

Central Business District
Architectural Review Committee
Meeting Minutes

Date: July 20, 2021

Location: Zoom Teleconference

Called to order: 9:30 a.m.

Members Present: Miriam Salas, Robert Boyd, Robby Cangelosi, Ashley King

Members arriving after beginning of the meeting: Lee Ledbetter

Members absent:

I. AGENDA

1. Minutes of the June 15, 2021 meeting.

Motion: Approve the meeting minutes.

By: Robby Cangelosi

Second: Miriam Salas

Result: Passed

In favor: Miriam Salas, Robert Boyd, Robby Cangelosi, Ashley King

Opposed:

Comments:

2. 1000 Canal St

Application: New construction of a ten-story hotel with ground floor commercial space.

Motion: Conceptual approval of the massing of Option 3 with an eleven-story tower height, with the façade treatment to return to ARC for additional review. If the BZA approves the requested height waiver, the ARC will allow the thirteen-story proposed height.

By: Robby Cangelosi

Second: Ashley King

Result: Passed

In Favor: Miriam Salas, Robert Boyd, Robbie Cangelosi, Ashley King, Lee Ledbetter

Opposed:

Comments: The ARC agreed that the third massing option with the deeper setback was necessary to modulate between the low-scale buildings on Canal St. and the taller tower mass; however, the additional setback does not necessarily mean that the additional height at the tower is appropriate. The eleven stories shown in the second option would be preferable.

3. 837 Camp St

Application: New construction of 81,500 SF, six-story commercial building.

Motion: Massing approval with the details to be worked out at the ARC level, provided that the BZA grants the height waiver.

By: Robbie Cangelosi

Second: Lee Ledbetter

Result: Passed

In Favor: Miriam Salas, Robert Boyd, Robbie Cangelosi, Ashley King, Lee Ledbetter

Opposed:

Comments: The ARC agreed that Option 2 was more successful. However, they suggested that the vertical masonry pilasters carry all the way up on the third and fourth floors. The ARC also recommended that the bays be equally spaced across the façade or that the fenestration pattern becomes more asymmetric, so

the offset appears more intentional. The vertical pilasters should also carry down through the first floor as much as possible (currently the one to the right is interrupted by the garage door). The ARC noted that the two-garage door configuration was not successful and that removing the center garage door would help balance the first floor façade and the verticality of the overall building. The ARC also recommended that the wrap around balcony should be separate front and side balconies and that the cross bracing should be consistent in plan and elevation.

There being no further business to discuss, the meeting was adjourned.