



Design Review Board (DRB) Staff Report

Prepared for the September 7, 2022 DRB Meeting

Exterior Renovation and Lighting

Case # 22-45: 35 N Claybrook Street
Memphis, TN 38104

Owner Applicant: SMH Partners
11 South Orleans Street
Memphis, TN 38103

Architect: Ryan Morris
UrbanARCH
498 South Main Street
Memphis, TN 38103

Background: DRB review is required for this project because it received an Exterior Improvement Grant at the August 17, 2022 CCDC Board Meeting. The CCDC approved a 1:1 matching grant up to \$40,000, based on approved receipts and subject to all standard closing requirements.

The subject property is located at the eastern end of the CBID in the Madison Heights neighborhood. The proposed project will renovate a 2-story apartment building with major changes to the façade, fencing realignment, and the enhancement of a front courtyard. The apartment is composed of 16 units, each approximately 600 square feet. The target audience will be students of the nearby universities, Southern College of Optometry and UTHSC.

Project Description: At building's Madison façade on the east side of the property, the existing hip roof will be demolished and three new openings on the upper level will be punched for windows. The existing natural stone cladding will be removed and replaced with brick that matches the texture of the brick at the sides. The brick on all exterior walls will be painted a warm white (Sherwin-William 7647 – Crushed Ice).

The resident entry doors and primary entrance will be replaced. To define the entrance, fiber board and batten painted dark green will be placed above the entrance and vertical rows of a rotated brick pattern will be placed around it. The dark green accent color (Sherwin-William 64785 – Country Squire) will also be added to the

side doors. Moreover, the exterior walls, exterior entry stairs and railings at the sides, and party wall and fascia on the roof will receive fresh paint.

Currently, a black wrought iron fence and gate enclose the property. The gate will be realigned to expand the front courtyard and allow for easy pedestrian access into the main entrance. Landscaping will be added to the courtyard to soften the space. Additionally, the parking lot at the back and side of the property will be restriped.

For lighting, black LED wall-mounted fixtures will be added beside the private, individual tenant entrances on the side. The square body of the fixture will project light downward and add visual intrigue. With eight entrances on each side, there will be sixteen total lights added on the sides of the building. At the front façade, the same fixture style will be added to illuminate the entrance.

Staff Report:

The Downtown Design Guidelines encourage the creation of outdoor spaces to complement buildings and strengthen pedestrian connections to the street. The renovation of 35 N Claybrook will take the existing front courtyard and create an amenity with spillover benefits for the neighborhood. The exterior renovations are done with high quality, durable materials and add visual appeal. These improvements in an underinvested neighborhood encourage further investment and pride in the area.

Staff Recommendation:

Staff recommends approval.