



Design Review Board (DRB) Staff Report
Prepared for the April 5, 2023 DRB Meeting

Exterior Renovation

Case # 22-70: The Art Incubator
825 Jackson Avenue
Memphis, TN 38107

Owner/Applicant: Ephraim Urevbu
410 South Main Street
Memphis, TN 38103

Background: DRB review is required for this project because it received a Good Neighbor Grant at the July 20, 2022 CCDC Board Meeting.

The subject property is a two story commercial building on the southwest corner of Jackson Avenue and North Dunlap Street. Historically, it has been a grocery store, boarding house, and event space. In recent years, it has laid vacant.

The two story building has been gutted to the studs and will be completely renovated. Here, the Art Incubator will nurture a variety of creative entrepreneurs with artist studios, offices, and a restaurant on the ground floor and multifamily units upstairs. To the south, the adjacent empty lot will also be improved for outdoor programming and may include additional construction in later phases of the project.

This project is within the CRA's Uptown TIF District.

Project Description: On all exterior walls, the brick veneer will be pressure washed clean, repointed, and painted soft white with the limestone features remaining paint-free. The masonry will be painted a soft white. The framing on the storefront system and windows will be dark bronze anodized aluminum.

On the northern wall facing Jackson Avenue, the character defining limestone features on 825 Jackson Avenue including the parapet, upper level windows lintels and sills, three course shelf, and entryway lintel and trim will be maintained paint-free. On the ground level, visibility will be restored by removing plywood boards

and wrought-iron grills. A new storefront system will be installed with a matching kick plate. Above it, the wood framed transom windows will be repaired. On the upper level, six new double hung vinyl window with an upper multi-lite sash and lower single sash will be installed in existing openings. At northeastern corner, the recessed entry will be reopened. The 8” wide cast iron pilaster column will be restored and painted. New hollow metal entry pair doors with matching frame will be installed and painted soft white. An 8” cast iron support pipe column with cape and base will be restored and painted.

The attached building to the west, 831 Jackson Avenue, is defined by a limestone parapet date cap featuring “1932” with a basket weave brick accent beneath it. On this northern façade, the wood framed transom will be repaired and a new storefront system will be installed with a kick plate to match the other building. The roof of this building will be covered in a TPO roofing system. Above that, a decking system will create a level walking surface. A party deck with suspension frame and shade cover will provide a relaxing outdoor amenity for the artists residency fellows living upstairs.

On the eastern wall facing Dunlap Avenue, the MLWG electric power service poles and MDP boxes will be painted soft white to match. The glazed terracotta parapet caps will be cleaned and remain unpainted. On the ground level, the two currently boarded up windows and one door will be infilled to match the adjacent brick pattern and their limestone lintels and sills will remain. On the upper level, seven new windows will be installed with upper multi-lite sash vinyl and window pairs with a single lower double hung sash. Under four of these window openings, new PTAC exhaust grills will be installed. The existing HVAC exhaust pipe will be cleaned and moved to the southern wall.

On the southern wall, the upper level windows will be replaced with new upper multi-lite sash vinyl window pairs with a single lower double hung sash. The relieving arch above these windows will be maintained. In the center, the existing stair assembly leading to the upper level doors will be cleaned and repainted in black. Two new hollow metal doors with half lite wire glass and matching frame will be installed at the upper level entrance. The existing infill above the entrance opening and below the relieving arch will be maintained. On the lower level, the four window openings will remain filled. The three door opening will be replaced with new hollow doors with matching frames. A new stair assembly will be installed on the southwestern portion to lead up to the party deck.

On the western wall, the five infilled window openings will be punched out and get seven new top double hung window sashes. Three of the four window openings will have PTAC grill vent installed below. On the lower level, three small multi-lite window sashes will be installed in the historic window openings that are currently infilled. Portions of the infilled brick in the window openings below the relieving arch will be kept. This will accommodate for the kitchen space inside. The adjacent strip of land to the west has been recently graded and a CMU wall with drainage holes has been installed to line up with the north wall. In this area, an exposed patio space will be created to serve the restaurant tenant. Recently poured concrete steps lead to this space from the southern part of the site.

Around the building the site will receive substantial improvements. New sidewalk has been poured along Dunlap Avenue with new sod alongside. The parcel to the south was acquired, cleared out, and sodded. A new wrought iron fence was installed to join and enclosed the site and connects to the southeast portion of the building. It includes a mechanized gate for vehicular access to the site. The green space will have outdoor seating and host a variety of programming. There are later phases planned for continued development, but those have not been finalized at this stage.

Staff Report:

This project conforms to the Downtown Design Guidelines. The redesign is mindful of historic architectural features, maintaining them throughout. By punching out filled in window openings more visibility between the building and the street is created, enriching the pedestrian experience. This impactful renovation on a neglected yet well-travelled corridor is primed to inspire further investment and shine as a hub of creative energy that nurtures local artistic talent and activates the neighborhood.

Staff Recommendation: **Staff recommends approval.**