



MINUTES OF THE DESIGN REVIEW BOARD (DRB)

Wednesday, April 1, 2020
4:00 PM

Due to the declarations of a State of Emergency by the President of the United States, the Governor of Tennessee, and the Mayor of Memphis relating to the COVID-19 Pandemic, the DRB has determined that it is necessary that the meeting be conducted by electronic or other means of communication in order to protect the health, safety and welfare of the public, DMC staff, and DRB applicants. This meeting of the DRB was held via Zoom virtual meeting. Board members participated by phone with all materials made available to them as well as the public in advance. Procedures were in place to identify all participants on the call including members of the public and allow for questions and public comment.

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

Board Members Absent: Sheila Urevbu

DMC Staff Present: Jennifer Oswalt, Brett Roler, Christine Taylor, Erik Stevenson, Penelope Springer, Abe Lueders, Penelope Huston, Jaske Goff, Katie Flynn and Debra Streeter

Guests: James Stokes, Johnathan Smith, Katie Hunt, Johnathan Tate, Andy Wenzel, Tony Pellicciotti, no other guests identified themselves.

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

Joyce Selina Love called the meeting to order at 4:01 PM Roderick DeBerry made a motion to approve the minutes from the March 4, 2020 DRB meeting as submitted. Deni Reilly seconded the motion, which passed unanimously. Joyce Selina Love explained the meeting process and asked attending guest if they would like to make comments to please fill out comment cards.

III. Current Applications:

DRB #20-23 99-105 South Front Street

Abe Lueders presented the DRB application for Exterior renovation for property located at 99-105 South Front Street. The subject property is a pair of adjacent buildings on Front Street. The proposed exterior renovations for 99 and 105 S. Front Street are focused on restoring the buildings' historic features and replacing elements in kind when necessary. The greatest exterior changes will take place on the less visible north and south elevations of the Oliver building. On the north side of the building, facing Barboro Alley, new windows will be installed in existing infilled openings, and additional windows will be installed in new openings. A portion of the Stewart building's interior will also be demolished to form a courtyard, providing additional natural light to both buildings. Applicant Johnathan Tate made brief comments about the project and answered board member questions, Applicant will return for approval of signage and

lightning. After board discussion Chairman loved called for public comment, hearing none, a motion for approval was called. Deni Reilly made the motion to approve the application as submitted, Michelle Ye seconded the motion, Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

DRB #20-22 145 Lt. George W. Lee Avenue

Abe Lueders presented the DRB application for landscaping and exterior lighting for FedEx, located at 145 Lt. George W. Lee Avenue. Proposed landscaping elements for the subject building are concentrated in three areas: the two corners on the south side of the building facing Dr. MLK Jr. Dr., and a large courtyard at the primary public entrance on Lt. George W. Lee Avenue. The largest landscaped area will be the courtyard outside the public entrance at the corner of George Lee and Second. The courtyard will feature a grid of contrasting concrete pavers, interspersed with shade trees planted in new tree grates. The proposed lighting for the project is designed to accent architectural features and provide for pedestrian safety and comfort. Applicant Johnathan Smith was available to answer board questions. Michelle Ye questioned applicant about size of the proposed trees being planted. Applicant agreed to verify appropriate size. After board discussion Chairman loved called for public comment, hearing none, a motion for approval was called. Board member Mike Hammond recused himself from voting on this project. Roderick DeBerry made the motion to approve the application as presented, Deni Reilly seconded the motion, Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

IV. Bylaw Change

Chairman Love updated the board on the review of the DRB bylaws. The Downtown Memphis Commission board is in the process of updating Bylaws for each of the DMC affiliated boards. The update to the DRB Bylaws includes an update of names and the clarification that the right to appeal is and always has been intended for the DRB applicant. Chairman Love called for discussion or comments from board member and public. Hearing none, Chairman Love proceeded to next agenda item.

IV. Diversity Report

Jaske Goff presented the 4th quarter Diversity Report.

IV. Adjournment

Chairman Love thanked the board members for their participation and called for a motion to adjourn the meeting. Mike Hammond made the motion to adjourn, Deni Reilly seconded the motion, Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

Seeing no further business, the meeting was adjourned.