



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

Wednesday, June 2, 2021
4:00 PM

Board Members Present: Joyce Selina Love, Roderick DeBerry, Mike Hammond, Brett Ragsdale, Deni Reilly, and Michelle Ye

Board Members Absent: Colin McDoniel

DMC Staff Present: Paul Young, Brett Roler, Christine Taylor, Penelope Huston, Penelope Springer, Katie Flynn, Abe Lueders, Debra Streeter, and Lauren Bermudez

Guests: Aaron Dimas, Adam Slovis, Anthony DiNolfo, Corrinne Kennedy, James Stokes, Jason Bolton, Jayme Stokes, Robert Baddour, Don Reeves, Tom Bailey, Chris Shepherd, Charles Shipp, and John Halford

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

Joyce Selina Love called the meeting to order at 4:01 PM Christine Taylor called roll for attending board members. After quorum was confirmed, Chairman Love explained the meeting process and meeting protocols. Chairman Love called for approval of May 5, 2021 minutes. Michelle Ye made a motion to approve the minutes from the May 5, 2021 DRB meeting as submitted. Mike Hammond seconded the motion, which after roll call passed unanimously.

III. Current Applications:

DRB #21-36 413 Monroe Avenue

Katie Flynn presented the DRB application for exterior improvements for property located at 413 Monroe Avenue. The applicant is proposing exterior improvements to the façade along Monroe, the eastern facing façade, and the paved drive to the east of the building. The applicant will be renovating the second floor apartment and the interior storefront space, separate from this application. The exterior improvements will greatly impact the pedestrian experience with fresh paint, new windows, a new overhead door, a new entrance, new awnings, new exterior lighting, sidewalk repairs, and added landscaping. After board discussion, Rod DeBerry made the motion to approve the application as submitted, Mike Hammond seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

DRB #21-37 135 South Main Street

Katie Flynn presented the DRB application for exterior improvements for property located at 135 South Main Street. The applicant plans to use the EIG grant to install a high-quality frame and awning to cover the existing patio. The awning will be treated as a permanent improvement and is rated for a 10-year minimum useful life. The royal blue fabric will match the existing blue

storefront detail and theme of the business. The existing strung lights will remain, as well as the existing trees. After board discussion, Mike Hammond made the motion to approve the application as submitted, Rod DeBerry seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

DRB #21-30 99-105 South Front Street

Abe Lueders presented the DRB application for exterior lighting for property located at 99-105 South Front Street. The DRB approved the exterior renovation plans for 99 – 105 S. Front at its April 1, 2020 meeting. This approval was conditioned on later approvals for signage and exterior lighting. The current application under consideration is for the exterior lighting portion of the 99 – 105 S. Front project. Custom light fixtures designed to replicate original lamps will be placed on either side of 99 S. Front’s primary doors facing Front Street. A linear LED downlight will also be placed above this doorway. Slim linear LED fixtures will provide architectural up lighting at three different points on 99 S. Front’s façade: the base of the first floor, the base of the fifth floor, and below existing engraved text on the building’s cornice. Linear LED downlights will also illuminate the two doorways on the façade of 105 S. Front. After board discussion, Michelle Ye made the motion to approve the application as submitted, with the condition that applicant will return for administrative approval. Rod DeBerry seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

DRB #20R1 386 South Main Street

Abe Lueders presented the DRB application for new construction for property located at 386 South Main Street. The building will include commercial space on the ground floor, topped with 30 apartments on the upper levels. The project was initially reviewed at the April 7, 2021 DRB meeting, but was not approved by the Board. The primary concern stated by the Board was the fact that the project had not yet received approval from the Memphis Landmarks Commission. Additional concerns included the building’s scale, and how the building related to the neighboring building at 390 S. Main. The 386 S. Main project has now received a Certificate of Appropriateness from the Memphis Landmarks Commission, and the applicant has submitted a revised application addressing some of the Board’s additional comments. The following are the primary alterations have been made to the original 386 S. Main application: The projection of the building’s west-facing balconies has been reduced from 48 in. to 36 in., The contrasting wood material has been removed from the balcony area, to reduce the visual impact of the upper floors. The second-floor windows have been revised so that the bottom of the windows align with the windows of 390 S. Main. A contrasting siding material between sets of windows has also been removed, to make the façade better blend with the surrounding buildings. The metal siding on floors 3 – 5 has been shifted back slightly from the plain of the brick on floors 1 – 2. The cement fiber board on the second floor of the building’s east side has been replaced with cement masonry siding. This cement masonry siding will also be used on the first and second floors of the north elevation of the building. The parapet height facing Main Street has been reduced by 12 in., and the parapet height facing Mulberry has been reduced by 42 in. The brick on floors 1 – 2 facing Main Street will be a lighter shade than the originally proposed material. The cement fiber board siding used on upper floors of the south, north, and east elevations well also be lighter in color than originally proposed. After board discussion, Rod DeBerry made the motion approve application as submitted, with the condition to return for signage and lighting approval. Michelle

Ye seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

IV. Adjournment

Seeing no further business, the meeting was adjourned.