

---

## *69 Pontotoc, LLC EIG Application*

---

**Date of Application:** August 24, 2022

**Building/Property Address:** 69 Pontotoc Avenue, Memphis, TN 38103

**Applicants Name:** Joseph Lewis and Anthony Kuhn

**Name of the Business:** 69 Pontotoc, LLC (Hotel Pontotoc)

**Ownership Status:** I own the property.

**Primary Project Contact:** Joseph Lewis- 901-210-6832, [joseph@medicinefactory.org](mailto:joseph@medicinefactory.org), 65 West Galloway Drive, Memphis, TN 38111

**Describe the existing condition of the property:** The subject property is a 3-story building originally built in 1906, located in between South Main and Front Street in the CBID, National Register District, Fronting the Main to Main Multi-Modal Connector Route, and South Main Historic District.

The building and property sit totally unoccupied. All windows require replacement as they are either broken, boarded up, or wide open, all which are in non-working condition. Extensive water damage and deterioration will require repair of the existing roof and tuck pointing throughout.

**Describe the proposed future use of the property:** Subject to approval of EIG, the applicant plans a full renovation of the building, all while keeping the exterior look and feel of the historic property.

The ground floor is designated for a restaurant tenant. A walk out outdoor patio will support the restaurant (commercial space) and the garden patio will be available for hotel guests use.

The rest of the two stories will be renovated into roughly 10 Hotel/Airbnb suites.

**What exterior improvements do you plan to make to the property?** Exterior improvements include, but are not limited to: replacing all existing windows, replacing roof, façade structural repairs, including tuck pointing north exterior elevation, and concrete/masonry/railing work on new stairway entry.

**Architect:** Five One- Kelly Kirk, 901-487-9009, [kkirk@fiveonearch.com](mailto:kkirk@fiveonearch.com)

**Total Project Budget:** \$3,200,000

**Total Grant Requested:** \$60,000

**Disclaimer:** The CCDC, DMC, and its affiliates are not responsible for business consulting, planning, design, or construction of improvements to property that is owned by the applicant or any other entity. No warranties or guarantees are expressed or implied by the description of, application for, or

participation in the Exterior Improvement Grant. The applicant is advised to consult with licensed architects, engineers, and/or building contractors before proceeding with final plans or construction.

**Legal Disclosure:** *Disclose in writing whether any applicant, guarantor, or any other person involved with the project is currently engaged in any civil or criminal proceeding or ever filed for bankruptcy. Also, disclose whether any individual involved with the project has ever been charged or convicted of any felony or currently is under indictment: **No one is engaged in any civil or criminal proceedings or ever filed for bankruptcy.***

**Board Relationship Disclosure:** *Disclose in writing whether the applicant or any guarantor has any previous or ongoing relationship with any Board member or legal counsel of the Board. **No one has any previous or ongoing relationship with any Board member or legal counsel of the Board.***

**Applicant's Certification:** This application is made in order to induce the CCDC to grant financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to the CCDC in its consideration of the application is included. The applicant acknowledges that it has reviewed the descriptions of the CCDC financial program for which it is applying and agrees to comply with those policies. The applicant shall also be required to show best faith efforts with regard to the employment of minority and/or women contractors and subcontractors in the project development. The applicant specifically agrees to pay all reasonable costs, fees and expenses incurred by the CCDC whether or not the incentive is granted or project completed.

#### **Application Attachments:**

#### **Required Drawings and Exhibits:**

- Architectural drawings  
Current photo(s) of the subject property
- Vendor bid / estimates of the exterior work

#### **Project Timeline:**

*Funding the Project:* Funding on the purchase of the property has already taken place and closed. Construction funding is contingent on EIG approval.

*First expenditure of Funds:* October 2022 for physical construction. Significant funds will be spent prior to this date for cleanout, architecture, engineering, and design plans.

*Commencement of Construction:* 30-60 days after closing

*Completion of Construction:* 12-18 month construction schedule

participation in the Exterior Improvement Grant. The applicant is advised to consult with licensed architects, engineers, and/or building contractors before proceeding with final plans or construction.

**Legal Disclosure:** *Disclose in writing whether any applicant, guarantor, or any other person involved with the project is currently engaged in any civil or criminal proceeding or ever filed for bankruptcy. Also, disclose whether any individual involved with the project has ever been charged or convicted of any felony or currently is under indictment: No one is engaged in any civil or criminal proceedings or ever filed for bankruptcy.*

**Board Relationship Disclosure:** *Disclose in writing whether the applicant or any guarantor has any previous or ongoing relationship with any Board member or legal counsel of the Board. No one has any previous or ongoing relationship with any Board member or legal counsel of the Board.*

**Applicant's Certification:** This application is made in order to induce the CCDC to grant financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to the CCDC in its consideration of the application is included. The applicant acknowledges that it has reviewed the descriptions of the CCDC financial program for which it is applying and agrees to comply with those policies. The applicant shall also be required to show best faith efforts with regard to the employment of minority and/or women contractors and subcontractors in the project development. The applicant specifically agrees to pay all reasonable costs, fees and expenses incurred by the CCDC whether or not the incentive is granted or project completed.

Signature:  Date: 8/24/2022

**Application Attachments:**

**Required Drawings and Exhibits:**

- Architectural drawings
- Current photo(s) of the subject property
- Vendor bid / estimates of the exterior work

**Project Timeline:**

*Funding the Project:* Funding on the purchase of the property has already taken place and closed. Construction funding is contingent on EIG approval.

*First expenditure of Funds:* October 2022 for physical construction. Significant funds will be spent prior to this date for cleanout, architecture, engineering, and design plans.

*Commencement of Construction:* 30-60 days after closing

*Completion of Construction:* 12-18 month construction schedule

**Sources**

60,000	50%	Owner
60,000	50%	EIG Grant
\$ 120,000	100%	

**Uses**

		<u>For Grant</u>
\$ 35,500	35% General conditions	
\$ 3,000	13% General liability & WC Insurance	\$ 3,000
\$ 20,000	11% Contractor's Fee	\$ 20,000
\$ 12,554	11% Demolition	\$ 12,554
\$ 4,500	8% Exterior Building Pressure Washing/Cleaning	
\$ 45,411	8% Concrete/Masonry for new entry stairs	\$ 45,411
\$ 75,000	6% Façade structural and masonry repairs	
\$ 8,544	4% Steel railings	\$ 8,544
\$ 2,500	3% Misc. structural steel	\$ 2,500
\$ 2,500	1% Flashing and caulking	\$ 2,500
\$ 8,354	1% Doors, frames, and hardware	\$ 8,354
\$ 126,470	1% Windows	
\$ 15,115	1% Electrical/lighting	\$ 15,115
\$ 359,448	• 100.0% Total Exterior Improvement Costs	



HOTEL

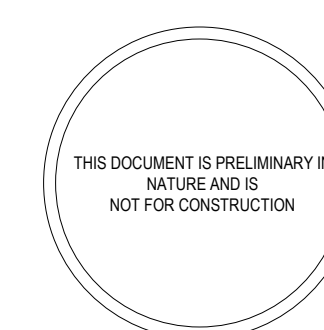






# FIVE ONE

85 south front street, memphis tennessee 38103  
 (901) 347-2474  
 fiveonearch.com



## Pontotoc Hotel

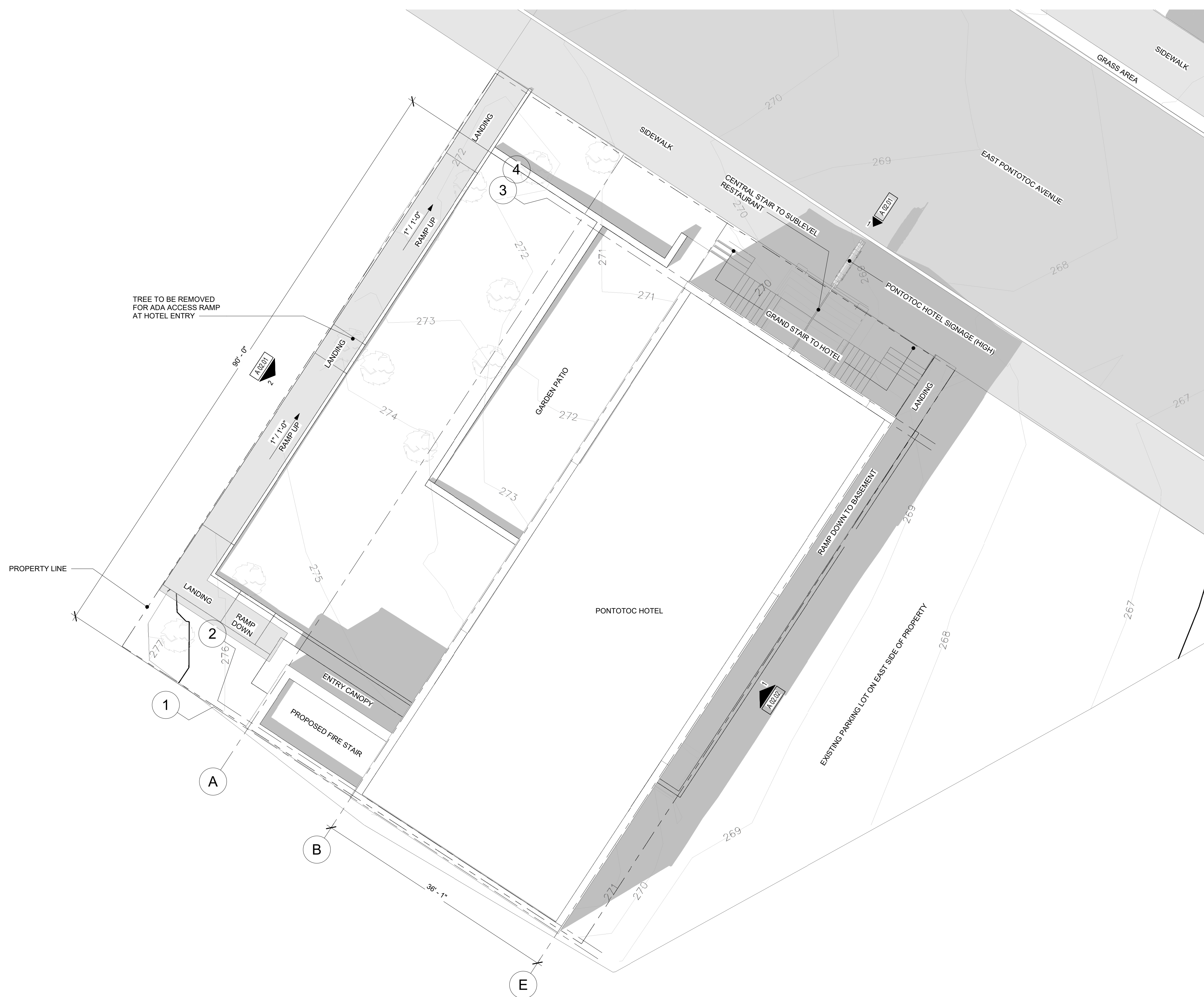
69 east pontotoc avenue, memphis tennessee 38103

# 22004

## DESIGN DEVELOPMENT

Issued: 7/19/2022

NOT FOR CONSTRUCTION



**1** SITE PLAN  
 1/8" = 1'-0"

COPYRIGHT © 2021 FIVE ONE

NO PART OF THIS WORK COVERED BY THE COPYRIGHT HEREON MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS - GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT PRIOR WRITTEN PERMISSION FROM FIVE ONE

### REVISIONS

Number	Description	Date

SITE PLAN

# C 01.00





**FIVE ONE**  
 85 south front street, memphis tennessee 38103  
 (901) 347-2474  
 fiveonearch.com



Pontotoc Hotel  
 69 east pontotoc avenue, memphis tennessee 38103

**22004**

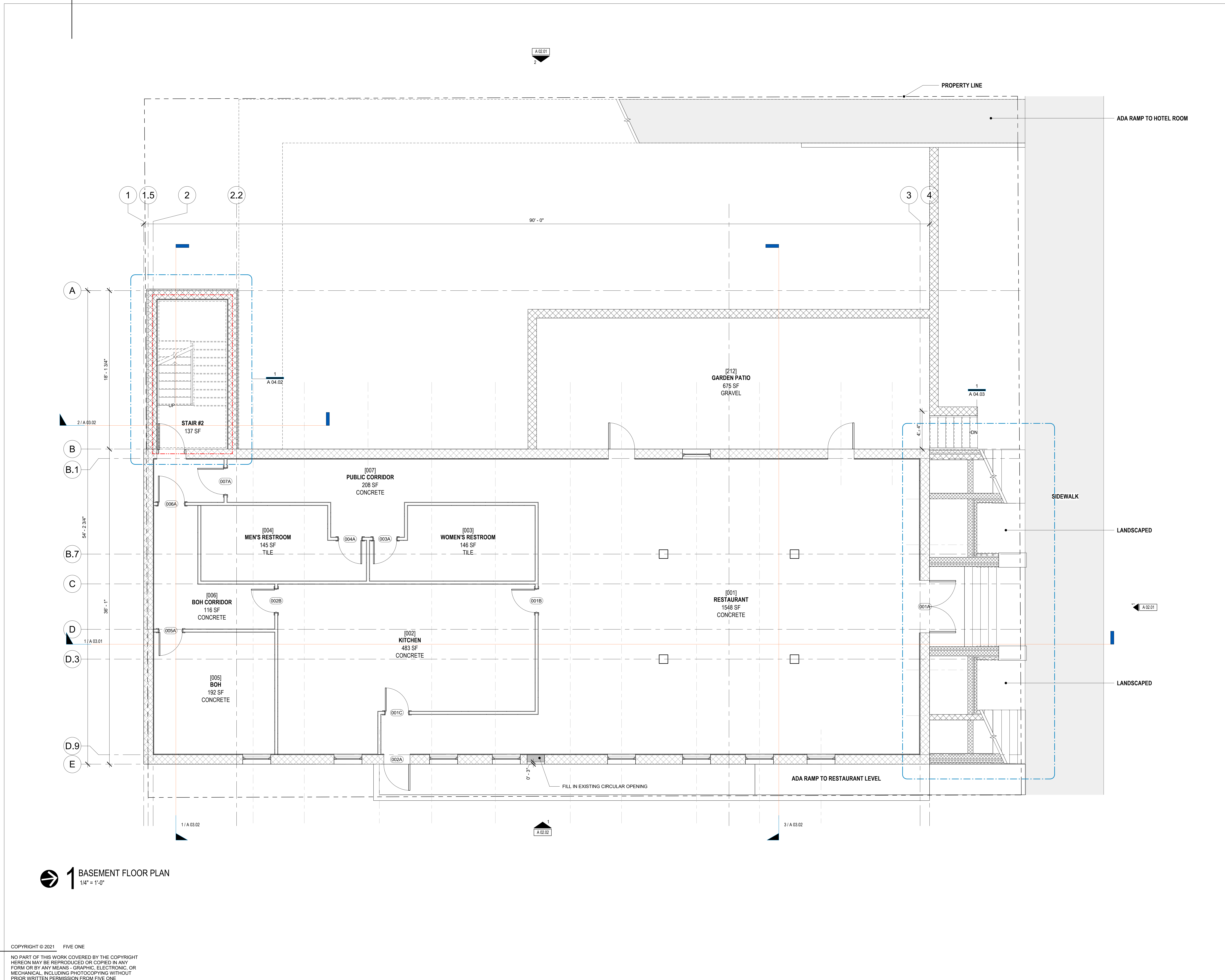
DESIGN DEVELOPMENT  
 Issued: 7/19/2022  
 NOT FOR CONSTRUCTION

REVISIONS  
 Number Description Date

Number	Description	Date

FLOOR PLAN

**A 01.00**



**1 BASEMENT FLOOR PLAN**  
 1/4" = 1'-0"

COPYRIGHT © 2021 FIVE ONE  
 NO PART OF THIS WORK COVERED BY THE COPYRIGHT  
 HEREON MAY BE REPRODUCED OR COPIED IN ANY  
 FORM OR BY ANY MEANS - GRAPHIC, ELECTRONIC, OR  
 MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT  
 PRIOR WRITTEN PERMISSION FROM FIVE ONE



# FIVE ONE

85 south front street, memphis tennessee 38103  
tel: 901.347.2474  
fiveonearch.com



## Pontotoc Hotel

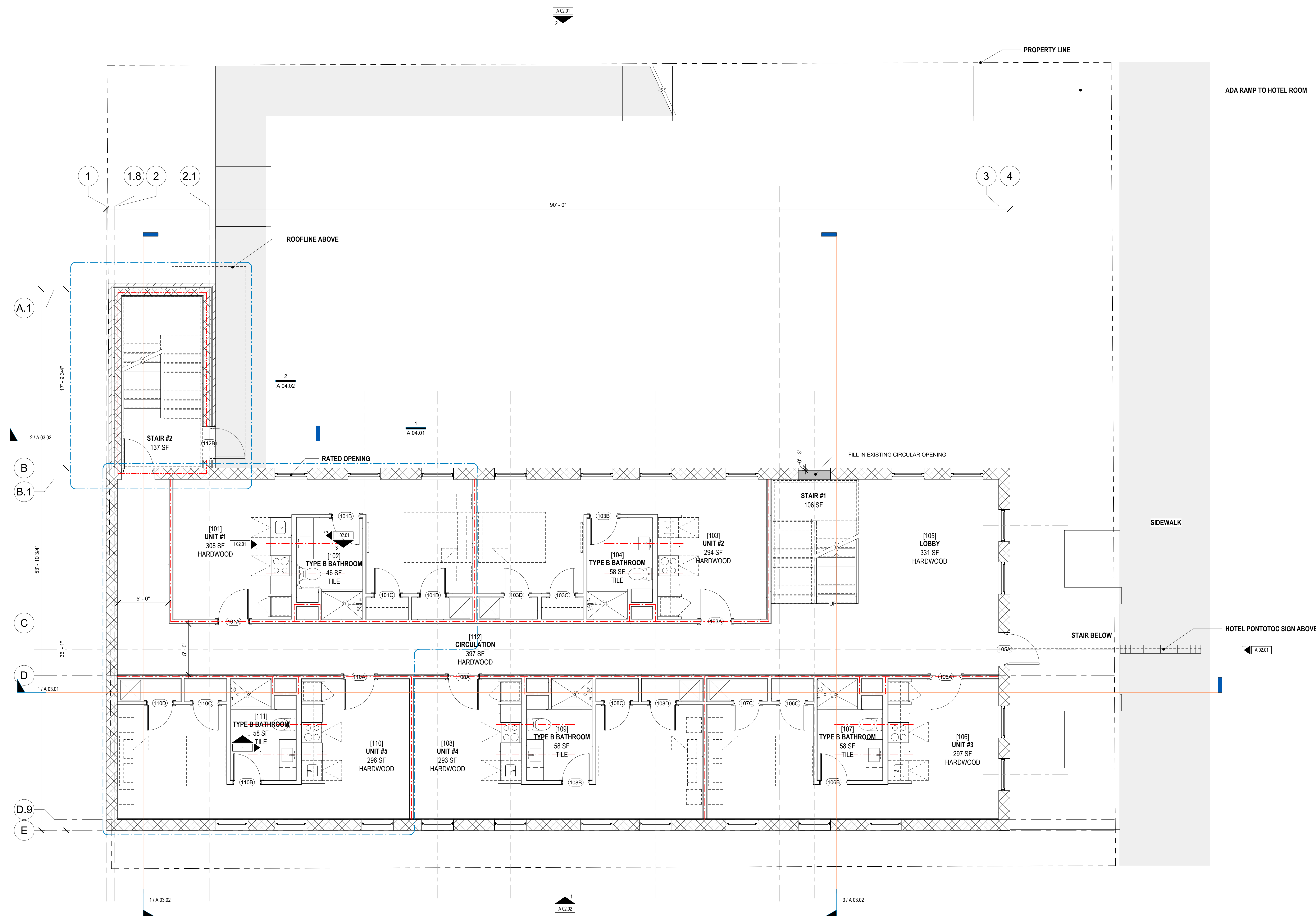
69 east pontotoc avenue, memphis tennessee 38103

# 22004

## DESIGN DEVELOPMENT

Issued: 7/19/2022

NOT FOR CONSTRUCTION



## 1ST FLOOR PLAN

1/4" = 1'-0"

COPYRIGHT © 2021 FIVE ONE

NO PART OF THIS WORK COVERED BY THE COPYRIGHT HEREON MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS - GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT PRIOR WRITTEN PERMISSION FROM FIVE ONE

### REVISIONS

Number	Description	Date

FLOOR PLAN

# A 01.01



# FIVE ONE

85 south front street, memphis tennessee 38103  
 (901) 347-2474  
 fiveonearch.com



## Pontotoc Hotel

69 east pontotoc avenue, memphis tennessee 38103

# 22004

## DESIGN DEVELOPMENT

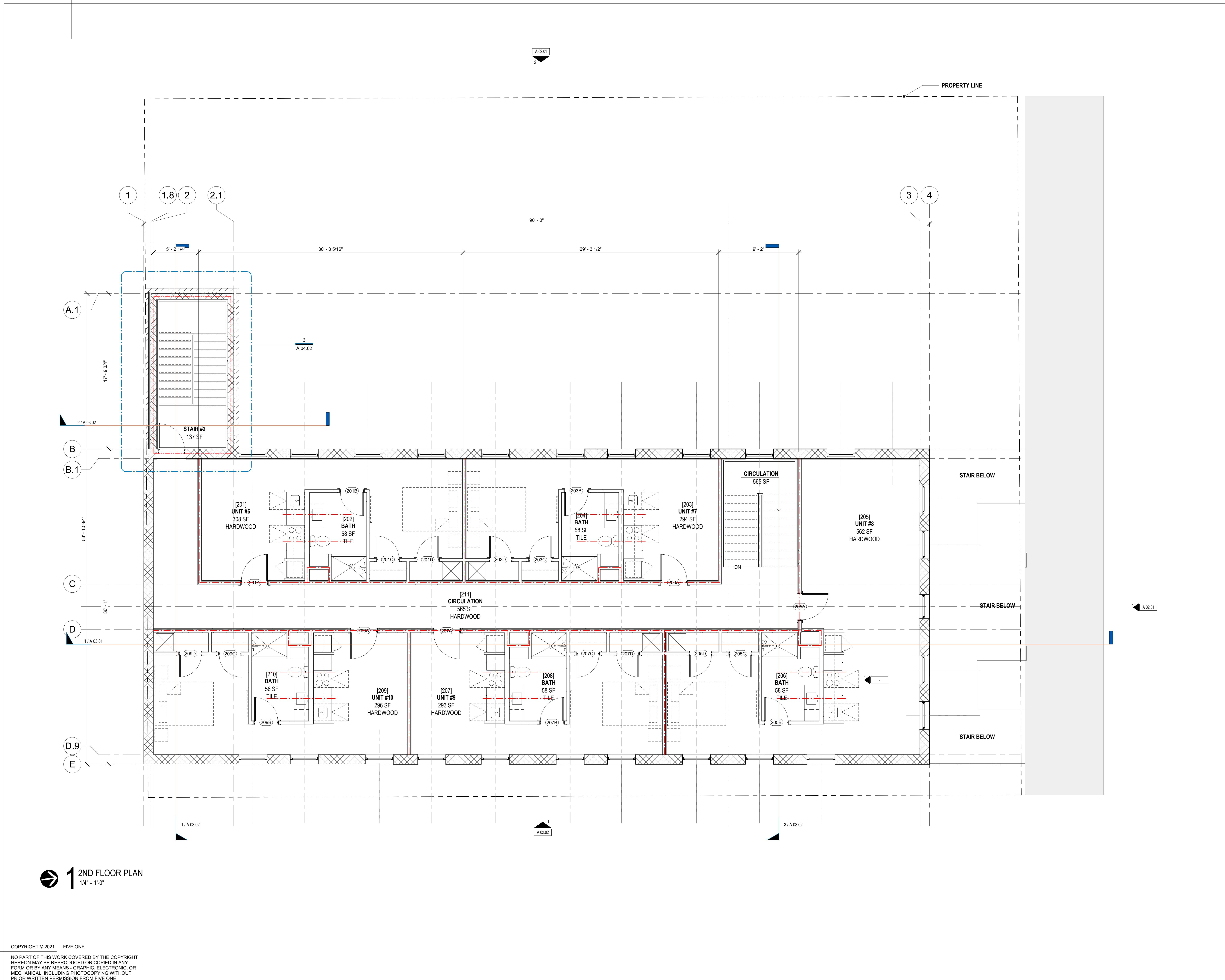
Issued: 7/19/2022

NOT FOR CONSTRUCTION

REVISIONS		
Number	Description	Date

FLOOR PLAN

# A 01.02



**1** 2ND FLOOR PLAN  
 1/4" = 1'-0"

COPYRIGHT © 2021 FIVE ONE  
 NO PART OF THIS WORK COVERED BY THE COPYRIGHT HEREON MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS - GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT PRIOR WRITTEN PERMISSION FROM FIVE ONE



# FIVE ONE

85 south front street, memphis tennessee 38103  
(901) 347-2474  
fiveonearch.com



## Pontotoc Hotel

69 east pontotoc avenue, memphis tennessee 38103

# 22004

## DESIGN DEVELOPMENT

Issued: 7/19/2022

NOT FOR CONSTRUCTION

### REVISIONS

Number	Description	Date

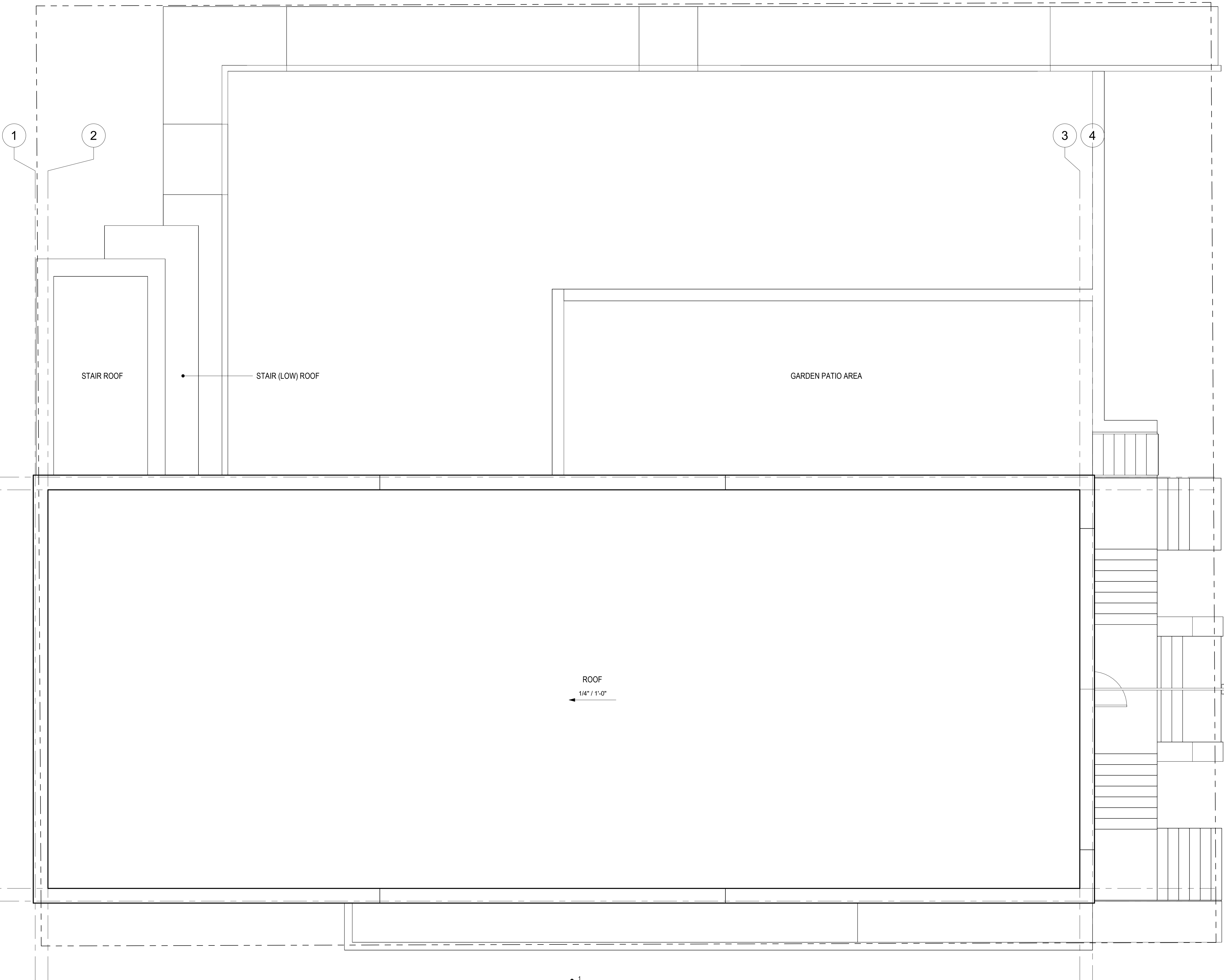
ROOF PLAN

# A 01.03

A 02.01

A 02.02

A 02.01



ROOF  
1/4" = 1'-0"

STAIR ROOF

STAIR (LOW) ROOF

GARDEN PATIO AREA

ROOF  
1/4" = 1'-0"

1

2

3

4

B

B.1

D.9

E

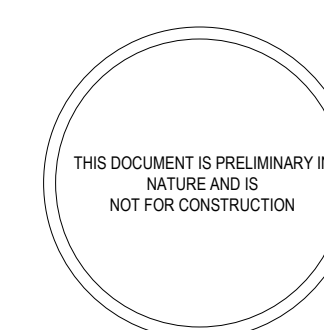
1 ROOF PLAN  
1/4" = 1'-0"

COPYRIGHT © 2021 FIVE ONE  
NO PART OF THIS WORK COVERED BY THE COPYRIGHT  
HEREON MAY BE REPRODUCED OR COPIED IN ANY  
FORM OR BY ANY MEANS - GRAPHIC, ELECTRONIC, OR  
MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT  
PRIOR WRITTEN PERMISSION FROM FIVE ONE



# FIVE ONE

85 south front street, memphis tennessee 38103  
 (901) 347-2474  
 fiveonearch.com



## Pontotoc Hotel

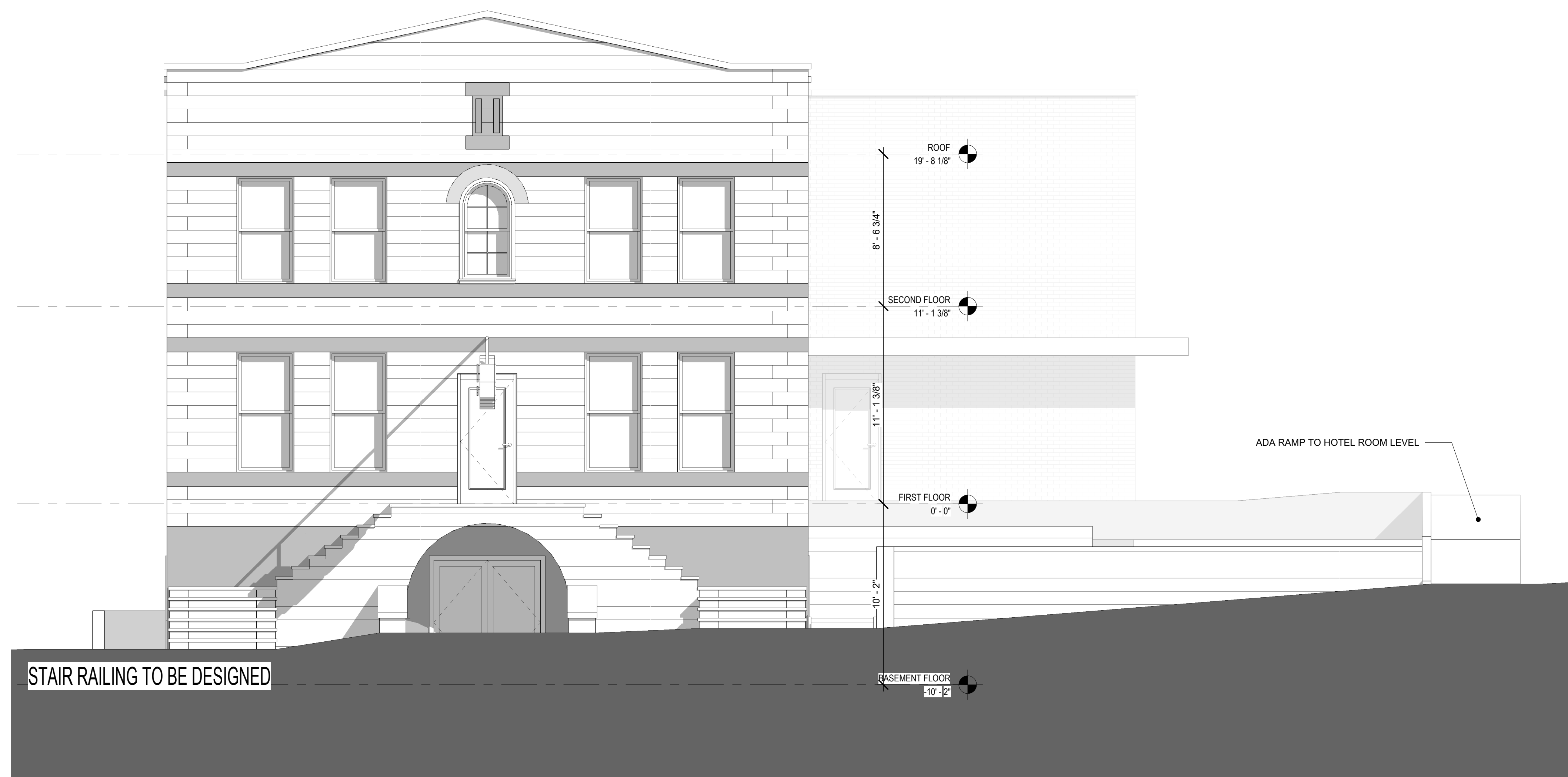
69 east pontotoc avenue, memphis tennessee 38103

# 22004

DESIGN DEVELOPMENT

Issued: 7/19/2022

NOT FOR CONSTRUCTION



**1** EAST ELEVATION  
 1/4" = 1'-0"



**2** NORTH ELEVATION  
 1/4" = 1'-0"

REVISIONS		
Number	Description	Date

EXTERIOR ELEVATIONS

# A 02.01

COPYRIGHT © 2021 FIVE ONE  
 NO PART OF THIS WORK COVERED BY THE COPYRIGHT HEREON MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS - GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT PRIOR WRITTEN PERMISSION FROM FIVE ONE



# FIVE ONE

85 south front street, memphis tennessee 38103  
 (901) 347-2474  
 fiveonearch.com



## Pontotoc Hotel

69 east pontotoc avenue, memphis tennessee 38103

# 22004

DESIGN DEVELOPMENT

Issued: 7/19/2022

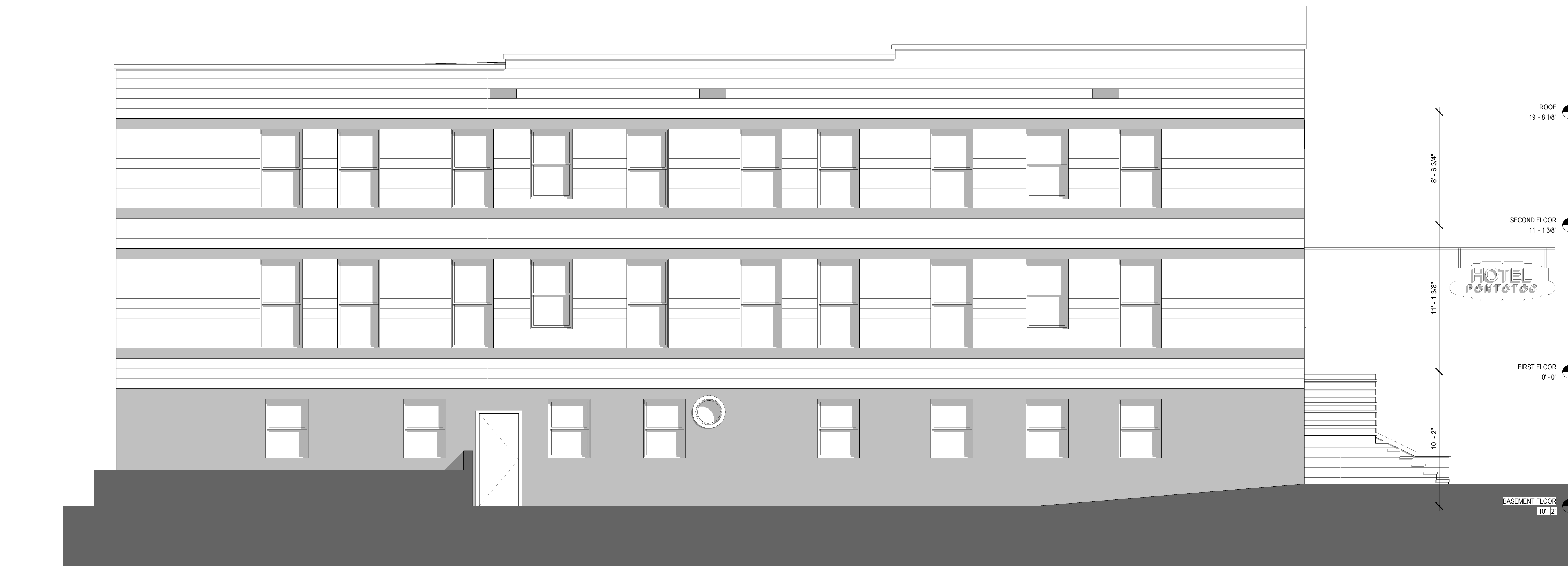
NOT FOR CONSTRUCTION

### REVISIONS

Number	Description	Date

EXTERIOR ELEVATIONS

# A 02.02



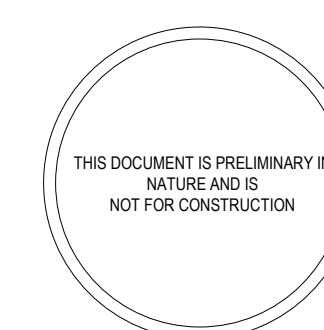
**1** SOUTH ELEVATION  
 1/4" = 1'-0"

COPYRIGHT © 2021 FIVE ONE  
 NO PART OF THIS WORK COVERED BY THE COPYRIGHT HEREON MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS - GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT PRIOR WRITTEN PERMISSION FROM FIVE ONE



# FIVE ONE

85 south front street, memphis tennessee 38103  
(901) 347-2474  
fiveonearch.com



## Pontotoc Hotel

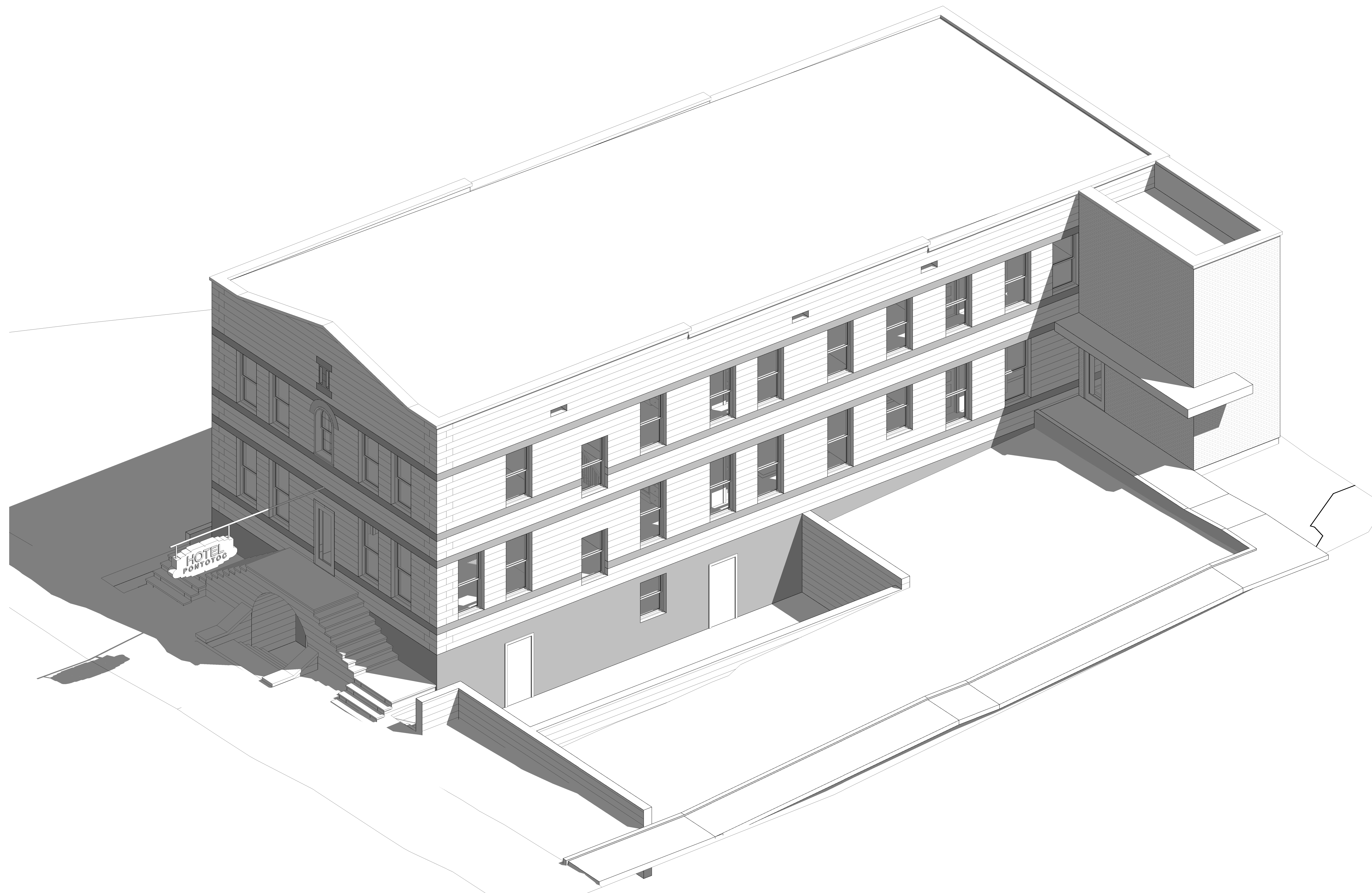
69 east pontotoc avenue, memphis tennessee 38103

# 22004

## DESIGN DEVELOPMENT

Issued: 7/19/2022

NOT FOR CONSTRUCTION



1 AERIAL PERSPECTIVE

COPYRIGHT © 2021 FIVE ONE

NO PART OF THIS WORK COVERED BY THE COPYRIGHT HEREON MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS - GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT PRIOR WRITTEN PERMISSION FROM FIVE ONE

### REVISIONS

Number	Description	Date

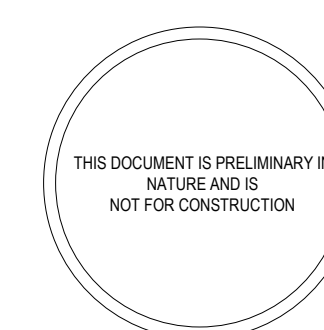
EXTERIOR PERSPECTIVE

# A 02.03



# FIVE ONE

85 south front street, memphis tennessee 38103  
 (901) 347-2474  
 fiveonearch.com



## Pontotoc Hotel

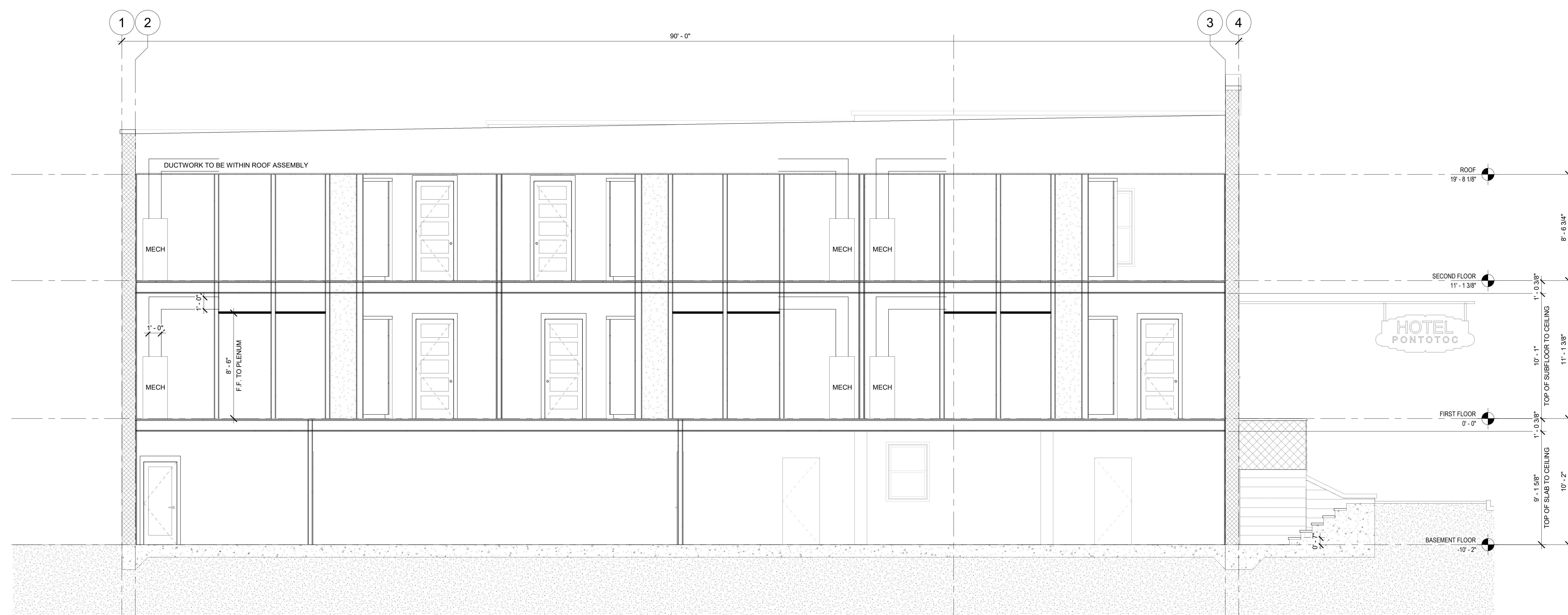
69 east pontotoc avenue, memphis tennessee 38103

# 22004

## DESIGN DEVELOPMENT

Issued: 7/19/2022

NOT FOR CONSTRUCTION



**1** BUILDING SECTION  
 1/4" = 1'-0"

COPYRIGHT © 2021 FIVE ONE

NO PART OF THIS WORK COVERED BY THE COPYRIGHT HEREON MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS - GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT PRIOR WRITTEN PERMISSION FROM FIVE ONE

### REVISIONS

Number	Description	Date

BUILDING SECTIONS

# A 03.01





# FIVE ONE

85 south front street, memphis tennessee 38103  
 (901) 347-2474  
 fiveonearch.com



## Pontotoc Hotel

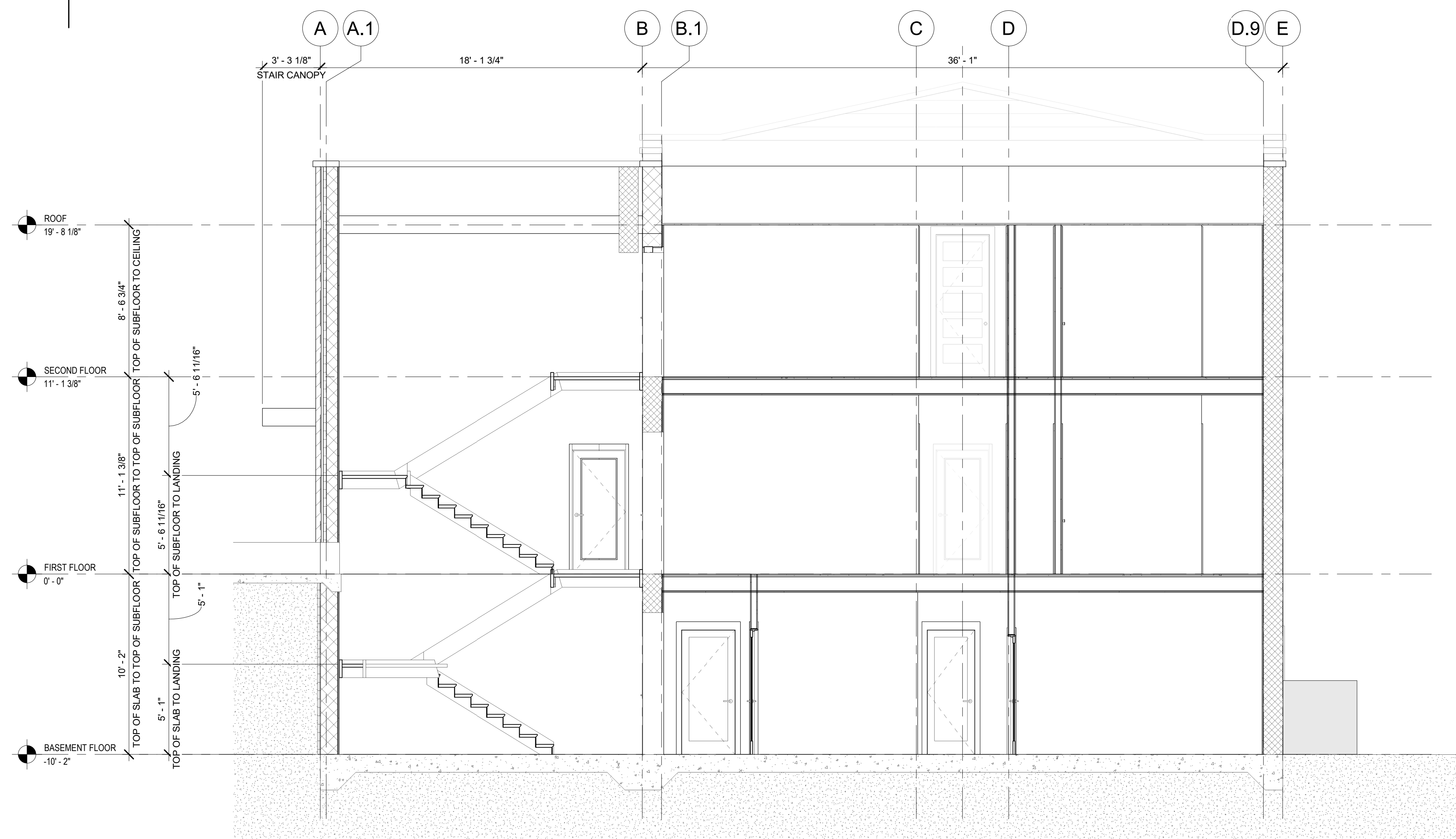
69 east pontotoc avenue, memphis tennessee 38103

# 22004

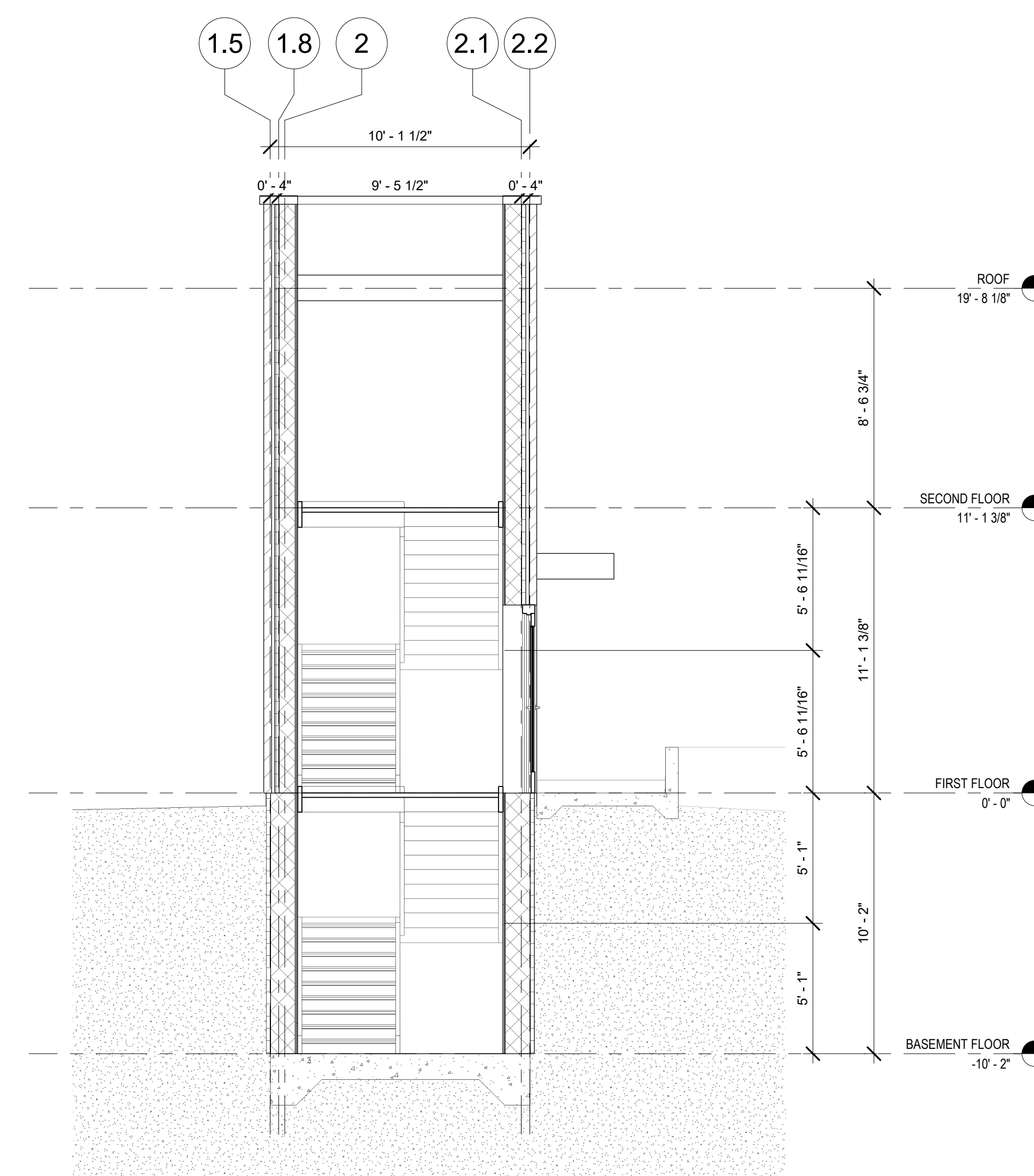
## DESIGN DEVELOPMENT

Issued: 7/19/2022

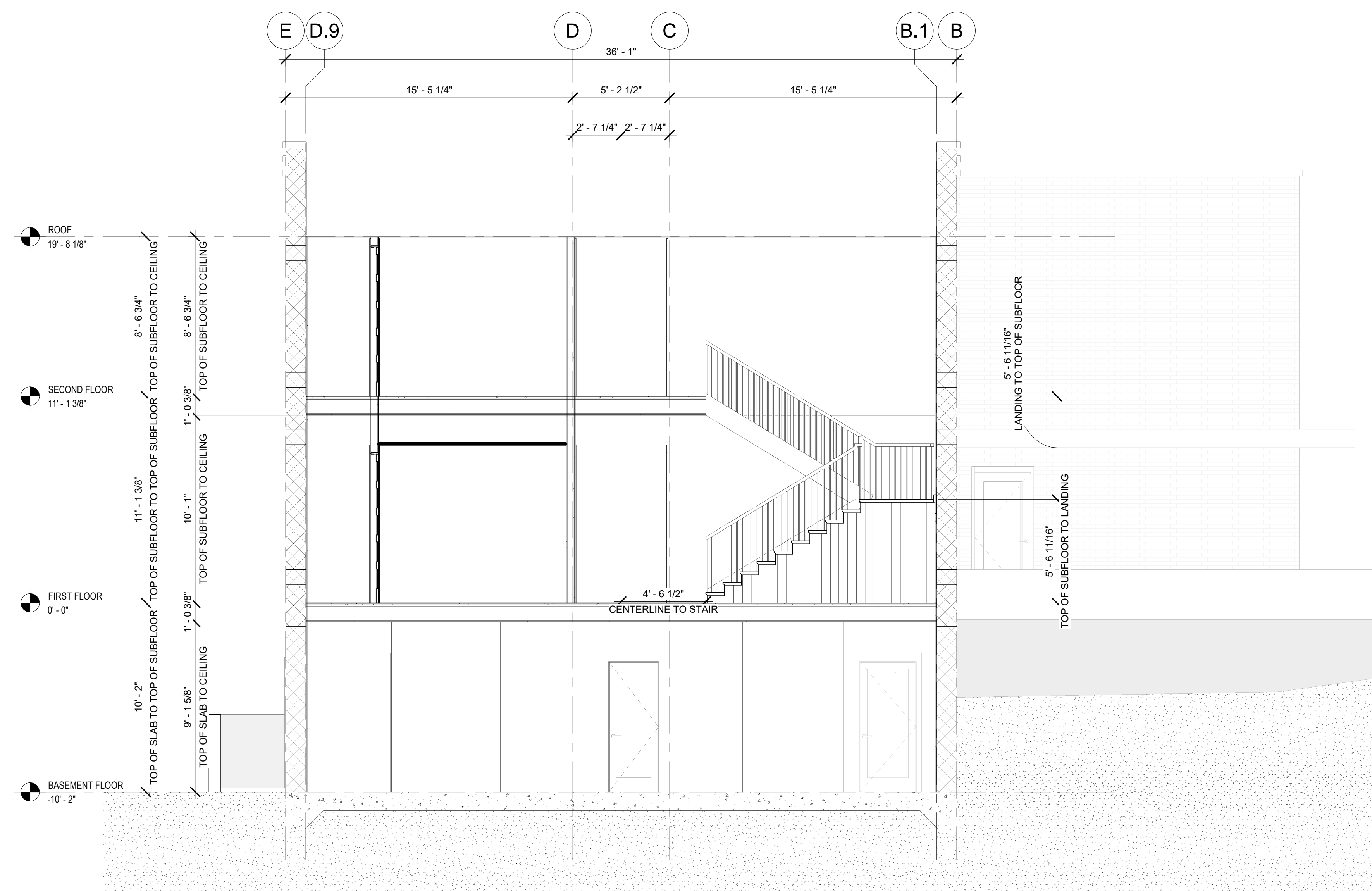
NOT FOR CONSTRUCTION



**1 BUILDING SECTION**  
 1/4" = 1'-0"



**2 BUILDING SECTION**  
 1/4" = 1'-0"



**3 BUILDING SECTION**  
 1/4" = 1'-0"

COPYRIGHT © 2021 FIVE ONE

NO PART OF THIS WORK COVERED BY THE COPYRIGHT HEREON MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS - GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT PRIOR WRITTEN PERMISSION FROM FIVE ONE

### REVISIONS

Number	Description	Date

BUILDING SECTIONS

# A 03.02



# FIVE ONE

85 south front street, memphis tennessee 38103  
 (901) 347-2474  
 fiveonearch.com



## Pontotoc Hotel

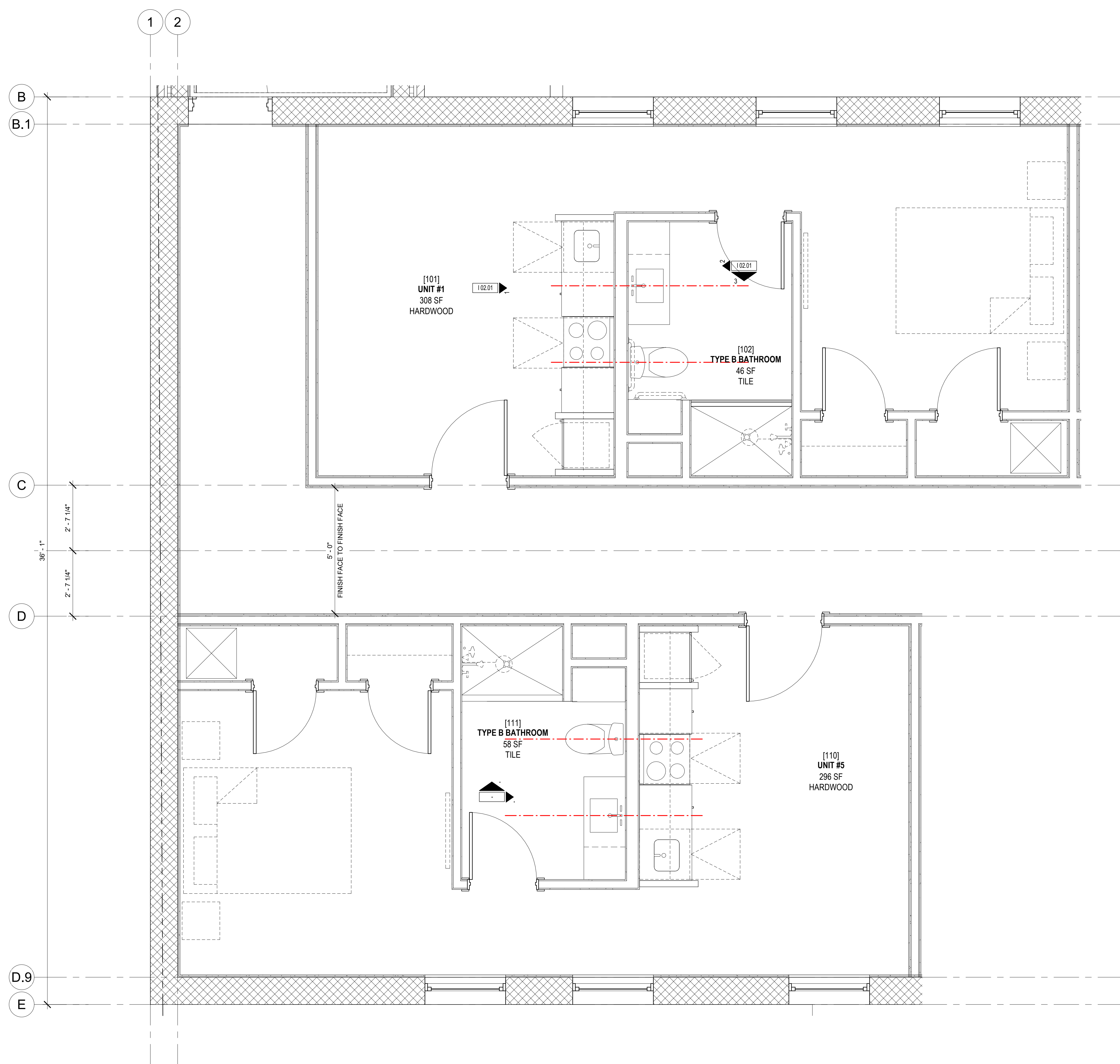
69 east pontotoc avenue, memphis tennessee 38103

# 22004

## DESIGN DEVELOPMENT

Issued: 7/19/2022

NOT FOR CONSTRUCTION



**1** ENLARGED FLOOR PLAN - UNIT #1 & UNIT #5 (ADA)  
 1/2" = 1'-0"

### REVISIONS

Number	Description	Date

ENLARGED FLOOR PLANS

# A 04.01

COPYRIGHT © 2021 FIVE ONE  
 NO PART OF THIS WORK COVERED BY THE COPYRIGHT HEREON MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS - GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT PRIOR WRITTEN PERMISSION FROM FIVE ONE



TYPICAL UNIT KITCHEN - PERSPECTIVE #1



TYPICAL UNIT KITCHEN - PERSPECTIVE #2



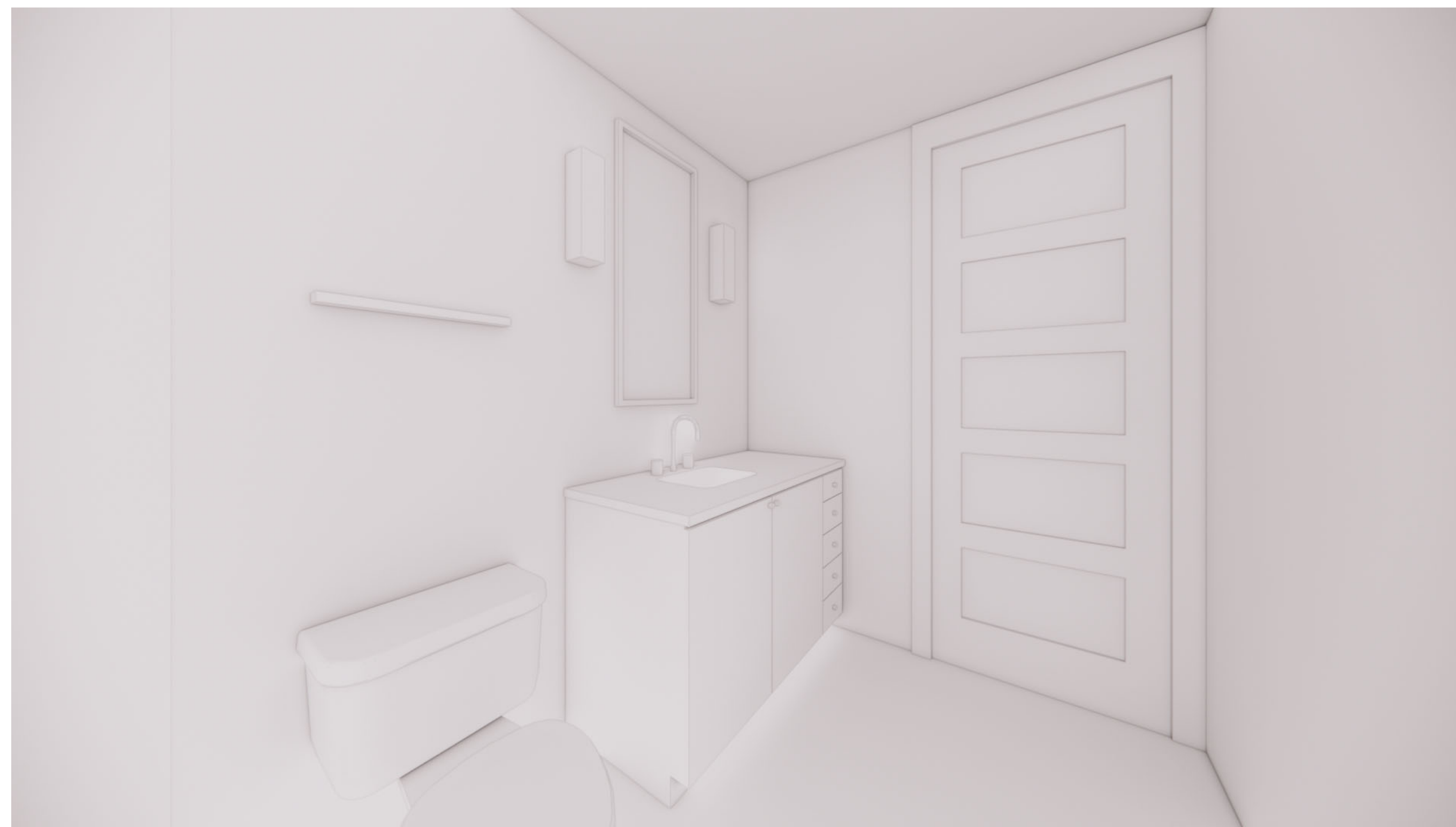
UNIT #8 KITCHEN - PERSPECTIVE #1



UNIT #8 KITCHEN - PERSPECTIVE #2



TYPICAL UNIT BATHROOM - PERSPECTIVE #1



TYPICAL UNIT BATHROOM - PERSPECTIVE #2



# FIVE ONE

85 south front street, memphis tennessee 38103  
 (901) 347-2474  
 fiveonearch.com



## Pontotoc Hotel

69 east pontotoc avenue, memphis tennessee 38103

# 22004

DESIGN DEVELOPMENT

Issued: 7/19/2022

NOT FOR CONSTRUCTION

### REVISIONS

Number	Description	Date

INTERIOR PERSPECTIVES

# 1 02.02

COPYRIGHT © 2021 FIVE ONE  
 NO PART OF THIS WORK COVERED BY THE COPYRIGHT HEREON MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS - GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT PRIOR WRITTEN PERMISSION FROM FIVE ONE