

Central Business District  
Architectural Review Committee  
Meeting Minutes

Date: January 18, 2022

Location: Zoom Teleconference

Called to order: 9:30 a.m.

Members Present: Robert Boyd, Robby Cangelosi, Ashley King, Lee Ledbetter

Members arriving after beginning of the meeting:

Members absent: Miriam Salas

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**I. AGENDA**

1. Minutes of the November 16, 2021 meeting.

Motion: Approve the meeting minutes.

By: Robby Cangelosi

Second: Lee Ledbetter

Result: Passed

In favor: Robert Boyd, Robby Cangelosi, Ashley King, Lee Ledbetter

Opposed:

Comments:

2. 1031 Annunciation St

Application: Restoration of existing warehouse facade and new construction of five-story commercial building.

Motion: The ARC voted to defer this item for additional review so the applicant can submit studies that explore shifting or breaking up the mass of the building. The ARC agreed that since they were specifically directed by the Commission in their deferral to restudy the massing of the new construction by the Commission, they wanted to review the in-house massing studies that were done to explore whether breaking up the overall volume would make the new building more contextual.

They still felt, however, that the corrugated metal cladding was appropriate and more successful than other new construction in the neighborhood. It has more variety and depth, whereas most new buildings tend to utilize planar materials that give the building an overall flatter appearance and less visual interest. The patterning of the metal panels is an opportunity to establish more of the solid-to-void relationship that is seen in the adjacent existing buildings. The ARC also agreed that the random field-applied method was preferable to the metered pattern and that the proposed lighter and warmer color scheme is an improvement over the cooler tones in the rendering. The second parklet option with the bench niches was also preferred.

By: Robby Cangelosi

Second: Lee Ledbetter

Result: Passed

In Favor: Robert Boyd, Robby Cangelosi, Ashley King, Lee Ledbetter

Opposed:

Comments:

3. 938 Lafayette St

Application: Review of concealment options for visually-obtrusive cooling towers installed without a Certificate of Appropriateness.

Motion: The ARC agreed that the new chillers were highly-visible and expressed disappointment that they were installed without a Certificate of Appropriateness on this important Landmark building. They felt they were being put into a difficult position of trying to choose a solution that will only minimally alleviate the situation and none of the presented solutions was ideal. While some committee members found the options with the metal screen to be preferable, as it is a lighter material and clearly differentiated from the existing building fabric, others found that the addition of any more fabric in the form of a screen only made the situation worse and that the first option of painting the units would be a more minimal intervention. All of the ARC members, however, agreed that the best solution would be to relocate the chillers to the parking lot where they would be less obtrusive and more screening options could be considered. They voted to defer review of this application so the applicant could explore whether this would be possible.

By: Lee Ledbetter

Second: Robby Cangelosi

Result: Passed

In Favor: Robert Boyd, Robby Cangelosi, Ashley King, Lee Ledbetter

Opposed:

Comments:

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