



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 631 Marshall Ave. Memphis, TN 38103

Applicant Name & Mailing Address: John Halford 676 Marshall Ave. Ste 101 Memphis, TN 38103

Applicant Phone Number: (901)355-9062 Applicant Fax Number: N/A

Property Owner's Name & Mailing Address: 400 Main, LLC 676 Marshall Ave. Ste 101 Memphis, TN 38103

Property Owner's Phone Number: (901)355-9062

The proposed work consists of the following (check all that apply):

Sign ☐ Renovation ☒
New Building ☐ Other Exterior Alteration ☐

Project Description:

The existing one-story building is concrete masonry units (CMU) with plaster (EIFS). The proposed renovation to the building includes removing EIFS on the north (Madison) and east facades, new plaster and tile finish system and adding back storefront to original openings. The renovation proposes improvements to the sidewalk including new sidewalk access on the east side of the building leading to a new courtyard space. The existing courtyard is paved with asphalt which will be removed in the renovation and replaced with a gravel drainage system. New landscaping will be added to the courtyard.

Status of Project: Permit Review

A complete application must be submitted to the Development Department no later than two weeks before a regularly scheduled meeting of the Design Review Board. Please submit the application with any necessary attachments to designreview@downtownmemphis.com. Questions can also be e-mailed to designreview@downtownmemphis.com, or you can reach Planning & Development staff at (901) 575 - 0540.

Owner/Applicant Signature:

 6/21/2021

Date:

*Applications for properties that are located within a Landmarks Historic District may require additional approval from the Landmarks Commission. Please contact the Shelby County Division of Planning & Development at (901) 576-6601 for more information.

631 Madison Ave.



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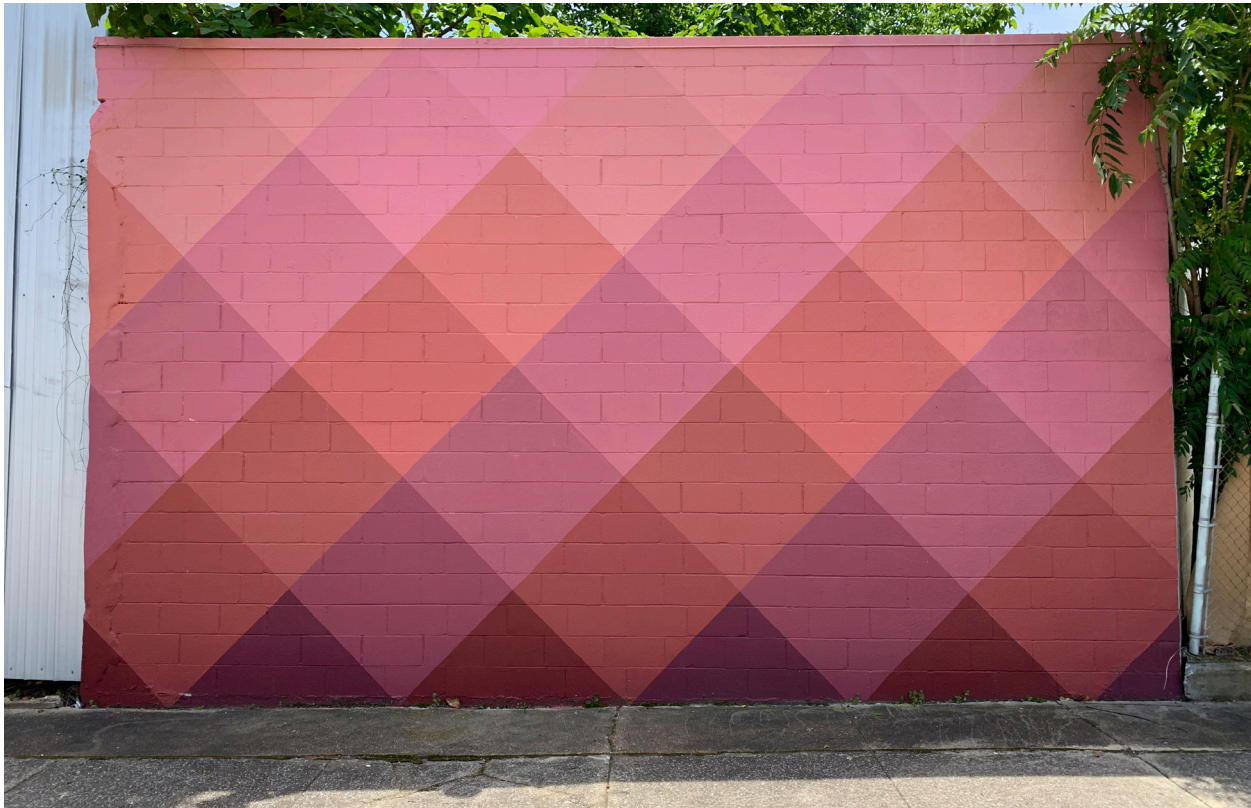
- 1 Outdoor Event Space
- 2 Event Venue
- 3 Co-Work Offices
- 4 Work Cafe/Community Kitchen
- 5 Short Term Rental/Business Incubation
- 6 Courtyard
- 7 Alley & Art Installation
- 8 631 Madison Retail
- 9 619 Madison Future Parking
- 10 Streetscape Improvements
- 11 Sam Phillips Recording Studio
- 12 Karen Adams Design
- 13 644 Madison Offices & Retail
- 14 Parking & Future Phase 2 Mixed-Use
- 15 Evelyn & Olive
- 16 597 Madison
- 17 Highcotton Brewing
- 18 Edge Alley



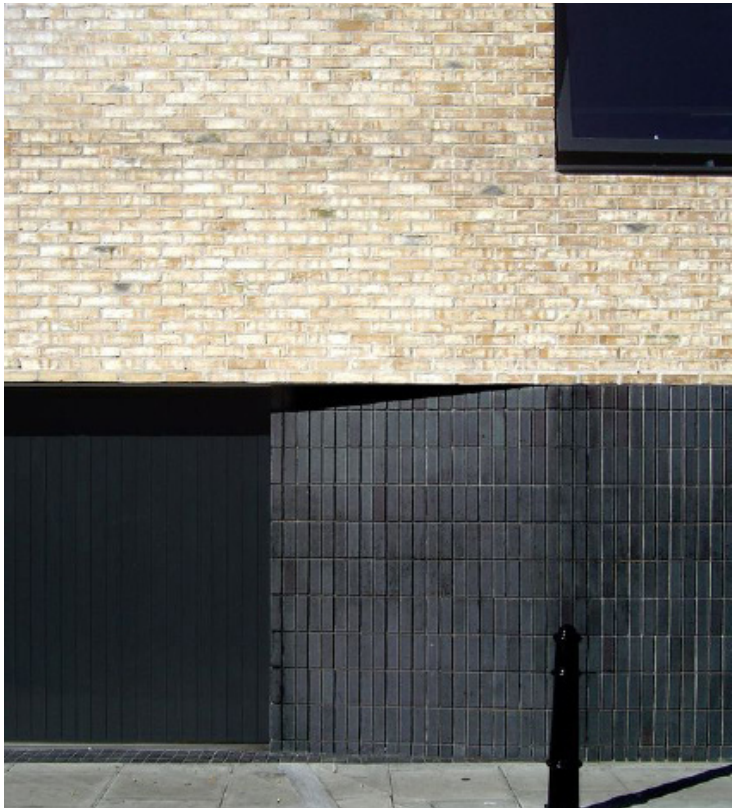
Existing Conditions



Existing Conditions



Exterior Precedents



Materials

- 1 Raked plaster
- 2 Soldier stack thin brick
- 3 Smooth plaster
- 4 Exterior accent lighting and signage
- 5 Anodized black storefront system
- 6 Exterior greenscape and courtyard improvments



Existing Conditions



Proposed

- 1 Vertical raked plaster finish
- 2 Pre-finished black metal parapet cap
- 3 Smooth plaster finish
- 4 Soldier stack thin brick
- 5 Back lit steel sign
- 6 Existing steel framed windows; painted black or sim.
- 7 Anodized black storefront glazing system
- 8 New storefront and entry way
- 9 New landscaping and tree



Proposed Interior

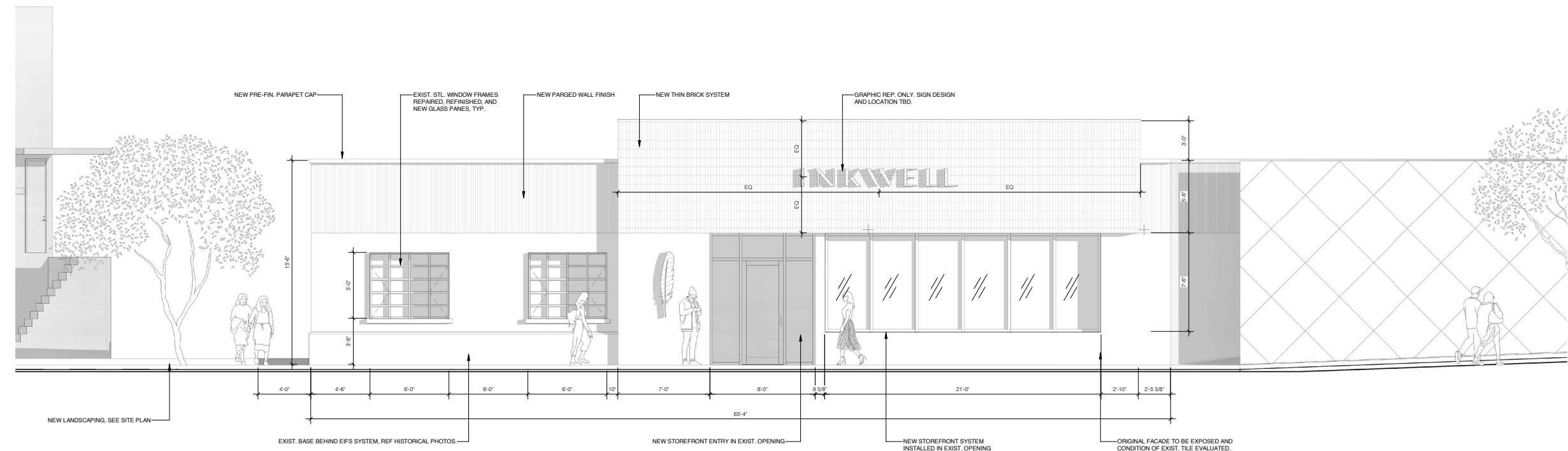


Proposed Exterior Courtyard

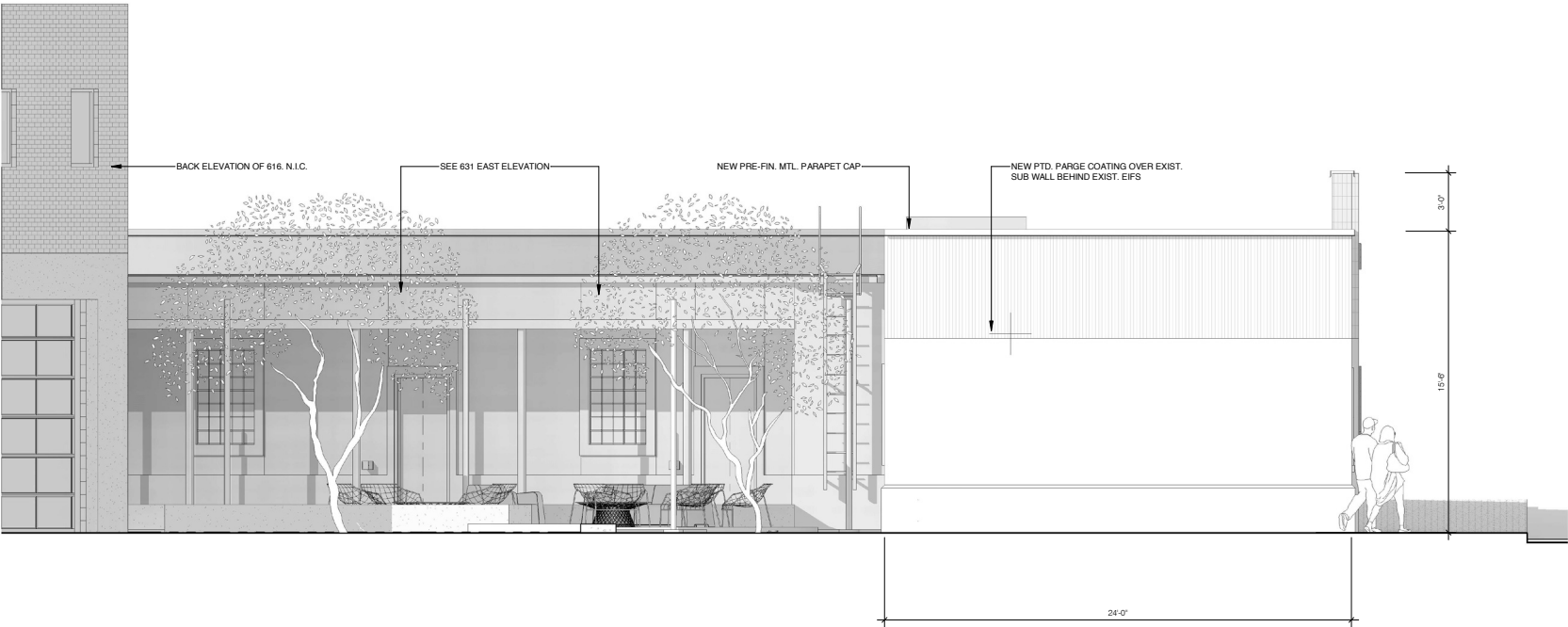


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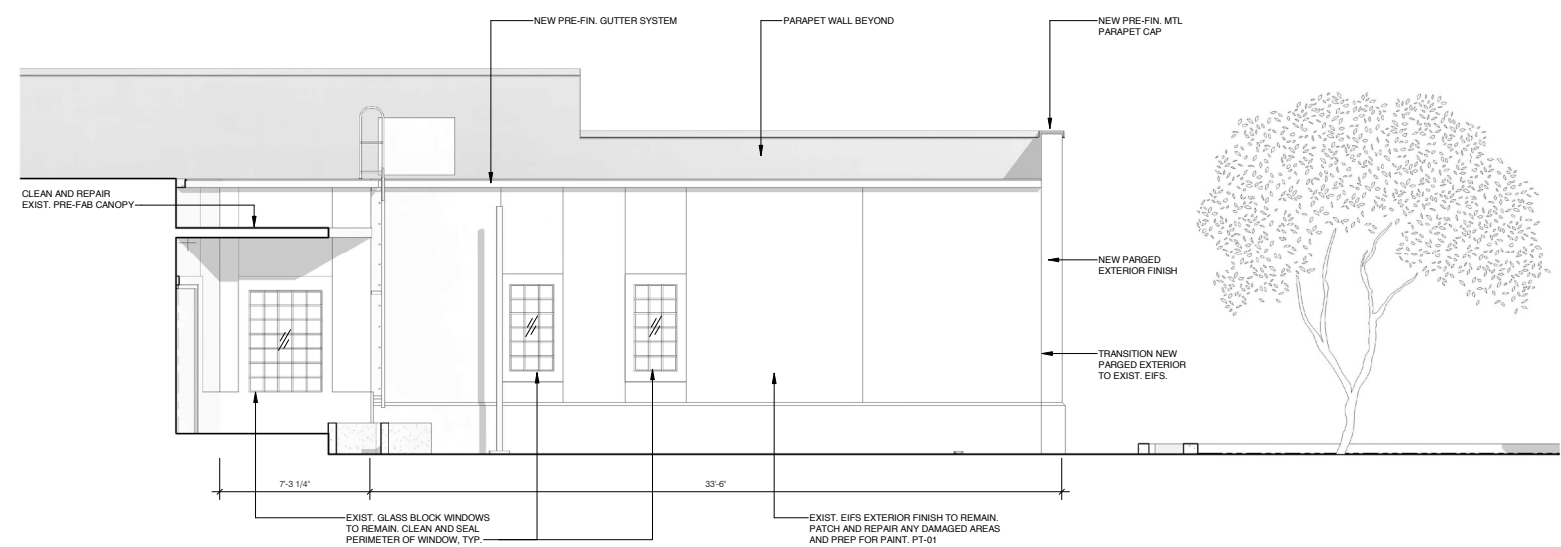
North Elevation



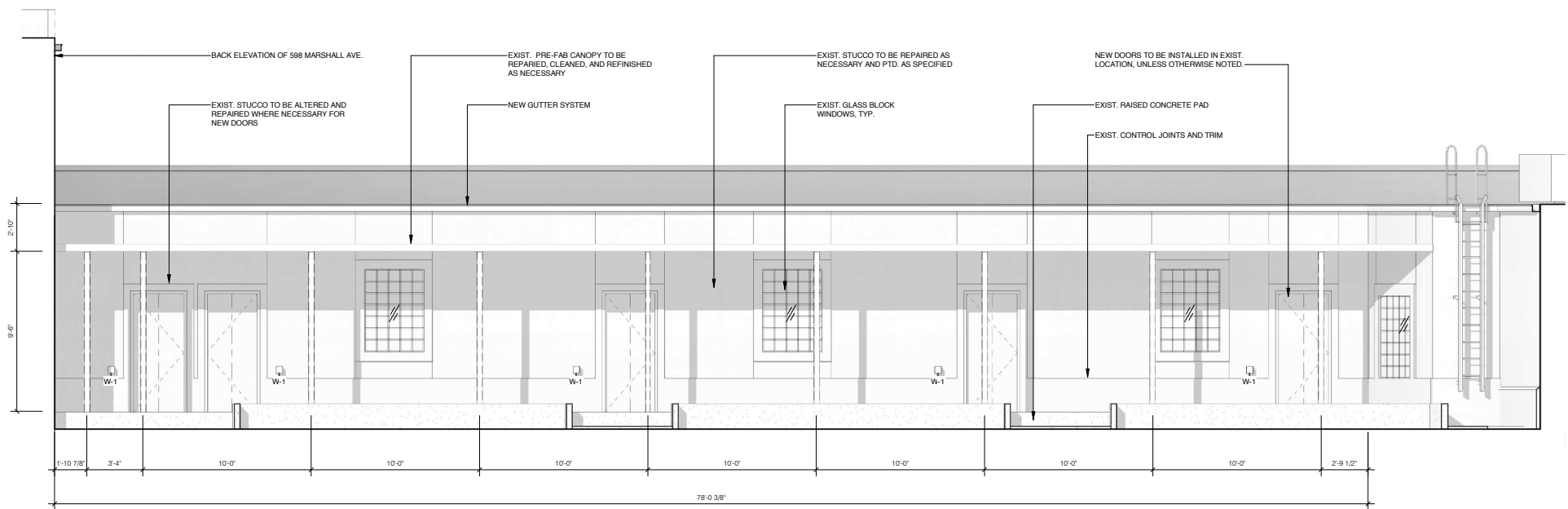
North East Elevation



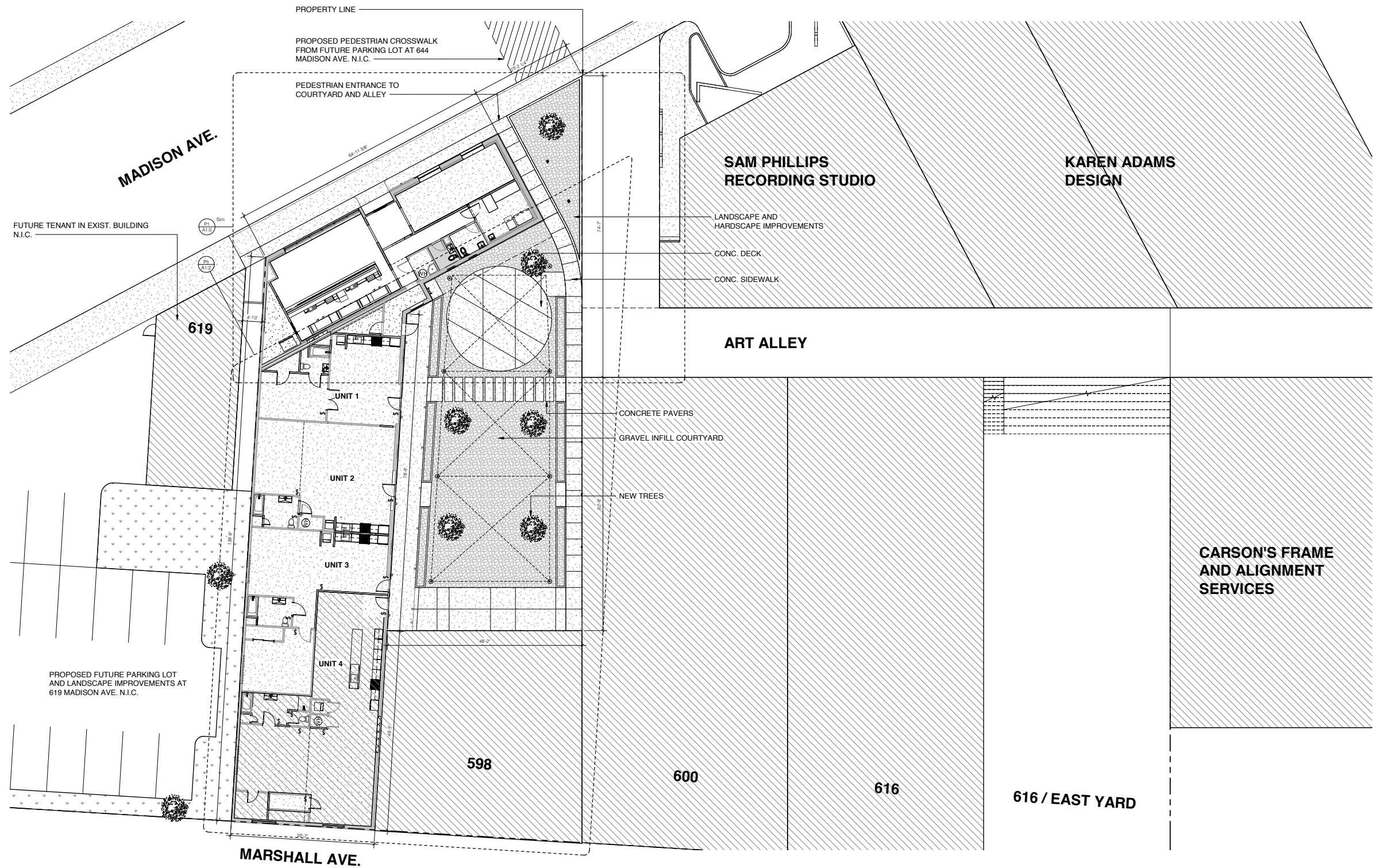
North East Elevation



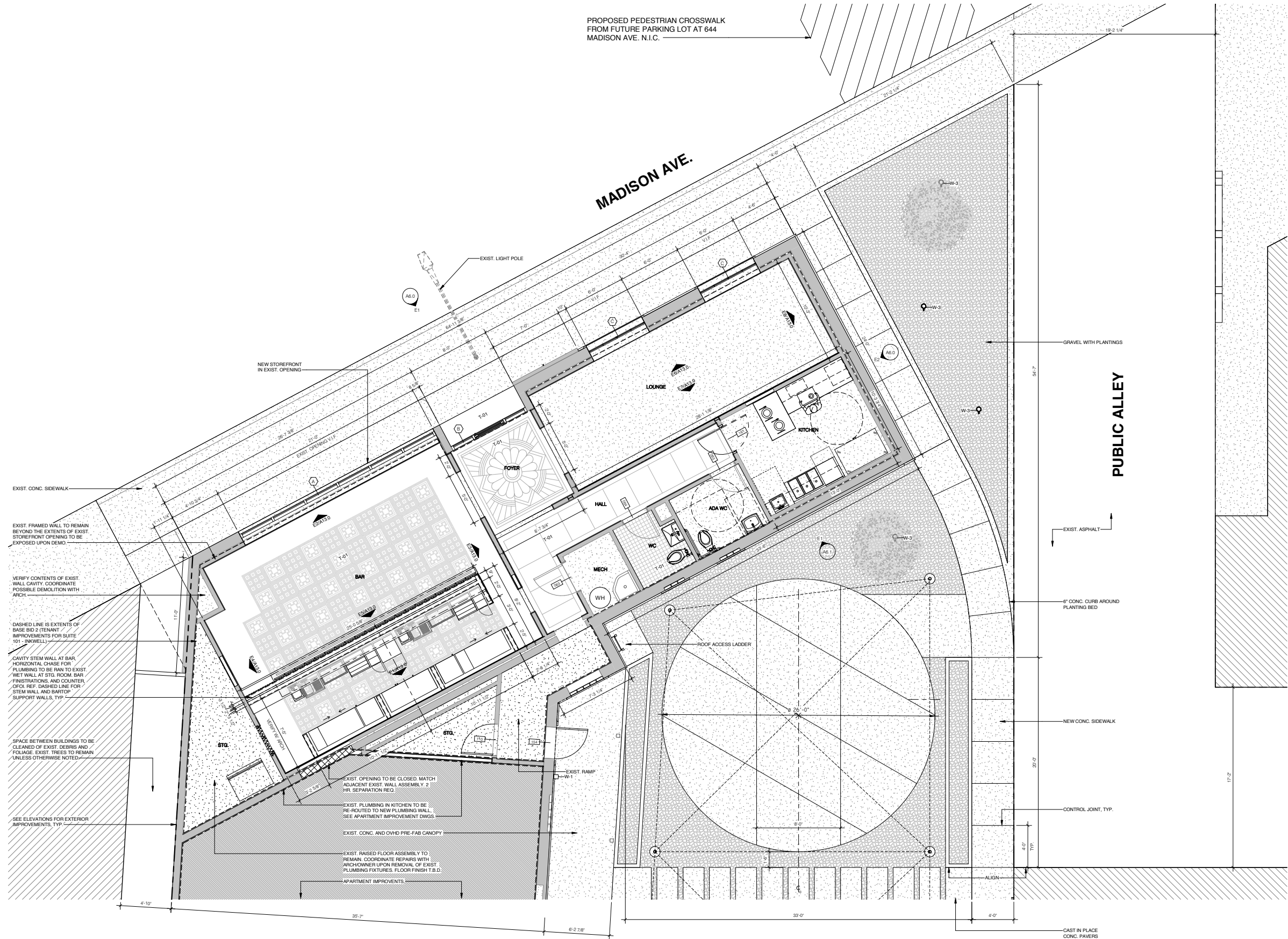
North East Elevation



Site Plan



Enlarged Plan



Enlarged Plan

