



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

Exterior Renovation & Site Improvements

Case # 18-100: Slider Inn  
363 Mulberry  
Memphis, TN 38103

Applicant/Owner: Aldo Dean  
363 Mulberry Investment, LLC  
100 S. Main St. STE 101  
Memphis, TN 38018

Background: DRB review is required for this project because it received a \$60,000 Exterior Improvement Grant at the August 15, 2018 CCDC Board Meeting. The project involves the renovation of an existing building located at the above address, construction of a new patio and the conversion of the bocce ball court on Main St.

The applicant plans to open a Downtown location for Slider Inn, the popular local restaurant and bar. The existing building (approximately 3,000 sq. ft.) will be renovated for restaurant use and the former parking area north of the main building will be reimagined as an outdoor patio. The former bocce ball lot will be transformed into an outdoor space to complement the restaurant and be configured to accommodate special events. The applicant plans to begin construction immediately following DRB approval with completion in late 2018.

Project Description: The renovation of the existing building mainly consists of the interior conversion of the auto shop into a restaurant. Exterior work will consist of painting the window frames, trim and roof. The existing garage door on Mulberry will be replaced with a glass garage door that will remain open seasonally and the existing curb cut will be closed. Lighting fixtures will be replaced with new fixtures consistent with the Slider Inn style.

The concrete patio will be constructed north of the existing building as an adjoining outdoor space for the restaurant. The patio will be accessible from the restaurant as well as a separate entrance on Mulberry. The outdoor patio requires a retaining wall on the northern edge of the property in addition to extensive earthwork. A portion of the space will include components that allow the

outdoor space to be enclosed and allow for more yearlong use. The patio includes a second bar, greenery wall, outdoor dining, fencing and lighting.

The Main St. property, presently serving as a bocce ball court, will be re-sod and enclosed with two fencing components. The western edge (facing Main St.) will have pipe fencing allowing for controlled access and the southern edge will have a board form concrete wall. Both elements will be used to enclose the space while also allowing for public access. The minimal site work on Main St. will be partnered with events and programming to activate the site and complement the activity of Slider Inn.

Signage will be addressed in a separate DRB application.

Staff Report:

This corner site falls within the Neighborhood Center Design Context and is part of the South Main Street District on the National Register of Historic Districts. The proposed exteriors are consistent with the Downtown Memphis Design Guidelines and DMC priorities of designing with to fit with the context, enhancing the public realm and providing signature open spaces.

As the second location of an existing concept, Slider Inn aims to harness the character of the existing building at the location above while introducing the Slider Inn brand. The auto shop's history will be amplified by keeping the existing auto themed signage and retaining the garage door element, while adding modern finishes and a signature Slider Inn porch.

The renovation of an existing structure, construction of a new active patio, and transformation of a corner lot on Main St. enhances the public realm through activating two corners of South Main and enhancing the neighborhood's character. Additionally, sidewalk improvements, exterior lighting and greenery help improve the pedestrian experience day and night.

Two new signature open spaces will be created through the green space on Main St. and the new patio, serving two different uses that will extend the energy of Slider Inn and compliment the design of the renovation. The creative approach to both spaces will be a welcome addition to both Main St. and the South Main neighborhood, adding a truly unique destination to one of downtown's strongest corridors.

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