



**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**

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TO: Margaret Callahan  
Joseph P. Hagan, Architect

ISSUE DATE: April 14, 2023  
DOCKET: COA 2023-028  
1565 Linden Ave  
Central Gardens Historic Dist.

**Sent via electronic mail to: [pecallahan@gmail.com](mailto:pecallahan@gmail.com), [jhagan729@gmail.com](mailto:jhagan729@gmail.com)**

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On April 11, 2023, the Memphis Landmarks Commission ***approved*** your application as a ***MINOR COA*** for the new construction of a rear addition to accommodate a new master bedroom and bathroom, coffee bar, and sunroom, subject to the following conditions:

1. The foundation height of the rear addition shall match the existing foundation of the structure.
2. The roof of the rear addition shall match the existing in terms of material, roof pitch, and overhang dimensions.
3. The exterior material of the rear addition shall be of wood or fiber cement lap siding, with maximum 6-inch exposure.
4. Any change or deviation from the approved Certificate of Appropriateness (COA) shall be submitted to the Memphis Landmarks Commission for review and approval.

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

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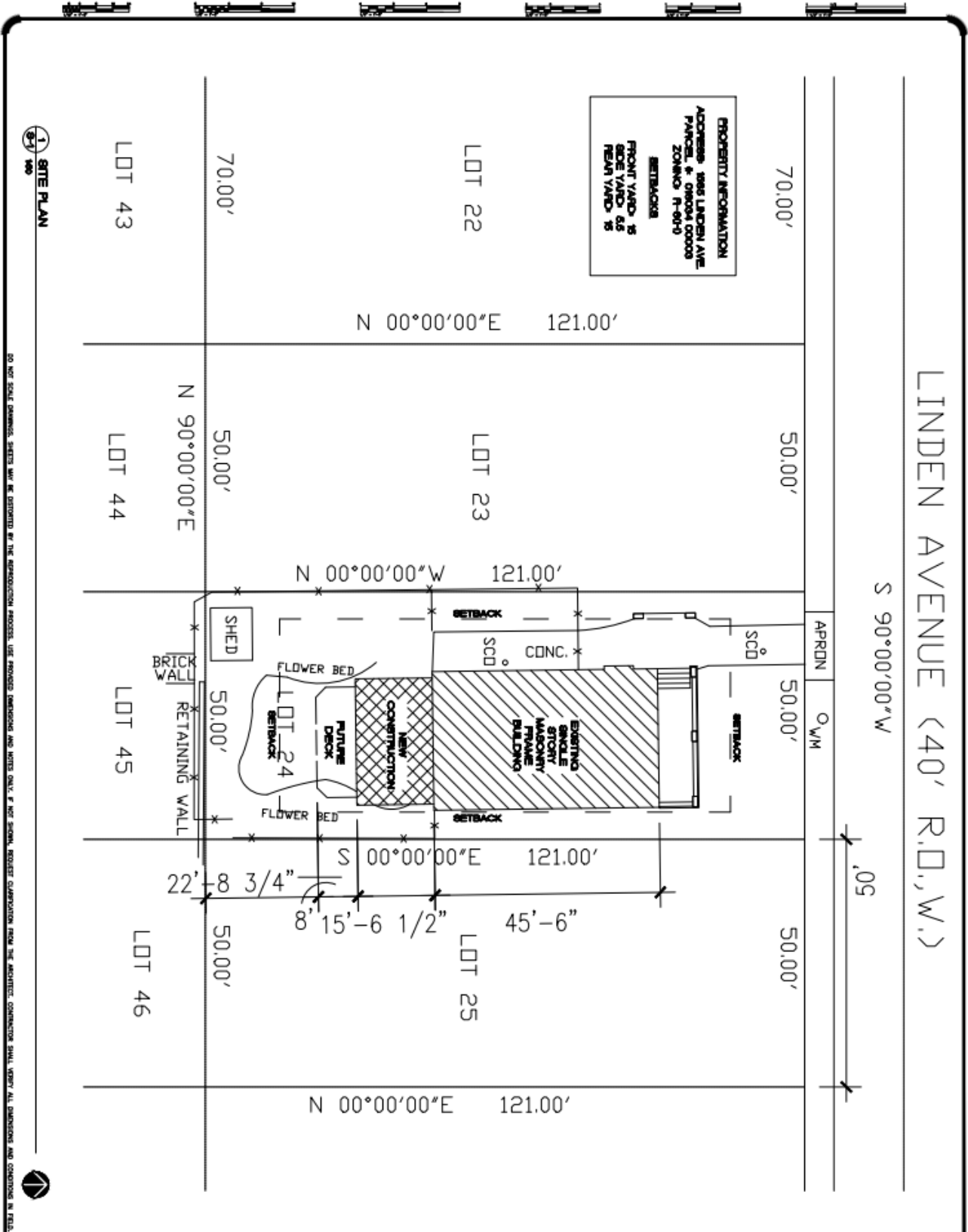
Respectfully,

*Robert Harris*

Robert Harris  
Municipal Planner  
Land Use and Development Services  
Division of Planning and Development

Encl: Approved plan(s)

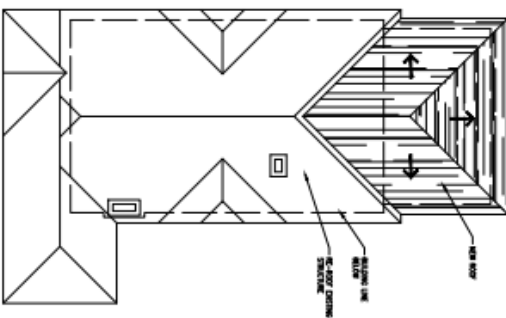
SITE PLAN



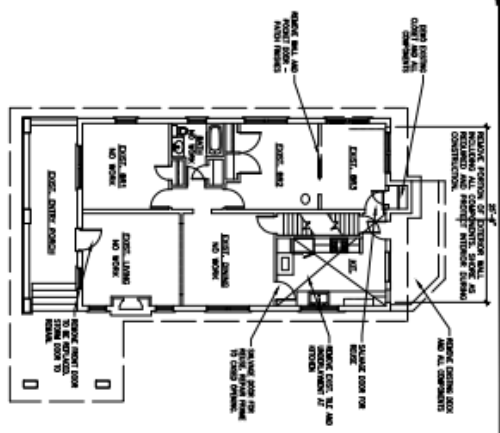
<p><b>1</b> SITE PLAN S-1</p>	<p>ADDITION AND ALTERATIONS TO                  1565 LINDEN AVENUE                  MEMPHIS, TN 38104</p>	<p>JOSEPH P. HAGAN, ARCHITECT                  1565 LINDEN AVENUE                  MEMPHIS, TN 38104</p>	<p>DATE: 08/15/2023                  TIME: 10:00 AM</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT NO: 23-0000</p>
	<p>ADDITION AND ALTERATIONS TO                  1565 LINDEN AVENUE                  MEMPHIS, TN 38104</p>		<p>SITE PLAN</p>	<p>DATE: 08/15/2023                  TIME: 10:00 AM</p>	<p>PROJECT NO: 23-0000</p>

ELEVATIONS

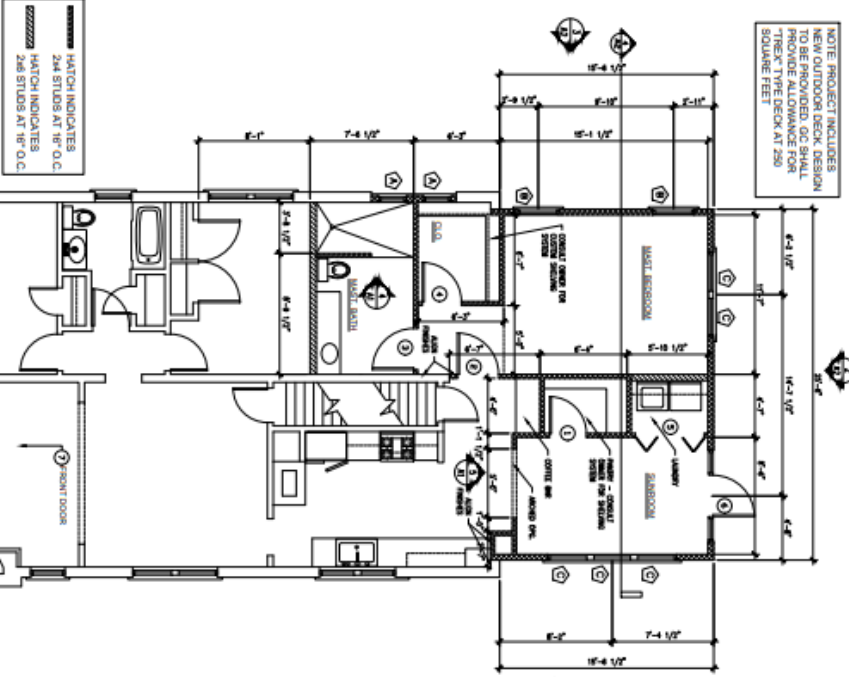
1 ROOF PLAN  
1/4" = 1'-0"



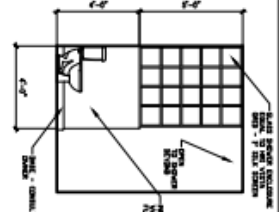
2 PREPARATION PLAN  
1/4" = 1'-0"



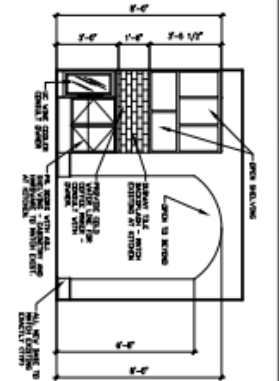
3 BLOW-UP FLOOR PLAN - NEW CONSTRUCTION  
1/4" = 1'-0"



4 INTERIOR ELEVATION - M BATH  
1/4" = 1'-0"



5 INTERIOR ELEVATION - COFFEE BAR/PANTRY  
1/4" = 1'-0"



NOTE: PROJECT INCLUDES NEW OUTDOOR DECK DESIGN AND FINISHES. PROVIDE ALLOWANCE FOR TREX TYPE DECK AT 250 SQUARE FEET.

WINDOW SCHEDULE		
MARK	SIZE	DESCRIPTION
A	2'-5" X 2'-8"	MATCH WEST LIVING ROOM WINDOWS - FIRST GLASS DR. PROVIDE STAIN GLASS AT OWNER DISCRETION
B	2'-4" X 3'-11"	MATCH WEST KITCHEN WINDOWS
C	2'-8" X 5'-7"	MATCH WEST DINING ROOM WINDOWS

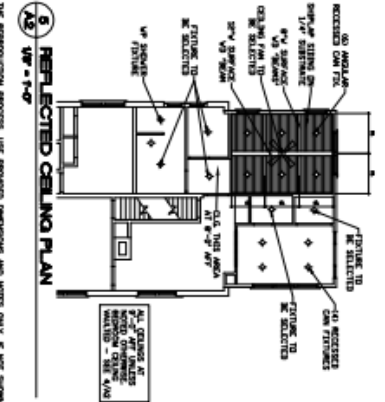
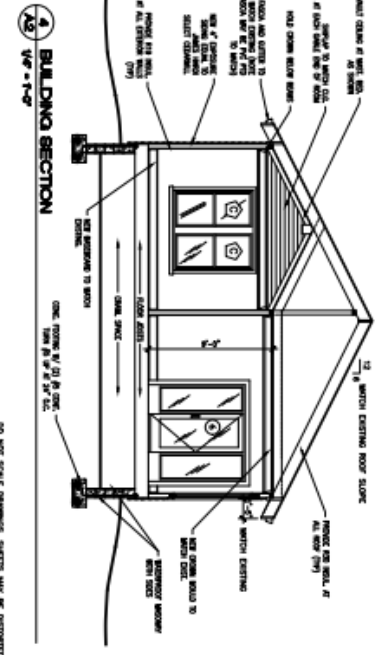
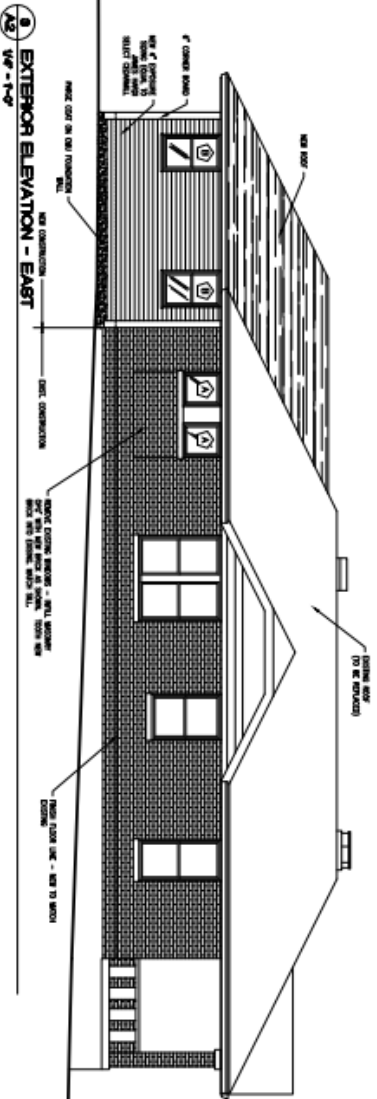
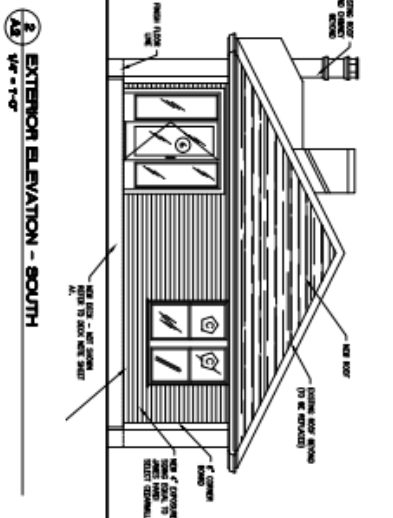
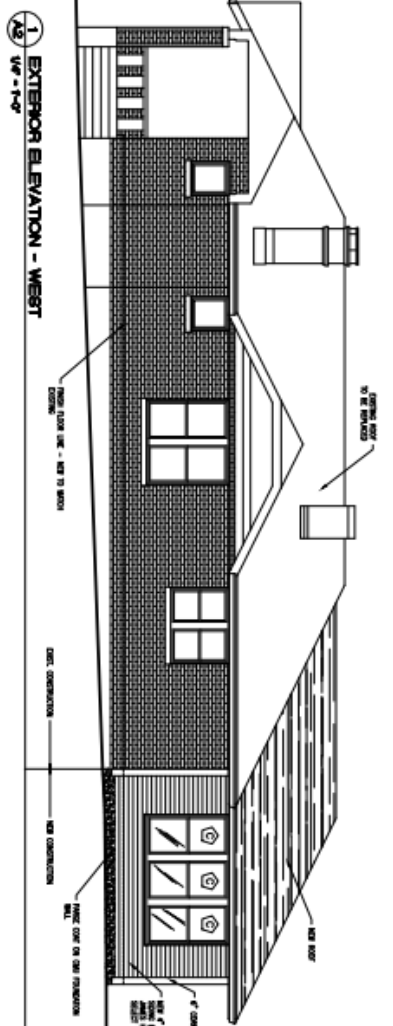
**WINDOW NOTES:**  
WINDOW SIZES ARE APPROXIMATE. GC SHALL MATCH EXACTLY WINDOWS NOTED IN DESCRIPTION. WINDOWS SHALL BE WOOD, DR. WINDOWS WITH ALUM. OR VINYL EXTERIOR CLADDING. MATCH PROFILES EXACTLY.

**GENERAL NOTES:**  
PROVIDE BATHROOM ACCESSORIES TO INCLUDE TOILET PAPER DISPENSER AND (2) TOWEL BARS. ITEMS TO BE SELECTED BY OWNER AND LOCATED IN FIELD.  
CONSULT WITH OWNER FOR LIGHTING PACKAGE.

**FINISH NOTES:**  
BASE - ALL NEW BASE SHALL BE WOOD TO MATCH EXISTING.  
CROWN MOULD - ALL NEW CROWN SHALL BE WOOD TO MATCH EXISTING.  
CEILING - ALL CEILING TO BE PTD. GYP. DR. AT 9'-0" AFF. UNLESS NOTED OTHERWISE.  
WALLS - ALL WALLS PTD. GYP. DR. EXCEPT AT NEW BATH. CONSULT OWNER FOR TILE SELECTIONS AND LOCATIONS.  
FLOORING - NEW TILE FLOOR AT EXIST. KITCHEN, SUNKROOM AND BATH. ALL OTHERS TO BE NEW HARDWOOD TO MATCH EXIST.

DO NOT SCALE DIMENSIONS. SHEETS MAY BE OBTAINED BY THE REPRODUCTION PROCESS. USE PROVIDED DIMENSIONS AND NOTES ONLY. IF ANY SHOWN, REQUEST CLARIFICATION FROM THE ARCHITECT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD.

<p>ADDITION AND ALTERATIONS TO 156 S LINDEN AVENUE MEMPHIS, TN 38104</p>	<p>JOSEPH P. HAGAN, ARCHITECT</p>	<p>PLANS, INTERIOR ELEVATIONS, WINDOW SCHEDULE AND NOTES</p>	<p>DATE: 08/20/2023</p>	
	<p>A-1</p>			



**DOOR SCHED.**

MARK	SIZE	DOOR	MTL.	FRAME	MTL.	HARDWARE	REMARKS
1	2'-0" X 6'-6"	1 X 3/4"	SCED	NO	H1	CYLINDR LOCK RECESSED - SET NEW PLATE	
2	3'-0" X 6'-6"	1 X 3/4"	SCED	NO	H2		
3	3'-0" X 6'-6"	1 X 3/4"	SCED	NO	H2		
4	2'-0" X 6'-6"	1 X 3/4"	SCED	NO	H1	CYLINDR LOCK RECESSED - SET NEW PLATE	
5	(PH) 2'-0" X 6'-6"	1 X 3/4"	SCED	NO	H4	C-F END FROSTKIT WITH RECESSED	
6	3'-0" X 6'-6"	1 X 3/4"	SCED	NO	H3	C-F END FROSTKIT WITH RECESSED	
7	3'-0" X 7'-0"	1 X 3/4"	NO/TL	NO	H3	NO/TL	

**HARDWARE**

NO	DESCRIPTION	NO	DESCRIPTION
H1	PREPARED SET	H3	ENDRAGE SET - 2000X1 WITH SHIMS
H2	FRONT SET	H4	ENDRAGE SET - 2000X1 WITH SHIMS
H3	FRONT SET	H5	ENDRAGE SET - 2000X1 WITH SHIMS
H4	FRONT SET	H6	ENDRAGE SET - 2000X1 WITH SHIMS
H5	FRONT SET	H7	ENDRAGE SET - 2000X1 WITH SHIMS

ADDITION AND ALTERATIONS TO  
 1565 LINDEN AVENUE  
 MEMPHIS, TN 38104

JOSEPH P. HAGAN, ARCHITECT

EXTERIOR ELEVATIONS AND BUILDING SECTION, DOOR SCHED.

DATE: 12/10/2023  
 TIME: 10:00 AM  
 DRAWN BY: JPH

SCALE: AS SHOWN

NO. 1