

Central Business District  
Architectural Review Committee  
Meeting Minutes

Date: February 15, 2022

Location: Zoom Teleconference

Called to order: 9:30 a.m.

Members Present: Miriam Salas, Robert Boyd, Ashley King

Members arriving after beginning of the meeting: Lee Ledbetter

Members absent: Robby Cangelosi

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**I. AGENDA**

1. Minutes of the January 18, 2022 meeting.

Motion: Approve the meeting minutes.

By: Miriam Salas

Second: Robert Boyd

Result: Passed

In favor: Miriam Salas, Robert Boyd, 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: Recommend conceptual approval of the design as proposed with the final details to be worked out at the staff level. The ARC agreed that the shift in the upper floors was successful, as it doesn't compromise the overall design intent but helps the new structure relate more to the adjacent two-story building.

By: Robert Boyd

Second: Miriam Salas

Result: Passed

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

Opposed:

Comments:

3. 1060 Magazine St

Application: Demolition of existing two-story commercial building and new construction of ten-story hotel.

Motion: Recommend conceptual approval of the massing with the exterior treatments of the two volumes to return to the ARC for additional review. The ARC noted that while the proposed massing was appropriate, the different exterior treatments of the two volumes gave the impression of two separate buildings rather than one unified structure. They suggested using the materials on the two volumes as a way to tie the two parts together visually, which will have the additional benefit of reducing the number of different materials used throughout. The ARC preferred the pilastered plinth option for the front façade, as it had better proportions, but felt it reads as too traditional and recommended further study of this element in conjunction with the exterior materials.

By: Lee Ledbetter

Second: Miriam Salas

Result: Passed

In Favor: Miriam Salas, Robert Boyd, Lee Ledbetter

Opposed:

Comments: Ashley King recused herself for this item.

4. 709 Tchoupitoulas St

Application: Renovation of existing 2-1/2 story commercial building including construction of new gallery and modifications to door openings on front facade.

Motion: The ARC voted to deny the application; however, the applicant may return if they find additional evidence suggesting the presence of a gallery and/or the original appearance of the front façade. The ARC was reluctant to approve the addition of a gallery without further documentation that a gallery previously existed in this location. They also agreed that the installation of new overhead doors was not appropriate for the type and style of building. While there may have been an overhead door on the façade previously, it would not have been original, and the current condition is more appropriate for the historic character of the building, even if not entirely accurate. The committee suggested the applicant perform additional research to determine what the original condition of the building would have been.

By: Lee Ledbetter

Second: Robert Boyd

Result: Passed

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

Opposed:

Comments:

5. 759 Carondelet St

Application: Install new door at right elevation for HVAC access (after-the-fact) and raise existing parapet wall 6' to conceal HVAC.

Motion: Deny the application to raise the existing parapet wall 6' to conceal the HVAC. The ARC agreed that raising the existing parapet wall was not appropriate infill to conceal the HVAC and suggested using a lighter, metal mesh screening that is set back from the front wall. The ARC requested that the updated drawings for the next meeting include the location and height of the raised HVAC to better understand the new screening at the front and rear of the building.

By: Robert Boyd

Second: Lee Ledbetter

Result: Passed

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

Opposed:

Comments:

6. 707-709 St Charles Ave

Application: Renovation and storefront changes to existing two-story, commercial building.

Motion: Defer the application for further research of the historic condition of the storefront. The ARC requested that the updated drawings reflect the existing condition on the second-floor, as there are no proposed changes to that area. The ARC made the following recommendations:

- Adding new materials to the underside of the gallery is not appropriate.
- There needs to be more space between the new storefront openings and the bottom of the gallery.
- Adding corresponding transoms above each window and door opening that are the same height and should take into account the horizontal banding of neighboring buildings.

By: Lee Ledbetter

Second: Robert Boyd

Result: Passed

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

Opposed:

Comments:

7. 934 Canal St

Application: Renovation of existing four-story commercial building, including storefront modifications and window replacement at front facade.

Motion: Recommend conceptual approval with the final details to be worked out at the staff level. The ARC agreed that while the proposal was acceptable, it would be ideal if the façade could be returned to the condition documented in the historic photographs, particularly in terms of the design of the storefront and the removal of the third floor balcony. The paint should also be removed from the parapet wall so it can be restored. DDD façade improvement grants may be available to help make restoration of these elements more feasible.

By: Robert Boyd

Second: Miriam Salas

Result: Passed

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

Opposed:

Comments:

8. 1011 Canal St

Application: Renovation of four commercial buildings (1001-1015 Canal) including new rooftop additions.

Motion: Defer this item for additional review. The ARC requested additional information on the new rooftop additions, specifically the overall height of each of the additions and the setback from the building façade. To comply with HDLC guidelines, all rooftop additions should be set back at least 1.5 times the total height of the addition. The ARC also agreed that the entrance doors at 1005 Canal St. should not be removed and replaced with fixed windows, as this building makes the strongest architectural statement and the marquee clearly denotes this area as a main entry. Without people coming in and out of the building in this location, it will only increase loitering and additional activity in the alcove. The ARC strongly encouraged retention of an entrance at the existing 1005 Canal storefront location.

By: Miriam Salas

Second: Robert Boyd

Result: Passed

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

Opposed:

Comments:

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