



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

Façade Improvements and sidewalk repair

Case # 17-22: Edge Alley
600 Monroe Ave. STE 101
Memphis, TN 38103

Applicant: Timothy Barker
997 S. Cox St.
Memphis, TN 38104

Property Owner: Philco Properties
1515 N. Watkins
Memphis, TN 38108

Background: The subject property is located in the Edge District, on the north side of Monroe Avenue and adjacent to the High Cotton Brewing Company. The applicant proposes to renovate the subject property for use as a café, coffee roaster, community space, and micro retail incubator.

The applicant has already requested and received administrative DRB approval for exterior signage. A back-lit wall sign consisting of individual aluminum channel letters was approved on April 6, 2017. Subsequent to signage approval, the applicant submitted a request for an Exterior Improvement Grant (EIG) that will be considered at the May 17, 2017 CCDC meeting.

Project Description: As is the case with all DRB applications, the reviewable scope of work is limited to the site and building exterior. The following list describes the major elements in the reviewable scope of work:

- Repair tile roof, as needed
- Repair existing roof brackets (to match existing)
- Replace and paint fascia and soffit
- Replace damaged metal gutter (to match existing)
- Modify storefront in bay 1 and replace with aluminum transom, sidelights, 12-panel garage door, and concrete board kickplate.

- Modify storefront in bay 2 and replace with aluminum transom, sidelights, 12-panel garage door, and concrete board kickplate.
- Remove garage door in bay 3 and replace with aluminum storefront, entry doors, and glass to match existing.
- Repair and replace broken sidewalk panels along the southern property frontage.

With the exception of the proposed tinted glass in bay 3, staff finds the proposed scope of work to be consistent with the Downtown Memphis Design Guidelines. The applicant is requesting to use tinted glass due to the direct south-facing exposure. Additionally, the use of tinted glass in bay 3 will match other ground-floor storefront bays on this building and adjacent buildings.

Staff Recommendation: **Staff recommends approval as proposed.**