



## MINUTES OF THE DESIGN REVIEW BOARD (DRB)

Wednesday, October 6, 2021  
4:00 PM

**Board Members Present: (In-Person)** Joyce Selina Love, Roderick DeBerry, and Michelle Ye  
**(Virtual)** Mike Hammond, Mario Walker, Shelia Ureybu and Colin McDoniel

**Board Members Absent:** Deni Reilly, and Brett Ragsdale

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

**Guests:** Emily Todd, Mike Todd, Jason Weeks, S. Olsen, Frank Weeks, James Stokes, Jayme Stokes, Rob Moore, Patrick Niedzwiedz, Corinne Kennedy, and Member of Public.

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

Joyce Selina Love called the meeting to order at 4:05 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 September 1, 2021 minutes. Michelle Ye made a motion to approve the minutes from the September 1, 2021 DRB meeting as submitted. Rod DeBerry seconded the motion, which after roll call passed unanimously.

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

#### **DRB #21-77                    345 Madison Avenue (Stop 345)**

Katie Flynn presented the DRB application for exterior renovation for property located at 345 Madison Avenue. The applicant is completely restoring the corner storefront system that curves along Madison Ave. and Danny Thomas Blvd. The boarded windows are being replaced with new glass storefront windows and new glass transom windows. The existing canopies above both front entrances are being removed and new custom steel awnings will be added. Matching steel awnings will also be added above the storefront windows across the façade. A custom fabricated steel railing system will be added to the roof to allow for roof-top activation.

The renovations along the north side will continue around the corner to the east and south facing facades, with brick repair, new windows, paint, and awnings. The rear deck will remain, and two new custom roll-up windows will be added at bar height. The building will have a different color scheme from the adjacent space to help break up the facade. A new mural is planned for the western side of the building but is not included in this scope of work. Applicant Mike Todd was present to make brief comments and answer questions. After board discussion, Rod DeBerry made the motion to approve the application as submitted, with the condition that signage would be submitted to staff for administrative approval. Mario Walker seconded the

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

**DRB #21-49                      Downtown Mobility Center**

Abram Lueders presented the DRB application for new construction for property located at 60 Beale Street. The proposed Mobility Center will be a cast-in-place concrete structure, skinned primarily with perforated aluminum panels. The building will feature six stories, with a seventh parking level on the roof of the structure. Active uses will partially or fully screen the parking component of the project on the ground floor of all four street frontages. The building's ground floor on Main Street is lined by a large retail space with a glass storefront system. This retail space covers almost the entirety of the Main Street frontage, continuing Main Street's historic pattern of ground floor activation. The primary entrance to the retail space will be located near the corner of Main and Beale. The four visible levels of parking above the retail space will be screened by perforated bronze-colored aluminum panels staggered to create a pattern of openings. A second retail space with a possible outdoor seating area will be located on the building's southwest corner, with its entrance and primary frontage on Front Street. The Peabody Place sidewalk will also be widened from 9.5 ft to 11 ft., and new plantings and trees will replace existing landscaping on the street. Applicants, Jason Weeks and Frank Ricks were present to answer questions. After board discussion, Mike Hammond made the motion to approve the application as submitted with condition that applicant will return for approval of exterior lighting, signage and landscaping. Colin McDoniel seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

**DRB #21-74                      316-324 South Front Street**

Abram Lueders presented the DRB application for exterior renovation and new construction for property located at 316-324 South Front Street. The proposed project includes the renovation of 324 S. Front, a historic 3-story commercial building, and the construction of a new 6-story structure on the large vacant lot that surrounds 324 S. Front. The complete development will include 165 apartment units, 10,000 square feet of ground floor commercial space, and 110 parking spaces. The character of the existing building at 324 S. Front St. will be substantially maintained and restored. The building's masonry will be cleaned and repaired as necessary, and existing upper floor windows will be repaired when possible and replaced in kind otherwise. A new prefinished storefront glazing system will be installed on the ground floor of the existing building where existing openings have been boarded up. The new building will wrap around 324 S. Front, with primary frontage on Front St. and Vance Ave. An interior courtyard will provide natural light and a small central green space for the development. Applicant John Halford was present to answer questions. After board discussion, Michelle Ye made the motion to approve the application as submitted, with condition that applicant will return for approval of exterior lighting, signage, and landscaping. Rod DeBerry 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.