

Central Business District
Architectural Review Committee
Meeting Minutes

Date: Tuesday, May 14, 2024

Location: Homeland Security Conference Room located on the 8th Floor of City Hall, 1300 Perdido Street, New Orleans, 70112.

Called to order: 9:30 a.m.

Members present: Robert Boyd, Randy Hutchison, Ashley King

Members arriving after beginning of the meeting:

Members absent: Robbie Cangelosi, Miriam Salas

I. AGENDA

1. Minutes of the April 19, 2024 meeting

Motion: Approve the meeting minutes.

By: Robert Boyd

Second: Randy Hutchison

Result: Passed

In favor: Robert Boyd, Randy Hutchison, Ashley King

Opposed:

Comments:

2. 837 Camp St:

Application: New construction of a 81,500 SF, six-story commercial building on a vacant lot.

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

- The bases of the pilasters on the front elevation should be of a more substantial material like granite. The pilasters should also wrap the corners of the building.
- Further detailing of the ground floor openings should be studied.
- The parapet should be simplified and not mimic the existing building at 843 Camp. The parapet should also be reduced slightly with the use of a guardrail that is not visible from the public right-of-way.
- Windows should be added to the right side of the building, closer to the street.

By: Randy Hutchison

Second: Ashley King

Result: Passed

In Favor: Robert Boyd, Randy Hutchison, Ashley King

Opposed:

Comments:

3. 329 N Diamond St:

Application: Review of changes at front elevation since previous approval of renovation of a Non-Contributing rated, two-story warehouse building for conversion to hotel use.

Motion: The ARC voted to recommend conceptual approval of the changes with the final details for the materials and infill storefront panels to return for additional ARC review. The ARC also agreed that:

- The overall proportions of the façade are appropriate, and it appears balanced and considered.
- The rectilinear geometry of storefront panel Options 2 and 3 (obscured-view glazing and multi-light hopper window) is preferred, particularly Option 3 because the small light configuration helps to break up the rhythm of the façade better. The applicant should consider refining Options 2 and 3 without glazing.
- The proposed material palette, particularly the glazed CMU block and color, appears to be too institutional and may not be appropriate for the Warehouse District.
 - The applicant should consider an alternative non-standard CMU size that is longer in dimension (such as 3:1 or 4:1 in length) that could provide a different size module for increased visual interest.
 - Glazed CMU is preferred, however, a stucco treatment over CMU may also work here, with a subtle change in the plane and paint color at the recessed area.
- The small window on the façade does not appear to relate to the size and proportion of the other façade elements and should be reconsidered. The applicant should either enlarge the opening (such as matching the width of the adjacent doorway) or remove it.
- The applicant should continue to study and refine the proposed material palette and infill storefront panel options for the next review.

By: Randy Hutchison

Second: Ashley King

Result: Passed

In Favor: Robert Boyd, Randy Hutchison, Ashley King

Opposed:

Comments:

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