



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

Exterior Renovation

Case # 21-46: 631 Marshall Ave.
Memphis, TN 38103

Applicant: John Halford
676 Marshall Ave. Ste 101
Memphis, TN 38103

Background: DRB review is required for this project because it received an Exterior Improvement Grant from the CCDC at its January 20th, 2021 meeting.

The subject property is located on the south side of Madison Ave. between Neely St. and N. Orleans St. in the EDGE District. The project includes a 6,199 sq. ft. one-story commercial building built in 1938.

Project Description: The existing building was previously split into two (2) uses: commercial space for Alexander Marble & Tile in the northern portion of the building and apartments to the south. The EIFS on northern and eastern portions of the building will be removed and replaced with new plaster and a tile finish system. The storefront will be added back to the original openings. Inkwell, a high-quality cocktail lounge, will be moving into the space once renovations are complete.

The sidewalk will be improved and include public access to a new courtyard space. The rear multi-family residential units will be remodeled and face into the courtyard.

Staff Report: Staff is supportive of approving an Exterior Improvement Grant for this project. The proposal follows our design principles for Downtown in promoting creativity in exploring new ways of design and spaces that contribute to a cohesive urban fabric.

The renovations are consistent with our design standards in using long term durable materials and is designed to support the activity within this are of the Edge District. The improvements along

Marshall contribute to a pedestrian-friendly environment and provides a signature open space for the public to enjoy.

The proposal for exterior improvements to 631 Madison helps to fill a crucial gap along the northern portion of the Edge District, surrounded by key institutions in the neighborhood such as the MMDC office, Evelyn & Olive, Karen Adams Designs, Sam Philips Recording Studio and Sabor Caribe.

Staff Recommendation: **Staff recommends approval, with the condition that the future tenant submit a separate application for signage to staff.**