



MINUTES OF THE DESIGN REVIEW BOARD (DRB)

Wednesday, June 1, 2022
4:00 PM

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

Board Members Absent: Shelia Urevbu, and Brett Ragsdale

DMC Staff Present: Christine Taylor, Brett Roler, Penelope Huston, Penelope Springer, Sam Caldwell, Abe Lueders, Sara Barrera, Clint Burke, and Lawrence Green

Guests: James Stokes, Neil Strebig (Daily Memphian), Antonio Tirado, Stephanie Wade, Tripp Atkins, Miles Brown (DMC Intern), and Elizabeth Mora (DMC Intern)

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

Joyce Selina Love called the meeting to order at 4:02 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 May 4, 2022, minutes. Michelle Ye made a motion to approve the minutes from the May 4, 2022, DRB meeting as submitted. Rod DeBerry seconded the motion, which after roll call passed unanimously.

III. Current Applications:

DRB #22-23 649 North Second Street

Abe Lueders presented the DRB application for exterior renovation and new construction for property located at 649 North Second Avenue. The subject property at 649 N. Second St. is a historic two-story commercial building in Uptown that houses Spotlight Productions, a local media production company. The applicant plans on making cosmetic improvements to the existing building and constructing a 1,000 SF addition to the west side of the building, on space that is currently used for parking. The primary planned alteration to 649 N. Second is the addition of a 1,000 SF studio attached to the west side of the building. The addition will be a single story and extend 40 feet from the west wall of the existing building. The roof of the addition will include a rooftop patio surrounded by railing that can be accessed from an existing door on the back of the existing building. A stair on the west side of the addition will also provide access to the patio from the street level. The other planned changes to the existing two-story building are straightforward cosmetic improvements. Existing brick will be repaired and tuck-pointed where needed, and repainted. And new wall lights will provide architectural lighting that highlights the visual rhythm of the historic structure. Applicant Fabian Matthews and Antonio Tirado was present for brief comments and answer questions regarding parking, lighting and steel panels. After board discussion, Rod DeBerry made the motion to approve the

application as submitted, Colin McDoniel seconded the motion. Christine Taylor called roll for approval; the motion passed unanimously. (NOTE: Mario Walker recused himself from voting)

DRB #22-27 **633 Monroe Avenue**

Abe Lueders presented the DRB application for exterior renovation for property located at 633 Monroe Avenue. The subject property at 633 Monroe is a 3-story commercial building in the Edge district, built circa 1903. The current owners plan on performing a full interior and exterior renovation of the building in order to convert it into an active mixed-use property with ground-floor commercial, and up to 5 apartments. The existing brick will be tuckpointed and repaired as needed. The brick and other masonry features will be repainted to unify the appearance of the building. All existing windows will be replaced with new windows with black aluminum frames that match the sash divisions of the existing windows. Proposed lighting for the building includes focused downlights that will highlight the vertical elements of the façade, interspersed with linear downlights in between. Applicant Tripp Atkins was present for brief comments and answer questions regarding limestone accents, lighting, and windows. Tripp Atkins stated that he is opened to staff suggestions and can remove light fixtures and panels. After board discussion, Mike Hammond made the motion to approve the application as submitted, with the condition keep the decorative limestone banding above the first floor the same color as the limestone on the ground floor to make sure the historic details are emphasized on the facade. Mario Walker seconded the motion. Christine Taylor called roll for approval; the motion passed unanimously.

V. Adjournment

Seeing no further business, the meeting was adjourned.