

CITY PLANNING COMMISSION

DESIGN ADVISORY COMMITTEE

DRAFT MINUTES – July 16, 2025

Committee Members

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

MINUTES:

Item 1: Approval of the **June 18, 2025** meeting minutes.

The **CPA** 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: DR039-25

Property Location: 1923 Broadway Street

Contact: Barroukh Francois, (fsbarroakh@gmail.com)

Project Planner: Cameron Boissière-Morris, (Cameron.Boissiere@nola.gov)

Request: This request is for an administrative design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5 and Article 18, Section 18.32** for the expansion of a residentially zoned structure in the University Area Design Overlay. The scope includes the conversion of a one-story single-family residence to a two-story two-family residence in the form of a camelback addition.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR039-25>

CPC staff explained that the scope of the request includes the conversion of a one-story single-family residence to a two-story two-family residence in the form of a camelback addition. The proposed development is proportional and generally compatible with existing residential development, not exceeding the existing structure's roof height or neighboring roof heights.

The CPC representative asked if the parking has been approved by the Zoning division for compliance with University Area Off-Street Parking Overlay District regulations. Although the applicant does have a Homestead Exemption, all parking requirements must be met.

The **RTA** representative asked if the trash receptacle area could be relocated and expressed concerns about the permeability on site. A suggestion included additional areas on site that could improve water retention.

The **HDLC** representative made a motion for **APPROVAL** subject to the proposed modifications that was seconded by the **RTA** representative and unanimously adopted.

Provisos:

- 1.) Confirm compliance with Overlay District parking requirements.
- 2.) Add water retention elements on site to alleviate standing water.

Item 3: DR040-25

Property Location: 1029 Burdette Street

Contact: Courtney Jones (Courtney@hue-architecturestudio.com) & Adrian Timothy O’Keefe (Okeefe.adrian@gmail.com)

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

Request: This request is for an administrative design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5 and Article 18, Section 18.32** for the expansion of a residentially zoned structure in the University Area Design Overlay. The scope includes a camelback addition to a single-family residence.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR040-25>

CPC staff summarized the project as including a partial demolition of an existing single-story, single-family residence and the addition of a camelback.

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

Item 4: DR041-25

Property Location: 2700 General DeGaulle Drive

Contact: Jonnie Beth Bryan, (jonnie@zachsmithconsulting.com)

Project Planner: Haley Webb, (Haley.webb@nola.gov)

Request: This request is for an administrative design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5.F and Article 18, Section 18.16.B** for the renovation of an existing commercial structure on a site with over 100 ft of frontage in an CT Corridor Transformation Design Overlay District. The building modifications are to be reviewed in accordance with 15.3.B Building Design Standards for the Commercial Center and Institutional Campus Districts.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR041-25>

The applicant explained the scope of the design changes made from the initial submission that include improvements to the site's parking lot, added planters, bicycle parking, and façade improvement.

The **HDLC** representative asked why the condenser units and mechanical equipment have been shown on the front roofline of the building rather than not seen from the street.

The applicant responds site designs propose elevated mechanical equipment due to flooding.

The **HDLC** representative made a motion for **APPROVAL**, subject to proposed modifications that was seconded by the **CPA** representative and unanimously adopted.

Proviso:

1.) Relocate the rooftop screening and mechanical equipment to behind the building, not visible from the street.

Item 5: DR042-25

Property Location: 451 South Galvez Street

Contact: Colin Van Wingen, (Colin@nolagoat.com)

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

Request: Administrative design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5.F** for a new 6-story hotel containing 133 guestrooms that is over 40,000 sq ft in area. The building design is to be reviewed in accordance with **Article 15, Section 15.3.B** Building Design Standards for the Commercial Center and Institutional Campus Districts.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR042-25>

CPC staff explained the scope of the project as a six-story hotel with 133 guest rooms and a gross building area of 80,266 sf in the Tulane Medical District.

The **HDLC** representative proposed that the applicant considers window treatments that match the S. Galvez Street entrance and wrap around to the Gravier Street side of the building to enhance the entryway and create cohesive massing from the street level.

The **CPC** representative explained that the corridor would benefit from this commercial development emphasizing pedestrian design by promoting walkability and appearing less car centric.

The applicant responded to comments stating that the service area of the hotel is located in the center "elbow" of the L-Shape which contains access to the lobby, elevators, housekeeping, and laundry operations. The location of services is the reason for a lack of fenestration along that corner of Gravier and S. Galvez.

DAC committee members agree that the shear wall facing Tulane Avenue would benefit from a recessed pronunciation or possible break at the ground floor rather than a blank wall.

The **HDLC** representative made a motion for **APPROVAL**, subject to modifications that was seconded by the **CPC** representative.

Provisos:

1. Modify S. Galvez elevation to show fenestration wrapping along S. Galvez Street to Gravier Street by matching the windows to the best extent possible.
2. Revise drawings to show continuation of the entranceway along S. Galvez Street emphasizing pedestrian access to the main entrance by transitioning from inside the building to the right of way.
3. Modify shear wall (Tulane Ave. elevation) to include architectural features such as recessed points, windows, or architectural features that can be seen from the Tulane Avenue side of the building.
4. Add pedestrian features such as seating or landscaping that enhances the pedestrian qualities around the buildings ground floor.

Item 6: DR043-25

Property Location: 5724 Magazine Street

Contact: Melissa Rome, (melissa@romwoffice.us)

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

Request: This request is for an administrative design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5.F and Article 18, Section 18.14.B** for the renovation of an existing building within a CPC Character Preservation Corridor Design Overlay District. The building modifications are to be reviewed in accordance with the building design standards for the Historic Urban Neighborhoods Non-Residential Districts found in **Article 12, Section 12.3.B**. Note: the building will be renovated by the standards of historic tax credits. The existing structure contained a pharmacy in the front and a coffee shop in the rear of the ground floor and two residential units on the second floor. The proposal includes a ground floor white box restaurant space and maintains the two residential units on the second floor.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR043-25>

CPC staff described the scope of the proposal as the conversion of a former pharmacy and coffee shop on the ground floor to a standard restaurant with a floor area of 2,946sf. The restaurant will also require a conditional use. The proposal improves upon the existing site and the seating area with landscaping would generally comply with Building Design Standards of **Article 12, Section 12.3.B**. of the CZO.

The **HDLC** representative made a motion for **APPROVAL**, subject to modifications that was seconded by the **CPC** representative.

Proviso:

- 1.) The applicant shall show improvements to the front yard as a future phase on the site plan.

Item 7: ZD036-25

Property Location: 1122 Oretha Castle Haley

Contact: Christian Westerman, CCWIV Architecture (ccwiv@ccwivarchitecture.com)

Project Planner: Julia Nickle, (Julia.Nickle@nola.gov)

Request: Request for a Design Review for a new construction multi-family residential development at a major intersection in an EC Enhancement Corridor Design Overlay District

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=ZD036-25>

CPC staff describes the proposal as a 12,548 sf Affordable Housing Planned Development located at a vacant lot on the corner of Oretha Castle Haley Boulevard and Calliope Street. The site will be developed as a mixed-use three-story 30-unit affordable housing development.

The **CPC** representative states that the back entranceway could benefit by design a pathway to the courtyard by incorporating shading and seating elements.

The **HDLC** representative asks if the applicant has considered a “brighter” material for the outside of the building to match the context of the surrounding area.

The applicant responded that the client has considered a brighter palette for the concept but is more aligned with the tones presented at the meeting.

The **HDLC** representative made a motion for **APPROVAL**, subject to modifications that was seconded by the **CPC** representative.

Provisos:

- 1.) Revise site plan to include a pathway from the rear residential entranceway to the courtyard with added seating and shading.