



Design Review Board (DRB) Staff Report
Prepared for the June 7, 2023 DRB Meeting

Exterior Renovation

- Case # 23-40: ESCO Restaurant & Tapas
156 Lt. George Lee Ave
Memphis, TN 38103
- Applicant: Dundalan Sain & Mowbray Rowand
Rowand Restaurants, LLC
156 Lt. George Lee Ave
Memphis, TN 38103
- Owner: 200 Second Owner, LLC
200 South Second Street
Memphis, TN 38103
- Background: DRB review is required for this project because it received Exterior Improvement Grant (EIG) at the May 17, 2023 CCDC Board Meeting.
- The subject property is a longtime restaurant bay vacancy in the 200 South Second parking garage—a block from the FedEx Forum and Beale Street. Its proximity to the Westin makes for easy access for VIP clientele. A comprehensive renovation of the interior space is in progress to create an upscale restaurant and lounge. In addition, they plan to include a robust outdoor patio for added seating and ambiance.
- Project Description: The existing wood frame storefront system is worn and will be replaced with a black anodized aluminum storefront system matching the rhythm of the previous window openings and horizontal bands. The lower portion, the kick plate, will also be glass. The wood trim around the storefront system will be replaced and painted black. The entrance door pairs will be replaced with 10-foot tall doors and match the surrounding storefront system, in black anodized aluminum. They will have 3-ft long black metal handles. The storefront windows that look onto the patio will be replaced with black anodized aluminum storefront windows.
- The patio footprint will be 21 ft. long and 10 ft. 5 in. deep and approximately 3 ft. tall. It will be enclosed with a rail system

composed of metal posts with steel plate inserts that are custom fabricated with an “E” logo routed out and powder coated black. The individual panels will range in size but average 3 feet tall. The same railing system will be used along the entrance ramp and stairs.

The patio will be covered with a 13-ft tall black metal pergola that matches the entrance opening in height. Two large black metal posts will support the structure. The roof of the pergola will include black metal louvers that can be opened and closed. A patio gate will be installed at the northern side of the patio, close to the restaurant entrance.

In the patio area, two grouping of outdoor couches will be installed. They will have metal frames and cushions that can be removed and stored inside. The furniture will be secured to the building using metal enclosed hooks attached to the wall and bike locks. Along with the couches, metal tables to hold appetizer and hookah towers will be added.

Greenery will be added to the patio along the rails. The planter will be large black “Rilynn” square outdoor planters by Pottery Barn. They are made of a fiberglass/clay composite that give the look of concrete without the weight. The plant schedule has not been determined. The goal is to have low-maintenance perennials including flowering plants and shrubs. Other patio accessories include small gas-powered fire pits, battery powered LED table lights, TVs and speakers, and fans.

For lighting, large wall black metal rectangular sconces will also be added to the exterior wall along the storefront entrance. In the patio area, similar medium wall sconces will be mounted to wall. Additional illumination and architectural lighting will be provided with outdoor LED strip lighting added along the roof of the pergola. They can be programmed to show a variety of colors and pulses to match the music or party theme. The high-quality sign will also be internally illuminated. It will be placed over the entrance. The preliminary plan includes the restaurant logo, but detailed schematics will be developed with a sign company and submitted as a later DRB sign application.

Staff Report:

The proposed exterior improvements to complement the opening of ESCO Restaurant and Tapas fulfill the Downtown Design Guideline’s goals of enhancing the public realm and the pedestrian experience in Downtown Memphis. This robust patio will have climate control elements that encourage year round use and ensure sustain activity. With the close proximity to entertainment

destinations like the FedEx Forum and Beale Street, the previous long time vacancy will now be active and add lighting and activity that create a safe pedestrian network that benefit locals and tourist alike.

Staff Recommendation: **Staff recommends approval, with later applications for landscaping.**