

CITY PLANNING COMMISSION

DESIGN ADVISORY COMMITTEE

FINAL MINUTES – March 19, 2025

Committee Members

Haley Molina, City Planning Commission – Chair – Present
H.V. Nagendra, Capital Projects Administration - Vice Chair – Absent
Eleanor Burke, Historic District Landmarks Commission - Present
Django Szilagi Regional Transit Authority – Absent
Lindsay Glatz, Arts Council - Absent
Louis Haywood, Department of Public Works – Present
William Kraus, Parks and Parkways - Absent
Stephen Kroll, City Planning Commission - Present

MINUTES:

1. Approval of the **February 19, 2025** meeting minutes.
The **CPC** representative made a motion for **APPROVAL** that was seconded by the **HDLC** representative and was unanimously adopted.

DAC MEETING RECORDING: [City Planning Commission - YouTube](#)

CPC ITEMS:

Item 2: Re- Consideration of DR006-25

Property Location: 7229 Zimple Street

Contact: Zach Smith, (info@zachsmithconsulting.com)

Project Planner: Ava Monnet, (Ava.Monnet@nola.gov)

Request: This request is for an administrative design review in accordance with **Article 4, Section 4.5 and Article 18, Section 18.30** of the CZO for the renovation of an existing four-unit multifamily affordable in a University Area Design Overlay District.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR006-25>

The applicant summarized the three modifications that were made: 1) removal of porch, 2) relocation of entry to the rear to read like a side elevation, and 3) shifting of addition back 3 feet. The applicant stated opposition to the suggested to make the left wall flush due to programming needs. There was one comment in opposition from Susan Johnson who relayed opposition from 17 neighbors and expressed concerns about affordable rentals, increased parking demand, and concerns about the addition of 24 bedrooms. The applicant rebuttal addressed a commitment to meet affordable rental requirements.

The **HDLC** representative responded to the applicant's programming needs negating their ability to make the wall flush, stating issue with them maximizing the envelope. They further stated that the changes to the side elevation are an improvement, however, it is still too large.

The **CPC** representative stated that they would not be supporting the proposed design as it is incompatible with the University Area Design overlay. They stated that the scale and massing is atypical relative to surrounding historic structures. The two-story addition is fundamentally incompatible with the existing structure, causing the misalignment of architectural features.

The **CPC** representative made a motion for **DENIAL**, that was seconded by the **HDLC** representative and unanimously adopted.

Item 3: Consideration of DR009-25

Property Location: 3109-3115 Magazine Street

Contact: Emily Flager, (emily@eflaglerarchitect.com)

Project Planner: Laura Bryan, (Lbbryan@nola.gov)

Request: This is a request for an administrative design review in accordance with Article 4, **Section 4.5 and Article 18, Section 18.14** of the CZO for a new gallery addition in a CPC Character Preservation Corridor Design Overlay District.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR009-25>

The **HDLC** representative supported the new gallery addition and verified that a survey of underground utilities had been performed to confirm column location to ensure equidistant spacing.

The **CPC** representative made a motion for **APPROVAL**, that was seconded by the **HDLC** representative and unanimously adopted.

Item 4: Consideration of DR011-25

Property Location: 1317 Adams Street

Contact: Alexander Adamick, (alec@adamickarchitecture.com)

Project Planner: Valerie McMillan, (Valerie.Mcmillan@nola.gov)

Request: This request is for an administrative design review in accordance with **Article 4, Section 4.5 and Article 18, Section 18.30** of the CZO for the renovation of a two-family residential structure in a University Area Design Overlay District.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR011-25>

The **HDLC** representative supported the new gallery addition and verified that a survey of underground utilities had been performed to confirm column location to ensure equidistant spacing.

There was one comment 'for information only' from Susan Johnson relative to the structural engineer.

The **HDLC** representative made a motion for **APPROVAL subject to two provisos**, that was seconded by the **CPC** representative and unanimously adopted.

Provisos:

1. Lower the pitch of the one-story addition.
2. Provide typically proportioned windows.

Item 5: Consideration of DR012-25

Property Location: 7608- 7610 Burth Street

Contact: Nat Jones, (nathanijon7americandraftingservice.com)

Project Planner: Valerie Goines, (valerie.goines@nola.gov)

Request: This request is for an administrative design review in accordance with **Article 4, Section 4.5 and Article 18, Section 18.30** of the CZO for changes to the design of a single-family residence into a two-family in a University Area Design Overlay District.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR012-25>

The committee had no comments. There was one comment in support from Susan Johnson.

The **CPC** representative made a motion for **APPROVAL**, that was seconded by the **HDLC** representative and unanimously adopted.

Item 6: Consideration of DR013-25

Property Location: 923 Napoleon Avenue

Contact: Jason Richards (Jason@studiowest.design)

Project Planner: Bria Dixon (Bria.dixon@nola.gov)

Request: This request is for an administrative design review in accordance with **Article 4, Section 4.5 and Article 18, Section 18.15** of the CZO for renovation of two existing buildings in an CPC Character Preservation Corridor Design Overlay District.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR013-25>

To avoid conflicting directives from different government agencies and given the approved design by SHPO (State Historic Tax Credits Project No. 2899), staff deferred to SHPO requirements.

The **CPC** representative made a motion for **APPROVAL**, that was seconded by the **HDLC** representative and unanimously adopted.