



MINUTES OF THE DESIGN REVIEW BOARD (DRB)

Wednesday, November 2, 2022
4:00 PM

Board Members Present: Michelle Ye, Deni Reilly, Mario Walker, Mike Hammond, Brett Ragsdale, and Roderick DeBerry

Board Members Absent: Joyce Selina Love, and Colin McDoniel

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

Guests: James Stokes, Kate Good, Michael Salazar, Floyd Worsley, Sr., Kay W., Matthew Hudgins, Sanford Steinberg, Yaveda Nesby, John Halford, Praveen Reddy, and Member of the Public

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

Vice Chair Michelle Ye called the meeting to order at 4:07 PM. Christine Taylor called roll to confirm quorum. After quorum was confirmed, Vice Chair Michelle Ye explained the meeting process and meeting protocols. Vice Chair Michelle Ye called for approval of October 5, 2022, minutes. Rod DeBerry made a motion to approve the meeting minutes as submitted. Mario Walker seconded the motion, which after roll call passed unanimously.

III. Current Applications:

DRB #22-59 954 Jackson Avenue

Sara Barrera presented the DRB application for exterior renovation for property located at 954 Jackson Avenue. The subject property is a single-story commercial building located on the north side of Jackson Avenue in the Smokey City neighborhood. So, there is street frontage on Jackson Avenue and Hastings Street. The applicant will be renovating the space and is in communication with a restaurant tenant. To complement the interior renovation, a robust exterior improvement schedule is planned. The exterior improvements will not only provide enjoyable outdoor seating space and improve access for patrons but also improve the appearance of the neighborhood. The building is a unique configuration that includes a brick addition on the southwest corner. The enclosed area that is created beside this addition will be developed into an outdoor dining space. The landscaping will include low maintenance, long-blooming vegetation. Shade will be provided with the addition of a pergola. Applicant Yaveda Nesby was present to answer any questions. After board discussion, Mike Hammond made the motion to approve the application as submitted, with the condition that administrative applications be submitted for the mural and landscaping. Deni Reilly seconded the motion. Christine Taylor called roll for approval; the motion passed unanimously.

(NOTE: Marion Walker recused himself from the vote)

DRB #22-58 24 South Main Street

Sara Barrera presented the DRB application for exterior renovation for property located at 24 South Main Street. The proposed project is the renovation of 24 S. Main, a historic three-story building on the Main Street Mall. The proposed exterior renovation will restore the building’s significant architectural features, when possible, while incorporating compatible contemporary features when restoration is infeasible. The second and third floor windows on the Main Street façade were originally capped with three projecting courses of masonry, forming arching “eyebrows.” New operable windows will be installed on the upper floors, with muntin patterns that match the historic windows on the second floor. On the ground-floor, a contemporary aluminum storefront system with a clerestory will be installed. The storefront will feature separate entrances for the commercial and residential portions of the building. On the east side of the building, facing November 6th Street, existing masonry will be cleaned and repaired. The applicant intends to strip the existing paint off the masonry but may repaint the masonry if the existing paint cannot be removed. Existing windows will be replaced by new operable windows with a muntin pattern matching those facing Main Street. New aluminum storefront doors will be installed on the ground floor, leading to the rear residential entrance and the commercial basement. Each entrance will be lit with wall mounted lighting fixtures. Applicant Pravenn Reddy, and Architect John Halford were present to answer questions. After board discussion, Deni Reilly made the motion to approve the application as submitted with the condition to return for approval of signage. Rod DeBerry seconded the motion. Christine Taylor called roll for approval; the motion passed unanimously.

DRB #22-57 785 Union Avenue (The Vic on Union)

Sara Barrera presented the DRB application for new construction for property located at 785 Union Avenue. The Vic on Union is a proposed multifamily development with 287 apartment units that the applicant plans to construct on a site previously occupied by an office supply store at 785 Union Avenue. In addition to five stories of residential units, the development will feature a seven-level parking structure facing Walnut, containing approximately 327 parking spaces. The proposed building is a five-story residential building built around a central courtyard space, with an attached seven-level parking garage on the building’s east side. The residential building will wrap around the northeast corner of the garage, reducing its visibility on the building’s Union façade. Amenity spaces for the building will be concentrated along the ground floor on Union, with large storefront windows providing visibility into the interior. The building will also step back slightly from the northwest corner of the lot, creating a small plaza near the location of a planned bus rapid transit stop. Applicants Kate Good and Micael Salazar were present to answer questions and make brief comments. After board discussion, Deni Reilly made the motion to approve the application as submitted with the condition to return for approval of signage, landscaping, lighting, and the final screening plan for the garage. Mario Walker seconded the motion. Christine Taylor called roll for approval; the motion passed unanimously.

(NOTE: Mike Hammond recused himself from the vote)

IV. Adjournment

Seeing no further business, the meeting was adjourned.