



Design Review Board (DRB) Staff Report

Prepared for the November 2, 2022 DRB Meeting

Exterior Renovation

Case # 22-54:	Good Neighbor Grant for Restaurant Space Reno 954 Jackson Avenue Memphis, TN
Applicant/Owner:	Roosevelt Bonds 962 Breedlove Street Memphis, TN 38107
Architect:	Mario Walker Walker Design Studio mario@walkerdstudio.com
Background:	<p>DRB review is required for this project because it received a Good Neighbor Grant at the October 19, 2022, Center City Development Corporation (CCDC) Board Meeting.</p> <p>The subject property is a single-story commercial building located on the north side of Jackson Avenue in the Smokey City neighborhood. So, there is street frontage on Jackson Avenue and Hastings Street. The applicant will be renovating the space and is in communication with a restaurant tenant. To complement the interior renovation, a robust exterior improvement schedule is planned.</p> <p>The exterior improvements will not only provide enjoyable outdoor seating space and improve access for patrons but also improve the appearance of the neighborhood.</p>
Project Description:	<p>The building is a unique configuration that includes a brick addition on the southwest corner. The enclosed area that is created beside this addition will be developed into an outdoor dining space. A cement half-wall facing Jackson Avenue has already been constructed. From this, space will be created to support landscaping to surround the outdoor dining area. The landscaping will include low-maintenance, long-blooming vegetation. Shade will be provided with the addition of a pergola. It will be 14'6" wide, 22'-6" long, and 8'-0" tall. It will be custom built in a cedar post and beam construction with a stain and clear seal.</p>

The dining area will be furnished with outdoor tables and chairs. On the wall to the west of the space, a mural will be commissioned from a local artist, using the Urban Art Commission databases and DMC contacts.

Access to the outdoor dining space on the southeast portion of the property will be available through a glass garage door measuring 8 feet (w) by 7 feet (h) and made of anodized aluminum in a matte black color.

On the eastern wall, two new bronze finish, vinyl, right-handed sliding windows will be installed. For this, one window will be replaced and the other will require punching out a new opening. On this wall, the side entrance door serving as the main entrance will be replaced. Over this entrance, a modern black metal canopy will be installed.

On the southern wall closest to Jackson Avenue, two new windows will be installed to match the black vinyl sliding windows on the eastern side. The door will also be replaced. This entrance is necessary for fire code, and it will mainly be used by employees.

Staff Report:

The Downtown Design Guidelines encourage the creation of open spaces, like outdoor dining, that contribute to the vibrancy of the public realm. This proposed outdoor dining space will help add visual interest to the property, create a dynamic and convivial outdoor space in the neighborhood, and contribute to an increased sense of care and attention in the community. The addition of a mural will not only add visual interest but also highlight local artist talent.

Staff Recommendation:

Staff recommends approval, with the condition that later administrative applications be submitted for the mural and landscaping.