



Design Review Board (DRB) Staff Report
Prepared for the July 10, 2024 DRB Meeting

Exterior Renovation

Case # 24-46:

Lane Ave Apartments GNG
895 Lane Ave
Memphis, TN 38105

Applicant:

Dane Smith
96 Nottoway Blvd
Memphis, TN 38103

Background:

DRB review is required for this project because it received a Good Neighbor Grant at the May 15, 2024 CCDC Board Meeting.

The subject property is a 5-unit multifamily residence located on the South side of Lane Ave. The structure was built in 1964 and is approximately 3,400 square feet.

The applicant purchased the property in 2017 and has since successfully converted the site from a boarded-up and vacant structure to a usable multifamily residence. After several years of owning and managing the property, the applicant is looking to make additional improvements to the site to address tenant concerns and improve the overall appearance.

Project Description:

The exterior scope of work will include functional and cosmetic improvements that will provide a more enjoyable outdoor space for residents and pedestrians, as well as help with energy efficiency and noise pollution coming from the nearby highway. The scope of work includes:

- Replacement of existing single-paned windows with new double-paned windows
- Painting the exterior brick a light color (white or light gray)
- Painting the exterior soffits, gables, eaves and trim around the windows a dark color (charcoal or dark gray)
- New “halo” backlit reverse channel letter wall sign with copy “895 LANE FLATS” to be installed on the northern façade of the building
- New Sky Pencil Hollies and Plum Yews to be added in the area directly north of the structure, fronting Lane Ave

Staff Report:

The renovation of the structure complies with the Downtown Design Guidelines. The proposed exterior color scheme of light-colored brick with dark-colored soffits, gables, eaves and window trim will provide points of visual interest throughout the façade of the building, while still providing a cohesive color scheme. The replacement of existing single-paned windows with new double-paned windows will help to combat the noise pollution from the nearby highway, as well as contribute to energy efficiency for residents, lowering their monthly utility bills.

The subject property falls outside of the Central Business Improvement District (CBID) and is thus not subject to the Downtown Sign Code. However, the proposed wall sign meets the general requirements set forth in the code.

The proposed landscaping plan also aligns with the Downtown Design Guidelines. The addition of Sky Pencil Hollies and Plum Yews will add visual interest that enhances the pedestrian experience along Lane Ave. The plants have been selected to be suitable for this USDA Zone, ensuring that they will have a strong and lasting effect into the future. They will create a natural transition space between the harder streetscape and the multifamily residence on the site. Overall, the proposed exterior renovations represent continued investment in this neighborhood.

Staff Recommendation: **Staff recommends approval**