



Design Review Board (DRB) Staff Report
Prepared for the August 5, 2026, DRB Meeting

Exterior Renovation

Case # 26-46:	486 E Georgia Ave GNG 486 E Georgia Ave Memphis, TN 38126
Owner/Applicant:	Houston Davis Home Property Investments, LLC 85 Bell Lane Munford, TN 38058
Background:	DRB review is required for this project because it received Good Neighbor Grant at the May 20, 2026, Center City Development Corporation (CCDC) Board Meeting. The subject property is a 10-unit multifamily building located on the north side of East Georgia Ave, between Danny Thomas Blvd and Mississippi Blvd. It is approximately 6,150 square feet and was purchased in February 2026 by the applicant. The proposed plans to update the building will make it more safe, functional, and attractive. Eligible exterior improvements approved for a Good Neighbor Grant include fence removal, landscaping, repairing fascia, replacing/repouring a driveway, and installing new light fixtures. In addition to this work, the applicant will also repair/replace exterior decking and stairs on the rear, caulk and reseal all windows, and install fencing around the rear and sides of the property. The apartment units will be refreshed as tenant leases come up and the units are emptied.
Project Description:	The old and damaged chain link fence enclosing a portion of the front yard will be removed. Then, flower beds will be created around the front of the building that are approximately 4 feet in depth. In these flower beds, boxwood shrubs will be installed. At the building corners, arborvitae will be installed to visually frame the building. Following the fence removal, fresh Bermuda sod will be installed in the front lawn.

The fascia around the perimeter of the building will be replaced and painted white. The brick veneer will be inspected, cleaned, and repaired as needed.

A separate electric meter will be installed to provide power to the exterior lighting that will be added to the front of the building. The electrical wiring providing power to the façade lighting will be contained in schedule 80 PVC conduit and then concealed using some wood casing painted black. The fixture at the southern elevation will be 23.6-inch outdoor wall sconces in a matte black finish that are dimmable and able to provide 3000K, 4000K, or 5000K. Six of these fixtures will be placed on the southern elevation. The lighting at each unit entrance will also be upgraded. Here, the fixture will be 12-inch rectangular aluminum tube light with tempered glass cover sconce in matte black. There will be one fixture at each exterior door. Each of the 10 units has two exterior doors so, there will be 20 new exterior entrance lights in total.

The existing driveway is in disrepair and needs to be replaced completely. The existing broken concrete with a layer of asphalt will be broken out. Then, a 6x6 welded wire mesh reinforced concrete pad measuring approximately 12 ft (W) by 50 ft (L) by 5 in. (D) will be poured. The installation will take two days and the curing will take 2 days. Residents have been notified of the work and that there will not be access to the driveway and parking lot during this four-day period. So, residents will need to park on the curb during this time.

Additionally, a traditional wood privacy fence will be installed at the rear and sides of the property to secure the site on the north and east sides. It will be built from 6-foot dog ear cedar fence pickets.

Staff Report:

The proposed design details conform with Downtown Design Guidelines. The work will enhance the appearance and safety of this multifamily property. The additional lighting will provide residents additional illumination at the entrances and create visual appeal on the façade of the building. The removal of the existing old fence will greatly improve the feeling of the site, making it more approachable and easily assessable. The landscaping and lighting will not only improve the site for residents, but it will also have spillover benefits to the surrounding properties.

Staff Recommendation:

Staff recommends approval, (with conditions if necessary)