

Central Business District
Architectural Review Committee
Meeting Minutes

Date: August 26, 2014

Location: City Hall, 1300 Perdido Street, 7th Floor, New Orleans, LA

Called to order: 9:30 a.m.

Adjourned: 11:45 p.m.

Members Present: Robby Cangelosi, Brooks Graham, Lee Ledbetter, Elliott Perkins, Ashley King, James Amdal

Members arriving after beginning of the meeting:

Members absent:

I. AGENDA

1. Approval of the minutes of the June ARC Meeting

Motion: Approve the minutes with corrections

By: Lee Ledbetter

Seconded: Robby Cangelosi

Result: Passed

In favor: Robby Cangelosi, Brooks Graham, Lee Ledbetter, Elliott Perkins, Ashley King, James Amdal

Opposed:

Comments:

Approval of the minutes of the July ARC Meeting

Motion: Approve the minutes with corrections.

By: Robby Cangelosi

Seconded: Lee Ledbetter

Result: Passed

In favor: Robby Cangelosi, Brooks Graham, Lee Ledbetter, Elliott Perkins, Ashley King, James Amdal

Opposed:

Comments:

2. 819 Julia St, 827 Julia Street, 738 Baronne St:

Application: Demolition of existing covered parking shed and two-story building; construction of five-story, approximately 98,000 sf hotel with penthouse and roof deck.

Motion: The ARC agreed the revised proposal attempts to incorporate their recommendations as well as the comments of the Commission while not compromising the design intent of the architect. However, the ARC members expressed they do not agree with a majority of the comments made by the Commission and that elements of the previous design were more successful.

The ARC agreed revised Option 1 is more successful and preferable at 819 Julia St; however, the fenestration pattern should be studied further. While the rigid regularity of the fenestration pattern of Option 2 is inappropriately monumental, the ARC reiterated its recommendation that the facades at the

street edges should have a more regular pattern than the elevations at the interior courtyard. The spacing of the windows at the street facades should be adjusted to allow for some vertical alignment, which is an architectural characteristic of the district. The ARC commented that the rigid regularity of fenestration at the historic buildings is a condition of the bearing wall construction and suggested that the method of construction could similarly direct the fenestration pattern of the proposal.

The ARC agreed the addition of balconies at the left side of 827 Julia St. inappropriately erodes the mass at this corner and recommended returning to the previous proposal as presented without the incorporation of their suggestion to extend part of the wall plane to ground.

The ARC agreed with the Commission that the elevations appear flat. The precedent has an articulated form around the windows that adds depth. The ARC recommended adding some embellishment to the street facing facades which address the public, while the detailing of the interior elevations could remain limited, as is often seen on historic buildings in the urban core of similar size and use.

Elliott Perkins made a motion to request the proposal return to ARC, with their recommendations incorporated in the design, for additional review.

By: Elliott Perkins

Seconded: Lee Ledbetter

Result: Passed

In favor: Robby Cangelosi, Brooks Graham, Lee Ledbetter, Elliott Perkins, Ashley King

Opposed:

Comments:

3. 749-751 St Charles Ave

Application: Partial demolition and construction of seven-story building and addition of four stories to existing three-story for approximately 27,000 sf mixed use development.

Motion: The ARC agreed that the floor to floor proportions of the five-story proposal are more successful and typical of the historic district. The ARC to care to reiterate that it does not review demolition and the expressed preference for the five-story proposal over the six-story proposal should not be interpreted as a recommendation in favor of demolition. However, the 10'-0" setback of the 5th floor, which is shown as 16'-4" from the top of the roof to the cornice, is not great enough to successfully mitigate the overall scale of the building as intended. The 5th floor should be located further back so the height does not read at the front facade of the building, or extended to the front edge of the building so the full height is at the street edge.

The ARC agreed the entirety of the architectural vocabulary of the building needs further study. The front facade at the ground floor needs to be more activated in relation to street activity and the primary pedestrian entrance needs to be clearly defined. The proportions of the cornice need to be reconsidered; the cornice at the 4th floor makes the building appear top heavy and the perforation of the cornice is not appropriate. Furthermore, repeating the stucco cornice at the 5th floor is not appropriate, particularly in relation to the metal material used at this level; the 5th floor should have a simple parapet so that the mass of the story recedes as intended by the change in material and setback. The proportions of the thin, continuous columns at the front facade are without precedent in the Lafayette Square local historic district. The ARC recommended breaking the columns at each level and juxtaposing the lightness of the gallery decks and their guardrails with the thickness of the columns to emphasize the columns as structural support elements.

James Amdal made a motion to defer further review of the project pending incorporation of the ARC recommendations.

By: Robby Cangelosi
Seconded: Lee Ledbetter
Result: Passed
In favor: Robby Cangelosi, Lee Ledbetter, Ashley King, Elliott Perkins, Brooks Graham, James Amdal
Opposed:
Comments:

4. 701 S Peters Street

Application: Construct penthouse.

Motion: Robby Cangelosi made a motion to recommended conceptual approval of the proposal with the following recommendations and the details to be worked out at the Staff level:

- There appears to be an additional decorative element at the cornice. This cornice should be very simple, consisting only of the gutter and the necessary metal flashing.
- The wall mounted light fixtures should be moved lower on the wall to approximately the height of the guardrail or lower.
- Although a color for the metal panels has not yet been selected, something in the darker bronze range would be appropriate.

By: Robbie Cangelosi
Seconded: Brooks Graham
Result: Passed
In favor: Robby Cangelosi, Lee Ledbetter, Ashley King, Elliott Perkins, Brooks Graham, James Amdal
Opposed:
Comments:

At this time, James Amdal left the meeting.

5. 719 S. Peters Street

Application: Construct penthouse.

Motion: Elliott Perkins made a motion to recommended conceptual approval of the proposal with the following recommendations and the details to be worked out at the Staff level:

- There appears to be an additional decorative element at the cornice. This cornice should be very simple, consisting only of the gutter and the necessary metal flashing.
- The wall mounted light fixtures should be moved lower on the wall to approximately the height of the guardrail or lower.
- Although a color for the metal panels has not yet been selected, something in the darker bronze range would be appropriate.

By: Elliott Perkins
Seconded: Robbie Cangelosi
Result: Passed
In favor: Robby Cangelosi, Lee Ledbetter, Ashley King, Elliott Perkins, Brooks Graham, James Amdal
Opposed:
Comments:

At this time, James Amdal left the meeting.

6. 300 Magazine Street

Application: This item was withdrawn

7. 307 Tchoupitoulas Street

Application: Construct Penthouse.

Motion: There is some question as to whether this penthouse addition is visible from the public right-of-way. If it is not, the HDLC has no jurisdiction over it. Nevertheless, the ARC recommended that the Commission grant conceptual approval with the details to be worked out at the staff level.

By: Elliott Perkins

Seconded: Lee Ledbetter

Result: Passed

In favor: Robby Cangelosi, Lee Ledbetter, Ashley King, Elliott Perkins, Brooks Graham

Opposed:

Comments:

8. 822 Howard Avenue

Application: Construct Penthouse.

Motion: Robby Cangelosi made a motion to recommend that the Commission grant conceptual approval of the proposal with the following recommendations:

- An additional window(s) should be added toward the front on the right (Baronne St.) side elevation to continue the pattern picked up from the wall below and reduce the amount of solid wall in relation to the band of glazing.
- The color of the glazing and spandrel glass should be carefully considered.
- If wall lights are installed on the exterior of the penthouse, they should be low on the wall.
- The handrail should be moved away from the parapet the same distance as its height from the lowest point of the existing roof in compliance with HDLC guidelines.

By: Robby Cangelosi

Seconded: Lee Ledbetter

Result: Passed

In favor: Robby Cangelosi, Lee Ledbetter, Ashley King, Elliott Perkins, Brooks Graham

Opposed:

Comments:

8. 316 St Joseph Street

Application: Replace existing wood frame storefront with new anodized aluminum and glass storefront entry.

Motion: Recommend Conceptual approval with the details to be worked out at the staff level.

By: Robby Cangelosi

Seconded: Elliott Perkins

Result: Passed

In favor: Robby Cangelosi, Lee Ledbetter, Ashley King, Elliott Perkins, Brooks Graham

Opposed:

Comments: