

Central Business District
Architectural Review Committee
Meeting Minutes

Date: August 16, 2022

Location: Homeland Security Conference Room located on the 8th Floor of City Hall, 1300 Perdido Street

Called to order: 9:30 a.m.

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

Members arriving after beginning of the meeting: Randy Hutchinson

Members absent:

I. AGENDA

1. Minutes of the July 19, 2022 meeting.

Motion: Approve the meeting minutes.

By: Robbie Cangelosi

Second: Ashley King

Result: Passed

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

Opposed:

Comments:

2. 739 Convention Center Blvd

Application: New construction of an 18,000 SF three-story hotel building on a vacant lot.

Motion: The ARC voted to defer the application for additional review. The ARC agreed that:

- A false transom should be added over the Fulton Street rear garbage doors to complete the datum established by the adjacent window openings.
- The small second and third floor windows on the Fulton Street side are not appropriate and the shutters should be removed, and the opening sizes reconsidered.
- The third-floor windows appear too short on the building wall and should be raised in height.
- The balconies should be eliminated at the building corners such that they do not wrap around, and downspouts should not cut through the balconies as shown.
- The windows at the first floor appear to have an inappropriate double transom and the window types and light divisions should be reconsidered, including the removal of the top-most narrow window light.
- The proposed concrete band at the building base does not successfully connect the building to the ground plane and the commercial entry cutting through it is awkward and should be reconsidered.
- The applicant should continue to explore a strategy to reduce the number and size of the exterior sidewalk ramps and encouraged the applicant to integrate these more into the building interior rather than as an exterior element along the public right of way.

By: Robbie Cangelosi

Second: Miriam Salas

Result: Passed

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

Opposed:

Comments:

3. 710 Canal Street
Application: Detail review of the renovation of a Contributing rated, four-story, commercial building, including new first-floor storefront, rear balconies, and roof deck.
Motion: The ARC recommends conceptual approval with the details to be worked out at the staff level. The ARC stated that the middle transom should have a center mullion that aligns with the doors below.
By: Robbie Cangelosi
Second: Robert Boyd
Result: Passed
In Favor: Robbie Cangelosi, Miriam Salas, Robert Boyd, Ashley King, Randy Hutchinson
Opposed:
Comments:
4. 753-59 St. Charles Avenue
Application: Renovation of Contributing rated, three-story, commercial building including new storefronts and balconies.
Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level with storefront details to return to the ARC.
By: Robbie Cangelosi
Second: Ashley King
Result: Passed
In Favor: Robbie Cangelosi, Miriam Salas, Robert Boyd, Ashley King, Randy Hutchinson
Opposed:
Comments:
5. 939 Girod Street
Application: Installation of cellular equipment and chain-link fencing on a non-contributing, four-story, commercial building,
Motion: The ARC voted to defer this application for additional review. The ARC stated that the location of the Girod St antennae was not appropriate and suggested exploring other locations on the stair massing that are less visible from the street. The ARC did not recommend the use of the plastic casing at the Girod St antennae and stated that having no casing would be more appropriate.
By: Robbie Cangelosi
Second: Ashley King
Result: Passed
In Favor: Robbie Cangelosi, Miriam Salas, Robert Boyd, Ashley King, Randy Hutchinson
Opposed:
Comments:
6. 922 Canal Street
Application: Renovation of a Contributing rated, three-story mixed-use building including a new storefront.
Motion: The ARC voted to defer this application to allow the applicant time to receive feedback from SHPO and MPS. The ARC stated that the new storefront did not appear to relate to the historic photo and recommended carrying the wide transom bar across the façade. The ARC noted that some of the window proportions in the elevation drawings did not match the existing condition.
By: Miriam Salas
Second: Ashley King
Result: Passed
In Favor: Robbie Cangelosi, Miriam Salas, Robert Boyd, Ashley King, Randy Hutchinson
Opposed:
Comments:

7. 833 Baronne Street

Application: After-the-fact review of the renovation of a Significant rated, three story, mixed-use building and construction of one-story garage at rear without permits.

Motion: The ARC recommended conceptual approval with the details of the garage door header and parapet capping to be worked out at the staff level. The ARC stated that an architectural element should be added to align the garage and pedestrian door header heights. The ARC also stated that the parapet needs a more articulated termination point. Other recommendations included removing the elastomeric paint and applying an approved permeable paint at the new addition and painting the trim at the second-floor to match the weatherboard siding.

By: Robbie Cangelosi

Second: Robert Boyd

Result: Passed

In Favor: Robbie Cangelosi, Miriam Salas, Robert Boyd, Ashley King, Randy Hutchinson

Opposed:

Comments:

8. 351 Calliope Street

Application: New construction of a 6-story hotel building with ground-floor commercial space on a vacant lot.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level with the proviso that the elevation details return for additional ARC review once they are further developed. The ARC also agreed that:

- The woven concept for the façade is interesting and the asymmetry at the corner is appropriate, but the ARC recommended the applicant further develop the woven concept such that overall, it is less symmetrical with more emphasis on the interwoven quality of the materials. This may include further development of the window placement and/or additional color bands.
- The carved-out ground floor as-shown is appropriate for this specific location based on the precedent of the Convention Center directly across the street and the emphasis on pedestrian access and engagement along Convention Center Boulevard.
- Operable windows are preferred over fixed windows, but if fixed windows are utilized then the horizontal muntin should be removed to further emphasize their verticality.

By: Robbie Cangelosi

Second: Robert Boyd

Result: Passed

In Favor: Robbie Cangelosi, Miriam Salas, Robert Boyd, Ashley King, Randy Hutchinson

Opposed:

Comments:

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