



Design Review Board (DRB) Staff Report
Prepared for the January 10, 2024 DRB Meeting

Exterior Renovation

Case # 24-01: 340 E Georgia Ave EIG
340 E Georgia Ave
Memphis, TN 38126

Applicant/Owner: Andre Stephens
340 E Georgia Ave #101
Memphis, TN 38126

Background: DRB review is required for this project because it received a Good Neighbor Grant (GNG) at the October 18, 2023 CCDC Board Meeting.

The subject property is three (3) single-story multifamily residential buildings located on the north side of E Georgia Ave. The three buildings combined occupy approximately 6,048 square feet.

The applicant has made significant investments to the subject site since acquiring it in 2017. The applicant has successfully transformed the site from a blighted and vacant structure to a usable multifamily residence by installing new doors and windows, painting the brick façade, adding additional interior walkways and securing the property with a high-quality wrought iron fence. As the applicant nears completion on the subject site, he is looking to continue investing in the neighborhood, as he also owns several other properties in the immediate vicinity of the subject site.

Project Description: The exterior scope of work will complement the previously completed work to provide additional safety and lighting and improved walkability. The items of work include the following:

- Installing an additional twenty (20) panels of wrought iron fence on the north side of the property, fronting the public alleyway. Fence will be 6 ft. in height.
- Demolition of existing sidewalk and pouring 290 linear feet of new sidewalk on multiple parcels north of E Georgia Avenue from Hernando St. to S 4th St. (The applicant owns all parcels).

- Additional lighting and landscaping work throughout the subject parcel.

Staff Report:

The proposed exterior work will further stabilize the subject property and pave the way for future investments in this neighborhood.

DRB's Design Guidelines promote enhancing the public realm and the pedestrian experience. This project will further these goals in a few different ways. The proposed sidewalk work spans the entire block, comprehensively increasing pedestrian mobility within the neighborhood. The increased lighting will complement the newly repaved sidewalks, increasing the sense of safety for both residents and pedestrians, further enhancing the public realm experience. Lastly, the proposed wrought-iron fence expansion on the north side of the property will increase resident safety, while maintaining public sight lines, further enhancing the public realm.

Overall, this project represents continued investment in the neighborhood, and the property owner's history of rehabilitating this site, coupled with their ownership of other adjacent parcels, signals a positive trend for investment and activation of this block.

Staff Recommendation:

Staff recommends approval, (with the condition that a landscaping plan be submitted in the future for administrative approval)