



Design Review Board (DRB) Staff Report
Prepared for the March 1, 2023 DRB Meeting

Exterior Renovation /Lighting / Public Art

Case # 23-13: 1287 Vollintine Avenue
Memphis, TN 38107

Applicant: Valencia Pope
5121 N Watkins Street
Memphis, TN 38127

Owner: James & Gloria Wilson
5121 N Watkins Street
Memphis, TN 38127

Background: DRB review is required for this project because it received Good Neighbor Grant at the February 15, 2023 Center City Development Corporation (CCDC) Board Meeting.

The subject property is an approximately 3,000 square foot commercial building at the southwest corner of Vollintine Avenue and North Claybrook Street near the redevelopment of Northside High School. With this renovation project, three commercial units facing a major corridor will be added to the Klondike neighborhood.

Project Description: The site has been prepared by demolishing a standalone addition and replacing the roof on a rear CMU addition. Currently, the Vollintine façade has a mix of gray-painted brick and brick infilled window openings. The windows and doors are covered by metal bars and large flood lights hang overhead.

The exterior scope of work with repairs and cosmetic improvements includes the following:

- Remove wrought iron bars and security doors, wiring, and flood lights from the façade
- Remove infill brick at the storefront window openings
- Tuck point exterior masonry
- Paint all exterior walls a soft white (BEHR Navajo White – 1822)
- Add new door and window storefront systems in dark bronze anodized aluminum to each of the three (3) retail bays

- Add black powder coated metal canopies over each of the three (3) retail bay entrances
- Add sidewalk improvements and ramps at each entrance to improve access and comply with ADA
- Add two (2) LED cylinder wall mounted light fixtures around each storefront window on the Vollintine façade, with six (6) fixtures total
- Add three (3) new windows on the eastern wall in existing openings
- Add three (3) LED wall mounted fixtures with downward lighting between the windows on the eastern wall
- Add one eastern window to the rear addition
- Commission a mural for the eastern wall. The art in the rendering serves as a placeholder.
- Add fill and sod to the green space east of the building
- Signage for the retail bays will be finalized and submitted for approval at a later date

Staff Report:

This project conforms to the Downtown Design Guidelines. The renovation will greatly improve the look not only of the building but also of the corridor and neighborhood. New windows, doors, and lighting will improve visibility and the perception of safety encouraging more pedestrian activity. The mural will add color and interest while showcasing local art and culture.

Staff Recommendation:

Staff recommends approval, with the condition of later applications for public art and signage.