



## MINUTES OF THE DESIGN REVIEW BOARD

Wednesday, September 2, 2015  
4:00 PM

**Board Members Present:** Chairman Ray Brown, Mr. Carl Person, Mr. Bill Denton, Ms. Joyce Selina Love, Mr. Rod DeBerry, Mr. David Schuermann, Ms. Suhair Lauck, Ms. Rebecca Conrad, and Ms. Nancy Jane Baker

**DMC Staff Present:** Mr. Jaske Goff, Ms. Debra Streeter, Mr. Paul Morris, Mr. Larry Chan, and Mr. Brett Roler

**Guests:** Ms. Michelle Corbet, Mr. Roger Sigler, Mr. Tony Pellicciotti, Mr. Dan Oppenheimer, Ms. Kandi Williams, Ms. Katherine Delancey, Mr. James Stokes, Mr. Chase Carlisle, Mr. Mark Weaver, Ms. Janet Haltom, Mr. Thor Harland, Mr. Jay Lindy, Mr. Bob Lundy, Mr. Brian Bacchus, Mr. Billy Orgel, Ms. Virginia McLean.

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

Chairman Brown brought the meeting to order at 4:03 PM. Ms. Conrad made a motion to approve the minutes from the August 5, 2015 DRB meeting as prepared by staff. Mr. Schuermann seconded the motion, which passed unanimously.

### **III. Project Applications:**

#### **DRB #15-59 – One Beale, 245 & 263 Wagner Pl.**

Mr. Roler presented the staff report and recommendation to approve the new construction project known as One Beale with two standard conditions. Mr. Carlisle spoke on behalf of the project team and answered questions from the Board. Mr. Weaver provided additional technical details about the exterior cladding materials and parking structure design. Chairman Brown opened the meeting for public comment. No one from the public wished to speak about the project. The Board had an extended discussion and asked follow-up questions about the parking garage access, pedestrian ramp system, and public access through the site to the Bluffwalk and nearby trolley stop. Seeing no further questions, Mr. Schuermann made a motion to approve the application with the following conditions as recommended by staff:

1. The applicant must submit detailed plans for public art, architectural lighting, and any exterior signage for DRB review and approval prior to start of new construction.
2. Any substantive change to the scope of work, overall site plan, or exterior design must be approved by the Design Review Board.

Ms. Lauck seconded the motion, which passed unanimously.

**DRB #15-60 – Tennessee Brewery, 495 Tennessee Street.**

Mr. Roler presented the staff report and recommendation to approve the adaptive reuse of the historic brewery building and the new construction of the adjacent Wash House apartment building on the parcel located at 495 Tennessee Street. Mr. Orgel and Mr. Pellicciotti spoke on behalf of the project and answered questions from the Board.

Chairman Brown opened the floor for public comment. Ms. McLean stated that while she was in support of the project, she had questions about potential encroachment into the public right-of-way and any impact on access to Butler Park. Mr. Orgel addresses the question and reiterated that the project will actually improve public access through the rear alley and that the overgrown vegetation along the Butler Park pedestrian connection will be cleaned up. Chairman Brown requested that the applicant provide final site plans showing the alley on the west side of the building and public access for administrative review. Mr. Orgel agreed to provide the information to staff.

Ms. Love made a motion to approve the project with the following conditions as recommended by staff:

1. The applicant must submit detailed plans for public art, architectural lighting, and any exterior signage for DRB review and approval prior to start of new construction.
2. Any substantive change to the scope of work, overall site plan, or exterior design must be approved by the Design Review Board.

Mr. Person seconded the motion, which passed unanimously.

Seeing no further business, the meeting was adjourned at approximately 4:55 PM.