



**MEMPHIS AND
SHELBY COUNTY** **DIVISION OF PLANNING
AND DEVELOPMENT**

City Hall – 125 N. Main Street, Suite 468 – Memphis, Tennessee 38103 – (901) 636-6619

**MEMPHIS LANDMARKS COMMISSION
CERTIFICATE OF APPROPRIATENESS**

TO: Sundial Investment Company, LLC
Chickasaw Ventures
James Wachob
Patrick Roaten

ISSUE DATE: March 31, 2022
DOCKET: COA 2021-195
1470 Lyndale Avenue
Vollintine-Evergreen Historic District

Sent via electronic mail to: patrick@jameswachob.com; james@jameswachob.com

On March 31, 2022, the Memphis Landmarks Commission ***approved*** your application as a ***COA RENEWAL*** for New Construction of a one-story, single-family home, subject to the following conditions:

1. Front yard setback shall be in line with the other structures on Lyndale Avenue, in accordance with UDC Sub-Section 3.9.2E, which states *“Structures shall be located within the range of front setbacks on the street. This range of setbacks is measured on the basis of the four lots surrounding the project site (the two closest lots in either direction along the street). The new structure shall be located within the range of setbacks (no closer than the narrowest setback, no further than the deepest setback).”*
2. Roof slope shall match the existing structures on the surrounding block with a maximum slope of 7:12.
3. Trim surrounding door and window openings shall be of appropriate dimensions with minimum 4-inch width.
4. Foundation wall shall be minimum 18 inches above grade and shall be differentiated from the main body of the structure by utilizing a different material such as stucco or parged concrete.
5. Brick used on porch column piers shall be traditional in terms of size and dimensions and shall remain unpainted.
6. Exterior lap siding shall be of appropriate material such as fiber-cement or wood with maximum 6-inch reveal.
7. Roofing material shall be architectural shingles.
8. Windows shall be 1/1 double-hung sashes of wood or high-quality vinyl or composite material with substantial dimensions.
9. Gable window shall be a single-pane fixed or casement window of substantial dimensions.
10. The applicant shall provide updated plans and elevations that reflect all approved conditions for staff review, prior to issuance of the Certificate of Appropriateness.
11. Any change or deviation from the approved Certificate of Appropriateness (COA) shall be submitted to the Memphis Landmarks Commission for review and approval.

Be advised, this COA expires in one (1) year if a permit has not been issued by the Office of Construction Code Enforcement.

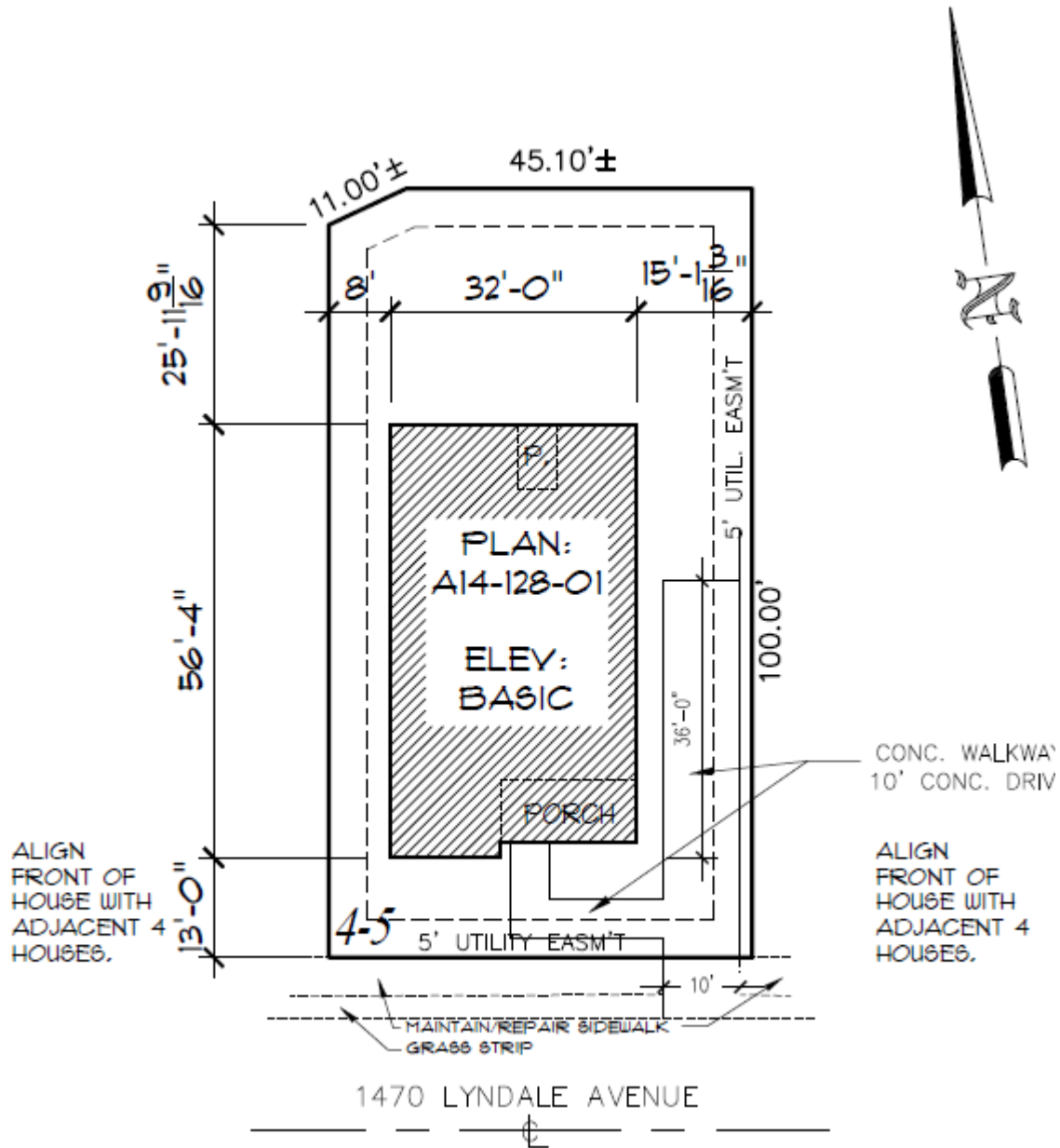
Respectfully,



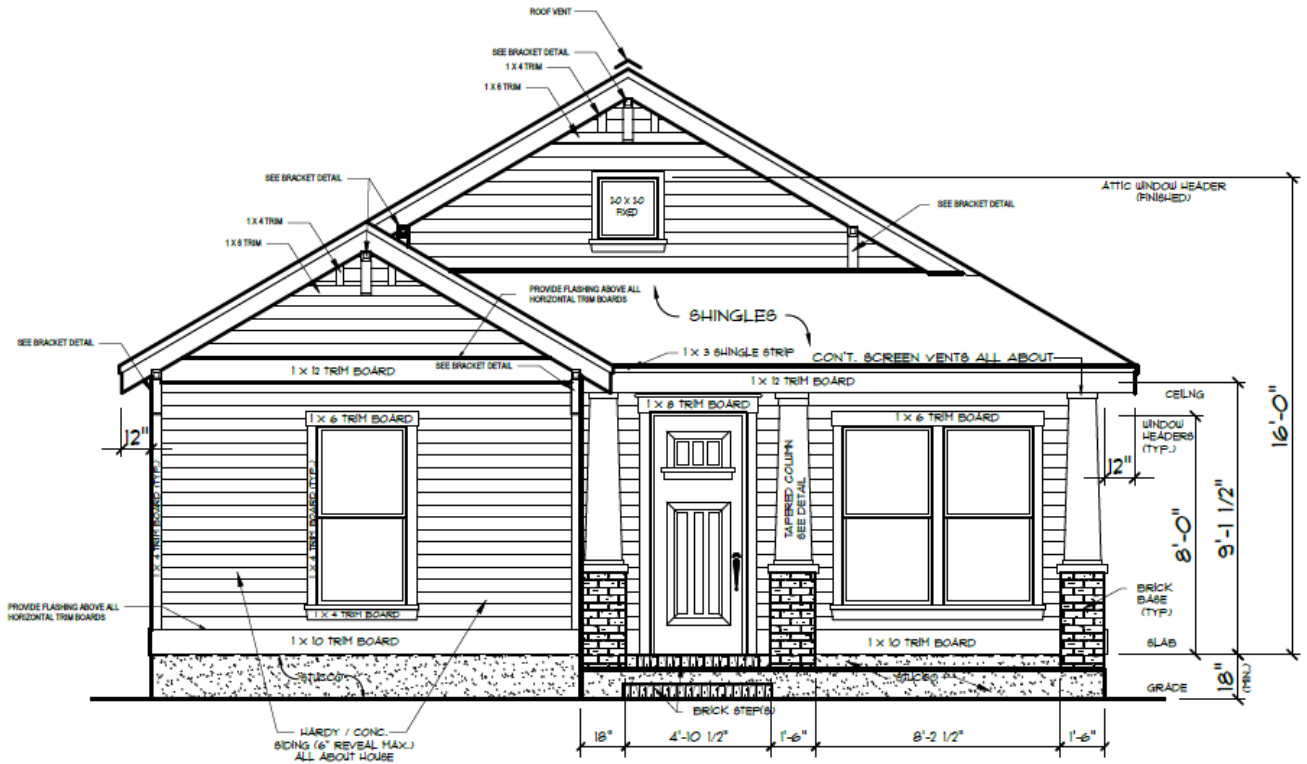
Margot Payne
Municipal Planner
Land Use and Development Services
Division of Planning and Development

Encl: Approved plan(s)

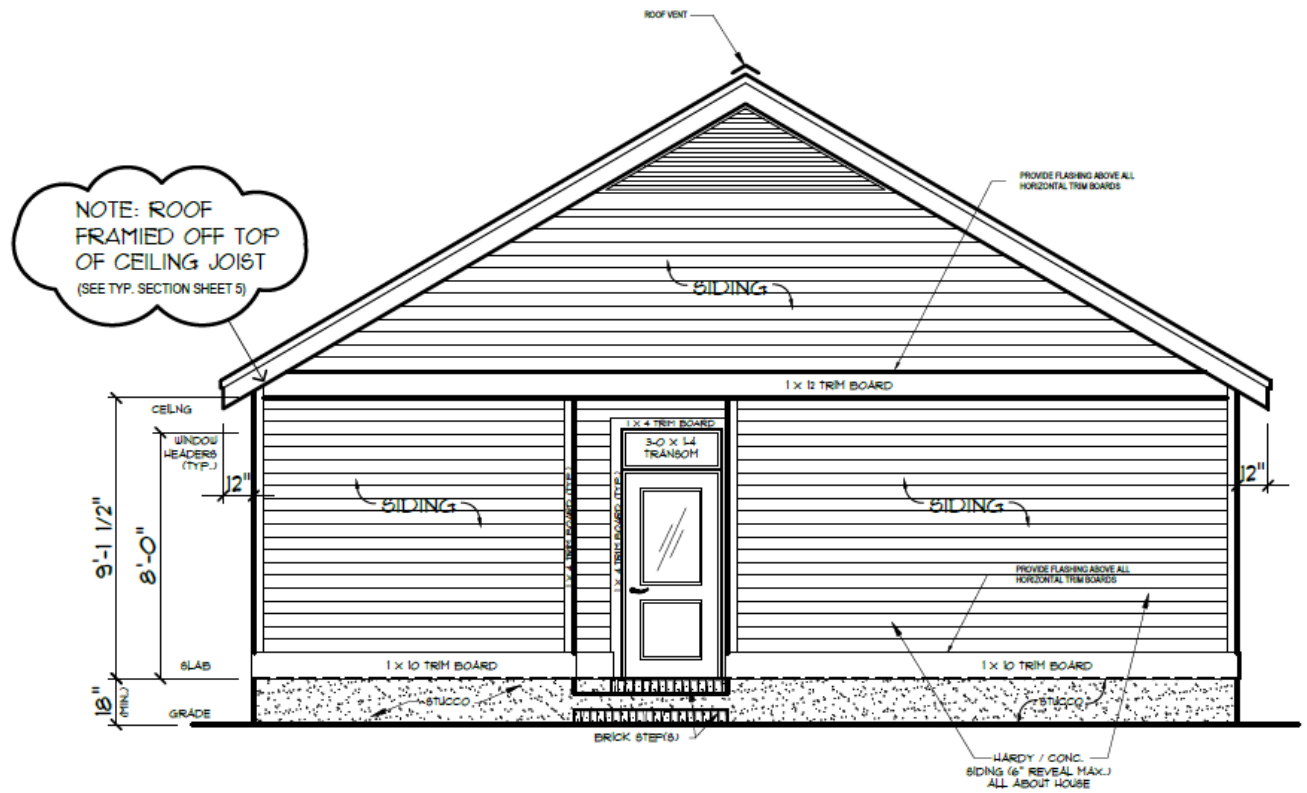
Site Plan



Front & Rear Elevations

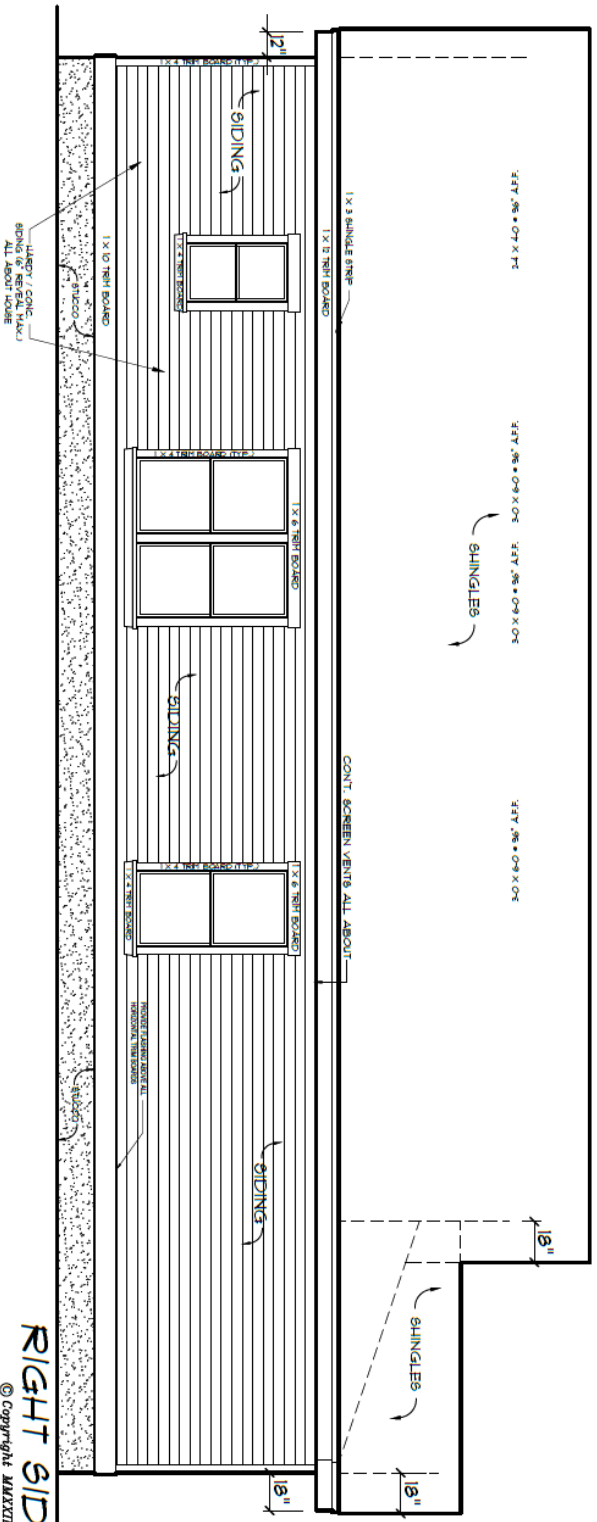


Front Elevation

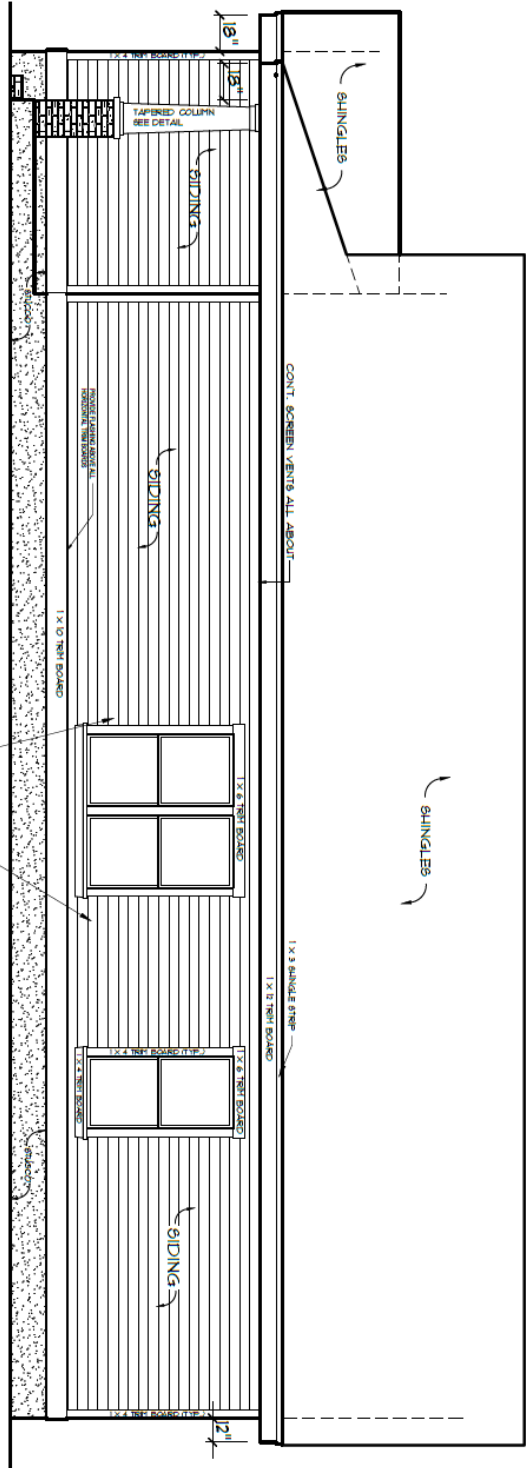


Rear Elevation

Side Elevations



RIGHT SIDE ELEVATION
 SCALE - 1/4" = 1'-0"
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LEFT SIDE ELEVATION
 SCALE - 1/4" = 1'-0"
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