



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

Exterior Renovation

Case # 20-25: 202-206 G.E. Patterson Ave.
Memphis, TN 38103

Applicant / Owner: Tom Gattas
5000 Summer Ave.
Memphis, TN 38122

Background: DRB review is required for this project because it received a South City Good Neighbor Grant at the August 19, 2020 CCDC meeting.

The subject property is located on the north side of G.E. Patterson Ave., between S. 2nd St. and S. B.B. King St. The site contains a 5,550 square foot building divided into two (2) commercial spaces. The western bay is occupied by Renee's Sandwich Shop and the eastern space is transitioning into a new tenant, replacing The Haven Memphis. The building was built in 1903 and is located two (2) short blocks east of the South Main priority node.

Project Description: The changes funded by the South City Good Neighbor Grant are primarily focused on the southern and eastern facades. The entire building's brick will be repaired with tuck-pointing/masonry and will be repainted with similar fresh blue paint. The southern and eastern façade windows and storefronts will be repaired and new metal awnings will be installed above the storefront windows and entryways. Solar panel lighting will be added to the awnings for additional exterior lighting. The sidewalks along G.E. Patterson Ave. and Hadden St. will be repaired and new landscaping will be added. The concrete ramps at each entrance to the building will be painted to add clear entrance designations. A new wooden fence will be built along the western boundary of the parking lot behind the building to screen parking from the adjacent vacant lot. A mural/art component is planned for the eastern façade and will be presented to the DRB Board separately at a later date.

Staff Report: The Downtown Design Guidelines promote creativity and encourage design that fits within context. The South City Good

Neighbor Grant aims to strengthen the character of important places within the South City community through enhancing curb appeal and the pedestrian experience.

The proposed changes to 202-206 G.E. Patterson Ave. encourage property investment in the surrounding area and encourages pedestrian activity between the South City and South Main neighborhoods. The landscaping, new paint, lighting, and awnings activate the long standing character of the building. The proposed renovations encourage creativity and character while complementing an area experiencing several development and design improvements.

Staff Recommendation: **Staff recommends approval.**