



**Design Review Board (DRB)
Staff Report**

Two renovated storefronts, new windows and doors, and additional façade work

Case # 17-24: 47 & 51 S Main St.
Memphis, TN 38126

Applicant/Owner: Nat D. Newburger
P.O. Box 801
Memphis, TN 38103

Background: The subject property includes two adjacent parcels located on the west side of South Main Street, in the block between Monroe Avenue and Union Avenue in the Downtown Core. While both buildings are old enough to be considered historic structures, each has been subsequently altered and they no longer retain all of their original character-defining features and architectural elements. The applicant intends to make significant façade improvements and reverse some of the inappropriate alterations. The long-term plan is to eventually put the vacant upper-floor at 47 S. Main back into use as apartments while retaining the ground-floor bays for commercial use

The project requires DRB review because it was approved for an EIG grant from the CCDC at its June 21, 2017 CCDC meeting. The property owner was approved for an EIG grant in the amount up to \$150,000 to make site enhancements to both properties, \$75,000 per property. The Exterior Improvement Grant program allows only one grant per property, but staff recommended treating this project as two separate properties for purposes of determining the maximum amount of grant funding.

Project Description: The proposed exterior work will be concentrated on the eastern façade of each building along the Main Street Mall. The exterior scope of work for the property at 47 S. Main includes repairing the existing ground-floor storefront windows, restoring the wood cladding, adding new upper floor windows, and exposing the exterior brick. At 51 S. Main, the upper floor exterior brick will be restored with a new exterior balcony installed to run parallel to the

Main Street Mall. New columns will be added to support the upper balcony. The western elevation of each building will feature restored brick cladding, a new balcony and overhead door, and a new stair with railing. Enhanced lighting will also be added along the alley at the south side of 51 S. Main. The full scope of work in this renovation includes the following:

- Remove exterior cladding
- Brick repair, replacing, and tuck-pointing
- New window and door openings
- Reopen existing door and window openings
- New windows & doors
- New steel support for exterior balcony
- New wood storefront
- Electrical work
- New alley lighting

Staff Report:

For purposes of DRB signage review, the subject property is located within the Gayoso-Peabody Historic Preservation (Landmarks) District as well as the Gayoso-Peabody National Register Historic District.

The proposed exterior modifications are consistent with the Downtown Memphis Design Guidelines and DMC priorities of enhancing the pedestrian experience, creating more active storefronts, and adding visual interest to buildings downtown.

Replacing barred and boarded windows for new windows, adding exterior lighting in the alley south of both properties, and adding architectural interest collectively reinforces design guidelines while encouraging business, safety, and street beautification.

Given the location of the two properties on a prominent corridor in downtown Memphis, improving property conditions along this corridor and encouraging high quality design within the Downtown Core is a top priority for the DMC.

Staff Recommendation: **Staff recommends approval**