



MINUTES OF THE DESIGN REVIEW BOARD (DRB)

Wednesday, February 1, 2022
4:00 PM

Board Members Present: Michelle Ye, Victoria Young, Mario Walker, Aaron Campbell, Sophorn Olsen, Blair Perry, and Michael Winter

Board Members Absent: Mike Hammond, and Brett Ragsdale

DMC Staff Present: Christine Taylor, Brett Roler, Sara Barrera, Abe Lueders, Lauren Bermudez, Penelope Springer, Penelope Huston, Tori Haliburton, Halle Novarese, and Lawrence Green

Guests: James Stokes, Ryan Morris (UrbanARCH), Megan Klein, Neil Strebis (Daily Memphian), and Member of the Public

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

Chair Michelle Ye called the meeting to order at 4:04 PM Christine Taylor called roll to confirm quorum. After quorum was confirmed, Chair Michelle Ye explained the meeting process and meeting protocols. Chair Michelle Ye called for approval of December 7, 2022, minutes. Mario Walker made a motion to approve the meeting minutes as submitted. Victoria Young seconded the motion, which after roll call vote passed unanimously.

III. Current Applications:

DRB #23-01 338 South Main Street

Sara Barrera presented the DRB application for exterior renovation for property located at 338 South Main Street. The subject property is a 2-story commercial building in the South Main Street Historic District. The design of the exterior improvements and the addition will follow Memphis Landmarks Commission guidelines. The exterior brick walls of the building will receive masonry repairs prior to painting. An unused door opening facing Vance Avenue will be filled and its concrete stoop will be demolished. An adjacent door will be replaced, a new concrete stoop will be poured, and a railing will be added. Currently, half the building is painted red to match the brick. A cohesive look will be achieved by painting all exterior walls a charcoal color (SW 6237 – Dark Knight). The decorative bands and other trimmings will be painted gray (SW 6235 – Foggy Day) to maintain differentiation. Along Vance Avenue, the square windows on Level 1 will be replaced, the cracked sidewalk will also be replaced using the Sidewalk Repair Grant. The project will also include landscaping, lighting, and sidewalk improvements that will enhance the pedestrian experience. On Vance Avenue, permanent planters with a wood composite exterior will be constructed and attached to the northern exterior wall with tapcon screws. The residential addition on the upper level will be placed toward the rear at an approximately 21-foot setback. And the structure roof line will be sloped

downward to maintain clean sight lines from South Main Street. Landscaping on the roof will also be added but recessed from the front façade. Applicant representative, Applicant Megan Klein, and architect Ryan Morris (UrbanARCH) was present to answer questions regarding building infill, mosaic columns, planters, and paint color. After board discussion, Aaron Campbell made the motion to approve the application as submitted, Victoria Young seconded the motion. After roll call vote, the motion passed unanimously.

Before adjourning, board member Michael Winter complimented owners and architects on the design.

IV. Adjournment

Seeing no further business, the meeting was adjourned.