



## DESIGN REVIEW BOARD APPLICATION

**Administered by:  
Design Review Board**

Property Address\*: 107 S. Main St. Memphis, TN 38103

Applicant Name & Mailing Address: Tom Intrator: 845 Third Ave. Floor 6 New York, NY 10022

Applicant Phone Number: 901-355-9062 Applicant Fax Number: \_\_\_\_\_

Property Owner's Name & Mailing Address: 107 South Main, LLC: 845 Third Ave. Floor 6 New York, NY 10022

Property Owner's Phone Number: 917-833-2430

The proposed work consists of the following (check all that apply):

Sign  Renovation   
New Building  Other Exterior Alteration

Project Description: For Exterior: new ground-level storefront, upper-level window replacement with like-kind, masonry repair, repainting existing metal.

Status of Project: In design phase

**A complete application must be submitted to the Development Department no later than two weeks before a regularly scheduled meeting of the Design Review Board.** Please contact Abe Lueders at (901)575-0565 or [alueders@downtownmemphis.com](mailto:alueders@downtownmemphis.com) with any questions and to submit an application.

Owner/Applicant Signature: 

Date: 2/12/2021

\*Applications for properties that are located within a Landmarks Historic District may require additional approval from the Landmarks Commission. Please contact the Shelby County Division of Planning & Development at (901) 576-6601 for more information.

# Project Team

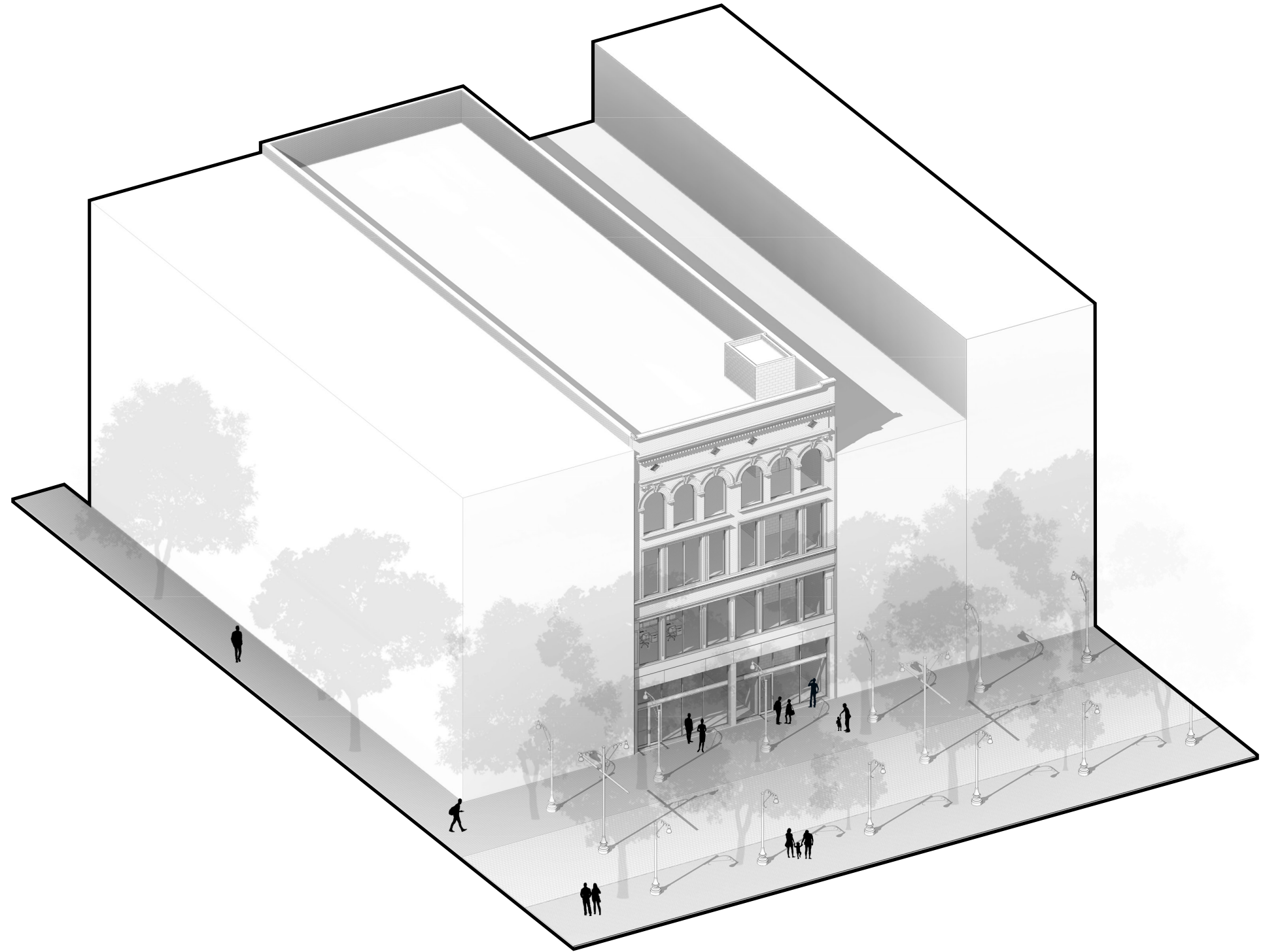
107 South Main LLC (Owner)

PKM Architects (Architect)

Fowler Engineering (Structural)

HNA Engineering (MEPFP)

The Bray Firm (Surveyor/Civil)



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# Project Location

- 1 Project Location
- 2 Restaurant
- 3 Shopping
- 4 Museum
- 5 Hotel
- 6 Offices
- 7 Mixed-Use Development
- 8 Housing
- 9 Parking





# Exterior

Existing conditions



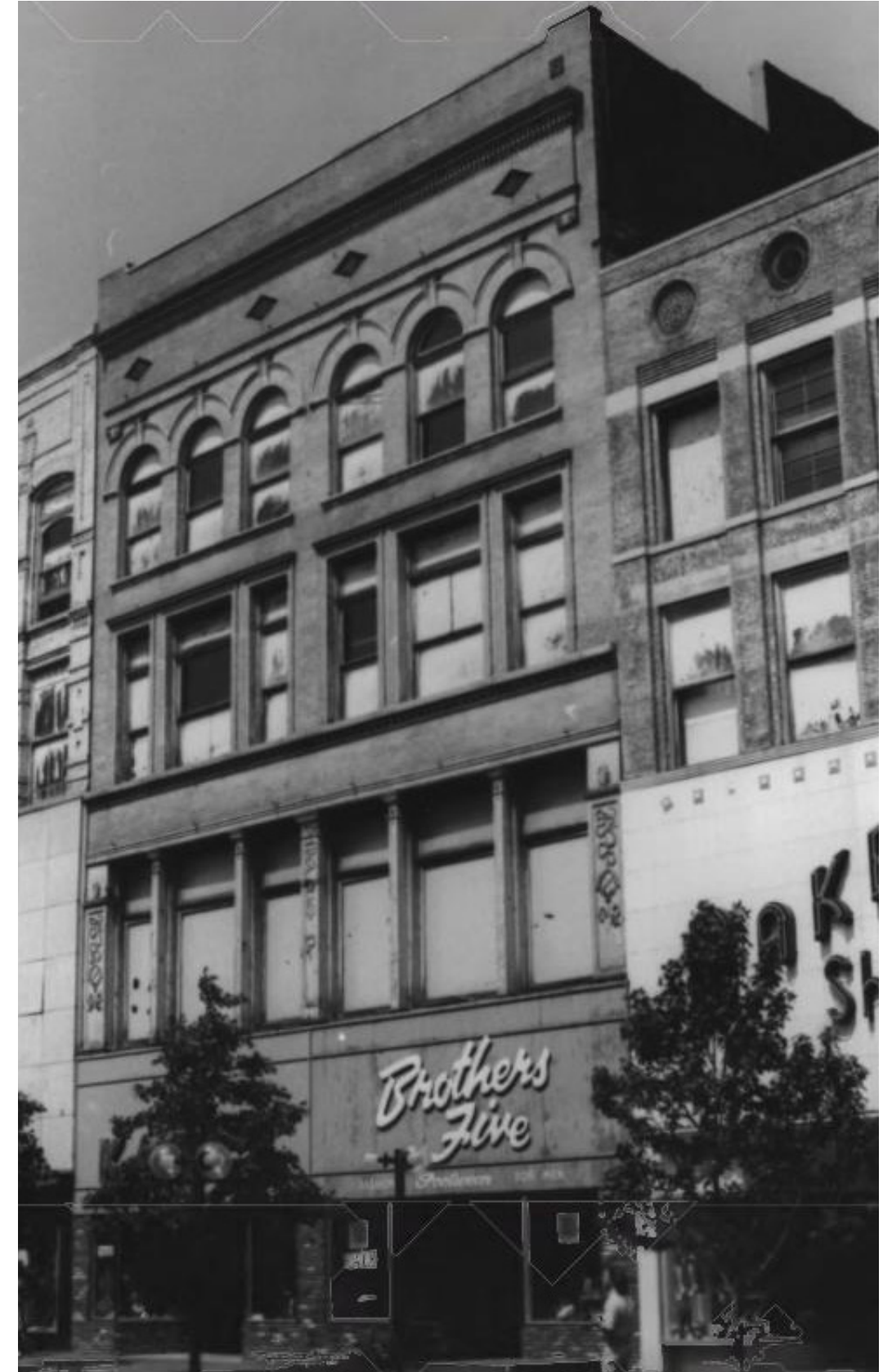
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107 S. Main St. Memphis, TN | February 11, 2021



# Exterior

Historic imagery



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107 S. Main St. Memphis, TN | February 11, 2021



# Exterior

## Proposed

- 1 Tuck-point existing brick facade
- 2 Clean & restore existing pre-cast concrete architectural detailing
- 3 Replace all existing & broken single-pane windows with new low-e insulated glazing windows to match historic detailing
- 4 Clean & paint existing cast-iron pilasters to match new storefront frames
- 5 New architectural metal wall finish painted to match cast-iron pilasters & new storefront frames
- 6 New storefront system with low-e insulated glazing at ground level

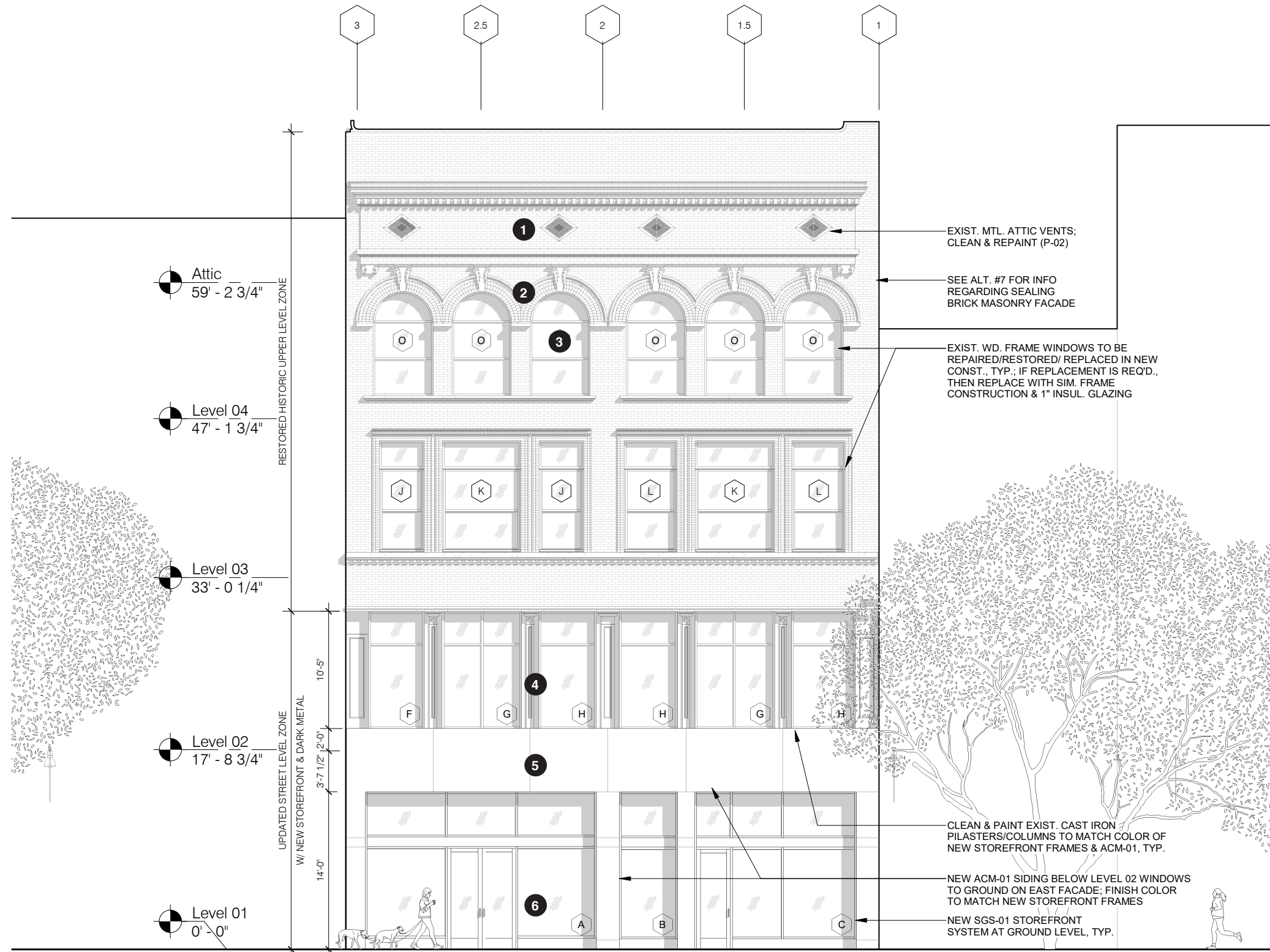




# East Elevation

Proposed

- 1 Tuck-point existing brick facade
- 2 Clean & restore existing pre-cast concrete architectural detailing
- 3 Replace all existing & broken single-pane windows with new low-e insulated glazing windows to match historic detailing
- 4 Clean & paint existing cast-iron pilasters to match new storefront frames
- 5 New architectural metal wall finish painted to match cast-iron pilasters & new storefront frames
- 6 New storefront system with low-e insulated glazing at ground level

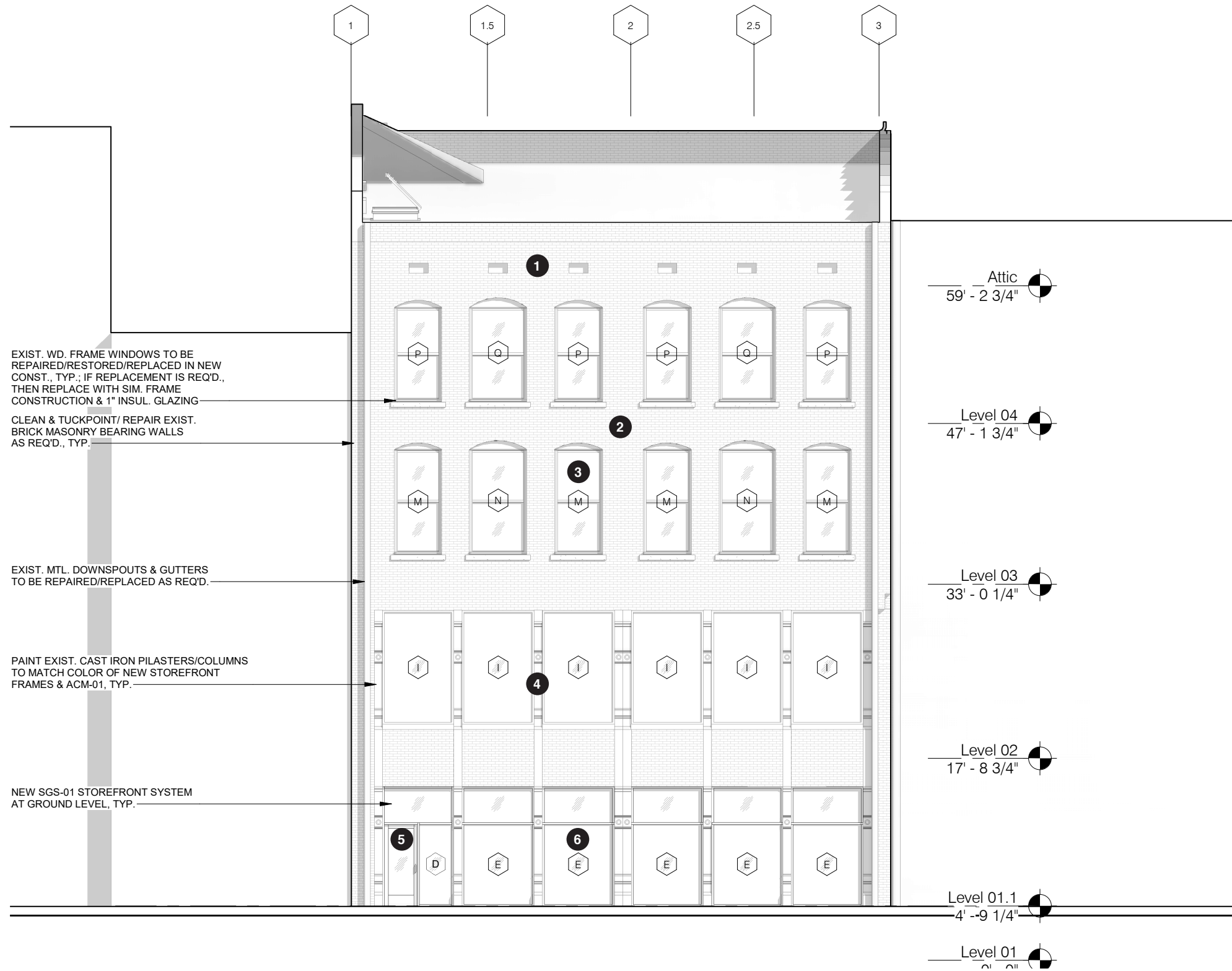




# West Elevation

Proposed

- 1 Tuck-point existing brick facade
- 2 Remove existing dilapidated metal fire-escape balcony & shutters (hazard)
- 3 Replace all existing & broken single-pane windows with new low-e insulated glazing windows to match historic detailing
- 4 Clean & paint existing cast-iron pilasters to match new storefront frames
- 5 New storefront egress door
- 6 New storefront system with low-e insulated glazing at ground level

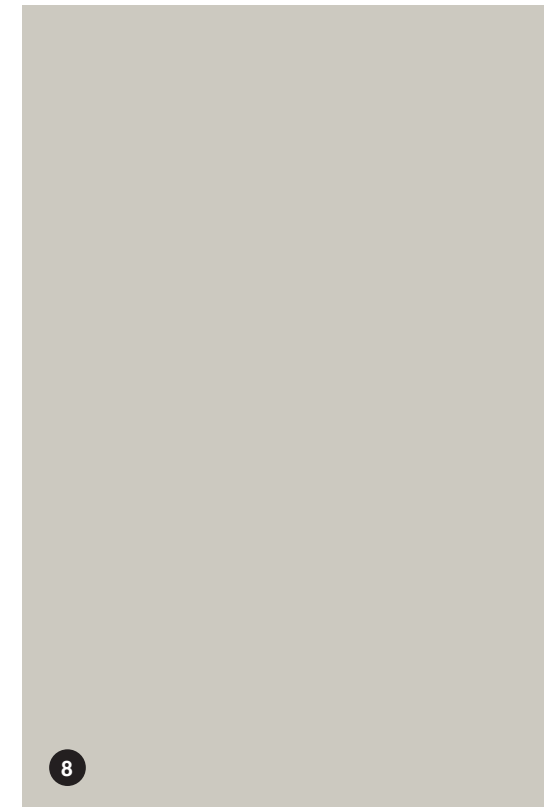
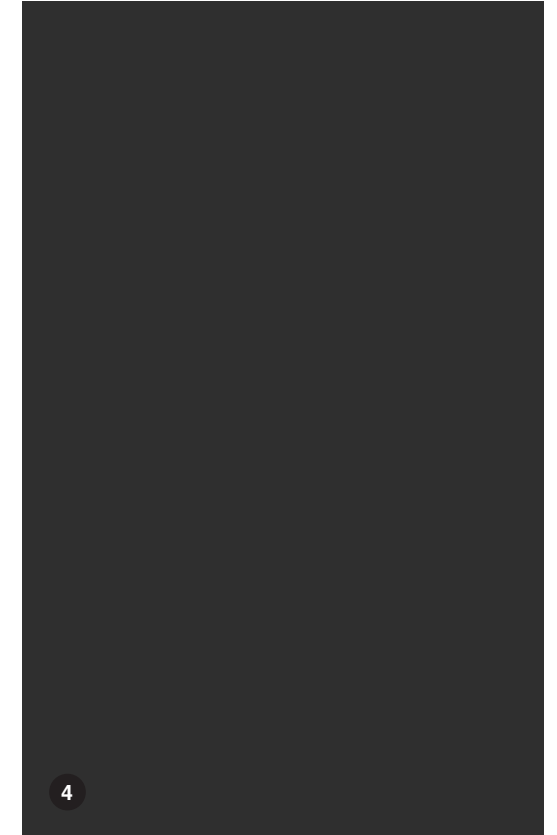


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# Materials

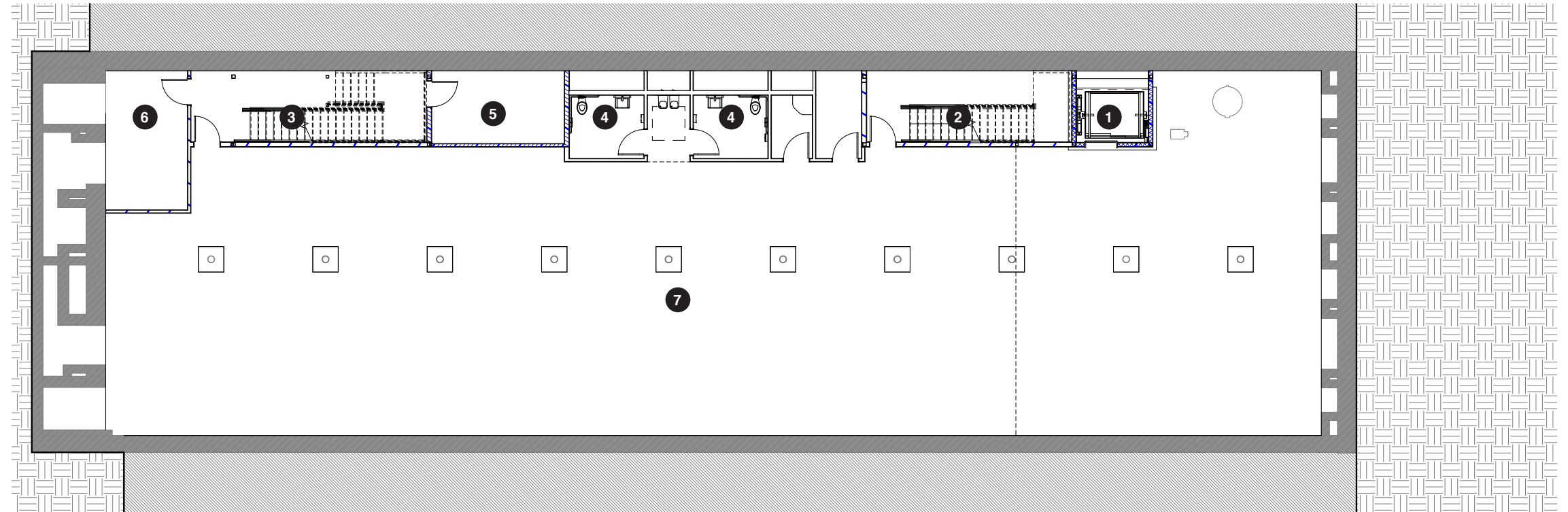
- 1 Existing West facade; brick masonry to be cleaned & repointed as necessary; windows to be replaced, metal at Level 01 & 02 to be painted to match new pre-finished aluminum storefront system at those levels
- 2 Existing cast-iron pilasters to be cleaned & painted
- 3 Existing window conditions; majority are broken beyond repair and will require replacement
- 4 Paint selection for all exterior metal and opening frames; intended to match new storefront dark bronze finish (SW Tricorn Black)
- 5 Existing East facade; brick masonry to be cleaned & repointed as necessary; windows to be replaced, metal at Level 01 & Level 02 to be painted to match new pre-finished aluminum storefront system at those levels. Existing metal shutters and egress balcony to be removed as both pose a hazard/liability to health, safety, & welfare to pedestrians
- 6 Existing interior wood & metal framing to be cleaned, repaired, or replaced and selectively repainted; cast-iron interior columns would be visible through new storefront glazing
- 7 Patina on interior brick masonry wall to remain and will be visible through new storefront glazing
- 8 Paint selection for interior framing (SW Repose Gray)





# Basement

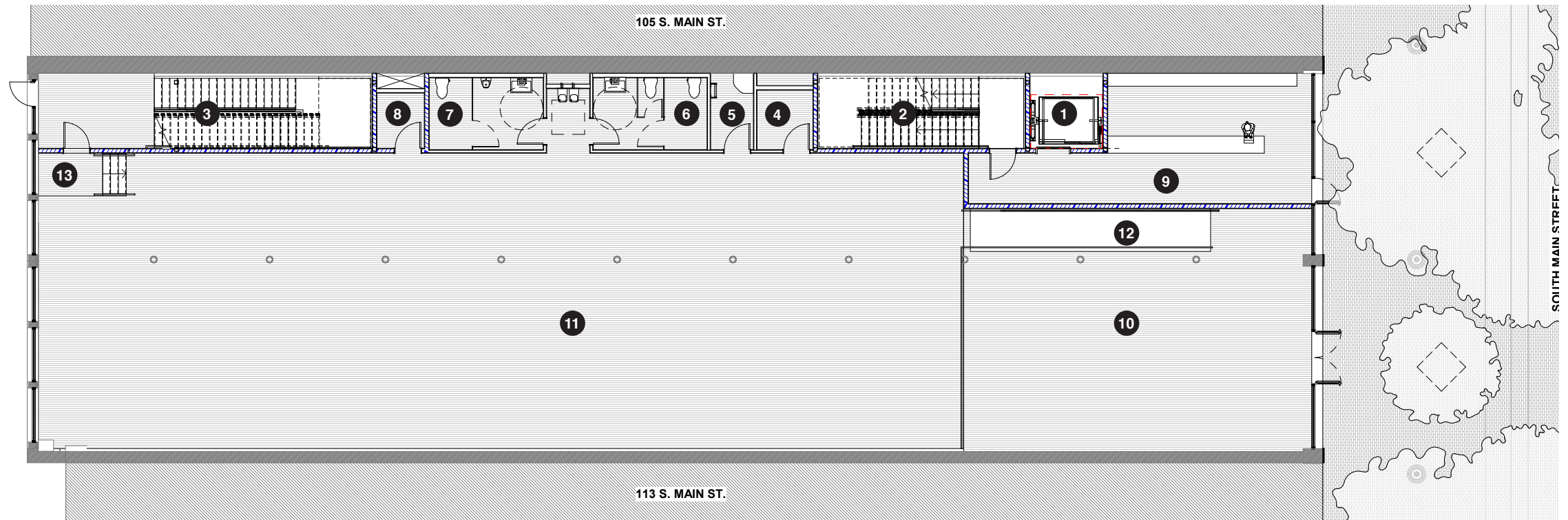
- 1 Elevator
- 2 East Stair
- 3 West Stair
- 4 Restrooms
- 5 Fire Pump Room
- 6 Utility Room
- 7 Basement Area





# Level 01

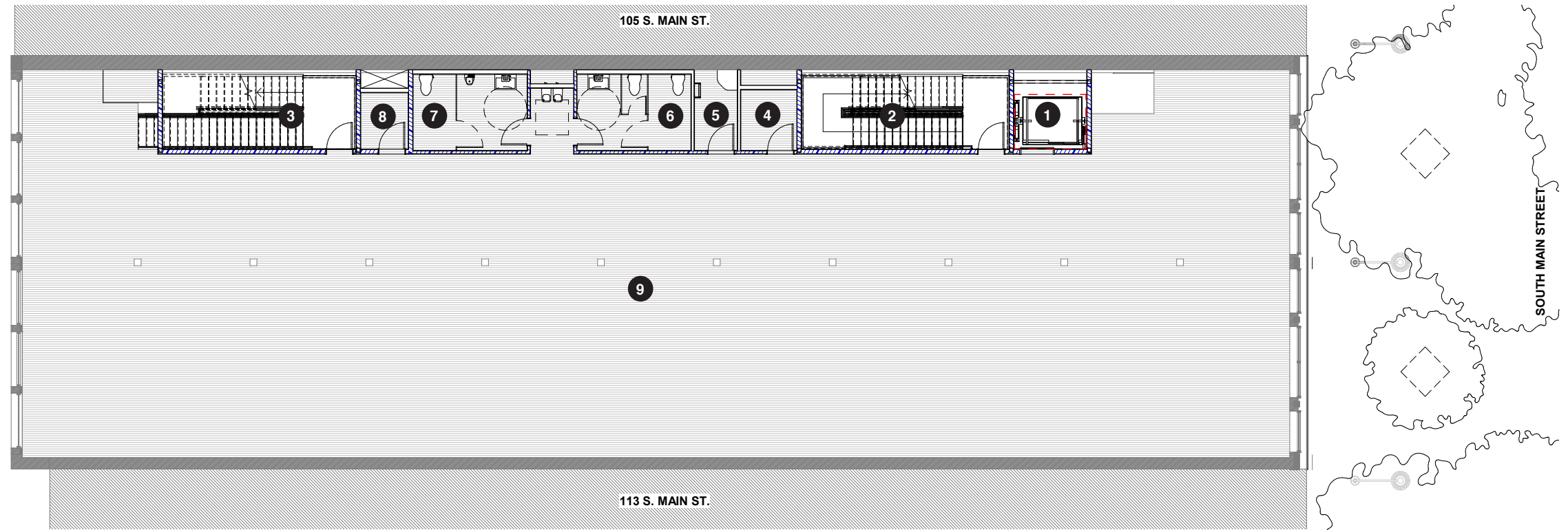
- 1 Elevator
- 2 East Stair
- 3 West Stair
- 4 Storage/Electrical Room
- 5 Service Closet
- 6 Women's Restroom
- 7 Men's Restroom
- 8 Mechanical Room
- 9 Office Lobby
- 10 Retail/Restaurant Area  
Floor at level of Main St.
- 11 Retail/Restaurant Area  
Floor 2'4" above level of Main St.
- 12 Ramp
- 13 West Stair Access (Exit or Basement)  
Floor at level of Center Ln.





# Level 02-04

- 1 Elevator
- 2 East Stair
- 3 West Stair
- 4 Storage/Electrical Room
- 5 Service Closet
- 6 Women's Restroom
- 7 Men's Restroom
- 8 Mechanical Chase
- 9 Office Area

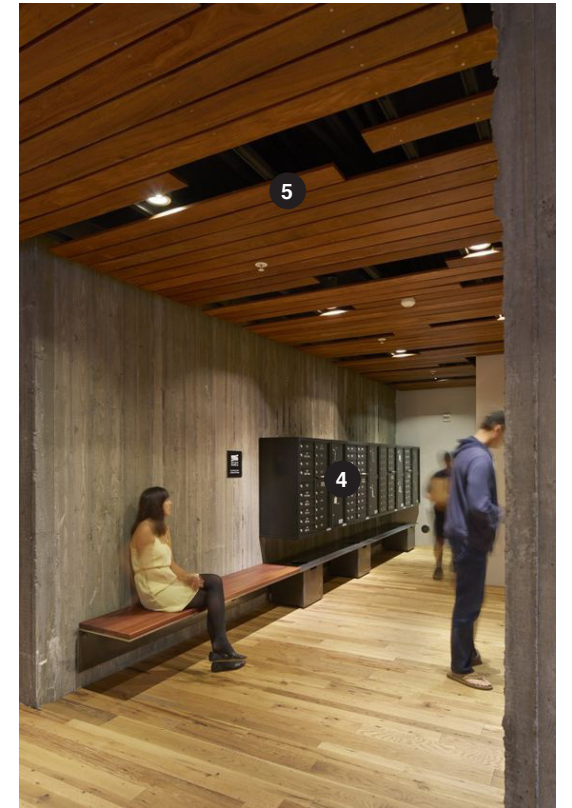
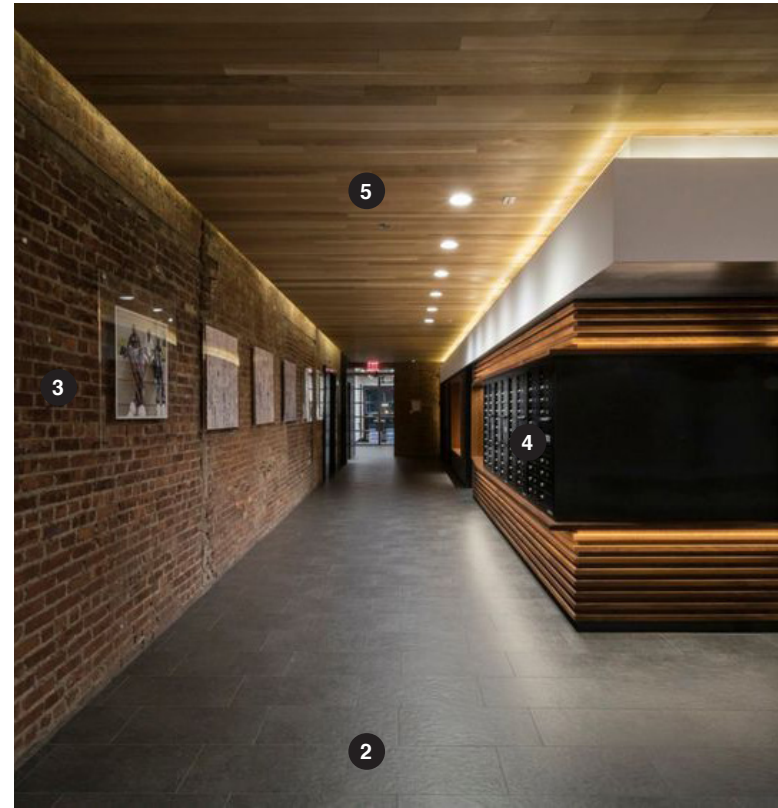
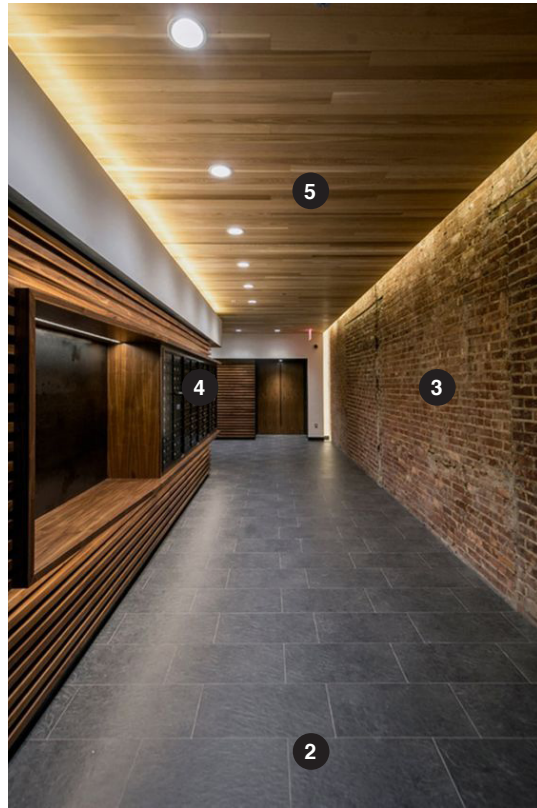
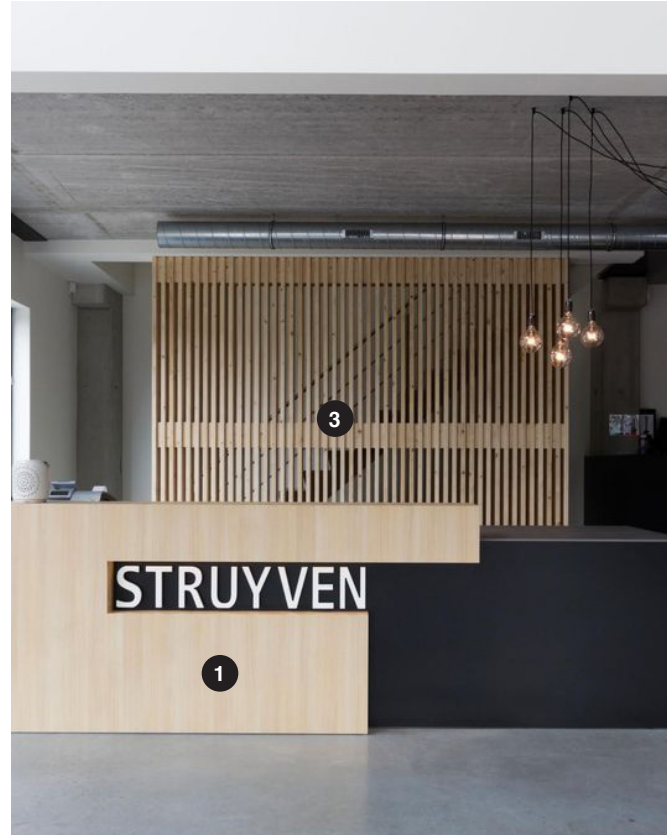




# Level 01 (Lobby)

Office Reception/Lobby (395 SF)

- 1 Reception desk
- 2 New dark tile flooring
- 3 Backdrop wall (existing brick)
- 4 Mailboxes
- 5 New ceiling plane





# Level 02-04 (Offices)

- 1 Existing wood joists  
Remain as-is or paint white
- 2 Existing brick wall
- 3 New wood finish flooring over  
existing wood subfloor

