

## REPORT TO THE HISTORIC DISTRICT COMMISSION

**DATE:** January 22, 2026

**SUBJECT:** Case #252101 - 215 S. Center Street - South Center Subdivision, Lot 2 - Request approval of a Preliminary Site Plan and a Certificate of Appropriateness (CofA) for 12 dwellings above 7,762 square feet of non-residential on a 0.70-acre lot, located at the northwest corner of South Center Street and East South Street.

### INTRODUCTION:

- McCarty Granberry Engineering (John McCarty, P.E.) on behalf of property owner McLemore & Co., Realty (David McLemore) is requesting approval of a Preliminary Site Plan and Certificate of Appropriateness from the Historic District Commission (HDC) for a mixed-used building located at 215 S. Center Street (see Exhibits 3 & 8).
- The subject property (see Exhibit 1), which is Lot 2 in the South Center Subdivision, is zoned CB: Central Business. It is surrounded by CB zoning to the north and south (across West South Street), MPO: Medical Professional Office to the west, and MU: Mixed Use to the east across South Center Street.

### BACKGROUND:

- The subject property is within the Local Historic Overlay established in 1989 but not the National Register District.
- The property, known as the Joseph A. Campbell House, is individually listed on the National Register of Historic Places (see Exhibit 5).
  - The Registration Form describes the house as a Queen Anne cottage with an unusual floor plan with the original portion of the house constructed ca. 1876 and rebuilt ca. 1898-99 for J.A. Campbell.
  - The improvements, including additions made by J.A. Campbell and detailed in the National Register Continuation Sheets and photos, lend the property its architectural significance.
- In December 2019, the HDC denied a Certificate of Appropriateness (CofA) for demolition of the structures, finding they still had historic significance.
- The building was used as a restaurant (Gus's World Famous Fried Chicken) from 2008 to 2022 but is now vacant.
- Center Street enhancements were completed in 2020, which added wider sidewalks, decorative hardscape elements, on-street parking, and landscaping.
- Mid-South Gifted Academy was approved in 2022 with a building design and site layout to match the lumber shed to the north and nonresidential buildings on the Town Square. They utilize the on-street parking and wider sidewalks created by the Center Street enhancements.
- A Certificate of Economic Hardship was conditionally granted by the HDC on August 28, 2025, to demolish the structure; however, it has not been demolished at this time (see Exhibit 7).

### KEY POINTS:

1. **The applicant intends to develop the property to construct a three-story, mixed-use building designed to match the commercial buildings on the Town Square (see Exhibits 3 & 8).**

- The proposed building has a footprint of 6,440 square feet on a 0.67-acre tract. Approximately 3,228 square footage will be retail and 3,212 square feet will be office.
- Twelve (12) dwelling units are proposed above the retail and office uses. These dwelling units provide a proposed density of 17.14 dwelling units per acre (DUA), under the maximum density of 18 DUA for Special Area 2 of the Downtown Plan.
- The CB: Central Business zoning district has development standards based on the proposed use. As this building is mixed-use, the following setbacks are as follows:
  - Front Facade Zone - 0 - 15 feet (measured from the back of the public sidewalk)
  - Side Yard Setback - 0 feet
  - Rear Yard Setback - 0 feet
- The building is placed within the front facade zone along South Center Street and approximately 3 feet along West South Street (see Exhibit 8, Page 3) and built adjacent to the proposed sidewalks
- There is a 78.53-foot side yard setback to the west and a 0.53 side yard setback to the north.

**2. The three-story building was designed to incorporate elements of commercial buildings within the Historic District (see Exhibits 4 & 8).**

- The architect states the design of the 3-story building relates to several buildings around the Town Square such as “Patricia’s Boutique”, the “John Green Building” and the “Wilson Kelsey Building” (see Exhibit 4, Page 4).
- The building is majority brick on all elevations. The applicant is proposing the use of a light brick veneer called “Glen-Gery Burch”.
  - Bricks of a similar color have been used for trim and accent (i.e. MidSouth Gifted) in the Historic District but not as the primary brick color.
  - The applicant references several painted brick buildings in the area with a similar color. The applicant is not requesting to paint the brick on the proposed building, but that could be an option to match the painted brick buildings in the area.
- The fiber cement siding will be in the color “SW Simplify Beige” and will be utilized on the elevator penthouse.
- Parapets are proposed along the South Center Street and West South Street facades. This will aid in screening any roof top penetrations (see Exhibit 8, Pages 14-18). Fencing is also proposed along the rooftop amenity area (see Exhibit 2, Condition of Approval (COA) #5).
- Other details include decorative railing around the second and third floor doors, bulkheads along the street facades and a recessed entry feature.

**3. The Historic District Guidelines state the design of new buildings should reflect the large area of openings Collierville’s traditional commercial structures contain, particularly at the first level.**

- The ground floor windows and doors are transparent because the ground floor could be used for retail displays and office spaces, which aligns with Historic District Guidelines.
- The second and third floor windows are proposed to be double-hung with simulated divided lights (6-over-6), similar to what has been approved for other new buildings in the Historic District. The proposed shutters are dimensional to half of the window; however, they will only be decorative (see Exhibit 2, COA #1)
- Sliding doors are proposed at the “Juliet Balconies” on the second and third floors.
- The 3-story building incorporates horizontal and vertical articulation to aid in reducing the massing of the building and providing a human scale.

**4. Site features, lighting, and landscaping will enhance the site and soften the foundation of the building.**

- Extensive landscaping is shown around the building, on-site parking, and dumpster enclosure. A

focal point of landscaping is also proposed at the intersection of South Center and South West Streets.

- Street trees are not possible along either street due to overhead Memphis Light Gas and Water (MLGW) power lines.
- Several planters are proposed along South Center Street with LED lighting (see Exhibit 8, Page 12 & Exhibit 2, COA #6).
- Wall mounted and pole (green) mounted fixtures will be traditional, which align with the Historic District Guidelines.
- An iron fence (black) and gate are proposed along the rear of the property to enclose 23 resident parking spaces. More detail is required on the proposed fencing to ensure it complies with the Zoning Ordinance and Historic District Guidelines (see Exhibit 2, COA #2).
- Staff has concern about the visibility of the dumpster enclosure facing West South Street, as the Historic District Guidelines require dumpsters to be as unobtrusive as possible (see Exhibit 2, COA #4).

**5. The applicant is providing off-street parking and on-street parking along South Center Street (see Exhibit 8).**

- A total of 39 off-street parking spaces is proposed with 16 ungated and 23 gated spaces.
- The applicant will be adding five angled on-street parking spaces along the west side of South Center Street.
- The Town's Zoning Ordinance states the CB District is not required to provide off-street parking.

**STAFF RECOMMENDATION:** Staff recommends approval of this Certificate of Appropriateness (CofA) for the Preliminary Site Plan because with the conditions of approval, the site will be consistent with the local Historic District Guidelines and the Zoning Regulations.

**ATTACHMENTS:**

[Exhibit 1 Vicinity Map & Contact Information 1.16.26.pdf](#)

[Exhibit 2 Conditions of Approval 1.16.26.pdf](#)

[Exhibit 3 Cover Letter 12.23.25.pdf](#)

[Exhibit 4 Architect's Responses 12.29.25.pdf](#)

[Exhibit 5 Joseph Campbell House - NR Form 1991.pdf](#)

[Exhibit 6 Construction Timeline Letter 8.14.25.pdf](#)

[Exhibit 7 HDC Minutes Approved 8.28.25.pdf](#)

[Exhibit 8 Preliminary Site Plan 12.29.25.pdf](#)

**PROPOSED MOTION:**

To approve a Certificate of Appropriateness and recommend the BMA approve a Preliminary Site Plan for a 6,440 square-foot, three-story, mixed-use building at 215 South Center Street, subject to the conditions in Exhibit 2.