



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

Wednesday, July 6, 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), Blair Perry, Ryan Morris

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

Acting Chari, Michelle Ye called the meeting to order at 4:04 PM Christine Taylor called roll to confirm quorum. After quorum was confirmed, Acting Chair, Michelle Ye explained the meeting process and meeting protocols. Acting Chair, Michelle Ye called for approval of June 1, 2022, minutes. Rod DeBerry made a motion to approve the minutes from the June 1, 2022, DRB meeting as submitted. Colin McDoniel seconded the motion, which after roll call passed unanimously.

III. Current Applications:

DRB #22-22 845 North Main Street (Soul & Spirits)

Abe Lueders presented the DRB application for exterior renovation for property located at 845 North Main Street. The subject property is a craft brewery located in a 39,000 SF industrial building in Uptown. The proposed outdoor beer garden will consist of the following improvements: A new commercial-grade tubular steel fence on the east side of the lot, with two gates providing access to the gravel pad and patio. A 1,710 sq. ft. gravel pad on the south end of the site with access to the street to accommodate food trucks. Paving the remaining area of the lot with concrete to create an outdoor seating area. A metal awning for shade attached to south end of the building and supported by wood columns, covering 2,855 square feet of the patio, including the existing stair and ramp. String lights will be hung underneath the awning. A 200 sq. ft. artificial turf pocket dog park on the southwest corner of the lot. Applicant Blair Perry was present for brief comments and answered questions, he thanked Abe Lueders for a great presentation. After board discussion, Mike Hammond made the motion to approve the application as submitted, Mario Walker seconded the motion. Christine Taylor called roll for approval; the motion passed unanimously.

DRB #22-27 61 Keel Avenue

Abe Lueders presented the DRB application for exterior lighting for property located at 61 Keel Avenue. The Design Review Board previously approved exterior renovations to 61 Keel (also known as The Kent) at the November 2019 meeting. Today, the proposed exterior lighting plan consists of the following elements: Six aluminum LED fixtures providing downlighting on the ground floor of the building's Keel Avenue façade. Thirteen LED floodlights highlighting the upper stories of the original brick buildings that rise out of the one-story structure surrounding them. Applicant Representative from OJT Architecture Firm was present to answer questions. After board discussion, Mike Hammond made the motion to approve the application as submitted, with the condition more lighting details. Mario Walker seconded the motion. Christine Taylor called roll for approval; the motion passed unanimously.

DRB #22-27 154 GE Patterson Avenue

Abe Lueders presented the DRB application for exterior renovation for property located at 154 GE Patterson Avenue. The subject property is a 3-story commercial building built circa 1900, which was most recently used as a lodge by a local chapter of the Prince Hall Masons. The applicant is planning a complete interior and exterior renovation of the building to convert it into a mixed-use development with office on the ground floor, and eight apartments above. On the building's south façade, two new contemporary storefront systems with doors will be installed in the place of historic openings that had been bricked up by previous owners. The current front door will be replaced by a new full lite glass door with an arched transom window above that fits the historic arch around the entrance. The existing second and third floor windows will be replaced by new aluminum windows. In addition to new windows, the north side of the building will feature new egress stairs for fire safety. The existing lot adjacent to the north end of the building is also included in the renovation project. The majority of the lot will be paved with 12 parking spaces, surrounded by a wrought-iron fence with a controlled access gate fronting on St. Martin. A covered outdoor patio with seating will also be erected on the east end of the lot. The patio will include a raised CMU planter bed, and a metal awning incorporating existing trusses found on the site. Applicant Ryan Morris was present for brief comments and answered questions. After board discussion, Mike Hammond made the motion to approve the application as submitted, with the condition to return for signage and lighting approval. Mario Walker seconded the motion. Christine Taylor called roll for approval; the motion passed unanimously.

IV. Adjournment

Seeing no further business, the meeting was adjourned.