



MEMPHIS LANDMARKS COMMISSION

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Commission Members

Cyndy Tucker
Chair
Joy Doss
Vice Chair
Brett Ragsdale
Exec. Secretary

Felecia Boyd
Joyce Cox
Joyce Selina Love
Natasha Strong
Mario Walker
Peter Warren

Brown Gill
*Land Use Control Board
Representative*

AGENDA

Thursday, March 23, 2023

Council Chambers, City Hall, 125 N. Main Street
Memphis, TN 38103

PLEASE USE THIS LINK TO WATCH MEETING LIVE ON YOUTUBE:

<https://www.youtube.com/c/divisionofplanninganddevelopment>

2:00 PM PUBLIC SESSION

- A. Call to Order and Roll Call (Cyndy Tucker, Chair)**
- B. Chair's Opening Remarks and Announcements**
- C. [Approval of the Previous Meeting's Minutes](#)**
- D. Secretary's Report**
- E. Approval of the Consent Agenda**

The purpose of the Consent Agenda is to expedite approval of those cases where there is agreement among all parties over the recommendations and conditions placed by staff. All cases placed on the Consent Agenda will be voted on by the Commission as a group. As the Consent Agenda is established during the beginning of the meeting, the Secretary will ask if any member of the Commission would like to move any case to the regular agenda. If so, that case will be ineligible to be placed on the Consent Agenda. Also, ineligible to be placed on the Consent Agenda are those cases where staff has made a recommendation of rejection and those cases on behalf of which there are opposition speakers.

F. **Minor Certificates of Appropriateness (COA's) Approved by the Memphis Landmarks Commission:**

[COA 2023-013](#) [225 Buena Vista Place – Evergreen Historic District](#)
Request: Exterior Alterations: install solar panels on the secondary structure's roof
Applicant: Katherine & Jeffery Warren
Designer/Contractor: Total Equality Environmental (Rick Carson)
Staff Planner: Ayse Penzes
Commission Approval: March 3, 2023

[COA 2023-014](#) [618 Stonewall Street – Vollintine-Evergreen Historic District](#)
Request: New Construction: 384 sq. ft. (16 ft. x 24 ft.) storage shed in the rear yard
Applicant: Kyle Statham
Designer/Contractor: N/A
Staff Planner: Laura Lambolely
Commission Approval: March 3, 2023

COA 2023-018 1877 Cowden Avenue – Central Gardens Historic District
Request: New Construction: detached garage
Applicant: Henry Ricks
Designer/Contractor: Frank Ricks
Staff Planner: Ayse Penzes
Commission Approval: March 3, 2023 (***will be issued on March 22, 2023, in accordance with resolution of BOA 2023-0017***)

[COA 2023-019](#) [1317 Carr Avenue – Annesdale Park Historic District](#)
Request: Site Improvements: new side yard fence and driveway gate
Applicant: Olivia & Hector Campo
Designer/Contractor: N/A
Staff Planner: Robert Harris
Commission Approval: March 3, 2023

[COA 2023-022](#) [915 North Barksdale Street – Vollintine-Evergreen Historic District](#)
Request: Exterior Alterations: replace one window located at the side façade dormer to accommodate egress requirement
Applicant: AbiCart Properties
Designer/Contractor: Odyssey Construction LLC (John Bowen)
Staff Planner: Ayse Penzes
Commission Approval: March 3, 2023

[COA 2023-024](#) [1360 Peabody Avenue – Central Gardens Historic District](#)
Request: Demolition: two dilapidated secondary structures due to Notice of Violation from Division of Public Works
Applicant: Quay & Herbert Butts (Representative: Dawn Hays)
Designer/Contractor: N/A
Staff Planner: Ayse Penzes
Commission Approval: March 3, 2023

G. Major C.O.A. Applications:

Held C.O.A. Applications

Item 1. [COA 2023-006](#) [1720 Euclid Avenue – Rozelle-Annesdale Historic District](#)
Request: Exterior Alterations: changes to a previously approved COA (COA 2021-202)
Applicant: Glenn Britton
Designer/Contractor: N/A
Staff Planner: Ayse Penzes
Staff Recommendation: No recommendation

Item 2. [COA 2023-010](#) [946 Seattle Street – Rozelle-Annesdale Historic District](#)
Request: Exterior Alterations: renovate a dilapidated home by replacing windows, doors, exterior siding, and roof
Applicant: Jones Capital Investment Group, LLC (Myron Jones)
Designer/Contractor: N/A
Staff Planner: Ayse Penzes
Staff Recommendation: Approval with seven (7) conditions

New C.O.A. Applications

Item 3. [COA 2023-011](#) [319 Garland Street – Evergreen Historic District](#)
Request: New Construction: two-story duplex
Applicant: Dustin Hoover
Designer/Contractor: Creative Home Designs Inc. (Josh Ray)
Staff Planner: Jordan McKenzie
Staff Recommendation: Approval with four (4) conditions

Item 4. [COA 2023-012](#) [297 North Willett Street – Evergreen Historic District](#)
Request: Site Improvements: side yard fence (**Retroactive**)
Applicant: Mary Ann Thompson and Jim Thompson
Designer/Contractor: N/A
Staff Planner: Robert Harris
Staff Recommendation: Rejection

Item 5. [COA 2023-015](#) [775 Tanglewood Street – Cooper-Young Historic District](#)
Request: Exterior Alterations: changes to a previously approved COA (COA 2022-069)
Applicant: Max Elkington
Designer/Contractor: N/A
Staff Planner: Ayse Penzes
Staff Recommendation: No recommendation

- Item 6.** [COA 2023-016](#) [707 Adams Avenue – Victorian Village Historic District](#)
Request: Exterior Alterations: reconstruction of a front façade balcony and new rear façade balcony with outdoor stairs; and Site Improvements: new brick wall with wrought-iron fence
Applicant: Bill Townsend
Designer/Contractor: Andy Kitsinger & Scott Blake
Staff Planner: Lucas Skinner
Staff Recommendation: Approval with three (3) conditions
- Item 7.** [COA 2023-017](#) [323 North Willett Street – Evergreen Historic District](#)
Request: New Construction: two, side dormers to accommodate second floor addition
Applicant: Hayley & Jacob Brooks
Designer/Contractor: Daily Design Group (Kate Haywood)
Staff Planner: Jordan McKenzie
Staff Recommendation: Approval with four (4) conditions
- Item 8.** [COA 2023-020](#) [2152 Elzey Avenue – Cooper-Young Historic District](#)
Request: New Construction: two-story, single-family home with attached rear garage
Applicant: Max Elkington
Designer/Contractor: N/A
Staff Planner: Laura Lamboley
Staff Recommendation: Hold for one (1) month
- Item 9.** [COA 2023-021](#) [251 North Watkins Street – Evergreen Historic District](#)
Request: Exterior Alterations: renovate dilapidated home by replacing windows and other exterior work
Applicant: Minnie Lee Realty LLC (Neal Thomas)
Designer/Contractor: N/A
Staff Planner: Ayse Penzes
Staff Recommendation: Approval with eight (8) conditions

H. New Business: None

I. Next Meeting: Thursday, April 27, 2023

J. Adjournment

For more information on the items above, please call staff of the Memphis Landmarks Commission at (901) 636-6619 or visit website. The staff will record the minutes of this meeting. The Commission does not employ a stenographer to make verbatim transcripts of its regular meetings. Applicants are welcome to hire a stenographer at their own expense and we will accommodate them at the staffing tables.