



MINUTES OF THE DESIGN REVIEW BOARD (DRB)

Wednesday, February 7, 2024
4:00 PM

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

Board Members Absent:

DMC Staff Present: Chandell Ryan, Christine Taylor, Brett Roler, Sara Barrera, Brian Mykulyn, Tori Haliburton, Lawrence Green, and Halle Novarese

Guests: Stephen MacLeod, Wendy Guzman, Sophia Surrent, Zeke Sansing, Donald Reeves. John Halford, Matthew Hudgins, Sam Patel, Stephnie Wade, Kenneth Worles, and Member of the Public

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

Chair Michelle Ye called the meeting to order at 4:01 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 January 10, 2024, minutes. Aaron Campbell made a motion to approve the meeting minutes as submitted, Mario Walker seconded the motion, which after roll call vote passed unanimously.

III. Current Applications:

DRB #24-05 46 North BB King Blvd.

Sara Barrera presented the DRB application for renovations for property located at 46 North BB King Blvd (The Dermon Building). The subject property is the historic Dermon Building and two adjacent parcels to the east located on the northeast corner of B.B. King Blvd and Court Avenue. Built in 1925, it has unique brown brick and ornate yellow, green, and white terra cotta detailing. The 10-story building is individually listed on the National Register of Historic Places. The proposed project to renovate the building for use as a 159-key hotel with ground-floor commercial space would pay special attention to maintaining and restoring the historic features in pursuit of historic tax credits. Along with a complete exterior renovation, the façade will be refurbished, windows and doors will be replaced, and streetscape improvements along Court and B.B. King will be made. Additionally, the parcels to the east of the building will hold onsite parking. Applicant, John Halford was present to answer questions. After board discussion, Mike Hammond made a motion to approve the application as presented, with the condition the applicant will return later for signage approval. Aaron Campbell seconded the motion, which after roll call vote passed unanimously.

DRB #24-06 **325 Wagner Place**

Brian Mykulyn presented the DRB application for exterior renovations for property located at 325 Wagner Place. The subject property is a two-story commercial building located at the northwest corner of Vance Ave. and Wagner Pl. The building occupies approximately 12,700 square feet. The building was originally constructed in 1920, and initially operated as a flour mill and later as a printing shop. Currently, the western portion of the building (fronting the Mississippi River) operates as a small event venue, while the eastern portion of the building (fronting Wagner Pl) operates as a short-term rental (Air BnB). The space between the Air BnB and the event space is not currently in use, though the applicant intends to expand the event venue into this space. The exterior scope of work will include repair, lighting and new windows and openings that will increase the functionality of the building, while also improving its visual appearance. The scope of work includes cutting and installing new storefront doors, installing new windows, concrete restoration and new concrete pour, removal of existing steel security bars, lighting, and painting. Applicant, Zeke Sansing was present to answer questions. After board discussion, Aaron Campbell made a motion to approve the application as presented, with the condition the applicant will return to administrative approval for landscaping and final color of metal. Michael Winter seconded the motion, which after roll call vote passed unanimously.

IV. Adjournment

After closing remarks from Chandell Ryan, seeing no further business, the meeting was adjourned.