



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

Exterior Renovation

Case # 20-87: 145 S Main
Memphis, TN 38103

Applicant: Patrick Reilly
The Majestic Grille
145 S Main
Memphis, TN 38103

Background: DRB review is required for this project because it received an Exterior Improvement Grant at the September 24, 2020 Center City Development Corporation (CCDC) board meeting.

The subject property is a historic commercial building on the west side of South Main Street between Gayoso and Peabody Place. This property is home to The Majestic Grille, a long-standing Downtown restaurant. Although The Majestic Grille already has an outdoor dining area on Main St., the restaurant plans on enclosing this existing outdoor dining space to better provide for year-round outdoor dining.

Project Description: The proposed exterior improvement is a permanent canopy that will enclose the restaurant's existing outdoor dining area. The canopy will reach approximately 9 ft. in height, and will cover an area that is 75 ft. 4 in. long (north to south), and 13 ft. 9 in. deep. The canopy will be supported by a mill-finish aluminum frame, and topped with a black-and-white striped fabric awning. The canopy is designed to work around the existing trees and light-poles on site.

Staff Report: The proposed enclosed dining area is consistent with the Downtown Design Guidelines, which call for projects to enhance the public realm. By providing shade and enclosure for its outdoor seating area, the Majestic will provide more vibrancy on Main Street during times of the year that can otherwise lack activity. Creative approaches to increasing the usage of outdoor space, especially during the current challenging business climate, are encouraged by DMC staff.

Staff Recommendation: Staff recommends approval.