



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

Exterior Renovation

Case # 18-129:

The Marine Residence
360 Metal Museum Drive
Memphis, TN 38103

Applicant/Owner

Mr. Lauren T. Crews, Representative & Partner
Desoto Pointe Partners, LLC
2285 Lansingwood Drive
Germantown, TN 38139

Background:

DRB review is required for this project because it received a 20-Year PILOT at the November 13, 2018 CCRFC Board Meeting and a \$300,000 Development Loan at the November 14, 2018 CCDC Board Meeting. The applicant will renovate the building as a market-rate apartments.

The subject property is the site of the former U.S. Marine Hospital, located on the southern end of Downtown in the French Fort neighborhood. The U.S. Marine Hospital compound was originally built in the 1880s and is listed on the National Register of Historic Places. The Nurses Quarters is the oldest building on the property that remains from the original hospital. The maintenance structure and primary hospital buildings visible today were built in the 1930s. The property was used as recently as the late 20th Century as a headquarters for the National Guard.

Project Description:

The Marine Hospital and its companion buildings (Maintenance Building and Nurses Building) will be renovated and converted for use as 71 market-rate apartments. The project consists of these 3 distinct historic structures which will each be converted into new 1, 2 and 3 bedroom multifamily apartments. Amenities will include a pool, covered parking, courtyards, water features, storage, bike care facilities, pet wash area and common gathering areas in the buildings and on the grounds.

The project is a Historic Rehabilitation being performed under the Department of Interiors exacting Standards for Rehabilitation. As such modification of the façade is largely limited to repair that

returns the facility to its former glory. The specific scope of work for each building and element of the project is below:

Main Hospital Building

- Repair plaster soffits at balconies
- Replace trim, scrape and paint existing wood cornice and soffit
- Install new slate replica roof with additional dormers added discretely in minimally visible areas
- Clean, repair and seal existing stone cornice and pediment
- Add HVAC condensers and plant bushes as buffers
- Clean and seal existing stone columns and railings
- Repair broken pieces, replace broken glass panels, scrape, prime and paint all existing double-hung windows
- Repair, scrape, prime and paint all existing railings
- Clean surfaces and repoint joints as needed for the existing brick veneer
- Add architectural lighting

Nurses Building

- Clean surfaces without removing existing paint and repoint joints as needed for the existing brick veneer
- Restore the porch
- Add new railings to match the existing typical at all open bays
- Clean and repair the existing roof and gutters
- Repair broken pieces, replace broken glass panels, scrape, prime and paint all existing wood windows
- Paint the exhaust vent caps to match the brick
- Repair, scrape, prime and paint existing columns, brackets and railings

Maintenance Building

- Install storefront systems with a mullion pattern replicating the historic garage door on the west elevation
- Reopen all boarded up windows
- Add architectural lighting, art and signage

Parking Area

- Add a parking lot on the SE corner of the property with additional portions that extend west (Parking will be provided on the Marine Hospital property for residents and their visitors at a ratio of approximately 1 space per bedroom)
- Add new vehicular entry on the east side of the property

- Install open metal roofed parking structures to provide some covered parking
- Install new sliding vehicle entry gates at the south and east entries
- Install new pedestrian gates with FOB access for controlled access
- Maintain a landscaping buffer at the edge of parking
- Resurface as required existing asphalt drive

Additional Site Improvements

- Restore the ornamental site fencing
- Install and/or repair wood fence at the Metal Museum property line
- Add new water feature
- Add a new pool/courtyard west of the nurses building
- Add security gates for controlled access
- Add new trash compactor/bin enclosure
- Paint murals on the retaining wall
- Repair paving internal to the site
- Prune mature trees
- Enhance landscape with new plantings

Architectural lighting, public art and signage will be addressed in a separate application.

Staff Report:

The property is individually listed on the National Register of Historic Places and is located in the Neighborhood Center Design Context. The proposed renovation is consistent with the Downtown Memphis Design Guidelines and DMC priorities of drawing upon local design traditions, honoring the heritage of the city and enhancing the public realm.

The proposed renovation of the former U.S. Marine Hospital is minimal in order to best highlight the historic character. The proposed scope of work includes restoring and repairing all existing elements and introducing new amenities such as a pool, parking, HVAC, etc. The proposed renovations preserve the historic significance of the building, allow the building to retain its architectural integrity, and appropriately convert the property into a residential community.

Collectively, the proposed renovation puts a vacant property back into active use, introduces new residents to the French Fort area and creates a unique housing option for Downtown residents.

Staff is supportive of the proposed design and believes that it will serve as a strong example of adaptive reuse downtown with the long-awaited conversion of an individually listed National Register property into apartments.

Staff Recommendation: **Staff recommends approval with the condition that the applicant return with a separate application for architectural lighting, public art and signage.**