



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 405 Monroe Ave _____

Applicant Name & Mailing Address: Bradley Barnett _____

Applicant Phone Number: 9015080526 _____ Applicant Fax Number: _____

Property Owner's Name & Mailing Address: Bradley Barnett ; 395 Mann Drive , Collierville TN 38017 _____

Property Owner's Phone Number: 901-508-0526 _____

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

Sign ☒

Renovation ☒

New Building ☐

Other Exterior Alteration ☒

Project Description: Storefront renovation and new sidewalks ; changing signage; adding windows; tuck point; paint; lighting

Status of Project: waiting for DRB approval

A complete application must be submitted to the Development Department no later than three weeks before a regularly scheduled meeting of the Design Review Board. Please submit the application with any necessary attachments to designreview@downtownmemphis.com. Questions can also be e-mailed to designreview@downtownmemphis.com, or you can reach Planning & Development staff at (901) 575 - 0540.

Owner/Applicant Signature: _____

Date: 4/24/23

*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.

405 Monroe Avenue Exterior Improvements – Design Details

Design Review Board (DRB) Application

- Will the existing metal sign body be removed or reused? This sign will be removed and a different sign will be placed above the entrance . I plan to use something similar to LEO Events
- Can you provide material details or examples of the metal plate above the new storefront? I believed you mentioned it would be perforated metal. What kind of fixtures for the backlighting will be installed? I will not be using metal or back lighting now. That was too expensive for the budget. I will be re stuccoing that area to take out the lines and then repainting. The area will be lit with down lighting which will also serve as additional lighting for the sidewalks.
- Can you provide a spec sheet or example of the storefront system? The store front will look like the rendering. The system is the same as The Orion Bank's windows across the street just in an anodized color: This is the spec from the quote:
 - Clear anodized thermally broken storefront framing with clear tempered low E insulated glass.
 - Medium stile 6/0 x 8/0 pair doors with 10" bottom rails, continuous geared hinges, surface closers, MS lock w interior thumbturn, door sweeps, at front entrance.
 - Matching clear anodized brake metal column covers (columns to be boxed out with wood by others).
 - Front entrance opening approx 14' x 12' Front storefront approx 38' 4" x 10' 3"
- Can you describe the gate alterations a bit more? The gate has to be change for a pedestrian exit along with an automobile entrance/exit. The egress for the building is behind the gate and the fire department requires a pedestrian gate.
- Where would you be placing commissioned art? Would it be a mural? It will not be a mural; I plan to get metal art to attach to the stucco area or stand on top of the wall above the stucco area
- Do you have the paint colors for the trim, garage door, and stucco? It will be a medium grey; I will need to test on the stucco once done to get exact color but I am looking at SW7067 paint code right now.
- Will the sidewalk be done after all the other work? The sidewalk will be done after demo but will be done before window install. I do not want concrete splashed on new windows and frames
- For the down lighting that would be placed on the stucco portion, how many fixtures will be placed there? And, do you have more details on them? Are they goosenecks? More modern fixtures that are flush to the wall? I plan to use a strip wall flush light and place it at the Stucco area. Here is a link to the style: <https://dazuma.us/products/strip-led-outdoor-wall-washer-lights-li002353> I have not picked the exact one. Over the garage door and main entry, I will need to use a goose neck or a different down light.

405 Monroe Ave.
Concept Design
June 2021

2. Vicinity Map
3. Project Description
4. Existing Plan
5. Proposed Plan
6. Existing Exterior
7. Proposed Exterior 01
8. Proposed Exterior 02
9. Exterior Precedents
10. Event Space Precedents

Vicinity Map

- 1 405 Monroe Avenue
- 2 The Rise
- 3 Orion Federal Credit Union Headquarters
- 4 LEO Events Memphis
- 5 Made in Memphis Entertainment
- 6 The Ravine
- 7 High Cotton Brewery Company
- 8 Edge Alley
- 9 Asia Sourcing
- 10 Holliday Flowers & Events
- 11 Craft Axe Throwing
- 12 Hope Heights
- 13 La Quinta Inn
- 14 Wonder / Cowork / Create
- 15 Evelyn & Olive
- 16 Sabor Caribe
- 17 Marshall Arts
- 18 Edge Motor Museum
- 19 Slim & Huskey's
- 20 Mutt Island Dog Daycare
- 21 644 Madison Development
- 22 631 Madison Development (Inkwell)
- 23 655 Marshall Development

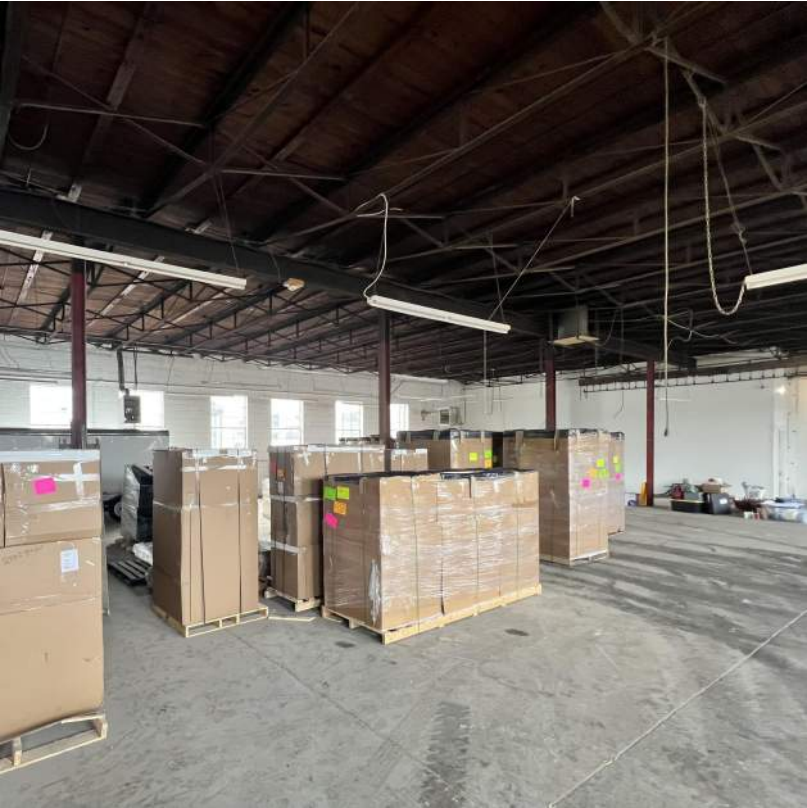


Project Description

The following project, 405 Monroe Avenue is located in the Edge District. A circa 1950 single-story masonry building currently exists on the 0.296 acre site. The building is zoned as a special purpose, Sports and Entertainment District. 405 Monroe is surrounded by new development and growth in the Edge District. The Rise apartments and Orion headquarters are directly across the street. The downtown core is directly to the West, and multiple similar structures in the Edge District are being developed on Madison and Monroe to the East.

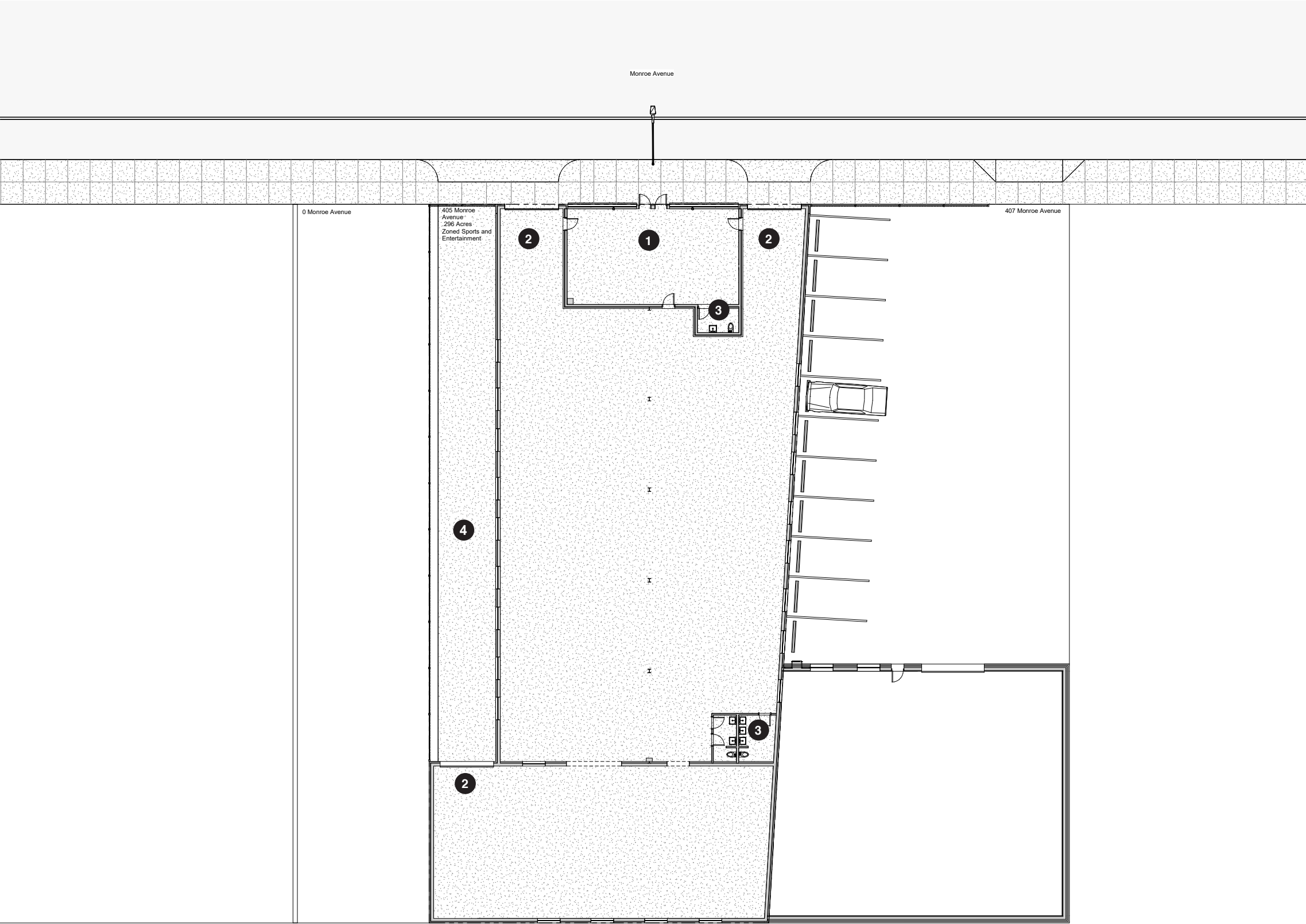
The current structure has two large overhead garage doors on each end of the front facade. A lobby space is located between the two garage entries. The back of the structure is a large open space with windows to the East and West. Another separate large space is located further south and has an additional garage entrance located at the access drive on the West side of the property.

The structure is currently being planned as commercial space. The central lobby will be converted into a retail bay, making use of the large storefront facing Monroe. One garage door will be replaced with storefront and the other will be replaced with a glass garage door. The large open area in the back will be the future commercial space.



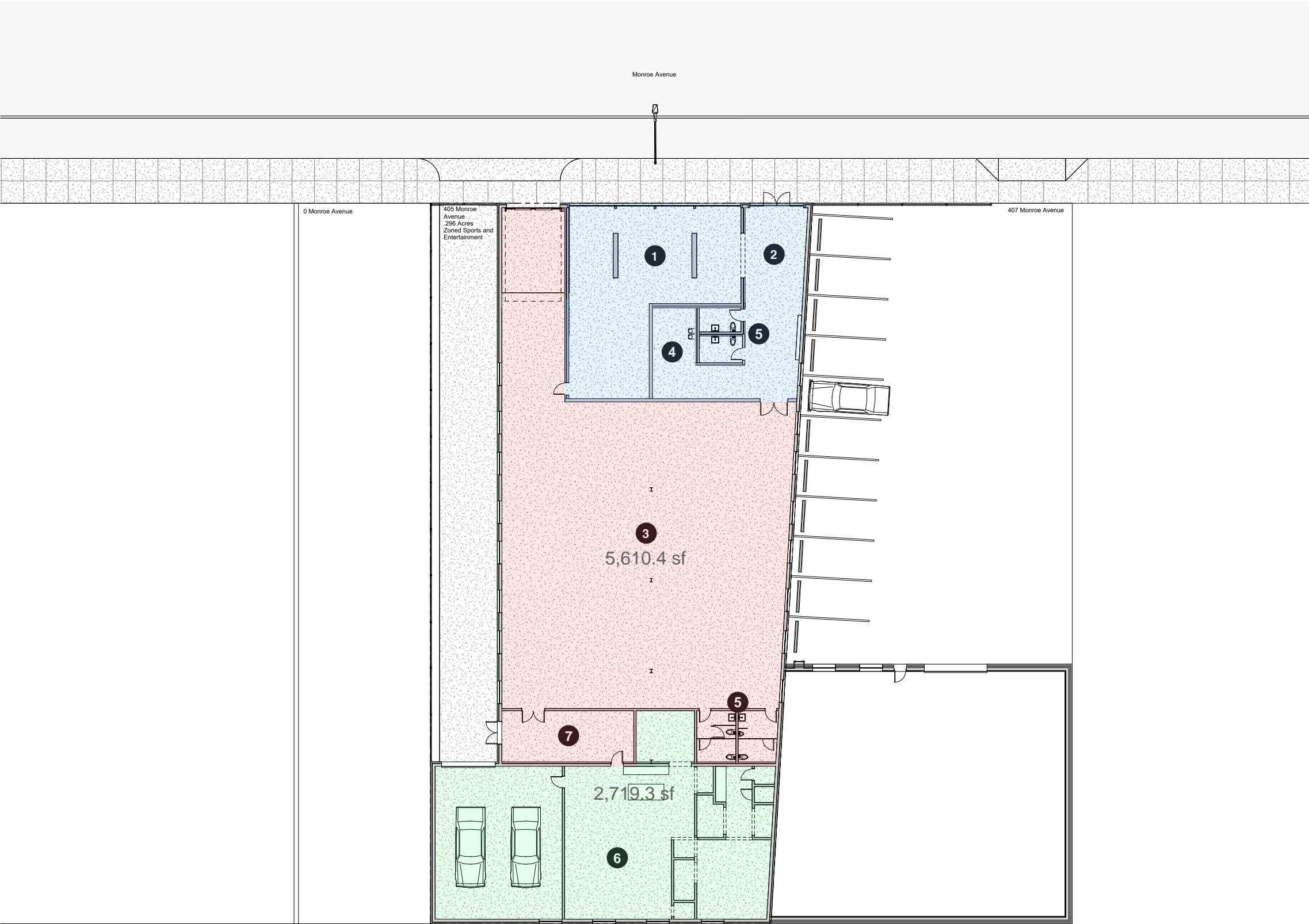
Existing Plan

- 1 Lobby
- 2 Garage entry
- 3 Restrooms
- 4 Side access drive



Proposed Plan

- 1 Commercial Space
- 2 Lobby
- 3 Commercial Space
- 4 Storage
- 5 Restrooms
- 6 Existing Space
- 7 Shared Egress Corridor



Existing Exterior

- 1 Repair and clean brick
- 2 Replace garage door with storefront
- 3 Paint existing garage door
- 4 Remove brick and continue storefront at gallery
- 5 Paint corner brackets
- 6 Remove existing curb cut



Proposed Exterior

- 1 Repair existing facade and repaint with signage and lights
- 2 Lighting in the gallery hung from existing structure
- 3 New storefront extended to floor
- 4 Existing “rustic” shell to remain outside of new gallery “white box”



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Exterior

- 1 Example of adaptive reuse in Edge District (655 Marshall)
- 2 Adaptive reuse with large storefront windows in older masonry building
- 3 Large storefront windows allow art to be viewed from street



Event Space

- 1 Polished concrete floor and exposed structure event space
- 2 Lofted space for light / audio / staff
- 3 Temporary / movable stage in event space setting
- 4 Hung plants from structure with communal seating
- 5 Moveable walls for events and temporary exhibits

