

**CITY PLANNING COMMISSION**  
**DESIGN ADVISORY COMMITTEE**  
**MINUTES – January 19, 2022**

**CPC ITEMS:**

1. The **PKWYS** representative made a motion to approve the meeting minutes from the December 15, 2021 meeting, which was seconded by the **HDLC** representative and unanimously adopted.
2. **Consideration:** Design Review 001/22 – Proposal for the renovation of an existing fast-food restaurant with over 100’ of site frontage in an EC Enhancement Corridor Design Overlay District and CT Corridor Design Overlay District. The modifications are being reviewed in accordance to design standards for the S-B2 Suburban Pedestrian-Oriented Corridor District.

The **CPC** staff member gives overview of proposed redesign for the property at 6232 Elysian Fields Avenue.

The **HDLC** representative suggested modifying the front façade as part of an exterior building re-image and refresh. Phase 1 only includes structure re-design with no alterations to the site.

The **CPC** staff references a previously reviewed Popeye’s re-design on Carrolton Avenue where staff recommended that the façade feature a consistent brick material across.

The **HDLC** staff mentions that removal of faux shutters creates a blank wall. Staff mentions that previous recommendation was that the applicant should come up with an architectural solution other than the faux shutters to remedy the blank wall. Staff recommends that the brick material should also extend across the façade in this application.

The applicant requests more feedback from **HDLC** staff on concerns with the faux shutters. **HDLC** staff expresses concerns that the shutters are fake and appreciation for the proposed re-designs removal of the pre-existing faux balcony. Staff expresses concern that attempts to emulate historic architecture using faux architectural elements is an odd design decision. Staff expresses preference that design decisions be consistent with the previous design review of the Popeye’s on Carrollton and on future design reviews.

The applicant suggests that Popeye’s is planning on more re-designs in the local market and that the comments are good to know. **HDLC** staff mentions that the previous design review recommended extending the brick material across the entire front of the building. The applicant corrects staff, mentioning that the material is a vertical wood veneer. **CPA** staff expresses preference that the material be real brick, rather than a veneer, to look like the structure belongs in New Orleans. **HDLC** staff agrees that including brick on the front façade include brick, rather than wood. **HDLC** staff suggests that a “green screen” featuring vegetation might be a viable alternative to the faux windows and shutters. The

applicant mentions that they will check with their structural team to see if a green screen option is feasible. **CPA** staff suggest that taller landscaping might also help mediate the blank wall.

The **HDLC** representative made a motion for **APPROVAL** subject to the recommended modifications which was seconded by the **PKWYS** representative and the motion was unanimously adopted.