

Central Business District
Architectural Review Committee
Meeting Minutes

Date: June 20th, 2023

Location: City Hall, 1300 Perdido Street, 8th Floor Homeland Security Conference Room, New Orleans, LA, 70112.

Called to order: 9:30 a.m.

Members Present: Robby Cangelosi, Randy Hutchison, Ashley King

Members arriving after beginning of the meeting: Robert Boyd, Miriam Salas

Members absent:

I. AGENDA

1. Minutes of the May 16th, 2023, meeting.

Motion: Approve the meeting minutes.

By: Robby Cangelosi

Second: Randy Hutchison

Result: Passed

In favor: Robby Cangelosi, Randy Hutchison, Ashley King

Opposed:

2. 518-526 Gravier St.

Application: Renovation of four (4) Contributing rated, three-story, mixed-use buildings for conversion to hotel use including change of exterior doors and window openings, installation of new dormers and reconstruction of previously existing balcony.

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

- The proposed balcony appears too deep, and its depth should be reduced to about 4'-0".
- The proposed dormer closest to Picayune Place should be shifted inward about 2'-0" to 3'-0".
- The second-floor window sashes on the façade should be swapped so they are 6-over-9 to allow for access to proposed new balcony.
- Some of the existing doors, horizontally oriented windows, and other first-floor façade modifications are not considered appropriate for the building. While the HDLC will not require this storefront to be replaced, it strongly encourages the applicant and owner to consider including this restoration scope of work into the overall renovation project.

By: Ashley King

Second: Robby Cangelosi

Result: Passed

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

Opposed:

3. 827 Carondelet St.

Application: Detail review of the renovation and penthouse addition at a Contributing rated, 3-story commercial building.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that perforated screening should be explored to conceal the rooftop HVAC, especially from the right elevation.

By: Robby Cangelosi

Second: Miriam Salas

Result: Passed

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

Opposed:

4. 744 Camp St.

Application: Renovation of a Non-Contributing rated, one-story parking structure.

Motion: The ARC voted to defer this application for additional review. The ARC requested a 3D axon view of the new stair massing from the street level, as well as the new trash/cooler enclosure. The ARC stated that the cladding of the stair massing should be further explored.

By: Randy Hutchinson

Second: Robby Cangelosi

Result: Passed

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

Opposed:

5. 601 Convention Center Blvd.

Application: Modification of storefront door and window openings at ground-floor of an existing Non-Contributing rated, five-story, multi-use parking garage building including installation of new roll-up garage door opening along Girod Street.

Motion: The ARC voted to recommend conceptual approval with the final details to return for additional ARC review if it becomes necessary to increase the size of the garage door opening or remove the existing canopy above the opening. The ARC agreed that if it becomes necessary to return for additional ARC review, the applicant should include a site plan showing the required turning radiuses for the two vehicles utilizing the new garage on Girod Street to demonstrate it is feasible.

By: Robbie Cangelosi

Second: Ashely King

Result: Passed

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

Opposed:

6. 429 Julia St.

Application: Review of brick selection and appeal of previous ARC recommendation for denial of painting new masonry at reconstructed brick façade wall of a Contributing rated, one-story warehouse building.

Motion: The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level. The ARC agreed that a modular and more standard size brick option with a shorter overall length would be acceptable for the new masonry façade to maintain a brick with a smooth-finished face.

By: Robbie Cangelosi

Second: Ashley King

Result: Passed

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

Opposed:

8. 749 St Charles Ave.

Application: New construction of a 28, 058 SF five-story, commercial building on a vacant lot.

Motion: The ARC voted to defer this application for additional review. The ARC reiterated the recommendation to change the gallery on the third through fifth floors to cantilevered balconies with a smaller depth than the gallery on the first floor but agreed that the removal of the topmost overhang was successful. The ARC requested that the relation of the gallery to sidewalk width be shown accurately in the next presentation. The ARC preferred the storefront option with the kickplate and varying window openings.

By: Randy Hutchinson

Second: Robert Boyd

Result: Passed

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

Opposed:

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