



**Design Review Board (DRB) Staff Report**  
*Prepared for the September 6, 2023 Meeting*

Modifications to a previously approved design

- Case # 23-61: 35 N Claybrook  
Memphis, TN 38104
- Owner/Applicant: Daniel Szymanek  
SMH Partners  
5410 Southwood Dr.  
Memphis, TN 38120
- Background: DRB review is required for this project because it received an Exterior Improvement Grant (EIG) at the August 17, 2022 CCDC Board Meeting.
- The subject property is a 2-story, 16-unit apartment building located at the eastern end of the CBID in the Madison Height neighborhood. It will receive an exterior renovation to complement the interior renovation.
- Project Description: Design modifications have been proposed to the previously approved design heard at the August 17, 2023 DRB meeting as case 22-45. Changes have been made to the paint schedule and the fence configuration to accommodate resident habits and input.
- Instead of painting all exterior building walls, only the eastern façade will have painted brick. The existing stone fascia and hip canopy roofs surrounding the eastern entrance will be removed. In their place, a brick wall will be installed with some extruded brick details as previously approved. Two windows will be created on the upper level with new windows. A new storefront system will be installed at the entrance with a solid steel lite door with sidelites on either side. The area above the entrance will be re-clad with cement fiber board in a board and batten style. The boards and trim work will be painted a charcoal color, Iron Ore (SW 7069). The brick will be painted off white, Drift of Mist (SW 9166).
- The other exterior brick walls will not be painted. The wooden stairs on the north and south facades will be painted Iron Ore (SW 7069). All other trim like the party wall and fascia on the roof will receive a fresh coat of paint.

The previous fence design proposed moving the existing fence to make the front entrance easily accessible to the pedestrian traffic from the street. The new design would leave the fence in the existing configuration where it encloses the building and aggregate concrete walking path to the entrance. This would provide residents with more space inside the fence.

The green space outside the fence by the eastern entrance will receive a landscaping schedule with flowerbeds on either side of the aggregate concrete entrance footpath. Trees will be planted on either side.

The lighting will remain as previously approved with black LED wall-mounted fixtures 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 main front entrance, the same fixture style will be added to illuminate the entrance.

**Staff Report:**

The exterior renovation of 35 N. Claybrook Street will be done with high quality, durable materials and refresh the space. It will highlight the new activity in a once vacant building, encouraging additional investment in the neighborhood and encourage positive activity.

The proposed modifications to the design complement the surrounding buildings and respond to resident needs. While these changes will reduce the green space outside the fence, they will make the space more useful and maintain the circulation inside of the fence. Landscaping will still soften the entrance by providing shade and color. The lighting schedule will remain as previously approved and provide visual intrigue and improved viability in the nighttime.

**Staff Recommendation:**     **Staff recommends approval.**