



Design Review Board (DRB) Staff Report

Exterior Renovation

Case # 18-101: 226-236 Lauderdale
Memphis, TN 38104

Applicant/Owner: Jonathan Thomas
8362 Cedar Bend Cove
Memphis, TN 38103

Background: DRB review is required for this project because it received a \$59,725 Exterior Improvement Grant and a \$200,000 Development Loan at the August 5, 2018 CCDC Board Meeting. The subject property is located on the east side of S. Lauderdale Street, in the block between Dr. MLK Jr. Avenue and Jessamine Avenue. The site is located to the northeast of Mt. Olive Cathedral CME Church and a short distance east of the recently completed Universal Life Building adaptive reuse project. The Juvenile Intervention and Faith-based Follow-up (JIFF) is located directly to the south.

The 0.7-acre site includes one parcel with a two-story apartment building. The existing building, built circa 1959, contains 30 one-bedroom rental units organized in a U-shape around a central courtyard. The applicant purchased the building in early 2018 and plans a full renovation of the building for market-rate apartments. Currently, the property does not provide on-site parking. That condition is unlikely to change given the small size of the site. As it stands now, ample street parking is available in the neighborhood.

Project Description: The scope of work for the exterior renovation and site improvements include:

- Repainting the building exterior
- Installing new windows and doors
- Adding new landscaping in the courtyard and along the western and northern elevations with addition of a walking path along Lauderdale
- Replacing the existing chain link fence and barbed wire with a new wood fence
- Adding a new dumpster enclosure and gate
- Installing a new asphalt shingle roof

- Painting the exposed pipes blue
- Adding exterior lighting throughout the property

Signage will be addressed in a separate DRB application.

Staff Report: The proposed exteriors are consistent with the Downtown Memphis Design Guidelines and DMC priorities of designing to fit within the context and enhancing the pedestrian experience.

The present building aesthetic is one with security fencing, peeling paint and the appearance of neglect. The proposed exterior renovations will significantly transform a presently blighted building to a neighborhood asset through tasteful building and site improvements.

New paint, windows and doors will allow the building to add modern touches to a traditional courtyard style apartment building. The proposed site work includes significant landscaping and new fencing. Exterior lighting will also enhance safety and walkability on the corner. These enhancements will drastically improve the pedestrian experience along Lauderdale and serve as an example of a modern and appropriate renovation in the neighborhood.

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