

Central Business District
Architectural Review Committee
Meeting Minutes

Date: Tuesday, August 20th, 2024

Location: Homeland Security Conference Room, 8th Floor of City Hall, 1300 Perdido Street

Called to order: 9:30 a.m.

Members Present: Miriam Salas, Randy Hutchison, Robbie Cangelosi

Members arriving after beginning of the meeting: Ashley King

Members absent: Robert Boyd

I. AGENDA

1. Minutes of the July 23rd, 2024 meeting.

Motion: Approve the meeting minutes.

By: Miriam Salas

Second: Robbie Cangelosi

Result: Passed

In favor: Miriam Salas, Randy Hutchison, Robbie Cangelosi

Opposed:

Comments:

At this time, Ashley King arrived.

2. 210 St. Charles

Application: Renovation of an existing Contributing rated multi-story commercial building including modification of ground-floor storefronts and windows along St. Charles Avenue and Common Street as part of conversion to hotel use.

Motion: The ARC agreed to defer and requests the following:

The proposed ground-floor changes, particularly at the St. Charles side, may be a missed opportunity to restore these two highly altered areas more faithfully to their original historic configuration and conditions.

The applicant should further investigate if historic photographs or other information may be available to document the original ground-floor conditions. Staff can assist with this research.

St. Charles Avenue side:

- o The proposed new ground-floor treatment (window size/type and pilaster locations) appears disconnected from the rhythm and proportions of the historic façade and openings above. The applicant should consider adjusting the location of the pilasters to better relate to the openings above and should consider introducing additional glazing.

- o The conversion of existing windows to new doors can be challenging to accurately replicate historic wood window sash/muntin sizes, proportions, and installation.

The applicant should provide additional details demonstrating how the proposed new doors will replicate the existing window dimensions and details, including door hardware, etc. It may also be helpful to provide some example photos of successful window to door conversions for reference.

- o The new balcony handrail appears too busy, and the applicant should further study the design, for example, by removing the intermediary vertical picket areas so the overall design is further simplified.

- o An updated St. Charles Avenue elevation should be provided for the next ARC review.

Common Street side:

- o NPS may not accept the proposed louver vent integrated into the millwork as shown.
- o The applicant should clarify the proposed strategy for how visibility into the BOH areas (such as trash and fire pump rooms) will be obscured from the sidewalk.
- o The ARC recommended the applicant consider wood tri-fold store doors with night blinds to allow for a consistent treatment across the openings with the blinds installed on some doors to obscure visibility into BOH spaces. This may also make it easier to incorporate any necessary louvered venting.
- o Light fixtures should only be installed at both sides of the opening bay that will be used for building access, to indicate entry.
- o An updated Common Street elevation should be provided for the next ARC review.

By: Robbie Cangelosi

Second: Randy Hutchison

Result: Passed

In Favor: Miriam Salas, Randy Hutchison, Robbie Cangelosi, Ashley King

Opposed:

Comments:

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