



MINUTES OF THE DESIGN REVIEW BOARD (DRB)

Wednesday, February 3, 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, and Michelle Ye

Board Members Absent: Deni Reilly, and Colin McDoniel

DMC Staff Present: Ray Brown, Brett Roler, Christine Taylor, Penelope Huston, Penelope Springer, Katie Flynn, Abe Lueders, Jaske Goff, Debra Streeter, Lauren Crabtree and Kaeyla Willis

Guests: Jayme Stokes, Stephen Edwards, Anton Mack, Corrinne Kennedy, Holly Fulkerson, Jimmie Tucker, Mario Oliver, Mike Todd, Valentina Cochran, Bruce Littman, Tre Yancey, Tamara Redburn, Hitesh Patel, Onjelica Harris, and Naseem Keshmirian, Virginia McLean, John Colvett Member of Public.

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

Joyce Selina Love called the meeting to order at 4:04 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 December 2, 2020 minutes. Michelle Ye made a motion to approve the minutes from the December 2, 2020 DRB meeting as submitted. Mike Hammond seconded the motion, which after roll call passed unanimously.

III. Current Applications:

DRB #21-8 380 Beale Street

Abe Lueders presented the DRB application for new construction for property located at 380 Beale Street. The applicant plans on constructing a boutique hotel with 145 guest rooms, a rooftop bar, and space for retail on the ground floor. Applicant Hitesh Patel was present to

answer questions and made brief comments. 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 #20-44R1 Cossitt Library

Abe Lueders presented the DRB application for signage for property located at 33 South Front Street. The proposed sign is a double-sided aluminum monument sign measuring a total of 55 in. (h) by 75 in. (w), with a depth of six inches. After board discussion, Michelle Ye made the motion to approve the application as submitted, Rod DeBerry seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

DRB #20-6 Flats at Overton Square

Abe Lueders presented the DRB application for lighting for property located at 45 Diana Street. The goal of the submitted lighting scheme is to highlight the architecture of the building. Architectural lighting will primarily be provided by LED strip lights. Additional exterior lighting will include ground lights that highlight the landscaping. Valentina Cochran (Arch Inc) was present to answer questions. After board discussion, Rod DeBerry made the motion to conditionally approve the application as submitted, applicant will review installing tenant controlled patio lights and connecting top lighting, Mike Hammond seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

DRB #21-7 46 Keel Avenue (Conwood)

Abe Lueders presented the DRB application for signage for property located at 46 Keel Avenue. The lighting plan for the Conwood includes significant streetscape lighting along the building's Front Street façade, as well as lighting for the complex's internal courtyards and access points. Tre Yancey and Tamara Redburn (Fleming Architects) were present to answer questions and made brief comments. After board discussion, Michelle Ye made the motion to approve the application as submitted, Rod DeBerry seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed. (NOTE: Board member Mike Hammond recused himself from the vote)

DRB #21-9 343 Madison Avenue

Abe Lueders presented the DRB application for public art & signage for property located at 343 Madison Avenue. The proposed art and signage consist of graphic elements painted on the building. Applicant Mike Tod was present to answer questions. After board discussion, Mike Hammond made the motion to approve the application as submitted, Michelle Ye seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

DRB #21-5 151 Vance Avenue

Abe Lueders presented the DRB application for exterior renovation for property located at 151 Vance Avenue. The changes funded by the South City Good Neighbor Grant include renovations to the north, south and west facades. The scope of work includes pressure washing, tuck-point

work and sealing the brick exterior with historic masonry sealer. The western façade will be painted along with the window frames, gutter spouts, and light canopies. The existing windows and front door entry system will be replaced, and a new metal canopy will be installed above the entrance. Mario Oliver (Self Tucker) and applicant Anton Mack was present to answer questions from board members. After board discussion, Michelle Ye 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.

IV. Adjournment

Seeing no further business, the meeting was adjourned.