



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

Wednesday, August 2, 2023
4:00 PM

Board Members Present: Michelle Ye, Victoria Young, Mike Hammond, Mario Walker, Sophorn Olsen, Blair Perry, and Brett Ragsdale

Board Members Absent: Aaron Campbell, and Michael Winter

DMC Staff Present: Paul Young, Christine Taylor, Brett Roler, Penelope Huston, Sara Barrera, Tori Haliburton, Lawrence Green, and Lauren Bermudez

Guests: Vivian Ekstrom, Neil Strebig, Tahira Abdul-Malik, Yaveda Nesby, Razan Hadidi, Billy Irby, and Member of the Public

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

Chair Michelle Ye called the meeting to order at 4:08 PM Christine Taylor called roll to confirm quorum. After quorum was confirmed, Chair Michelle Ye reviewed the meeting process and protocols. Chair Michelle Ye called for approval of July 12, 2023, minutes. Sophorn Olsen made a motion to approve the meeting minutes as submitted. Blair Perry seconded the motion, which after roll call vote passed unanimously.

III. Current Applications:

DRB #23-59 954 Jackson Avenue

Sara Barrera presented the DRB application for exterior renovation for property located at 954 Jackson Avenue. The project then received conditional approval at the November 2, 2023, DRB Board Meeting. Now, it is coming back to the DRB board because there are substantial changes to the design schedule. The subject property is a single-story commercial building located on the north side of Jackson Avenue in the Smokey City neighborhood, with street frontage on Jackson Avenue and Hastings Street. The applicant will be renovating the interior and exterior as part of their efforts to make it a breakfast spot, Memphis Toast. This will be the first project of its kind in the neighborhood. While there are other food businesses along Jackson Avenue, they are long established local food spots. Of the previously approved scope of work, the deviations and substantial changes include the following: The pergola canopy is enclosed leading to significantly less transparency. An artful massing of cedar planks has been adhered to the pergola support beams. Staff has recommended a compromised wherein some of the planks are removed to increase transparency. The openings will continue to be covered with mesh to keep out bugs. Additionally, the planks around the roofline will be blended better. The planters were not built up from concrete to create a buffer between the sidewalk and the pergola. Wood planters were built and placed along the building's eastern side. Then, the pergola edge was built flush to the sidewalk on the southern side. Staff has recommended

removing the wood planters that invite odd activity and instead installing hanging planters around the roofline of the pergola's roofline. The planters will add softness and visual interest while staying out of arms reach. The proposed mural location will be moved from the eastern wall facing the pergola interior to the western wall facing Hastings Street. This will allow for more visibility; it is an improvement. The applicant team agrees with staff recommendations. Applicant Yaveda Nesby was present to make brief comments and answer any questions. After board discussion, Sophorn Olsen made a motion to approve the application as submitted, Blair Perry seconded the motion, which after roll call vote passed unanimously.

(NOTE: Board member Mario Walker recused himself from the vote)

DRB #23-47 792 North Claybrook– Miraaj Academy

Sara Barrera presented the DRB application for exterior renovations for property located at 792 North Claybrook. The subject property is a two-story building on the corner of North Claybrook Street and Keel Avenue. The Midtown Mosque, headquartered down the street on Jackson Avenue, is establishing Miraaj Academy at this location. The building will have classrooms and some temporary boarding for seasonal programming to nurture young adults in community engagement. They have completed interior renovations and are seeking assistance with the exterior improvements. The scope of work includes improvements approved for the Exterior Improvement Grant (EIG), the matching portion required by the grant, and additional investments by Miraaj Academy. On the perimeter of the site, a 5-ft fence will be shortened to be three (3) feet along the property line abutting the street—approximately 120 feet of perimeter length. Repairs to the fence will be made as needed. Within the fence, fresh sod will be installed on the lawn. At the entrances on each building side, new canopies will be installed with a 1:4 pitch. The canopy with the largest footprint will be part of a robust back porch. Around the building, flowerbeds will be installed. This will be done to match the existing concrete landing pads for the entrances. Within these flowerbeds several shrubby plants will be included. The exterior masonry will be pressure washed and masonry repair will be conducted as needed. The concrete pads at the entrances will be power washed and cleaned as necessary. The wooden trim work will be repainted. In later phases of the project, in Spring 2024, the landscaping in the back yard will be started. It will add outdoor amenities and seating areas for the activities hosted in the building. Their amenities will include a paved area with lounge chairs, outdoor grill, and outdoor dining. This phase will be later and is not funded by the grant Applicant Tahira Abdul-Malik was present to answer questions. After board discussion, Sophorn Olsen made a motion to approve the application as submitted, with the condition that the applicant return for approval of signage, lighting, and landscaping. Victoria Young seconded the motion, which after roll call vote passed unanimously.

IV. Adjournment

Seeing no further business, the meeting was adjourned.