

Central Business District
Architectural Review Committee
Meeting Minutes

Date: August 19, 2025

Location: Homeland Security Conference Room, 8th Floor

Called to order: 9:30AM

Members' Present: Robbie Cangelosi, Miriam Salas, Robert Boyd, Randy Hutchison

Members' arriving after beginning of the meeting: Ashley King

Members' absent:

I. Roll Call

II. Minutes of the Tuesday, July 22, 2025, meeting.

Motion: Approve the minutes.

By: Randy Hutchison

Second: Miriam Salas

Result: Passed

In Favor: Robbie Cangelosi, Miriam Salas, Robert Boyd, Randy Hutchison

Opposed:

Comments:

III. Agenda

A. 807 Howard Ave:

Application: Detail review of storefront treatment at a Contributing rated, two-story, commercial building.

Motion: The ARC recommended conceptual approval of the proposal with the details to be worked out at the staff level.

By: Robbie Cangelosi

Second: Randy Hutchison

Result: Passed

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

Opposed:

Comments:

B. 800 Canal St:

Application: Renovation and penthouse addition at a Contributing rated, 4-story commercial building.

Motion: The ARC recommended conceptual approval of the massing with the details to be worked out at the ARC level once the applicant has received SHPO/NPS comments. The ARC stated that the hotel canopy entrance should be further detailed and should be the full width of the storefront to give more presence on the street.

By: Ashley King

Second: Robbie Cangelosi

Result: Passed

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

Opposed:

Comments:

C. 1060 Magazine St:

Application: Review of exterior changes since previous approval for the new construction of a 34,854 SF two-story museum and storage building on a vacant lot.

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

- The addition of the proposed new 2-story glass entrance lobby is an improvement over the previous iteration and provides the building with a clearer sense of entry.
- However, the previous iteration was more successful in terms of the proportion of window openings, parapet heights, and the width of the central brick façade band. The applicant should continue to further study and refine the design and proportions of the façade composition:
 - The window proportions appear to have been impacted by related façade changes, such as the decrease in the width of the pilasters and the increase in height of the central brick band. The proportions of these interrelated elements should be reconsidered and further coordinated.
 - The proportion of the horizontal band of bricks between the 1st and 2nd floor windows is too heavy and is making the 2nd floor windows appear too short. To address this, the applicant could also consider raising the height of the ground-floor doors and windows.
 - The increase in parapet heights is too tall and exaggerated, and the datum should be further studied and revised to be lower and more consistent across the elevation.
 - The parapet extension above the new 2-story glass entry lobby should be eliminated; however, the metal-framed glass wall could be extended up to match the revised new parapet heights of the adjacent portion of the building.
- The current proposal appears visually like two separate buildings that share a similar identity; however, the applicant could consider revising the left side so that its architectural treatment is a bit different from the right but still compatible.

- For example, the applicant could consider a revised materials or colors palette or incorporating and emphasizing details and elements of the new glass entry lobby, such as its light divisions, in the areas of adjacent left-side windows.
- The vertical area of the building with the square 2nd-floor window between the entrance lobby and the right-side portion of the building could be treated more like a transition element between the left and right sides in terms of its design and materiality.
- The interplay of depth and layering on the façade should continue to be explored.
- The applicant could consider utilizing a horizontal band of windows where three vertically oriented windows are currently shown or could utilize a similar metal band detail as is proposed at the ground-floor window openings.
- A continuous curb at the base of the building should be considered in order to mitigate the difference in grade across the elevation and to further emphasize the overall horizontality.

By: Miriam Salas

Second: Ashley King

Result: Passed

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

Opposed:

Comments:

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