

Central Business District
Architectural Review Committee
Meeting Minutes

Date: November 18, 2025

Location: Homeland Security Conference Room, 8th Floor

Called to order: 9:30AM

Members Present: Miriam Salas, Robert Boyd, Randy Hutchison, Ashley King

Members arriving after beginning of the meeting:

Members absent: Robbie Cangelosi

I. Roll Call

II. Minutes of the Tuesday, October 21, 2025, meeting.

Motion: Approve the minutes.

By: Miriam Salas

Second: Randy Hutchison

Result: Passed

In Favor: Miriam Salas, Robert Boyd, Randy Hutchison, Ashley King

Opposed:

Comments:

III. Agenda

A. 518-26 Gravier St:

Application: Review of changes since previous approval for the renovation of four (4)

Contributing rated three-story, mixed-use buildings for conversion to hotel use.

Motion: The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level. The ARC also agreed the proposed exterior changes since the previous review and approval were appropriate for the existing buildings.

By: Miriam Salas

Second: Ashley King

Result: Passed

In Favor: Miriam Salas, Robert Boyd, Randy Hutchison, Ashley King

Opposed:

Comments:

B. 124-32 Royal St:

This application was removed from the agenda and was not reviewed at this meeting.

C. 344 S Diamond St:

Application: Installation of new 2nd floor balcony including modification of existing window to allow for balcony access at a Non-Contributing rated four-story residential building.

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

- The new door could be aligned with one of the operable sections of the existing window rather than being placed within the narrower left or right-side portions.
- Integrating the new door into the existing window system may be challenging, and the applicant could consider an alternative approach that involves removing and replacing a larger portion of the window assembly.
- It is unclear how the new balcony may interact with the existing window system, garage door transom below, and with the adjacent building's balcony. The ARC requested that the proposed elevation be revised to include the neighboring buildings for context, as well as a wall-section detail that more clearly illustrates how the new door will be integrated into the existing window system.
- The applicant should also review the amended New Orleans Building Code (§3202.3.2), which indicates that permitted balcony encroachment depth is directly tied to the vertical clearance above grade. With only approximately 9'-6" of underside clearance provided, the proposed 4'-0" balcony exceeds the maximum projection allowed by right and will require a BBSA waiver.
- If the guardrail height must be increased from 36" to 42", the guardrail design used at the roof terrace should be applied to the new balcony for consistency.

By: Miriam Salas

Second: Ashley King

Result: Passed

In Favor: Miriam Salas, Robert Boyd, Randy Hutchison, Ashley King

Opposed:

Comments:

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