

Central Business District  
Architectural Review Committee  
Meeting Minutes

Date: March 14<sup>th</sup>, 2023

Location: Economic Development Conference Room, 1340 Poydras Street, Suite 1800

Called to order: 9:30 a.m.

Members Present: Robby Cangelosi, Miriam Salas, Ashley King

Members arriving after beginning of the meeting:

Members absent: Robert Boyd, Randy Hutchison

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**I. AGENDA**

1. Minutes of the February 14<sup>th</sup>, 2023, meeting.

Motion: Approve the meeting minutes.

By: Robby Cangelosi

Second: Miriam Salas

Result: Passed

In favor: Robby Cangelosi, Miriam Salas, Ashley King

Opposed:

2. 753-759 St Charles Ave.

Application: Renovation of Contributing rated, three-story, commercial building including new storefronts and balconies.

Motion: The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level. The ARC agreed that:

- Because the proposed balconies are above a public right of way, there should be an approximate 1.75" space between the balcony deck and the bottom rail to meet code requirements and to maintain a gap to allow water to be shed and small debris to be captured.
- The treatment of the garage door opening bay on St. Charles Avenue to match the adjacent bay openings is successful, but the detailing should be refined to match more closely. The ARC recommended adding stiles to the left and right sides of the horizontal louvered opening and vertical muntins to match more closely with the configuration of the door below. The ARC also recommended the applicant consider aligning the horizontal transom bar more closely with the adjacent openings, since this will be visible below the line of the proposed awning, however, this is not required if it will impact the minimum area necessary for intake-air ventilation.

By: Ashley King

Second: Miriam Salas

Result: Passed

In Favor: Robby Cangelosi, Miriam Salas, Ashley King

Opposed:

Comments: Jack Stewart spoke regarding this application.

3. 401 Magazine St.

Application: Request to replace existing front entry door with new wood front entry door at a Contributing rated, three-story commercial building.

Motion: The ARC agreed Option (1) is a more appropriate door proposal, and that Option (2) is not recommended because it does not relate to the existing adjacent first-floor millwork on the building. The ARC also indicated that a desire for door signage should not drive the proposed modifications unless there is also some historic documentation or evidence to support this as a previously existing condition.

The ARC voted to recommend denial of replacement door Option (2) and voted to recommend conceptual approval of replacement door Option (1) with the final details to be worked out at the Staff level.

By: Miriam Salas

Second: Robby Cangelosi

Result: Passed

In Favor: Robby Cangelosi, Miriam Salas, Ashley King

Opposed:

4. 416 Common St.

Application: Removal of existing French doors for installation of new fixed and sliding glass doors, installation of new roof-mounted pergola structure, fixed planters and exterior fireplace at 5th and 6th floor terraces of existing Contributing rated six-story, multi-family residential building.

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

- The proposed new 5th floor openings should be refined to relate more to the existing openings on the floors below, however, replicating the tripartite opening pattern is not required. The ARC recommended the applicant consider alternative options, such as:

- o Running a piece of spandrel glass over the area of the interior column so the full opening can be a continuous plane of glass.

- o Mirror the location of the interior column on the left side so the appearance from the street is more of a symmetrical opening arrangement.

- The proposed 6th floor pergola structure should be eliminated as it does not meet the HDLC Guideline requirements for rooftop additions.

- The applicant should return for additional PRC Easement Committee comments and additional 5th floor opening options should be provided for HDLC review at the next ARC meeting.

By: Robby Cangelosi

Second: Ashley King

Result: Passed

In Favor: Robby Cangelosi, Miriam Salas, Ashley King

Opposed:

5. 329 N Diamond St.

Application: Renovation of a Non-Contributing rated, two-story warehouse building for conversion to hotel use.

Motion: The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level. The ARC agreed the existing building has been so heavily altered in the past that none of the proposed exterior changes appear to negatively impact the building and its perception from the street.

By: Robby Cangelosi

Second: Miriam Salas

Result: Passed

In Favor: Robby Cangelosi, Miriam Salas, Ashley King

Opposed:

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