



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

Exterior Renovation

Case # 23-38:

119 Madison Ave
Memphis, TN 38103

Applicant:

Anahi Sanchez
Esborja Investments LLC
101 S. Main St. Ste. 209
Memphis, TN 38103

Background:

DRB review is required for this project because it received approval for an Exterior Improvement Grant at the May 17, 2023 CCDC Board Meeting. The subject property is 119 Madison, a historic four-story commercial building on the southeast corner of Madison Avenue and November 6th Street. The applicant plans on performing a complete interior and exterior renovation of the building to convert it into a functional mixed-use building with ground floor and basement commercial, and short-term residential units on the floors above.

Project Description:

The planned exterior renovations will restore the building's historic masonry features and windows, while making additional changes that are necessary to accommodate the building's new uses:

- The glazed terra cotta tiles on the building's north and west sides will be tuckpointed and restored as needed.
- Existing wood framed windows will be restored.
- A custom steel corner cap matching the contours of the building's terra cotta tiles will be installed at the base of the building's northwest corner.
- The building's elevator penthouse will be expanded by approximately 37 inches in height to accommodate a modern elevator.
- New box ribbed metal panels in a charcoal finish will be installed on the elevator penthouse and on the south and portions of the west side of the building, facing the interior of the block.
- A new railing and new basement stairs will be installed on the west side of the building.

- New planting beds will installed on the top and bottom of the new stairs.
- New railing will be mounted to the roof deck on the east side for safety and enclosure.
- Existing (non-original) windows on the east side of the building will be infilled with matching brick surrounding new PTAC vents in a matching color.
- The following architectural lighting will be installed:
 - In-grade uplights at the base of the building on the north and west sides.
 - Linear arm-mounted wall washers mounted to the window sills on the north and west sides.
 - Arm-mounted spot light wall washers mounted to the window jambs at the top of the fourth floor on the north and west sides.

Staff Report:

The proposed exterior renovation of 119 Madison closely follows the recommendations of the Downtown Design Guidelines for alterations to historic buildings. Existing character-defining features like the decorative terra cotta tiles are being restored and repaired. The historic wood windows and storefront are also being repaired rather than replaced. New metal panels will primarily replace existing metal panels on less visible portions of the building, and the only openings being closed are not original to the building. The proposed renovations are sensitive to the building's historic character, and will restore the condition of one of Madison Avenue's most noteworthy structures.

Staff Recommendation:

Staff recommends approval, with the condition of later approvals for signage.