



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

Exterior Improvements

Case # 19-36: Pillow-McIntyre House  
707 Adams Ave.  
Memphis, TN 38105

Applicant/Owner: Unity Properties  
Representative – Mr. Derek Renfroe, Esq.  
707 Adams Ave.  
Memphis, TN 38105

Background: DRB review is required for this project because it received a \$60,000 Exterior Improvement Grant & \$156,765 Development Loan at the March 20, 2019 CCDC Board Meeting.

The subject property is a 2-story structure (7,532 sf) located at the southeast corner of Adams Avenue and Orleans Street in the Victorian Village District. The 0.6-acre site contains a historic building currently in use as legal offices. The building dates to 1851 and is an excellent example of the Greek Revival architectural style.

Built by General Gideon Pillow, the structure was also the home of Florence McIntyre, the founder of the Memphis College of Art (MCA). Its current use as law offices started in the late 1970's and continues to this date. The current owners purchased the property in 2016 and have subsequently made several improvements including a new roof, HVAC upgrades, and brick tuck-pointing.

Project Description: The scope of work for the Exterior Improvement Grant includes restoring the front facade of the building and making additional site improvements. The existing conditions show significant deterioration of the front porch, columns, window frames, and pediment. This property is listed on the National Registry of Historic Places.

The applicant will remove all existing porch decking and remove interior porch roof panels to expose original tongue and groove beaded board ceiling. They will also inspect the treated pine floor joists and replace or sister new framing as needed, also inspecting brick bearing piers and restore and repoint mortar joints and bricks as needed. The

porch decking will be replaced with tongue and groove milled cypress planks. The columns and the brick pier will also be restored.

The applicant will also remove, restore and replace the two flat pilasters at the outside corners of the 1850 façade. Structural steel tie backs to the main building structure will follow the structural engineer's recommendations in the attached structural report. Five pair of single hung windows in the 1851 on the façade will be restored and new operable wooden shutters (cypress or cedar) will be installed. All gutters on the Front facade with round steel gutters and downspout will be restored and repainted. One double leaf gate with locking pins and hardware will be installed in the center portion for access of landscaping vehicles to the front of the property.

**Staff Report:**

The property is a contributing structure as part of the Victorian Village National Register Historic District. The proposed renovation is consistent with the Downtown Memphis Design Guidelines and DMC priorities of designing with consistency and designing to fit within the context.

The proposed renovation and site improvements for the Pillow-McIntyre House look to retain the character of the building while enhancing the curb appeal of the property.

The façade work will transform the appearance of the property as well as the condition of the home. The scope of work reveals the substantial need for this property to undergo an extensive renovation to restore the building to its original condition.

The proposed site improvements introduce exterior lighting and landscaping to further enhance the curb appeal and improve the pedestrian experience along Adams Ave.

The combined scope of work allows the building to continue being used as an office while maintaining the home's history and its historic preservation in the Victorian Village.

**Staff Recommendation:**

**Staff recommends approval with the condition that the applicant return with a separate application signage.**