

Central Business District
Architectural Review Committee
Meeting Minutes

Date: July 19, 2022

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, Randy Hutchinson

Members arriving after beginning of the meeting:

Members absent: Ashley King, Robbie Cangelosi

I. AGENDA

1. Minutes of the June 6, 2022 meeting.

Motion: Approve the meeting minutes.

By: Miriam Salas

Second: Robert Boyd

Result: Passed

In favor: Miriam Salas, Robert Boyd, Randy Hutchinson

Opposed:

Comments:

2. 837 Camp St

Application: Detail review of new construction of 81,500 SF, six-story commercial building on a vacant lot.
Motion: The ARC voted to defer the application for further study. The ARC reiterated that the two garage doors are not appropriate on the primary façade of the building. The Committee has expressed that this programmatic concern could be accommodated on the interior of the building without requiring completely separate entrances. The two garage doors take up a majority of the ground floor elevation marring the continuity of the streetscape. The ARC stated that two 12' garage doors in a material other than glass would be more appropriate and would allow the vertical pilasters to meet the ground. The ARC requested that a 3D rendering be submitted at the next meeting to review the relationship of the new logia at the top floor and the balconies below.

By: Miriam Salas

Second: Robert Boyd

Result: Passed

In Favor: Miriam Salas, Robert Boyd, Randy Hutchinson

Opposed:

Comments:

3. 739 Convention Center Blvd

Application: New construction of an 18,000 SF three-story hotel building on a vacant lot.

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

- Many of the proposed exterior elements seem to be historically inspired, however, the building is new construction with modern requirements such as a 14'-0" first-floor FTC height which may be generally incompatible with historic proportions and detailing.
- The retail entry on Convention Center appears to be crowded by the adjacent ramps. The exterior ramps are distracting and complicated and the applicant should further study if some or

all of these can be incorporated at the interior of the building, such as by consolidating access to a single point of entry for the building.

- The applicant should further refine the relationship of windows to doors, especially at the rear on Fulton Street, such as by adding a double transom above the trash doors.
- There is a large portion of wall on the Notre Dame side that is blank and additional window openings should be added.
- Windows are shown as floor-to-ceiling, but additional detail information should be included such as window types, mullions, where doors are proposed for balcony access, etc.
- More information on the proposed balcony divider panels should be submitted.
- The proportions of the cornice appear to be off relative to the floors below and the tripartite condition should be further refined such that each band has its own dimensions.
- The applicant should reconsider the use of brackets at the underside of the balconies if they will be cantilever-supported. Additionally, the applicant should consider eliminating the continuous wrap-around balcony condition to help reduce the horizontality of the façade.
- Additional perspective and aerial views of the building massing should be provided for the next review including elements at the rooftop such as elevator over-rides, HVAC equipment and other permanent amenities to better understand their visibility from the surrounding streets. Overhead lines on the roof plan should also be made darker for clarity.

By: Robert Boyd

Second: Miriam Salas

Result: Passed

In Favor: Miriam Salas, Robert Boyd, Randy Hutchinson

Opposed:

Comments:

4. 827 Carondelet St

Application: Changes to previously approved renovation of Contributing rated, three-story commercial building including new two-story addition in alley and new penthouse addition, including reduced size of penthouse.

Motion: The ARC voted for conceptual approval with the details to be worked out at the ARC. The ARC requested further details of the canopies, and the HVAC locations.

By: Miriam Salas

Second: Robert Boyd

Result: Passed

In Favor: Miriam Salas, Robert Boyd, Randy Hutchinson

Opposed:

Comments:

5. 838 Canal St

Application: Renovation of a Contributing rated, three-story, commercial building, including new first-floor storefront and second-floor openings.

Motion: The ARC voted to defer the application for further study. The ARC preferred Option A, as it more closely resembled the historic condition of the building. The ARC stated that the continuous clerestory windows at the first-floor evident in the 1930s photo should be replicated in the new design. The ARC also stated that the proposed pilasters were too heavy and should be thinner.

By: Robert Boyd

Second: Miriam Salas

Result: Passed

In Favor: Miriam Salas, Robert Boyd, Randy Hutchinson

Opposed:

Comments:

6. 717-19 Canal St

Application: Renovation of a Contributing rated, four-story, commercial building, including new first-floor storefront.

Motion: The ARC voted to deny the application as proposed, citing that the new storefront was inappropriate to alter only one of several storefronts that currently have a cohesive appearance. The ARC recommended maintaining the existing storefront and renovating it.

By: Miriam Salas

Second: Robert Boyd

Result: Passed

In Favor: Miriam Salas, Robert Boyd, Randy Hutchinson

Opposed:

Comments:

7. 710 Canal St

Application: Renovation of a Contributing rated, four-story, commercial building, including new first-floor storefront, rear balconies, and roof deck.

Motion: The ARC recommended conceptual approval with the storefront details to be worked out at the ARC. The ARC stated that the proposed storefront should more closely resemble the historic photo including the 4 clerestory windows. The ARC also stated that the pilasters are too heavy and should be thinner.

By: Robert Boyd

Second: Miriam Salas

Result: Passed

In Favor: Miriam Salas, Robert Boyd, Randy Hutchinson

Opposed:

Comments:

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