



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

Wednesday, September 7, 2022
4:00 PM

Board Members Present: Joyce Selina Love, Colin McDoniel, Mario Walker, Deni Reilly, Brett Ragsdale, and Roderick DeBerry

Board Members Absent: Michelle Ye, Mike Hammond, and Shelia Urevbu

DMC Staff Present: Christine Taylor, Brett Roler, Penelope Huston, Sam Caldwell, and Sara Barrera

Guests: James Stokes, Jayme Stokes, John Everett, Kelly Dervarics, John Halford, Ronald Meredith, Brian Bullard, Anthony DiNolfo, Matthew Hudgins, Carl Winfield, Neil Strebig (Daily Memphian), and Member of the Public

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

Chair Joyce Selina Love called the meeting to order at 4:08 PM. Christine Taylor called roll to confirm quorum. After quorum was confirmed, Chair Joyce Selina Love explained the meeting process and meeting protocols. Chair Joyce Selina Love called for approval of August 3, 2022, minutes. Mario Walker made a motion to approve the minutes from the August 3, 2022, DRB meeting as submitted. Deni Reilly seconded the motion, which after roll call passed unanimously.

III. Current Applications:

DRB #22-45 35 North Claybrook Street

Sara Barrera presented the DRB application for exterior renovation for property located at 35 North Claybrook Street. The proposed project will renovate a 2-story apartment building with major changes to the façade, fencing realignment, and the enhancement of a front courtyard. The apartment is composed of 16 units, each approximately 600 square feet. The target audience will be students at the nearby universities, Southern College of Optometry and UTHSC. At building's Madison façade on the east side of the property, the existing hip roof will be demolished and three new openings on the upper level will be punched for windows. The existing natural stone cladding will be removed and replaced with brick that matches the texture of the brick at the sides. The brick on all exterior walls will be painted a warm white. The gate will be realigned to expand the front courtyard and allow for easy pedestrian access into the main entrance. Landscaping will be added to the courtyard to soften the space. Additionally, the parking lot at the back and side of the property will be restriped. For lighting, black LED wall-mounted fixtures will be added beside the private, individual tenant entrances on the side. The square body of the fixture will project light downward and add visual intrigue. With eight entrances on each side, there will be sixteen total lights added on the sides of the

building. At the front façade, the same fixture style will be added to illuminate the entrance. Applicant, Bryan Bullard was available to make brief comments and answer questions. After board discussion, Deni Reilly 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 #22-44 105 Madison Avenue (Downtown Wine & Spirits)

Sara Barrera presented the DRB application for exterior renovation for property located at 105 Madison Avenue. The subject property is a ground-floor commercial space located within a 4-story building at the southeast corner of Main Street and Madison Avenue. The building has residential condominiums on the upper floors and commercial spaces on the ground level. The applicant is proposing exterior improvements to make the space more attractive and inviting. The applicant is proposing demolition of the faux-marble veneer to reveal the original masonry behind it. Then, the brick wall will be cleaned, repaired, and painted. The storefront system will be removed and replaced with a new black aluminum storefront system with a clear anodized finish. The stair access will be improved and expanded by pouring concrete to extend the landing and adding a custom handrail. The existing wall mounted sign will be removed. To replace it, a new round neon blade sign will be installed. Additionally, a vinyl logo will be added to the door. More sign design details will be submitted for administrative approval at later date. Applicant, Carl Winfield was present for brief comments and to answer questions. After board discussion, Rod DeBerry made the motion to approve the application as submitted, with the condition to have administrative approval of the blade sign and light replacement. Deni Reilly seconded the motion. Christine Taylor called roll for approval; the motion passed unanimously. *(NOTE: Mario Walker recused himself from the vote)*

DRB #22-46 620 Madison Avenue

Sara Barrera presented the DRB application for exterior renovation and lighting for property located at 620 Madison Avenue. The subject property is in the Edge District along a major corridor, Madison Avenue. This two-story building includes a basement and an adjacent warehouse. Currently, one of the two tenant spaces is occupied by the Jamaican restaurant Evelyn & Olive. The other tenant space is empty but will be improved with white box finishes to make it move-in ready. The upper level will be composed of compact apartments units, with the majority being 2-bedroom units averaging 850 square feet. The onsite parking and its related fencing will also be improved. The exterior renovations to the property will improve the appearance of the building as well as improve the connections within the site and the street. The lighting plan will highlight the building design features while providing security. In addition to cleaning and tuck-pointing the exterior brick walls, the applicant proposes to strip the paint on all the exterior brick walls. The original red brick will be exposed, and some residual paint is expected to remain giving the building a rustic character. On the building's south façade, the primary entrance of the building along Madison will be opened and enhanced. At the parking lot to the west of the building, the asphalt will be repaired, and parking spaces will be striped, providing 13 standard parking spaces and one ADA space. For improved access, a modified curb cut will be added at the entrance, and a greenery lined walkway will be added along the western building wall between the building and the parking lot. The proposed exterior lighting plant consists of the following elements: Six black aluminum LED fixtures mounted above the midbelt cornice providing up-lighting on the

upper-level Madison Ave. façade, four LED fixtures mounted on the ground level Madison Ave. façade providing up/down-lighting, four LED fixtures on the wall facing the parking lot, and two LED fixtures on the wall facing the back alley. Applicant Anthony DiNolfo was available for brief comments and to answer questions. After board discussion, Deni Reilly 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 #22-42 367 Vance Avenue (South City Monument Signage)

Sara Barrera presented the DRB application for exterior renovation for property located at 367 Vance Avenue. Signs within the CBID are typically reviewed and approved administratively by DRB Staff, but in this case, the applicant is seeking an exception from code standards for their proposed monument signage. There are two signs included in the application: Sign 1 – South City Phase III Monument Sign 8 ft. 2 in. (h) by 36 ft. (w) monument sign consisting of a curved brick wall with cast stone pier caps on either end. The wall features 2 ft. (h) by 5 ft. 4 in. (w) cast stone signage panels on both sides of the wall reading “SOUTH CITY,” and the cast stone pier caps include recessed letters reading “SC” on both sides of the wall. The total area of the signage will be 168 sq. ft. The sign will be located in a landscaped area addressing the corner of Danny Thomas Boulevard and Butler Avenue. The Code Issue is the Downtown Sign Code limits monument signs to 35 sq. ft. in total area. Sign 2 – South City Phase IV Monument Sign is 8 ft. 2 in. (h) by 14 ft. 5 in. (w) monument sign consisting of a brick wall with cast stone pier caps on either end. The wall features 2 ft. (h) by 5 ft. 4 in. (w) cast stone signage panels on both sides of the wall reading “SOUTH CITY,” and the cast stone pier caps include recessed letters reading “SC” on both sides of the wall. The total area of the proposed sign is 82 sq. ft. The sign will be in a landscaped median on Ishmael Place, at the intersection of Ishmael Place and Vance Avenue. The Code Issue is the Downtown Sign Code limits monument signs to 35 sq. ft. in total area. Applicant representative, John Everett was available for brief comments and to answer questions. Board members have concerns regarding sign placement & scale (obstructing drivers views), and lack of lighting. After board discussion, Deni Reilly made the motion to approve the application as submitted, Rod DeBerry seconded the motion. Christine Taylor called roll for approval; the motion passed unanimously.

IV. Adjournment

Seeing no further business, the meeting was adjourned.