

Central Business District
Architectural Review Committee
Meeting Minutes

Date: September 16, 2025

Location: Homeland Security Conference Room, 8th Floor

Called to order: 9:30AM

Members' Present: Robby Cangelosi, Robert Boyd, Randy Hutchison

Members' arriving after beginning of the meeting: Ashley King

Members' absent: Miriam Salas

I. Roll Call

II. Minutes of the Tuesday, August 19, 2025, meeting.

Motion: Approve the minutes.

By: Robby Cangelosi

Second: Robert Boyd

Result: Passed

In Favor: Robby Cangelosi, Robert Boyd, Randy Hutchison

Opposed:

Comments:

III. Agenda

A. 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 recommend conceptual approval with the final details to be worked out at the Staff level. The ARC also agreed that:

- The overall design has improved since the previous review.
- Option 1 is preferred with raised bricks at the central horizontal band as the added detail of shadow and texture is appreciated and references the existing building across the street.
- The bricks at the recessed lintels above the right-side 2nd floor windows should be laid in a soldier course pattern, as shown in Option 2.
- It is recommended, but not required, to consider using different panel types or profile sizes between the glass entry and wall cladding.

By: Robby Cangelosi

Second: Randy Hutchison

Result: Passed

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

Opposed:

Comments:

B. 106 Royal St:

Application: After-the-fact review of the installation of new aluminum storefront at a Contributing rated, 4-story, commercial building.

Motion: The ARC recommended denial of the storefront as installed. The ARC cited the inappropriate plywood finish, LED string lights, exposed conduit, and the inappropriate proportions of the new storefront as a few of the reasons the application could not be recommended for approval. The ARC stated that a new storefront should be installed that more closely resembles historic photographs or the storefronts at the left and right sister buildings.

By: Ashley King

Second: Robby Cangelosi

Result: Passed

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

Opposed:

Comments:

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