



MINUTES OF THE DESIGN REVIEW BOARD (DRB)

Wednesday, January 5, 2022
4:00 PM

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

Board Members Absent: Shelia Urevbu, and Mario Walker

DMC Staff Present: Paul Young, Christine Taylor, Katie Koleini, Penelope Huston, and Abe Lueders

Guests: James Stokes, Jayme Stokes, Jessica Elvert, Emily Todd, Mike Todd, David Lewis, Denise Handy, Nykesha Cole, Shelley White-Means, Jimmie Tucker, Patrick Brown, John Halford, Steven Dempsey, Corrine Kennedy, Rob Moore, Janice Adams, Jessica Elvert, and Member of Public.

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 December 1, 2021, minutes. Mike Hammond made a motion to approve the minutes from the December 1, 2021, DRB meeting as submitted. Roderick DeBerry seconded the motion, which after roll call passed unanimously.

III. Current Applications:

DRB #21-92 33 Beale Street – Hyatt Centric

Abe Lueders presented the DRB application for Public Art for property located at 33 Beale Street. The proposed public art for the Hyatt Centric consists of a mural painted onto a concrete wall at the corner of Beale and Wagner. The mural, designed by local artists Paige Ellens & Ivy-Jade Edwards, will feature colorful representations of Memphis symbols and landmarks. The mural will cover a total area of 368 square feet. Applicant David Lewis was available to answer questions. The board also heard public comments from Janice Adams, Steven Dempsey, Jessica Elvert, and Denise Handy. Overall, the residents feel the color scheme is too bold and cartoonish and feels that the mural should be more upscale. Emily Todd personally like the design. Board member, Mike Hammond likes the mural, but would maybe suggest using vinyl or other material instead of painting in the concrete wall. Other board members feels that it will brighten the corner. After board discussion, Mike Hammond made the motion to approve the application as submitted, with the condition to explore other materials for the mural. Deni Reilly seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

DRB #21-93 653 Mississippi Blvd - Mustard Seed, Inc.

Katie Koleini presented the DRB application for exterior renovation for property located at 653 Mississippi Blvd. The subject property is located on the northwest corner of Mississippi Blvd. and Georgia Ave. The site contains a 3,404 sq. ft. building, built in 1935, and provides commercial office space for three (3) tenants: Mustard Seed Inc., First Baptist Church – Lauderdale and the Corner Club. The scope of work includes exterior repair with tuck-pointing and masonry work. The building will be entirely re-painted with a new mural along the northern side. The doors and windows will be replaced, and new exterior lighting will be installed. Applicant Nykeshia Cole made a few brief comments. After board discussion, Deni Reilly made the motion to approve the application as submitted with condition that applicant will return for approval of signage and mural. Rod DeBerry seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

DRB #21-89 644 Madison Avenue

Katie Koleini presented the DRB application for exterior renovation for property located at 644 Madison Avenue. The subject property is located on the north side of Madison Ave., between Marshall Ave. and S. Orleans St. The project includes a 0.22-acre site containing a 13,200sq. ft. 2-story commercial building and an adjacent 0.44-acre lot, previously used for MLGW service vehicle parking. The proposed renovations will convert the built-out dog daycare center into 10,500sq. ft. of rentable commercial space and 3,000sq. ft. of residential space. The parking-lot to the west of the building will be repaired and utilize das shared parking for the building along with 631 Madison Ave. and 616 Marshall Ave. A linear park is planned for the full length of the south property line and a screen wall to limit views of the parking lot. The 8ft. fence enclosing the property with cyclone razor wire will be removed, and the security barred windows will be replaced with larger transparent windows. The existing brick facades will remain with added black aluminum cladding. Washed concrete with black aggregate and hand troweled concrete will be used to create a new entrance walkway. New exterior lighting sconces will be installed along the west façade and embedded within the landscaping. The adjacent parking-lot will be repaved with new screen fencing and landscaping. Applicant John Halford made a few brief comments. Mike Todd thanked applicant, John Halford for being a great neighbor. Deni Reilly also thanked applicant for such a thoughtful design. After board discussion, Rod DeBerry made the motion to approve the application as submitted with condition that applicant will return for approval of signage and patio lighting. 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.