



**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: Judd Cannon, *Buyerhouse*
Jamison Hendricks, *Buyerhouse*

ISSUE DATE: October 7, 2022
DOCKET: COA 2022-108
1804 Netherwood Avenue
Glenview Historic District

Sent via electronic mail to: jcannon@reedyandcompany.net, jamison@buyerhouse.com

On October 6, 2022, the Memphis Landmarks Commission ***approved*** your application as an ***EXPEDITED MAJOR COA*** for exterior alterations including window and door replacement, removal of front porch canopy and carport, and rebuilding of concrete porch floor and brick balustrade, subject to the following conditions:

1. Carport and shed roof porch shall be removed without causing additional damage to the original façade materials, including knee-brace brackets and decorative trim.
2. Brick balustrade and front terrace shall match the original footprint and dimensions in terms of height, depth, and width.
3. Windows shall be replaced with high-quality vinyl or wood replacements that match the original in opening size, style, and muntin pattern with substantial dimensions.
4. All replacement windows with grids shall have true divided lights; snap-in muntins and/or in between glass muntins shall not be allowed.
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,



Margot Payne
Urban Design & Preservation Planner
Land Use and Development Services
Division of Planning and Development

Attached Documents: Approved elevation and description of work

APPROVED ELEVATION & DESCRIPTION OF WORK



1804 Netherwood Description of Work

Exterior Renovation Include

- New Architectural shingle roof. Will go back with same roof pitch.
- Removing front porch and side carport as it is rotted out and pieces of it were added onto over time.
- Making front fascia and soffits continuous from A frame on left to go over front door. (See attached drawing)
- Changing front door to 80x36 arched wood door. Will keep existing size and location.
- Replacing all windows with new window units. Keeping sizes and grid pattern consistent with existing. (See window quote for type).
- Replace all wood rot on trim and fascias boards and go back with Primed Pine same as existing sizes.
- Going to repour front porch patio with concrete same size as existing. Rebuilding small retaining wall around front porch out of brick, same as existing.
- Restucco entire house to match existing stucco.
- Going to paint home a white color.