

Central Business District
Architectural Review Committee
Meeting Minutes

Date: March 19, 2024

Location: 7th Floor Conference Room A, City Hall, 1300 Perdido Street

Called to order: 9:30 a.m.

Members Present: Robert Boyd, Robby Cangelosi, Ashley King

Members arriving after beginning of the meeting: Randy Hutchison

Members absent: Miriam Salas

I. AGENDA

1. Minutes of the February 20, 2024, meeting.

Motion: Approve the meeting minutes.

By: Robby Cangelosi

Second: Robert Boyd

Result: Passed

In favor: Robert Boyd, Robby Cangelosi, Ashley King

Opposed:

Comments:

2. 837 Camp:

Application: Updates to previously approved new construction of 81,500 SF, six-story commercial building including removal of double garage doors at storefront.

Motion: The ARC voted to defer this application for additional review. The ARC stated that the new building should further relate to the existing building at 843 Camp, as now they are more comparable within the context. The railing at the "penthouse" could be changed to a parapet and the balconies could be pulled in from the sides of the building to make the verticals more prominent. The overall height of the top floor should be reduced as much as possible, as it is currently taller than all the other floors. The ARC stated that the balconies should be simplified by removing the cross bracing, lightening up the steel columns, and going back to the previous glass handrails.

By: Robby Cangelosi

Second: Robert Boyd

Result: Passed

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

Opposed:

Comments:

3. 807 Howard Ave:

Application: Renovation and rooftop addition at a Contributing rated, two-story, commercial building.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the penthouse should have a flat roof. This could be achieved in several ways including adding a parapet or lowering the pitch of the current proposal, as long as the penthouse stays under the sightline views. The ARC recommended adding awnings to the double doors at the St. Joseph St side of the penthouse.

By: Randy Hutchison

Second: Ashley King

Result: Passed

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

Opposed:

Comments:

4. 1031 Annunciation:

Application: New construction of a 30,000 SF two and three-story townhouse-style hotel on a vacant lot.

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

- The proposed townhouse typology is considered appropriate for the site, but the exterior detailing, material palate, fenestration, roof forms, etc. should be further developed.
- There appears to be a slight disconnect between the architectural treatment and expression of the Poeyfarre and Annunciation Street sides, particularly where the building turns the corner, and this area should be further studied and refined:
- The Poeyfarre Street side appears more contemporary, and this should be reconsidered so both elevations are more consistent. For example, balconies could be included on this side of the building, or there could be a subtle change of materiality at the corner.
- Blind walls with false window opening recesses at the corner and at the ends of the building are not as successful as true punched openings with glass windows.
- The roof form at the corner should be reconsidered so that both sides of the building are more visually connected. The ARC recommended the applicant consider eliminating the pitched roof expression and/or increasing the parapet height slightly to further conceal the roofline. It may be helpful to provide a few roof condition options for the ARC to consider at the next meeting.
- Overall, the building form, materials, and detailing should relate more to the existing surrounding context, with more of a warehouse identity than a townhouse.
- Due to the proposed roof forms, the location of HVAC and other equipment should be further studied so it can be located where minimally visible from the public right of way.
- The proposed recessed entry condition can be problematic for security reasons and should be reconsidered or eliminated. A simple metal security gate could be utilized but should be integrated with the overall building aesthetic and detailing.
- Other exterior elements, such as awnings, canopies, signage locations, and lighting should be further studied.

By: Ashley King

Second: Randy Hutchison

Result: Passed

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

Opposed:

Comments:

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