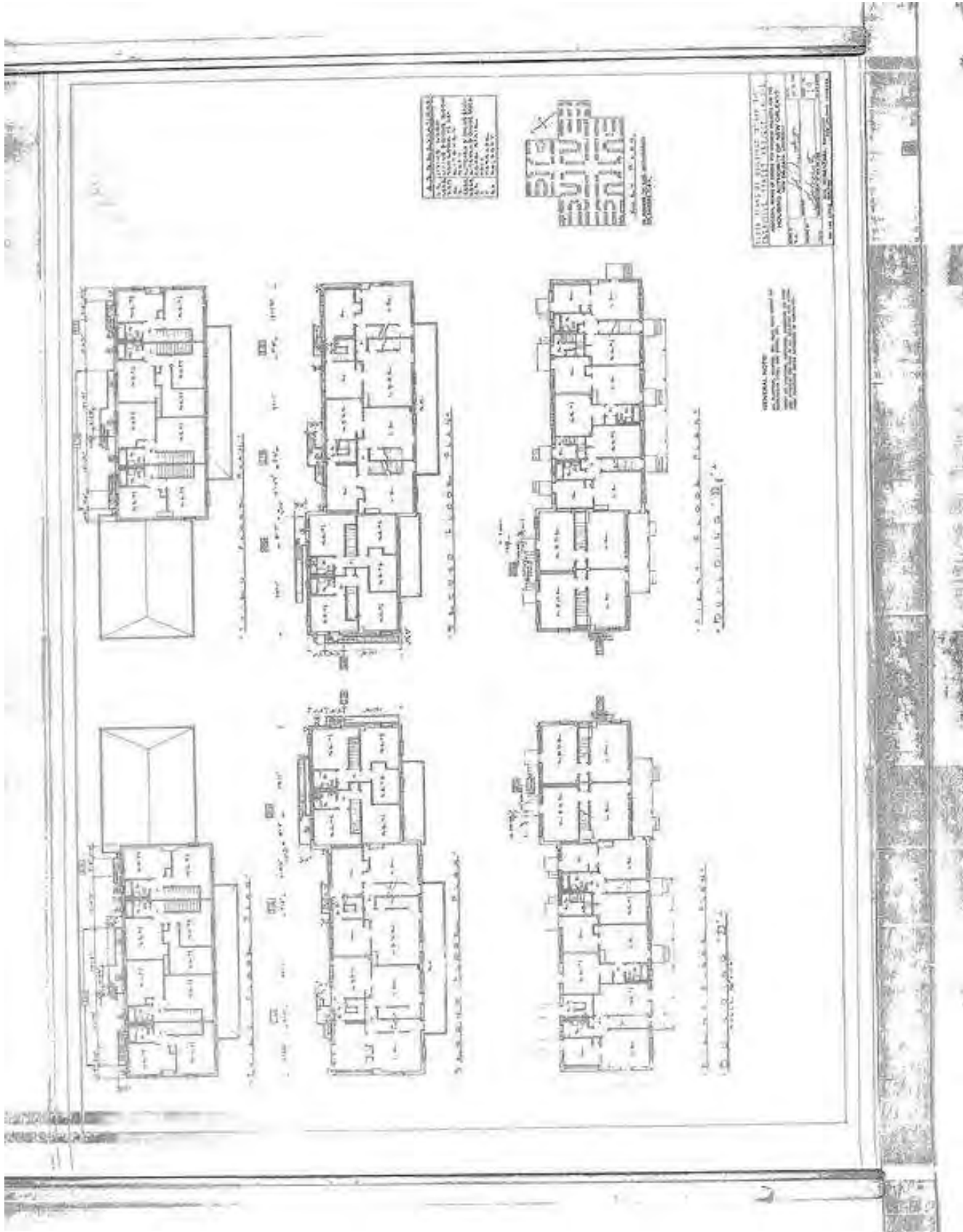
Figure 5. Floor Plans of Building Type C. Source: Original plans of the Iberville Street Project LA. 1-3, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.



Iberville Public Housing Development
Name of Property

Orleans Parish, LA
County and State

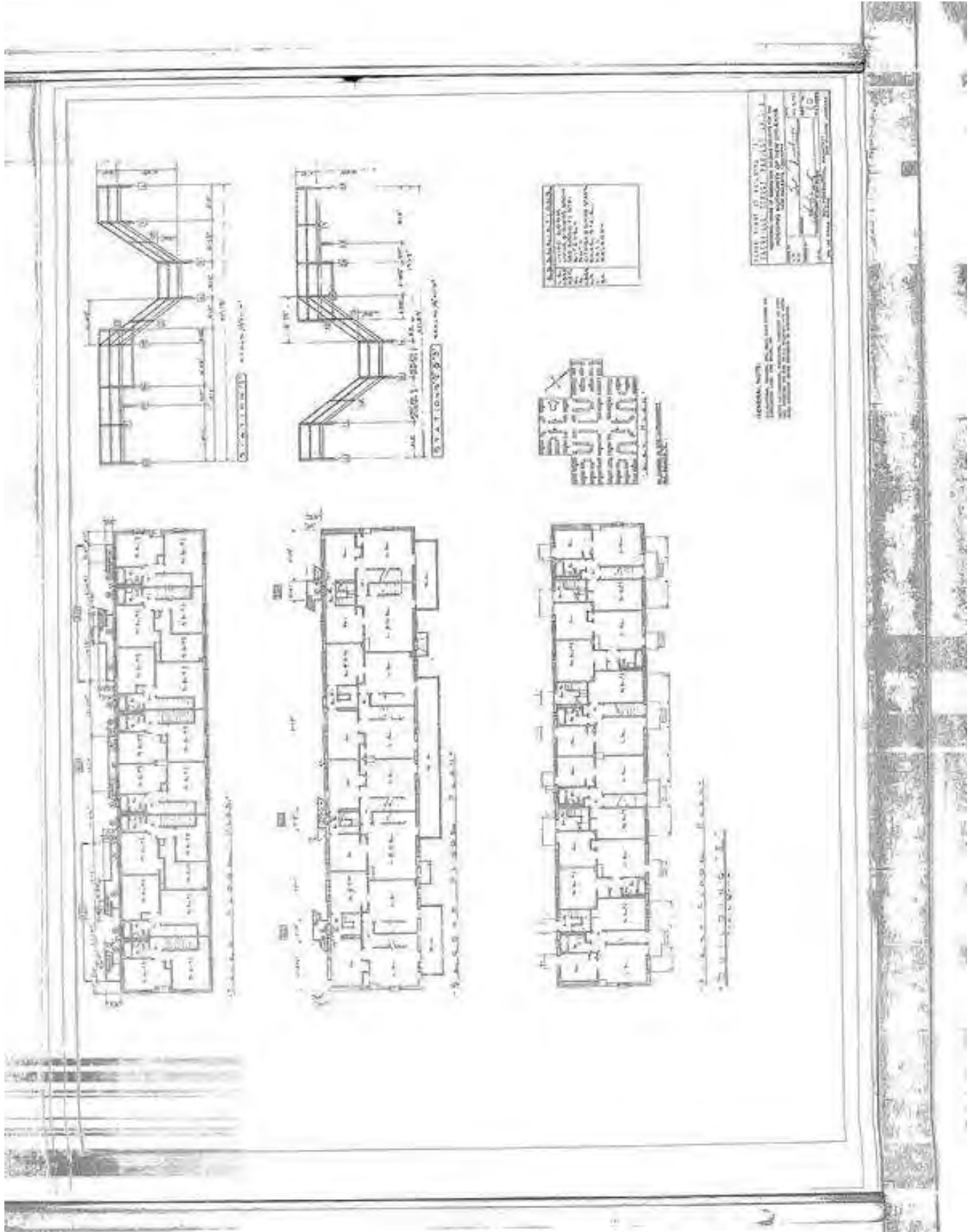
Figure 6. Floor Plans of Building Type D and D-1. Source: Original plans of the Iberville Street Project LA. 1-3, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.



Iberville Public Housing Development
Name of Property

Orleans Parish, LA
County and State

Figure 7. Floor Plans of Building Type E and E-1. Source: Original plans of the Iberville Street Project LA. 1-3, Collections of the HANO Archives, Housing Authority of New Orleans, Louisiana.



Iberville Public Housing Development
Name of Property

Orleans Parish, LA
County and State

Figure 8. Administration Building. Photograph dated: January 30, 2014. Image courtesy of Roderick A. Fifield, AIA.



Iberville Public Housing Development
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Orleans Parish, LA
County and State

Figure 9. Building #18. Photograph dated: January 29, 2014. Image courtesy of Roderick A. Fifield, AIA.



Iberville Public Housing Development
Name of Property

Orleans Parish, LA
County and State

Figure 10. Building #71. Photograph dated: April 2, 2014. Image courtesy of Roderick A. Fifield, AIA.



Iberville Public Housing Development
Name of Property

Orleans Parish, LA
County and State

Figure 11. Building #57. Photograph dated: May 27, 2014. On file, R. Christopher Goodwin & Association, Inc., New Orleans.



Iberville Public Housing Development
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Orleans Parish, LA
County and State

Figure 12. Building #69. Photograph dated: May 27, 2014. On file, R. Christopher Goodwin & Association, Inc., New Orleans.



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County and State

Figure 13. Building #19. Photograph dated: January 29, 2014. Image courtesy of Roderick A. Fifield, AIA.



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.









RIGHT
LANE
BUSES
ONLY

ONE WAY

DO NOT
ENTER

NO TRESPASSING

399

CITY MALL



DANGER
CONSTRUCTION AREA
CLOSED TO ALL
VEHICLES
PEDESTRIANS

DANGER
CONSTRUCTION AREA
CLOSED TO ALL
VEHICLES
PEDESTRIANS



(641) 837-5814
TREE
PROTECTION ZONE

NO PARKING
ANYTIME





(504) 637-TREE
TREE
PROTECTION ZONE

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Iberville Public Housing Development Historic District

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

STATE & COUNTY: LOUISIANA, Orleans

DATE RECEIVED: 11/21/14 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 1/07/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000692

DETAILED EVALUATION:

ACCEPT RETURN REJECT 1-05-2015 DATE

ABSTRACT/SUMMARY COMMENTS:

Original returned due to incomplete MPS cover.

The Iberville PHDHD is a shell of its original size, but remains, after Katrina's aftermath, the best extant collection of a large Public Housing complex in N.O. These large complexes were of importance in the City's development, and this truncated District retains the design characteristics that defined the overall type. Meets the MPS Registration Requirements

RECOM./CRITERIA Accept A

REVIEWER J. Grubbs DISCIPLINE _____

TELEPHONE _____ DATE _____

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



JAY DARDENNE
LIEUTENANT GOVERNOR

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

PAM BREAUX
ASSISTANT SECRETARY

July 30, 2014

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

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

RE: Iberville Public Housing Development, Orleans Parish, LA

Jim,

The enclosed disk contains the true and correct copy of the nomination for the Iberville Public Housing Development 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.

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:



JAY DARDENNE
LIEUTENANT GOVERNOR

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

FAM BREAU
ASSISTANT SECRETARY

November 18, 2014

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

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

RE: Iberville Public Housing Development, Orleans Parish, LA

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