



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

REQUIRED ATTACHMENTS (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 adjacent buildings
- 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, ground floor ceiling, ground floor transparency, 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

10. SUPPLEMENT 'A' (UNIVERSITY AREA DESIGN OVERLAY)

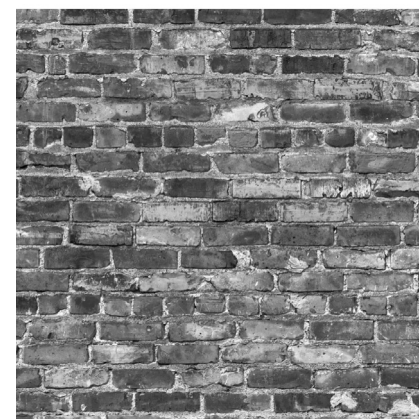
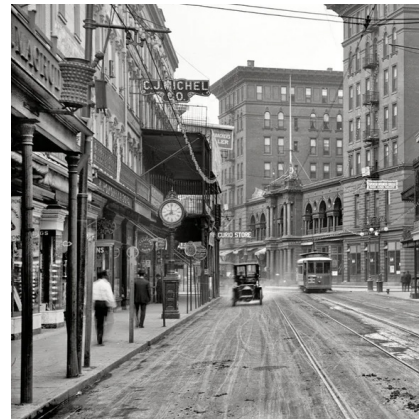
- Additional submittal requirements for the University Area Design Overlay

FEES

Design Review	\$225
CBD Demolitions	\$500
Moratorium Appeals	\$1,000

BOUTIQUE HOTEL

1132 & 1136 St. Charles Ave.
New Orleans, Louisiana



CITY PLANNING COMMISSION
DAC Concept Review

Issue Date: 04.22.2026
Meeting Date: 05.20.2026



Vogt, Lloyd. *New Orleans Houses: A House-Watcher's Guide*, 2020, p. 57.

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DRAWING INDEX

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PROJECT INFORMATION

PROJECT LOCATION

LOCATED AT 1132-1136 ST. CHARLES AVENUE, THE PROPERTY INCLUDES A HISTORIC CREOLE COTTAGE, ORIGINALLY BUILT ON 2 SEPARATE LOTS OF RECORD.

THE 1ST FLOOR OF THE BUILDING THAT FACES ST. CHARLES AVENUE HAS BEEN USED FOR RETAIL FOR DECADES, FIRST AS THE CRESS MODEL SHOP, A LEGENDARY HOBBYIST DESTINATION FOR MODEL TRAINS, AIRPLANE KITS, AND INTRICATE MINIATURES, AND DECADES LATER AS "THE SCOOTER STORE".

THE BUILDING HAS BEEN SUBSTANTIALLY ALTERED OVER THE YEARS. MOST RECENTLY, A FIRE DAMAGED A SIGNIFICANT PORTION OF THE STRUCTURE, AND THE PREVIOUS OWNERSHIP LEFT THE PROPERTY IN DISREPAIR.



PROPERTY INFORMATION		PROPERTY INFORMATION	
Building Number		Building Number	
Unit Number		Unit Number	
Site Address	1132 ST CHARLES AVE, LA, 70130	Site Address	1136 ST CHARLES AVE, LA, 70130
First Owner Name	SAINT HOLDINGS LLC	First Owner Name	SAINT HOLDINGS LLC
Second Owner Name		Second Owner Name	
Mailing Address	1132 ST CHARLES AVE	Mailing Address	1132 ST CHARLES AVE
Mailing City	NEW ORLEANS	Mailing City	NEW ORLEANS
Mailing State	LA	Mailing State	LA
Mailing Zip 5	70130	Mailing Zip 5	70130
Mailing Zip +4		Mailing Zip +4	
Use Code		Use Code	
Property Description	SQ 184 LOT 28 26' 7" X 120'	Property Description	SQ 184 LOT 29 ST CHARLES 26' 7" X 120' MINUTE MEN STAFFING
GeoPIN	41140904	GeoPIN	41140903
Tax Bill ID	102104613	Tax Bill ID	102104614
Lot	28	Lot	29
Square		Square	
BLOCK	184	BLOCK	184
PARID	1132-STCHARLES AV	PARID	1136-STCHARLES AV
Parcel Area (sq.ft.)	3182	Parcel Area (sq.ft.)	3182

ZONING	
Zoning District	MU-1
Zoning Description	Medium Intensity Mixed-Use District
Uses	Permitted and Conditional Uses

NATIONAL REGISTER OF HISTORIC PLACES	
Name	Lower Garden District
MANDATORY INCLUSIONARY ZONING	
Description	MIZ Mandatory Inclusionary Zoning Sub-Districts; Strong Sub-District 1

OVERLAYS AND INTERIM ZONING

DISTRICTS

Overlay / IZD CPC Character Preservation Corridor Design Overlay District

[Visit City Planning's site to view the regulations of this Overlay.](#)

Overlay / IZD Non-Commercial Short Term Rental Special Exception Interim Zoning District

[Visit City Planning's site to view the regulations of this Overlay.](#)

Overlay / IZD Customary Lodging Services Staffing Interim Zoning District

[Visit City Planning's site to view the regulations of this Overlay.](#)

Overlay / IZD Transient Lodging Interim Zoning District

[Visit City Planning's site to view the regulations of this Overlay.](#)

Overlay / IZD Data Center Interim Zoning District

[Visit City Planning's site to view the regulations of this Overlay.](#)



PROJECT INFORMATION + ZONING

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PROJECT DESCRIPTION

THE PROPERTY WILL BE CONVERTED TO AN **18 KEYS-BOUTIQUE HOTEL**. WITH THE ASSISTANCE OF CAMPO ARCHITECTS AND B2 DESIGN CO.

THE OWNER SEEKS TO RESTORE AND CELEBRATE THE ORIGINAL BUILDING STRUCTURE, WHILE PROPOSING A CONTEMPORARY ADDITION AT THE REAR THE PROPERTY.

THE RENOVATION OF THE EXISTING HISTORIC TWO-STORY CRESS BUILDING WILL PRESERVE THE EXTERIOR WALLS TO THE EXTENT THESE CURRENTLY EXIST.

MODIFICATIONS TO MORE THAN 50% OF THE INTERIORS ARE NEEDED TO HOUSE NEW FUNCTIONS INCLUDING: HOTEL LOBBY, RECEPTION, LOUNGE, BAR, COFFEE SERVICES AND GUESTROOMS.

THE SITE WILL BE MODIFIED TO FACILITATE THE CONNECTION TO THE OUTDOOR AND THE NEW LAP POOL.

THE NEW FOUR-STORY STRUCTURE AT THE REAR OF THE PROPERTY WILL HOUSE AN EVENT SPACE AND BACK-OF-HOUSE FUNCTIONS FOR THE FIRST FLOOR, WHILE INCREASING THE GUESTROOM COUNT ON FLOORS 2 TO 4.

THIS ADDITION WILL BE DESIGNED TO BE COMPATIBLE TO, BUT DISTINCT FROM THE ORIGINAL BUILDINGS.

AREA SUMMARY	
LEVEL	GSF
LEVEL 01 (EXISTING)	2572 SF
LEVEL 01 (EXISTING-GALLERY)	534 SF
LEVEL 01 (NEW ADDITION)	1383 SF
LEVEL 01 (NEW ADDITION-GALLERY)	509 SF
LEVEL 02 (EXISTING)	2566 SF
LEVEL 02 (EXISTING-BALCONY)	553 SF
LEVEL 02 (NEW ADDITION)	1439 SF
LEVEL 02 (NEW ADDITION-BALCONY)	370 SF
LEVEL 03 (NEW ADDITION)	1439 SF
LEVEL 03 (NEW ADDITION-BALCONY)	295 SF
LEVEL 04 (NEW ADDITION)	1439 SF
LEVEL 04 (NEW ADDITION-BALCONY)	295 SF
	13393 SF

GUESTROOM MATRIX				
ROOM TYPE	LVL 2	LVL 3	LVL 4	TOTAL
KING	9	4	4	17
KING (ADA)	1	0	0	1
	10	4	4	18

BUILDING CODE SUMMARY

NUMBER OF STORIES	(2) EXISTING STRUCTURE / (4) NEW CONSTRUCTION
BUILDING AREA	13,393 GSF
LOT/LAND AREA	6,364 SF
BUILDING HEIGHT	49'-3"
BUILT YEAR	1880s EXISTING STRUCTURE / NEW CONSTRUCTION

APPLICABLE BUILDING CODES & DESIGN STANDARDS

2021 INTERNATIONAL BUILDING CODE (IBC)
 2021 LIFE SAFETY CODE (NFPA 101)
 2021 INTERNATIONAL MECHANICAL CODE (IMC)
 2014 NATIONAL ELECTRIC CODE (NFPA 70)
 2021 INTERNATIONAL FUEL GAS CODE
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
 MARRIOTT MODULE 14: FIRE AND LIFE SAFETY, 2026 P1 FEBRUARY

PROJECT SPECIFIC CODE REFERENCES

CONSTRUCTION TYPE:	TYPE V-B (EXISTING) / TYPE V-A (NEW ADDITION)
PRIMARY OCCUPANCY:	R-1 (HOTELS - TRANSIENT)
ACCESSORY OCCUPANCY:	A-2 ASSEMBLY

NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE (CZO)

THERE ARE NO REQUESTS FOR VARIANCES AT THIS PRELIMINARY STAGE OF THE PROCESS. THE PROPERTY WILL GO THROUGH A SUBDIVISION PROCESS TO COMBINE THE 2 LOTS OF RECORD INTO 1 LOT OF RECORD.

DESIGN SUBMITTAL OVERVIEW

THE SITE IS LOCATED WITHIN THE **CPC CHARACTER PRESERVATION CORRIDOR DESIGN OVERLAY DISTRICT**, REQUIRING A **DEVELOPMENT PLAN AND DESIGN REVIEW** BY THE CITY PLANNING COMMISSION DESIGN ADVISORY COMMITTEE, PER ARTICLE 18.14.A. OF THE NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE (CZO).

THIS PARTIAL SUBMISSION IS PRESENTED EARLY IN THE DESIGN PROCESS TO FACILITATE FEEDBACK ON THE GENERAL SITE LAYOUT WITH THE PROPOSED ADDITION AT THE REAR OF SHE SITE, INCLUDING MASSING AND INITIAL BUILDING ENVELOPE CONCEPTS BEFORE ADVANCING TO TECHNICAL DRAWINGS. THE OBJECTIVE IS TO OBTAIN **PRELIMINARY CONCEPT APPROVAL**.

A COMPREHENSIVE SUBMISSION, INCLUDING ALL REQUIRED DOCUMENTS, WILL BE PROVIDED DURING THE CONSTRUCTION DOCUMENTS PHASE FOR FINAL REVIEW.

ZONE MU-1 | PERMITTED & CONDITIONAL USES (CZO ARTICLE 15.2.A, TABLE 15-1)

- BED & BREAKFAST (PRINCIPAL): CONDITIONAL USE
- BAR: CONDITIONAL USE
- **HOTEL/MOTEL: PERMITTED**
- LIVE ENTERTAINMENT: CONDITIONAL USE
- RESTAURANT, STANDARD: PERMITTED
- SHORT TERM RENTAL, COMMERCIAL: PERMITTED



PROJECT INFORMATION + ZONING

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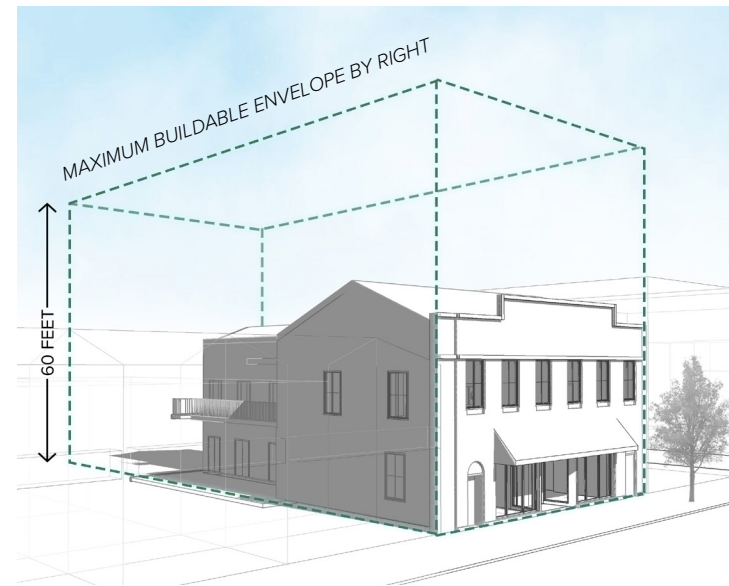
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ZONE MU-1 | SITE DESIGN STANDARDS

(CZO ARTICLE 15.3.A)

- MINIMUM LOT AREA (NON-RESIDENTIAL):
 - NONE
- MAXIMUM BUILDING HEIGHT (NON-RESIDENTIAL):
 - 60 FT & NO MORE THAN 5 STORIES
- MINIMUM PERMEABLE OPEN SPACE:
 - 20% OF LOT AREA
- FRONT YARD:
 - CURRENT FRONT YARD OF EXISTING STRUCTURE
- SIDE YARD & REAR YARD (NON-RESIDENTIAL):
 - NONE



ZONE MU-1 | BUILDING DESIGN STANDARD EXCERPTS (CZO ARTICLE 15.3.B)

- B. OPAQUE, HIGHLY TINTED, OR REFLECTIVE GLASS IS PROHIBITED.
- F. ANY STRUCTURE DESIGNED FOR A GROUND FLOOR NON-RESIDENTIAL USE SHALL BE DESIGNED WITH A MINIMUM CEILING HEIGHT OF TWELVE (12) FEET, EXCEPT FOR PARKING AREAS.
- I. SECONDARY ACCESS POINTS ARE ENCOURAGED FROM REAR PARKING LOTS.
- K. THE FOLLOWING BUILDING MATERIALS ARE PROHIBITED ON EXTERIOR ELEVATIONS VISIBLE FROM THE PUBLIC RIGHT-OF-WAY:

1. EXTERIOR INSULATING FINISH SYSTEMS (EIFS)
2. STUCCATO BOARD
3. VINYL

OFF-STREET PARKING & LOADING (CZO ARTICLE 22)

- HOTEL/MOTEL/HOSTEL:
 - VEHICLE REQUIREMENT: 1 SPACE PER 2 BEDROOMS
 - 9 SPACES REQUIRED VIA USE OF MULTIPLE PARKING SPACE TYPES: ON-STREET AVAILABILITY, ON-SITE SPACE(S), AND AGREEMENT WITH ADJACENT OFF-SITE LOT
 - BICYCLE REQUIREMENT: 1 PER 10 BEDROOMS
 - 2 SPACES REQUIRED
 - FOR EVERY SIX (6) NON-REQUIRED BICYCLE PARKING SPACES PROVIDED, A NON-RESIDENTIAL USE IS PERMITTED A REDUCTION OF ONE (1) VEHICLE PARKING SPACE. (ARTICLE 22.5.E.1.a)
- STRUCTURES THAT ARE FIFTY (50) YEARS OF AGE OR OLDER AND WERE ORIGINALLY CONSTRUCTED WITHOUT LOADING AREAS ARE EXEMPT FROM OFF-STREET LOADING REQUIREMENTS. ANY ADDITIONS OR ENLARGEMENTS TO SUCH STRUCTURES REQUIRE THE ADDITION OF ONE (1) OFF-STREET LOADING SPACE. (ARTICLE 22.7)

DESIGN NARRATIVE

DEVELOPMENT PLAN AND DESIGN REVIEW STANDARDS

THE PROJECT COMPLIES WITH THE REQUIREMENTS OF ARTICLE 4 SECTION 4.5 OF THE CZO, AS FOLLOWS:

1. ENSURE COMPATIBILITY OF LAND USES & STRUCTURES.

THE BOUTIQUE HOTEL WILL COMPLIMENT THE NEIGHBORHOOD BY ADDING A UNIQUE HOSPITALITY EXPERIENCE TO AN AREA WITH LIMITED OPTIONS. IT WILL CREATE JOBS, AND DRIVE MORE FOOT TRAFFIC TO BENEFIT LOCAL BUSINESSES. REUSE OF THE EXISTING BUILDING PROTECTS THE AESTHETIC NATURE OF THE HISTORIC ST. CHARLES CORRIDOR.

2. PROTECT & ENHANCE COMMUNITY PROPERTY VALUES.

THE SITE IS CURRENTLY BLIGHTED AND REVITALIZATION OF THE PROPERTY WOULD INCREASE IT'S APPRAISAL VALUE SIGNIFICANTLY WHILE BRINGING A POSITIVE RIPPLE EFFECT TO THE ADJACENT BUSINESSES IN THE AREA.

3. ENSURE THE EFFICIENT USE OF LAND.

THE NEW ADDITION FOOTPRINT HAS BEEN CONFINED TO A SMALL PORTION OF THE PROPERTY (USE OF LESS THAN 30% OF THE SITE) MAKING THE MOST EFFICIENT USE OF THE EXISTING LAND.

4. MINIMIZE TRAFFIC & SAFETY HAZARDS.

A DEDICATED VEHICLE DROP-OFF ZONE WILL BE CREATED AT THE MAIN FACADE OF THE PROPERTY TO ALLOW EASY ACCESS TO THE HOTEL ENTRANCE WHILE ALSO SHIELDING THEM FROM THE REMAINDER OF THE ST. CHARLES CONGESTION.

5. ENSURE EFFICIENT PARKING LAYOUT.

PARKING WILL BE PROVIDED VIA AN EASEMENT AGREEMENT WITH THE ADJACENT SURFACE LOT PLAN EAST SIDE OF THE SITE. THIS AGREEMENT PROVIDES GUESTS WITH CONVENIENT VEHICULAR ACCESS WHILE ALSO ALLOWING THE SITE TO EXCEED THE REQUIRED PERMEABLE OPEN SPACE BY 75%

6. MINIMIZE ENVIRONMENTAL IMPACTS.

ENVIRONMENTAL IMPACTS HAVE BEEN MINIMIZED TO THE GREATEST EXTENTS FEASIBLE BY RETAINING/ RESTORING THE EXISTING HISTORIC STRUCTURE. **HISTORIC PRESERVATION MAXIMIZES EXISTING MATERIALS AND REDUCES LANDFILL WASTE.**

7. INCORPORATE PROPER STORMWATER MANAGEMENT & SUSTAINABLE DESIGN TECHNIQUES.

REUSES OF THE EXISTING HISTORIC STRUCTURE MAXIMIZES EMBODIED CARBON SAVINGS. "THE MOST SUSTAINABLE BUILDING IS OFTEN THE ONE ALREADY BUILT."

PROPER STORMWATER STRATEGIES WILL BE PROVIDED AND DOCUMENTED IN THE NEXT PHASE OF THE PROJECT DESIGN.



ZONING + DESIGN NARRATIVE

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CPC CHARACTER PRESERVATION CORRIDOR DESIGN OVERLAY DISTRICT (CZO ARTICLE 18.14)

THE PROJECT COMPLIES WITH THE **ADDITIONAL DESIGN REVIEW APPROVAL STANDARDS**, ESTABLISHED IN SECTION 18.14.B OF THE CZO, AS FOLLOWS:

1. DESIGN SHALL BE COMPATIBLE IN SCALE, MATERIALS, STREET LEVEL USES, AND SPATIAL RELATIONSHIPS WITH EXISTING DEVELOPMENT IN HISTORIC DISTRICTS THAT RETAIN UNIQUE CHARACTER.

THE DESIGN CONSISTS OF TWO DISTINCT SECTIONS: A HISTORIC BUILDING FACING ST. CHARLES AVENUE THAT WILL BE PRESERVED, RETAINING ITS UNIQUE CHARACTER + A COMPATIBLE BUT DIFFERENTIATED ADDITION IS PROPOSED IN THE REAR OF THE SITE, FACING THE ALLEY.

THE SECRETARY'S STANDARDS FOR REHABILITATION (THE STANDARDS) ALSO PROVIDE GUIDANCE TO BE FOLLOWED IN THIS PROJECT. ONE KEY ELEMENT OF THE STANDARDS IS THAT ADDITIONS SHOULD BE BOTH COMPATIBLE AND DIFFERENTIATED. THAT MEANS THAT SOME ASPECTS OF THE ADDITION'S DESIGN SHOULD BE COMPATIBLE, WHILE OTHERS SHOULD BE DIFFERENTIATED. HOWEVER, NO PRESCRIBED FORMULA GOVERNS WHICH ASPECTS SHOULD BE COMPATIBLE OR DIFFERENTIATED.

TO BREAK DOWN THE OVERALL MASSING, THE EXISTING BUILDING AND THE NEW REAR ADDITION ARE SEPARATED BY A BREEZEWAY. THE BUILDINGS ARE CONNECTED AT THE SECOND FLOOR BY A SIMPLE EXTENSION OF THE EXISTING GALLERIA. THIS FEATURE SERVES BOTH AS A FUNCTIONAL ELEMENT AND AS A UNIFYING ARCHITECTURAL GESTURE.

2. DESIGN SHALL PRESERVE THE RHYTHM OF THE STREET, DOORWAYS, AND WINDOWS, ALTHOUGH MINOR VARIATIONS TO ADD INTEREST ARE ALLOWED.

THE ADDITION DRAWS FROM THE ADJACENT HISTORIC BUILDING TRADITIONAL CREOLE DETAILING, INCORPORATING IT IN A NON-TRADITIONAL WAY, WHILE THE COLOR PALETTE OF THE HISTORIC MATERIALS DRIVE THE MATERIALITY AND COLOR STORY OF THE NEW BUILDING.

3. STREET FACADES SHALL BE ARTICULATED WITH NO BLANK WALLS ALONG THE STREET.

THE FACADE ON ST. CHARLES AVENUE WILL BE PRESERVED. THE HISTORIC BUILDING MAINTAINS THE RHYTHM OF THE STREET-SCAPE AT THE GROUND LEVEL THROUGH STOREFRONT FEATURING LARGE PICTURE WINDOWS SET ABOVE STUCCO KNEE WALLS.

4. 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.

ALL FOUR ELEVATIONS OF THE BUILDING ADDITION ARE CLAD IN BRICK. THE UPPER-LEVEL WINDOWS ARE GROUPED TO CREATE VISUAL INTEREST AND ARE FURTHER ARTICULATED WITH GLAZED TERRACOTTA TILES, BRICK INSETS AND BANDS.

A KEY ELEMENT OF THE DESIGN IS THE USE OF THE SIDE YARDS AS A SOCIAL AND PHYSICAL CONNECTOR; WHILE GUESTS MOVE IN BETWEEN THE TWO BUILDINGS, THE SPACES ON EITHER SIDE PROVIDE VERY DISTINCTIVE EXPERIENCES: THE NEW LAP POOL ANCHORS AN AREA CONCEIVED FOR SOCIAL INTERACTION, WHILE THE OTHER SIDE YARD PROVIDES AN OASIS AS AN ELEMENT OF RESPITE AND SOLACE WITHIN AN INTENSE URBAN SETTING. THE POROSITY OF THE CENTER BUILDING ALLOWS A CONSTANT FLOW BETWEEN BOTH EXPERIENCES, WITH A BAR ON THE CENTER AS A CONFLUENCE BETWEEN THE TWO.



DESIGN NARRATIVE

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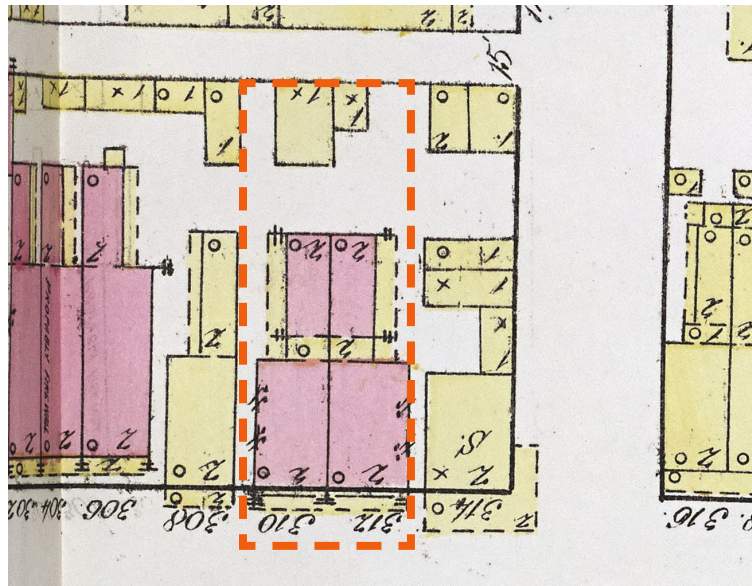
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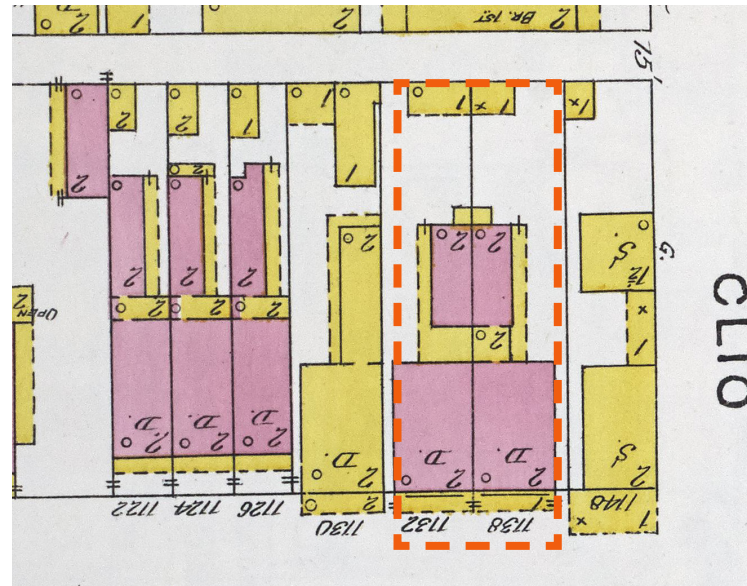
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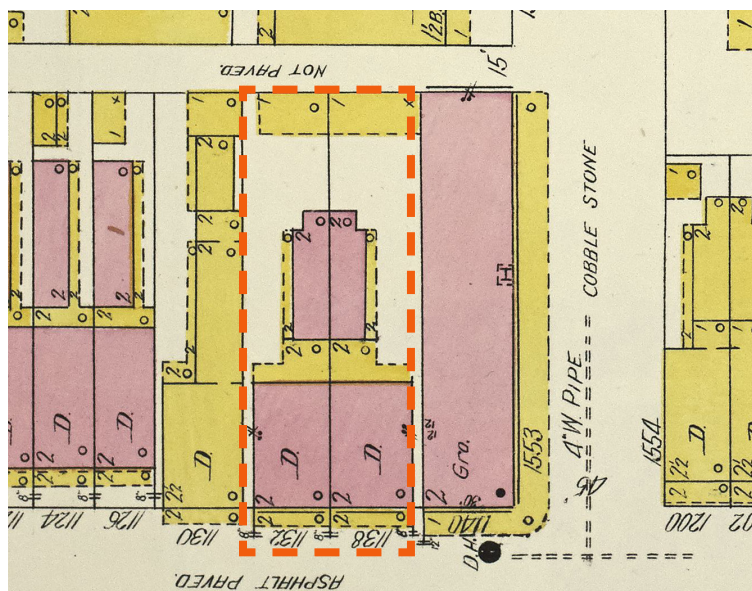
EXISTING BUILDING



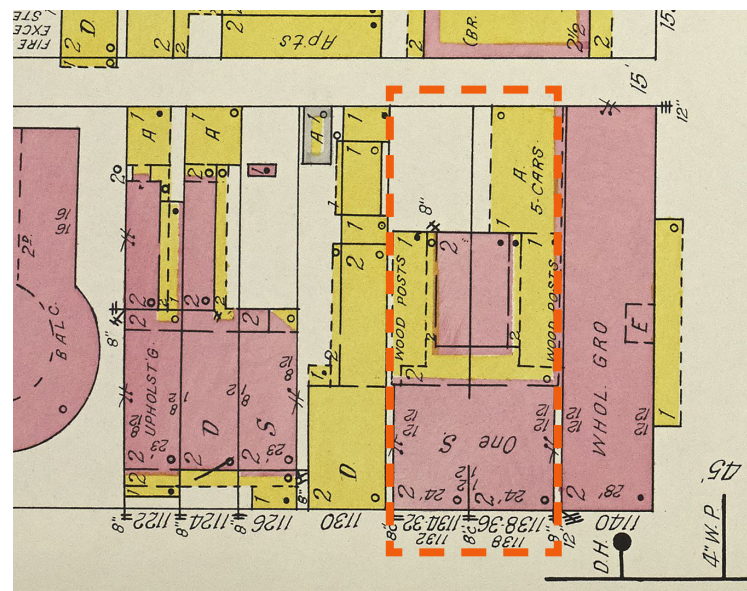
1885



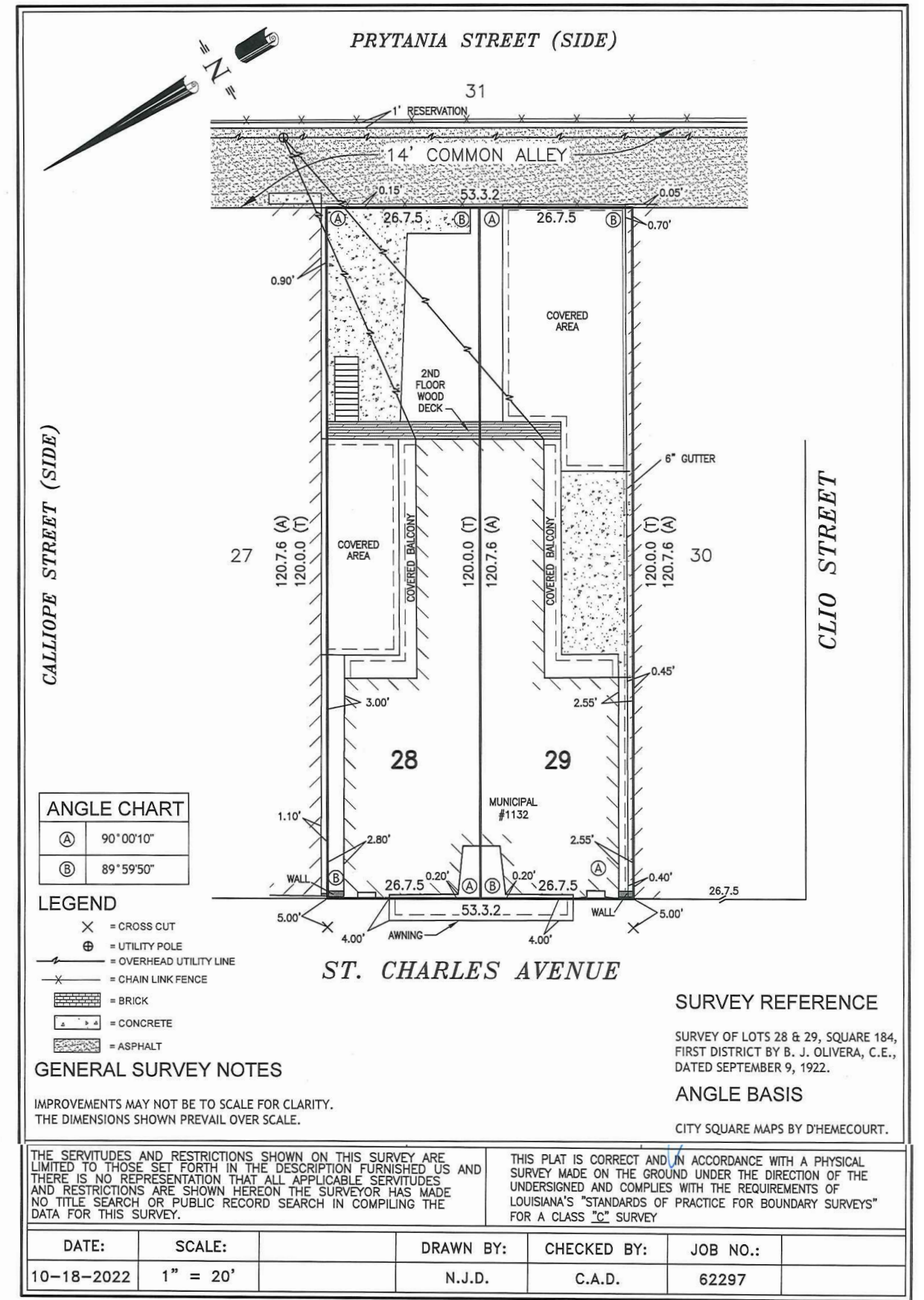
1895



1908



1950



SITE EVOLUTION - SANBORN MAPS & SURVEY

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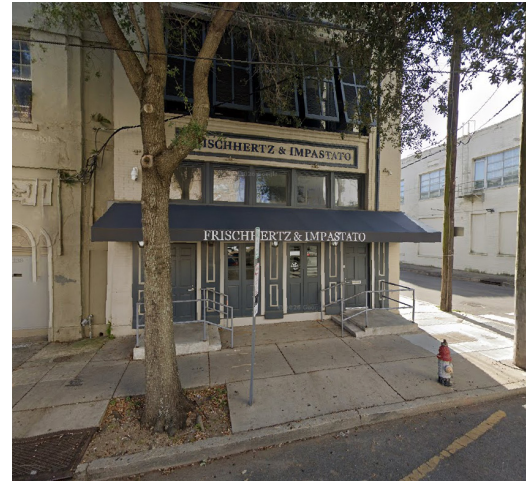
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1. Site | 1132 St. Charles Ave



1A. Area of Proposed Addition



2. Law Office | 1124-1130 St. Charles Ave



3.-5. 1124-1130 St. Charles Ave



6. Church of the King | 2887 St. Charles Ave



7. Condominium | 1205 St. Charles Ave



8. Waldemar S. Nelson & Company | 1200 St. Charles Ave



Vicinity Map



9. Parking Garage | 1530 Clio St



10. Private Residences | 1525 & 1519 Clio St



11. Margaret Place Park



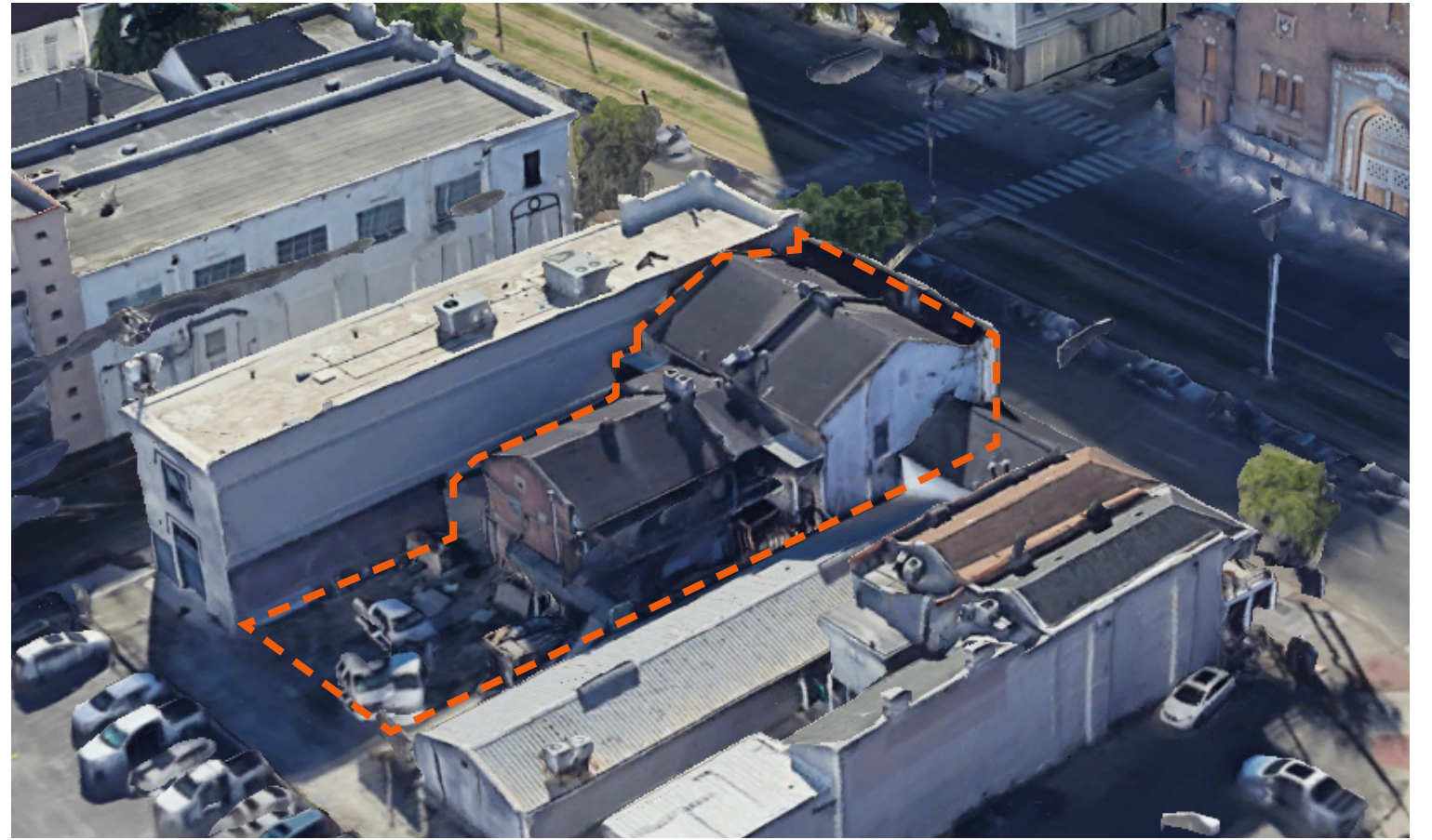
VICINITY MAP

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EXISTING CONDITIONS - AERIAL VIEWS

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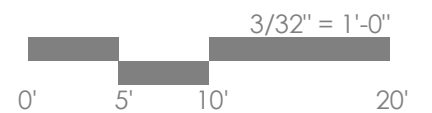
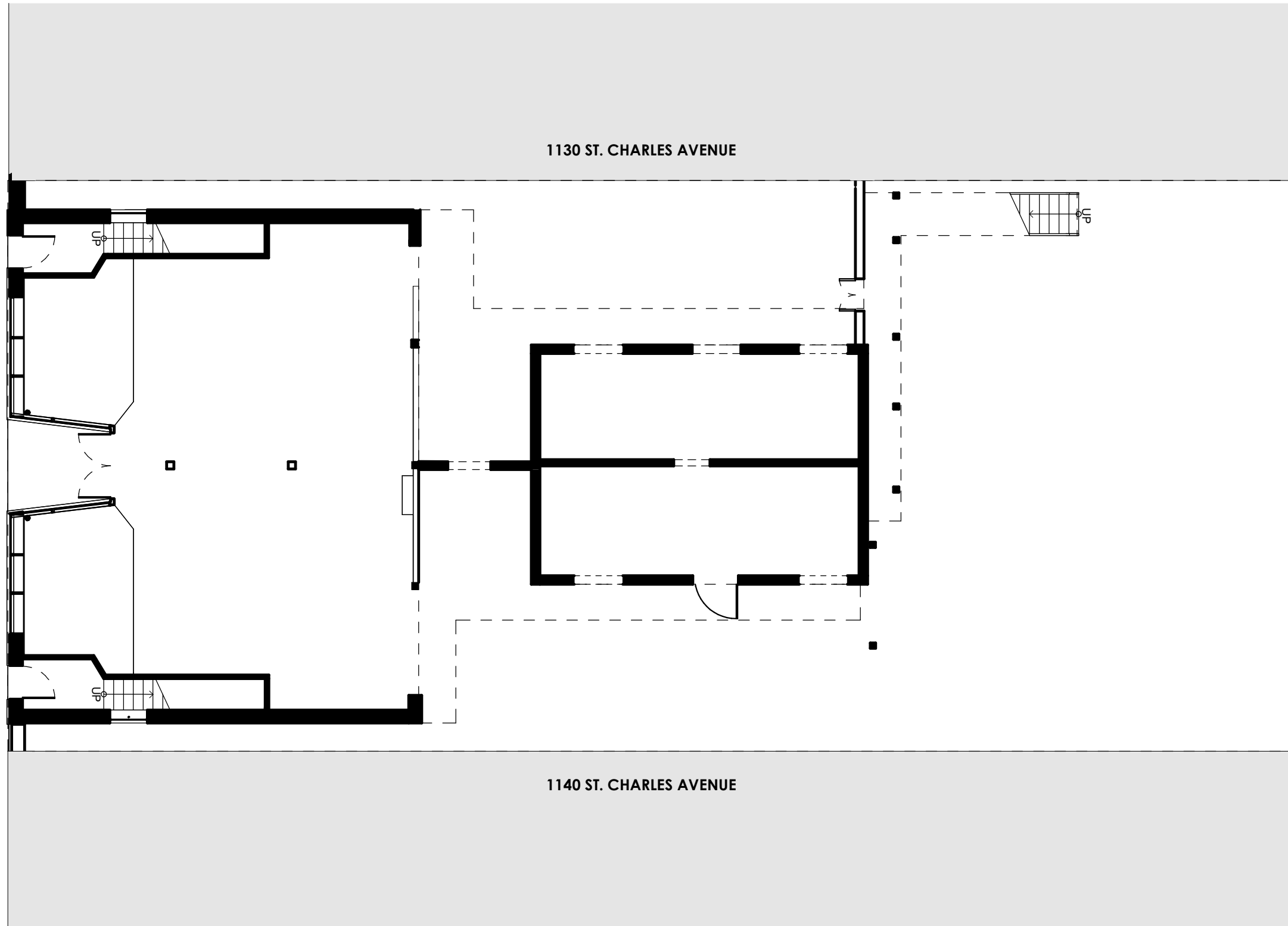
ST. CHARLES AVE

1130 ST. CHARLES AVENUE

1140 ST. CHARLES AVENUE

CLIO STREET

COMMON ALLEY



EXISTING FIRST FLOOR PLAN

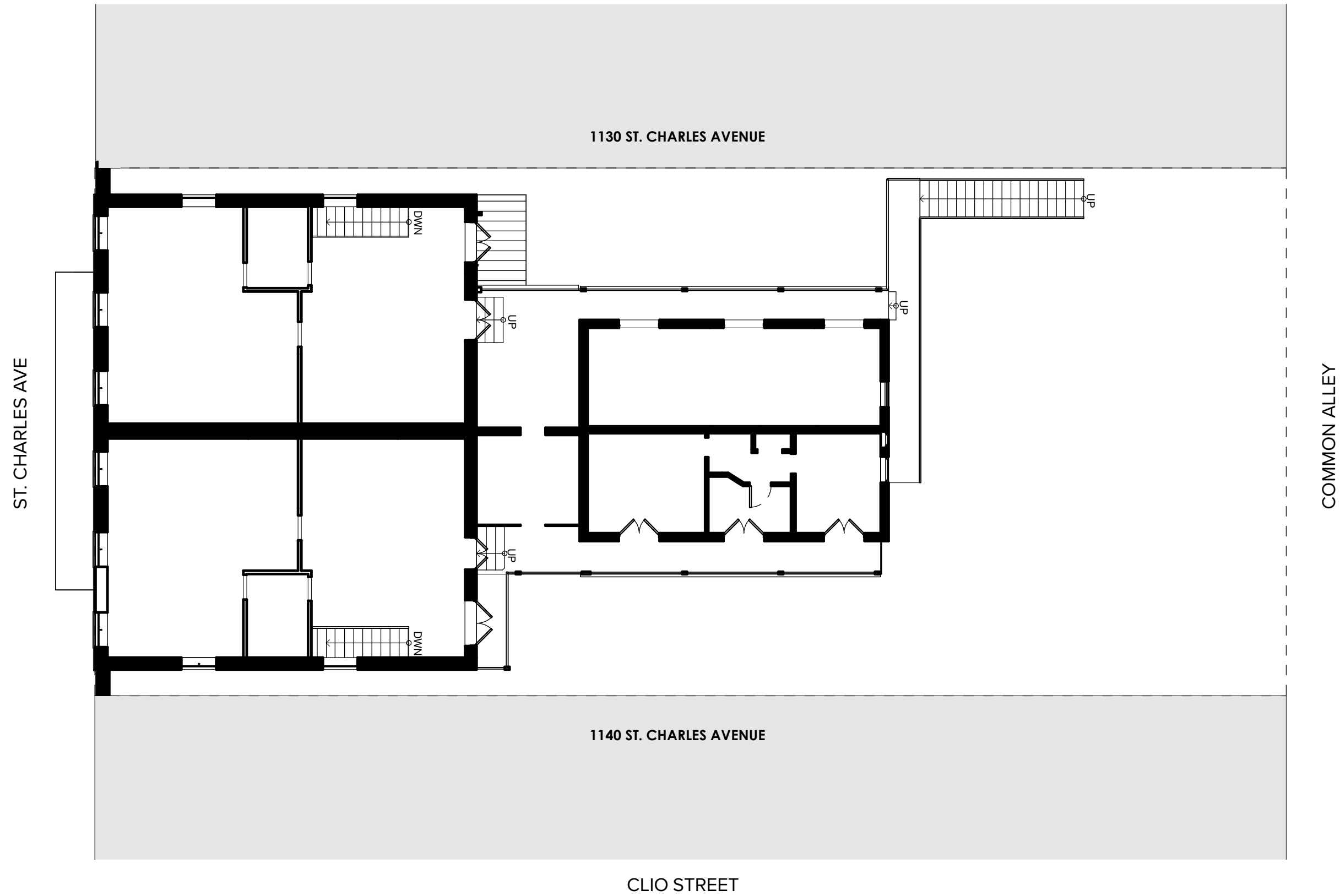
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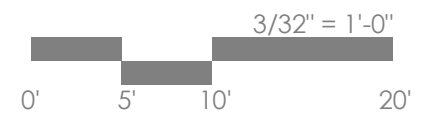




EXISTING SECOND FLOOR PLAN

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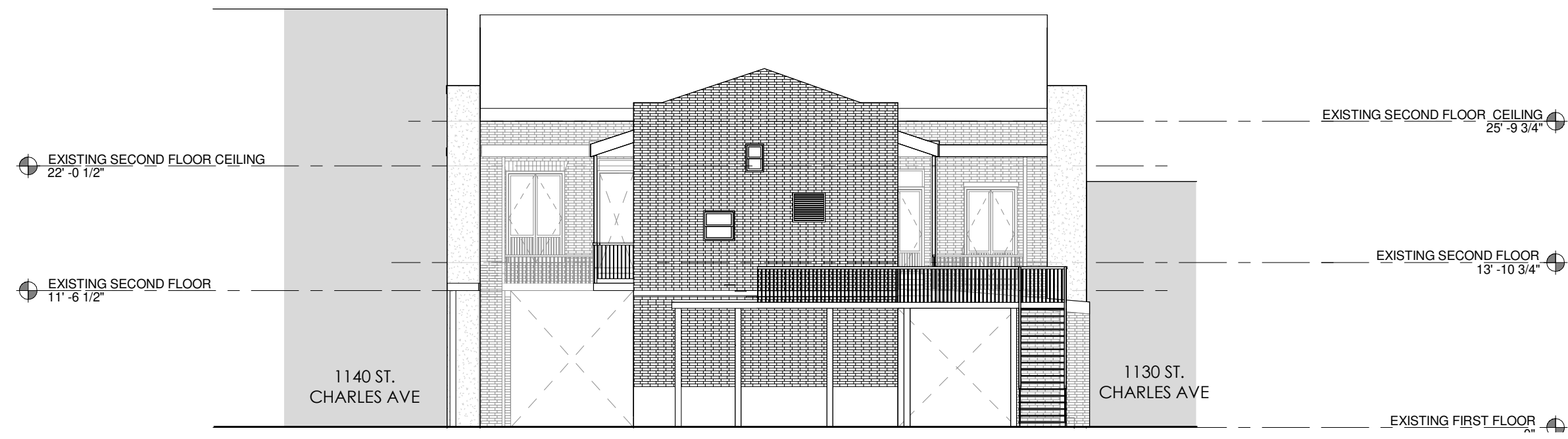
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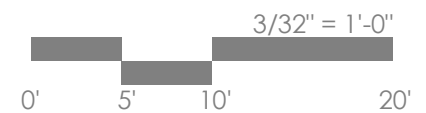




EXISTING EAST ELEVATION (ST. CHARLES AVE)



EXISTING WEST ELEVATION (COMMON ALLEY)



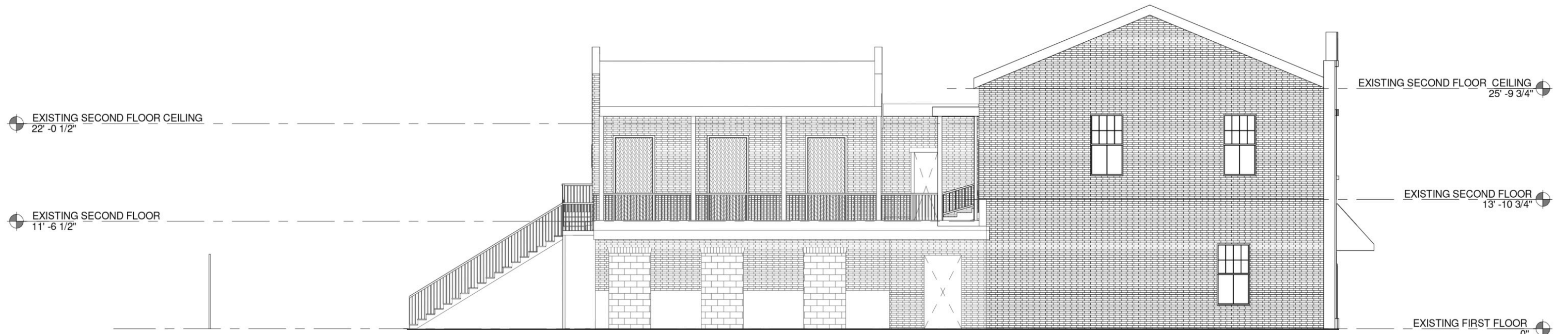
EXISTING ELEVATIONS

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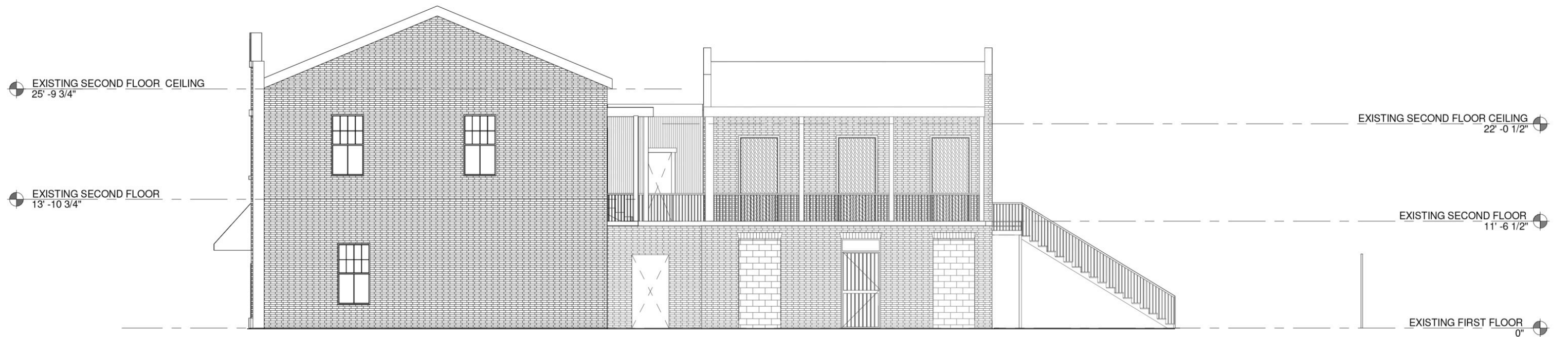
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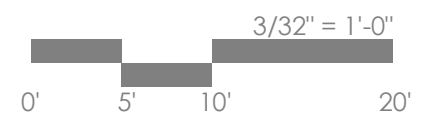
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EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING ELEVATIONS

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PROPOSED RENOVATION
& BUILDING ADDITION

SITE PLAN SUMMARY

LOT AREA

- 1132 ST. CHARLES	3,182 GSF
- 1136 ST. CHARLES	3,182 GSF
- TOTAL AREA	6,364 GSF

BUILDING SF | EXISTING

- LEVEL 01	2,670 GSF
- LEVEL 02	2,670 GSF
- TOTAL AREA	5,340 GSF

BUILDING SF | NEW ADDITION

- LEVEL 01	1,734 GSF
- LEVEL 02	1,734 GSF
- LEVEL 03	1,734 GSF
- LEVEL 04	1,734 GSF
- TOTAL AREA	6,936 GSF

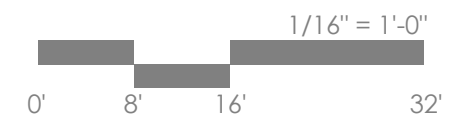
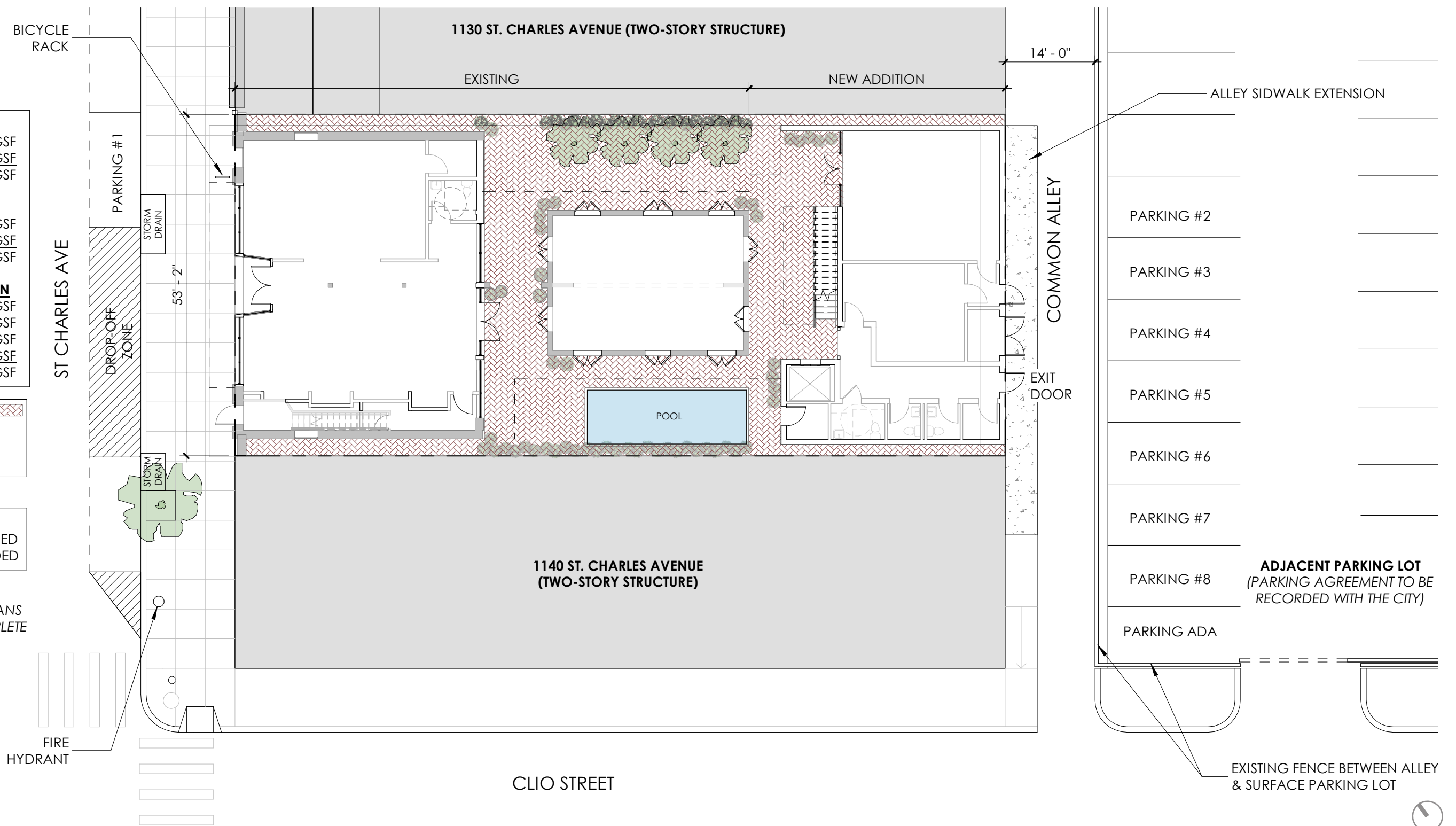
PERMEABLE OPEN SPACE

- REQUIRED: 1,273 GSF
- PROVIDED: 2,251 GSF

PARKING COUNTS

- 9 VEHICLE SPACES PROVIDED
- 2 BICYCLE SPACES PROVIDED

WILL PROVIDE LANDSCAPE, LIGHTING AND SIGNAGE PLANS AT A LATER PHASE TO COMPLETE DESIGN REVIEW



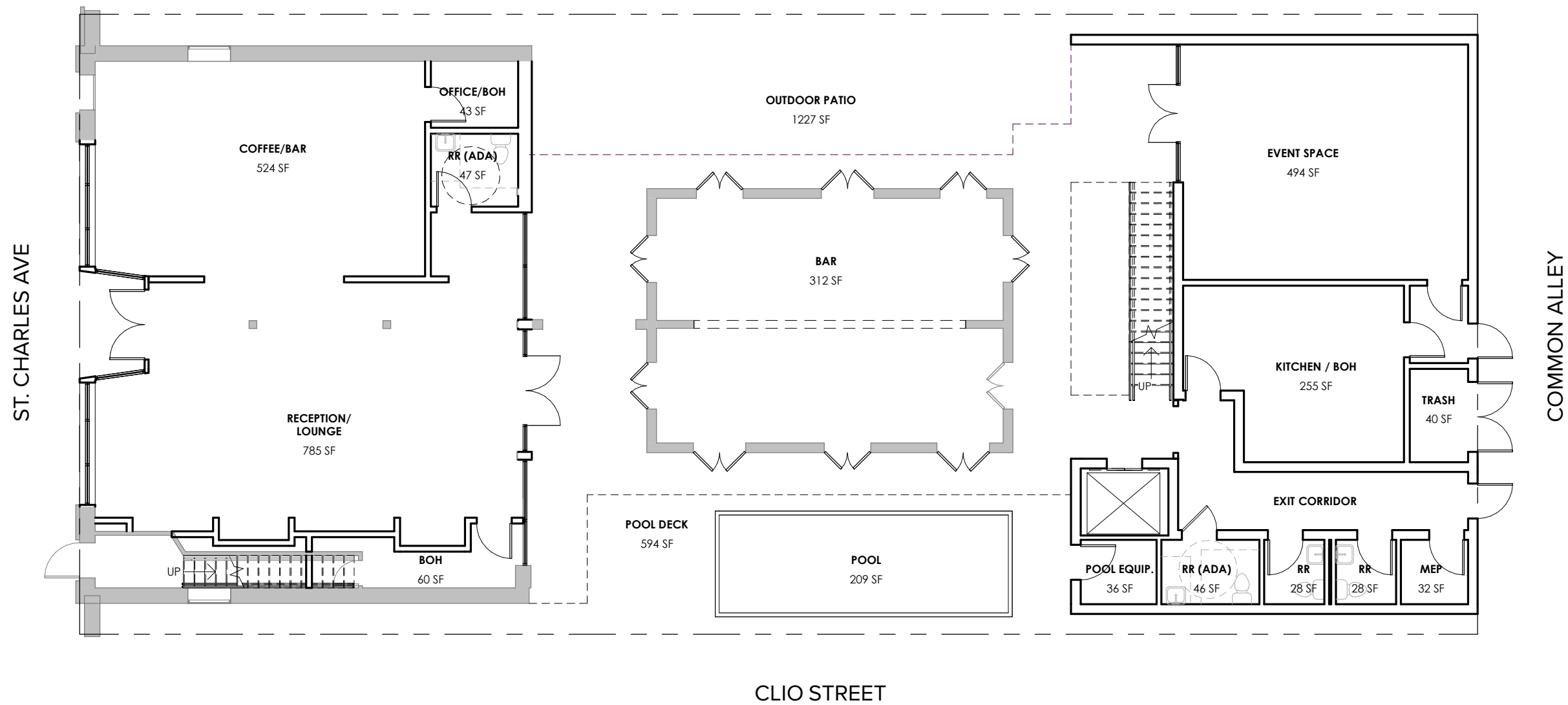
PROPOSED SITE PLAN

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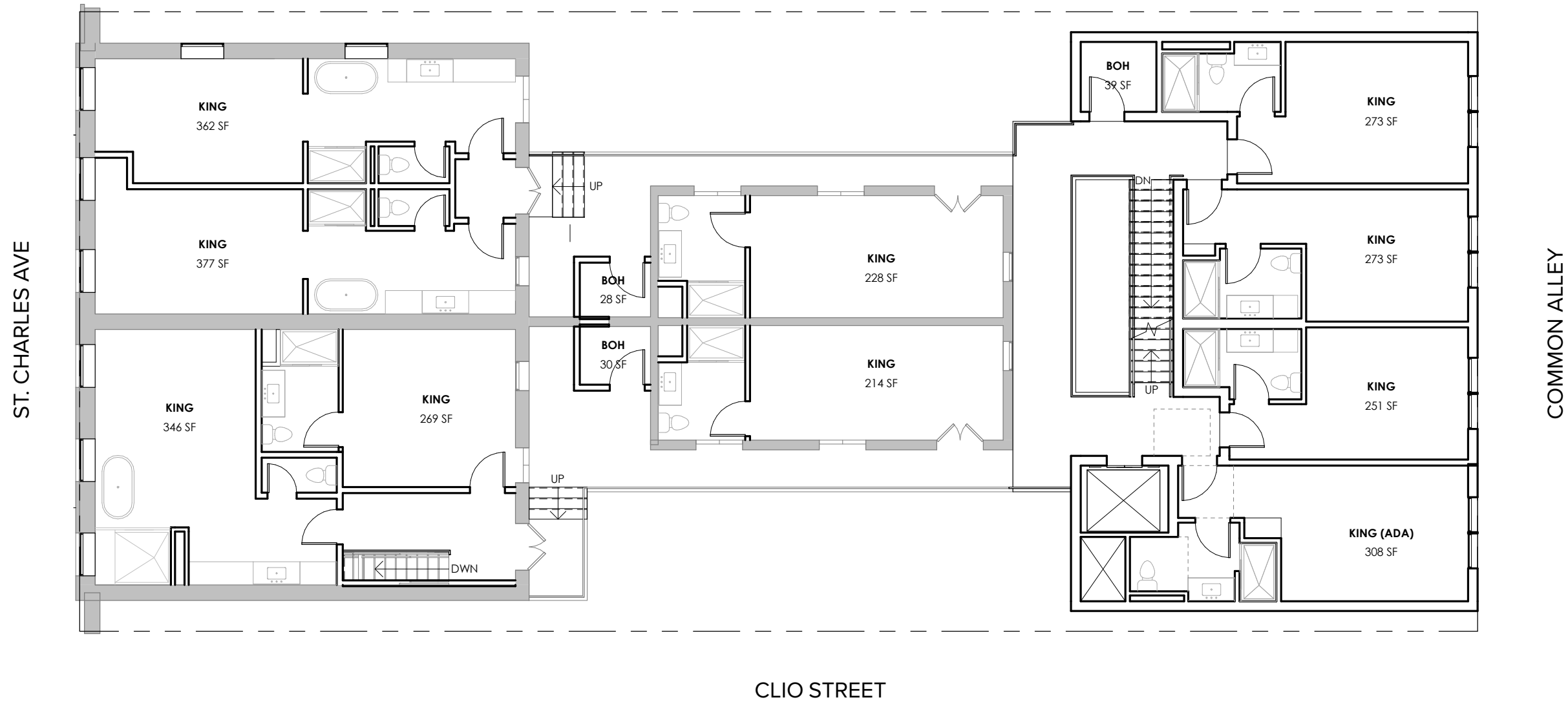
FIRST FLOOR PLAN

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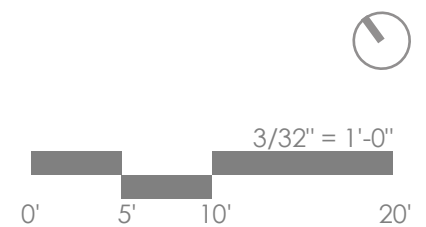
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SECOND FLOOR PLAN

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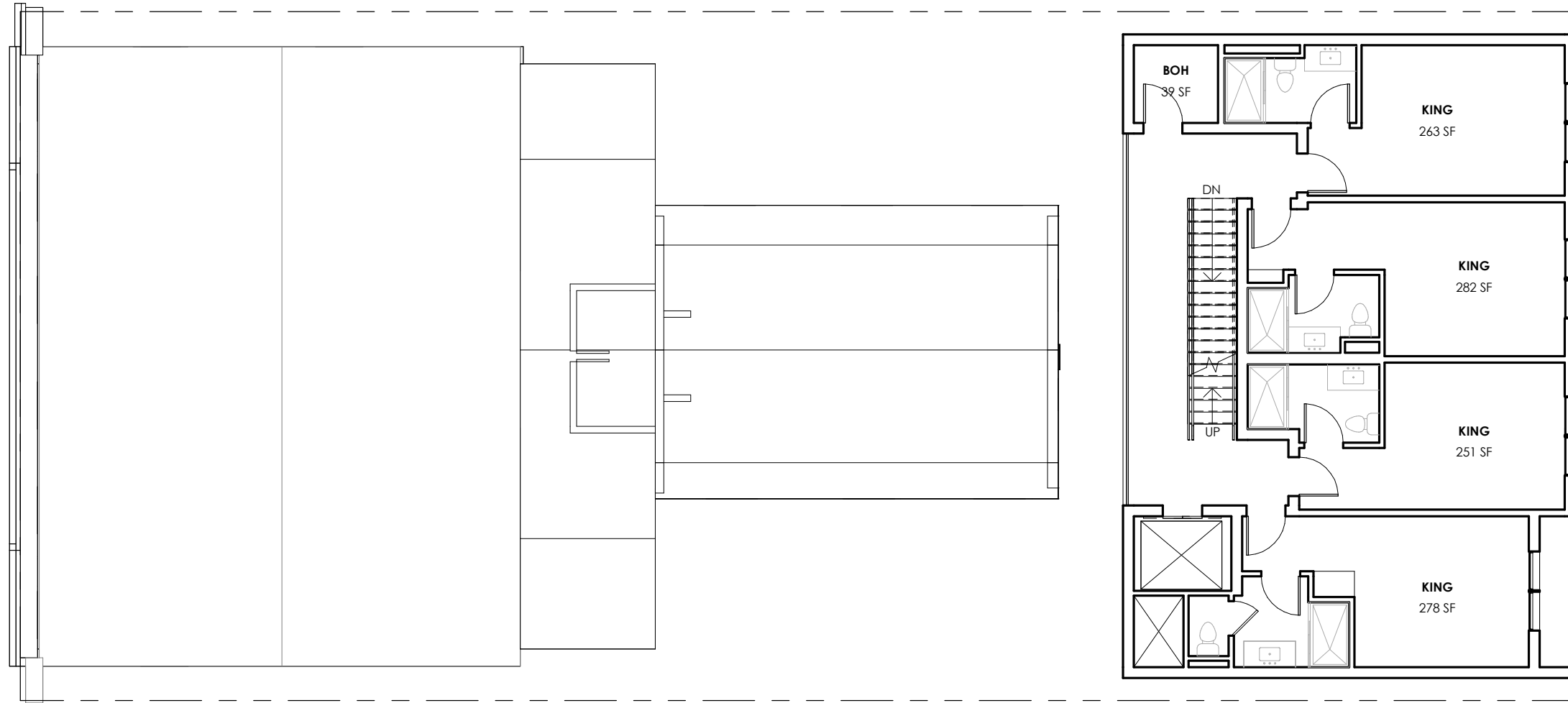
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ST. CHARLES AVE



COMMON ALLEY

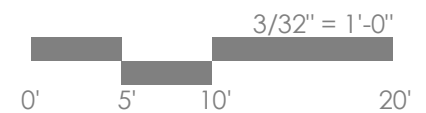
CLIO STREET



THIRD/FOURTH FLOOR PLAN

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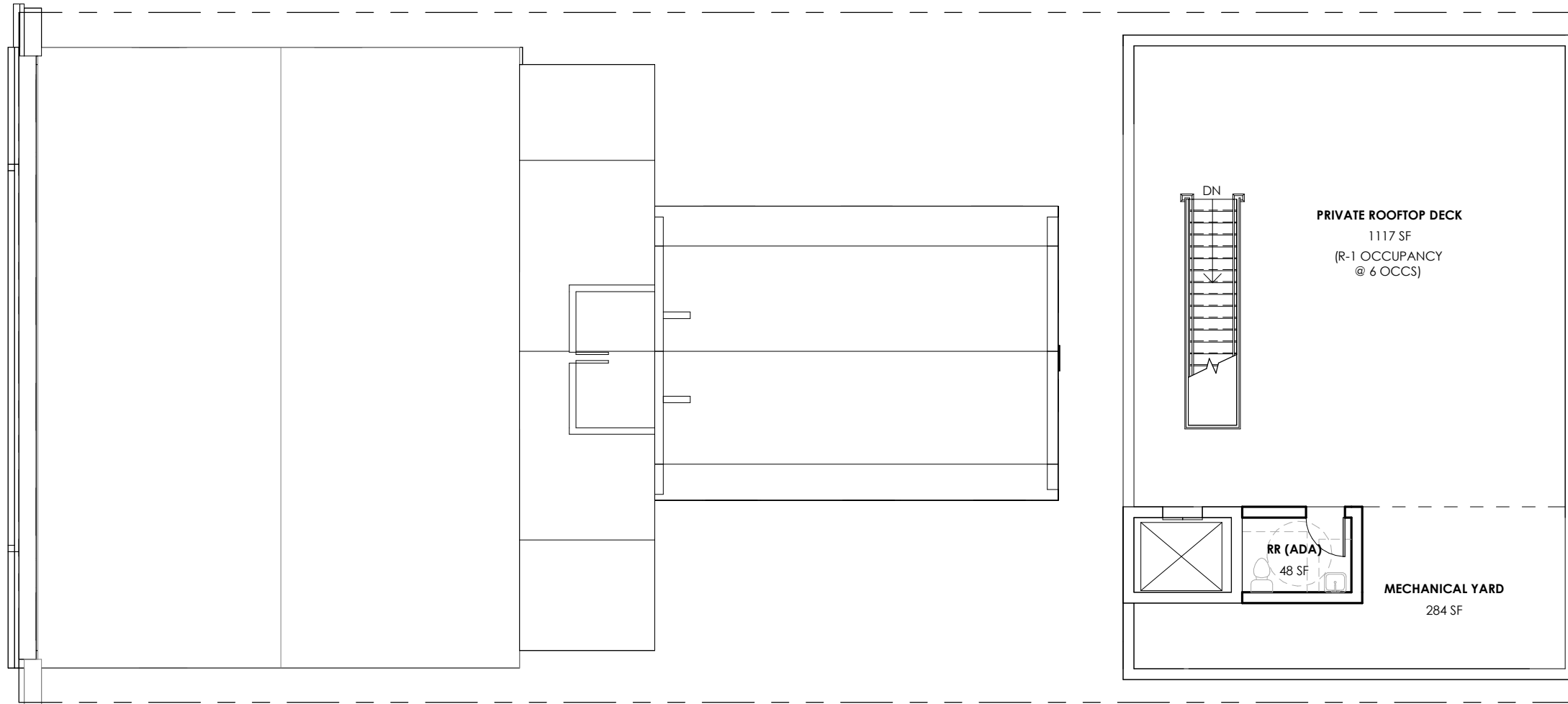
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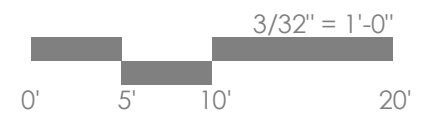
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ST. CHARLES AVE



COMMON ALLEY

CLIO STREET



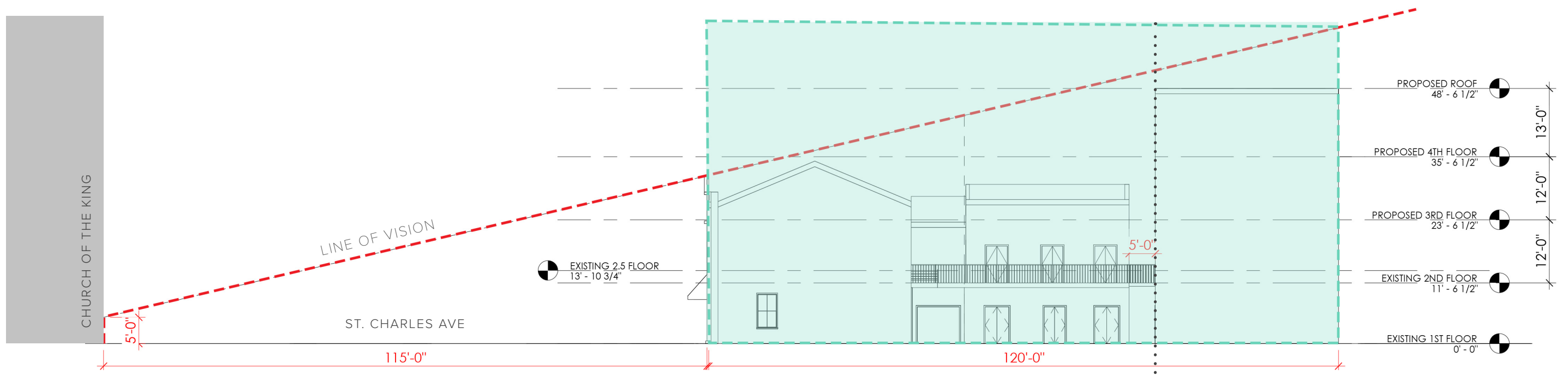
PRIVATE ROOFTOP DECK (ALTERNATE)

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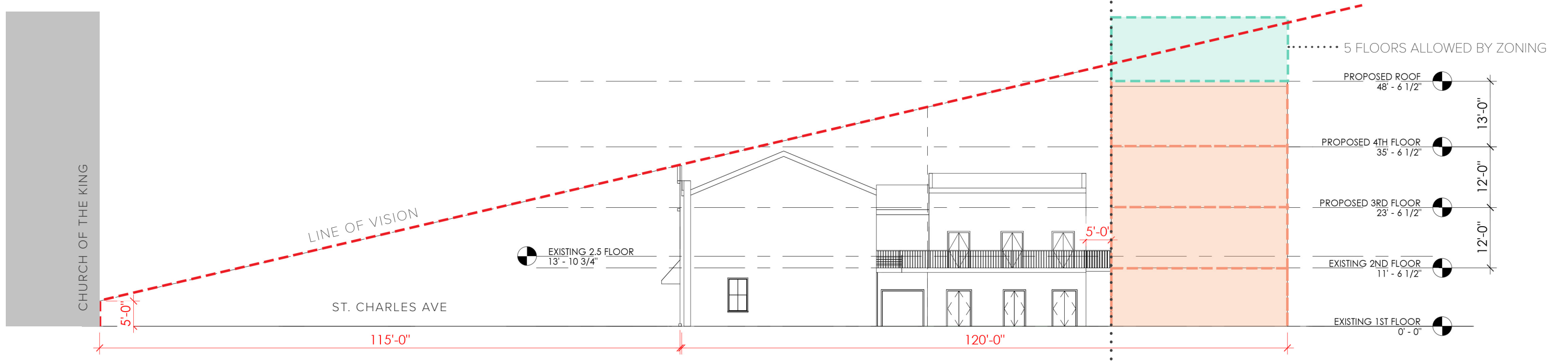
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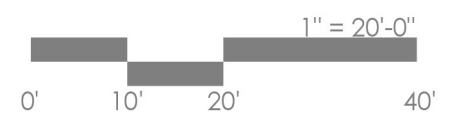


MAXIMUM BUILDABLE SPACE BY RIGHT



PROPOSED ADDITION IN THE REAR

EXISTING NEW



SITE LINE STUDY

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Tulane School of Architecture Addition | 6823 St. Charles Ave



Coppervine Inn | 1001 Poydras St



Pluck Wines | 722 Girod St



Historic New Orleans Collection | 520 Royal St



Historic New Orleans Collection | 520 Royal St



CONCEPT PRECEDENTS - NON SUBORDINATE ADDITIONS TO HISTORIC BUILDINGS

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NOCHI | 725 Howard Ave



Greater New Orleans Foundation | 919 St. Charles Ave



St. Charles Surgical Hospital | 1717 St. Charles Ave



NEIGHBORHOOD CONTEXT

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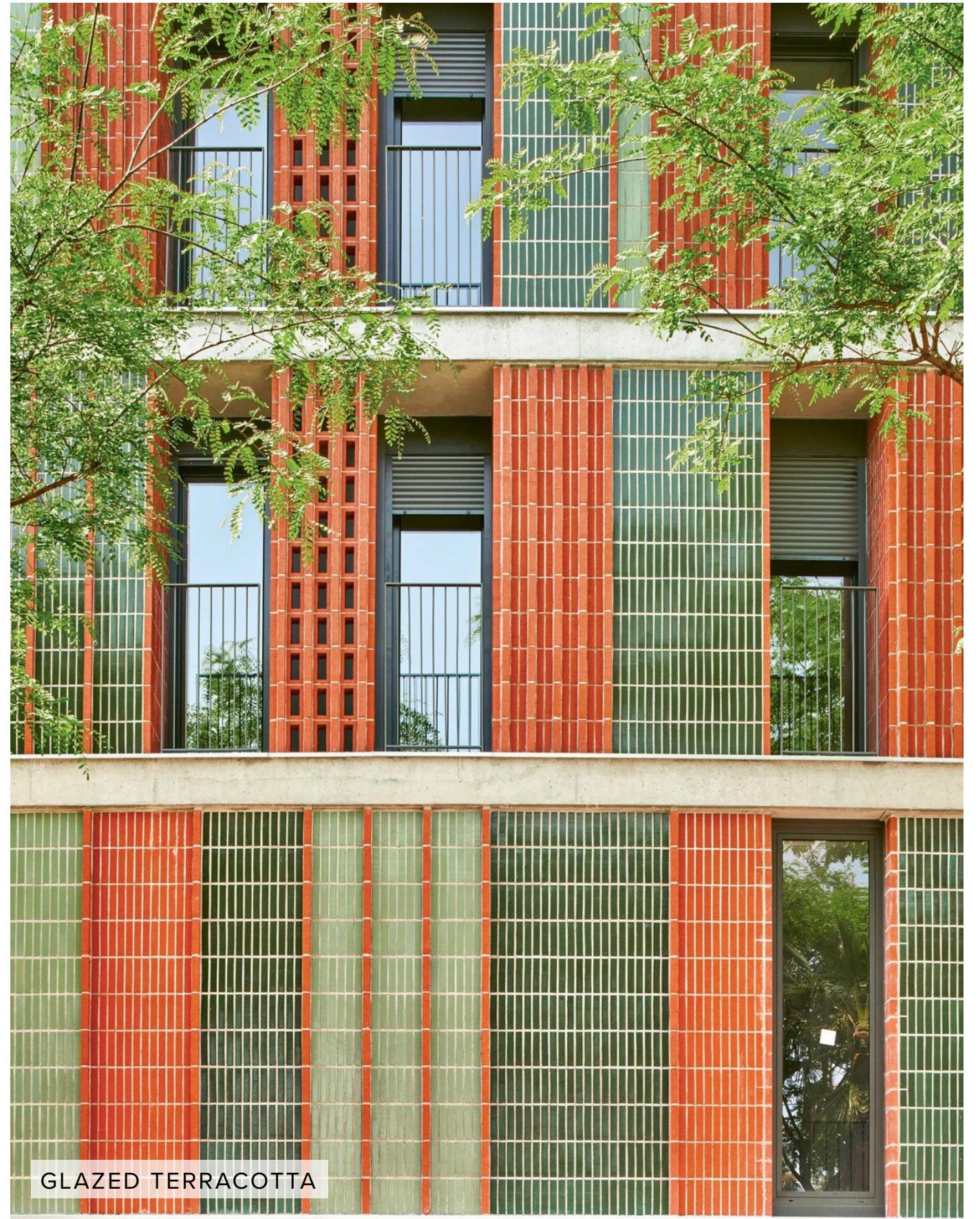
PAGE A302.00



TRADITIONAL CREOLE MATERIALS



CONTRASTING BRICK



GLAZED TERRACOTTA



MATERIALITY

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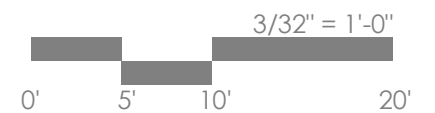
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PROPOSED ADDITION - EAST



PROPOSED ADDITION - WEST



PROPOSED ELEVATIONS

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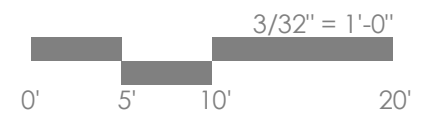
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PROPOSED ADDITION - NORTH



PROPOSED ELEVATIONS

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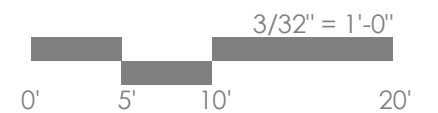
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PROPOSED ADDITION - SOUTH



PROPOSED ELEVATIONS

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THANK YOU!

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