

City Planning Commission Meeting
Tuesday, January 27, 2014

CPC Deadline: 2/2/2015
CC Deadline: N/A
Council District B: Cantrell

PRLIMINARY STAFF REPORT

To: City Planning Commission
Design Review: 166/14

Prepared by: Kelly G. Butler
Date: January 15, 2015

I. GENERAL INFORMATION:

Applicant: Richard Choate, SCNZ Architects (for LePre Properties, LLC)

Request: This is an appeal of the Central Business District Height and Floor Area Ratio Interim Zoning District (IZD), as per Motion No. M-14-430, requesting an amendment to Article 18 of the Comprehensive Zoning Ordinance, to permit the conversion of an existing hotel into eighteen (18) condominiums with retail at the ground floor in a CBD-7 Central Business District.

Maximum Permitted Height (per proposed IZD): 5-stories and 65 feet
Height Proposed by the Applicant: 6-stories and 65 feet

Location: The petitioned property is located on Lots 4 and 5, Square 218 in the First Municipal District, bounded by St. Charles Avenue, Julia, Carondelet and Girod Streets. The municipal addresses are 749-51 St. Charles Avenue. The site is located within the Lafayette Square Local Historic District (PD 1A).

Description: The petitioned site consists of two lots which front on St. Charles Avenue and combined measure approximately fifty one feet four inches (51' 4") in width and approximately one hundred fifteen feet (115') in depth for an area of approximately five thousand nine hundred and eleven (5,911 sq. ft.) square feet. Currently, the site is developed with two vacant buildings, a three-story 'L' shaped building located at 749 St. Charles Avenue, and a two-story rectangular shaped building located at 751 St. Charles Avenue. Both of these structures constituted the former Le-Dale hotel. Maintaining the façade and exterior walls of the historic 3-story structure fronting St. Charles Avenue, the applicant proposes demolition of the rest of the site, which will be replaced with a fourth floor addition and rooftop patio atop the 3-story structure and a new 6-story building to be built around the remaining structure.

The proposal includes construction of a new mixed-use development consisting of retail space, condo lobby, and storage and trash areas on the first floor (4,400 sq. ft.) and one- and two-bedroom condominium units on the second through sixth floors (16, 464 sq. ft.) with a total of twenty thousand eight hundred sixty four (20,864 sq.

ft.) square feet of floor area in a 6-story, sixty-five foot (65') tall building. The first three (3) floors of the existing structure are located five (5) feet from the St. Charles Avenue property line while the first four (4) floors of the newly constructed portion will be developed to the front property line along St. Charles Avenue. Upper floors will be setback fifteen (15') feet from the St. Charles Avenue property line. A rear yard containing approximately seven hundred ninety-three (793 sq. ft.) square feet, will be located on the ground floor while a patio containing approximately one thousand three hundred seventy-five (1,375 sq. ft.) square feet will be located on the roof of the original building's fourth floor. The sixth floor rooftop will contain a one thousand six hundred ninety (1,690 sq. ft.) square foot terrace. Main pedestrian entrances to the condominium units, lobby and retail space will be from St. Charles Avenue. No off-street parking would be provided on the site.

Why is City Planning Commission action required?

The **Article 18.65 Central Business District Height and Floor Area Ratio Interim Zoning District (IZD)**, as proposed, requires that all appeals of the regulations of this IZD shall be acted upon in accordance with the provisions of **Section 16.4.5 (3) Appeals** of the Comprehensive Zoning Ordinance. For any waiver to be decided by the City Council, the City Planning Commission shall make a recommendation to the City Council in the manner provided in **Section 16.9.5 Review and Recommendation by City Planning Commission**. The City Council shall consider the waiver in accordance with the procedure provided in **Section 16.9.6 Review and Decision by City Council**.

II. ANALYSIS

A. What is the existing use of the site? What are the surrounding land uses and zoning?

The subject site is located within a CBD-7 Central Business District bounded generally by Camp Street on the river side, O'Keefe Street on the lake side, Lafayette Street on the downtown side, and the Pontchartrain Expressway on the uptown side. Adjacent to this CBD-7 Central Business District is a CBD-8 Central Business District between Camp Street and Convention Center Boulevard, a CBD-5 Central Business District between O'Keefe Street and Loyola Avenue, a CBD-1 Central Business District on the downtown side of Lafayette Street, and LI Light Industrial and C-1A General Commercial Districts on the uptown side of the Pontchartrain Expressway. The site is within the Lafayette Square Local Historic District, which is generally bounded by O'Keefe Street, Lafayette Street, Magazine Street, and the Pontchartrain Expressway.

This proposal involves a partial demolition of an existing building and the construction of a mixed use development. Properties adjacent to and bounding the subject site are predominantly two- and three-story masonry buildings with various uses. These are mostly structures originally intended for warehousing or for commercial use on the ground floor,

with residential use on the upper floors. The structures have a variety of current uses, including office space, restaurants, bars, retail establishments, and hotels. There are also many surface parking lots in the area.

B. What is the zoning and land use history of the site?

Zoning: 1929- J Industrial District
1953- J Light Industrial District
1970- CBD-7 Central Business District
Current- CBD-7 Central Business District

Land Use: 1929- Industries and Warehouses, Commercial, Two-Family Residential
1949- Light Industrial, Commercial
1999- Urban Mixed Use

C. Have there been any recent zoning changes or conditional uses in the immediate area? If so, do these changes indicate any particular pattern or trend?

There have been several conditional use applications or conditional use amendment requests within the five blocks of the petitioned site in the last five years:

Zoning Docket 120/14 was a request for an amendment to the text of the Comprehensive Zoning Ordinance to establish a new Interim Zoning District (IZD) named the Central Business District Height and Floor Area Ratio Interim Zoning District. *The request was recommended for modified approval by the City Planning Commission. The City Council voted to approve the zoning docket on 1/08/2015, but the ordinance has not yet been voted on or finalized.*

Zoning Docket 086/12 was a request for an amendment to the text of the Comprehensive Zoning Ordinance to establish a new Interim Zoning District (IZD) named the Lafayette Square/Warehouse District Refined Height Plan Interim Zoning District. *The request was recommended for modified approval by the City Planning Commission and was subsequently approved by the City Council.*

Zoning Docket 77/12 was a request for the rescission of Ordinance No. 23,651 MCS and a new conditional use to permit a parking garage providing non-accessory parking spaces in a CBD-5 Central Business District. The municipal address is 939 Girod Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately three (3) blocks from the subject site.*

Zoning Docket 121/11 was a request for a conditional use to permit an increase in the height of an existing school building that was proposed for reuse as a multiple-family residential development with ground level commercial uses. The site is located in a CBD-7 Central Business District. The municipal address is 820 Girod Street. The City Planning Commission's action on the request resulted in a no legal majority vote. The City Council subsequently approved the request. *This site is located approximately two (2) blocks from the subject site.*

Zoning Docket 116/11 was a request for a conditional use to permit an amusement place with the sale of alcoholic beverages in a CBD-1 Central Business District. The municipal address is 533 Baronne Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately five (5) blocks from the subject site.*

Zoning Docket 57/11 was a request for a conditional use to permit the sale of alcoholic beverages for consumption off-premises at a retail store in a CBD-7 Central Business District. The municipal addresses are 901 Carondelet Street and 801 Howard Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately two (2) blocks from the subject site.*

Zoning Docket 52/11 was a request for an amendment to the text of the Comprehensive Zoning Ordinance to establish a new Interim Zoning District (IZD) named the CBD ABO Transfer Prohibition District, prohibiting the transfer of ABO licenses within the CBD, as provided in Article 11, Section 11.48(e) of the Comprehensive Zoning Ordinance, in all Central Business District zoning classifications. The request affects all properties within each of the CBD Central Business Districts. The request was recommended for modified approval by the City Planning Commission and was subsequently granted modified approval by the City Council. *This site is within the geographic area to which the Interim Zoning District is applied.*

Zoning Docket 16/11 was a request for a conditional use to permit a parking garage providing non-accessory off-street parking spaces and a height waiver associated with the expansion of a hotel located in a CBD-1 Central Business District. The municipal addresses are 810-20 Poydras Street and 505-51 Carondelet Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately three (3) blocks from the subject site.*

Zoning Docket 75/10 was a request for a conditional use to permit a parking garage within an existing mixed-use development in a CBD-1 Central Business District to be used for non-accessory purposes. The municipal address is 930 Poydras Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately four (4) blocks from the petitioned site.*

Zoning Docket 22/10 was a request for a conditional use to permit an increase in height and floor area ratio in a CBD-7 Central Business District to facilitate expansion of an existing office building. It was recommended for approval by the City Planning Commission subject to four (4) waivers and four (4) provisos. The City Council subsequently approved the request as recommended. *This site is located at 630 Camp Street, approximately two (2) blocks from the petitioned site.*

Zoning Docket 05/07 was a request for a conditional use to permit a mixed use (residential/office/retail/parking) development in a new structure over 50,000 square feet with waivers of floor area ratio and height and demolition of existing structures in a CBD-7 Central Business District. The municipal addresses are 750 Carondelet Street and 745 Julia Street. The City Planning Commission recommended modified approval of the request, which was withdrawn prior to action by the City Council. *This site is located approximately one (1) block from the subject site.*

These actions include multiple conditional use requests for development of parking garages office buildings and mixed use developments. This is reflective of the new redevelopment activity within this portion of the Central Business District.

D. What is the development proposal and how does it relate to the purpose, intent and requirements of the proposed Central Business District Height and Floor Area Ratio Interim Zoning District Interim Zoning District?

The applicant proposes to construct a new 20,864 square foot mixed-use development on the site containing a former hotel building. The proposed development will contain eighteen (18) condominium units and two thousand two hundred fifty (2,250 sq. ft.) square feet of retail space. A rear yard area, a patio and rooftop terrace with 3,836 sq. ft. of combined square footage is proposed for the provision of open space. The main pedestrian entrances will be on St. Charles Avenue. No off-street parking would be provided on the site.

The following table indicates the program for the development:

Level	Description	Area per floor (sq. ft.)
1 st Floor	Retail Space, Condo Lobby, Storage, and Trash Area	4,400
2 nd -3 rd Floor	8 Condominium Units (4 units on each on floor)	4,047 (per floor)
4 th Floor	4 Condominium Units	3,670
5 th -6 th Floor	6 Condominium Units (3 units on each floor)	2,350 (per floor)
Total Gross Sq. Ft.		20,864

According to **Article 18, Section 18.65.1**, as proposed, *“The purpose of this Interim Zoning District (IZD) is to prohibit the issuance of any permits prior to design review and approval by the staff of the City Planning Commission, with the advice of the Historic District Landmarks Commission when a project is within their jurisdiction, that are in conflict with the Central Business District height and floor area ratio limitation maps as indicated on the zoning base maps of the City of New Orleans.”*

The proposed IZD sets the following height and floor to area ratio (FAR) standards for development within CBD-7 District, superseding height standards of **Article 6, Section 6.8.7**. All other standards pertaining to open space ratio (OSR), parking and loading remain in effect.

Maximum Permitted Height (IZD): 5-story and 65 feet
Proposed Height: 6-story and 65 feet

The applicant proposes a development that exceeds the stated number of floors standard. The area surrounding the development is characterized by warehouse and town house style structures, most of which rise to the maximum heights of three or four stories. The CPC staff believes that despite the proposed setbacks of upper floors from the street property line, intended to minimize the appearance of the building’s massing and density, the proposed additional floor is inconsistent with the number of floors of adjacent properties and with the prevalent development pattern within this section of the Lafayette Square Local Historic District. The staff believes that the proposed IZD standards are appropriate; the exemption from these standards will result in development that diminishes the historic character of the area and sets a precedent for other potential developments.

E. What are the comments from the Historic District Landmarks Commission?

According to **Article 18, Section 18.65.4 (3) Appeals**, as proposed, any appeal of the standards of the IZD will require the Director of the Historic District Landmarks Commission to provide advice to the City Planning Commission with respect to the site plan and elevations for the proposed development. The HDLC Director has advised the applicant of actions taken by the Architectural Review Committee (ARC) at meetings held this past fall in which the ARC specifically addressed the addition of the sixth floor. In a letter addressed to the applicant following the October 21, 2014 ARC meeting, the HDLC Director informed the applicant that the massing of the building is of concern and that the ARC does not support a massing that exceeds what is allowed by zoning.¹

¹ Letters were sent to the applicant on 9/24/2014, 10/09/2014, 10/22/2014 and 11/26/2014 by the HDLC Director and are included at the end of this report. HDLC staff has communicated that ARC review letters are cumulative.

In the final letter sent to the applicant, prior to the filing of this appeal, the HDLC Director advised the applicant of the actions taken by the Architectural Review Committee (ARC) on November 26, 2014, which included specific instructions, related to HDLC design guidelines and also included the comments below:

“The ARC voted unanimously to defer further review of the project pending incorporation of the ARC recommendations and determination of the necessary variances. The ARC agreed that should the variances for the number of floors and height be granted such that the design does not change from what was reviewed at this meeting, the proposal does not need to return to ARC for further review and may proceed to Commission.”

Based on the comments from the ARC, including concerns and reservations pertaining to the bulk and massing of the additional sixth (6th) floor, the HDLC is refraining from further comment until the zoning matter(s) have been resolved.

F. What other development standards are applicable for development within CBD-7 District?

The Central Business District Height and Floor Area Ratio Interim Zoning District (IZD) sets standards related to building height and FAR within the subject area. Other development standards Open Space Ratio (OSR), submittal of the Traffic Impact Analysis, off-street parking and loading standards within the CBD-7 District remain unchanged (see **Article 6, Section 6.8.7 Table 6.H and Section 6. 12; Article 15, Section 15. 2 and Section 15.3**). The requested FAR waiver would have to be considered by the City Council, while the others require consideration by the Board of Zoning Adjustments.

This request for appeal from the standards of the IZD also addresses compliances and non-compliances with other development standards in the District that are summarized in the table on the next page.

Development Standards for CBD-7		
Requirement.	Required	Proposed
FAR ²	Controlled by the IZD requirements (5-stories/65 feet maximum height)	6-stories/65 feet height
Open Space Ratio ³	0.10 (209 sq. ft.)	3, 836 sq. ft. (771 sq. ft. rear yard, 1,375 sq. ft 5 th floor patio and 1,690 sq. ft. rooftop terrace are all accessible to all residents)
Off-street Parking	1/50% of dwelling units = 9 spaces 1/600 sq. ft. retail floor area = 3.75 spaces Total required = 13 spaces	Applicant proposes off-property parking and will seek a BZA waiver: Waiver of thirteen (13) off-street parking spaces by the BZA needed
Loading	Residential Apartment/Condominium Buildings with 10,000-100,000 sq.ft. (2 spaces)	One (1); Waiver of one (1) loading space by the BZA needed
Traffic Impact Analysis (TIA)	Not Required	Not submitted

Open Space Ratio (OSR). Section 6.9.7 Table 6.H of the Comprehensive Zoning Ordinance requires an Open Space Ratio (OSR) of 0.10 for mixed-use developments. The applicant is proposing approximately three thousand eight hundred thirty-six (3,836 sq. ft) square feet of open space on the ground floor, fourth floor patio and on the rooftop, all of which will be accessible to all residents of the building. Therefore, the proposal meets the requirements for Open Space as per **Standards of Article 2. (137)**⁴ of the CZO and Special Standards of **Article 15, Section 15.5** for Open Space within CBD Districts.

Traffic Impact Analysis (TIA). Article 6, Section 6.12.1 of the CZO specifies procedures for the Central Business District Traffic Impact Analysis. This requirement is applicable to building renovations and additions that create 50,000 square feet or more of total aggregate floor area and generate ten (10) percent more trips than the existing development. The

² FAR discussion presented in Section D of this report

³ *Open Space Ratio.* The open space on the lot divided by the floor area of any building or buildings on the lot.

⁴ 137. *Open Space.*

- a. In all districts, except the Vieux Carré Districts, and except as modified in Section 15.5 for the CBD Districts, that part of a lot, including courts and yards, which:
 - (1) Is open and unobstructed from grade level upward; and
 - (2) Is accessible in total or in part to each resident on the lot without restrictions except as may be required for safety, or for division of a lot containing two or more dwelling units;
 - (3) Is not occupied by off-street parking, streets, drives or other surfaces for vehicles, except as may be required.

proposed development will not be more than 50,000 square feet and the submittal of the TIA will not be required.

Off-Street Parking Requirements. In accordance with **Article 15, Section 15.2.7.3. Required Off-Street Parking Regulations: CBD-2, CBD-2B, CBD-5, CBD-6, CBD-7, CBD-8 and CBD-9** and Table 15.C of the Comprehensive Zoning Ordinance, one (1) off-street parking space is required for fifty (50 %) percent of dwelling units in a multiple-family dwelling in the CBD-7 Central Business District. The retail use must secure one (1) parking space per 600 square feet of area. Based on the number of condominium units (18) and the proposed retail space (2,250 sq. ft.) the development must secure a total of thirteen (13) off-street parking spaces. The applicant proposes to provide off-property off-street parking spaces, however; no specific parking arrangement has been presented. Because the area surrounding the site is densely developed with a mixture of residential, offices, restaurants, retail uses and hotels, the parking demand for the property will have to compete for the limited amount of garage and surface level parking in the area. Should the requested appeal of the IZD be recommended for approval, it should be subject to the following proviso:

- The applicant shall secure the required off-street parking spaces, which shall be located within the three hundred (300) foot distance from the petitioned site, subject to standards of **Article 15, Section 15.2.4 Joint Use of Off-Site Facilities** of the CZO. If this standard cannot be met, the applicant shall obtain a waiver from the Board of Zoning Adjustments for the required off-street parking spaces, prior to obtaining a Certificate of Occupancy.

Off-Street Loading. **Article 15, Section 15.3. Off-Street Loading Regulations and Table 15.G Loading Requirements** of the Comprehensive Zoning Ordinance requires the provision of two (2) off-street loading space for a condominium building with a floor area between 10,000 -100,000 square feet. The applicant has not indicated the provision of off-street loading. Should the requested appeal of the IZD be recommended for approval, it should be subject to the following proviso:

- In accordance with the standards of **Article 15, Section 15.2**, the applicant shall provide two (2) on-site loading spaces. If this standard cannot be met, the applicant shall obtain a waiver from the Board of Zoning Adjustments for the required on-site loading spaces, prior to obtaining a Certificate of Occupancy.

G. What effects or impacts would the proposed appeal to the IZD have on adjacent properties?

The mixed-use development itself should not have adverse impact on adjacent properties, as long as the project complies with the development standards of the CZO. However, as proposed, the development will require variances, including, number of floors, off-street

parking and loading. If the IZD appeal of number of floors variance is granted, the project will still require waivers for the other above stated standards from the Board of Zoning Adjustments.

The Central Business District Height and Floor Area Interim Zoning District (IZD) is intended to preserve the historic character and scale of the district. The analysis of the surrounding area reveals that the character and scale of the district is that of a historic warehousing neighborhood comprised predominantly of one to four story masonry structures that are now occupied by a variety of adaptive reuses. The impact of increased number of floors adjacent to other properties and near street lines cannot be mitigated effectively through the imposition of conditions or standards as the development intensity is not appropriate for the site.

III. Is the proposed action supported by or in conflict with the policies and strategies of the Plan for the 21st Century: New Orleans 2030?

The subject request requires the granting of a variance for the maximum permitted number of floors to allow increased FAR for the proposed mixed-use development within the Central Business District Height and Floor Area Ratio Interim Zoning District (IZD), as proposed.

In Zoning Docket 120-14 proposing the IZD, the City Planning Commission noted that the IZD was consistent with the Plan for the 21st Century: New Orleans 2030. Of particular relevance, the Commission noted the following goal, strategy, and action statements in the Master Plan that were supportive of the IZD:

Volume 2, Chapter 14: Land Use Plan

Goal	Strategy	Action
Promote development that can strengthen the city’s tax and job base while serving citizen needs and preserving city character.	Make downtown a vibrant 24-hour neighborhood and commercial/entertainment district.	Using DDD’s Lafayette Square/Upper CBD refined height study as a guide, adopt clear and predictable building height limits for that portion of the Central Business District as part of the new Comprehensive Zoning Ordinance. ⁵

⁵ This action statement was recommended for adoption into the Master Plan in February of 2012 and was adopted by the City Council in July of 2012 as a result of the first round of amendments to the Master Plan. Ordinance no. 24,914 M.C.S.

Additionally, one of the action statements noted above was also included as a bullet point in an information box titled “A 21st-century downtown marked by a unique blend of preservation and innovation” in Section 9 of *Volume 3: Content and Appendix* of the Master Plan:

Using DDD’s Lafayette Square/Upper CBD refined height study as a guide, adopt clear and predictable building height limits for that portion of the Central Business District as part of the new Comprehensive Zoning Ordinance.⁶

It is important to note that the Master Plan does not provide specific height limits for sites within the CBD. However, based on the language above, the Plan does support the adoption of clear and predictable height limits based on the refined height plan that formed the basis of the IZD.

IV. SUMMARY

Design Review Docket 166/14 is an appeal of the proposed Central Business District Height and Floor Area Ratio Interim Zoning District (IZD) to permit construction of a new, 20,864 sq. ft. mixed-use development in a CBD-7 Central Business District. The development will consist of eighteen (18) condominium units and a retail space. The proposed development includes demolition of a portion of the site and new construction of a 6-story and 65 feet high building built around the remaining structure that was previously developed as a hotel.

The area surrounding the site is characterized by low-rise, historic warehouse structures, and the proposed additional floor variance would be inconsistent with the existing development pattern in the historic district. The approval of the variance will be contrary to the purpose of the Central Business District Height and Floor Area Ratio Interim Zoning District (IZD) intended to preserve the district’s character and scale. The impact of increasing the number of floors adjacent to other properties and near street lines cannot be mitigated effectively through the imposition of conditions or standards as the additional development intensity is not appropriate for the site. Furthermore, as proposed, the development will require additional variances, including off-street parking and loading from the Board of Zoning Adjustments. For all of these reasons the staff believes that the proposed appeal of the IZD standards cannot be supported.

⁶ This bullet point was recommended for adoption into the Master Plan in February of 2012 and was adopted by the City Council in July of 2012 as a result of the first round of amendments to the Master Plan. Ordinance no. 24,914 M.C.S.

V. PRELIMINARY STAFF RECOMMENDATION⁷

The staff recommends **DENIAL** of Design Review Docket 166/14

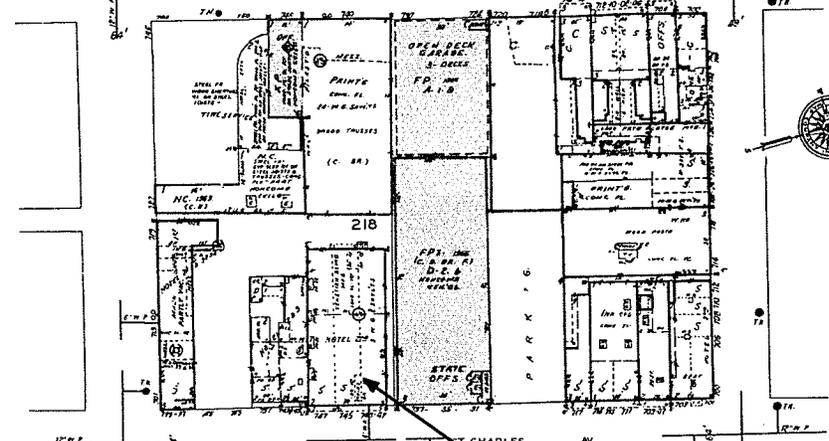
VI. REASONS FOR RECOMMENDATION

1. Although the proposed height is consistent with the Central Business District Interim Zoning District, the proposed additional sixth floor and bulk of the proposed structure are inconsistent with those of other structures in the area surrounding the petitioned site, and there are no circumstances which would mitigate in favor of the requested waiver.
2. The adverse impact of the proposed structure on adjacent and nearby uses cannot be mitigated through the imposition of standards and conditions.
3. The Central Business District Height and Floor Area Ratio Interim Zoning District (IZD) is intended to provide for predictable height and FAR standards which respect the historic character and scale of development within these neighborhoods.
4. The proposed development requires additional waivers of off-street parking and loading from the Board of Zoning Adjustments (BZA).

⁷ Subject to modification by the City Planning Commission

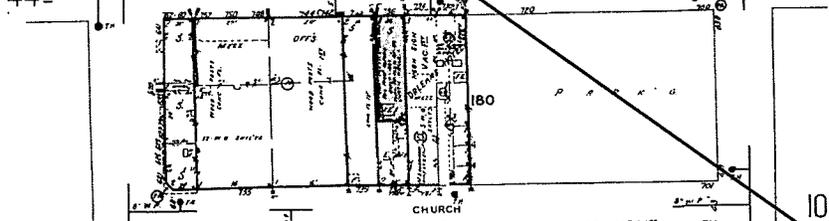
9A

CARONDELET



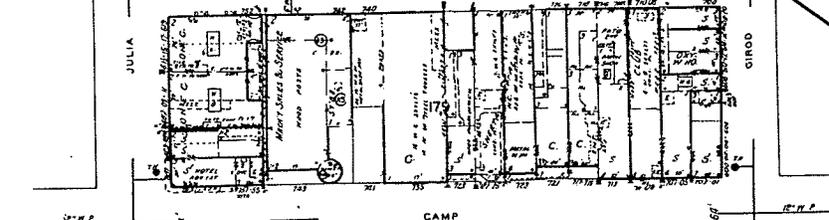
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ST CHARLES



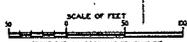
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JULIA

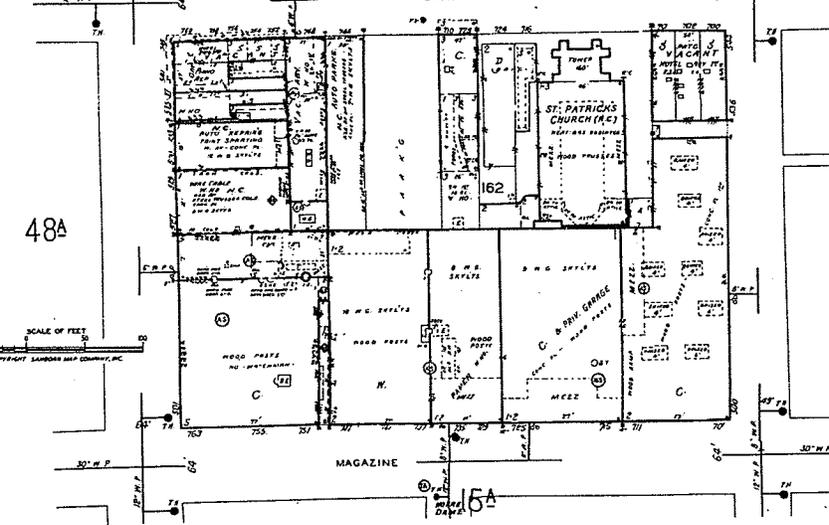


CAMP

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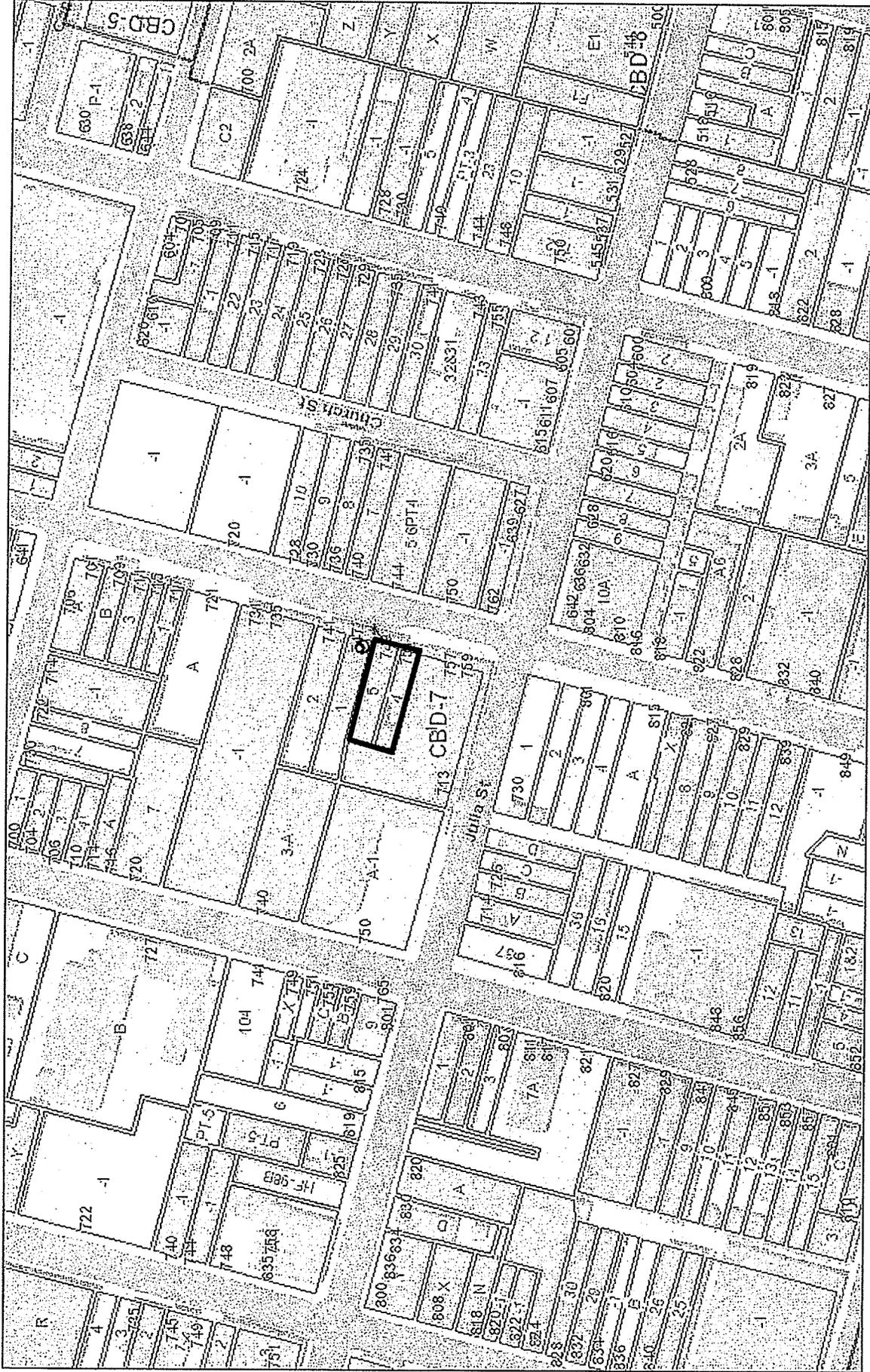
MAGAZINE



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DR 166-14

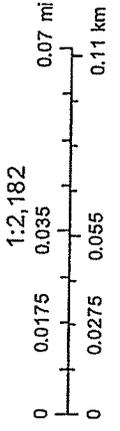
City of New Orleans Property Viewer



January 15, 2015



Override 1



DR 166-14
749-51 St. Charles Ave

The Maestri Condos

749 St. Charles Ave.
 New Orleans, Louisiana

12-5-14

COVER

Project Description:

This project consists of demolishing the existing, non-historic buildings on the site and constructing a new 18-unit, 6-story condominium building. The historic building will receive a rooftop addition and a new 6-story building will be constructed around the existing structure.

The development will have 18 new condominiums and retail at the ground floor.

IZD District Appeal:

The Lafayette Square Warehouse District, Interim Zoning District, restricts new development to 65 feet and 5-stories. This particular development involves preserving the existing 3-story building circa 1860 which has relatively low existing floor to floor heights, 11'-9" at the ground floor and 10'-0" floor to floor on the upper floors.

The new floor levels in the addition align with the historic floors and when 10'-0" floor to floor is expanded upward for the addition, 6-floor is achievable below the 65-foot height.

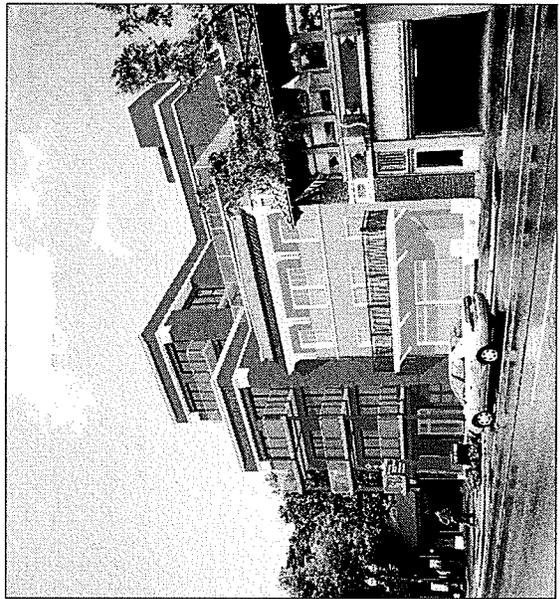
Since the 65' height limit is the pivotal and primary element of the IZD, and since this development is required by the HDLC to retain, integrate and fully restore the existing building with low floor levels, we request that this development be allowed to have 6-stories to offset the premium cost of restoring the historic building.

This development has the approval of the Architectural Review Committee of the HDLC and will be submitted to the full Commission if approved in this process. See the latest ARC review letter dated November 26, 2014 - all recommendations have been integrated into this design.

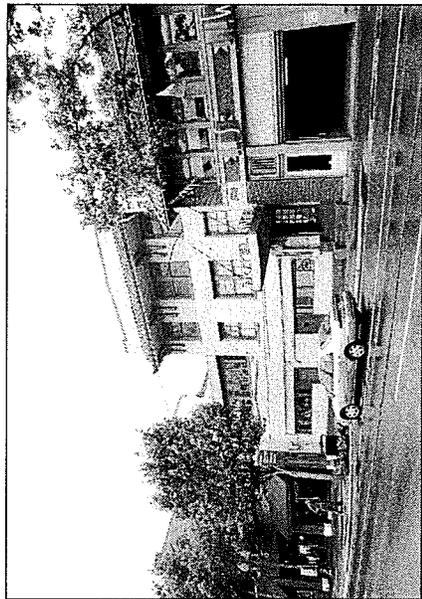
drawing list:

- A1.1 site plan/1st floor plan
- A1.2 2nd floor plans
- A1.3 3rd floor plans
- A1.4 4th floor plan
- A1.5 5th floor plans
- A1.6 6th floor plan
- A1.7 roof plan
- A3.0 front and rear elevations
- A3.1 south elevation
- A3.2 north elevation
- D1.1 1st floor demolition
- D1.2 2nd floor demolition
- D1.3 3rd floor demolition

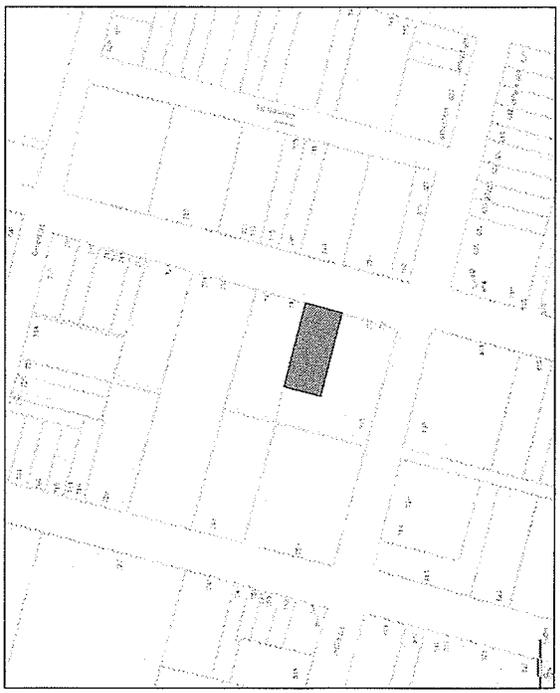
CONDO MATRIX:	USE:	NET AREA	GROSS AREA	OUTDOOR
SITE AREA				
1ST FLOOR	RETAIL	2,350 SF	5,911 SF	
	CONDO LOBBY	800 SF		
	STO./TRASH	1,350 SF		
	REAR YARD	4,607 SF	4,776 SF	771 SF
2ND FLOOR	4 UNITS	4,047 SF	4,728 SF	270 SF
3RD FLOOR	4 UNITS	3,670 SF	4,424 SF	585 SF
4TH FLOOR	3 UNITS	2,350 SF	3,070 SF	1,275 SF
5TH FLOOR				
6TH FLOOR				
ROOF				1,690 SF
TOTAL	18 UNITS	20,864 SF	26,031 SF	5,286 SF



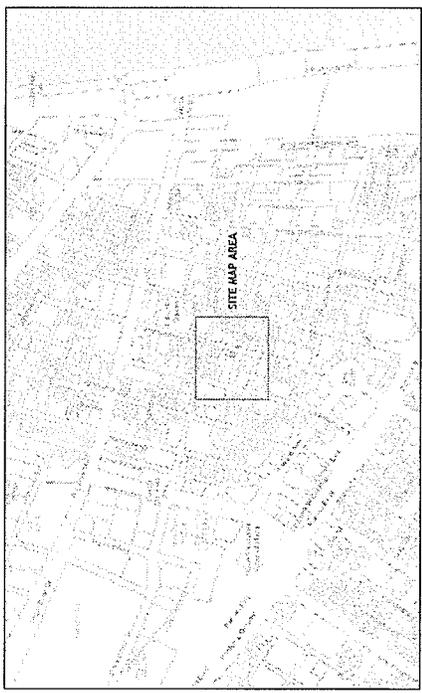
view looking uptown



existing building



site map



location map

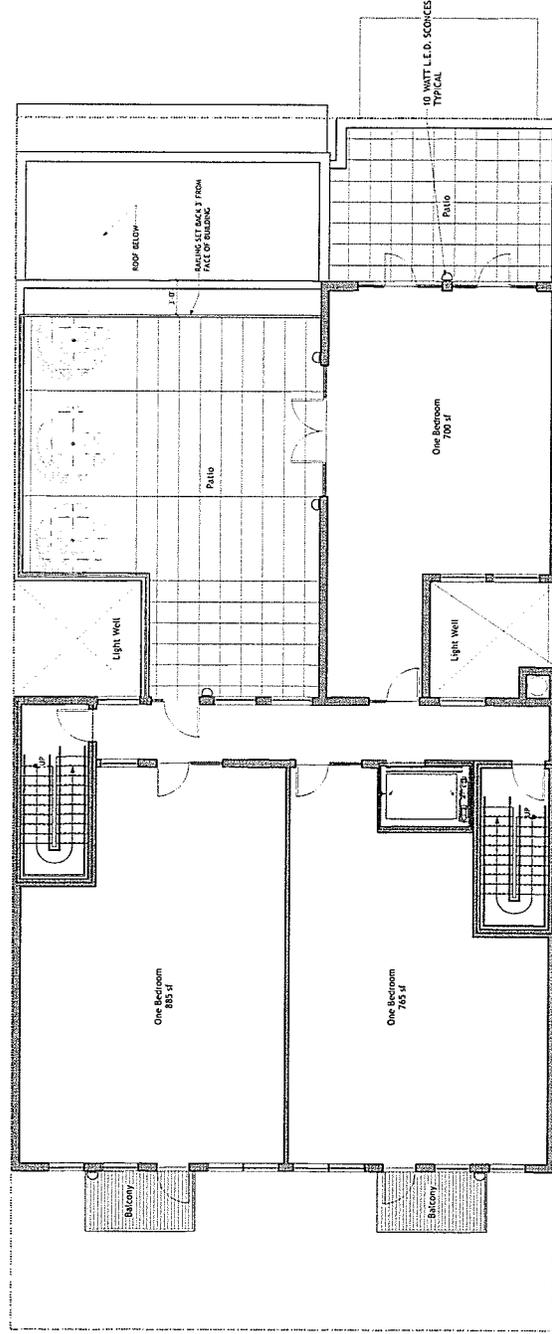
Date	To	Use / Modification
2/22/04	Owner	Review
3/1/04	Owner	Review
3/1/04	DCS	Review
3/1/04	DCS	Review

Revised	By	Description

Proposed	<input checked="" type="checkbox"/>
Partial Release	<input type="checkbox"/>
Full Release	<input type="checkbox"/>

Project No.	1116
Drawn By	RC
Checked By	RC

5th Floor Plan



1 5th FLOOR PLAN
Scale: 3/16" = 1'-0"

COND. MATRIX	USE	NET AREA	GROSS AREA	OUTDOOR
SITE AREA	RETAIL	2,250 SF	5,911 SF	
1ST FLOOR	WOOD DECK	890 SF		771 SF
	STAIR	1,350 SF		380 SF
	REAR YARD	4,047 SF	4,778 SF	270 SF
2ND FLOOR	4 UNITS	4,047 SF	4,778 SF	1,375 SF
3RD FLOOR	4 UNITS	4,047 SF	4,778 SF	1,375 SF
4TH FLOOR	3 UNITS	2,350 SF	3,070 SF	115 SF
5TH FLOOR	3 UNITS	2,350 SF	3,070 SF	1,690 SF
6TH FLOOR	3 UNITS	2,350 SF	3,070 SF	1,690 SF
ROOF				
TOTAL	18 UNITS	20,864 SF	26,031 SF	5,286 SF

WALL TYPES LEGEND:
NEW INTERIOR PARTITION
EXISTING WALL TO REMAIN
EXISTING WALL TO BE DEMOLISHED
2 HR. FIRE RATING

REVISIONS

Date	To	Use / Description
11/11/11	AKC	Issue
02/21/12	CS	Issue Permit
11/14/12	DC	Permit

REVISIONS

Date	By	Description

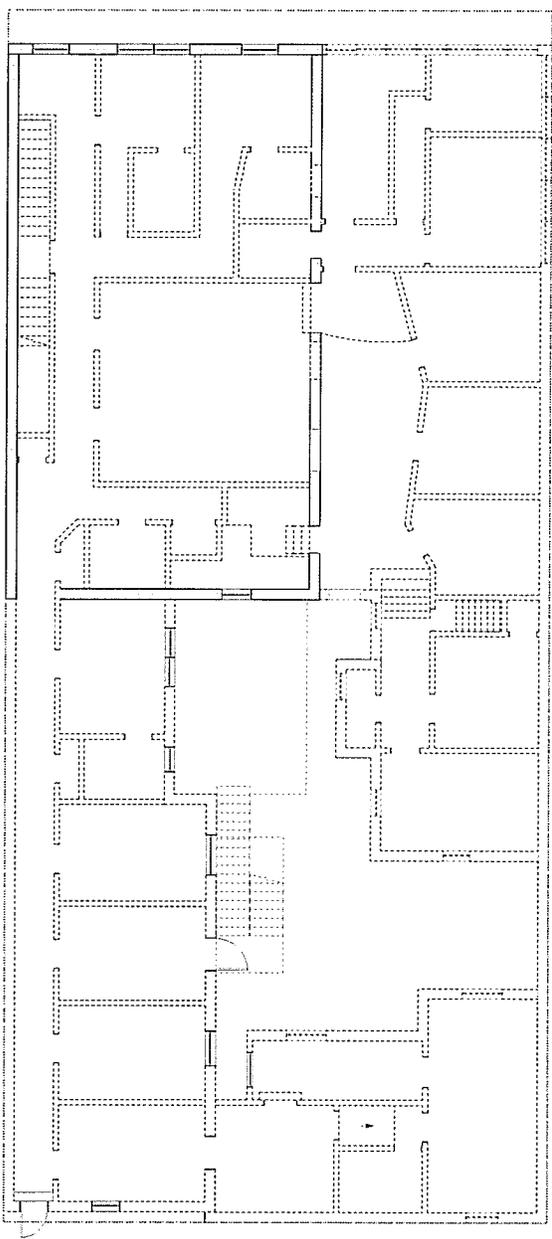
PROJECTS

PROJECT	DATE

Project No. _____
 Drawn By _____
 Checked By _____

2ND FLOOR DEMO

D1.2
 0 SHEET



ST CHARLES AVENUE

LEGEND
 PARTITION NEW
 WALLS TO BE DEMOLISHED
 EXISTING WALLS TO REMAIN

1 2ND FLOOR DEMO PLAN
D1.2 Scale: 3/16" = 1'-0"



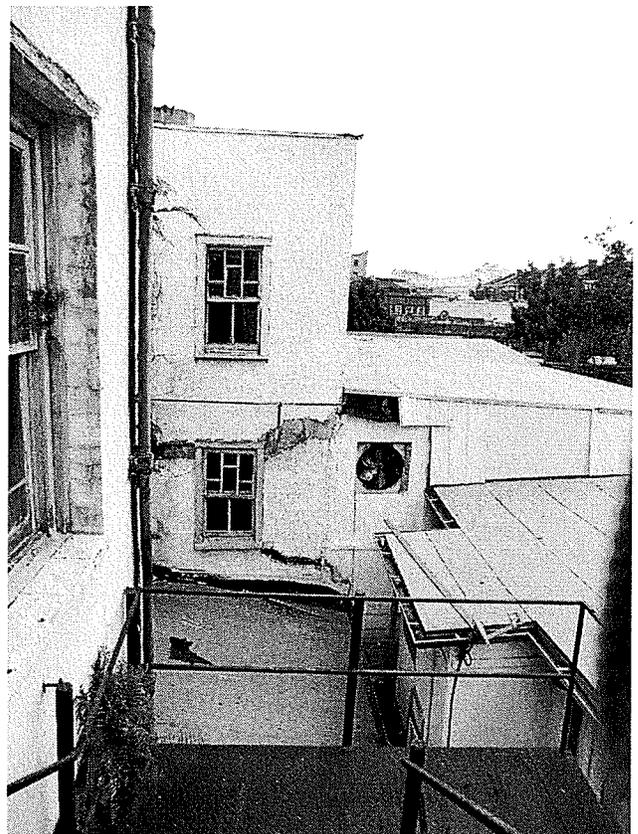
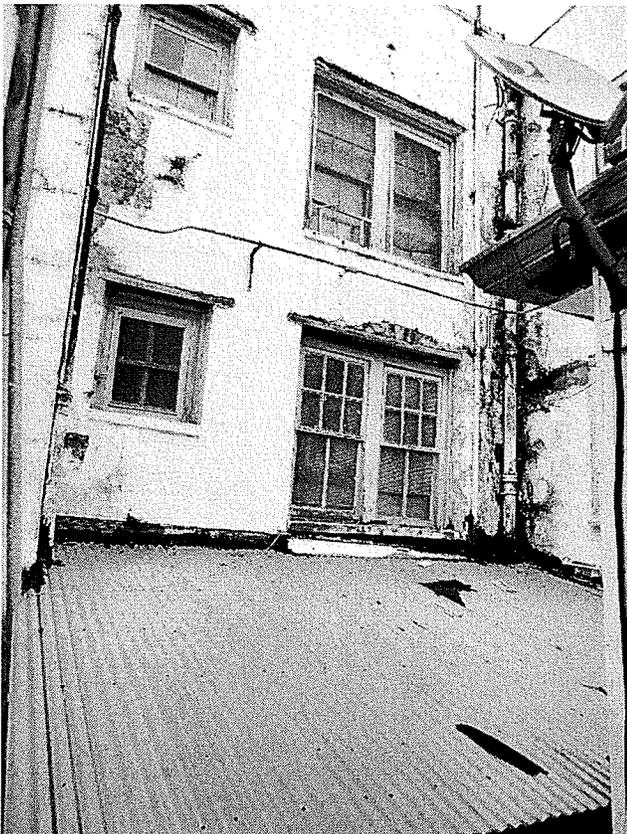
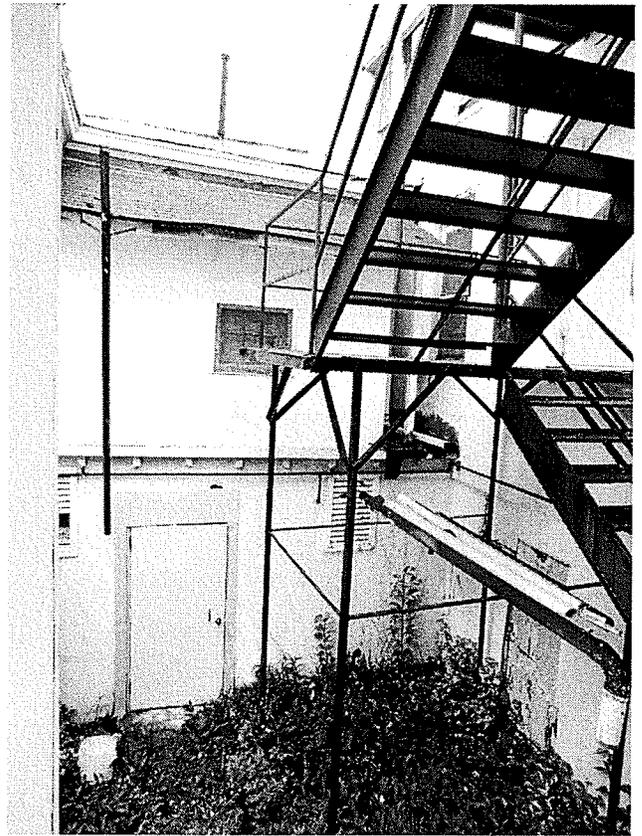
View from St Charles Ave



View from Across St Charles Ave



View from Across St Charles Ave



Maestri Condos 749-51 St Charles Ave

SCNZ Architects

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

Mitchell J. Landrieu
MAYOR

CITY OF NEW ORLEANS

C. Elliott Perkins
EXECUTIVE DIRECTOR

Wednesday, November 26, 2014

Richard Choate
SCNZ Architects, LLC
2134 Magazine, Ste 200
New Orleans, LA 70130

Re: 749-751 St Charles Ave
Reference Code: FBRG5G

Dear Richard Choate:

This letter confirms the actions of the Architectural Review Committee (ARC) of the Central Business District Historic District Landmarks Commission at its meeting of Tuesday, November 25, 2014, concerning your application for the following work: Partial demolition of existing building and construction of six-story side and rear addition and renovation of remaining three-story building, including addition of penthouse, balcony, and new storefront.

The ARC made the following recommendations:

- The glass guardrails are incongruous with the materials of the historic building and the historical reference of the new construction. The guardrails should be metal.
- The guardrail at the top of the rooftop addition to the historic building should be setback from the parapet in accordance with HDLC Guidelines.
- The guardrail on the balcony needs further study.
- The balcony on the existing building appears to be drawn differently in the elevations and the rendering; the height of the balcony in the elevations is correct and the balconies of the existing building and the new construction should align.
- The mutin pattern of the doors at the 1st floor of the existing building to remain should reflect the appropriate historic typology.
- True stucco over historic masonry does not require control joints.
- On the rear (Carondelet St.) elevation, the sill height of the windows at the outside edges (where there is no balcony) should be raised to match the sill height of the windows at the center.

The ARC voted unanimously to defer further review of the project pending incorporation of the ARC

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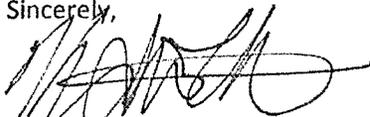


recommendations and determination of the necessary variances. The ARC agreed that should the variances for the number of floors and height be granted such that the design does not change from what was reviewed at this meeting, the proposal does not need to return to ARC for further review and may proceed to Commission.

Enclosed are the 2014 and 2015 meeting and deadline schedules. To be placed on the agenda for a future meeting, please submit either revised drawings or confirmation that the required variances have been approved to the Staff no later than the deadline noted.

Should you have any questions concerning this matter, feel free to contact me at 504-658-7050 or kafalwell@nola.gov.

Sincerely,



Kathryn A Falwell

Building Plans Examiner

Enc. (2): 2014 CBD HDLC Meeting & Deadline Schedule; 2015 CBD HDLC Meeting & Deadline Schedule

Approved  C. Elliott Perkins, Executive Director

cc: Lepre Properties, LLC

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

Mitchell J. Landrieu
MAYOR

CITY OF NEW ORLEANS

C. Elliott Perkins
EXECUTIVE DIRECTOR

Wednesday, October 22, 2014

Richard Choate
SCNZ Architects, LLC
2134 Magazine, Ste 200
New Orleans, LA 70130

Re: 749-751 St Charles Ave

Reference Code: FBRG5G

Dear Richard Choate:

This letter confirms the actions of the Architectural Review Committee (ARC) of the Central Business District Historic District Landmarks Commission at its meeting of Tuesday, October 21, 2014, concerning your application for the following work: Partial demolition of existing building and construction of six-story side and rear addition and renovation of remaining three-story building, including addition of penthouse, balcony, and new storefront.

The ARC agreed the revisions are generally more responsive to the existing context; however, the ARC members continued to express concern regarding the massing of the building. The ARC agreed the one-story rooftop addition to the existing three-story building and the two stories that are setback above the four-story portion of the proposal are not setback far enough to adequately mitigate the vertical presence of the building mass on the street. The ARC recommended moving the one-story rooftop addition further from the street edge to reduce its visibility in relation to the remaining existing building and requested the proposed guardrail be correctly shown in the side elevation. The ARC questioned whether the proposed access to an occupiable roof top terrace in excess of the maximum allowable height at the six-story portion of the building complies with zoning. The ARC requested the applicant seek a zoning review of the current proposal in addition to verifying with the Director of Safety & Permits whether building six-stories as proposed requires a variance of the IZD. The ARC reiterated that it does not support a massing that exceeds what is allowed by zoning.

The ARC continued to express concern regarding the atypically low clearance height of the gallery, but noted that the gallery does generally align with the awnings of the adjacent buildings on this block face if not the galleries on the opposite block face. The ARC recommended reducing the depth of the balcony to the typical depth of 3'-6" to a maximum of 4'-0".

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The ARC agreed the expansive blank walls on the side elevation are inappropriate and need further study; the walls will be highly visible and should have more architectural intent even if fenestration is not allowed.

The ARC voted unanimously to defer further review of the project pending official verification of what is allowed by zoning.

To be placed on the agenda for the next ARC meeting to be held Tuesday, November 25, 2014, please submit revised drawings to the Staff no later than November 18, 2014. The meeting will be held beginning at 9:30 a.m. in the One Stop Shop Conference Room B, City Hall, 1300 Perdido Street, 7th floor. Once the meeting agenda is finalized, you will be notified of your approximate appointment time. Enclosed are the requirements for ARC review. Note that as of January 2, 2014, all plans and other information submitted for review must be in digital format; information regarding digital submission standards has been enclosed.

Should you have any questions concerning this matter, feel free to contact me at 504-658-7050 or kafalwell@nola.gov.

Sincerely,



Kathryn A Falwell
Building Plans Examiner

Enc. (2): ARC Submittal Requirements; One Stop Standards for Digital Plan Submission

Approved  C. Elliott Perkins, Executive Director

cc: Lepre Properties, LLC

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

Mitchell J. Landrieu
MAYOR

CITY OF NEW ORLEANS

C. Elliott Perkins
EXECUTIVE DIRECTOR

Friday, October 10, 2014

Richard Choate
SCNZ Architects, LLC
2134 Magazine, Ste 200
New Orleans, LA 70130

Re: 749-751 St Charles Ave
Reference Codes: FBRG5G; B15JUL

Dear Richard Choate:

This letter confirms the actions of the Central Business District Historic District Landmarks Commission at its meeting of Wednesday, October 08, 2014, concerning your application for the following work: Partial demolition and construction of six-story building and addition of three stories to existing three-story building facade, or alternate of demolition of existing building and construction of five-story building.

The Commissioners agreed that the existing building contributes to the streetscape of the local historic district and as much of it should be preserved as possible; the Commissioners indicated they are not favorable to the proposal to completely demolish the building. The Commissioners indicated that retaining the portion of the building located on the footprint of the original two-story house, but removing the side and rear additions is a more authentic effort toward preserving the building than retaining only the front facade of the existing three-story building.

The Commissioners also commented that the six-story proposal which incorporates the existing building places too much emphasis on parking and needs to be revised to better interact with the pedestrian. One of the Commissioners suggested that the courtyards at the rear of the ground floor of the building would better function as parking spaces, allowing for more square footage at the front of the building to be dedicated to addressing the streetscape at this level. The Commissioners took care to clarify that their comments concerning preserving the existing building and regarding the six-story proposal should not be interpreted as a preference for this proposal or support of any variances that may be required to build to six stories.

The Commission voted to defer action on this application until after the proposal had been reviewed

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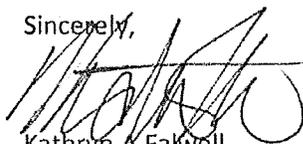


again by ARC with the recommendations from both bodies incorporated.

Before the proposal returns to ARC for further review, the applicant should verify with the Director of Safety & Permits whether building six-stories as proposed does requires a variance and seek approval of said variance if one is required. To be placed on an agenda for an ARC meeting, please submit revised drawings to the Staff no later than deadline date indicated on the enclosed 2014 CBD HDLC meeting and deadline schedule. Enclosed are the requirements for ARC review. Note that as of, January 2, 2014, all plans and other information submitted for review must be in digital format; information regarding digital submission standards has been enclosed.

Should you have any questions concerning this matter, feel free to contact me at 504-658-7050 or kafalwell@nola.gov.

Sincerely,



Kathryn A Fakwell

Building Plans Examiner

Enc. (3): 2014 CBD HDLC Meeting & Deadline Schedule; ARC Submittal Requirements; One Stop Standards for Digital Plan Submission

Approved EP C. Elliott Perkins, Executive Director

cc: Lepre Properties, LLC

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

Mitchell J. Landrieu
MAYOR

CITY OF NEW ORLEANS

C. Elliott Perkins
EXECUTIVE DIRECTOR

Wednesday, September 24, 2014

Richard Choate
SCNZ Architects, LLC
2134 Magazine, Ste 200
New Orleans, LA 70130

Re: 749-751 St Charles Ave
Reference Code: FBRG5G

Dear Richard Choate:

This letter confirms the actions of the Architectural Review Committee (ARC) of the Central Business District Historic District Landmarks Commission at its meeting of Tuesday, September 23, 2014, concerning your application for the following work: Partial demolition and construction of six-story building and addition of three stories to existing three-story building facade, or alternate of demolition of existing building and construction of five-story building.

The ARC agreed that the floor to floor proportions of the five-story proposal are more successful and typical of the historic district. The ARC took care to reiterate that it does not review demolition and the expressed preference for the five-story proposal over the six-story proposal should not be interpreted as a recommendation in favor of demolition. However, the 10'-0" setback of the 5th floor, which is shown as 16'-4" from the top of the roof to the cornice, is not great enough to successfully mitigate the overall scale of the building as intended. The 5th floor should be located further back so the height does not read at the front facade of the building, or extended to the front edge of the building so the full height is at the street edge. While not directly applicable, the HDLC Guidelines for rooftop additions should serve as a starting point for a design of this type.

The ARC agreed the entirety of the architectural vocabulary of the building needs further study. The front facade at the ground floor needs to be more activated in relation to street activity and the primary pedestrian entrance needs to be clearly defined. The proportions of the cornice need to be reconsidered; the cornice at the 4th floor makes the building appear top heavy and the perforation of the cornice is not appropriate. Furthermore, repeating the stucco cornice at the 5th floor is not appropriate, particularly in relation to the metal material used at this level; the 5th floor should have a simple parapet so that the mass of the story recedes as intended by the change in material and setback. The proportions of the thin, continuous columns at the front facade are without precedent in the

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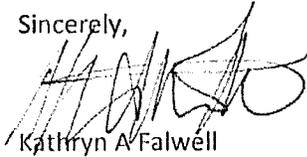


Lafayette Square local historic district. The ARC recommended breaking the columns at each level and juxtaposing the lightness of the gallery decks and their guardrails with the thickness of the columns to emphasize the columns as structural support elements.

The ARC voted unanimously to defer further review of the project pending incorporation of the ARC recommendations. At your request, this item will be placed on the agenda for the next Commission meeting to be held Wednesday, October 8, 2014, at 10:00 a.m. in the City Council Chamber, City Hall, 1300 Perdido Street, without a recommendation for conceptual approval from ARC.

Should you have any questions concerning this matter, feel free to contact me at 504-658-7050 or kafalwell@nola.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathryn A. Falwell', written over a faint dotted grid background.

Kathryn A. Falwell

Building Plans Examiner

Approved  Elliott Perkins, Executive Director

cc: Lepre Properties, LLC