

Central Business District
Architectural Review Committee
Meeting Minutes

Date: December 19, 2023

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: Miriam Salas, Robert Boyd, Robby Cangelosi, Ashley King, Randy Hutchison

Members arriving after beginning of the meeting:

Members absent:

I. AGENDA

1. Minutes of the November 14, 2023, meeting.

Motion: Approve the meeting minutes.

By: Miriam Salas

Second: Ashley King

Result: Passed

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

Opposed:

Comments:

2. 333 Girod Street

Application: Request to replace street-facing wood windows with new clad windows, to modify existing windowsills to mitigate water intrusion, replacement of windows with new doors for balcony access, and installation of new anti-loitering devices at first-floor openings at three (3) Non-Contributing rated and two (2) Contributing rated multi-story residential buildings.

Motion: Conceptual approval with the final details to be worked out at the Staff level. The ARC also agreed that:

Change of existing windows to doors for balcony access:

- The proposed new door units appear to be able to be specified to match the specific dimensions, profiles, and exterior detailing of the existing windows, and so the proposed change for improved balcony access is appropriate.
- The jamb and head widths of the new doors must match the existing windows as closely as possible and they must be installed so the door plane matches the current and adjacent window installation depth at the upper sash.
- Existing decorative exterior wood trim should be reinstalled on the new doors or should be replicated as a brickmould to match the existing conditions as closely as possible in profile, depth and width.

Modification of windowsills to mitigate water intrusion:

- The proposed modifications are considered appropriate to address the water intrusion issues and may not be visible from the street due to the existing balconies.
- If the balcony purlins are replaced as part of the exterior work, they should also be adjusted slightly to increase the slope to help further shed water away from the openings.
- Dissimilar materials and a change of construction at the proposed new sill curbs may result in a fail-point where water may be able to infiltrate. The ARC recommended the applicant consider

matching the construction and materials of the modified sills with that which currently exists in the openings.

Replacement of street-facing wood windows with new clad windows:

- The frames of the proposed replacement window units have been set further back into the wall depth; however, the sashes are still located too close to the exterior wall and do not match the existing condition and depths. The applicant should further recess the replacement windows into the wall openings so that the planes of the new windows are located at the same position in the wall depth as the existing windows, and all details should be updated.
- Replacement with new clad windows is considered appropriate at the reconstructed façade, given the previous 1998 ARC recommendation, since the building is considered Non-Contributing rated and because the new windows will provide the building with substantially improved thermal, moisture, and sound performance.
- The existing decorative exterior wood trim should be reinstalled on the new windows or should be replicated as a brickmould to match the existing conditions as closely as possible in profile, depth and width.
- Window Type D appears to have been drawn incorrectly and the glass panes must remain vertically oriented to match the current window lights.
- The ARC requested the applicant fully install one complete mock-up window of each window type so that HDLC can review and approve before all the remaining windows are replaced.

Installation of anti-loitering devices at ground floor openings:

- The ARC agreed the proposed metal strips may not function as desired, however, they are considered an innocuous and removable element.
- The strips should be slightly elevated with washers, or similar, so that rain and water are able to weep through the strips and drain away from the building.

By: Ashley King

Second: Miriam Salas

Result: Passed

In Favor: Miriam Salas, Robert Boyd, Robby Cangelosi, Ashley King, Randy Hutchison

Opposed:

Comments:

3. 929 Howard Avenue

Application: Renovation of Non-Contributing rated, three-story commercial building including new window openings.

Motion: Conceptual approval with the details to be worked out at the staff level. The ARC stated that the new infill brick at the front façade should be toothed in, with the new bricks to match the existing.

By: Ashley King

Second: Robbie Cangelosi

Result: Passed

In Favor: Miriam Salas, Robert Boyd, Robby Cangelosi, Ashley King, Randy Hutchison

Opposed:

Comments:

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