



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

Exterior Renovation

Case # 21-12: 1030 Poplar Apartments
1030 Poplar Ave
Memphis, TN 38105

Applicant: Amin Zaki
1030 Poplar LLC
7842 Farmington Blvd
Germantown, TN 38138

Background: DRB review is required for this project because it received a 14-Year PILOT at the February 9, 2021 CCRFC Board Meeting.

The subject property is a vacant and blighted multifamily complex at 1030 Poplar Ave, just north of the CBID. The property is made up of two buildings, each featuring two residential floors and a central courtyard. With the assistance of a CCRFC PILOT, the applicant plans on undertaking a complete interior and exterior renovation of the building, with the goal of bringing the property back into active use.

Project Description: The 1030 Poplar site is located on the southern half of the block north of Poplar Ave and south of Merriwether Ave, between Decatur St. on the west and Cochran Pl. on the east. There are two buildings on the property: one on the south end of the site (referred to here as the South Building) and one on the north end (referred to as the North Building).

The South Building's façade on Poplar will receive the most extensive alteration. A new metal panel material with exposed fasteners will be used to create a more modern appearance. Existing brick on the ground floor will be repaired and repointed. On the second floor, existing siding will be replaced with new fiber cement lap-siding. Existing second-floor railings will be replaced with new welded steel railings.

On the other sides of both the North Building and South Building, exterior renovations will follow the same pattern. Existing brick will

be repaired and painted. Existing lap siding will be replaced with new fiber cement lap-siding and painted. Existing breeze block will be repaired. Existing railings on the second floor will be replaced with new welded steel railings. On the east side of the south building, an existing storage structure located in the middle of the ground floor will be removed to create courtyard access. All existing windows and doors will be replaced.

The parking lot surrounding the buildings will be repaved, and an entry gate for car access will be installed near the southeast corner of the site. A pedestrian access gate will also be installed near the façade of the South Building. The entire site will be surrounded by a new perimeter fence.

Staff Report:

In its current condition, 1030 Poplar is both uninhabitable and unattractive. The proposed changes will provide a considerable boost to the property's curb appeal, while providing additional security for residents. Other than the alterations to the Poplar façade of the South Building, the exterior renovations will largely maintain the existing character of the building. However, considering the building's lack of architectural character, the alterations to the Poplar façade are an acceptable approach to refreshing the building's appearance.

Staff Recommendation:

Staff recommends approval, with the condition of later approval for signage and architectural lighting.