



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

Wednesday, December 7, 2022  
4:00 PM

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

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

**DMC Staff Present:** Christine Taylor, Brett Roler, Sara Barrera, Abe Lueders, Lauren Bermudez, Penelope Huston, Tori Haliburton, Sam Caldwell, and Lawrence Green

**Guests:** James Stokes, Emily Todd, Mike Todd, Kaoue Howt, Jason Weeks, Sophorn Olsen, Scott Van Der Jagt, Daniel Szymanek, Aaron Campbell, Kyle Archer, Michael Winter, Victoria Young, Jayme Stokes, Susannah, Scott Stinard, Gabe Velasquez, Beth Edwards, Stacey McCall, Stephen MacLeod (MBJ), 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 4:02 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 November 2, 2022, minutes. Michelle Ye made a motion to approve the meeting minutes as submitted. Mario Walker seconded the motion, which after roll call passed unanimously.

**III. Current Applications:**

**DRB #22-69                      Mobility Center**

Abe Lueders presented the DRB application for exterior renovation and signage for property located at 60 Beale Street. The Downtown Mobility Center is a mixed-use Mobility Center funded by the Downtown Mobility Authority, a subsidiary board of the Downtown Memphis Commission. The exterior design of the Mobility Center was approved at the October 6, 2021, DRB meeting, conditioned on additional approvals for exterior lighting and signage. The present application includes the building's exterior lighting plan as well as a conceptual signage package. The signage plan also anticipates seven additional tenant signs, which will be submitted for approval whenever tenants are selected, and the sign designs are finalized. Applicant representative, Jason Weeks (LRK) was present to answer any questions. After board discussion, Rod DeBerry made the motion to approve the application as submitted, with the condition to return for signage approval. Mario Walker seconded the motion. Christine Taylor called roll for approval; the motion passed unanimously.

**DRB #22-68                    Greyhound Bus Complex**

Abe Lueders presented the DRB application for exterior renovation and new construction for property located at 475 and 525 North Main Street. The Greyhound Bus Complex is a planned mixed-use development in the Uptown neighborhood that includes the adaptive reuse of the historic Dixie Greyhound Bus Lines headquarters and a former brewery, as well as the construction of three new buildings on a site spanning two blocks. The development's uses will include residential apartments, leasable commercial space, self-storage, and art studios. Applicants Gabe Velasquez and Scott Stinard were present to make a few brief comments and answer questions. After board discussion, Michelle Ye made the motion to approve the application as submitted with the condition to return for approval of landscaping, signage, and lighting. Mario Walker seconded the motion. Christine Taylor called roll for approval; the motion passed unanimously.

*(Mike Hammond recused himself from the vote)*

**DRB #22-71                    307 Madison Avenue (ServiceMaster by Stratos)**

Brett Roler presented the DRB application for exterior renovation and signage for property located at 307 Madison Avenue. The subject property is a 2-story commercial building on the south side of Madison Avenue, in the block between Fourth Street and Danny Thomas Blvd. The structure, built in 1924, was purchased by the ServiceMaster by Stratos in early 2021 in keeping with their commitment to investing in Downtown. The property owner is undertaking a complete interior and exterior renovation for office use. Applicant Stacey McCall was present to answer any questions. After board discussion, Colin McDoniel 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 #22-72                    629 Monroe Avenue (Premier Palace)**

Brett Roler presented the DRB application for exterior renovation for property located at 629 Monroe Avenue. The applicant in this case is the grant recipient, the property owner, and the general contractor performing the work. The applicant planned and executed a series of exterior improvements designed to prolong the use and life of the building without compromising the integrity of character-defining architectural features. For example, the new transom windows will restore the appearance of the building to something much closer to the original look. Masonry repair, tuckpointing, and parapet repair were completed in a historically sensitive way designed to complement the original design of the building. The new metal canopy, while not necessarily original, is in keeping with the character and style of the building and other comparable structures in the district. The work performed should have occurred after DRB approval was officially granted, the applicants now understands that DRB approval is required prior to start of work. Applicants Mike Todd and Emily Todd were present to answer any questions. After board discussion, Rod DeBerry made the motion to approve the application as submitted, Mario Walker seconded the motion. Christine Taylor called roll for approval; the motion passed unanimously.

**IV. Adjournment**

After comments from Chair Joyce Selin Love. Seeing no further business, the meeting was adjourned.