



MEMPHIS LANDMARKS COMMISSION

Est. 1975

Commission Members

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Brett Ragsdale
Exec. Secretary

Felecia Boyd
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Margot Payne
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Peter Warren

Robert Norcross
*Land Use Control Board
Representative*

AGENDA

Thursday, December 17, 2020

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

PURSUANT TO STATE OF TENNESSEE EXECUTIVE ORDER NO. 65 SIGNED BY GOVERNOR BILL LEE ON OCTOBER 28, 2020, THIS WILL BE A STREAMED MEETING WITH TELEPHONIC VOTING

PLEASE USE THIS LINK TO WATCH MEETING ONLINE:

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

~~3:30 PM~~ — **EXECUTIVE SESSION**

4:00 PM PUBLIC SESSION

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

Resolution of the Memphis Landmarks Commission that continuation of meeting telephonically is necessary to protect the health, safety, and welfare of the citizens of Memphis and Shelby County in light of the COVID-19 outbreak, pursuant to Sec. A(1) of Governor Lee's Executive Order No. 65.

- F. **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.

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

- [MLC 20-154](#) [371 South Main Street – South Main Historic District](#)
Request: Exterior Alterations: renovate existing commercial structure with new windows, exterior stairs, ADA ramp;
Site Improvements: new wrought-iron fence
Applicant: Miguel Gomez
Designer/Contractor: A2H Engineers and Architects/Brad Schmiedicke
Staff Planner: Clarke Shupe-Diggs
Commission Approval: December 1, 2020
- [MLC 20-155](#) [1595 Glenview Avenue – Glenview Historic District](#)
Request: Exterior Alterations: replace existing windows, soffit, and fascia and exterior paint
Applicant: Bright Point Home Services Inc.
Designer/Contractor: N/A
Staff Planner: Clarke Shupe-Diggs
Commission Approval: December 10, 2020
- [MLC 20-158](#) [191 South Belvedere Blvd – Central Gardens Historic District](#)
Request: Exterior Alterations: replace all windows with new windows
Applicant: Carol & Lance Silkes
Designer/Contractor: Window World/Steve Vaught
Staff Planner: Clarke Shupe-Diggs
Commission Approval: December 10, 2020
- [MLC 20-159](#) [1571 Galloway Avenue – Evergreen Historic District](#)
Request: Site Improvements: replace existing sign
Applicant: Jeffrey Little
Designer/Contractor: Signworks
Staff Planner: Bradley Thomas
Commission Approval: November 30, 2020
- [MLC 20-160](#) [1938 Peabody Avenue – Central Gardens Historic District](#)
Request: Demolition: existing carport
New Construction: two-story attached garage with bathroom addition on the second floor minor
Applicant: Drew & Lauren Fontenot
Designer/Contractor: Progressive Construction of the Mid-South, LLC
Staff Planner: Seth Thomas
Commission Approval: December 1, 2020

[MLC 20-164](#) [2200 Evelyn Avenue – Cooper-Young Historic District](#)

Request: Demolition: existing garage and wooden rear deck;
New Construction: attached garage at the rear of the house;
Site Improvements: new concrete paving, driveway gate, and fence

Applicant: Thomas W Williamson & James E Sparks Jr.

Designer/Contractor: Architecture, Inc.

Staff Planner: Ayse Tezel

Commission Approval: November 30, 2020

[MLC 20-165](#) [2081 Elzey Avenue – Cooper-Young Historic District](#)

Request: Site Improvements: new, 6-ft tall, pressure treated cedar fence and driveway gate

Applicant: CRJ Properties / Jeanette Lin

Designer/Contractor: N/A

Staff Planner: Ayse Tezel

Commission Approval: December 10, 2020

H. Major C.O.A. Applications:

Applications Held from Previous Month(s)

Item 1. MLC 20-039

1313 Faxon Avenue – Speedway Terrace Historic District

Request: New Construction: One-and-a-half (1 ½) story single-family home; and

Site Improvements: New rear drive and walkways

Applicant: Pipe Dreams Properties, Inc.

Designer/Contractor: Gardo Design Group, LLC

Staff Planner: Brian Bacchus

This application will be held for one (1) month

(Application received in October 2020)

Item 2. MLC 20-116

1189 Snowden Avenue – Speedway Terrace Historic District

Request: Site Improvements: new chain link fence at the side and front yards

Applicant: Terri & Kenneth Jones

Designer/Contractor: N/A

Staff Planner: Brian Bacchus

This application will be held for one (1) month

(BOA 20-103 Pending)

(Application received in September 2020)

New C.O.A. Applications

- Item 3.** MLC 20-142 985 Bruce Street – Cooper-Young Historic District
Request: New Construction: two-story, single-family home with an attached garage
Applicant: KHD Investments Group, LLC
Designer/Contractor: Todd Hubbard/Fifer & Associates
Staff Planner: Ayse Tezel
This application will be held for one (1) month
- Item 4.** [MLC 20-143](#) [1059 Bruce Street – Cooper-Young Historic District](#)
Request: New Construction: one-story, single-family home with an attached garage
Applicant: KHD Investments Group, LLC
Designer/Contractor: Todd Hubbard/Fifer & Associates
Staff Planner: Ayse Tezel
Staff Recommendation: Approval with eight (8) conditions
- Item 5.** [MLC 20-144](#) [1068 Bruce Street – Cooper-Young Historic District](#)
Request: New Construction: one-story, single-family home with side yard parking pad towards the rear
Applicant: KHD Investments Group, LLC
Designer/Contractor: Todd Hubbard/Fifer & Associates
Staff Planner: Ayse Tezel
Staff Recommendation: Approval with nine (9) conditions
- Item 6.** [MLC 20-145](#) [1074 Bruce Street – Cooper-Young Historic District](#)
Request: New Construction: one-story, single-family home with side yard parking pad towards the rear
Applicant: KHD Investments Group, LLC
Designer/Contractor: Todd Hubbard/Fifer & Associates
Staff Planner: Ayse Tezel
Staff Recommendation: Approval with eight (8) conditions
- Item 7.** MLC 20-147 1076 Bruce Street – Cooper-Young Historic District
Request: New Construction: one-story, single-family home with an attached garage
Applicant: KHD Investments Group, LLC
Designer/Contractor: Todd Hubbard/Fifer & Associates
Staff Planner: Lucas Skinner
This application will be held for one (1) month

- Item 8.** [MLC 20-151](#) [1988 Young Avenue – Cooper-Young Historic District](#)
Request: Demolition: existing detached garage;
New Construction: new detached garage;
Exterior Alterations: new rear screened porch (*No Effect – not visible from street*)
Applicant: Mark Morrison
Designer/Contractor: Philip Miles
Staff Planner: Brian Bacchus
Staff Recommendation: Approval with two (2) conditions
(BOA 20-111 Pending)
- Item 9.** [MLC 20-156](#) [372 Angelus Street – Evergreen Historic District](#)
Request: New Construction: second-floor addition at the rear of the house
Applicant: Lindsay Reed
Designer/Contractor: Daily Design Group
Staff Planner: Seth Thomas
Staff Recommendation: Approval with three (3) conditions
- Item 10.** [MLC 20-157](#) [1574 Harbert Avenue – Central Gardens Historic District](#)
Request: Exterior Alterations: enclose an existing screened porch to create heated space
Applicant: Sam Buckner
Designer/Contractor: CrewPros
Staff Planner: Clarke Shupe-Diggs
Staff Recommendation: Approval with one (1) condition
- Item 11.** [MLC 20-161](#) [1287 Tutwiler Avenue – Speedway Terrace Historic District](#)
Request: Demolition: primary structure (Condemnation Order);
New Construction: two-story, single-family home and detached garage;
Site Improvements: fence
Applicant: Pipe Dreams Properties Inc.
Designer/Contractor: Gardo Designs
Staff Planner: Lucas Skinner
Staff Recommendation: Approval with three (3) conditions
- Item 12.** [MLC 20-162](#) [549 South Belvedere Boulevard – Central Gardens Historic District](#)
Request: New Construction: addition to an existing garage to accommodate total of three cars, and a new pavilion
Site Improvements: new driveway gate on Rozelle Street side
Applicant: Patrick Blankinship & Jonathan Hancock
Designer/Contractor: John Harrison Jones Architect
Staff Planner: Seth Thomas
Staff Recommendation: Approval with one (1) condition

Item 13. [MLC 20-163](#) [1805 Glenview Avenue – Glenview Historic District](#)

Request: New Construction: one-story, single family home

Applicant: William Curtis Givens

Designer/Contractor: Gardo Design Group

Staff Planner: Bradley Thomas

Staff Recommendation: Approval with one (1) condition

I. New Business:

Item 14. [NHD 20-002 \(VEHD\) Vollintine-Evergreen Historic District](#)

Request: Designation of a new historic overlay district and review of the proposed design guidelines

Applicant: Vollintine-Evergreen Community Association & Mary Wilder

Staff Planner: Brett Ragsdale

Staff Recommendation: Approval

J. Next Meeting: Thursday, January 28, 2021 at 2:00 PM

K. Adjournment

For more information on the items above, please call staff of the Memphis Landmarks Commission at (901) 636-6619 or visit website <https://www.develop901.com/officeofPlanningDevelopment/MemphisLandmarksCommission>. 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.