

**DOWNTOWN
MEMPHIS
COMMISSION**

DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 433 Madison Avenue, Memphis, TN 38103

Applicant Name & Mailing Address: 433 Madison Avenue Partners, LLC, 425 Madison Avenue
Memphis, TN 38103

Applicant Phone Number: 901 755-4737 Applicant Fax Number: 901 755-3285

Property Owner's Name & Mailing Address: Same as above

Property Owner's Phone Number: 901 755-4737

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

- Sign Renovation
New Building Other Exterior Alteration

Project Description: Repair and restore facade New sidewalk
Repair and paint exterior brick
New storefront windows
New exterior doors

Status of Project: No work has started. Construction documents in process.

A complete application must be submitted to the Development Department no later than two weeks before a regularly scheduled meeting of the Design Review Board. Please contact Abe Lueders at (901)575-0565 or alueders@downtownmemphis.com with any questions and to submit an application.

Owner/Applicant Signature: [Signature] Floyd Taylor, Managing Member

Date: 11/10/21

*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.

EXISTING CONDITIONS

11/15/21



EXISTING GLAZED TERRA-COTTA MASONRY

LEADED GLASS STOREFRONT

PLATE GLASS WINDOWS

IRON GATES AND EXISTING DOORS

EXISTING EXIT ALLY



EXISTING SOUTH WINDOW



DETAIL AT DETERIORATED TERRA COTTA MASONRY



DESCRIPTION OF WORK & SPECIFICATIONS

11/15/21

Description of Work

The existing structure at 433 Madison Avenue is a one-story structure with exterior exposures on the north and west elevations. The exterior skin consists of glazed terra cotta, brick, and glass in wood frames. The building has a flat roof with built-up roofing. Renovations to the exterior skin will include restoration of the glazed terra cotta, cleaning and painting of the brick and replacement of existing glazing with low profile insulated glazing systems. Roofing will be replaced with a new single membrane TPO roofing system. Sidewalks and alleyway concrete will be replaced. A general description of the proposed systems is indicated below.

Glazed Terra Cotta

Existing terra cotta will first be cleaned with a gel based cleaner, patched with a repair mortar and masonry joints repointed with a mineral based pointing mortar. The terra cotta units will then be coated with a potassium silicate coating and finished with a silicate coating to provide a glazed finish. Products proposed for the restoration are indicated below. All of the products listed were developed by Cathedral Stone Products, Inc. of Hanover, Maryland.

Cleaning System: Light Duty Cleaner

Patching Mortar: Jahn – Terra Cotta & Brick (M100) Terra Cotta Repair

Pointing Mortar: Jahn M110 - Historic Pointing Mortar

Potassium Silicate Coating: Jahn – Potassium Silicate Coating/Liquid Silicate

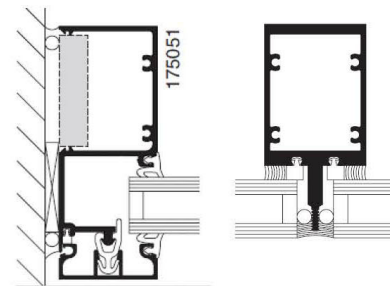
Glaze: Jahn – Terra Cotta Glaze

Glazing System

Existing storefront glazing will be replaced with a low-profile aluminum framing system with a paint finish, painted black. The glass infill will be tinted gray insulated units with a low-e coating to enhance performance. Butt glazing will be used with no exposed metal between adjacent pieces of glass at exterior vertical joints. The design is based on Kawneer’s EnCore framing system and Vitro’s Solargray glass with a Solarban 67 coating. Images of the system are indicated below.



Glass color and glazing system.



Glazing system profile, 1 3/4 inch wide mullions.

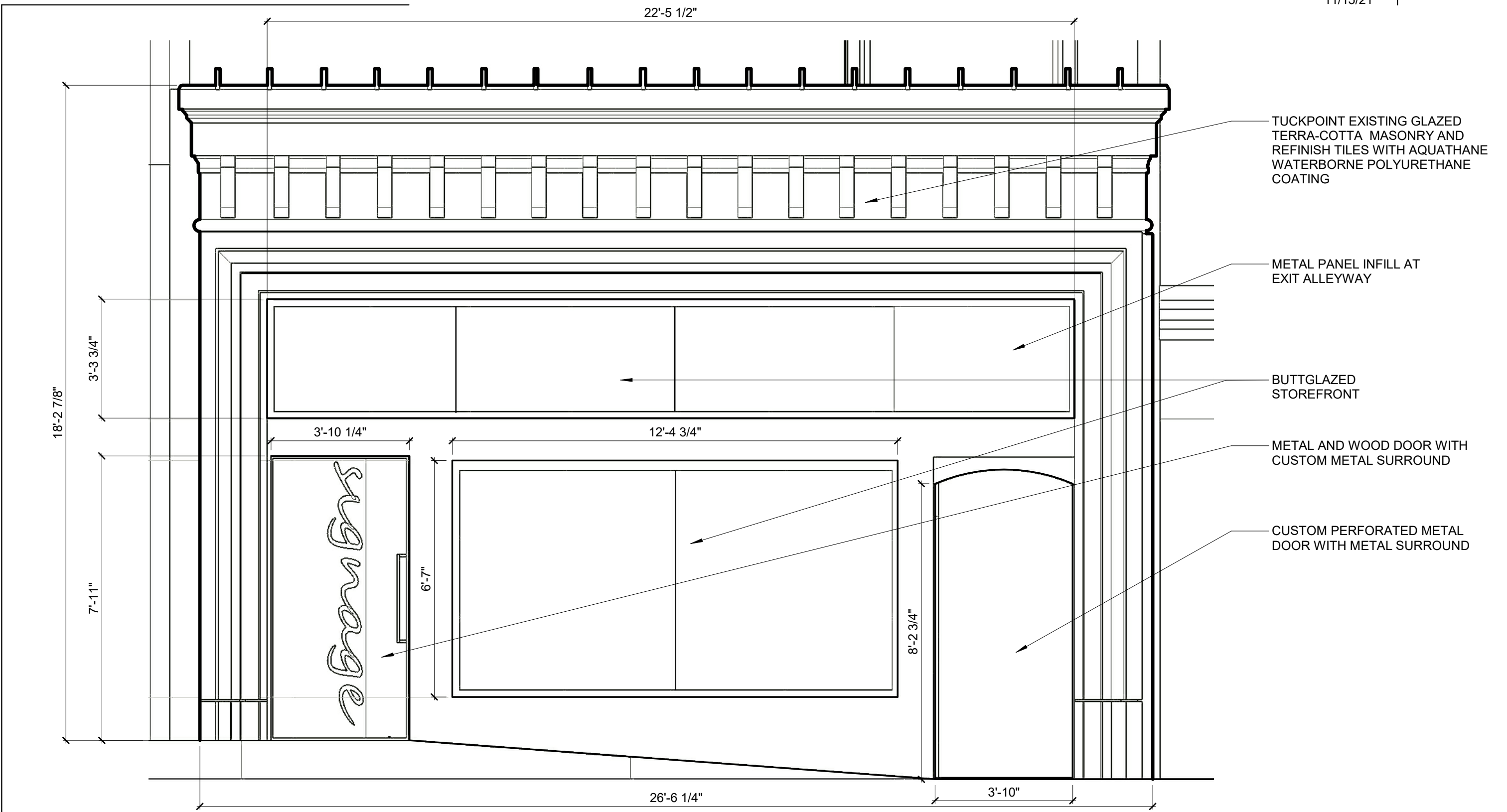
Brick Walls

Brick walls on the west elevation will be painted white. Brick will be cleaned and then painted with a 100% acrylic paint equal to Farrell Calhoun Durashield Exterior Paint.



CONCEPT ELEVATION

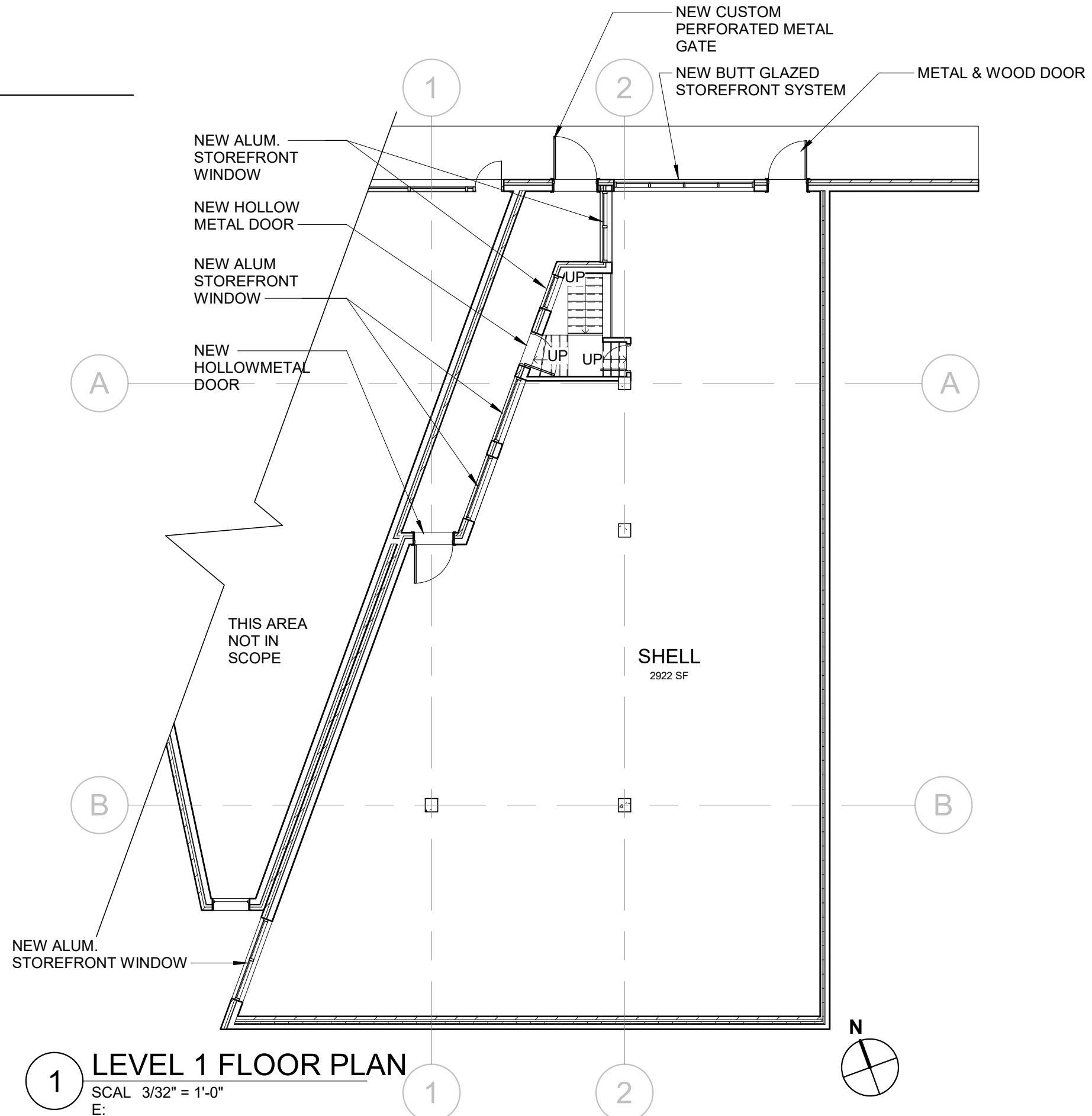
11/15/21



1 NORTH ELEVATION
SCAL 3/8" = 1'-0"
E:

FLOOR PLAN

11/15/21









EXIT ALLEYWAY RENDERINGS

11/15/21

