



MINUTES OF THE DESIGN REVIEW BOARD (DRB)

Wednesday, October 5, 2022
4:00 PM

Board Members Present: Joyce Selina Love, Michelle Ye, Colin McDoniel, Deni Reilly, and Roderick DeBerry

Board Members Absent: Mario Walker, Mike Hammond, Brett Ragsdale, and Shelia Urevbu

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, Jayme Stokes, Stephanie Wade, Tim Redden, Patrick Reilly, Jeremy Ellis, Jamey McFadden, Parker Sitton, Neil Strebig (Daily Memphian), and Member of the Public

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

Chair Joyce Selina Love called the meeting to order at 4:02 PM. Christine Taylor called roll to confirm quorum. After quorum was confirmed, Chair Joyce Selina Love explained the meeting process and meeting protocols. Chair Joyce Selina Love called for approval of September 7, 2022, minutes. Colin McDoniel made a motion to approve the minutes from the September 7, 2022, DRB meeting as submitted. Rod DeBerry seconded the motion, which after roll call passed unanimously.

III. Current Applications:

DRB #22-51 106-110 Harbor Town Square (Cocoza)

Sara Barrera presented the DRB application for exterior renovation and signage for property located at 106-110 Harbor Town Square. The applicant has begun a complete interior renovation to create a lush and upscale design. To extend this design outside, the applicant has developed a comprehensive and comfortable outdoor dining area. To prepare the façade of the building for the installation of an outdoor dining area, select millwork will be repaired. Then, the stucco wall will be painted a dark green along with the frame and roof of the tin roof structure. To accent this, the doors, door casings, and window casings will be painted black. The cornice and decorative band will remain a beige color. The tin roof is over the principle entrance. With a projection a little over 10 feet, it will enclose and shelter the majority of the outdoor dining space. It will also hold three outdoor fans and the festoon lights that will illuminate the area. Next to this, the existing awning with a 6-foot projection will be re-covered with a striped green fabric. The outdoor furniture will be composed of round metal tables and slim profile chairs arranged in pairs. To accent the area, terracotta colored round planters ranging in size from 21.5 in. to 13.75 in. will be placed in trios. Large custom box planters made of paintable resin will enclose the area and create a buffer between the existing on-street

parking and the outdoor dining area. They will be painted SW Hunt Club in high gloss and “Cocozza” lettering will be applied. A large lighted sign will be mounted over the primary entrance. Applicants, Deni & Patrick Reilly were available to make brief comments and answer questions regarding, signage on planters and pedestrian walkway. After board discussion, Michelle Ye made the motion to approve the application as submitted. Colin McDoniel seconded the motion. Christine Taylor called roll for approval; the motion passed unanimously. *(NOTE: Deni Reilly recused herself from vote)*

DRB #22-48 440 Monroe Avenue (University Lofts)

Sara Barrera presented the DRB application for new construction for property located at 440 Monroe Avenue. After demolishing 440 Monroe (Holliday Events and Flowers) and 16 Monroe (a vacant warehouse), the applicant will construct a new podium-style multifamily building with 89 parking spaces on the ground floor, and 105 apartment units on the three floors above. The total square feet for this new construction is just over 58,000 sq. ft. The average furnished apartment unit will be approximately 400 sq. ft. and include utilities and WIFI. There will also be resident common spaces on each floor with a balcony that overlooks the Ravine. University Lofts is a podium-style building with three residential stories above a garage. The L-shaped building is situated on a site with frontage on South Lauderdale Street and Monroe Avenue and abuts a corner building. A wall screens the ground floor parking from the street. The expanse of the wall is broken up with five brick veneer columns with small insets between them. The applicant intends to install art by local artists. The options are to have large panels hung or to commission wall murals to fill the expanse. Landscaping lines this section of the building. Trees within tree grates line the sidewalk providing shade and additional visual interest for pedestrians. Applicant, Parker Sitton was present for brief comments and to answer questions regarding parking, landscaping, art, and signage. After board discussion, Michelle Ye made the motion to approve the application as submitted with the condition to return for approval of lighting, landscaping, public art, and signage. Rod DeBerry seconded the motion. Christine Taylor called roll for approval; the motion passed unanimously.

IV. Adjournment

Seeing no further business, the meeting was adjourned.