



**Design Review Board (DRB) Staff Report**  
*Prepared for the November 3, 2021 DRB Meeting*

New Construction

Case # 21-78: 220 Claybrook St  
Memphis, TN 38104

Applicant: Brad Shapiro  
Shapiro Company Architects  
220 S. Claybrook  
Memphis, TN 38104

Owner: CTLP, LLC  
Lee Patton & Cameron Taylor  
7960 Wolf River Blvd  
Germantown, TN 38138

Background: DRB review is required for this project because it received a 12-year PILOT at the October 5, 2021 CCRFC Board Meeting.

The subject property is a vacant .8 acre corner parcel with frontage on Claybrook and Eastmoreland. The applicant plans on building a four-story multifamily building on the site with 83 residential units, and parking located on the basement level as well as a small surface lot behind the building.

Project Description: Painted brick is the primary siding material on the building's west and south sides, facing Claybrook and Eastmoreland, respectively. Fiber cement and metal panels are utilized as secondary materials above the first floor (which uses brick alone). The corner of Claybrook and Eastmoreland is addressed by the building's commercial space and leasing office, which features a glass storefront system. Because the pedestrian entrance to the corner space is above the sidewalk level, access is provided using stairs and an accessible ramp. Access to the small surface lot to the rear of the building is provided by a drive that passes under two levels of residential on the north end of the building on Claybrook. The entrance to the basement level parking is located on the east end of the building's Eastmoreland frontage.

On the west and north faces of the building, which face the surface lot and the interior of the block, cement fiber and metal panels are

the dominant materials, with a smaller amount of brick primarily used to accent entrances. The building's downspouts are also located on these sides of the building. Exterior lighting for the building includes vertical wall sconces located at the corner of Claybrook and Eastmoreland, as well as wall pack lights on each side of the building.

**Staff Report:**

The proposed building exhibits many of the key design principles outlined in the Downtown Design Guidelines. The building addresses the street, and keeps the parking component of the building subordinate. The design of the building visually emphasizes the pedestrian entrance at the corner of Claybrook and Eastmoreland, and provides some active and transparent street frontage despite being primarily a multifamily building. The building's materials have been selected so that durable brick is used along public street frontages where pedestrians are most likely to interact with the building. And because the building's immediate context is dominated by large-scale medical and office buildings, there are no potential concerns about incompatible scale.

**Staff Recommendation:**

**Staff recommends approval, with the condition of additional approvals for landscaping and signage.**