City of Memphis
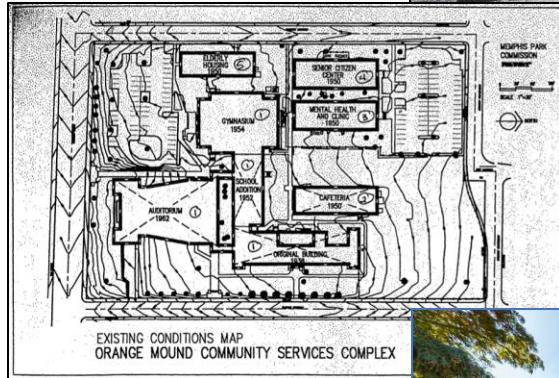## MAYOR Jim Strickland

PUBLIC MEETING
March 4, 2021

REDEVELOPMENT
of

HISTORIC MELROSE HIGH SCHOOL
843 DALLAS STREET

DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT · MEMPHIS PUBLIC LIBRARIES · PARKS & NEIGHBORHOODS · SELF+TUCKER ARCHITECTS · JOHN STANLEY

THE JOURNEY

Melrose High School, 1938
(Memphis Press-Scimitar, April 29, 1938))

EXISTING CONDITIONS MAP
ORANGE MOUND COMMUNITY SERVICES COMPLEX

FIRST SCHOOL

Cir. 1890 (Spottswood Avenue)

Named after subdivision – Melrose Station

First area school to open independently of area Black churches.

ROSENWALD SCHOOL

Cir. 1914 - 2nd Melrose

The little yellow school

1919 - made Memphis City School System, when Orange Mound is annexed into the City.

1938

3rd succession of Melrose School

Three story; 40,000 sq. Ft.

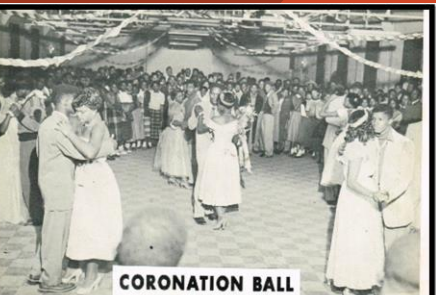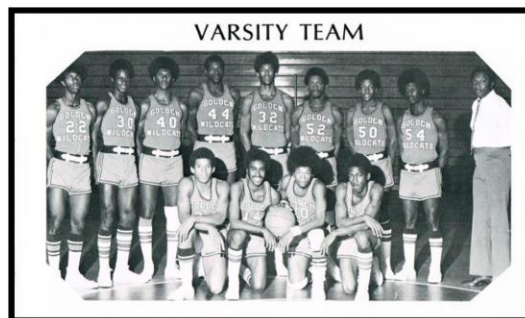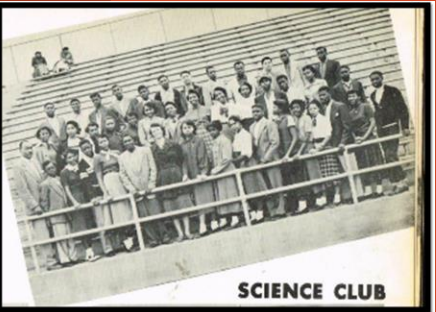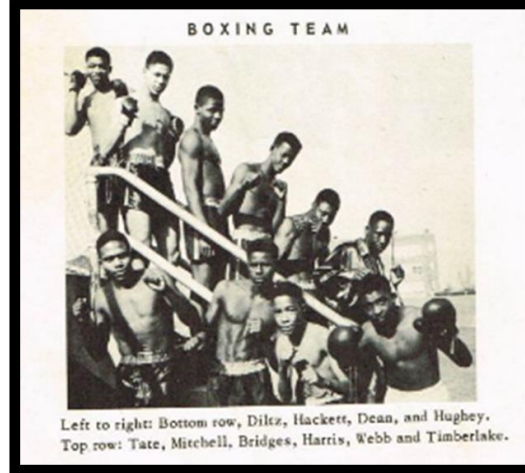Campus additions - 1950's

Grades: 1st - 12th

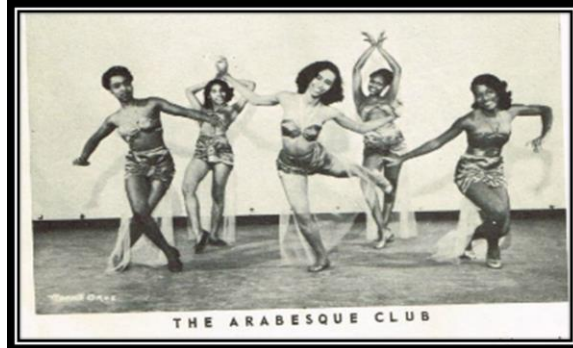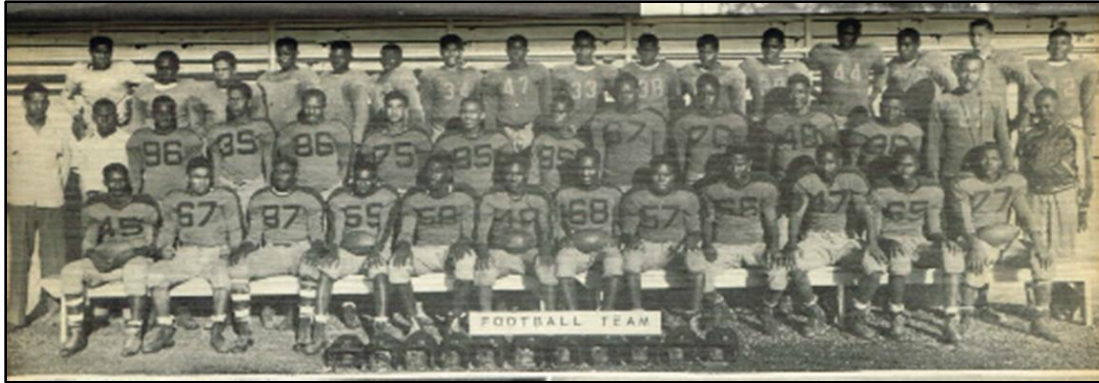### CLOSURE

1981 – Building closed
2001 – National Registry
2018 – City of Memphis Reactivation

THE GLORY YEARS

FOOTBALL TEAM

LETTERMEN'S CLUB

SCIENCE CLUB

CORONATION BALL

THE ARABESQUE CLUB

BOXING TEAM

Left to right: Bottom row, Diltz, Hackett, Dean, and Hughey.
Top row: Tate, Mitchell, Bridges, Harris, Webb and Timberlake.

VARSITY TEAM

Community School
Heartbeat of the Neighborhood
1st -12th Grades
More than just a school
Seat of Learning
Citadel of Accomplishments

TWELVE YEAR SOCIETY

Melrose Golden Wildcat Marching Band
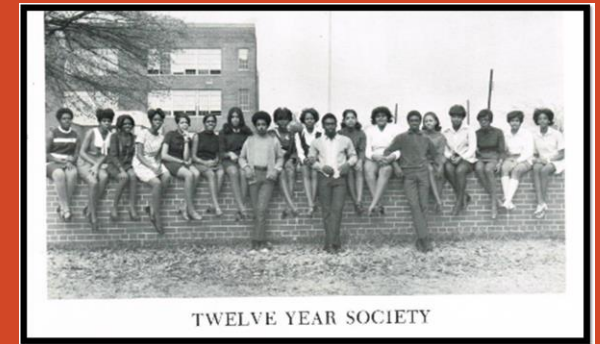
THE DECLINE

1972 – Grades 10-12 moved

Elementary grades moved

Students bused to other schools.

Decline in enrollment

40 years – Vacant

Fight to save the school

HOW WE GOT HERE

Fight to Save Historic Melrose
Fairgrounds Redevelopment (2017)

Temporary Reactivation (2018)
Private Development Opportunity (2019)

Community Informed (2019/20)
Back to the Drawing Board (2020)

Accelerate Memphis (2021)
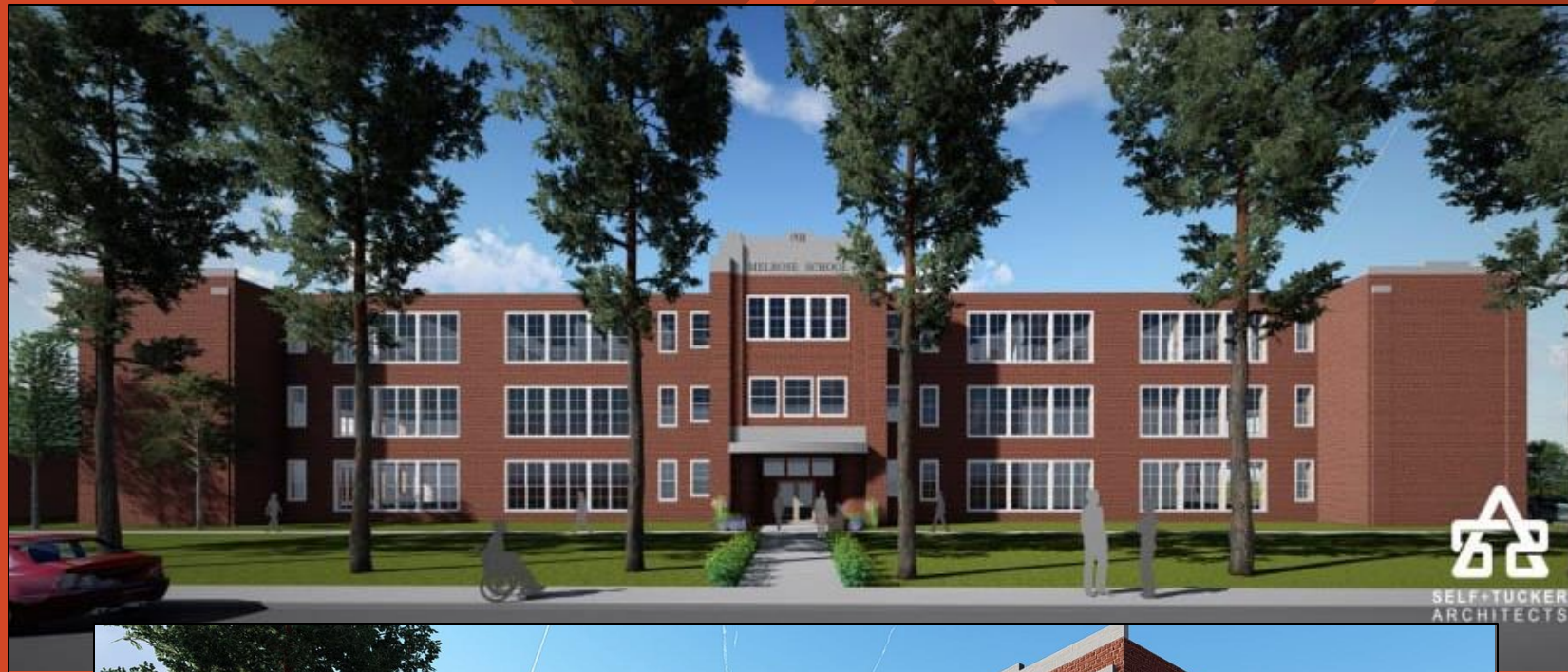$10M Investment

THE FUTURE

National Model

State of the Art

Repurposed Historic Building

Multi-Use

Public Private Partnership

6

THE PLAN: PROGRAMMING

African American Genealogy Center

Multi-Generational Programs

Youth Programs – The Arts

Cultural Research Center

Library

Neighborhood Nonprofits

Video/Audio Recording

Community Conversations

Oral History Collections

GENEALOGY CENTER

- Preservation
- Family Research
- Archives (Photos, Artifacts, Digitalization)
- Orange Mound Neighborhood
- National Model
- Resource Center
- Culture, Heritage & History
- Consultations offering assistance with researching your history
- Art Exhibits
- Technology
- Creative Arts (Storytelling, Spoken Word, Documentaries & more.

TIMELINE – DEVELOPMENT
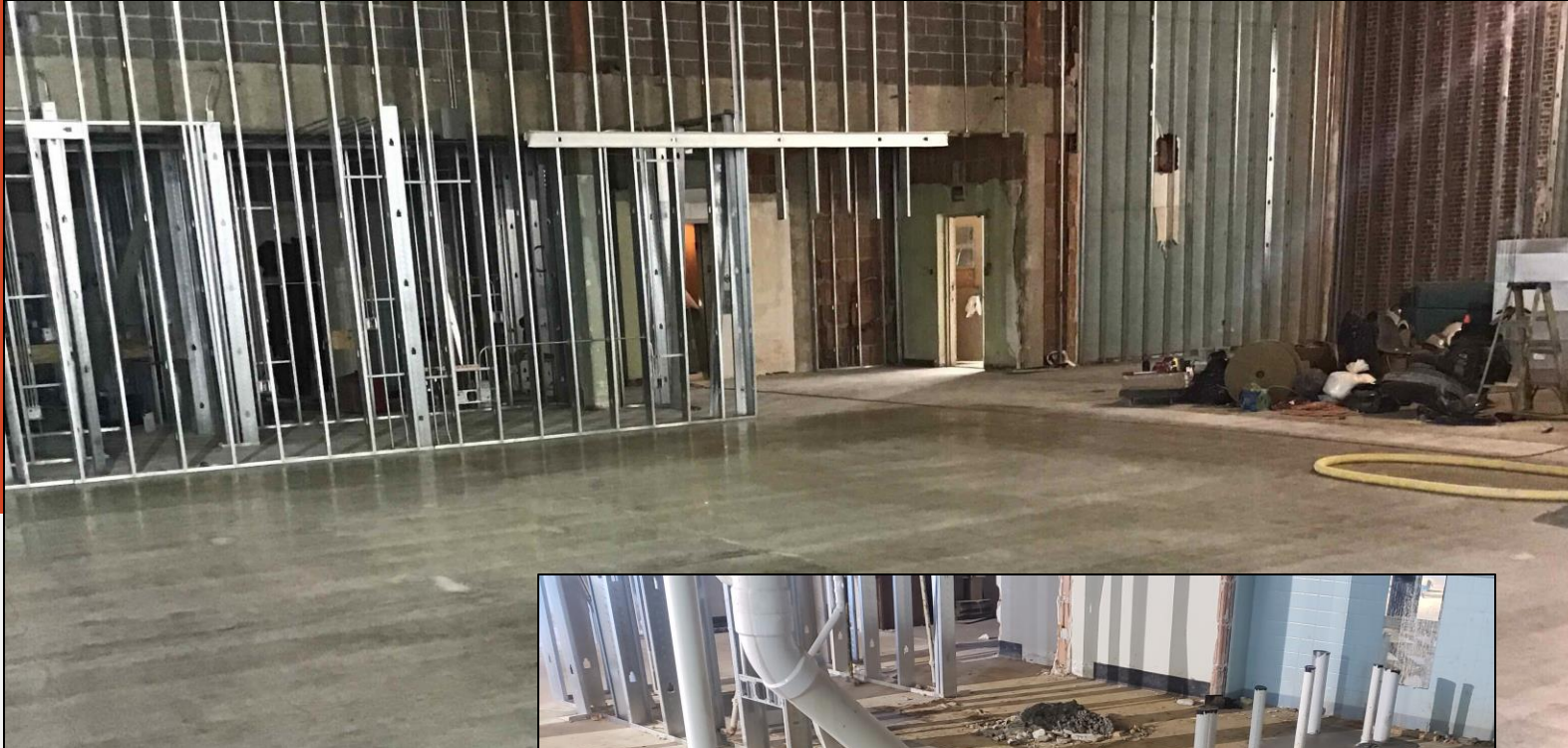
- 8-12 Months Design Period

- Groundbreaking Early 2022

- 18-Month Construction Period

- Goal: Genealogy Center & Library open by end of 2023.
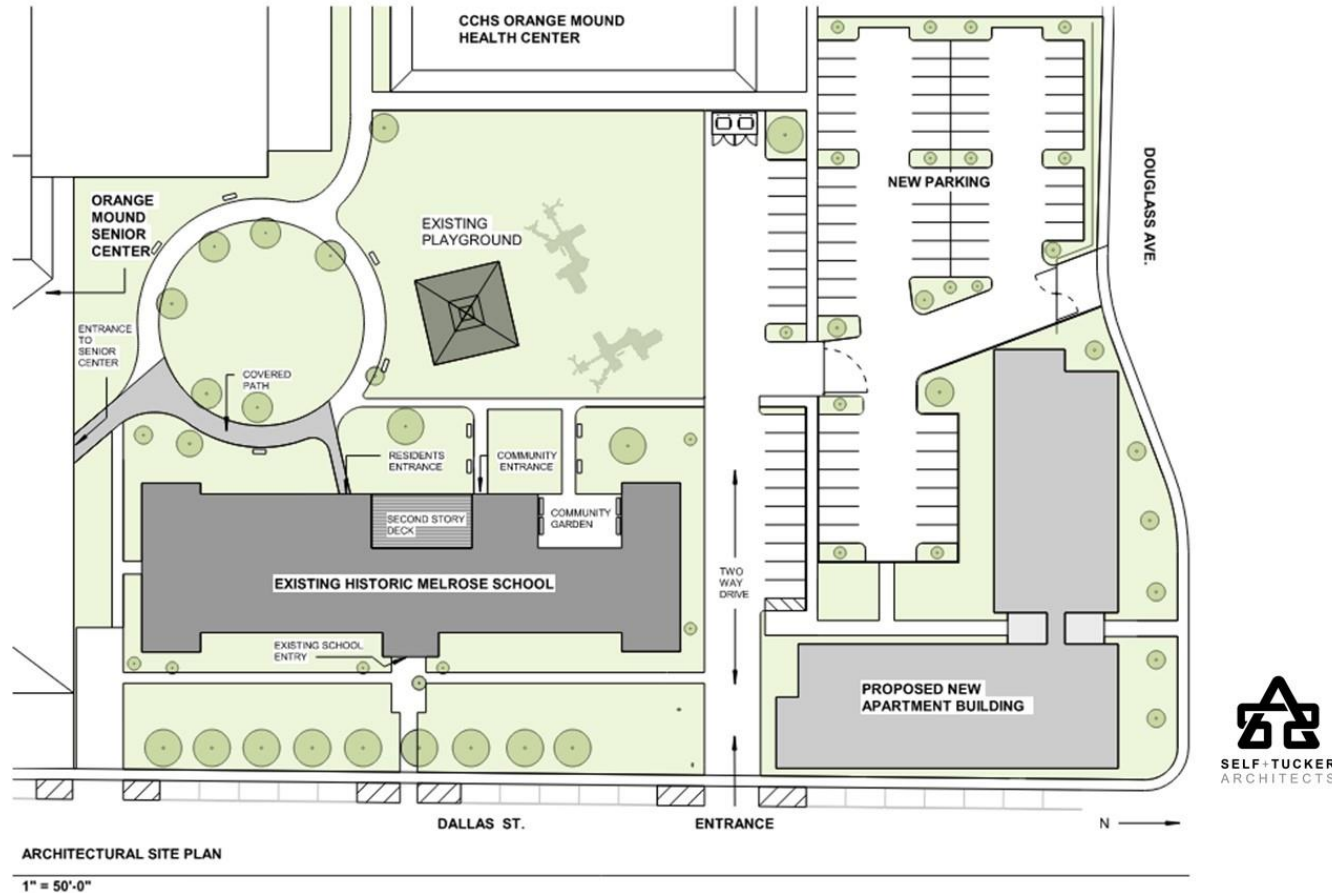
Historic Melrose School Renovation
View: Architectural Site Plan

RESIDENTS ENTRANCE

NEW PROPOSED ADDITION W/ ELEVATOR

COMMUNITY ENTRANCE

ARCHIVE

RESTROOMS
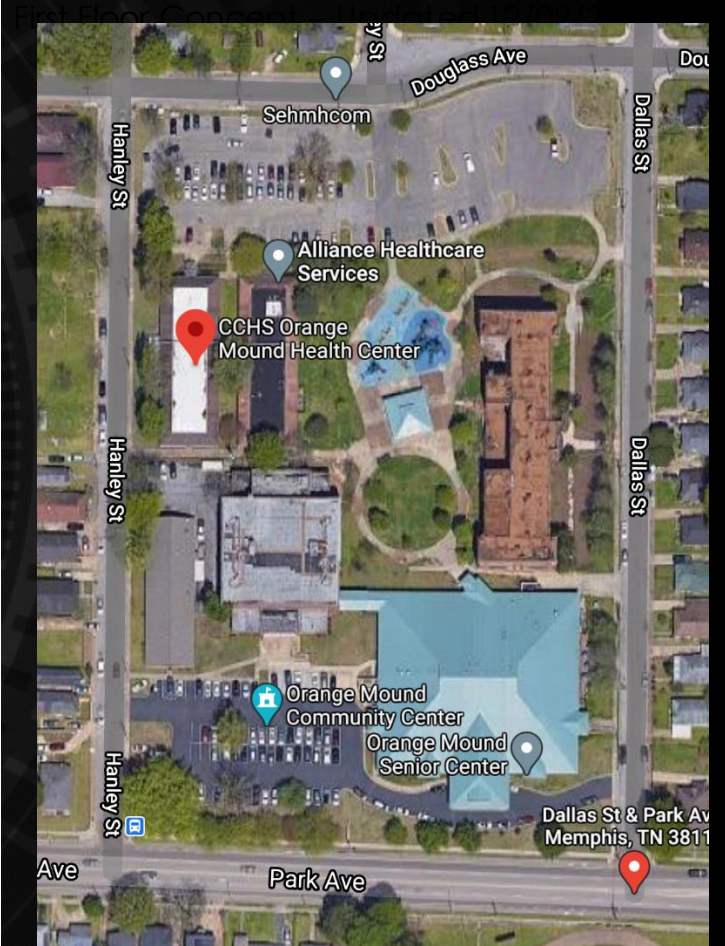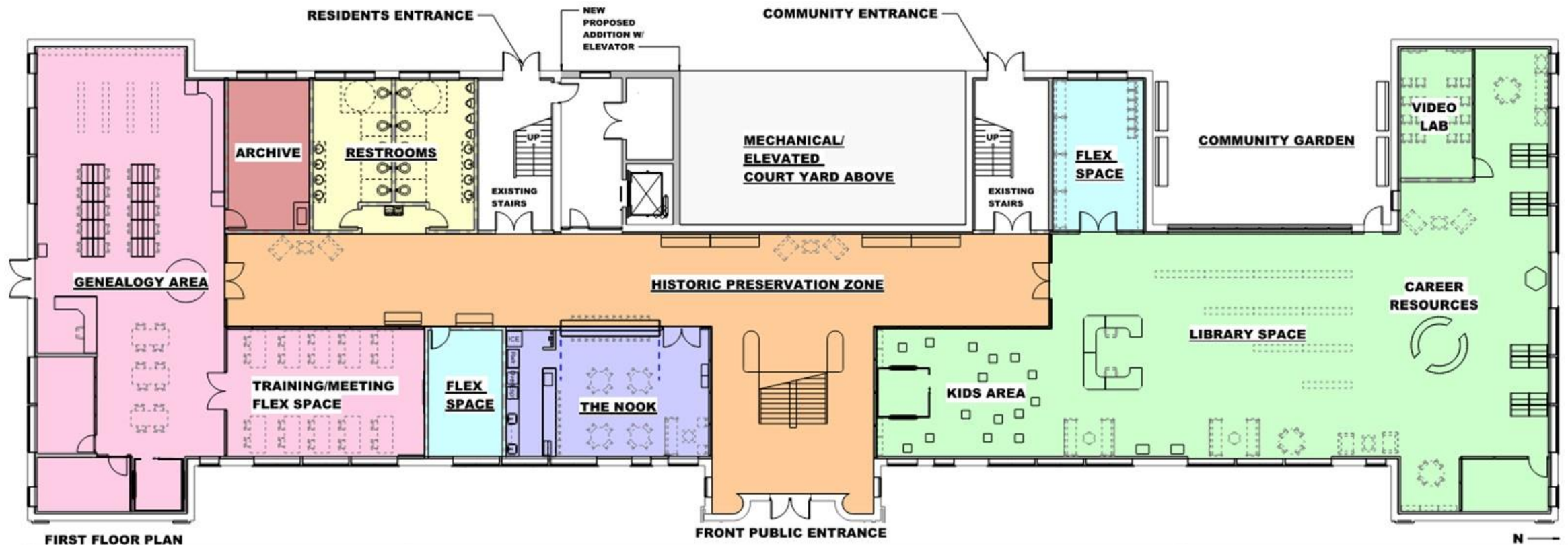
UP

EXISTING STAIRS

MECHANICAL/ ELEVATED COURT YARD ABOVE

UP

EXISTING STAIRS

FLEX SPACE

COMMUNITY GARDEN

VIDEO LAB

GENEALOGY AREA

HISTORIC PRESERVATION ZONE

CAREER RESOURCES

LIBRARY SPACE

TRAINING/MEETING FLEX SPACE

FLEX SPACE

ICE

THE NOOK

KIDS AREA

FRONT PUBLIC ENTRANCE

N

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

SPACES
GENEALOGY AREA
TEMP CONTROLLED ARCHIVE
RESTROOMS
FLEX SPACE
REFRESHMENT NOOK/PARLOR
MECHANICAL
LIBRARY
HISTORIC CORRIDOR

SPACES TOTAL SF.
GENEALOGY AREA = 2,274
TRAINING MEETING SPACE = 688
TEMP CONROLLED ARCHIVE = 345
RESTROOMS = 698
FLEX SPACE = 997
THE NOOK = 720
MECHANICAL = 1,265
LIBRARY = 4,587
HISTORIC CORRIDOR = 2,764

**Historic Melrose School Renovation
View: First Floor Plan**

SELF+TUCKER
ARCHITECTS

NEW PROPOSED ADDITION W/ ELEVATOR

JANITORS CLOSET

OUTDOOR DECK SPACE

LAUNDRY

ADA
UNIT- A

ADA
UNIT- A

UNIT- D

ADA
UNIT- A

UNIT- A

RESIDENTS' FITNESS WALK + GALLERY

RESIDENTS' FITNESS WALK + GALLERY

UNIT- B

UNIT- B

UNIT- A

UNIT- C

UNIT- C.1

UNIT- C.1

UNIT- C.1

UNIT- C.1

UNIT- C

ADA

LEASING/ MANAGEMENT

ADA

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

N →

UNIT TYPES
A - 5 UNITS (ADA)
B - 2 UNITS
C - 2 UNITS
C.1 - 4 UNITS (Bigger)
D - 1 UNIT
TOTAL UNITS = 14

UNIT TYPE SF.
A - 600 N / 680 G
B - 450 N / 493 G
C - 542 N / 587 G
C.1 - 595 N / 644 G
D - 508 N / 550 G
TOTAL UNITS = 14

NET   = N
GROSS = G

UNIT TYPE TOTAL SF.
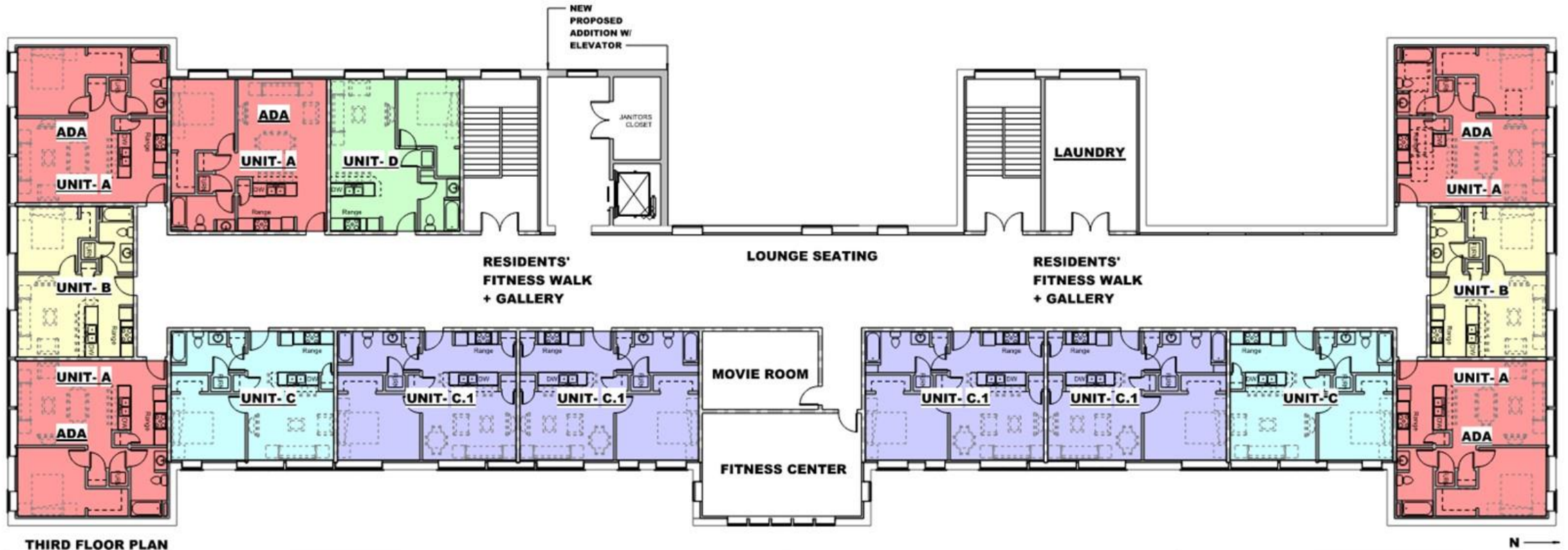A - 3,000 N / 3,400 G
B - 900 N / 986 G
C - 1,084 N / 1,174 G
C.1 - 2,380 N / 2,576 G
D - 508 N / 550 G
TOTAL = 7,364 N / 8,136 G

NET   = N
GROSS = G

Historic Melrose School Renovation
View: Second Floor Plan

SELF+TUCKER ARCHITECTS

NEW PROPOSED ADDITION W/ ELEVATOR

JANITORS CLOSET

LAUNDRY

ADA
UNIT- A
ADA
UNIT- A
UNIT- D

ADA
UNIT- A
ADA
UNIT- A

RESIDENTS' FITNESS WALK + GALLERY

LOUNGE SEATING

RESIDENTS' FITNESS WALK + GALLERY

UNIT- B
UNIT- B

UNIT- A
ADA
UNIT- C
UNIT- C.1
UNIT- C.1
MOVIE ROOM
FITNESS CENTER
UNIT- C.1
UNIT- C.1
UNIT- C
UNIT- A
ADA

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

N →

UNIT TYPES
A   - 5 UNITS (ADA)
B   - 2 UNITS
C   - 2 UNITS
C.1 - 4 UNITS (Bigger)
D   - 1 UNIT
TOTAL UNITS = 14

UNIT TYPE SF.
A   - 600 N / 680 G
B   - 450 N / 493 G
C   - 542 N / 587 G
C.1 - 595 N / 644 G
D   - 508 N / 550 G
TOTAL UNITS = 14

NET   = N
GROSS = G

UNIT TYPE TOTAL SF.
A   - 3,000 N / 3,400 G
B   - 900   N / 986   G
C   - 1,084 N / 1,174 G
C.1 - 2,380 N / 2,576 G
D   - 508   N / 550   G
TOTAL = 7,364 N / 8,136 G

NET   = N
GROSS = G

**Historic Melrose School Renovation
View: Third Floor Plan**

SELF + TUCKER
ARCHITECTS

Historic Melrose School Renovation
View: Looking at The Nook and Genealogy Center

Historic Melrose School Renovation
View: Looking at Genealogy Center Portion 1

Historic Melrose School Renovation

View: Looking at Genealogy Center Portion 2

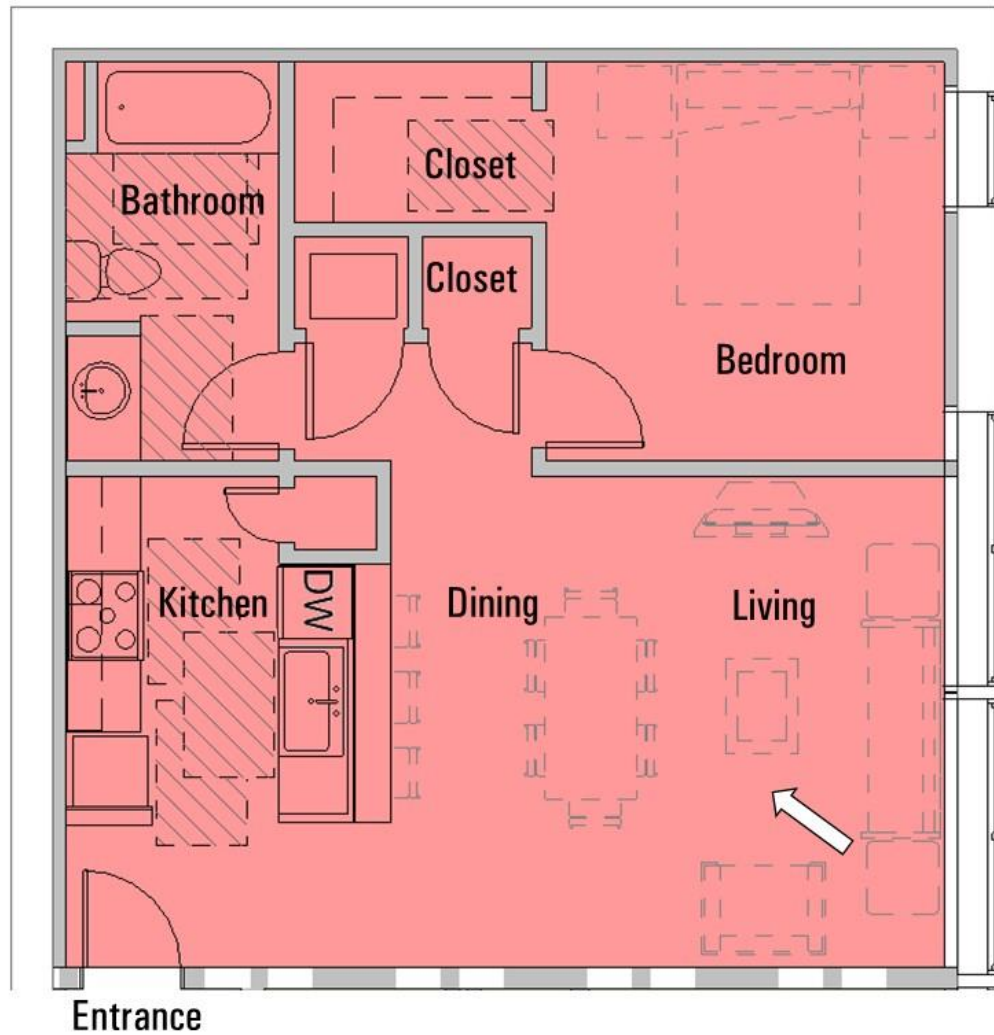**Historic Melrose School Renovation**
View: Looking at The Library

Historic Melrose School Renovation
View: 2nd Floor Corridor

Historic Melrose School Renovation
View: ADA Unit

Historic Melrose School Renovation
View: ADA Unit Layout

Historic Melrose School Renovation

View: 2nd Floor Deck

Questions/Answers Period

FOR MORE INFORMATION CONTACT
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Paul.Young@memphistn.gov