



**MINUTES OF THE
DESIGN REVIEW BOARD (DRB)**

Wednesday, November 1, 2023
4:00 PM

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

Board Members Absent: Mario Walker

DMC Staff Present: Paul Young, Christine Taylor, Brett Roler, Penelope Huston, Sara Barrera, Tori Haliburton, Lawrence Green, and Lauren Bermudez

Guests: James Stokes, Neil Strebig, J.T. Malasri, Andre Jones, and Member of the Public

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

Chair Michelle Ye called the meeting to order at 4:03 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 September 6, 2023, minutes. Aaron Campbell made a motion to approve the meeting minutes as submitted. Michael Winter seconded the motion, which after roll call vote passed.

III. Current Applications:

DRB #23-68 272 South Main Street

Brian Mykulyn presented the DRB application for a new sign for property located at 272 South Main Street. The subject property is the historic Hotel Chisca, located at the southeast corner of South Main St. and Dr. Martin Luther King Jr. Ave. The site is located within the Central Business Improvement District (CBID) and the South Main/Warehouse Sub-district for purposes of the CBID Sign Code. DRB review is required for this project because the proposed sign deviates from the Sign Code. There is currently a rooftop sign at the subject parcel. This sign reads “LYFE KITCHEN,” and was previously approved at the August 2015 DRB meeting. The proposed sign would replace this existing sign and read “THE CHISCA.” Installation of two (2) new internally illuminated sets of channel letters on both sides of an existing metal framework on the roof of the subject parcel facing north and south. The channel letter bodies, returns and trim caps will be constructed of aluminum and read “THE CHISCA”. The letter faces will be acrylic and vinyl with multicolored LEDs illuminating the faces. The applicant was present to answer questions. After an extensive board discussion, Michael Winter made a motion to approve the application modification with conditions the painting of the brick, and applicant will return for administrative approval of landscaping, Aaron Campbell seconded the motion, which after roll call vote passed unanimously.

DRB #23-71 164 Keel Avenue & 701 Third Street

Brett Roler presented the DRB application for new construction for property located at 164 Keel Avenue & 701 Third Street. The subject property consists of two adjacent residential lots in the Uptown neighborhood. The 0.23-acre site is located on the north side of Keel Avenue, in the block between Lyceum Lane and North Third Street and about 1 block south of Chelsea Avenue. The plan is to build four new residential units in the model of “missing middle” housing. This approach to building new housing seeks to fill the gaps in established neighborhoods with smaller scale housing units and building typologies that more closely reflect what was traditionally built in the core city. DRB review is required for this project because it received approval of a \$300,000 Development Loan at the August 16, 2023, CCDC Board Meeting. the applicant is proposing a total of four cottage-style residential buildings. Two of the buildings will be 1- bedroom units and two of the buildings will be 2-bedroom units. All four buildings will be market-rate rental housing. The floorplans and exterior elevations for each new structure borrow heavily from the traditional neighborhood vernacular seen historically in Uptown and more recently in the Malone Park Commons development. A two-story (2 BR) cottage will front Keel Avenue to the south and follow a 10 ft. build-to line to follow the development pattern seen within this residential block. A smaller one-story (1 BR) cottage will be located behind the larger cottage. Both cottages will feature front porches and surface parking on a driveway to the north and east. A second two-story (2 BR) cottage will front N. Third Street to the east. A smaller one-story (1 BR) cottage will be located to the rear of the larger cottage. Both cottages will feature front porches. Surface parking will be provided on a driveway with access from public alleys to the north and from the west. Each of the four planned cottages will be similar in design and feature cementitious siding as the primary exterior cladding material. Applicants Andre Jones and J.T. Malasri were present for brief comments and to answer questions. After board discussion, Aaron Campbell made a motion to approve the application as submitted, with the condition that the finishing slab is 19 inches. Michael Winter seconded the motion, which after roll call vote passed unanimously.

IV. Adjournment

Before closing, at the request of Mike Hammond the board members were updated on the sign guidelines. Brett Roler stated that the board would meet soon to review the draft and must approve and adopt the updates. The goal is to make the document user friendly for everyone.

Seeing no further business, the meeting was adjourned.