



**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: Essence Properties LLC /Oksana Piven
Design 500 Inc. / Scott Blake
Poe Engineering

ISSUE DATE: May 9, 2022
DOCKET: COA 2022-058
1595 Court Avenue
Evergreen HD

Sent via electronic mail to: realtor@oksanapiven.com; scott@design500.us; admin@poe-engineering.com

On May 6, 2022, the Memphis Landmarks Commission ***approved*** your application as a ***MINOR COA*** for Exterior Alterations to replace exiting stucco exterior with fiber-cement siding, replace all windows with vinyl one-over-one windows, and new rear deck; and Site Improvements to install new perimeter fence, subject to the following conditions:

1. The exterior cement lap board siding shall have maximum 6-inch reveal and shall have corner boards with appropriate dimension.
2. All replacement windows shall match the original windows of the home in terms of size, style, header height, and trim details.
3. The front yard wrought-iron fence and pedestrian gate shall be maximum of four (4) feet in height, as illustrated in the site plan.
4. The street side yard fence shall be of sight-proof wood cedar; and the side yard fence and the driveway gate shall be maximum seven (7) feet in height.
5. 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,



Ayse Penzes
Municipal Planner
Land Use and Development Services
Division of Planning and Development

Encl: Approved description of work, site plan, and illustrations

Description of Work

Landmarks Commission COA

1595 Court Ave

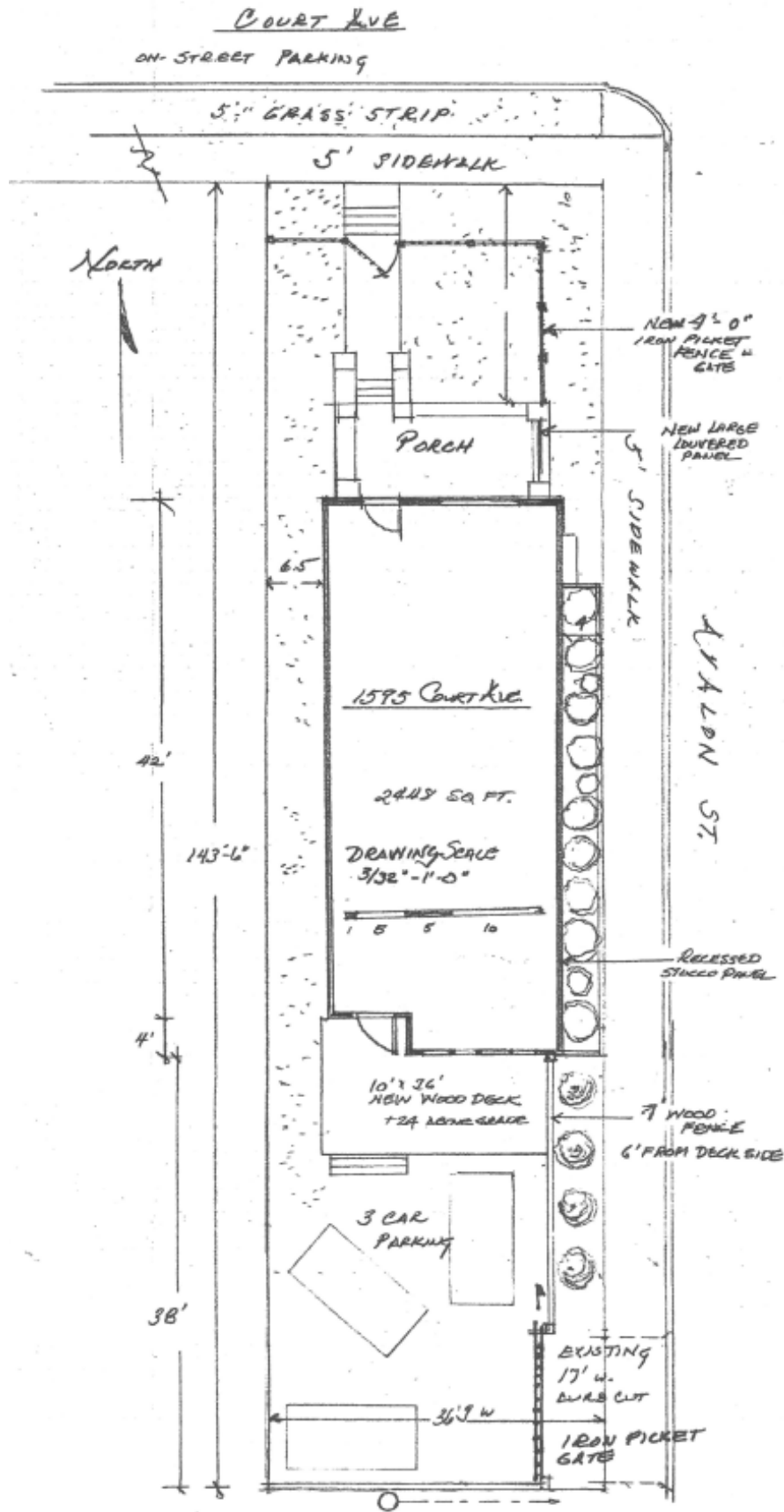
PROJECT DESCRIPTION/ SCOPE OF WORK

D1- Remove all gravel composite concrete stucco from the exterior due to foundation settlement as noted by Poe Engineering

D2- Remove brick chimney, east facade facing Avalon due to settlement and pedestrian hazard

1. Retain and restore decorative rafter end brackets
2. Retain and restore decorative blocking on barge board in the eaves
3. Retain and restore exposed rafters in the eave ends
4. Replace all wood windows with vinyl thin line double insulated type, typical 1:1
5. Replace proportional wood trim around windows based on existing profiles
6. Install new cement lap board siding on the main structure of the house, except and noted:
7. Porch columns, low wall and foundation below wood water table trim to be concrete stucco over restored brick.
8. Install cement lap board siding in the front gables of the structure
9. Retain, restore or replace in-like-kind, the milled wood detailing inset on the porch columns
10. Front iron fence is 4'-0" h. as a condition of the 2019 COA
11. Rear yard cedar fence is 7'-0"h as a condition of the 2019 COA
12. Side of front porch facing Avalon is screened by fixed louvered panels
13. Back ground floor room facing Avalon (east elevation) has matching fixed, panels.
14. Ground floor northeast room has triple 1:1 window grouping
15. Upstairs northwest room (rear) removes door and has triple 1:1 window grouping
16. New 12' x 24' treated wood deck on the rear (north elevation). Not seen from Avalon
17. Retractable or swing 7' x 16' iron picket or cedar wood gate as a condition of 2019 COA

Site Plan



Illustrations



1595 COURT AVE
LOOKING NORTHWEST



1595 COURT AVE. MEMPHIS
REAR ELEVATION

