



MINUTES OF THE DESIGN REVIEW BOARD (DRB)

Wednesday, September 9, 2026
4:00 PM

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

Board Members Absent: Mario Walker

DMC Staff Present: Chandell Ryan, Christine Taylor, Coleman Armes, Tori Haliburton, Brian Mykulyn, Morgan Shaw, Milton Howery, Penelope Rambin, Robert Montgomery, and Sara Barrera.

Guests: Carlos Fifer, Daniel Szymanek, Ryan Morris, Brittney Bethel, Bill Ganus, and Member of Public.

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

Before beginning the meeting, DMC President, Chandell Ryan announced that the new DRB Chair Sophorn Olsen, today is her first meeting and she also thanked outgoing Chair Michelle Ye for her service as board Chair. Chair Sophorn Olsen called the meeting to order at 4:03 PM. Before proceeding, the start of the meeting was repeated for online attendees because the sound was muted. Christine Taylor called Roll to confirm the quorum. After the quorum was confirmed, Chair Sophorn Olsen reviewed the meeting process and protocols. Chair Sophorn Olsen called for approval of August 5, 2026, minutes. Michael Winter made a motion to approve the meeting minutes. Mike Hammond seconded the motion, after the roll call vote motion passed unanimously.

III. Old Business:

DRB #26-50 238-242 Poplar Avenue (Revised)

Tori Haliburton presented the returning DRB application for 238-242 Poplar Avenue. The application was presented last month and has returned for approval of an alternate paint color. The property is a two-story commercial space constructed circa 1915 and located in the Downtown Core directly across from the 201 Poplar criminal court complex. The building contains approximately 9,239 square feet and is currently utilized as bail bond and law offices. customers will be provided with a safe, well-lit and freshly painted space and parking lot. The improvements include repairing damaged trim, wood weather stripping and tuck pointing to the building, exterior painting of the building, sidewalk repair, new driveway entrance, new iron fencing for the parking lot, painting of parking area strips, and wayfinding for designated parking. The applicant has agreed to paint the brick and leave historic features unpainted such as the brick inlay, cast stone, and precast coping. The applicant, Carlos Pfifer, was present to answer questions. After Board discussion; Michelle Ye made a motion to approve the

application, Mike Hammond seconded the motion, which after the roll call the vote was passed. *(NOTE: Board member Michael Winter voted NO)*

IV. New Applications:

DRB #26-54 409 South Main Street

Coleman Armes presented the DRB application for 409 South Main Street for exterior renovation. The subject property is located on the southwest corner of S. Main Street and Huling Avenue. Constructed circa 1910, the historic structure most recently housed an event space on the third floor and the Puck Food Hall on the ground floor. After the building fell into vacancy, the current applicant purchased the property and now plans to reactivate the entire building for commercial use. The project involves repairing broken glass on some of the exterior windows, replacing rotten wood frames, along with the replacement of 20 exterior, vinyl, double paned windows, with simulated double hung mullions on the second and third floor of the north side of property. The old canopy on the north building elevation above the loading dock/outdoor patio will be replaced with a new PAC-CLAD graphite metal canopy. Four new under canopy LED lighting fixtures that are each four feet in length with a black finish and 3,000k will be installed as well. There will also be an ADA concrete ramp installed on the east entrance and new iron ore railings installed along the loading dock/outdoor patio on the north side of the building and along the ADA ramp on the east entrance. The applicant was present to answer questions. After Board discussion; Michael Winter made a motion to approve the application as presented. Mario Walker seconded the motion, which after the roll call the vote was passed.

(NOTE: Sophorn Olsen recused from vote)

DRB #26-55 767 Kentucky Street

Coleman Armes presented the DRB application for 64 South Front Street for new construction. The proposed development is set on a vacant lot on the southern end of Downtown. The lot is bordered at the northeast corner by Kentucky Street to the east and the BNSF railroad to the north. The roughly three-quarter acre parcel will consist of six four-plex residential units and one duplex residential unit. All units will be market-rate. UrbanARCH is the architect for the project. Directly south of the railroad will be the first three fourplexes, each 2,800 GSF. Just south of that will be two more 2800 GSF fourplexes on the west and in the middle and then one 1660 GSF duplex on the east end next to Kentucky Street. Just south of that is a parking lot row with 11 nine-foot parking spaces and another row to the south with ten nine-foot parking spaces with vehicular access from the west side. There will also be five more parking spaces on Kentucky Street for a total of 26 spaces. On the southernmost row there will be one 2,624 GSF fourplex in the western corner.

Each of the 26 residential apartments will have fiberglass windows on all sides of various sizes. Each apartment will also have a uniquely slated asphalt shingle roof with a birchwood color. The south and north courtyard elevations will have fiber cement panels painted with a Sherwin Williams Truepenny color. Each courtyard elevation facing apartment will also have an attached porch with a black powder coat mesh railing and a TruStile Tru & Modern light

grey, plank door. The non-courtyard elevations will have standing seam smooth metal panels standing on the second floor and corrugated metal panels on the first floor.

The property will also have native trees and shrubs placed throughout along with exterior areas bordered by a retaining wall with pipe railing attached. Lastly, a variety of Luminis LED light fixtures will be installed. Clermont Pole Mount lights will be installed along the Kentucky Street sidewalk path and in the parking lot. Clermont Bollard lights will be along the interior walkways, and Clermont Wall lights will be attached to the sides of the buildings. The applicants were present to answer questions. After Board discussion; Mike Hammond made a motion to approve the application as presented with condition to return for approval of signage and landscaping and to also address the east elevation, which will be reviewed by board chair. Victoria Robinson seconded the motion, which after the roll call the vote was passed.

V. Officer Elections

Chandell Ryan presented DRB Officer Elections. Michael Winter was nominated by Mike Hammond to serve as Vice Chair, and Aaron Campbell was nominated by Mario Walker to serve as secretary. Michelle Ye made a motion to approve the slate of officers as presented. Mike Hammond seconded the motion, which after the roll call the vote was passed.

VI. Adjournment

Seeing no further business, the meeting was adjourned.