



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 655 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: 655 Marshall, 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 coat finish facing Marshall and painted finish at the sides and back of the building. Under prior ownership, openings in Marshall frontage have been in-filled with CMU. The proposed renovation to the building includes adding back storefront and improvements to the sidewalk and access on the east side of the building.

The proposed renovation repairs the plaster coat and painting of the exterior envelope a light color. New storefront will be added to original openings and glazing will be repaired at the south end of the building. A new window will be added to the east façade to encourage views from Sun Studio to the east.

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.

655 Marshall Ave.



| 1

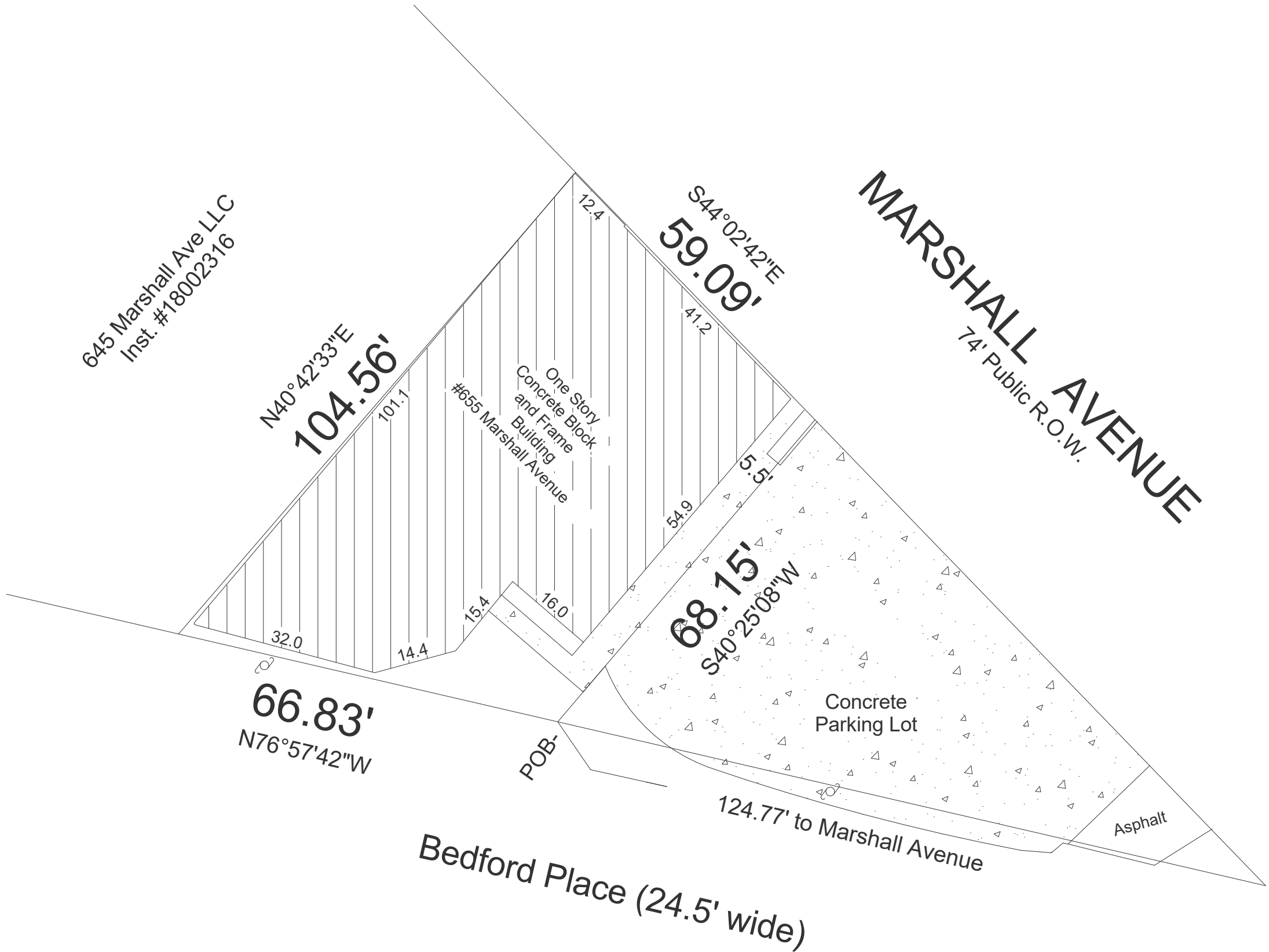
- 1 655 Marshall Ave.
- 2 Outdoor Patio & Parking
- 3 Edge Motor Museum
- 4 Slim & Husky's Pizza Beeria
- 5 Heartbreak Hotel (under renovation)
- 6 Chef Tam's Underground Kitchen
- 7 The Marshall Mixed-Use
- 8 Legendary Sun Studio
- 9 Future Mixed-Use Project
- 10 Future Commercial Corridor

655 Marshall Avenue is prominatly located in the Edge District adjacent to the Edge Motor Museum and Chef Tam's, just 200 ft away from the Legenary Sun Studio where peak pedestrian traffic hits over 800 pedestrians per day*. The existing site includes a masonry & steel building totalling 4,000 sf. Immediately adjacent and to the east is a small triangular lot managed by cnct. development and will be made available for parking and/or patio space.

The renovation of 655 Marshall will include a complete overhaul of the exterior facade, opening the front with storefront glazing and restoration of the plaster coat. The interior will be renovated to take advantage of soft, northern light, high ceilings (16 ft clear) and access to garage doors at the back of the space. New bathrooms, mechanical, and lighting will be provided by cnct. development, LLC to bring the space to a warm, white, box.

*refer to study by Downtown Memphis Commission





Existing Conditions



Existing Conditions

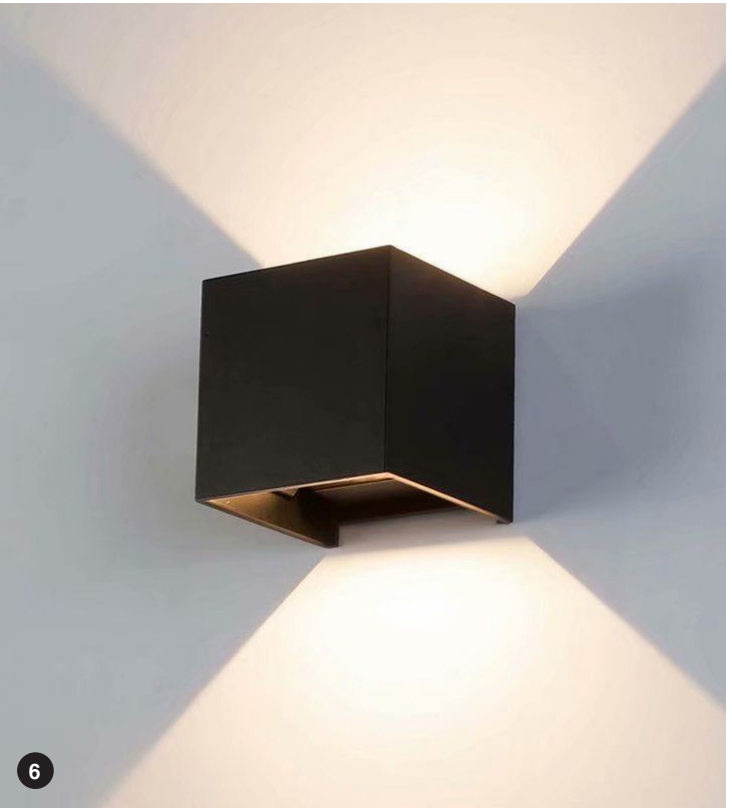
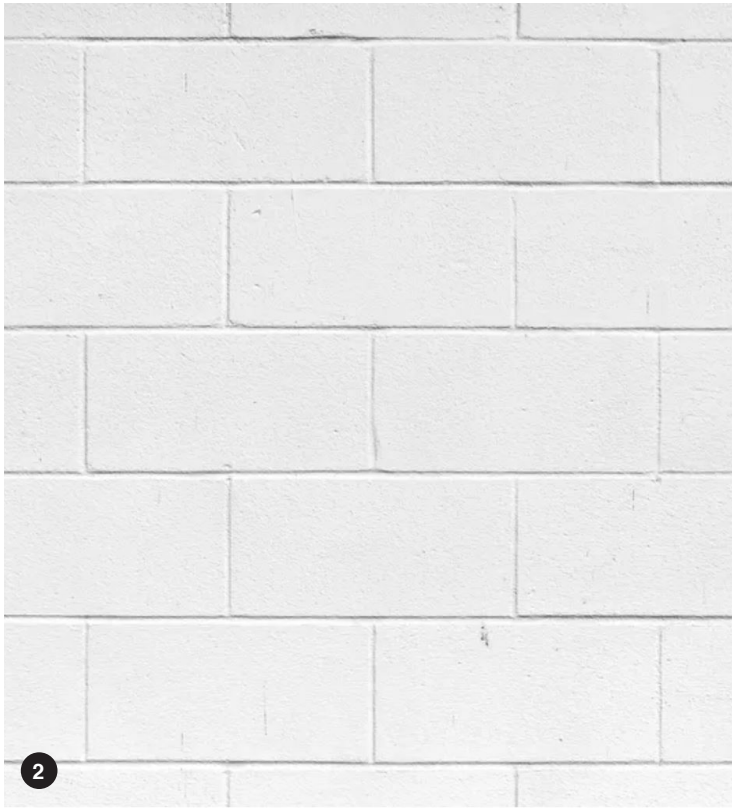
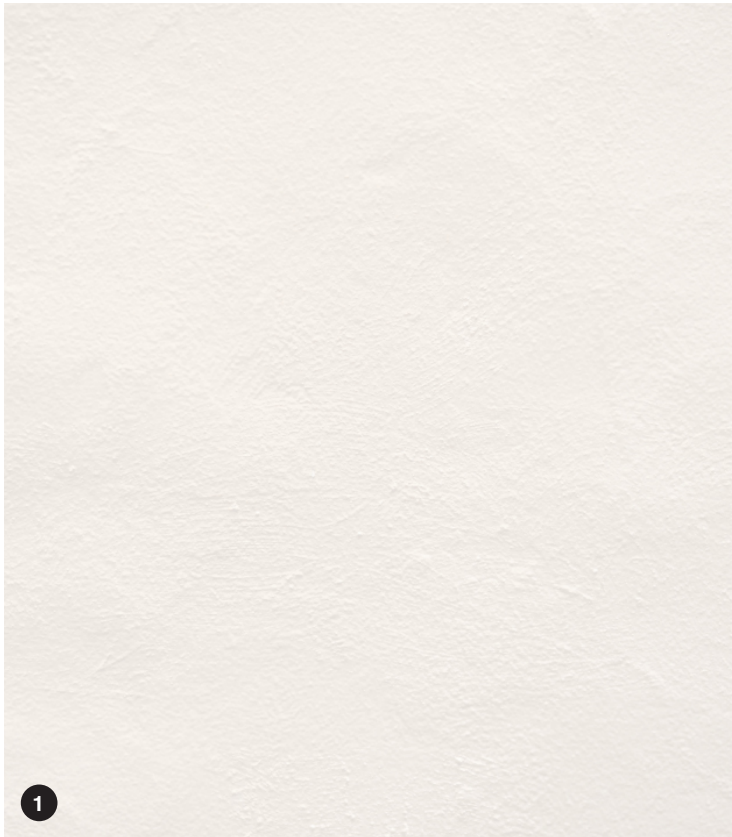


Exterior Precedents



Materials

- 1 Existing plaster restored and painted white
- 2 Existing CMU wall painted white
- 3 Prefinished black metal framing
- 4 Interior concrete floors and concrete site elements
- 5 Anodized black storefront glazing system
- 6 Exterior Accent Lighting



Existing Conditions



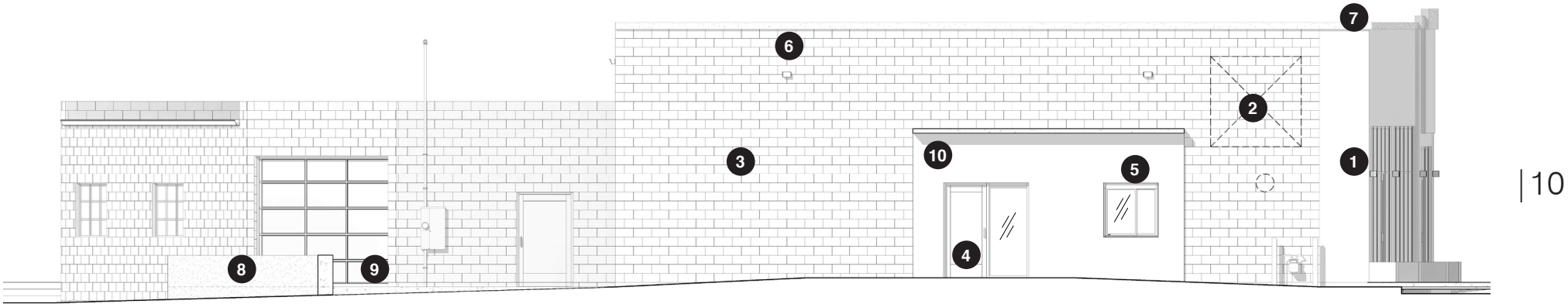
Proposed

- 1 Existing plaster restored and painted white
- 2 Proposed tenant signage
- 3 Anodized black storefront glazing system
- 4 Vinyl graphic on glass
- 5 Accent lighting on exterior facade
- 6 Existing Pre-cast concrete parapet
- 7 Existing concrete planters



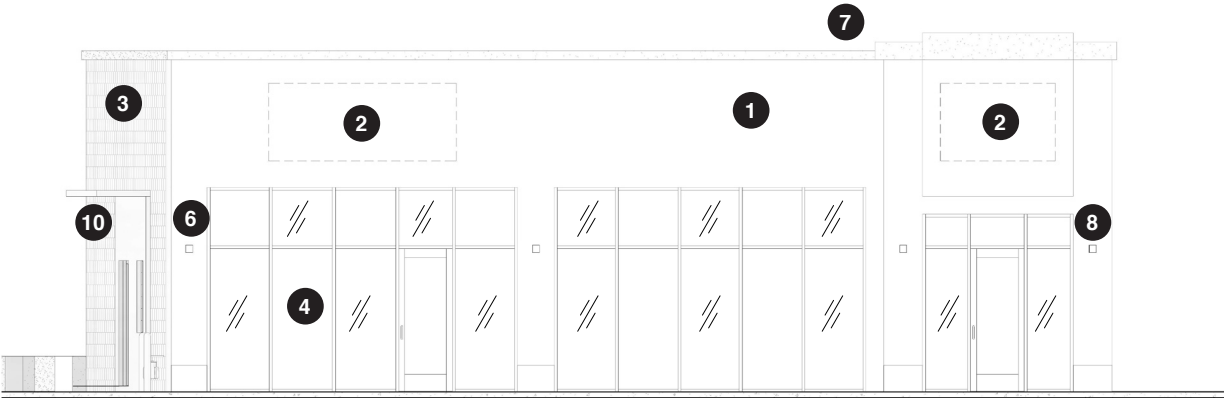
East Elevation

- 1 Existing plaster restored and painted white
- 2 Proposed tenant signage
- 3 Existing CMU block wall painted white
- 4 Anodized black storefront glazing system
- 5 Recessed pass-through window
- 6 Accent lighting on exterior facade
- 7 Existing pre--cast concrete parapet cap
- 8 Concrete wall site wall
- 9 Concrete Patio
- 10 Canopy and wall element



North Elevation

- 1 Existing plaster restored and painted white
- 2 Proposed tenant signage
- 3 Existing CMU block wall painted white
- 4 Anodized black storefront glazing system
- 5 Recessed pass-through window
- 6 Accent lighting on exterior facade
- 7 Existing pre--cast concrete parapet cap
- 8 Concrete wall site wall
- 9 Concrete Patio
- 10 Canopy and wall element



Site Plan

