



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

Exterior Renovation

Case # 18-135: Carpenter Law  
386 Beale St.  
Memphis, TN 38103

Applicant: Mr. Charles & Mr. Corbin Carpenter  
386 Beale St.  
Memphis, TN 38103

Owner: Mr. Charles Carpenter  
386 Beale St.  
Memphis, TN 38103

Background: DRB review is required for this project because it received a \$61,015 EIG at the October 17, 2018 CCDC Board Meeting. The subject property is located on the north side of Beale Street, in the block between Fourth St. and Danny Thomas Blvd. The 0.22-acre site contains a historic 2-story brick building with a fenced and gated surface parking lot to the rear.

The building constructed in the late 1890's is listed on the National Register of Historic Places. In addition to being home to a variety of prominent African-American businesses over the past 100 years, the building originally served as the headquarters of Tri-State Bank of Memphis. Following the departure of Tri-State Bank from the site in 1971, the building suffered a fire and remained vacant until it was purchased and renovated by the current owner in 1992.

Project Description: The building owner and tenant is looking to renovate the exterior to improve the overall condition of the building and parking lot, while also enhancing the curb appeal. The scope of work for exterior improvements to the building and site including the following:

- Exterior prep & pressure washing
- Exterior tuck-pointing & masonry repair
- Exterior painting & carpentry
- Repair/replace exterior windows
- New exterior lighting
- Resurface & stripe parking area

### **Signage**

- One (1) set of internally illuminated reverse-lit channel letters with a brushed aluminum finish and LEDs. The sign will measure 21 in. (h) x 14 ft. 2 in. (w) and read “Carpenter Law, PLLC Est. 1978.” The sign will be located above the main entrance on the southern elevation.

### **Staff Report:**

The property is listed on the National Register of Historic Places and located is adjacent to the Beale Street Historic District. The proposed renovation is consistent with the Downtown Memphis Design Guidelines and DMC priorities of honoring the heritage of the city and improving the pedestrian experience.

The proposed scope of work will appropriately restore the building while introducing new features to highlight the character of the building. Tuck-pointing, masonry repair and exterior painting will help preserve the building and allow the building to retain its integrity.

The lighting will significantly improve the pedestrian experience at night while strengthening connections between Beale St. and the proposed development of Union Row.

The parking lot improvements will refresh the existing conditions by repaving and restriping the lot and improving the curb appeal from the east.

The proposed signage will help identify the building and is compliant with the CBID Sign Code.

Staff is supportive of the proposed design and believes that the renovation will help preserve the history of the building while also improving pedestrian connections along Beale St.

### **Staff Recommendation:**

**Staff recommends approval.**