



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

Exterior Renovation

Case # 21-32: 337 S. Fourth St.
Memphis, TN 38126

Applicant / Owner: Brown Girls Inc., LLC
337 S. Fourth St.
Memphis, TN 38126

Background: DRB review is required for this project because it received a South City Good Neighbor Grant and Development Loan at the February 17th, 2021, CCDC meeting.

The subject property consists of a .125-acre parcel at 337 S. 4th St. and an adjacent .135-acre parcel to the west. The site contains a two-story 9,498 sq. ft. vacant building, built in 1920. The applicant is proposing a complete renovation of the commercial structure into a mixed-use building with retail on the ground floor and residential units on the second floor. The adjacent lot will be used as parking for the site.

Project Description: This major renovation will include fifteen (15) retail spaces, twelve (12) of which will operate as micro-suites. Four (4) multi-family apartment units will be accessible through an exterior staircase along the western façade of the building.

The exterior improvements include tuck-point and masonry work, brick repair, new steel doors and frames, a new storefront, new windows and new exterior paint. Interior work will consist of structural improvements, a new elevator, and misc. building improvements including electrical work.

The north and east facades will have new black aluminum storefronts, including new windows and doors. An awning will be added above the main entrance on the corner of Fourth St. and Vance Ave. New exterior lighting will be placed along both facades, mounted between the new storefront windows. The entire building will be repainted and the corbelling will be restored below the narrow-shed roof with new Spanish tiling. Wood screening,

decking, and metal railings will be added to the western façade for the residential access to the second floor. The parking area will be repaved with asphalt to provide tenant parking, a dumpster enclosure, landscaping, and two operable gate entries, enclosed by a wrought iron fence.

Staff Report:

Staff is supportive of the proposed high-quality improvements to 337 S. 4th St. The renovations transform a vacant, blighted two-story building into a mixed-use space along the Vance Corridor, connecting South City residents and workers to Downtown's Core, and vice versa.

The project will increase commercial and residential density with the addition of new apartment units and retail space in Downtown and South City. Filling in the gaps, increasing the customer base, and replacing vacancy with new commercial activity is vital to creating a climate for Downtown retail to be successful.

The new transparent storefront system, windows, roof repairs, painting, paving, and landscaping, transform this building into a contribution to the pedestrian experience, rather than an eye sore. This project furthers the on-going excitement and momentum of new projects along Vance Ave. and within the South City neighborhood.

Staff Recommendation:

Staff recommends approval. Applicant will submit a separate signage application to staff.