

Central Business District
Architectural Review Committee
Meeting Minutes

Date: Tuesday November 19th, 2024

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: Robbie Cangelosi, Ashley King

Members arriving after beginning of the meeting: Robert Boyd, Randy Hutchison

Members absent: Miriam Salas

AGENDA

I. Roll Call

II. Minutes of the previous October 22nd meeting

Motion: Approve the meeting minutes.

By: Robbie Cangelosi

Second: Ashley King

Result: Passed

In favor: Robbie Cangelosi, Ashley King

Opposed:

Comments:

At this time, Randy Hutchinson and Robert Boyd arrived.

III. Agenda

A. 1000 Canal Ave

Application: Renovation and new storefront at Roosevelt Way elevation of a Contributing rated, two-story, commercial building.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. This approval is contingent on City Planning approving changes to the designated classic sign. The ARC stated that the new wood storefront having all operable doors was out of context for Canal St and recommended that only the paired doors in the center of the storefronts are operable, with fixed sidelites.

By: Robbie Cangelosi

Second: Randy Hutchison

Result: Passed

In Favor: Robert Boyd, Randy Hutchison, Robbie Cangelosi, Ashley King

Opposed:

Comments:

B. 417 Girod St

Application: Demolition of two Contributing (but altered) rated, one-story, warehouse buildings to grade at the rear of a Contributing rated, three-story, warehouse building for replacement with new stucco exterior wall.

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

The preferred option is that every effort be made to repair, stabilize, and maintain both existing brick exterior walls, including their appearance and the proportions of their separate garage doors and openings.

- The ARC noted that this could potentially be done by working from the back of the wall and by retaining as much of the original brick material as possible.
- The garage doors can be fixed in place and do not need to remain operable.

However, if it is determined that both walls are structurally unsuitable or unfeasible for repair, and replacement is required, the proposed replacement utilizing stucco over CMU is acceptable.

- At 630 Constance, the current deteriorated brick wall can be replaced with the proposed stucco over CMU, and the existing garage door and opening do not need to be maintained as this may create a false sense of history at this area.
- At 628 Constance, the current deteriorated brick wall should be retained and repaired to match the existing condition, if feasible. If replacement is necessary, the ARC agreed this portion of the wall can also be replaced with the proposed stucco over CMU with the existing garage door opening proportions to remain.

By: Ashley King

Second: Robert Boyd

Result: Passed

In Favor: Robert Boyd, Randy Hutchison, Ashley King

Opposed:

Comments: Robbie Cangelosi recused himself for this item.

C. 920 Tchoupitoulas St

Application: Renovation of (1) Contributing rated, two-story and (1) Non-Contributing rated, one-story commercial building including modification of two entry doors and openings, installation of new garage door, entry awning, and elevator overrun.

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

- Option 2 showing modified millwork to achieve egress requirements is preferred. Option 1 showing recessed egress doors at openings 5 and 8 is not considered appropriate as this would negatively impact the exterior character of the historic building, give them too much prominence on the façade, and because accessible alcoves can be problematic for security.
- New millwork doors should mimic the appearance of the existing paired doors and should maximize the width of the door leaves.
- The proposed recessed entry storefront along Tchoupitoulas is not necessary as this area already has its own architectural language and relationship to the street, and because it can still accommodate the desired new 4'-0" canopy.
- The interior stair at opening 7 should be shifted in plan so that the interior wall does not intersect with the first-floor door opening.

- The proposed location of the elevator overrun appears to appropriate, however, it appears large and oversized. The applicant should investigate elevator equipment that can potentially reduce the overall size and height as much as possible.
- Additional information on the massing and visibility of the elevator overrun should be provided to staff for additional review. This can include 3D perspective views and/or a physical mock-up.

By: Ashley King

Second: Robbie Cangelosi

Result: Passed

In Favor: Robbie Cangelosi, Robert Boyd, Randy Hutchison, Ashley King

Opposed:

Comments:

D. 1031 Annunciation

Application: Review of design changes since previous approval of a new construction of a 30,000 SF two and three-story townhouse-style hotel on a vacant lot.

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 design changes since the previous review, such as the adjustment in window sizing, change of roof form, increase in third-floor FTC height, and selection of Estate bricks are appropriate.
- The cornice option shown with a 1:2 height proportion is preferred over the 2:2 option.

By: Robert Boyd

Second: Randy Hutchison

Result: Passed

In Favor: Robbie Cangelosi, Robert Boyd, Randy Hutchison, Ashley King

Opposed:

Comments:

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