

# 5434 MAGAZINE STREET CPC REVIEW

## PROJECT SUMMARY

**ADDRESS:** 5434 MAGAZINE STREET  
NEW ORLEANS, LA 70119

INCLUDES THE 4 COMMERCIAL ADDRESSES:  
735-741 OCTAVIA STREET

**SQUARE:** 190  
**LOT:** 20  
**PERMEABLE OPEN SPACE:** 0 SF

**LOT AREA:** 3765 SF

**ZONING DISTRICT:** HU-B1  
HISTORIC URBAN NEIGHBORHOOD BUSINESS DISTRICT

**HISTORIC DISTRICT:** UPTOWN, PARTIAL CONTROL DISTRICT

**HISTORIC LANDMARK STATUS:** NO

**PROPOSED USES:** NON-SEPARATED MIXED-USE OCCUPANCY  
EXISTING TO REMAIN (OFFICE, RETAIL, SALON, GYM)

**EXISTING INTERIOR:** 5,298 SF

**2ND LVL ADDITION:** 1,160 SF  
**PROPOSED SF:** 6,458 SF

**PROPERTY DESCRIPTION:** SQ 190 LOT 20 MAGAZINE & OCTAVIA 30X126/125 5434 MAGAZINE OCTAVIA 30 X 126/125 5434 MAGAZINE 2 STY BLDG SQ 190 LOT 20 MAGAZINE AND STORE & APT 06 PERMIT FILE #71066 2/94 2 STY BLDG STORE & APT FILE # 91410 7/06 TRANSFER 735-37-39 OCTAVIA & 5434 MAG

### PROPOSED SCOPE OF WORK:

THE GOAL OF THE PROPOSED WORK IS TO REMEDIATE STRUCTURAL ISSUES, REMEDIATE ASBESTOS SIDING, ADD INTERIOR SQUARE FOOTAGE TO THE SECOND LEVEL AND MAKE THE STREET-FACING FACADES COHESIVE.

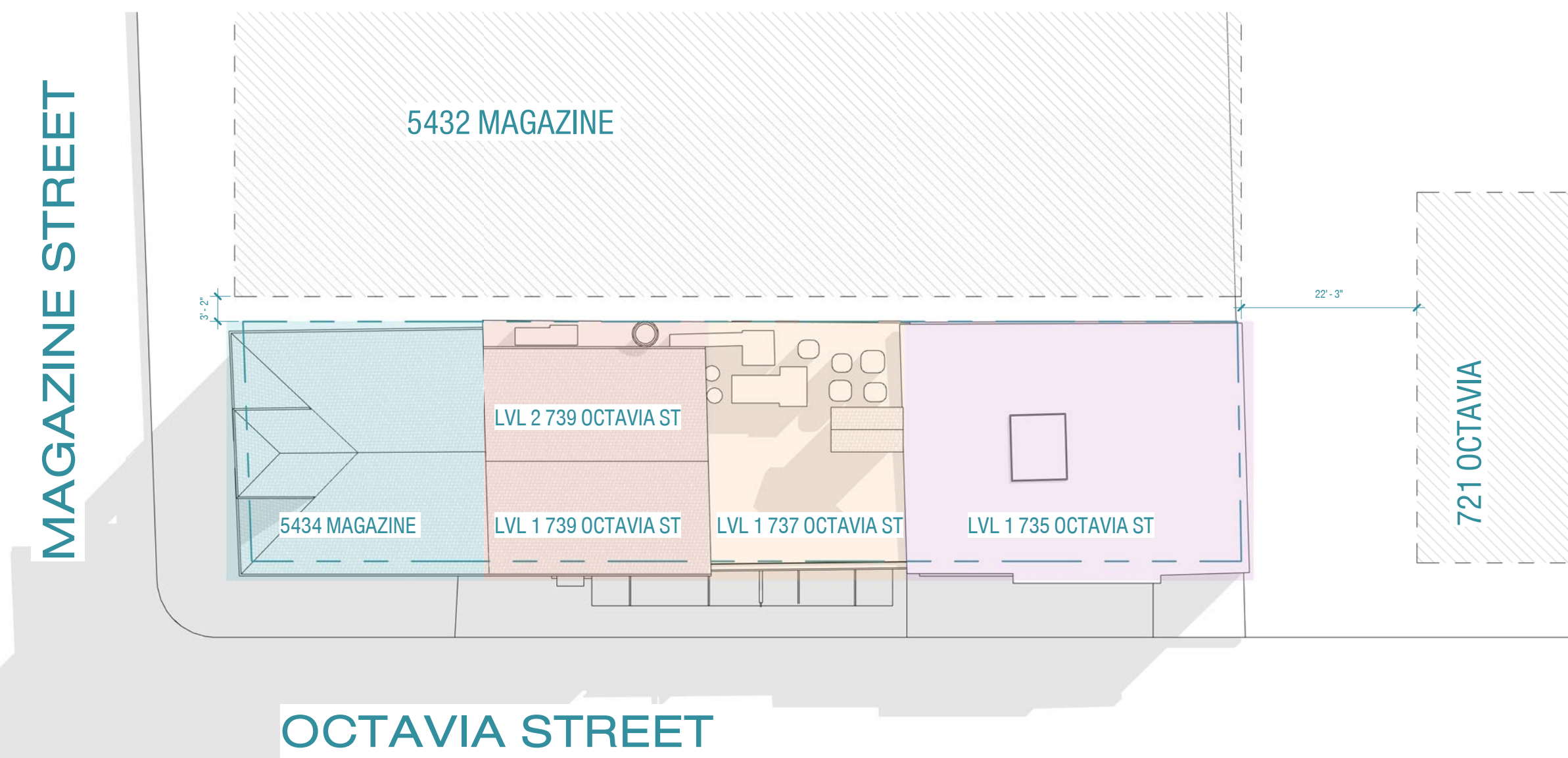
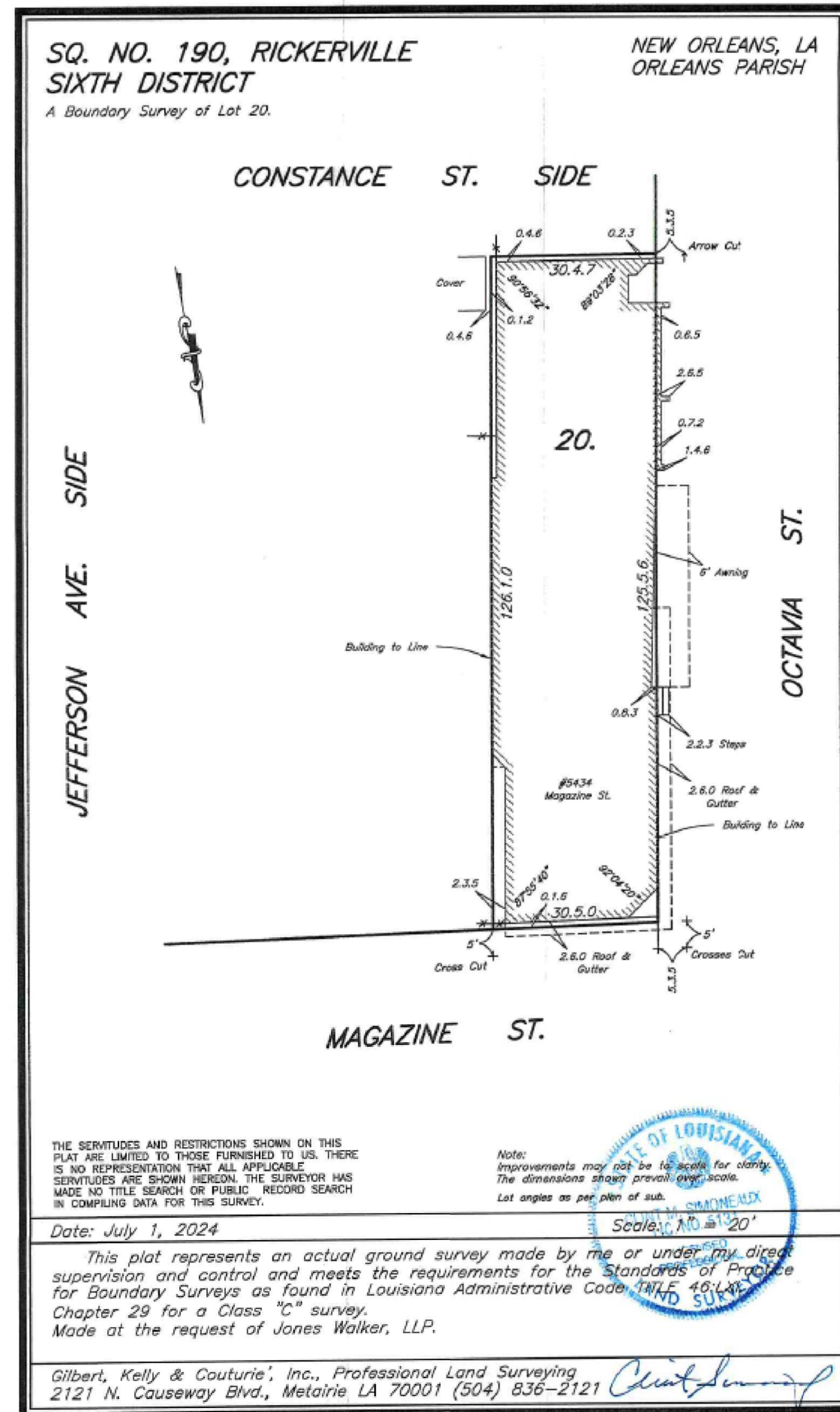
SCOPE OF WORK INCLUDES THE RENOVATION AND ADDITION OF AN EXISTING TWO-STORY COMMERCIAL BUILDING LOCATED AT THE CORNER OF MAGAZINE AND OCTAVIA. THE STREET FRONT AND SIDE FACADES ARE TO HAVE THE ASBESTOS SIDING REMOVED, OPENINGS MODIFIED, BALCONY ADDED AND ALL NEW SIDING AND WINDOWS THROUGHOUT. THE SECOND FLOOR IS TO BE EXTENDED ABOVE THE EXISTING SUITE 3 TENANT, MATCHING THE EXISTING ROOF LINE.

### CPC CHARACTER PRESERVATION CORRIDOR DESIGN OVERLAY DISTRICT

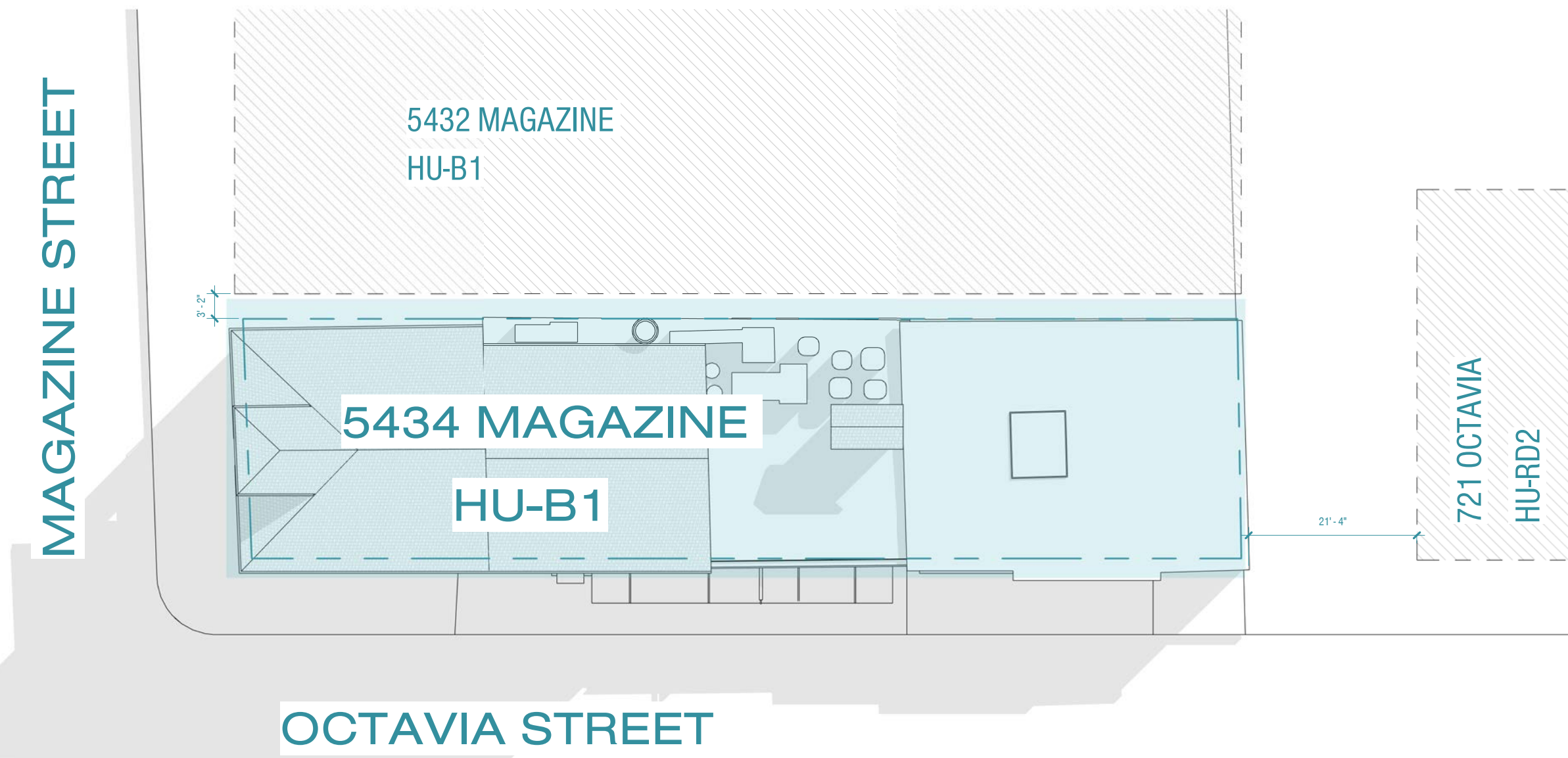
- DESIGN SHALL BE COMPATIBLE IN SCALE, MATERIALS, STREET LEVEL USES, AND SPATIAL RELATIONSHIPS WITH EXISTING DEVELOPMENT IN HISTORIC DISTRICTS THAT RETAIN UNIQUE CHARACTER.
- DESIGN SHALL PRESERVE THE RHYTHM OF THE STREET, DOORWAYS, AND WINDOWS, ALTHOUGH MINOR VARIATIONS TO ADD INTEREST ARE ALLOWED.
- STREET FACADES SHALL BE ARTICULATED WITH NO BLANK WALLS ALONG THE STREET.
- ALL SIDES AND AREAS OF STRUCTURES VISIBLE TO THE PUBLIC SHALL BE TREATED WITH MATERIALS, FINISHES AND ARCHITECTURAL DETAILS APPROPRIATE TO PRIMARY STREET-FACING FACADES.

## PROJECT DIRECTORY

- OWNER:** PETER WILSON, JR  
2727 PRYTANIA STREET, SUITE 14  
NEW ORLEANS, LOUISIANA 70130  
(504) 525-7792
- ARCHITECT:** JAMES CATALANO  
CICADA, LLC  
4933 MAGAZINE STREET, STE 202  
NEW ORLEANS, LA 70115  
T: (504) 723-2665
- STRUCTURAL ENGINEERING:** JENNY SHAPIRO  
MARAS CONSULTANTS  
1813 BARONNE ST.  
NEW ORLEANS, LA 70113  
T: (504) 350-2644

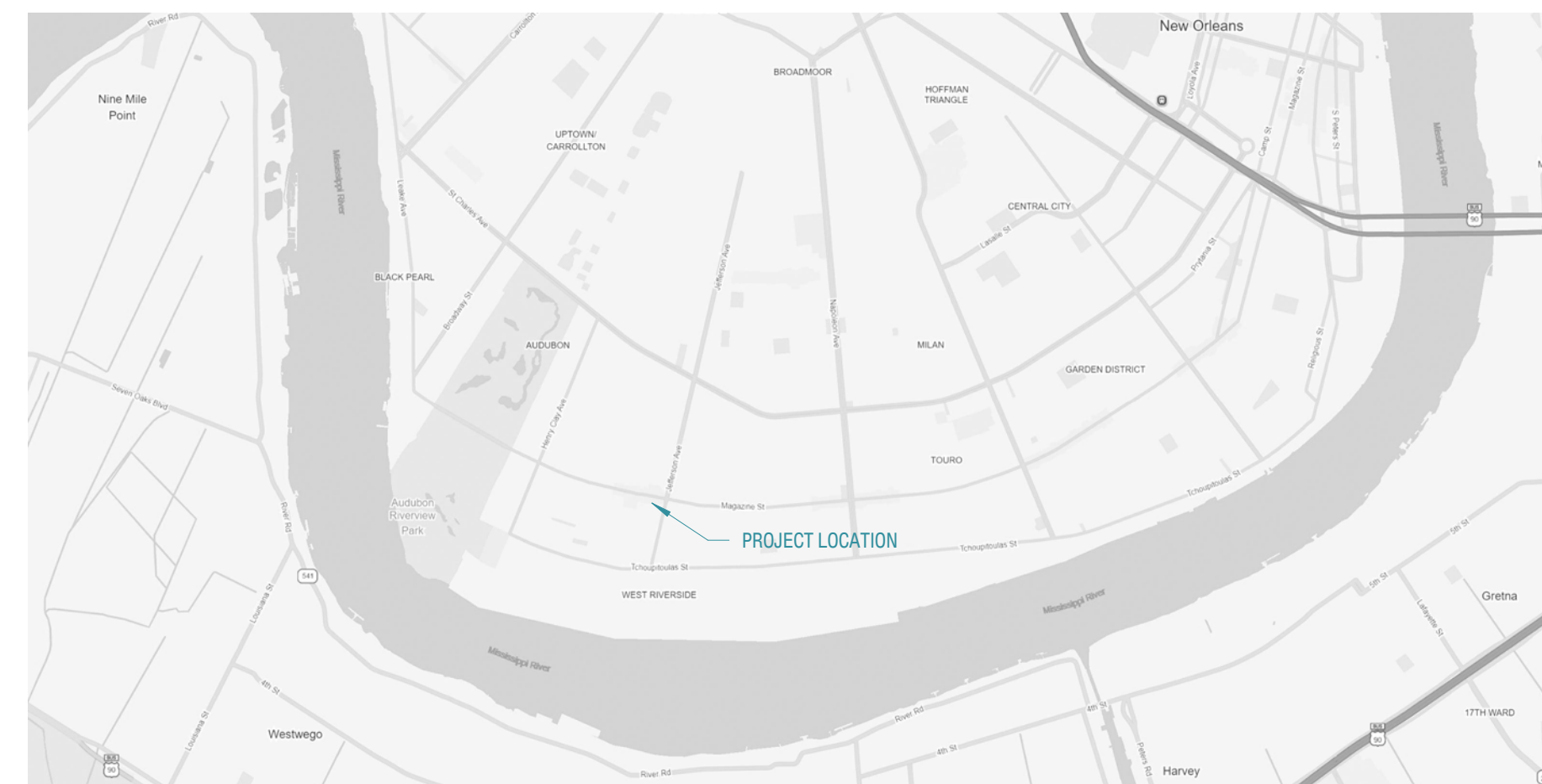


C9 // EXISTING COMMERCIAL ADDRESSES CPC  
1/16" = 1'-0"



H9 // EXISTING ZONING PLAN CPC  
1/16" = 1'-0"

## VICINITY MAPS (NTS)



SHEET INDEX	
00 - CPC	
01 //	CPC TITLE
02 //	EXISTING PHOTOS
03 //	PROPOSED ELEVATIONS 1 CPC
04 //	PROPOSED ELEVATIONS 2 CPC
05 //	PLANS
06 //	EXTERIOR CONCEPT RENDERING

PROJECT NO:	124018
PHASE:	DESIGN REVIEW
ISSUED FOR:	
DATE:	12/03/24

CPC TITLE

01 //

# 5434 Magazine Street Renovation

Peter Wilson, Jr  
2727 Prytania Street, Suite 14  
New Orleans, Louisiana 70130

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OCTAVIA STREET SIDE - EXISTING PHOTOS



MAGAZINE STREET SIDE - EXISTING PHOTOS

AERIAL PHOTO

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EXISTING PHOTOS

A

B

C

D

E



**E1 // MAGAZINE ELEVATION EXISTING CPC**  
1/8" = 1'-0"



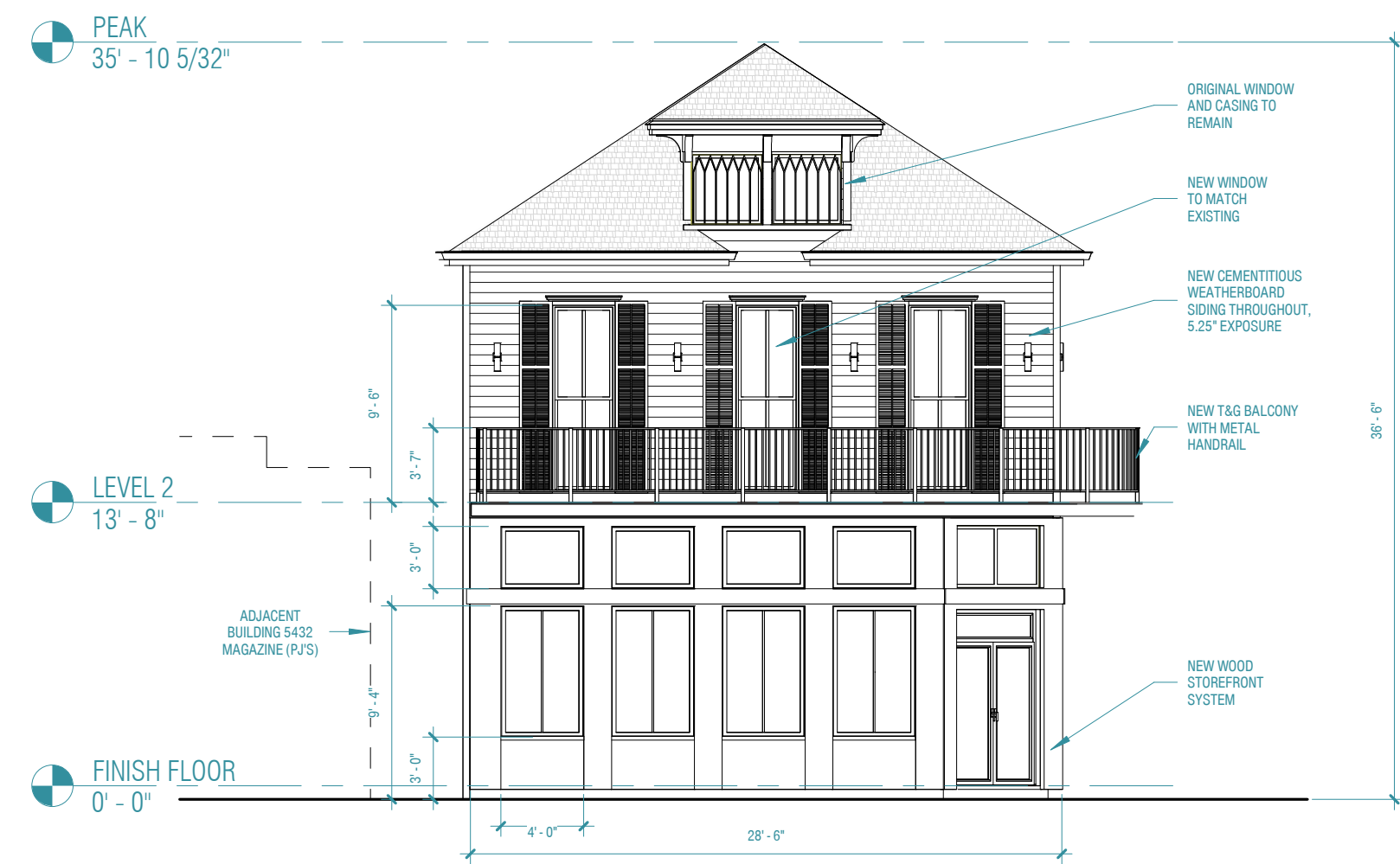
**E6 // OCTAVIA ELEVATION EXISTING CPC**  
1/8" = 1'-0"

F

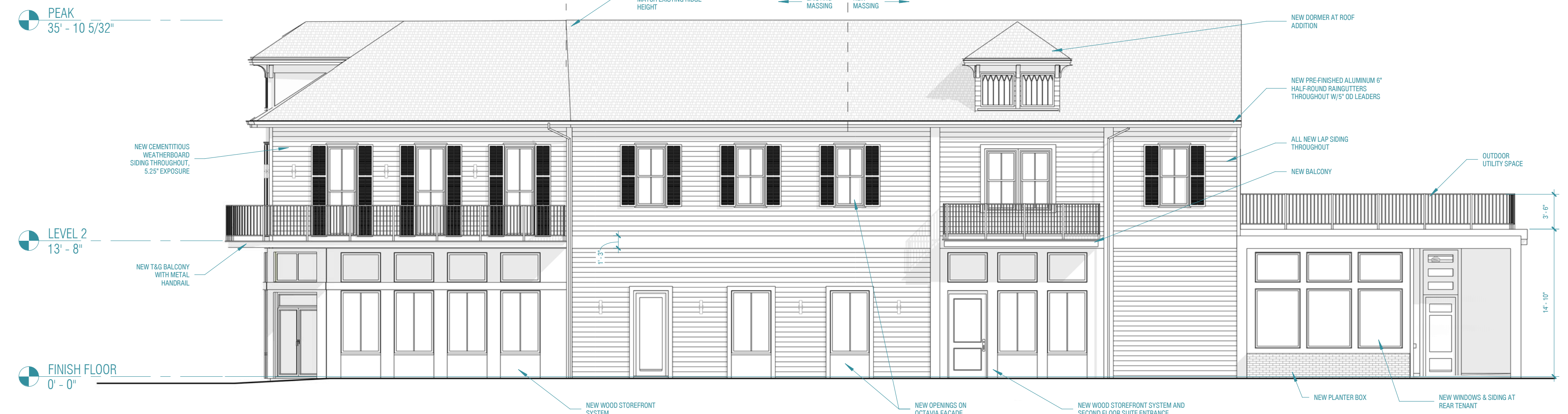
G

H

J



**H1 // MAGAZINE ELEVATION - PROPOSED CPC**  
1/8" = 1'-0"



**J6 // OCTAVIA ELEVATION - PROPOSED CPC**  
1/8" = 1'-0"

K

L

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PROPOSED ELEVATIONS 1 CPC

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

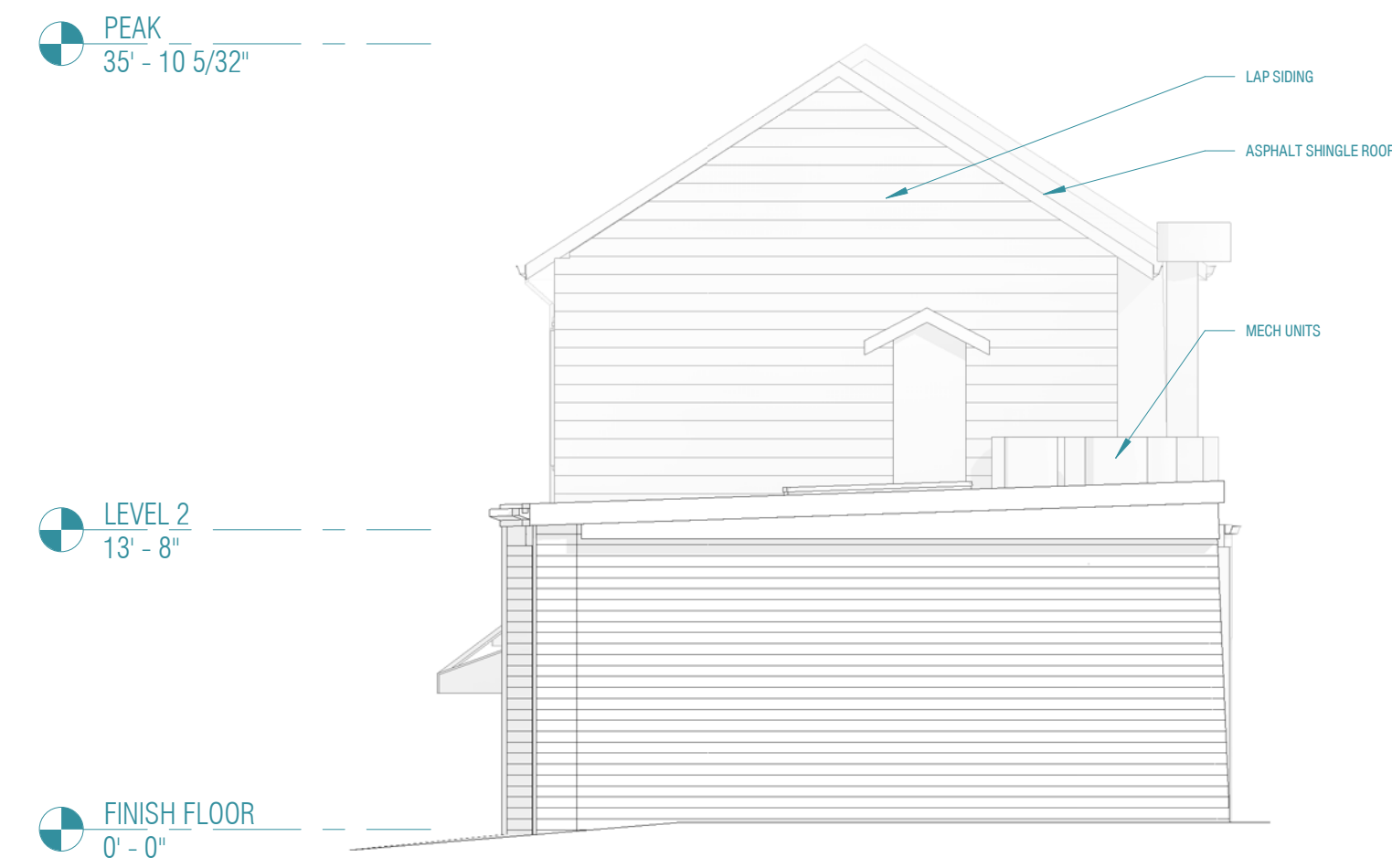
A

B

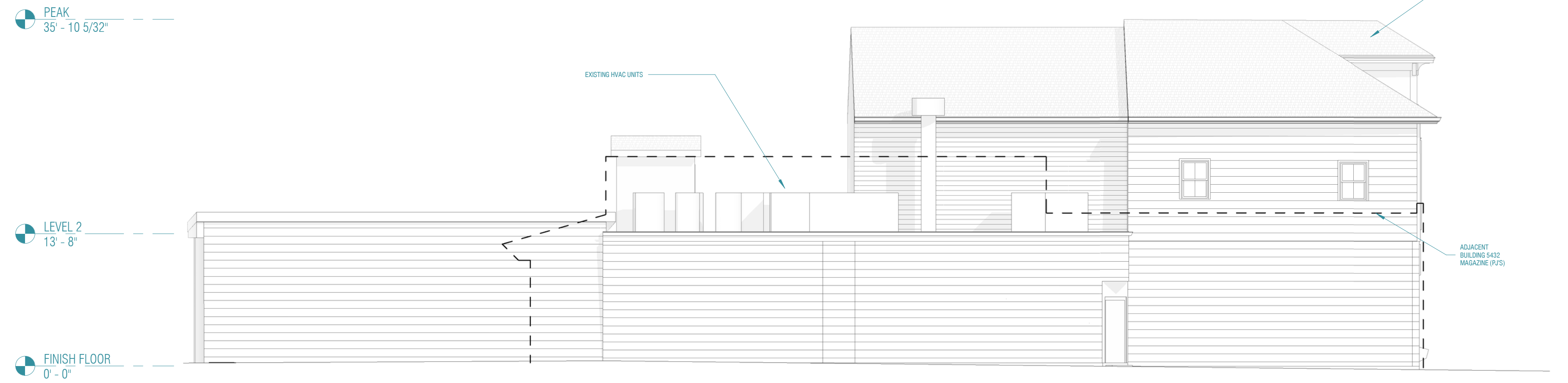
C

D

E



**E1 // REAR ELEVATION EXISTING CPC**  
1/8" = 1'-0"

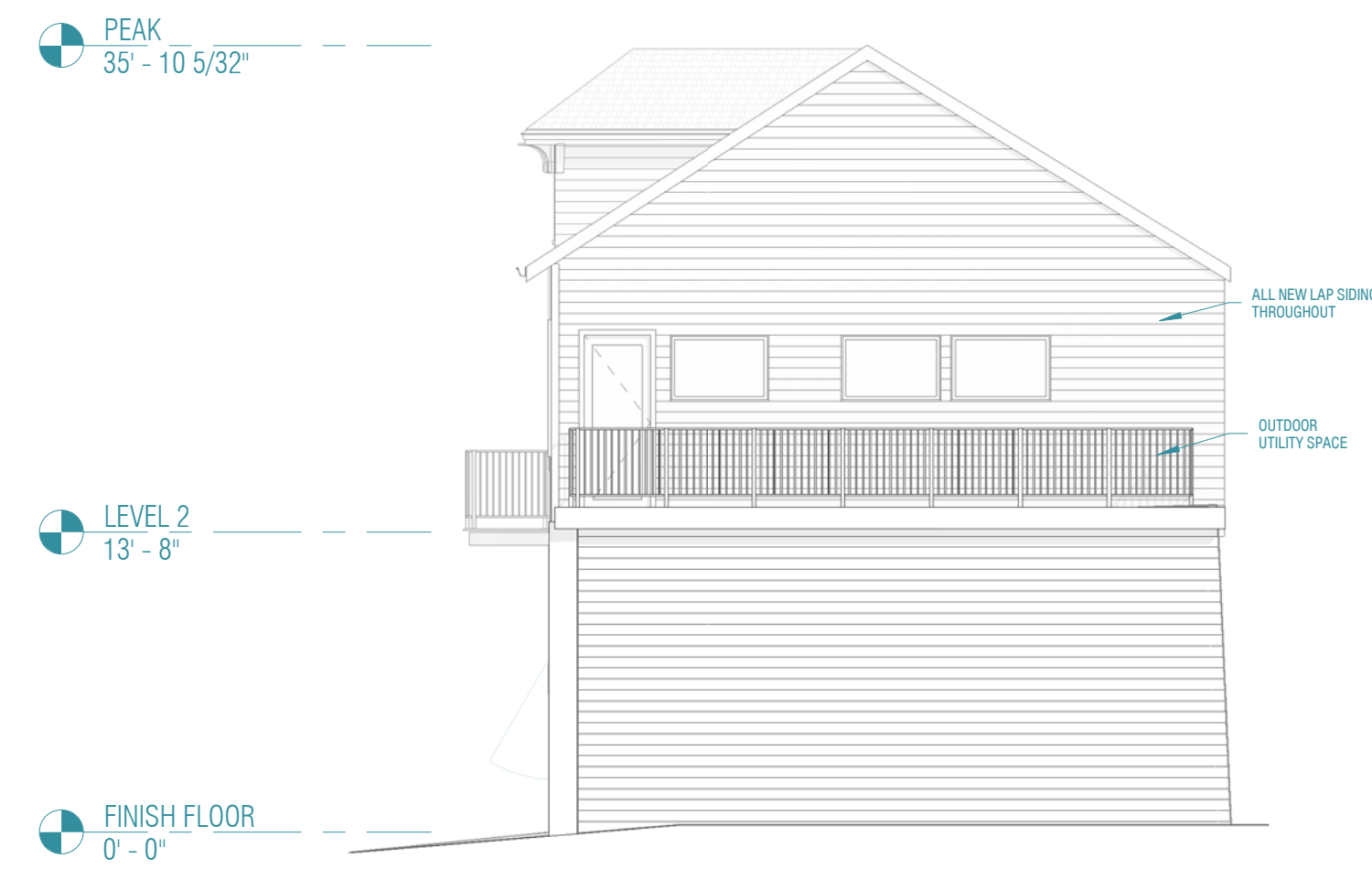


**E6 // SIDE ELEVATION EXISTING CPC**  
1/8" = 1'-0"

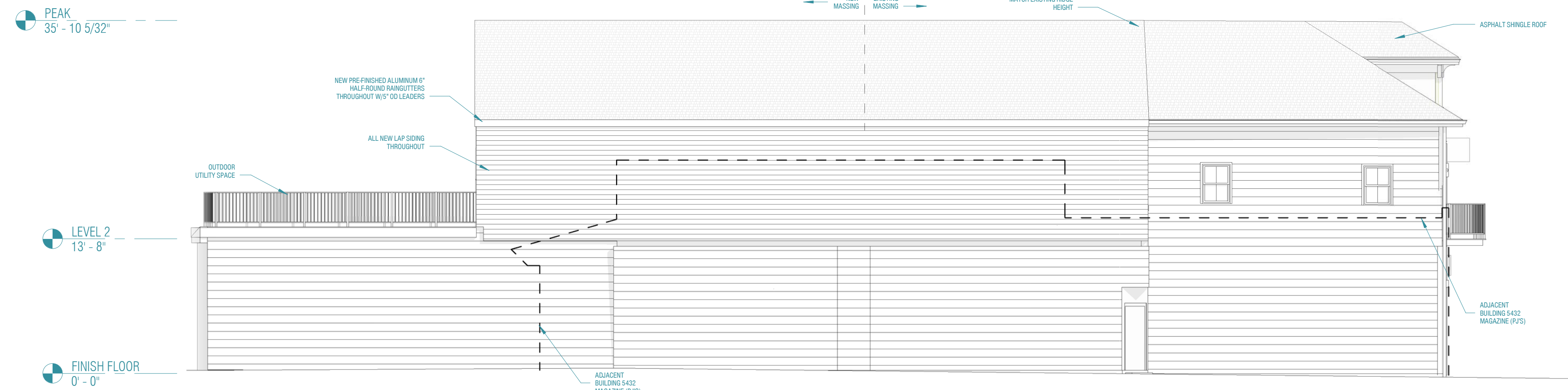
F

G

H



**J1 // REAR ELEVATION PROPOSED**  
1/8" = 1'-0"



**J6 // SIDE ELEVATION PROPOSED**  
1/8" = 1'-0"

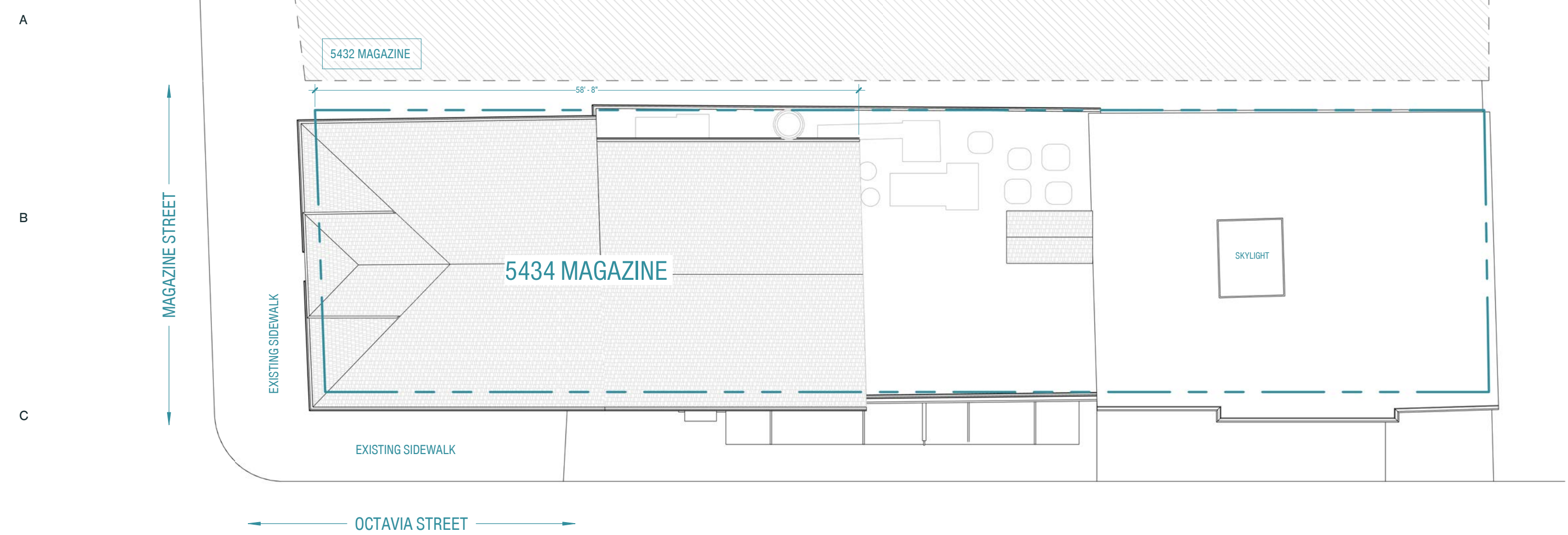
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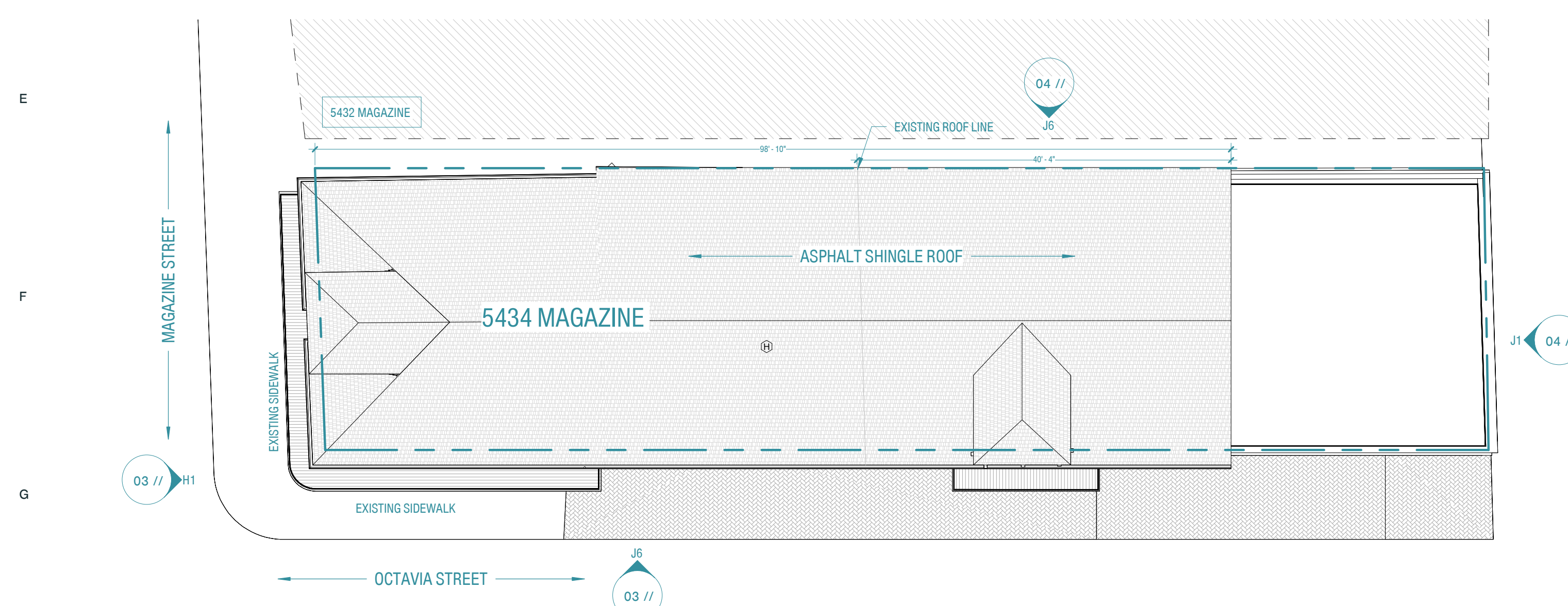
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PROPOSED ELEVATIONS 2 CPC

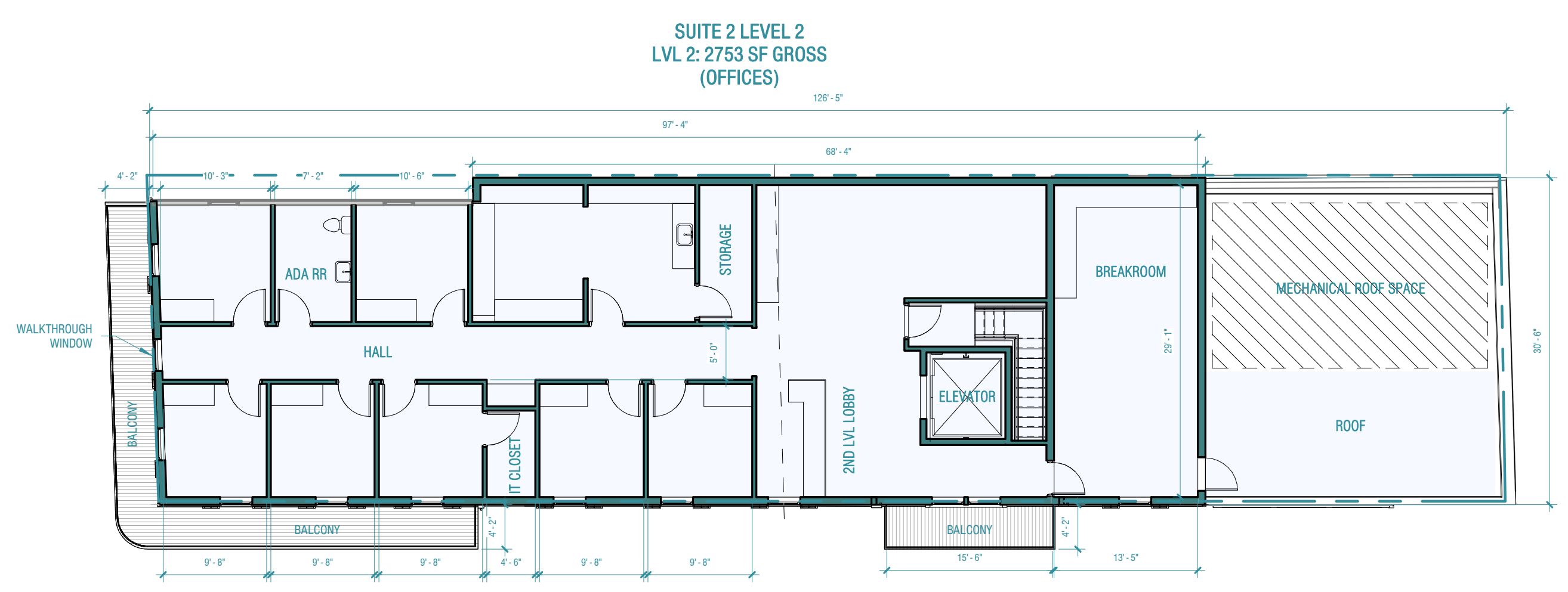
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



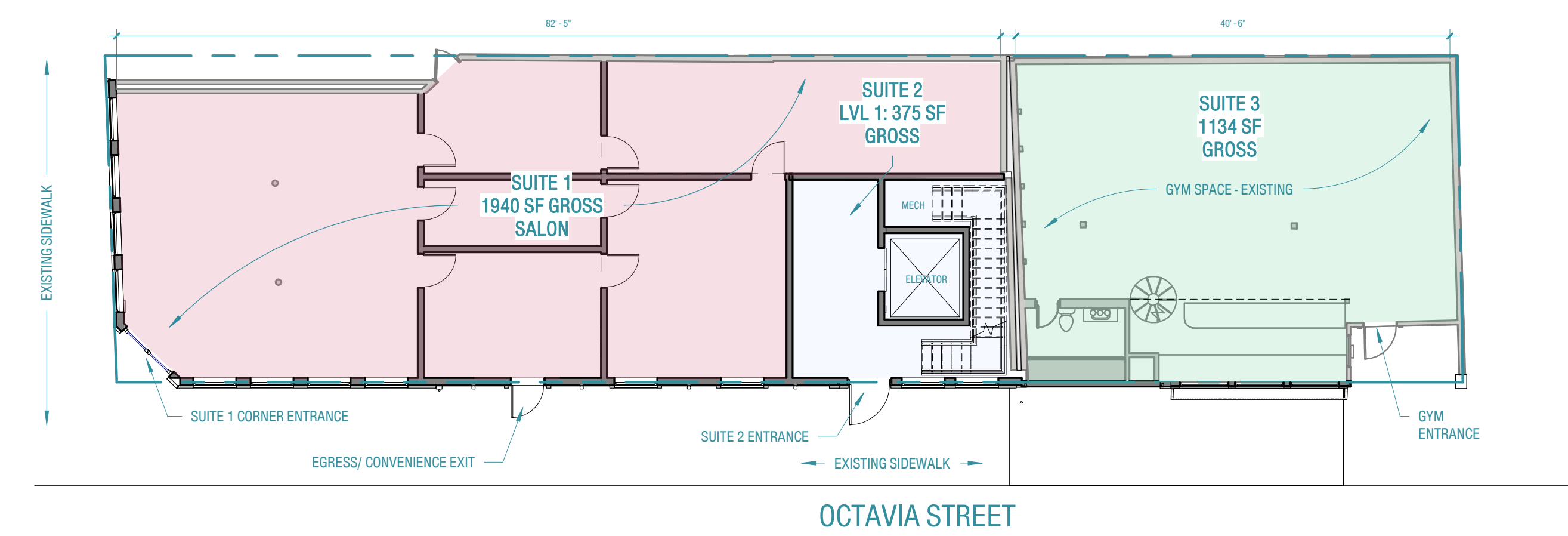
D1 // EXISTING SITE PLAN - CPC  
3/32" = 1'-0"



H1 // PROPOSED SITE PLAN - CPC  
3/32" = 1'-0"



D9 // LEVEL 2 - PROPOSED CPC  
3/32" = 1'-0"



H9 // LEVEL 1 - PROPOSED CPC  
3/32" = 1'-0"

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PLANS

05 //

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

EXISTING



PROPOSED - DAY RENDER



PROPOSED - NIGHT RENDER



A  
B  
C  
D  
E  
F  
G  
H  
J  
K  
L

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EXTERIOR CONCEPT RENDERING