



**MINUTES OF THE
DESIGN REVIEW BOARD (DRB)**

Wednesday, April 7, 2021
4:00 PM

Due to the declarations of a State of Emergency by the President of the United States, the Governor of Tennessee, and the Mayor of Memphis relating to the COVID-19 Pandemic, the DRB has determined that it is necessary that the meeting be conducted by electronic or other means of communication in order to protect the health, safety, and welfare of the public, DMC staff, and DRB applicants. This meeting of the DRB was held via Zoom virtual meeting. Board members participated by phone with all materials made available to them as well as the public in advance. Procedures were in place to identify all participants on the call including members of the public and allow for questions and public comment.

Board Members Present: Joyce Selina Love, Roderick DeBerry, Mike Hammond, Brett Ragsdale, Colin McDoniel, Deni Reilly, and Michelle Ye

Board Members Absent:

DMC Staff Present: Paul Young, Brett Roler, Christine Taylor, Penelope Huston, Penelope Springer, Katie Flynn, Abe Lueders, Debra Streeter, Lauren Bermudez and Kaeyla Willis

Guests: Ryan Cleek, Andrew Young, James Stokes, Jayme Stokes, Margot Payne, Owen Harris, Corrinne Kennedy, Jacob Steimer, Tom Gattas, Kevin Adams, Victor Buchholz, Owen Harris, David Lewis, Sean Jeong, Jessica Elvert, Allison Springfield, Anasa Troutman, Glenn Vaulx, Charles Carpenter, Chris Acuff, Colby Mitchell, Doug Carpenter, Frank Ricks, Don Reeves, Stephen Edwards, Steve Hallock, Roy Beauchamp, Aaron Dimas, Heather Koury, Maris Oliver, Jimmie Tucker, James Maclin, Gregory Lotz, Mark Weaver, Anthony DiNolfo, and Member of Public.

I-II. Call to Order & Approval of Minutes:

Joyce Selina Love called the meeting to order at 4:03 PM Christine Taylor called roll for board members, staff, and guest. After quorum was confirmed, Chairman Love explained the meeting process and meeting protocols. Chairman Love called for approval of March 3, 2021 minutes. Rod Deberry made a motion to approve the minutes from the March 3, 2021 DRB meeting as submitted. Colin McDoniel seconded the motion, which after roll call passed unanimously.

III. Current Applications:

DRB #21-21 284 Hernando Street – Clayborn Temple

Katie Flynn presented the DRB application for exterior renovation for property located at 294 Hernando Street. Applicant, The Romanesque Revival building is currently undergoing the renovation process, the restoration of the stained glass is part of phase 2 of the entire building's

renovation project. The stained glass restoration focuses specifically on the North, South and West facades. Pearl River Glass Studio will lead the design of the new state-of the-art glass replacement. The new window designs will feature animations of the work of the Sanitation Workers Strike in 1968. The commissioned artwork must receive approval by the National Park Service, the State Historic Preservation Office of Tennessee and Clayborn's selection panel prior to installation. The applicant is planning exterior improvements to the building and site including stained glass removal, window jamb removal and repair, stained glass restoration, and the creation of new stained glass. Anasa Troutman and Andrew Young was present to make a few brief comments and answer questions. After board discussion, Deni Reilly made the motion to approve the application as submitted, Mike Hammond seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

DRB #20-55 202-206 G.E. Patterson Avenue

Katie Flynn presented the DRB application for exterior renovation for property located at 202-206 G.E. Patterson Avenue. DRB approved the designs for this project in September 2020 for exterior building repair, tuck-pointing/masonry, paint, new awnings, fencing, landscaping, window and storefront repair/replacement, exterior lighting, and sidewalk repair. The applicant is now applying for the mural component in conjunction with additional lighting fixtures located on the eastern façade. After board discussion, Rod DeBerry made the motion to approve the application as submitted, Mike Hammond seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

DRB #21-11 The Walk Building G

Abe Lueders presented the DRB application for new construction for property located on Union Avenue. The Walk, formerly known as Union Row, is a large mixed-use development which will cover 21.54 acres, with primary frontage on Union Ave, Danny Thomas Blvd, Gayoso Ave, and Beale Street. The current application is only for the exterior design of one of the development's primary buildings, referred to as Building G. Most of the building will be occupied by multifamily housing, accompanied by a new parking garage fronting Danny Thomas, and a series of retail spaces facing Fifth Street on the west. Applicants Kevin Adams, Victor Buchholz and Owen Harris was present to make brief comments and answer questions. After board discussion, Michelle Ye made the motion to approve the application as submitted, with the condition that applicant will return for administrative approval. Deni Reilly seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed. (NOTE: Mike Hammond recused himself from the vote)

DRB #21-20 386 South Main Street

Abe Lueders presented the DRB application for new construction for property located at 386 South Main Street. The proposed building at 386 S. Main will be a new-construction infill project located on a vacant lot north of 390 S. Main, a building that is also owned by the applicant. The building will include commercial space on the ground floor, topped with 30 apartments on the upper levels. The new building at 386 S. Main will be a total of five stories, reaching a maximum height of 75 feet. The building will have frontage on South Main St. and Mulberry St. and will be bounded by 390 S. Main on its south side, and 384 S. Main on its north. Brick masonry veneer will be used as the primary façade material for the first two floors, while corrugated metal siding will be used for the remaining floors. The ground floor facing South

Main features a retail space fronted with a prefinished glass storefront system, as well as a recessed entry for the multifamily portion of the building to the north of the storefront. Residents that were in attendance are concerned about the height of the building, material used and parking. After board discussion, Deni Reilly made the motion to delay approval of application as submitted, applicant will return after approval from Landmarks Commission. Mike Hammond seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

DRB #21-19 107 South Main Street

Abe Lueders presented the DRB application for exterior lighting for property located at 107 South Main Street. The subject property is a vacant and blighted four-story commercial building on the west side of South Main Street, between Gayoso and Union. Plans for the exterior renovation of the building were approved at the March 3, 2021 DRB meeting as DRB case #21-13. The present application is for the exterior lighting component of the development. Two different lighting fixture types will be used on the east elevation of the building facing Main Street. Recessed light fixtures will be used to downlight the ground floor storefront. On the third and fourth floor, compact linear floodlights will be installed on the windowsills to up light the building's historic masonry detailing. On the building's west elevation facing Center Lane, wall-mounted downlights will be installed between the building's cast-iron pilasters to illuminate the ground floor. Applicant Anthony DiNolfo was present to make brief comments and answer questions. After board discussion, Mike Hammond made the motion to approve of application as submitted, Rod DeBerry seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

DRB #21-22 7 Vance Avenue

Abe Lueders presented the DRB application for new construction for property located at 7 Vance Avenue. The proposed building is a new-construction multifamily development, which will be built on the former site of the Nylon Net building at 7 Vance Ave. The building will contain 208 apartment units, 10,000 sq. ft. of ground-floor commercial space, and 246 parking spaces. The new building is designed in many ways to reference the historic Nylon Net building that once stood on the site. The brick proposed for the exterior has been selected to visually match the brick used on the historic structure. And a vertical brick structure on Vance, which will feature signage for the building, echoes the smokestack of the site's former building. Applicant David Lewis and Sean Jeong was present to make brief comments and answer questions. Board members were concerned about the overall look of the building fitting in the Warehouse District. Board members would like to see more use of brick and a boxier look, also questioned the balcony placement and size. After a lengthy board discussion, Mike Hammond made the motion to table the vote and applicant return with a redesign. Colin McDoniel seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

IV. Adjournment

Seeing no further business, the meeting was adjourned.