



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: _____

Applicant Name & Mailing Address: _____

Applicant Phone Number: _____ Applicant Fax Number: _____

Property Owner's Name & Mailing Address: _____

Property Owner's Phone Number: _____

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

Sign ☐

Renovation ☐

New Building ☐

Other Exterior Alteration ☐

Project Description:

Status of Project:

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.

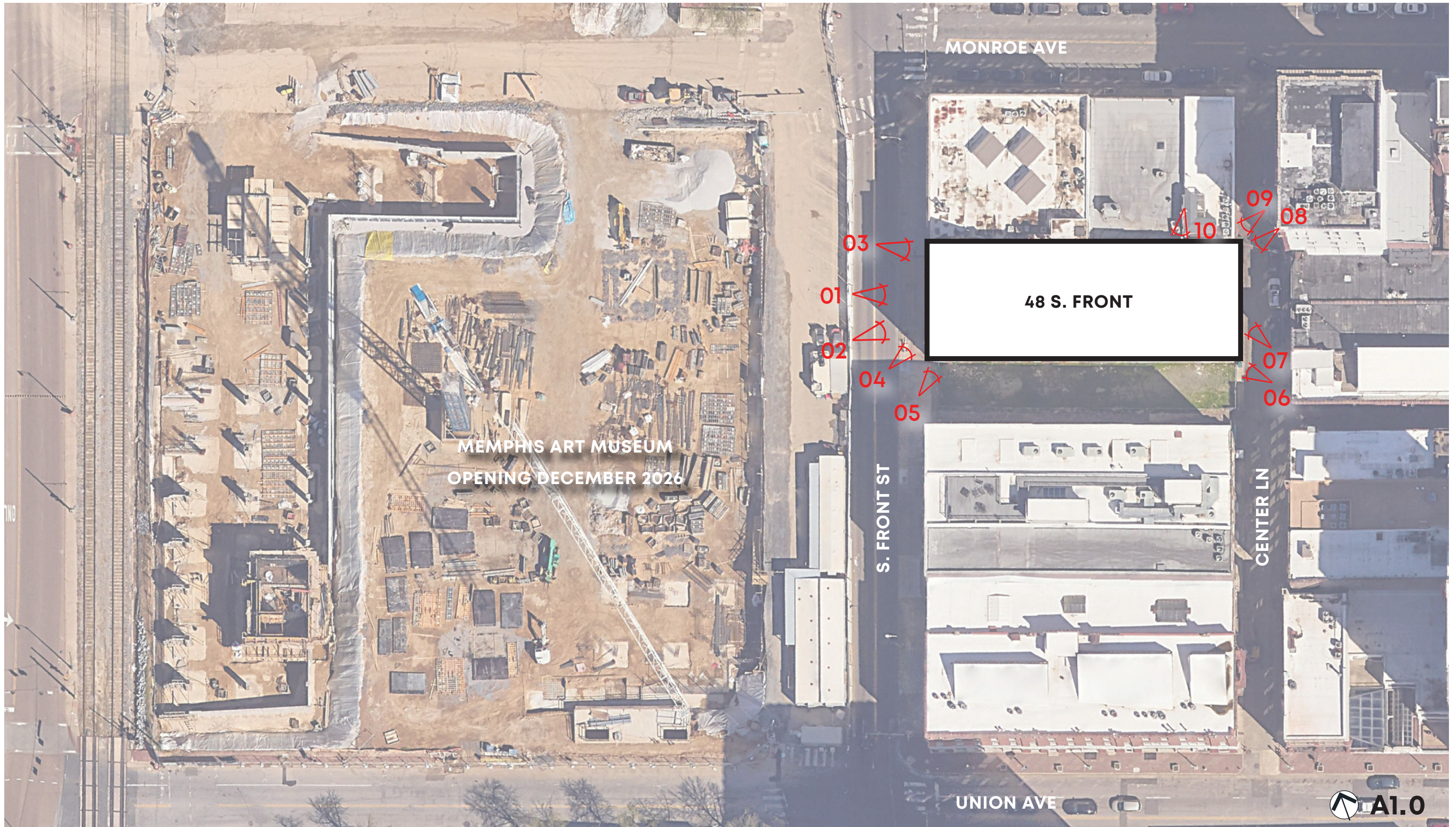
Owner/Applicant Signature: _____

Date:

07.16.2026

*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.

Note: Landmarks Historic District approval has already been received.



48 S. Front St - The Hart Building

Memphis, TN | 01.26023.00 | 06.12.26

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SITE PLAN

Not to Scale

Indian Paintbrush, LLC

THE HART BUILDING
48 S. FRONT ST, MEMPHIS TN



H5

c. 1939 - Note absence of parapet

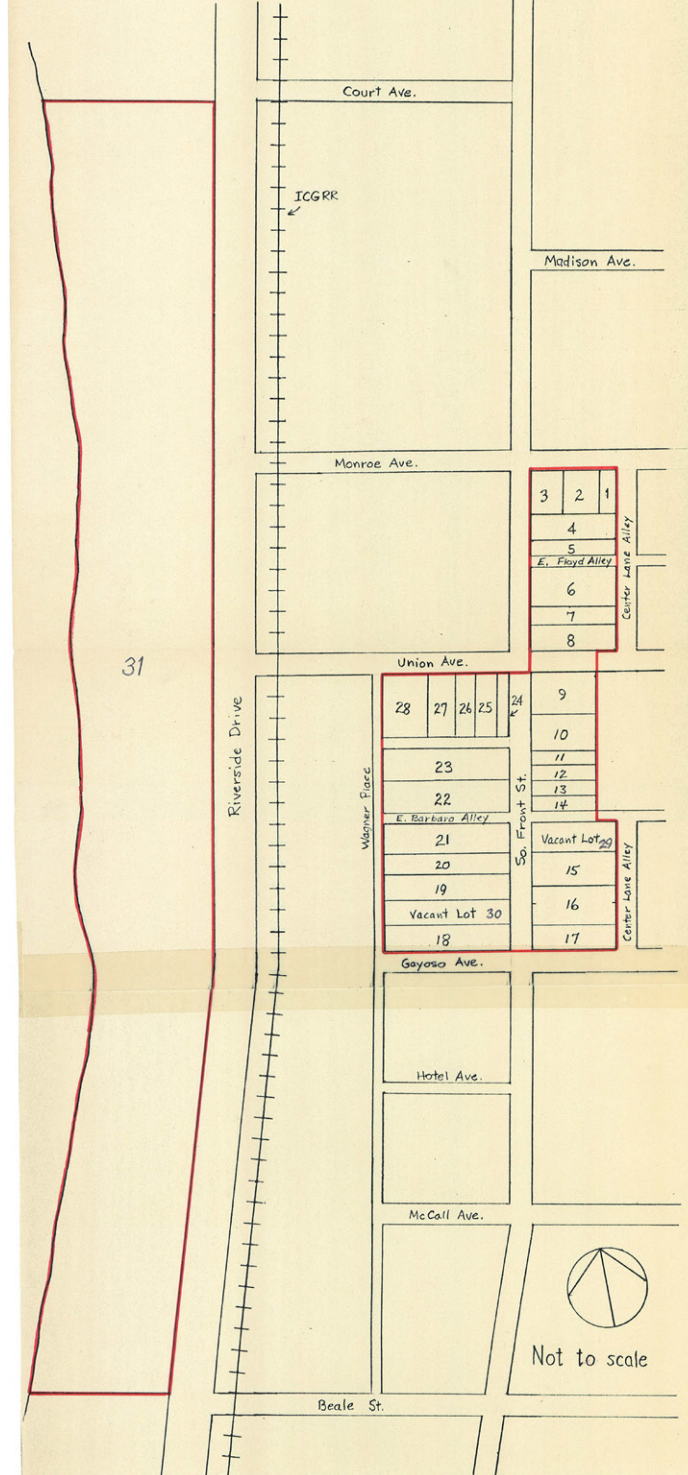
New windows will match historic style as required by SHPO/NPS



H6

1978 National Register photo from Cotton Row Historic District

FRONT ROW HISTORIC DISTRICT
MEMPHIS, TENNESSEE



Cotton (Front) Row Historic District - 48 S. Front assigned inventory #4

Note: We do not have a CAD line work drawings of the exterior. All work is to existing facade and new windows are being handled through a standard submittal process and field-verified measurements by the window installer (as is typical with historic preservation projects such as this).

Scope includes full window replacement, structural stabilization at stair step cracking, and full brick remediation on this facade.



01

West (Primary) Elevation. Photographer facing east

Existing storefront will be repaired and refinished.



02

West (Primary) Elevation - Ground floor storefront



03

West (Primary) Elevation - Second and third floor fenestration and detailing



04

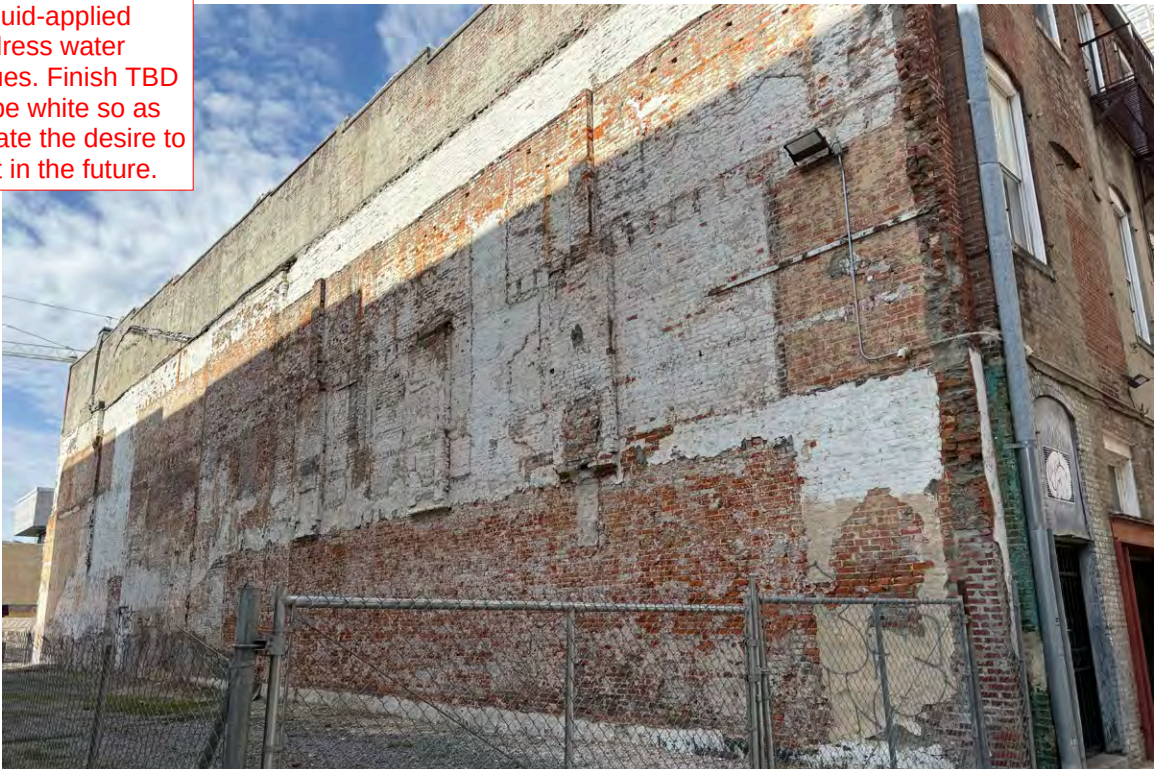
West (Primary) Elevation - Second and third floor fenestration and detailing



05

South (Quaternary) Elevation; Former party wall. Photographer facing northeast

Extents of south wall to be covered in a fluid-applied coating to address water infiltration issues. Finish TBD but will likely be white so as to accommodate the desire to project upon it in the future.



06

South (Quaternary) Elevation. Photographer facing northwest



07

East (Secondary) Elevation. Photographer facing north



08

East (Secondary) and North (Tertiary) Elevations. Photographer facing west

Repair on the alley-facing facade is limited to brick remediation at this scope.



37

Third Floor, north window



38

Third Floor, north window



Third Floor, center window

39



Third Floor, center window

40



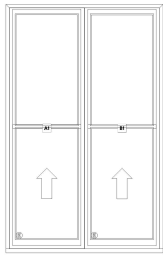
41

Third Floor, south window



42

Third Floor, south window



(Viewed from Exterior)

SIZING

CASING: 75.4375" x 119.6875"
R/O: 72 9/16" x 116 1/2"
JAMB: W72 1/16" x H116"
GLASS: 30 1/2" x 53 15/16"

RATINGS

CPD Product WEA-N-282-
Number: 00962-00001

U-Factor: 0.31

Solar Heat Gain
Coefficient 0.2
(SHGC):

Visible
Transmittance 0.46
(VT):

NOTE: Custom Windows to be based on window survey and to match historical profiles as required by SHPO

NUMBER: 3211456
LINE #: 100-1
QUANTITY: 8
LOCATION: Front units

- PRODUCT -

PREMIUM SERIES, DOUBLE HUNG, TOP SASH STATIONARY, FRAME SIZE:36" X 116"
UNIT 1, 2: COMPLETE UNIT, 9/13/2021 TO PRESENT, DOUBLE HUNG, 8120, NO DP REQUIRED, TOP SASH STATIONARY UNIT 1 UPPER SASH UPPER GLASS, 1 LOWER SASH LOWER GLASS, 2 UPPER SASH UPPER GLASS, 2 LOWER SASH LOWER GLASS: EGRESS UNIT

- WINDOWSET DIMENSIONS -

MEASUREMENT TYPE = JB TO JB / FRAME SIZE

- DIMENSIONS -

UNIT 1, 2: FRAME WIDTH = 36"
FRAME HEIGHT = 116"
VENTING FRAME PROPORTION = EVEN UNIT 1 UPPER SASH UPPER GLASS, 1 LOWER SASH LOWER GLASS, 2 UPPER SASH UPPER GLASS, 2 LOWER SASH LOWER GLASS: GLASS WIDTH = 30 1/2"
GLASS HEIGHT = 53 15/16"

- EXTERIOR OPTIONS -

ALUMINUM CLAD
ALUMINUM CLAD
AAMA 2605
EXTERIOR COLOR FRAME MATCH = ALL EXTERIOR COLORS MATCH
WHITE
5 1/2" INSTALLATION CLIPS
FACTORY APPLIED

- INTERIOR OPTIONS -

4 9/16
INTERIOR SAW KERF = NO INTERIOR SAW KERF
INTERIOR FRAME MATCH = ALL INTERIORS MATCH
INTERIOR MATERIAL = PINE
INTERIOR FINISH STAIN/SEAL = PRIMED - WHITE
JAMB LINER COLOR = PRIMED WHITE WOOD

- GLASS OPTIONS -

UNIT 1, 2: ZO-E SHIELD 5
BLACK SPACER
W/OUT NEAT CLEAN GLASS
COLONIAL
BACK SIDE OF GLAZING BEAD PAINTED FLAT BLACK
NO SPECIALTY GLASS
NO CAPILLARY TUBES
W/ARGON GAS UNIT 1 UPPER SASH UPPER GLASS, 1 LOWER SASH LOWER GLASS, 2 UPPER SASH UPPER GLASS, 2 LOWER SASH LOWER GLASS: W/PRESERVE PROTECTIVE FILM
NON TEMPERED GLASS

- HARDWARE OPTIONS -

SINGLE LOCK
HISTORICAL LOCK
HISTORIC PULL (LOOSE)
TWO
TAN
NO LIMIT STOPS
W/OPENING CONTROL DEVICE
STANDARD BALANCES TOP & BOTTOM

- SCREEN OPTION -

NO SCREEN

- WRAPPING - EXTERIOR OPTIONS -

FRAME NAILING FIN = W/FRAME NAILING FIN
EXTERIOR TRIM OPTIONS = 1-11/16" ALUMINUM BRICKMOULD
ALUMINUM TRIM NAIL FIN = REMOVE ALUM TRIM NAIL FIN
EXTERIOR TRIM LOCATION = STANDARD
SILL NOSE = 2" BULLNOSE W/END CAPS
EXTERIOR TRIM APPLICATION = FACTORY APPLIED

- WRAPPING - INTERIOR OPTIONS -

INTERIOR TRIM = NO INTERIOR TRIM

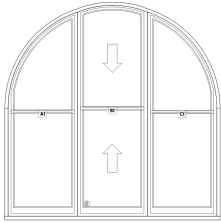
- WRAPPING - MISC. PKG -

STANDARD PACKAGING
NO CALIFORNIA WARNING LABEL
ESTIMATED UNIT WEIGHT = 306.1204
SAMPLE = STANDARD UNIT

- MULLS -

VERTICAL
FACTORY
NO SPREAD MULL
0.0625" THICK
116" LENGTH

NUMBER: 3211456
LINE #: 200-1
QUANTITY: 2
LOCATION: None Assigned



(Viewed from Exterior)

SIZING

CASING: 111.5" x 113.1873"
R/O: 108 5/8" x 110"
JAMB: W108 1/8" x H109 1/2"
GLASS: 30 1/2" x 48 7/32"

RATINGS

CPD Product WEA-N-282-
Number: 00962-00001

U-Factor: 0.31

Solar Heat Gain
Coefficient 0.2
(SHGC):

Visible
Transmittance 0.46
(VT):

NOTE: Custom Windows to be based on window survey and to match historical profiles as required by SHPO

- SPECIAL -
SPECIAL
- PRODUCT -
PREMIUM SERIES, DOUBLE HUNG, QUARTER EYEBROW W/LEGS, BOTH SASH STATIONARY, FRAME SIZE: 36" X 106"
UNIT 1: COMPLETE UNIT, 9/13/2021 TO PRESENT, DOUBLE HUNG, 8120, LEFT, NO DP REQUIRED, BOTH SASH STATIONARY UNIT 1 LOWER SASH LOWER GLASS: NON EGRESS UNIT
- WINDOWSET DIMENSIONS -
MEASUREMENT TYPE = JB TO JB / FRAME SIZE
- DIMENSIONS -
UNIT 1: FRAME WIDTH = 36"
FRAME HEIGHT = 106"
FRAME SHORT SIDE = 56"
FRAME RADIUS = 52 23/32"
VENTING FRAME PROPORTION = EVEN UNIT 1 UPPER SASH UPPER GLASS: GLASS WIDTH = 30 1/2"
GLASS HEIGHT = 48 7/32" UNIT 1 LOWER SASH LOWER GLASS: GLASS WIDTH = 30 1/2"
GLASS HEIGHT = 49 3/8"
- EXTERIOR OPTIONS -
ALUMINUM CLAD
ALUMINUM CLAD
AAMA 2605
EXTERIOR COLOR FRAME MATCH = ALL EXTERIOR COLORS MATCH
WHITE
5 1/2" INSTALLATION CLIPS
SHIPPED LOOSE
- INTERIOR OPTIONS -
4 9/16
INTERIOR SAW KERF = NO INTERIOR SAW KERF
INTERIOR FRAME MATCH = ALL INTERIORS MATCH
INTERIOR MATERIAL = PINE
INTERIOR FINISH STAIN/SEAL = PRIMED - WHITE
JAMB LINER COLOR = PRIMED WHITE WOOD
- GLASS OPTIONS -
UNIT 1: ZO-E SHIELD 5
BLACK SPACER
W/OUT NEAT CLEAN GLASS
COLONIAL
BACK SIDE OF GLAZING BEAD PAINTED FLAT BLACK
NO SPECIALTY GLASS
NO CAPILLARY TUBES
W/ARGON GAS UNIT 1 UPPER SASH UPPER GLASS, 1 LOWER SASH LOWER GLASS: W/PRESERVE PROTECTIVE FILM
NON TEMPERED GLASS
- HARDWARE OPTIONS -
SINGLE LOCK
HISTORICAL LOCK
HISTORIC PULL (LOOSE)
TWO
TAN
NO LIMIT STOPS
NO VENTING OPTIONS
STANDARD BALANCES TOP & BOTTOM
- SCREEN OPTION -
NO SCREEN
- WRAPPING - EXTERIOR OPTIONS -
FRAME NAILING FIN = W/FRAME NAILING FIN
EXTERIOR TRIM OPTIONS = 1-11/16" ALUMINUM BRICKMOULD
ALUMINUM TRIM NAIL FIN = REMOVE ALUM TRIM NAIL FIN
EXTERIOR TRIM LOCATION = STANDARD
SILL NOSE = 2" BULLNOSE W/END CAPS
EXTERIOR TRIM APPLICATION = SHIPPED LOOSE
- WRAPPING - INTERIOR OPTIONS -
INTERIOR TRIM = NO INTERIOR TRIM
- WRAPPING - MISC. PKG -
STANDARD PACKAGING
NO CALIFORNIA WARNING LABEL
ESTIMATED UNIT WEIGHT = 140.9439
SAMPLE = STANDARD UNIT
- MULLS -
VERTICAL
FIELD
NO SPREAD MULL
0.0625" THICK
106" LENGTH