

Central Business District
Architectural Review Committee
Meeting Minutes

Date: July 18th, 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, Robert Boyd

Members arriving after beginning of the meeting:

Members absent: Miriam Salas, Ashley King

I. AGENDA

1. Minutes of the June 20th, 2023, meeting.

Motion: Approve the meeting minutes.

By: Robby Cangelosi

Second: Robert Boyd

Result: Passed

In favor: Robby Cangelosi, Randy Hutchison, Robert Boyd

Opposed:

2. 1001-1015 Canal St.

Application: Changes to previously approved renovation of four buildings (1001, 1009, 1011, 1015) including a new storefront and awning at 1011 Canal.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level.

By: Robby Cangelosi

Second: Randy Hutchinson

Result: Passed

In Favor: Robby Cangelosi, Randy Hutchison, Robert Boyd

Opposed:

3. 711 Canal St.

Application: Removal of decorative awning at first floor of a Contributing rated, four-story hotel.

Motion: The ARC recommended denial of the application. The ARC stated that the removal of the awning in its entirety was a drastic change to the building. Eliminating this public amenity is likely to not solve the issue of people loitering at the storefronts. The ARC recommended seeking other, smaller changes like removing the fabric awning and reworking the recessed entry doors like the approved change at 711 Canal.

By: Robby Cangelosi

Second: Robert Boyd

Result: Passed

In Favor: Robby Cangelosi, Randy Hutchison, Robert Boyd

Opposed:

4. 744 Camp St.

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

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level.

By: Robert Boyd

Second: Randy Hutchinson

Result: Passed

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

Opposed:

5. 749 Saint Charles Ave.

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

Motion: The ARC recommended conceptual approval of Option 3 (all balconies) with the details to be worked out at the staff level.

By: Robby Cangelosi

Second: Robert Boyd

Result: Passed

In Favor: Robby Cangelosi, Randy Hutchison, Robert Boyd

Opposed:

6. 333 Girod St.

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

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

The ARC agreed that:

- The proportions of the proposed replacement clad windows appear to match closely to the existing wood windows, however, the replacements should utilize a true divided light. The ARC noted the HDLC Guidelines require replacement windows to match as closely as possible to the existing in size, configuration, type, operation, muntin patterns, dimensions, profiles, details, and recess mounting to the greatest extent possible.
- All replacement windows must be recessed further back into the wall depth to more closely match the existing conditions. If there are existing wall framing or other interior issues which may limit or preclude a recess mounting, these conditions should be clearly drawn and detailed.
- The proposed sill modifications may be only very limitedly visible due to the existing balconies.
- Additional window details should be provided such as a more complete cut section through the existing and proposed window openings that includes the top and bottom portions of the windows for clarity. Dimensions such as the depth in the wall opening should also be included. The ARC also requested additional detail, rendering, and/or perspective drawings of the windows to better evaluate the proposed sill modifications, window units, and installation methods at the various buildings and window types.
- If new stucco control joints will be necessary to install then these should be clearly indicated on the elevations.
- The proposed anti-loitering devices may not work as intended, however, they are considered a non-permanent and removable element. The ARC noted the design should be simplified to be more flat and additional information should be provided such as drawings or details and photos of the precedent example in the area.
- Drawings should be updated for the next meeting, including elevations or perspective views of the proposed windows, and prepared to more clearly demonstrate the proposed work for the ARC review meeting format.

By: Randy Hutchinson

Second: Robby Cangelosi

Result: Passed

In Favor: Robby Cangelosi, Randy Hutchison, Robert Boyd

Opposed:

8. 611-619 S Peters St.

Application: Request to install new metal mesh security screens at open first-floor storefront windows of existing Non-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 both Options 1 and 2 of the proposed installation methods and materials are acceptable and appropriate for the proposed application.

By: Robby Cangelosi

Second: Randy Hutchinson

Result: Passed

In Favor: Robby Cangelosi, Randy Hutchison, Robert Boyd

Opposed:

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