



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

Exterior Renovation & Enhanced Architectural Lighting

Case # 19-71: 189 Barksdale St.
Memphis, TN 38104

Applicant/Owner: Eric Clauson & John Planchon
Lexington Asset Management
(dba- 189 Barksdale, LLC)
1437 Central Avenue, Suite 1200
Memphis, TN 38104

Background: DRB review is required for this project because it received a 14-Year PILOT at the April 9, 2019 CCRFC Board Meeting.

The subject property is located on the west side of Barksdale Street, in the block between Union Avenue and Peabody Avenue. The 0.47-acre Midtown property contains a historic 2-story building originally constructed by the City of Memphis in 1910 as the Mounted Police Station. Following the relocation of the police precinct in 1958, the 2-story building was used by the City Parks Commission and leased to the Memphis Boys Club until their departure in 1979. The property was used for record storage and sat vacant without a future use until it was sold by the City of Memphis in 2018 as the result of an RFP process.

The applicant purchased the property and plans to redevelop this historic building as office space (3,000 sq. ft.) and seven rental apartments. The property will also include eleven on-site parking spaces to be shared by the office and residential tenants. The office space will be leased to Lexington Asset Management, a real estate development and management firm owned and operated by the applicant.

This application includes plans for the exterior renovation and enhanced architectural lighting. The applicant will return with a separate application for signage.

Project Description: The proposed project is the adaptive re-use of the historic City Mounted Police Station as a full renovation of the exterior core and shell of the existing building.

Exterior brick and limestone accents are to be repaired and maintained on all building facades and the existing copper cornice along the primary front of the building will be restored. A new architectural shingle sloped roof and new membrane flat roof is to be provided. The most significant physical exterior alterations to the building occur on the south façade facing the parking lot. This area is tucked behind the taller mass of the office block and will include new door and window openings as well as new dormers with windows for upper bedrooms.

The existing wood windows will be repaired and new or enlarged window openings to be wood frame insulated windows with in-kind profiles. This elevation will also include new entryways to apartments 1 – 4, as well as adding dormers to the upstairs bedrooms for increased living space, daylight, and window egress. In order to clearly delineate the difference between old and new, the design of these elements has a more contemporary feeling with larger glazing than the historic windows.

Site work includes a new surface parking lot, fencing, apartment patios, landscaping, and sidewalk replacement and repairs. The existing ornamental metal fencing and brick piers with accent limestone will be repaired and highlighted. The apartments will enter from the south gated parking courtyard and each have a new rear fenced patio on the north alley side of the building.

The proposed lighting was developed with a lighting professional and will highlight and illuminate the following features: the large copper cornice, decorative sculpted stone medallion on the parapet, the large arched openings over the porch, and the historic engraved stone plaque over the front door.

Signage will be included in a separate application.

Staff Report:

The proposed exterior renovation is consistent with the Downtown Memphis Design Guidelines and DMC priorities of designing with consistency and honoring the heritage of the city. The project is also seeking to be listed on the National Register of Historic Places and therefore will require approval by the National Park Service and the Tennessee State Historic Preservation Office. The proposed renovation will follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The proposed renovation works to preserve the character of the building while also adapting the space for residential and office use.

Repairing and restoring the brick, stone, copper cornice and roof ensure that the original building will be restored according to National Historic Standards. Additionally, the existing wood windows will be repaired and new or enlarged window openings to be wood frame insulated windows will be installed to improve the Barksdale frontage and enhance visibility.

The conversion of the stables to apartments will include the addition of new dormers, windows, entrances on the south elevation, and enclosed patios north of each unit.

The proposed enhanced architectural lighting is a minimal approach to highlighting the architectural details of the building while also being an appropriate brightness for a residential street.

Staff believes the proposed renovation is a cohesive design that highlights the historic character of the building and retains the building's integrity while also incorporating modern features.

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