



Design Review Board (DRB) Staff Report
Prepared for the June 5, 2024 DRB Meeting

Exterior Renovation

Case # 24-33: 1277 Decatur (Clayhouse) GNG
1277 Decatur Street
Memphis, TN 38107

Applicant: Kerry Clay
203 Cedar Avenue
Memphis, TN 38107

Owner: Beverly Clay
3740 Winderwood Circle
Memphis, TN 38128

Background: DRB review is required for this project because it received Good Neighbor Grant at the May 15, 2024 Center City Development Corporation (CCDC) Meeting.

Previously used for warehousing construction equipment, the commercial building will be renovated for use as a construction training center. The scope of the renovation includes new glazing, new garage door, masonry clean up/repair, concrete work, and signage.

Project Description: The building and site will be prepared for improvements by removing litter, large debris, and weeds. The barbed wire fence will also be removed. The boarded windows on the north and south side of the building will be uncovered and 61 glass panels will be installed in existing window frames. Throughout the building the brick will be cleaned and repaired as necessary.

The primary façade is on Decatur Street. Here, metal mesh covers will be removed from the windows. At the primary entrance, the metal door was welded shut. It will be re-opening and re-used. It will be cleaned and painted with metal paint red. The gates over the garage doors will also be cleaned and painted black. On the left hand side. A new 10 ft. by 10 ft. insulated garage door will be installed. A gutter system will be added that includes two (2) downspouts and two (2) collector boxes. A 4 ft (h) by 8 ft. (l) metal sign with the

vinyl overlay logo “Clayhouse” will be adhered to the wall above the windows. The broken lighting fixtures will be removed. Lighting is available through solar powered fixtures hung above the garage doors.

The concrete in front of the building will be largely redone. The concrete from the loading dock on the left will be removed, the area will be backfilled, and concrete will be poured (4-inch, 3500 psi, and reinforced with wire mesh). An inlet apron will be added on this side. In the center, a 21 ft. by 23 ft. dirt patch will be dug out and prepared for concrete, leaving a 3 ft. by 8 ft. area near the building for a flower bed planted with Lantana. An inlet apron will also be added here.

A mural will be installed on the south side of the building facing the nearby convenience. Positioned near the entrance to the residential neighborhood, it will add color and interest. The artwork will work with the window openings and display tradespeople at work and West African symbols to acknowledge the background of their majority black neighborhood, New Chicago.

Staff Report:

The renovation of this building to prepare it for use as Clayhouse complies with the Downtown Design Guidelines. High quality materials are used and existing features are reused. Moreover, the design includes landscaping and a mural that will make the area more attractive.

The removal of barbed wire and grated metal window covers align with the goals of the Good Neighbor Grant program to encourage designs that make buildings and in turn neighborhoods more approachable and active. The metal gates around the garage doors will remain. Cleaned and painted, they will not be prominent features and will complement the renovation.

Staff Recommendation: **Staff recommends approval.**