

CITY PLANNING COMMISSION

DESIGN ADVISORY COMMITTEE

DRAFT MINUTES – May 20, 2026

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 – Present
Lillian Haggerty, Parks and Parkways – Present
Stephen Kroll, City Planning Commission - Present

MINUTES:

1. Approval of the April 15th, 2025 meeting minutes.

The **RTA** 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: DR007-26

Property Location: 8739 Oak Street

Contact: Graham Hill (grahamhill.design@gmail.com)

Project Planner: Sarah King (Sarah.King@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.B** for the renovation and addition to an existing mixed-use structure and accessory structure for use as an office building, residential unit, and white box commercial space in an EC Enhancement Overlay.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR007-26>

The applicant presented the project explaining light industrial, commercial, and industrial influences for the design. There was one person who spoke in opposition to the project citing concerns that the building design would not be compatible for the area.

The **CPA** representative explained that the precedent images may not be the best to use moving forward when considering the neighborhood.

The **DPW** representative agreed that the contemporary nature of the design is typical of other contemporary structures in the area, however, massing over the existing structure is not ideal. Additionally, a driveway going to a single spot is wasted space and two driveways going to one parking spot is an even bigger issue.

The **CPC** representative suggested a single spot that the residential tenant can back out of onto the street. There is also an opportunity for ground floor space at the site as opposed to driveway usage.

The **HDLC** representative explained that there is no issue with the applicant using contemporary design with an existing structure, but the concern is with the massing. In reference to National Park Service Secretary Interior Standards outline that additions are subordinate to the existing structure ([New Additions to Historic Buildings](#)). Therefore, what is trying to be accomplished does not reflect those standards. An improvement would be to unify and simplify the design characteristics.

There is no motion for this item.

Provisos:

1. Remove one of the two driveways to allow for off-street parking space.
2. Minimize the articulation of the design by unifying contemporary elements to read as compatible with surrounding neighborhood.
3. Differentiate the new addition from the existing structure by orienting the massing of the third floor to better align with the second floor.
4. The cantilever over the historic structure should be removed.
5. The materials should be simplified.
6. The primary entry shall face Oak Street.

Item 3: DR010-26

Property Location: 1100 Convention Center Boulevard

Contact: Sherman Strategies (becca@shermanstrategiesllc.com)

Project Planner: Jenna Burke (Jenna.Burke@nola.gov)

Request: Administrative design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5.B** for the construction of a hotel over 40,000 sq ft in area.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR010-26>

The applicant presented updated drawings that reflected revisions made following an earlier meeting with **CPC** and **HDLC** staff. **HDLC** generally appreciated the changes but recommended revisions to the glass enclosure of the interior escalator space, noting that the soffit appeared unfinished in renderings.

Much of the discussion focused on measures to activate the building's first floor adjacent to the park and along South Peters Street and Andrew Higgins Drive. This discussion involved suggestions about the use of windows, articulation, green screen, landscape, and other elements to break up the blankness of the facades at those levels. This included discussion about modifications to the area adjacent to the porte-cochère adjacent to the park, as well as the area where a corner entrance had previously been located at the intersection of S. Peters and the park. As part of this discussion, committee members noted that even if windows could not be added along those facades, ornamentation and articulation could be used instead.

DPW recommended the addition of a screening element to block headlights of vehicles exiting the porte-cochère from shining into the park. **DPW** also recommended revisions to the detailing of the driveways into the porte-cochère and possible revisions to the design of the Andrew Higgins crosswalk leading to the site and expressed concern about the restaurant's corner seating area causing the sidewalk area around Convention Center Boulevard and Andrew Higgins to feel overly cluttered and congested. **PKWYS** made comments about landscape design decisions. The decision focused mostly on the design of the park, which is outside of the scope of the design review, but also includes comments about landscaping along Andrew Higgins Drive.

A representative of the Preservation Resource Center provided public comment, noting concerns about the footprint of the L-shaped tower and expressing that the tower footprint should be changed to ensure the building's mass is concentrated along the Convention Center Boulevard side.

The **CPC** representative made a motion to **DEFER** the matter to the next meeting to allow the applicant to make revisions in response to the comments the committee members made, as summarized below that was seconded by the **PKWYS** representative was adopted unanimously.

Provisos:

1. Use a combination of ornamentation, faux windows, articulation, and landscape to improve the design of the first-floor elevations along Andrew Higgins Drive and South Peters Street.
2. On the first-floor elevation facing the park, use a green screen or other decorative elements along the blank portion of wall. Relocate the ground-level entrance to the rooftop space to the corner of South Peters Street.
3. Revise the right-of-way elements, including the driveway entrance to the porte cochere, crosswalk design, and sidewalk cafe design, to satisfy the design concerns raised by DPW.
4. Consult with PPW on the landscape of public spaces adjacent to the site, including the park.

Item 4: DR012-26

Property Location: 1132 Saint Charles Avenue

Contact: Campo Architecture & Interior Design (msalas@jtcampo.com, ksoniat@jtcampo.com)

Project Planner: Julia Nickle (Julia.Nickle@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** for the conversion and renovation of the existing historic two-story Cress Building and a new four-story addition in the rear for use as a hotel with 18 suites in a CPC Character Preservation Corridor Design Overlay District.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR012-26>

CPC staff summarized the proposed hotel design as generally meeting all design standards. The applicant presented the concept behind the color, material, and restoration of the historic building.

The **HDLC** representative suggested the applicant explore moving the courtyard staircase to become internal rather than external in use.

The **RTA** representative made a motion to **APPROVE** that was seconded by the **HDLC** representative and was unanimously adopted.