

2215 Magazine St

Proposed renovation and 3-story addition to an existing office building.

DAC Review

13 May 2024





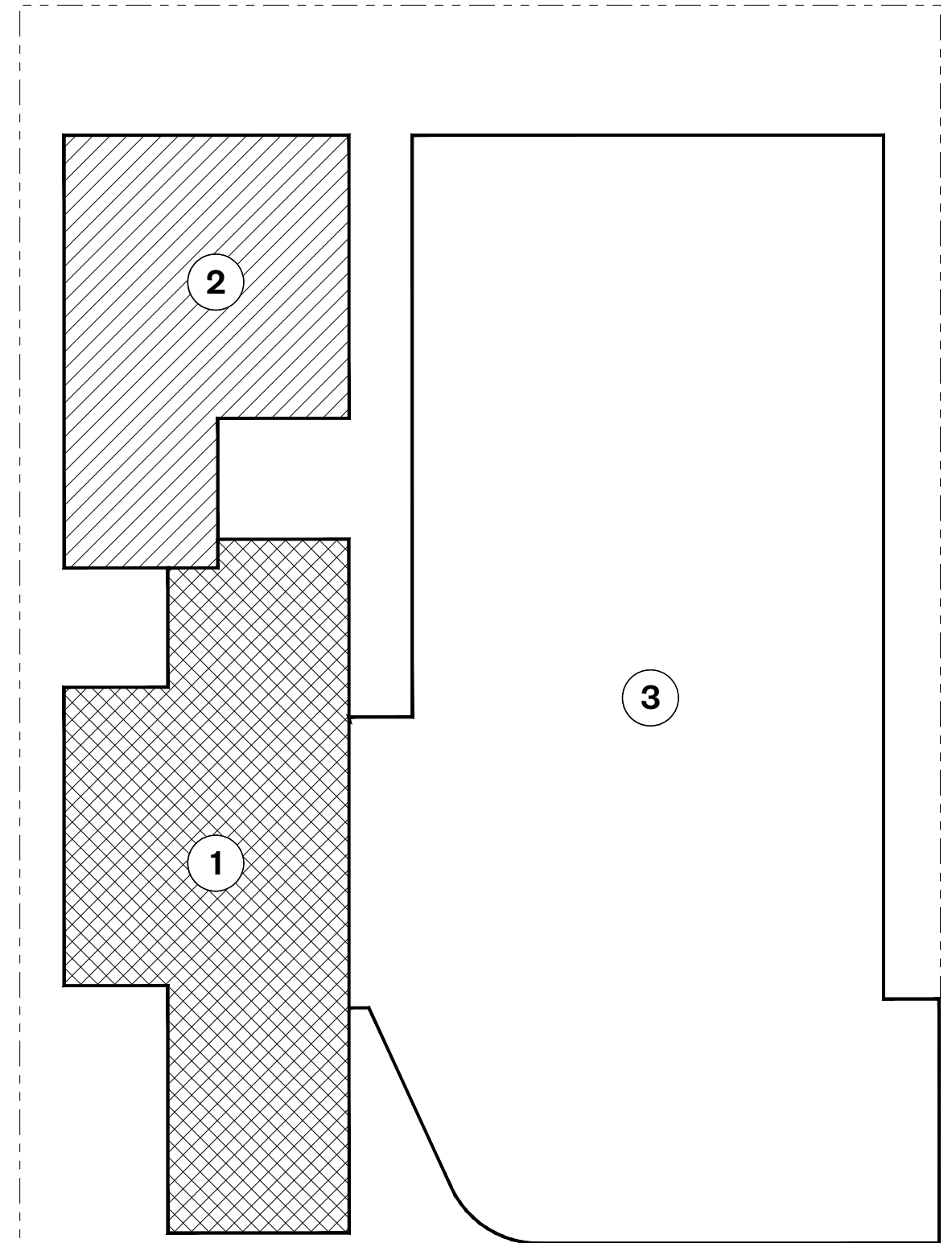
2223 Magazine, January 2019



2223 Magazine, March 2022



Construction Progress — 2223 Magazine



1. 2223 Magazine - Existing Building relocated on site.
Permits #19-34258-DEMO AND #19-21460-NEWC
2. 2223 MAGAZINE - Renovation and Addition (Ongoing)
PERMIT #20-25635-RNVS
3. 2215 Magazine - Proposed New Addition



TOTAL BUILDING SF

Tenant 1 | 4,957 SF

Tenant 2 | 4,587 SF

Tenant 3 | 4,144 SF

Total Area | 22,214 SF

PARKING SPACES

17 parking spaces

LOT SF

12,350 sf

REQUIRED PERMEABLE SPACE

1,235 sf



PROVIDED PERMEABLE SPACE

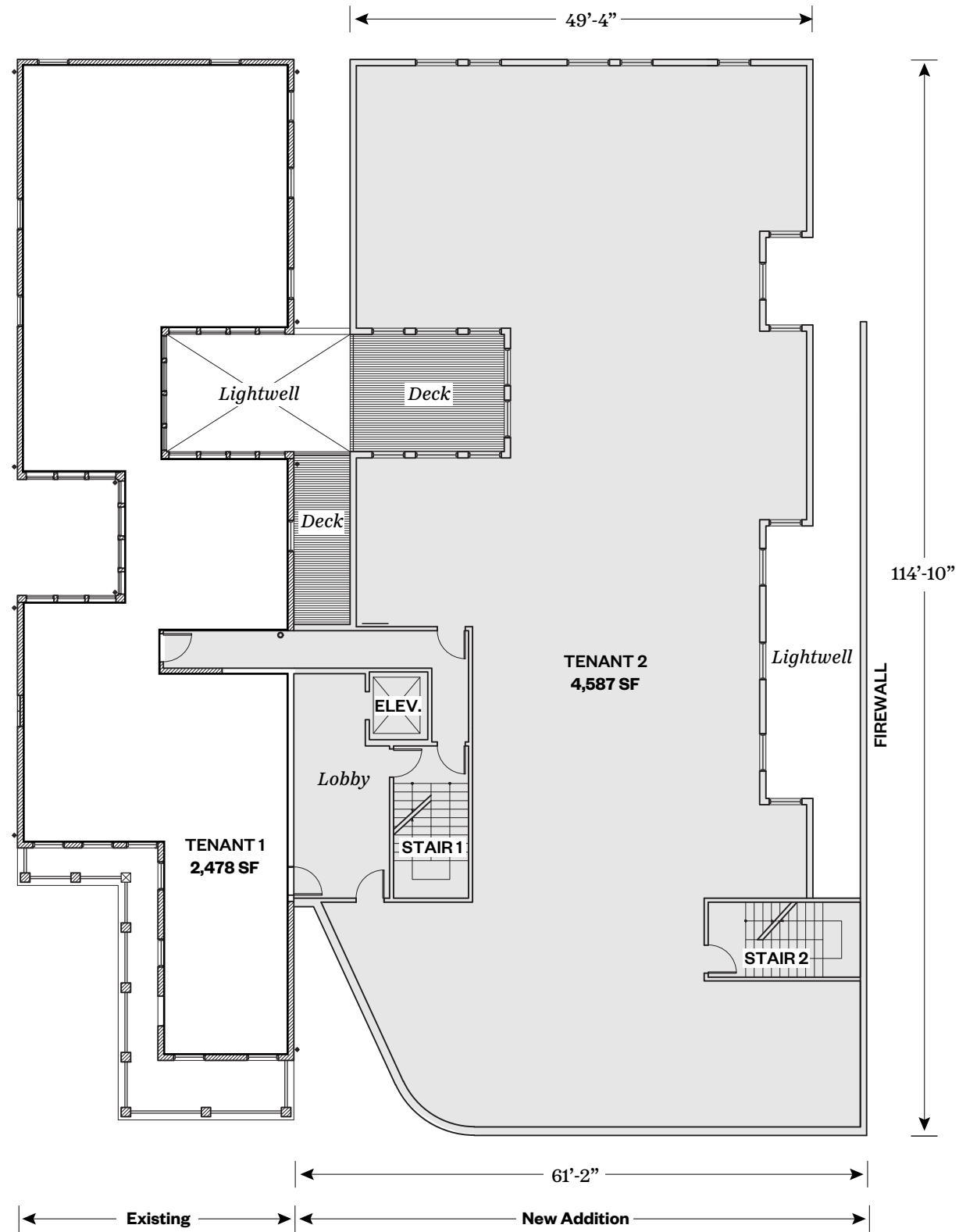
1,648 sf

Will provide landscape and lighting plan to complete design review. No signage in scope.

First Floor Plan

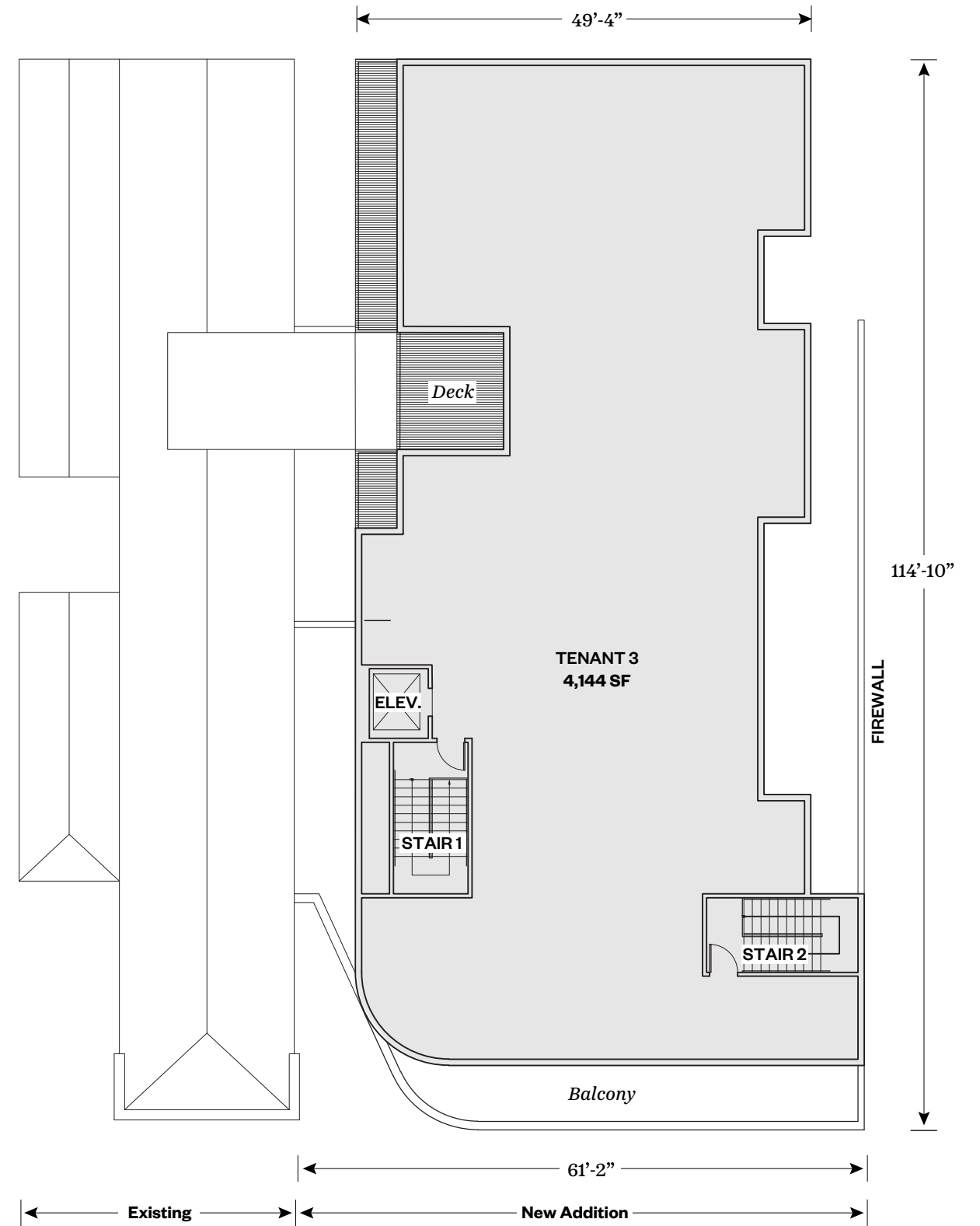
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Second Floor Plan

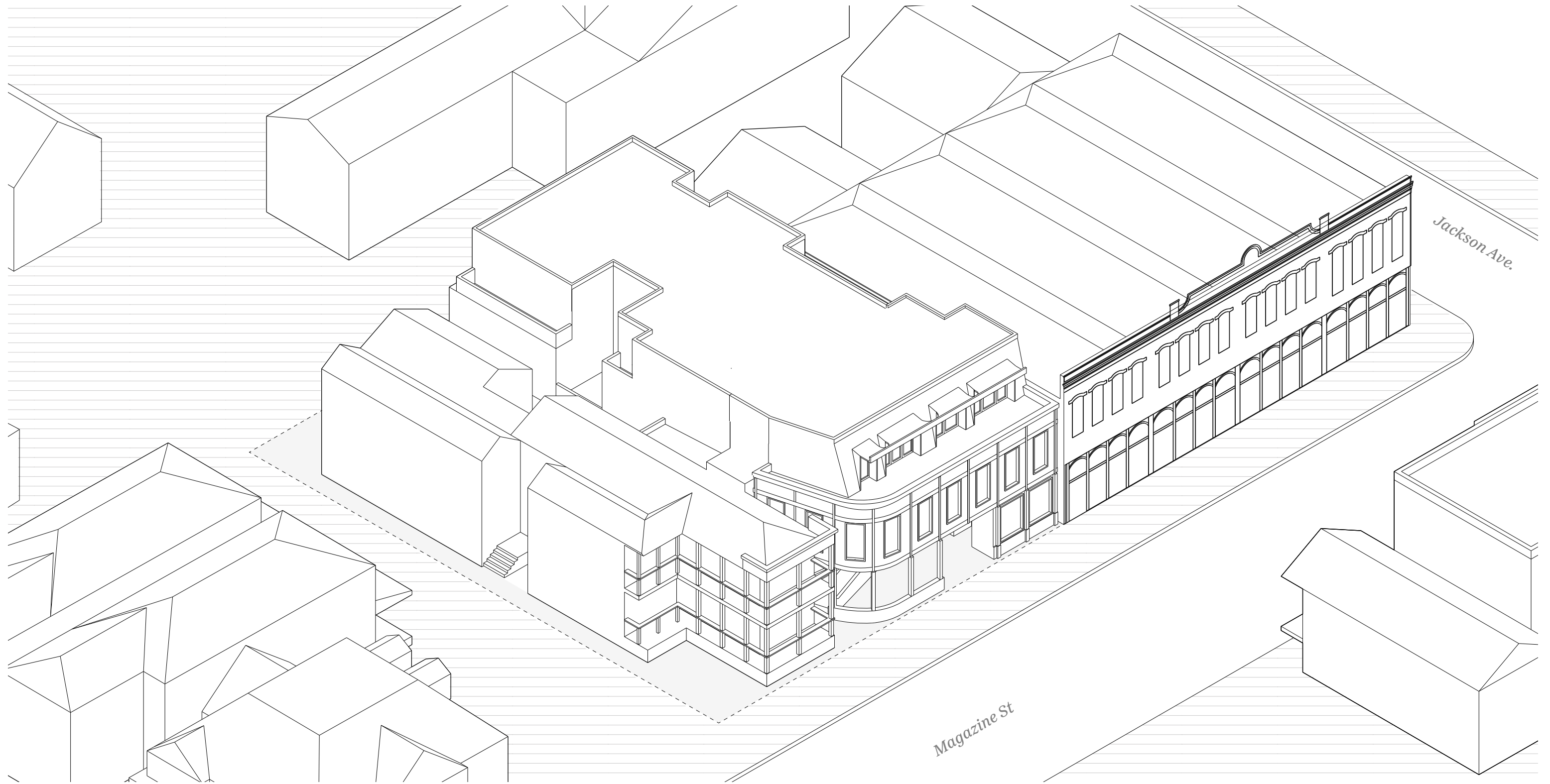
Scale: 1/16" = 1'-0"



Third Floor Plan

Scale: 1/16" = 1'-0"





2215 Axon

Scale: NTS



Rendered Magazine St Elevation

Scale: NTS



Contextual Analysis

Scale: 1/8" = 1'-0"

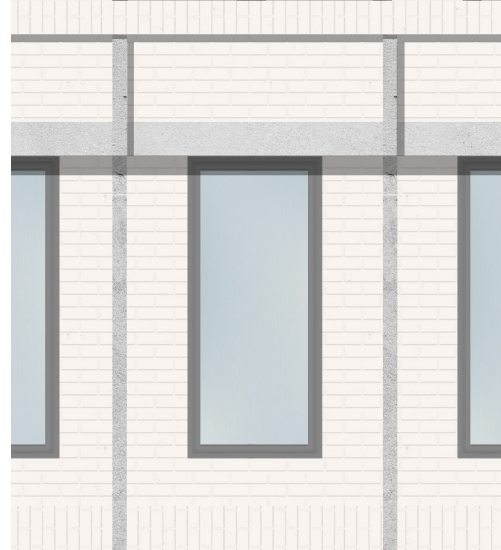
Metal Panel Roof

Awning



Painted Brick

Cast Concrete Lintels



Cast Concrete Column



Painted Wood Column

Metal Panel Roof

Awning

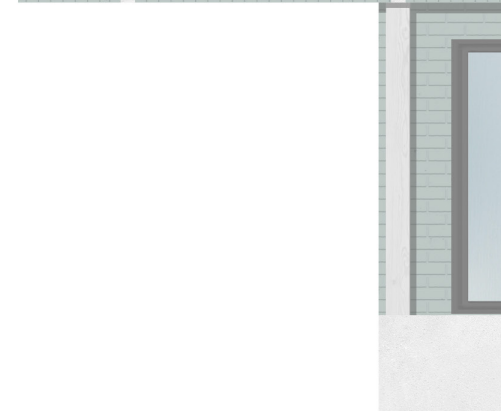


Painted Brick

Cast Concrete Lintels



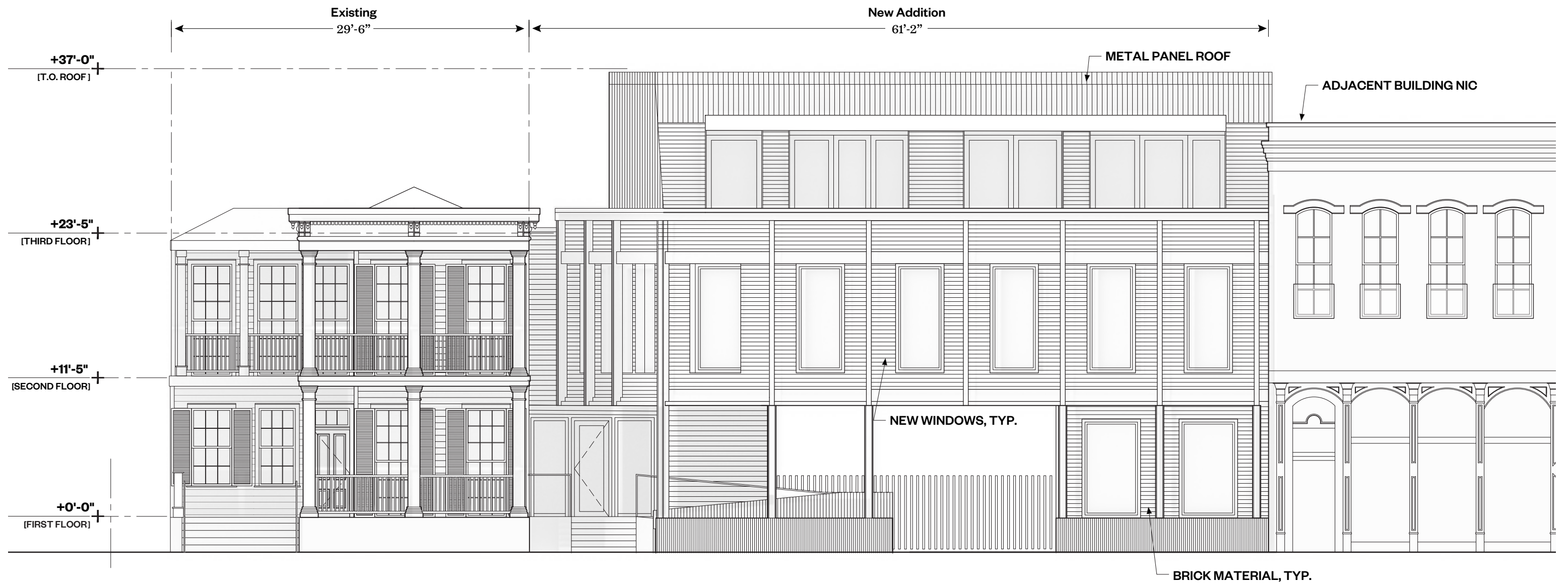
Cast Concrete Column



Painted Wood Column

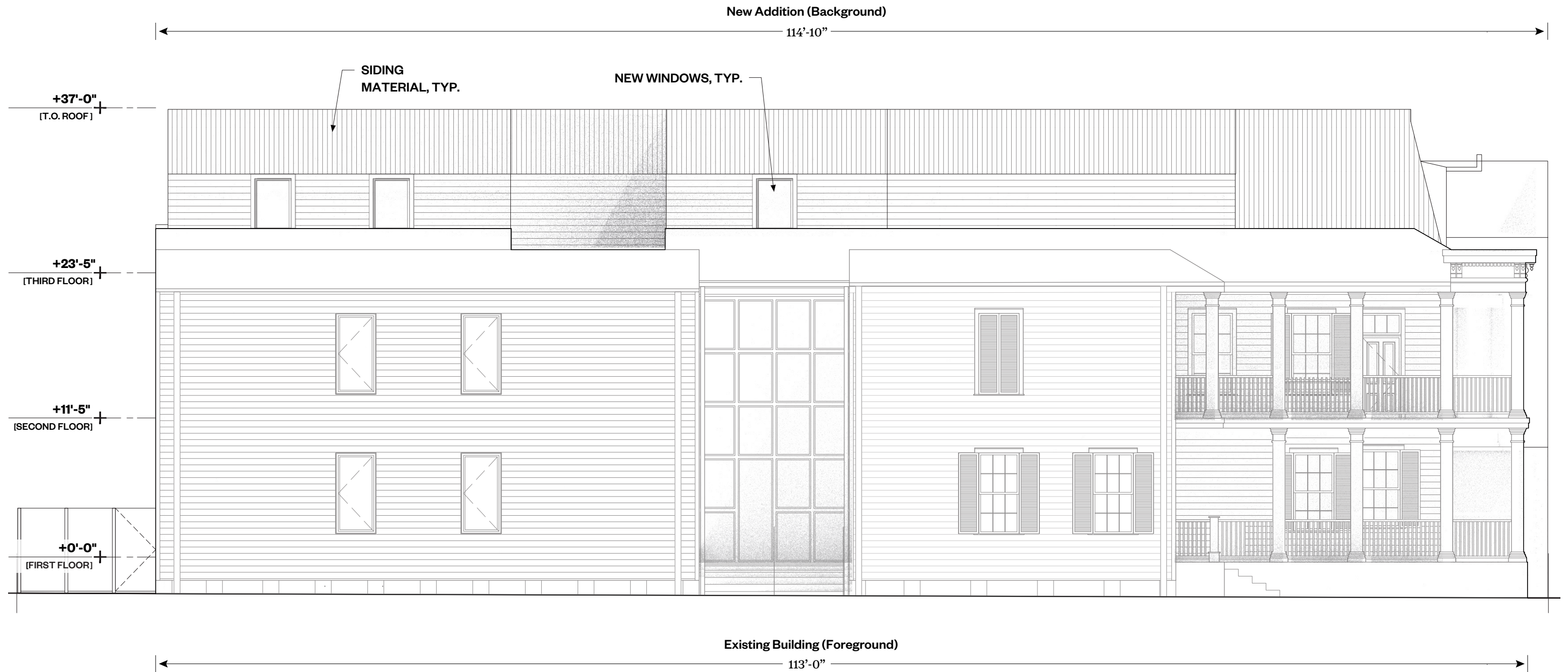
Material Studies

Scale: NTS



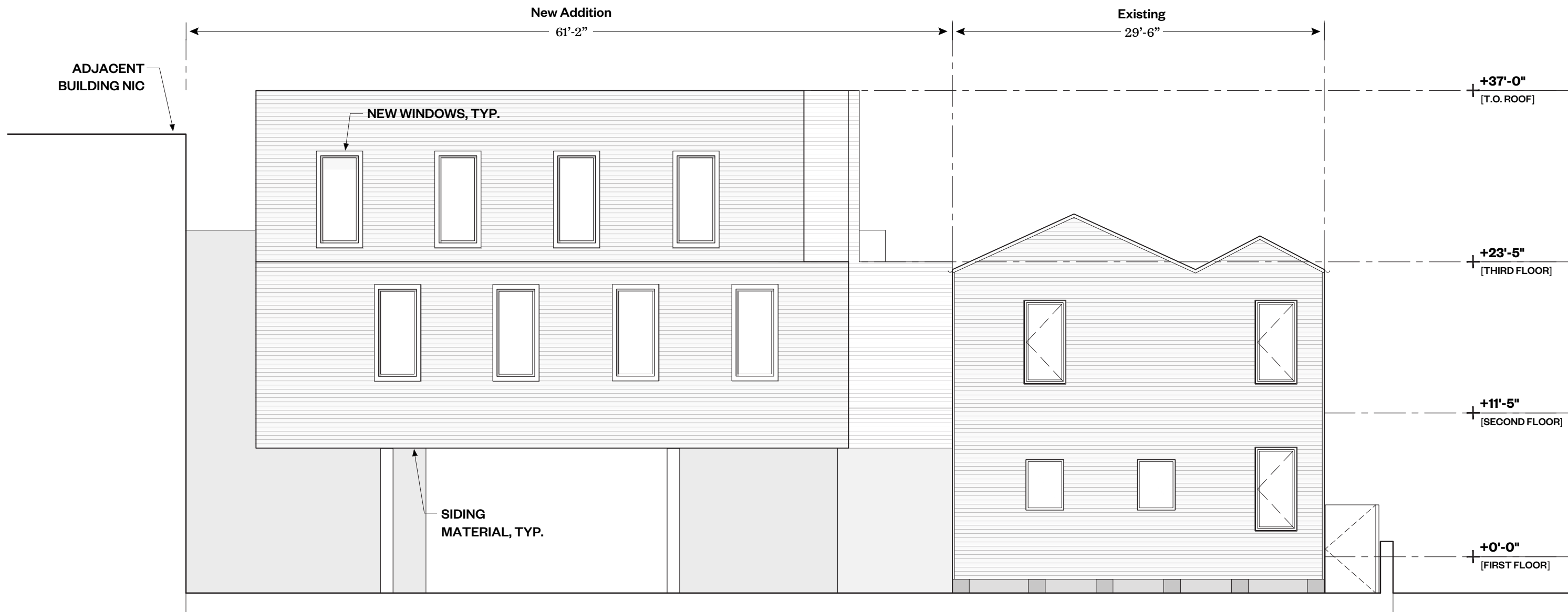
Magazine St Facade

Scale: 1/8" = 1'-0"



West Facade

Scale: 1/8" = 1'-0"



North Facade

Scale: 1/8" = 1'-0"

GDA Meeting Minutes

Meeting on 24 April 2024 at 3:00 PM

1075 Race Street, New Orleans, LA

Meeting between ownership and design team and Garden District Association (GDA) regarding proposal for new development at 2215 Magazine Street.

In attendance:

Jonathan Tate, OJT, Architect

JD Irpino, Irpino Law, Owner (via Zoom)

Shelley Landrieu, GDA, Executive Director

Isabel Sanders, GDA, President

Andrea Bland, Vice President

Allain Hardin, GDA, Treasurer,

Andy Braun, GDA, Zoning and Finance Committee

Frank Tessier, GDA, Zoning Committee

General summary of conversation:

Tate presented the project to GDA representatives. The material used to present work was the same package presented to the DAC in 2023. Described basic program as tenant space on two floors (level 2 and 3) with parking on ground floor. The project would be an addition to the building nearing completion at 2223 Magazine Street.

Tate answered questions about how project would function, overall scope, access, and other general questions surrounding design intent.

Discussion and comments were summarily about appearance of building. There was some consideration of massing, and the ability to break it into smaller forms (row-house like, perhaps). The group felt it could use more detail that reflected the historic context it's situated in, including window divisions, scale of windows (they were too close to a curtain wall), detailing of wall, etc. General desire to make it, more or less, replicate the adjacent building, though it was acknowledged that this building was different and needed to address the 2223 Magazine building. The columns needed to be wider, less spindly, and have more weight (perhaps add column capitals). And continuation of columns along face of wall less desirable. Overall, there were several comments concerning general improvements of the look for the building (make it more attractive), which was understood to mean add more historic or period detailing.

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DAC Review

19 April 2023





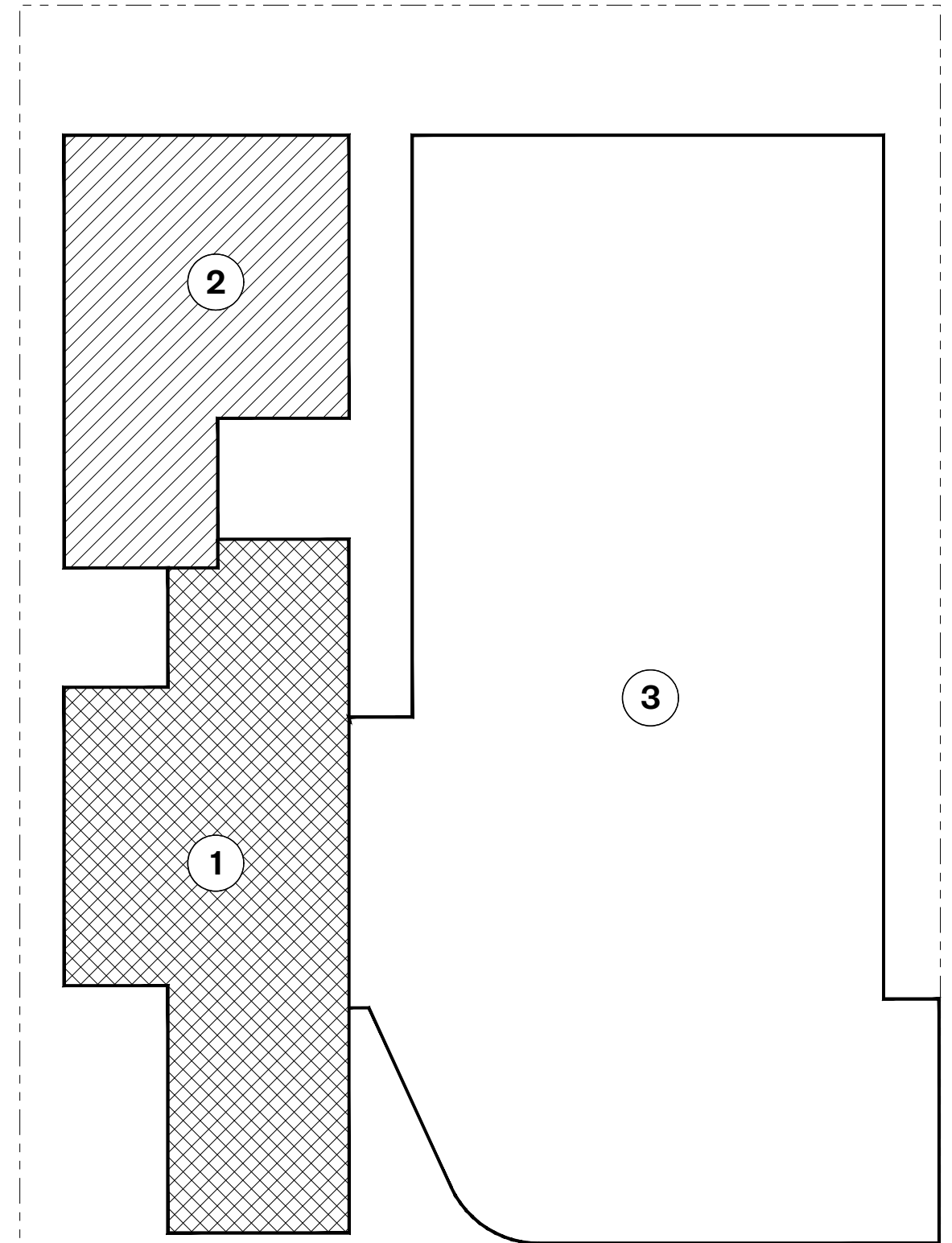
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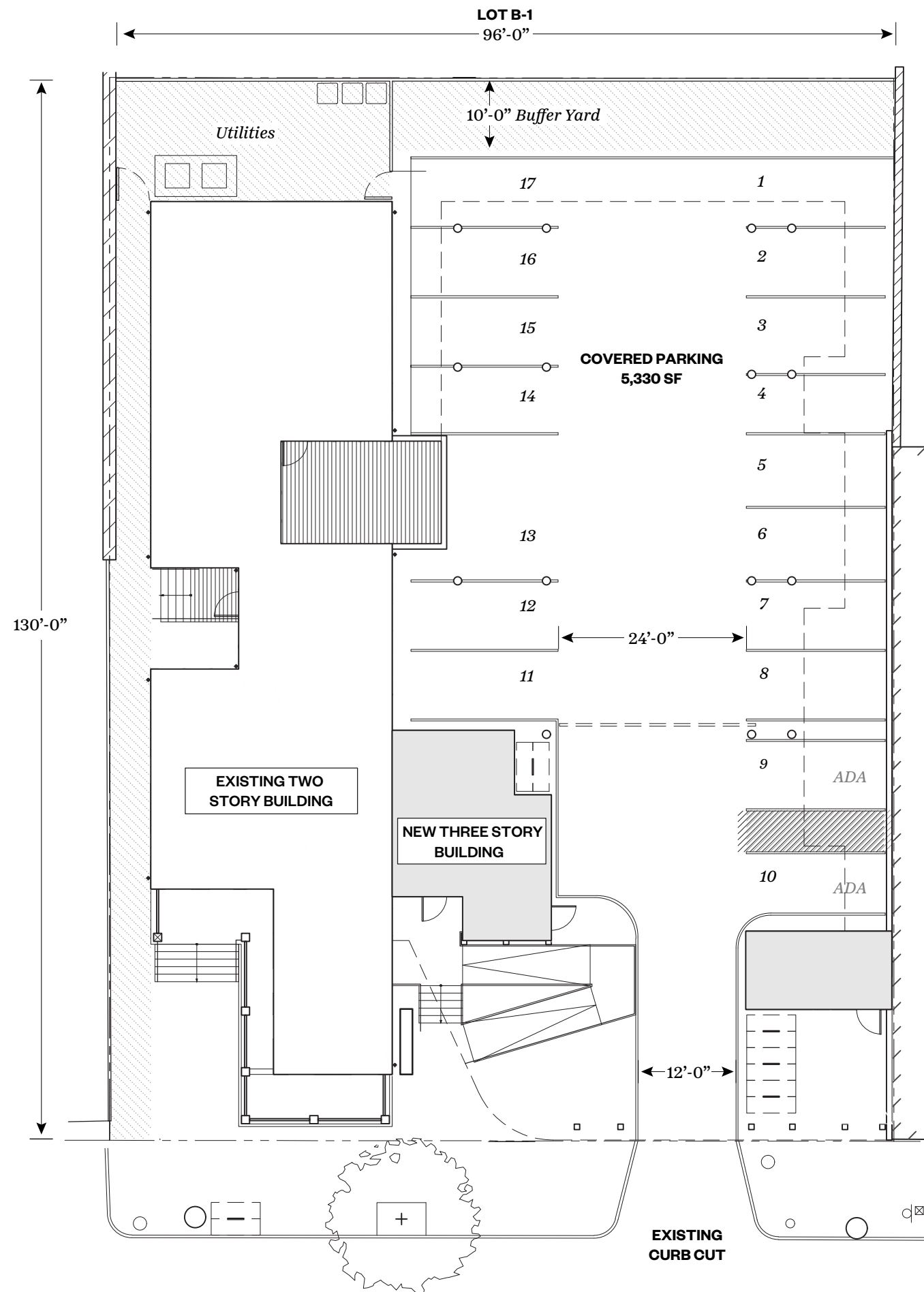
PROVIDED PERMEABLE SPACE

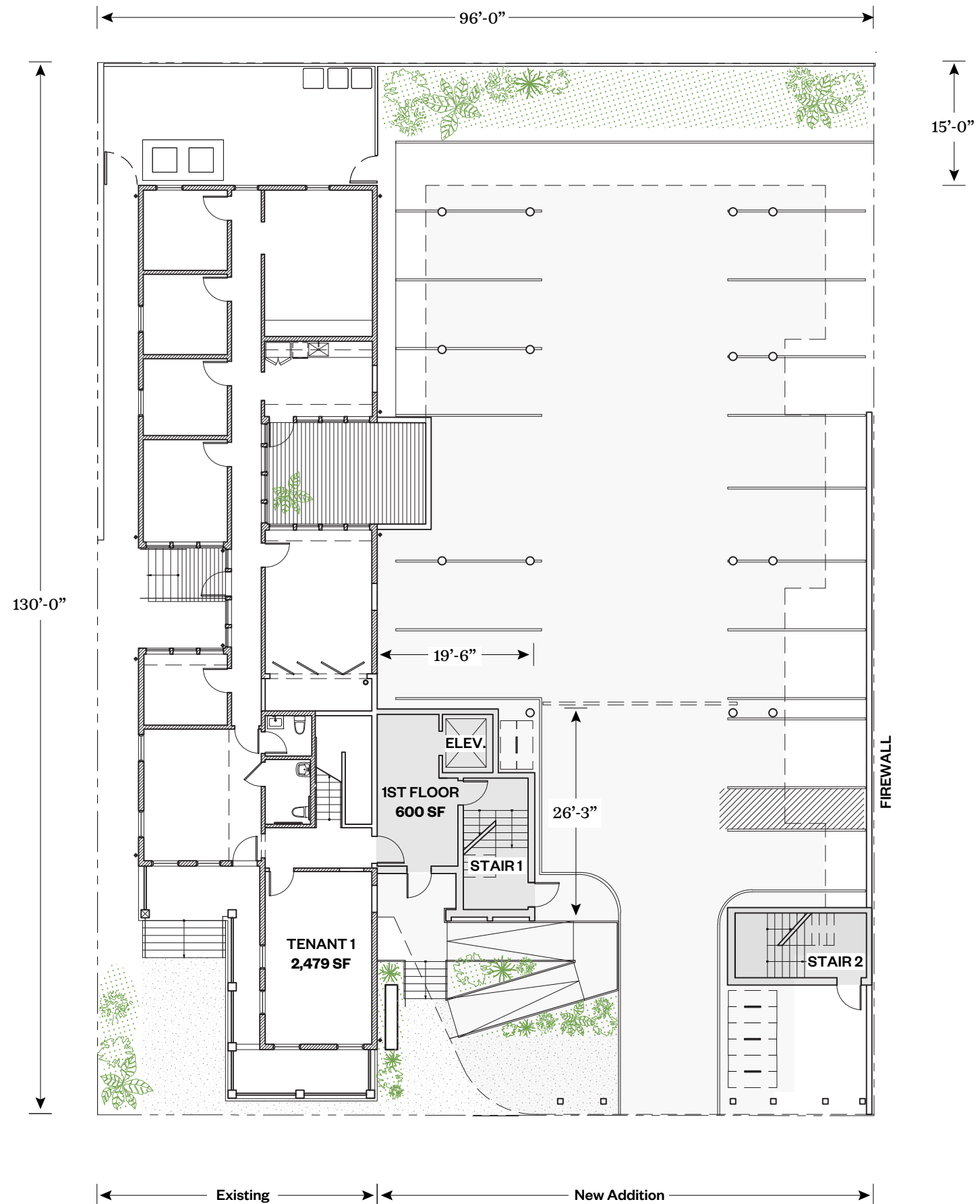
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Site Plan

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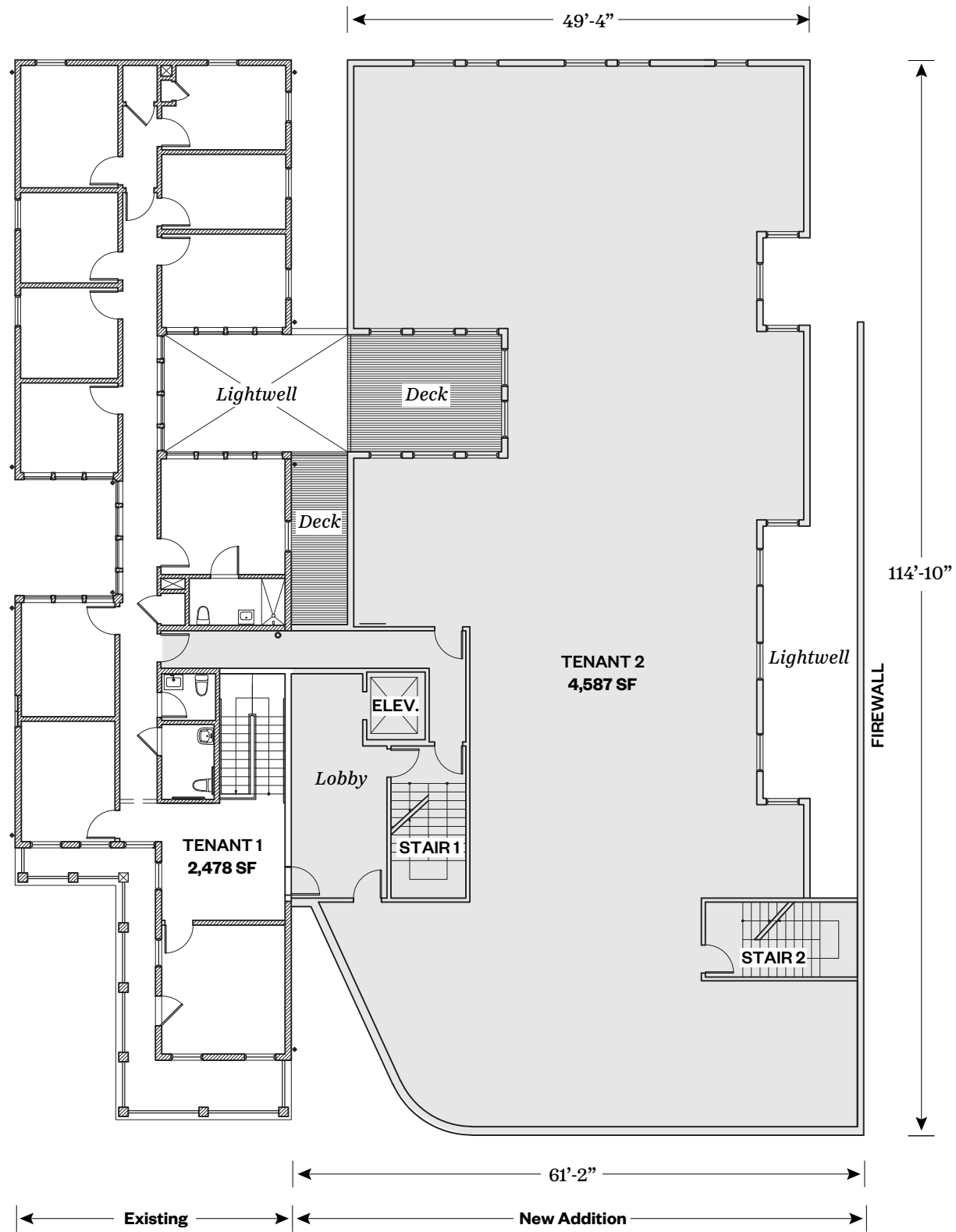




First Floor Plan

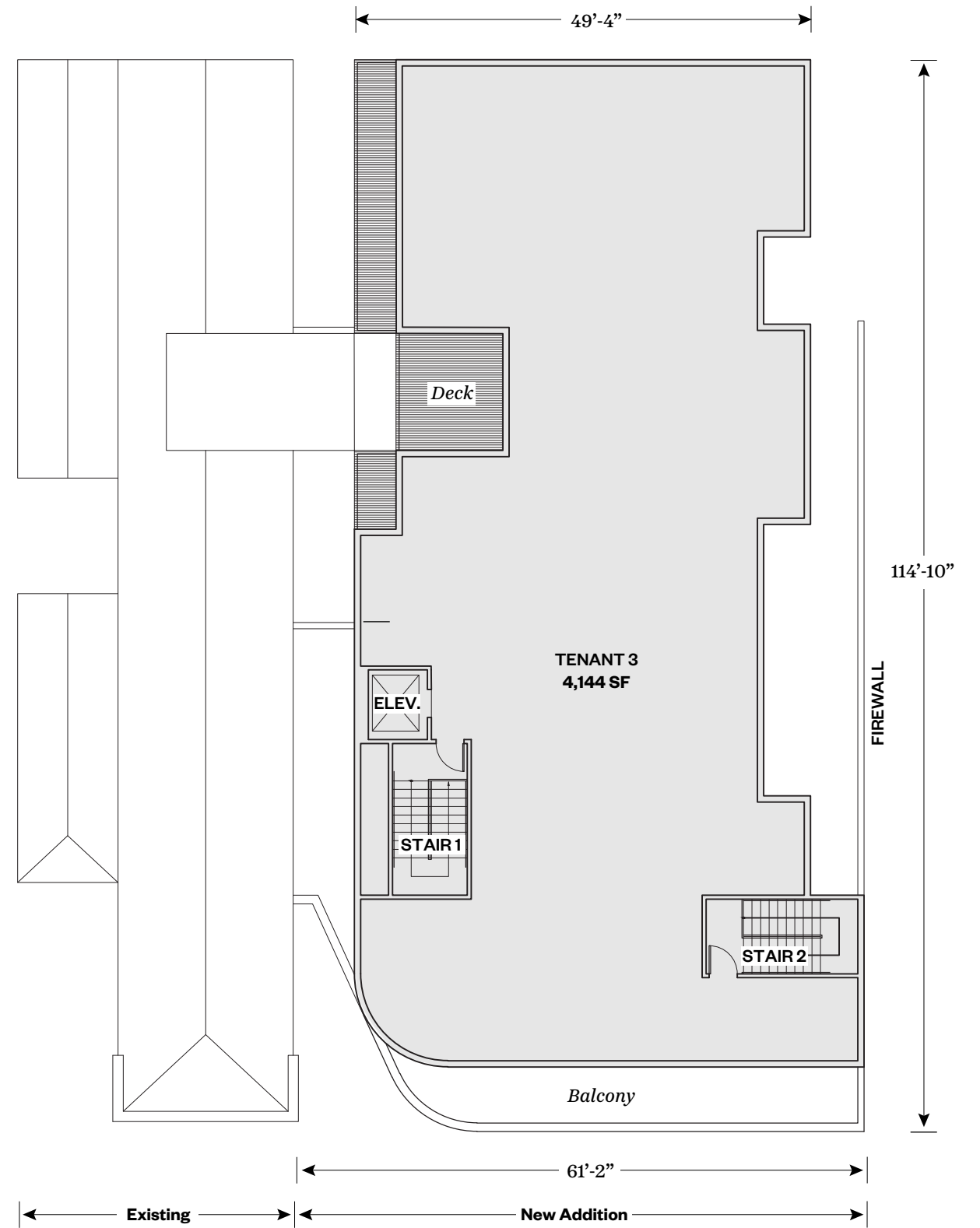
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Second Floor Plan

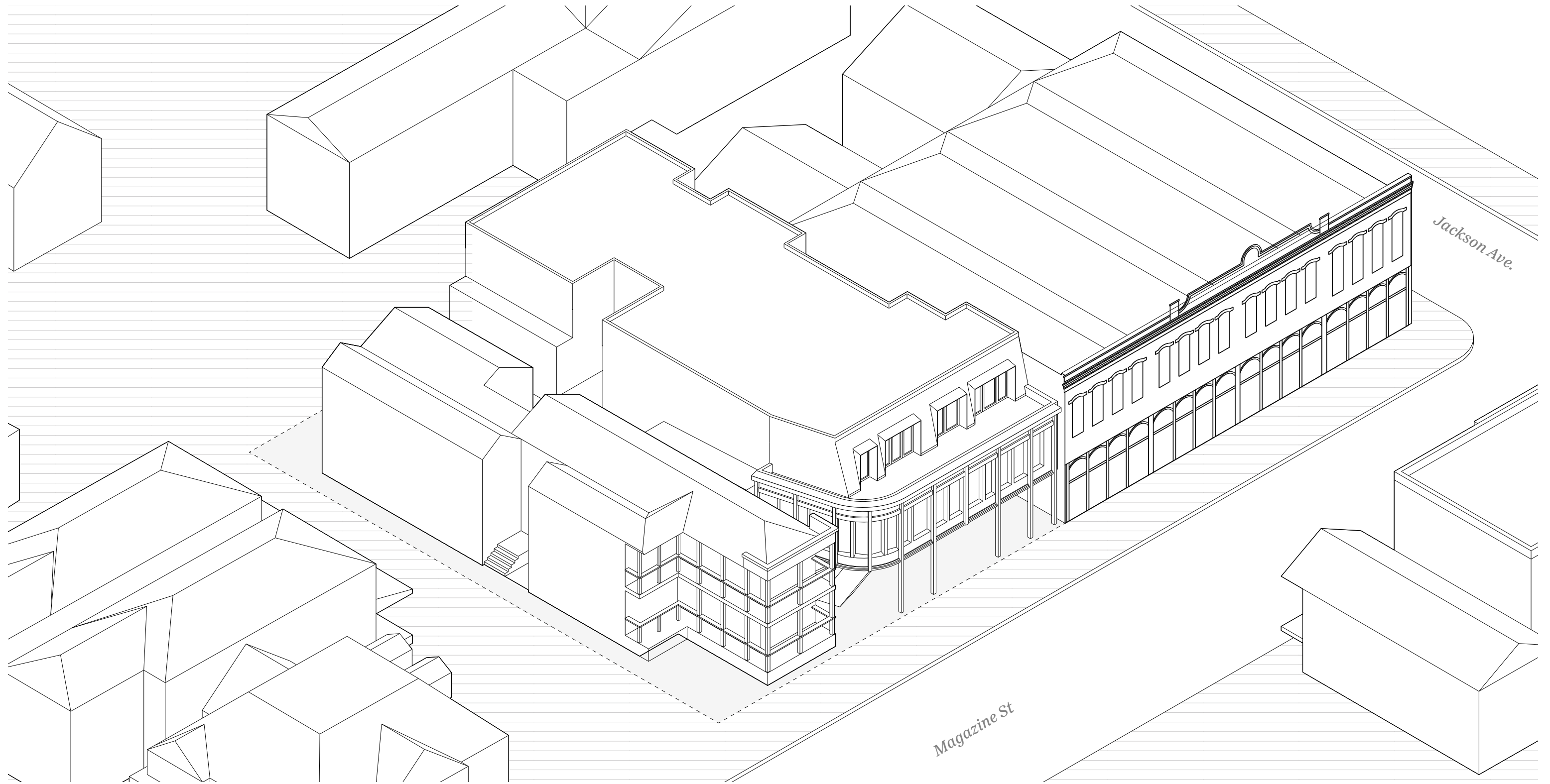
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Third Floor Plan

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2215 Axon

Scale: NTS



Rendered Magazine St Elevation

Scale: NTS



Contextual Analysis

Scale: 1/8" = 1'-0"

Patinated Copper Roof



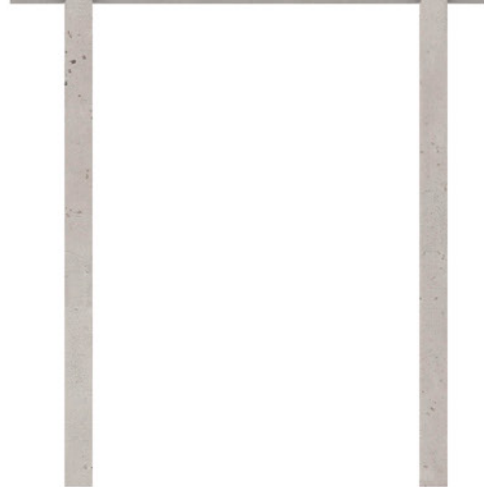
Cast Concrete Coping

Terracotta Tile

Cast Concrete Lintels



Cast Concrete Column



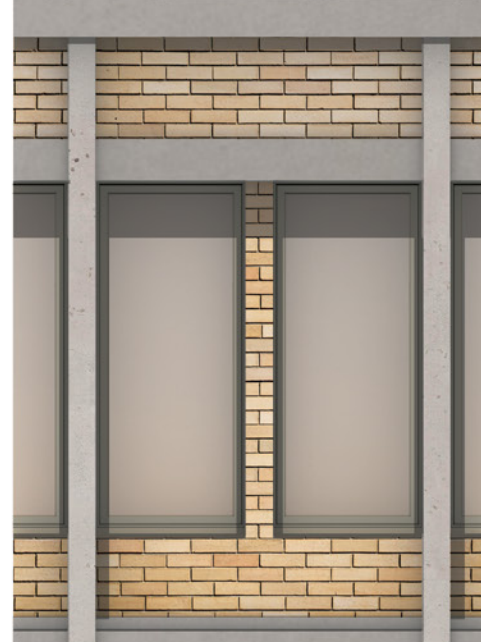
Black Zinc Roof



Cast Concrete Coping

Tan Brick

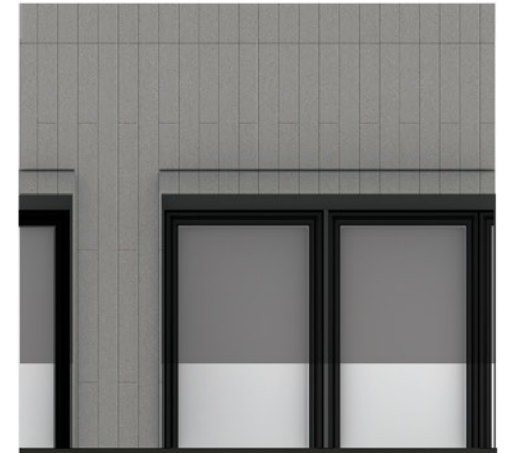
Cast Concrete Lintels



Cast Concrete Column



Metal Panel Roof



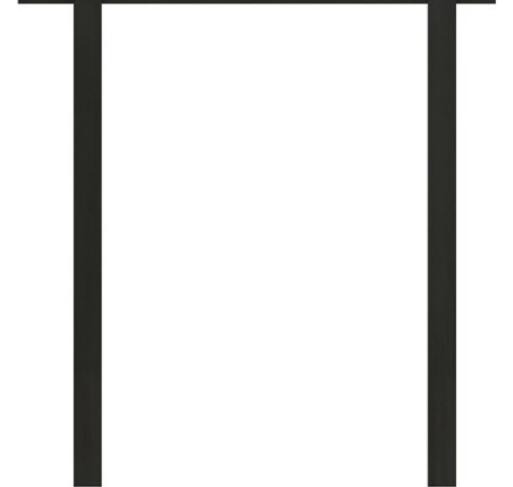
Painted Steel Coping

Red Brick

Painted Steel Lintels

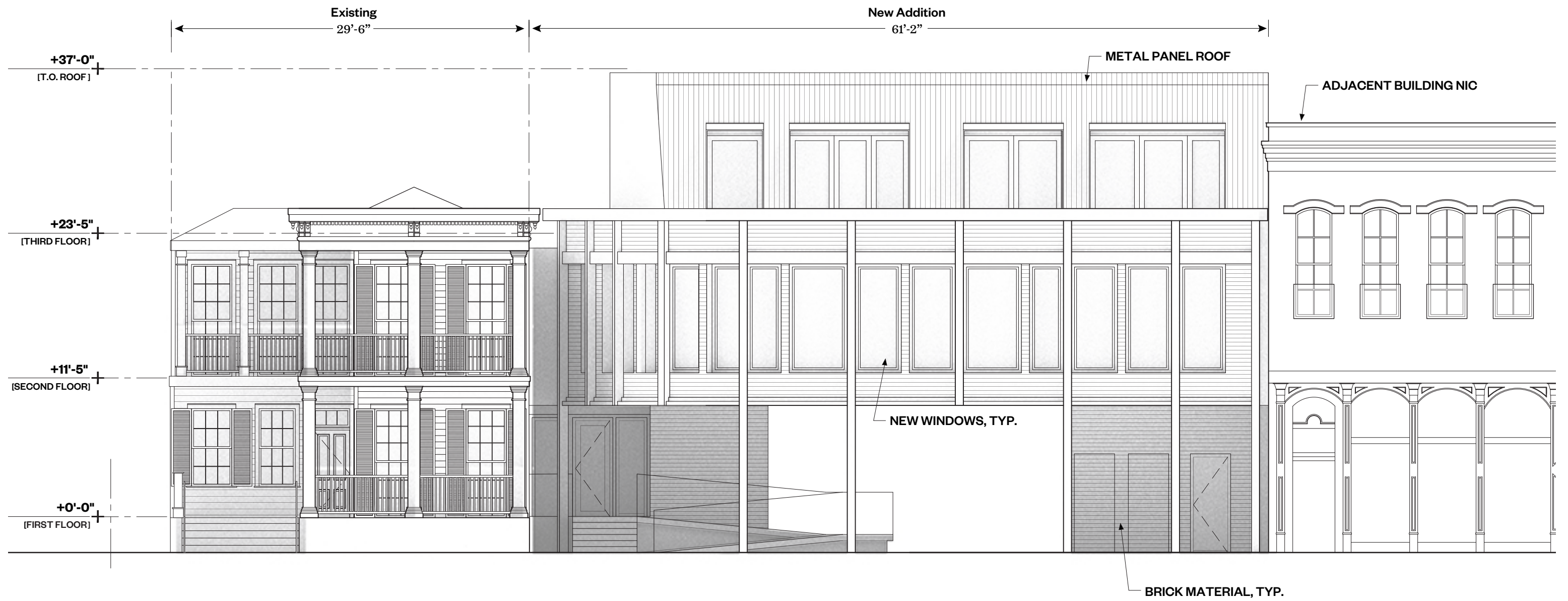


Painted Steel Columns



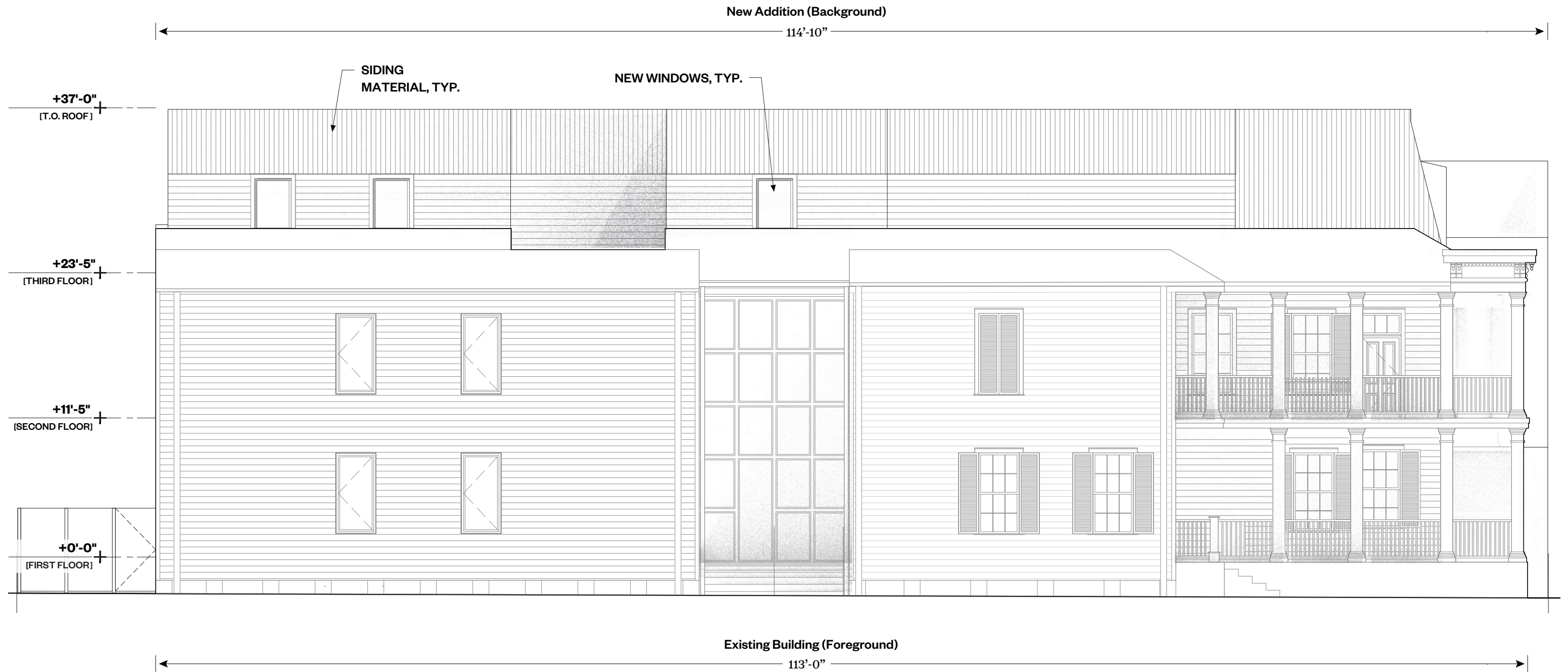
Material Studies

Scale: NTS



Magazine St Facade

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Date _____ Received by _____
Tracking Number _____

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

**Applications must be complete and submitted in person. Faxed, emailed or incomplete applications will not be accepted.
Review time depends on the complexity of the project and can take up to 90 days.**

Type of application: Design Review Interim Zoning Districts Appeal Moratorium Appeal

Property Location _____

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name _____

Applicant Address _____

City _____ State _____ Zip _____

Applicant Contact Number _____ Email _____

PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

PROJECT DESCRIPTION

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

- | | | |
|---|--|---|
| Design Overlay District Review
Character Preservation Corridor
Riverfront Design Overlay
Enhancement Corridor
Corridor Transformation
Greenway Corridor
Others as required | Non-Design Overlay District Review
Development over 40,000 sf
Public Market
Parking Lots with over 10 spaces or
loading zones
Wireless Antenna/Tower
Educational Facility | Mural Reviews
Campus Development Plan
CBD FAR Bonus
Changes to Approved Plans
DAC Review of Public Projects
Others as required |
|---|--|---|

ADDITIONAL INFORMATION

Current Use _____ Proposed Use _____

Square Number _____ Lot Number _____ Permeable Open Space (sf) _____

Zoning District _____ Local Historic District/Landmark _____

New Development?	Yes	No	Addition?	Yes	No	Tenant Width	_____
Existing Structure(s)?	Yes	No	Renovations?	Yes	No	Building Width	_____
Change in Use?	Yes	No	Existing Signs?	Yes	No	Lot Width (sf)	_____
New Sign(s)?	Yes	No	Lot Area (sf)	_____	Building Area (sf)	_____	_____



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

REQUIRED ATTACHMENTS (One paper copy and one digital copy)

1. SITE PLAN

- North arrow, scale, and date of plan
- Location, dimensions, and area of permeable open space
- Name, address of the professional who prepared the plan
- Legend of symbols, patterns, and abbreviations used
- The entire lot(s), including area and property lines dimensioned (including gross area of the site)
- Curb cuts, interior streets, driveways, and parking and loading areas with dimensions and total area (sf)
- Location and dimensions of buildings and structures, including total floor area and distance from property lines
- Location of refuse storage locations
- Proposed right-of-way improvements including sidewalks and plantings, and pedestrian walkways
- Fence location, height, and materials

2. FLOOR PLAN

- Indicating the dimensions and square footage of proposed development
- Room use
- Location of all walls, doors, and windows
- Location of all plumbing fixtures
- Location of major appliances/mechanical equipment
- Stairway location
- Firewall location (if applicable)

3. ARCHITECTURAL ELEVATIONS

- Architectural elevations of each side of the proposed structure drawn to scale indicating height, architectural elements, materials, colors, and textures proposed for any structures.

4. LIGHTING PLAN

- Location of all exterior lighting, including those mounted on poles and walls
- Types, style, height, and the number of fixtures
- Manufacturer's illustrations and specifications of fixtures

5. SIGNAGE PLAN

- Proposed Signage with overall height, width, and materials
- Building Elevation (including building width and height)
- Site plan showing the location of all proposed detached sign(s) along with setback dimensions.

6. LANDSCAPE PLAN

- Name and address of professional who prepared the plan.
- Landscape plans shall be prepared by a registered landscape architect licensed by the Louisiana Horticulture Commission
- All landscape plans shall meet the minimum requirements of site plans
- Legend defining all symbols, patterns, and abbreviations used
- Location, quantity, size, name, and condition (both botanical and common) of all existing and proposed plant materials and trees.
- Description of all tree preservation measures on-site and in the public right-of-way
- Width, depth, and area of landscaped area(s)
- Proposed right-of-way improvements and pedestrian walkways

Planting proposed in the right-of-way must have Parks and Parkways approval

7. PHOTOS

- Photographs of the subject site and/or building

8. NARRATIVE

- Narrative addressing compliance with applicable Comprehensive Zoning Ordinance requirements and design goals

9. COLOR ELEVATIONS/RENDERING (DAC ONLY)

- Color elevations and/or renderings are required for projects that trigger review by the Design Advisory Committee

FEES

Design Review	\$225
Moratorium Appeals	\$1,000