



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

Wednesday, September 1, 2021
4:00 PM

Board Members Present: (Virtual) Joyce Selina Love, Deni Reilly,
(In-Person) Roderick DeBerry, Mike Hammond, Brett Ragsdale, Colin McDoniel, and
Michelle Ye

Board Members Absent:

DMC Staff Present: Paul Young, Brett Roler, Christine Taylor, Penelope Huston, Katie Flynn,
Penelope Springer, Abe Lueders, Darnesha Cotton, Halle Novarese, and Lauren Bermudez

Guests: Joel Parker, James Stokes, Jason Jackson, John Lancaster (MATA), Juan Self (Self
Tucker), Rob Moore, Nichole Hall. Katie Hunt (LRK), Doug Carpenter (DCA), Mike Humes,
Rob Moore, Dezha McKoy-Overton, Jayme Stokes, Alex Turley, Susan Golden, Rafael Rico,
Karl Johnson (MATA), and Member of Public.

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

Joyce Selina Love called the meeting to order at 4:16 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 August 4, 2021 minutes.
Rod DeBerry made a motion to approve the minutes from the August 4, 2021 DRB meeting as
submitted. Michelle Ye seconded the motion, which after roll call passed unanimously.

III. Current Applications:

DRB #21-62 77, 81, 83, 85 South Front Street

Katie Flynn presented the DRB application for exterior renovation for property located at the
south west corner of Union Avenue and South Front Street. The project team will be providing
exterior upgrades that improve the aesthetics and preserve the historic integrity of the building.
The brick will be tuck-pointed and repaired along with the stucco. The deteriorating wood will
be replaced, the doors and windows will be replaced in like-kind. New high-quality awnings
will be installed with new signage and exterior lighting. The existing window A/C units will be
removed from the Front St. façade of the building and relocated. All exterior cables and wires
will be concealed. After board discussion, Mike Hammond made the motion to approve the
application as submitted, with the condition of additional submissions for lighting and a
revised design of the building's street-level façade on Beale. Mario Walker seconded the
motion. Christine Taylor called roll for approval from each attending board member, the
motion passed unanimously.

DRB #21-63 502 South Second Street

Katie Flynn presented the DRB application for exterior renovation for property located at 502 South Second, along historic Film Row, on the east side of South Second Street, between East Butler Avenue and G.E. Patterson Avenue. The applicant will be transforming the existing vacant building into a luxe jazz suite. The space was stripped of any previous decorative fixtures prior to the applicant's acquisition of the property. The improvements to the building include restoring the exterior masonry, cladding the exterior with new architectural panels, replacement of the doors and windows with a new metal-framed system, new exterior lighting, new signage, and planters. A second-story covered outdoor patio space will be added along with an aluminum railing for added visual interest and vibrancy. The bulk of the renovations will be occurring along the western and southern facades, with additional repairs along the rear (eastern façade). The space shares a wall with the northern parcel along the property line. All renovations will occur south of the property line. After board discussion, Michelle Ye 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 #21-68 **Orleans Station Retail**

Katie Flynn presented the DRB application for exterior renovation for property located at 694-704 Madison Avenue. The subject property is a one-story vacant retail building located on the north side of Madison Avenue between North Orleans Street and North Manassas Street. The former shopping strip once housed Trolley Stop Market, Spincult, C. Tatum's Signature Salon and Other Foods Kitchen (home to Benefizz and Dave's Bagels). The University of Tennessee Health Science Center (UTHSC) has engaged Henry Turley Company (HTC) and ComCap Partners to develop 10 acres as part of the UTHSC's Master Plan. Orleans Station Retail will bring restaurants, shops, and amenities to the area. The plaza on Madison, opposite Orleans Station Retail, will provide parking for customers. The project will adaptively re-use the existing one-story building with major improvements to the exterior façade. Select demo will add new, larger windows to the storefronts and new entrances for the individual retail spaces. New materials will be used to add interest along the southern and eastern façades, the primary pedestrian-facing facades. Additional features will be added to strengthen the pedestrian experience such as canopies, lighting, and greenery. After board discussion, Deni Reilly 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 #21-67 **Shoppers Garage Renovation**

Abe Lueders presented the DRB application for exterior renovation for property located at 85 North Front Street. Shoppers Garage is a public parking garage that spans the block between Adams and Jefferson on the west side of Front Street. The planned alterations to Shoppers Garage are focused on creating a more safe and inviting experience for garage users and pedestrians. The most significant exterior change to the building will be the removal of the CMU block material from the openings on every elevation, dramatically increasing the visibility into the interior spaces of the garage. Painted steel guardrails will be added at the base of the openings, and the interior of the openings will be painted to match. The overhead doors and toll collection station will also be removed from the garage's primary entrance on Front Street, further opening the space. New signage reading "PARK HERE," composed of individual 2 ft. high aluminum letters will be installed beneath the canopy at the primary Front

St. entrance. Each letter will be down lit by individual lights installed under the canopy. All exterior concrete will be cleaned and painted. Existing concrete will be repaired on portions of the façade that have seen significant deterioration. Improvements to the site will include a small dog park at the corner of Front and Adams, which will be surrounded by a vinyl-coated chain-link fence. After board discussion, Deni Reilly made the motion to approve the application as submitted, with the condition of additional submissions for lighting and a revised design of the building's street-level façade on Beale. Mike Hammond seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

DRB #21-64 Kemmons Wilson Landscaping

Abe Lueders presented the DRB application for landscaping for property located at 40 Huling Avenue. The proposed site improvements include the following elements: Re-paving and re-striping the existing surface lot in front of the building to contain 48 standard parking spaces and three handicap spaces. Adding planted cutouts on the south and east edges of the site, as well as down the center of the site. There will also be a planting area south of the building's covered porch. Columnar deciduous trees (species to be determined) will be planted in the cutouts in the center and south edge of the site. Removing existing pines and weeds from the west edge of the site, and planting eight new evergreens. Adding control access arms at ingress / egress points on the south and east sides of the lot. Adding removable bollards and a new corrugated metal dumpster enclosure on the east edge of the site. After board discussion, Deni Reilly made the motion to approve the application as submitted, but applicant would return for administrative approval if any changes to the selection of trees. Mario Walker seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

DRB #21-65 Central Station

Abe Lueders presented the DRB application for signage for property located at 557 South Main Street. As a part of the redevelopment of Central Station, the Memphis Area Transit Authority (MATA) has extended the Main Street trolley line with a new southern station adjacent to the Central Station development. The following signs will be installed on the trolley station adjacent to Central Station at 545 S. Main St: Two 28.4 in. (h) by 28 in. (w) aluminum signs in the shape of the Memphis Area Transit Authority logo, mounted above the center poles on the station's north and south ends. The signs will be lit with white push through LEDs, and will have a depth of 4 in. Two 18.5 in. (h) by 254.7 in. (w) signs reading "CENTRAL STATION," composed of individual aluminum channel letters, mounted above the east and west end of the station's canopy. The letters will be illuminated by neon-style LED tube lighting, and will have a depth of 4 in. Additional neon-style LED tube lighting will be installed on the structure of the trolley station, further tying the signage together with the station itself. After board discussion, Michelle Ye 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.

IV. Adjournment

Seeing no further business, the meeting was adjourned.