



**Design Review Board (DRB)
Staff Report**

Exterior Renovation

Case # 21-62: 77 S. Front St., 81 S. Front St., 85 S. Front St.
Memphis, TN 38103

Applicant: Mike McCullough
6552 Green Shadows Ln.
Memphis, TN 38119

Background: DRB review is required for this project because it received an Exterior Improvement Grant from the CCDC at its July 21, 2021 meeting.

The subject property is located on the south west corner of Union Ave. and S. Front St. The 4,500 sq. ft. building is located within the Cotton Row historic district and was built in 1943. The structure currently houses 3 separate tenants, 2 commercial (FIVE ONE Architects & Front Street Deli) on the ground floor, and a one-bedroom apartment on the second floor. The use of these commercial spaces will remain the same post-renovations.

Project Description: The project team will be providing exterior upgrades that improve the aesthetics and preserve the historic integrity of the building. The brick will be tuck-pointed and repaired along with the stucco. The deteriorating wood will be replaced, the doors and windows will be replaced in like-kind. New high-quality awnings will be installed with new signage and exterior lighting. The existing window A/C units will be removed from the Front St. façade of the building and relocated. All exterior cables and wires will be concealed.

The application has been submitted to the Memphis Landmarks Commission for a Certificate of Appropriateness (COA) and will be heard at the August 25th MLC meeting.

Staff Report: Staff is supportive of this application for exterior improvements. The renovations to the building are in keeping with our design principles for Downtown. The new durable materials are designed

with authenticity and consistency, and the proposed improvements fit within the surrounding context of Downtown.

Preserving historic character is of high-priority to staff. The historic detailing along the Front St. façade will continue to be a highlighted feature of the building, and the masonry and stucco repairs help to retain the existing character. The new materials and added features extend the life of an important building along a major connection to the river.

Staff Recommendation:

Staff recommends approval, with two conditions:

- 1. The applicant must submit a separate application to staff for signage.**
- 2. COA approval from the Memphis Landmarks Commission.**