



## MINUTES OF THE DESIGN REVIEW BOARD (DRB)

Wednesday, September 2, 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, Roderick DeBerry, Deni Reilly, Mike Hammond, Colin McDoniel and Michelle Ye

**Board Members Absent:** Brett Ragsdale

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

**Guests:** James Stokes, Chris Haskins, Tom Gattas, Anthony DiNolfo, Amelia Carkuff, John Mercer, Britt McDaniel, Gregory Lotz, Joel Lyons, Colby Mitchell, Seth Tucker, and a Member of the Public.

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

Joyce Selina Love called the meeting to order at 4:00 PM Christine Taylor called roll for board members, staff and guest. After quorum was confirmed, Chairman Love explained the meeting process and meeting protocols. Chairman Love called for approval of August 5, 2020 minutes. Michelle Ye made a motion to approve the minutes from the August 5, 2020 DRB meeting as submitted. Mike Hammond seconded the motion, which after roll call passed unanimously.

### **III. Current Applications:**

#### **DRB #20-52                    145 Lt. George W. Lee – Iron Tribe Fitness**

Abe Lueders presented the DRB application for signage for property located at 145 Lt. George W. Lee, Iron Tribe Fitness. The application is for exterior signage at the FedEx Logistics headquarters building at 145 Lt. George W. Lee, formerly the Gibson Guitar factory, located in the Beale Street district defined by the Downtown Sign Code. Specifically, the sign in question is tenant signage for Iron Tribe Fitness, a fitness business that plans to occupy a bay at the northwest corner of the building. Signage applications are typically approved administratively by staff. However, in this case, an exception from Downtown Sign Code standards is being

requested by the applicant. Applicant Chris Haskin was present to answer questions from board members. Roderick DeBerry 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 #20-53                      376 South Main Street**

Abe Lueders presented the DRB application for exterior renovation for property located at 376 South Main Street. The subject property is a 2-story historic commercial building (ca. 1910), which recently suffered significant damage when a vehicle collided with its façade. The applicant plans a full renovation of the building's exterior, including a new storefront. Applicants Joel Lyons and Colby Mitchell were present to answer questions from board members. Mike Hammond made the motion to approve the application as submitted, with the condition to return for signage approval. Deni Reilly seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

**DRB #20-54                      525 South Main Street**

Abe Lueders presented the DRB application for exterior renovation for property located at 525 South Main Street, Paper & Clay. The subject property is a 1-story commercial building (ca. 1913), which most recently housed a Harley-Davidson pop-up shop. Brit McDaniel, owner of local ceramics business Paper & Clay, plans to lease the building for use as a ceramics studio with a retail space on South Main. Exterior tenant improvements will include new exterior lighting, and painting. Applicant Brit McDaniel was present to answer any questions from board members. Deni Reilly 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 #20-55                      202-206 G.E. Patterson Avenue**

Katie Flynn presented the DRB application for exterior renovation for property located at 202-206 G.E. Patterson Avenue. The subject property is located on the north side of G.E. Patterson Ave., between S. 2nd St. and S. B.B. King St. The site contains a 5,550 square foot building divided into two (2) commercial spaces. The entire building's brick will be repaired with tuck-pointing/masonry and will be repainted with similar fresh blue paint. The southern and eastern façade windows and storefronts will be repaired and new metal awnings will be installed above the storefront windows and entryways. Solar panel lighting will be added to the awnings for additional exterior lighting. The sidewalks along G.E. Patterson Avenue and Hadden St. will be repaired and new landscaping will be added. The concrete ramps at each entrance to the building will be painted to add clear entrance designations. A new wooden fence will be built along the western boundary of the parking lot behind the building to screen parking from the adjacent vacant lot. A mural/art component is planned for the eastern façade and will be presented to the DRB Board separately at a later date. Applicant Tom Gattas was present to answer questions from board members. Deni Reilly made the motion to approve the application as submitted, with the condition that applicant will return for mural approval. Colin McDaniel seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

**DRB #20-56                      1 Dr. MLK Jr. Avenue -The Landing at One Beale Street**

Katie Flynn presented the DRB application for signage package & site improvements for property located at 1 Dr. MLK Jr. Avenue, The Landing at One Beale Street. There are five (5) signs in the sign application being considered: three (3) wall signs, one (1) canopy sign and one (1) directional sign. There is also one (1) site improvement to be considered, a waterfall feature along the pedestrian walkway. The site improvement proposed features a waterfall fountain along the pedestrian walkway. Applicant Gregory Lotz was present to answer any questions from board members. Mike Hammond 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 #20-57                      372 South Main Street**

Abe Lueders presented the DRB application for exterior renovation for property located at 372 South Main Street. The subject property is a 2-story commercial building (ca. 1905), which was most recently used as a woodworking studio. The current owner plans on converting the ground floor space into two retail bays, with the upper floor available for commercial leasing. Exterior changes will include a new storefront and windows, as well as masonry repair and other improvements. Applicant Anthony DiNolfo was present to answer any questions from board members. Mike Hammond made the motion to approve the application as submitted, with the condition to return for signage approval. Rod DeBerry seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

**DRB #20-59                      80 Virginia Avenue**

Abe Lueders presented the DRB application for building renovation for property located at 80 Virginia Avenue. The subject property is a vacant 3-story industrial building (ca. 1949). The owner plans to convert the building into a 24-unit multifamily residential building, with 1,000 sq. ft. of commercial space on the ground floor. Applicant Amelia Carkuff was present to answer any questions from board members. Michelle Ye made the motion to approve the application as submitted, Deni Reilly 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.