



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

Exterior Renovation

Case # 21-89:

644 Madison Ave.  
Memphis, TN 38103

Applicant:

CNCT Development  
631 Madison Ave.  
Memphis, TN 38103

Property Owner:

John Halford, Pat Magruder, Anntonia Magruder,  
Austin Magruder  
676 Marshall Ave.  
Suite 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 north side of Madison Ave., between Marshall Ave. and S. Orleans St. The project includes a 0.22-acre site containing a 13,200sq. ft. 2-story commercial building and an adjacent 0.44-acre lot, previously used for MLGW service vehicle parking.

Project Description:

The proposed renovations will convert the built out dog daycare center into 10,500sq. ft. of rentable commercial space and 3,000sq. ft. of residential space. The parking-lot to the west of the building will be repaired and utilize das shared parking for the building along with 631 Madison Ave. and 616 Marshall Ave. A linear park is planned for the full length of the south property line and a screen wall to limit views of the parking lot.

The 8ft. fence enclosing the property with cyclone razor wire will be removed, and the security barred windows will be replaced with larger transparent windows.

The existing brick facades will remain with added black aluminum cladding. Washed concrete with black aggregate and hand troweled concrete will be used to create a new entrance walk-way.

New exterior lighting sconces will be installed along the west façade and embedded within the landscaping. The adjacent parking-lot will be repaved with new screen fencing and landscaping.

**Staff Report:**

Staff is supportive of the proposed renovations to 644 Madison Ave. The scope of work dramatically transforms and enhances a highly-visible site along Madison Ave. The landscaping improvements, lighting, and transparent storefront provide needed vibrancy and added pedestrian comfort along a strip of commercial activity.

**Staff Recommendation:**

**Staff recommends approval, with one (1) condition:**

- 1. The applicant and/or future tenant submit an application to staff for signage.**