



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 69 Pontotoc Ave. Memphis, TN 38103

Applicant Name & Mailing Address: cnct. design / 631 Madison Ave. Memphis, TN 38103

Applicant Phone Number: 901.654.8444 Applicant Fax Number: _____

Property Owner's Name & Mailing Address: 69 Pontotoc LLC / 65 W. Galloway Dr. Memphis, TN 38111

Property Owner's Phone Number: 901.210.6832

The proposed work consists of the following (check all that apply):

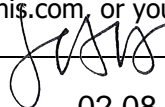
Sign Renovation
New Building Other Exterior Alteration

Project Description: Renovation of the historic Hotel Pontotoc into a boutique hotel. Substantial exterior and interior upgrades, including a new front monumental stair, landscaping and site improvements, as well as new windows and doors.

Status of Project: Design Process

A complete application must be submitted to the Development Department no later than two weeks before a regularly scheduled meeting of the Design Review Board. Please submit the application with any necessary attachments to designreview@downtownmemphis.com. Questions can also be e-mailed to designreview@downtownmemphis.com, or you can reach Planning & Development staff at (901) 575 - 0540.

Owner/Applicant Signature: _____


02.08.2023

Date: _____

*Applications for properties that are located within a Landmarks Historic District may require additional approval from the Landmarks Commission. Please contact the Shelby County Division of Planning & Development at (901) 576-6601 for more information.

Hotel Pontotoc
Design Review Presentation
February 2023

- 2 Vicinity Map
- 3 Existing Exterior Conditions
- 4 Existing Interior Conditions
- 5 North Elevation Rendering
- 6 West Elevation Rendering
- 7 East Elevation Rendering
- 8 Materials
- 9 Exterior Lighting
- 10 Site Plan
- 11 Basement Plan
- 12 Level 01 Floor Plan
- 13 Level 02 Floor Plan

Vicinity Map

- 1. Hotel Pontotoc
- 2. Gus's Fried Chicken
- 3. 266 Lofts
- 4. BarWare
- 5. The Landing Residences
- 6. Old Dominick Distillery
- 7. Cut Bank Bluff
- 8. Tom Lee Park
- 9. Bedrock Eats and Sweets
- 10. South of Beale
- 11. Good Fortune
- 12. Ibis Cocktail Bar
- 13. Pearls Oyster House
- 14. Hotel Chisca
- 15. Cathrine & Mary's
- 16. Caption by Hyatt Hotels



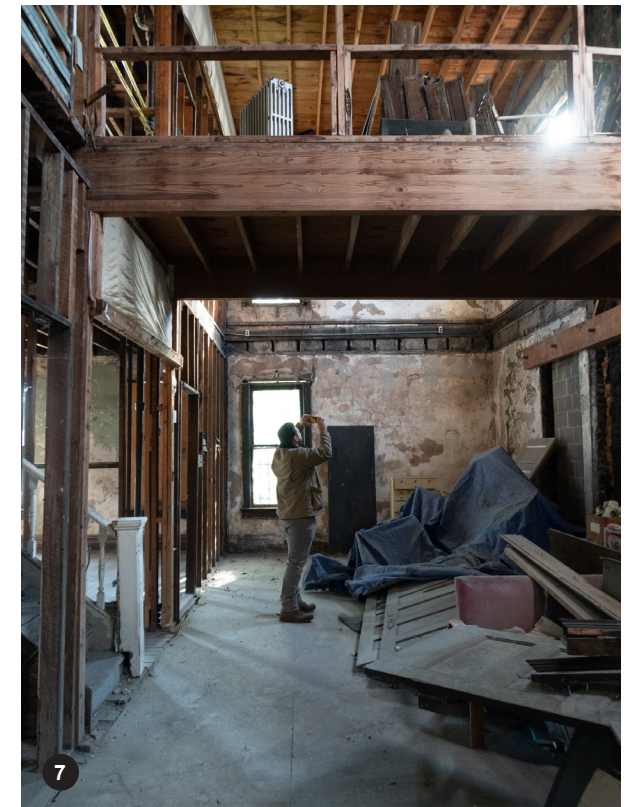
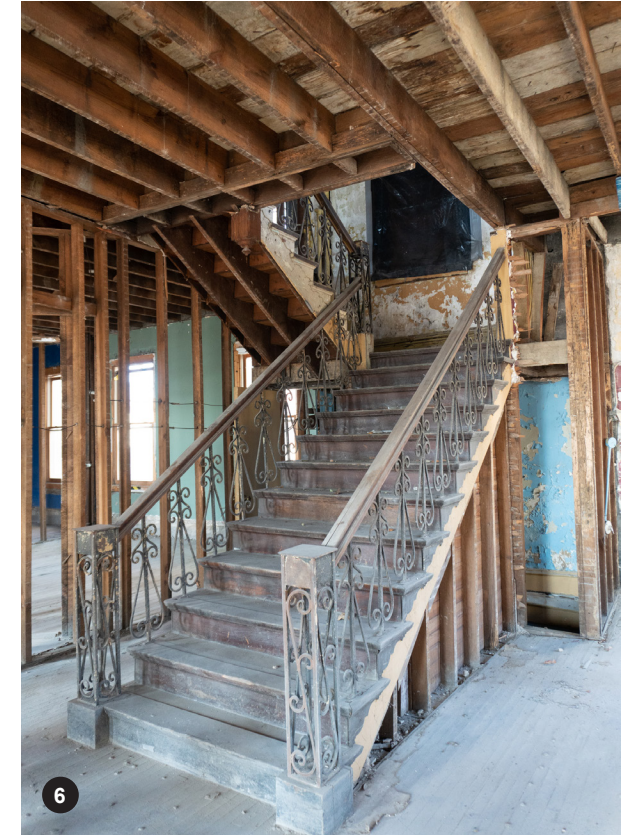
Existing Conditions

1. Overall view of Hotel Pontotoc.
2. Detailed view of original blade sign.
3. Detailed view of existing masonry and damage.
4. Original metal awning over front door.
5. East elevation masonry and windows.
6. Front perspective of front monumental stair.



Existing Interiors

1. Level 02 central arched window.
2. Level 01 interior view of front door.
3. Level 02 view of existing windows and plaster
4. Level 01 rear staircase.
5. Basement view.
6. Level 01 view of original interior grand staircase.
7. Rear opening between Level 01 & Level 02



North Elevation

1. Repair, Tuckpoint, and clean all existing exterior masonry.
2. New windows to match existing, black finish.
3. Repair and refinish existing cantilevered blade sign. Refurbishment to match historic design.
4. Repair and refinish existing front awning.
Add Alt. Replace with new similar awning.
5. New monumental front stair. Finish to match existing base finish.
6. New site wall and fence. Site wall finish to match new stair. Site fence to have black finish.
7. New light fixtures mounted to building and new site construction. Reference page 09.
8. Reclaimed antique wood door at Level 01 and basement entrance.
9. New planting along side walk and new monumental stair



West Elevation

1. Repair, Tuckpoint, and clean all existing exterior masonry.
2. New windows to match existing, black finish.
3. Repair and refinish existing cantilevered blade sign. Refurbishment to match historic design.
4. New egress openings cut into existing masonry walls. Openings filled with storefront systems, black finish.
5. New awnings mounted above new cut openings. Awnings to match existing front awning, black finish.
6. New site wall and fence. Site wall finish to match new stair. Site fence to have black finish.
7. New light fixtures mounted to building and new site construction. Reference page 09.
8. New planting along side walk and western ramp.



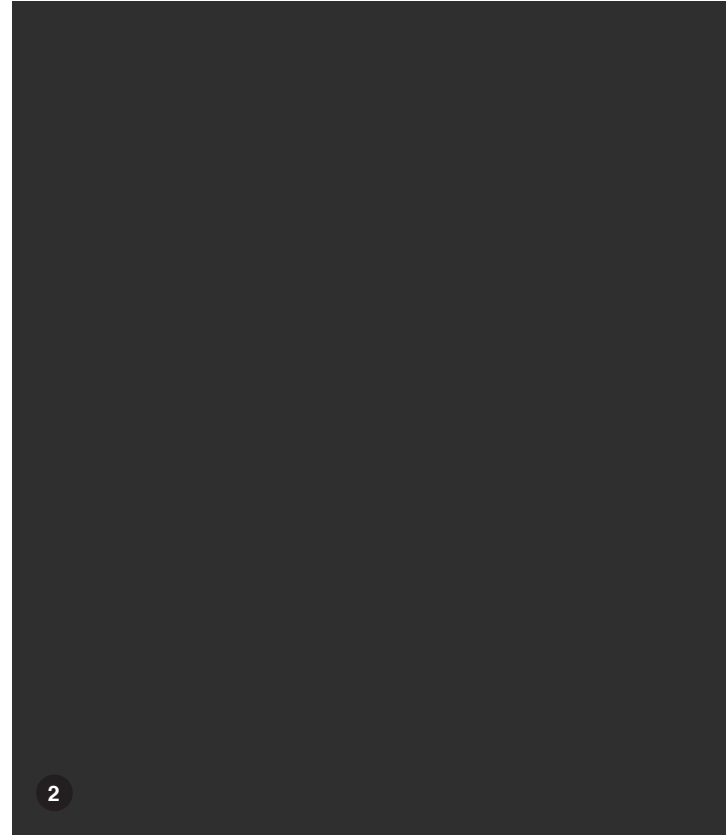
East Elevation

1. Repair, Tuckpoint, and clean all existing exterior masonry.
2. New windows to match existing, black finish.
3. Repair and refinish existing cantilevered blade sign. Refurbishment to match historic design.
4. New doors in existing openings. Kitchen door to be flat face metal door, gray finish to match base color. Restaurant door to be storefront, black finish.
5. New light fixtures mounted to building and new site construction. Reference page 09.
6. Existing infilled windows to match finish of base



Materials

1. Pre-finished aluminum double-pane windows with panning to match historic wood window frames.
2. Black paint color for all pre-finished and painted exterior metal, window frames, storefront system frames, and canopy.
3. Traditional style railing and fencing, black finish.
4. Example of front monumental stair with central entrance, two sided stair entrance, and rusticated plaster finish.
5. Example of front monumental stair with two sided stair entrance and rusticated plaster finish.



Exterior Lighting

1. Wall mounted lantern style light fixture: mounted to both sides of level 01 and basement entrys.
2. Site light bollard: mounted to the top of new site wall columns.
3. Wall-mounted downlight/wall-washing fixture: installed above East side egress doors.



1



2



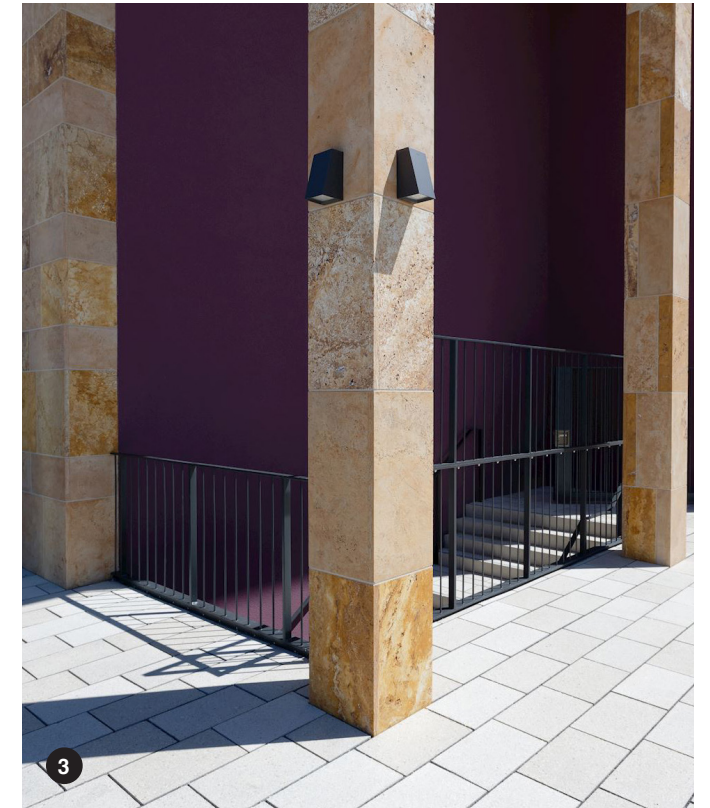
3



1



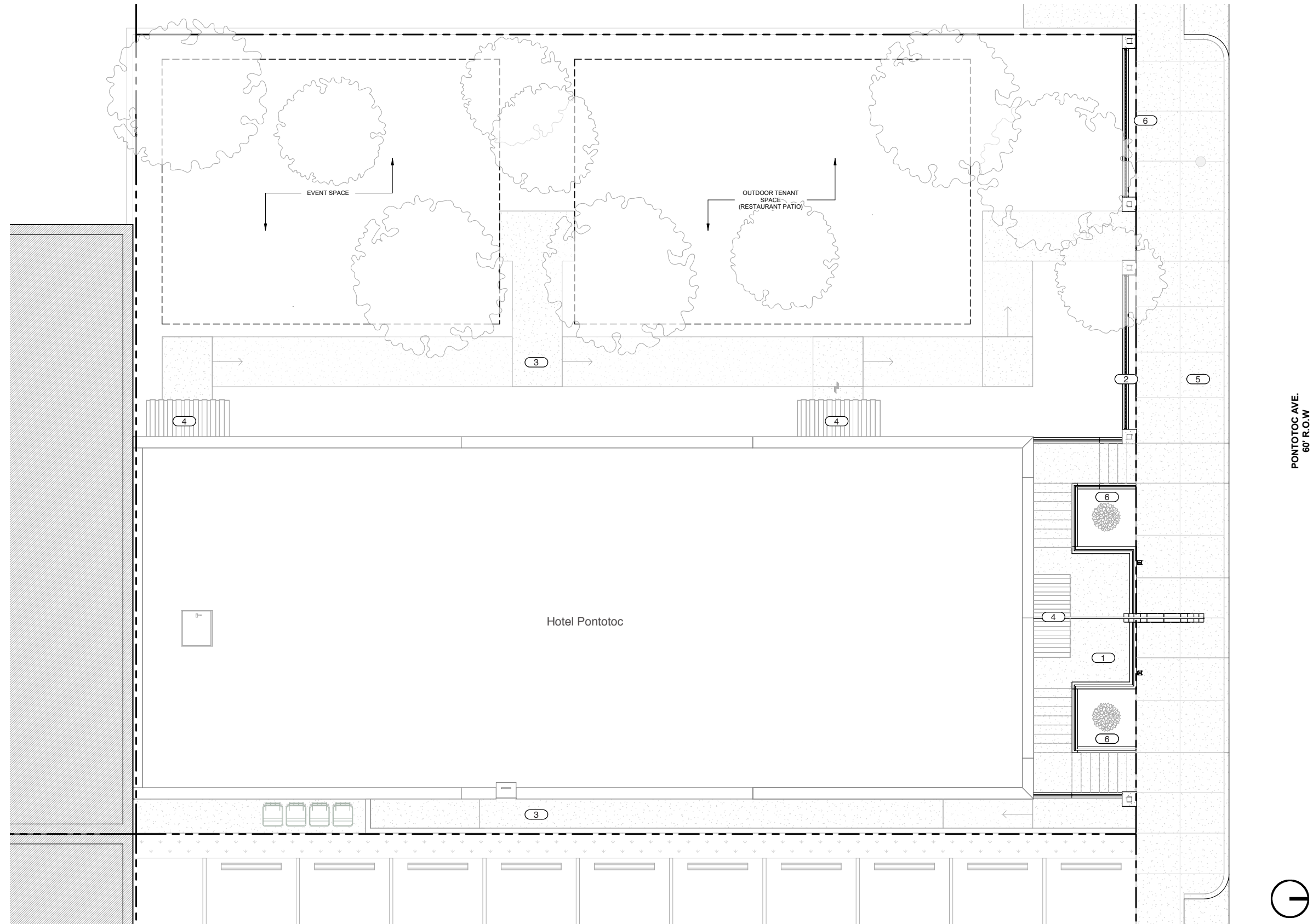
2



3

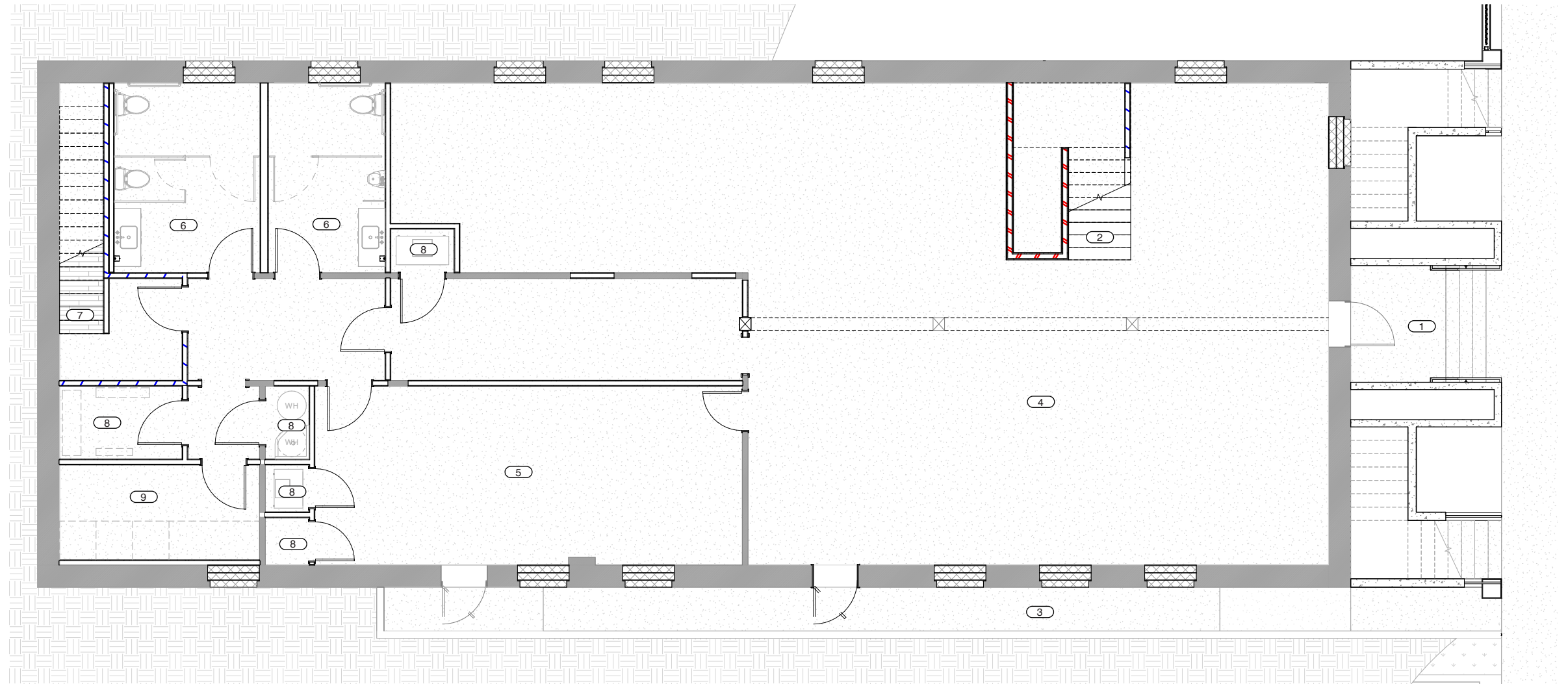
Site Plan

- 1. New Monumental Stair
- 2. New Site Wall
- 3. New Egress Ramps
- 4. Refurbished / Replaced Awning
- 5. Repaired Sidewalk / Curb
- 6. New Planting



Basement Floor Plan

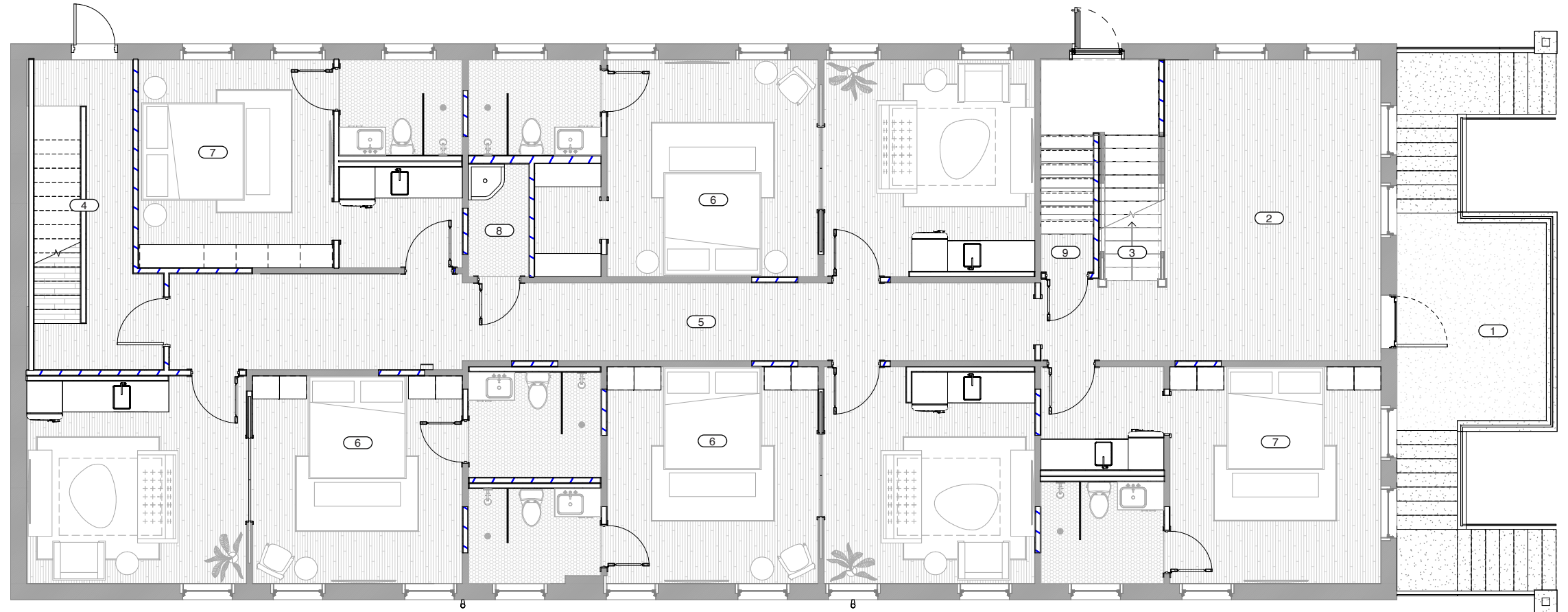
1. Front Monumental Stair
2. New Stair to West Yard
3. New ADA Ramp
4. Restaurant Space
5. Kitchen
6. Rest rooms
7. New Egress Stairs
8. Utilities
9. Washer Room



|11

Level 01 Floor Plan

- 1. New Monumental Stair
- 2. Lobby
- 3. Restored Historical Stair
- 4. New Egress Stairs
- 5. Hallway
- 6. 1 Bedroom Unit
- 7. Efficiency Unit
- 8. Janitorial
- 9. Stair to Basement



|12

Level 02 Floor Plan

- 1. Restored Historical Stair
- 2. New Egress Stair
- 3. Janitorial
- 4. Hallway
- 5. 1 Bedroom Unit
- 6. Efficiency Unit
- 7. Deluxe Unit

