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# Letters of Support



To: Brian Bacchus, Staff Planner, Landmarks Commission  
Josh Whitehead, Planning Director and Administrator  
CC: Mark Fleischer, Steve Redding, Jenna Thompson, Shelly Rainwater

From: Central Gardens Association Landmarks Committee

Date: October 13, 2017

Re: CGA in support of Landmark's CYHD 18-001, the CYCA's application for a Historic Overlay District.

We of the Central Gardens Association would like to express our sincerest support of the Cooper-Young Community Association's application for the creation of a Historic Landmark, Overlay District.

From neighborhood history and years of studies across the nation, we know that the jurisdictional authority given to such a neighborhood only enhances a neighborhood's cultural and economic vitality. We know that it raises property values, gives the neighborhood the power to guide future, right-size development, and protects the neighborhood from undesired demolition.

We in Central Gardens look upon Cooper-Young as more than just our geographic neighbors. They are also our friends and colleagues in the greater Midtown community. Many of us walk their sidewalks and bike their streets to and from Cooper and Central and the surrounding businesses and environs. We feel that in becoming another Memphis landmark district, Cooper-Young will be reaching a long-overdue milestone that puts their neighborhood on par with other such districts in Midtown. It gives them the say in the future growth of their neighborhood in such a way that allows them to retain their "Historically Hip" position in the community.

We fully support CYCA's application, and we encourage the Memphis Landmarks Commission to vote in favor of making the Cooper-Young neighborhood the fourteenth Historic Landmark District in the City of Memphis.

Respectfully,

Barbara Sysak, CGA Landmarks Chair

October 12, 2017

Memphis Landmarks Commission  
125 North Main Street  
Memphis, TN 38103

Re: Letter in support of landmark's CYHD 18-001, the CYCA's application for a Historic Overlay District.

Memphis Landmarks Commissioners,

The Midtown Memphis Development Corporation (MMDC) would like to extend its official support of the Cooper-Young Community Association's application for the creation of a Historic Overlay District.

We know that the authority given to a historic neighborhood enhances a neighborhood's cultural and economic vitality, that it raises their property values, gives the neighborhood the power to guide future development, and protects the neighborhood from undesired demolition.

The MMDC looks upon Cooper-Young as a vital part of the greater Midtown community. In becoming a Memphis landmark district, Cooper-Young will reach milestone that is long overdue, and that puts their neighborhood on par with other historic Midtown districts. It gives their neighborhood a say in their future growth in a way that allows them to retain their "Historically Hip" status in Memphis.

We board members of the Midtown Memphis Development Corporation encourage the Memphis Landmarks Commission to vote in favor of making the Cooper-Young neighborhood the fourteenth Historic Landmark District in the City of Memphis.

Respectfully,



Andy Kitsinger, AIA-AICP  
Interim-President, Midtown Memphis Development Corporation



---

EXECUTIVE COMMITTEE

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---

1910 Madison Ave, #87  
Memphis, TN 38104  
901 260-1478  
901 260-1489 F  
MidtownMemphis.org

## Bacchus, Brian

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**From:** R. Massey <arestotts@yahoo.com>  
**Sent:** Monday, October 16, 2017 11:58 AM  
**To:** Bacchus, Brian  
**Subject:** SUPPORT for Cooper-Young Landmarks

As a Cooper-Young resident, I would like to express my ardent SUPPORT for the community's application for Landmarks status.

-Renée Massey  
[arestotts@yahoo.com](mailto:arestotts@yahoo.com)

## Bacchus, Brian

---

**From:** Olivia Wall <owall9@gmail.com>  
**Sent:** Wednesday, October 18, 2017 12:36 PM  
**To:** Bacchus, Brian  
**Subject:** CYHD 18-001

To Brian Bacchus and the Landmarks Commission:

I am writing in support of the application to create the Cooper-Young Historic Landmark District.

Cooper-Young is currently being butchered for the benefit of greed from outside developers building ill-fitting homes, continually destroying our streets and disrupting our historic integrity. As new projects find loopholes in the UDC to minimize lots to 1890s sizes and build monstrous structures without porches and 3-foot side setbacks, our neighborhood is becoming a grotesque amalgamation which denies our identity as a historically hip neighborhood.

As a member of the Cooper-Young Landmarks Committee, I have experienced first hand the effort put forth by the community to incorporate and tailor the specific needs of Cooper-Young into the proposed guidelines, and as our community vote shows, an overwhelming majority support this effort. We have worked hard to attempt to protect our neighborhood, but we can not proceed without your support.

As the co-founder of Preserve Cooper-Young, I have researched city and county ordinances and codes and championed any effort by the community to preserve our diverse and eclectic nature from outside developers using Cooper-Young as their get-rich-quick-scheme.

I urge you to support the creation of the Cooper-Young Historic Landmark District and help preserve Cooper-Young.

Best,  
Olivia Wall

## Bacchus, Brian

---

**From:** Patrick Durkin <pdurkin83@gmail.com>  
**Sent:** Wednesday, October 18, 2017 1:56 PM  
**To:** Bacchus, Brian  
**Subject:** Cooper Young Landmarks

To the Landmarks Commission:

I am a homeowner in Cooper-Young and the co-founder of Preserve Cooper-Young, and as such, I urge you to support the application to create the Cooper-Young Historic Landmark District.

I have been directly affected by outside developers ruining our streets--over the past six months a developer destroyed my block and has created a nightmare environment in opposition to all the reasons I love Cooper-Young. This developer demolished a 1910 historic home, reverted the tree-covered property to four minuscule (25' wide) properties using a loophole in the UDC to convert to 1890s subdivision lines, contracted MLGW to leave gaping holes in our street, and has started constructing inappropriately massive houses with a paved front yard, front-facing garages, no front porch, and a backyard less than 15' deep with 3' side setbacks all the while committing multiple environmental and legal violations. This development is inappropriate and ridiculous in Cooper-Young and has destroyed our friendly and historic street. I know I am not alone in this conundrum of facing corporate greed on a daily basis by the demolition of historic homes and the construction of antithetical and incongruous architecture next to homes we have invested money and time into restoring. In order to save our community we must become a historic landmark district; please help us.

Please vote in support of the creation of the Cooper-Young Historic Landmark District, and help us stop outside developers from destroying our neighborhood before it is too late.

Thank you,

Patrick Durkin

## Bacchus, Brian

---

**From:** Judi Shellabarger <jshellab@comcast.net>  
**Sent:** Monday, October 16, 2017 11:58 AM  
**To:** Bacchus, Brian  
**Subject:** Cooper Young Landmarks

I am so excited for Cooper Young to petition for Landmark status. This will be a wonderful boost for our neighborhood.

Sent from my iPad

Bacchus

Bacchus

## Bacchus, Brian

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**From:** Patricia Primrose <veggiesp@gmail.com>  
**Sent:** Tuesday, October 17, 2017 7:13 AM  
**To:** Bacchus, Brian  
**Subject:** Cooper Young Landmarks

Please help us in Cooper Young to preserve our beautiful neighborhood of Craftsman bungalows and Victorian architecture. I have lived in this neighborhood for over 25 years. New developers are coming in, tearing down houses, and putting up houses that don't even remotely look the above mentioned houses. It's appalling how fast these buildings are going up, and how ugly some of them are.

Please help Cooper Young maintain its historical architecture by passing a Landmarks designation for us.

Thank you for your attention on this super important matter.

Sincerely,  
Patricia Primrose  
901-299-5341  
2281 Evelyn Ave.  
Memphis, TN 38104

## Bacchus, Brian

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**From:** Brad Bush <bradleybush@hotmail.com>  
**Sent:** Wednesday, October 18, 2017 9:55 AM  
**To:** Bacchus, Brian  
**Subject:** Cooper Young Historic Overlay District

Mr. Bacchus,

My wife and I are 17 year residents of Cooper-Young, and although revitalization was well underway when we moved into the neighborhood, the increase in popularity and charm of our neighborhood in those 17 years is phenomenal.

However, I am concerned with recent building activity, where older original homes are being demolished and replaced with homes that do not match the overall structural characteristics of the neighborhood.

Despite great opposition from residents of our street (Blythe), Elkington was allowed to demolish the house standing at the corner of Blythe and Southern and replace it with three houses (three!) on what was one lot that do not match the other houses on our street.

I realize the city and the Land Use Board specifically are in the pockets of these developers and they will therefore be allowed to do pretty much whatever they want, but I am in support of the HOD as a way of least creating some roadblocks to the out-of-character development that is rampant in our neighborhood right now.

For the following reasons and those listed above, I AM IN FAVOR OF THE HISTORICAL OVERLAY DISTRICT FOR COOPER-YOUNG:

A. To promote the educational and cultural welfare of the people of Memphis; B. To preserve and protect the historic and architectural value of significant resources; C. To ensure compatibility and to create an aesthetic atmosphere with local historic districts; D. To foster civic beauty and community pride; E. To stabilize and improve property values and to strengthen the local economy; F. To enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided.

Thank you for your consideration.

Brad Bush  
1030 Blythe Street

## Bacchus, Brian

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**From:** Mark Morrison <marklmorrison@outlook.com>  
**Sent:** Monday, October 23, 2017 12:37 PM  
**To:** Bacchus, Brian  
**Cc:** leslie.thompson@gmail.com  
**Subject:** Landmarks Application for Cooper-Young

Brian,

As property owners in Cooper-Young, my purpose in writing today is to express our support for the proposed Landmark District. We have been Memphis taxpayers by choice for more than 12 years and expect to stay in Cooper-Young for many more to come. We chose to purchase a home in Cooper-Young because of the historic housing stock, the sense of community, the active commercial district, and the walkability. We would like to preserve the historic nature of our community, which we feel is particularly important in light of the ongoing development in Cooper-Young that is driven by the current real-estate market.

Thank you,  
Leslie Thompson and Mark Morrison  
1988 Young Ave  
901-834-7777

## Bacchus, Brian

---

**From:** Gilmer, Brad <BGilmer@bakerdonelson.com>  
**Sent:** Monday, October 23, 2017 1:17 PM  
**To:** Bacchus, Brian  
**Cc:** info@cooperyoung.org  
**Subject:** Cooper Young Landmark Status

Dear Mr. Bacchus,

I will not be in town for the landmark public meeting on Thursday to discuss Cooper Young, but I wanted to let my voice be heard.

I highly support CY's attempt to obtain landmark status as most of our neighbors in Midtown have. I have lived in CY for 10 years. Over that time, I have seen the neighborhood decline (following the recession) and I am now enjoying the current upswing. Our real estate value has increased, but I believe landmarks status would give us the opportunity to obtain even higher values. It will also protect us from fly-by-night contractors who attempt to cram in cheap cookie cutter houses and improvements to make a quick buck. It would also encourage more privately owned homes rather than renters, who have no incentive to take care of the properties.

One of the great things about CY is our free spirited and liberal nature. We have every type of neighbor. We are as much of an artist/free thinker community as one could have. I thoroughly enjoy the diversity. As part of that, we have a lot of libertarian and frankly, some very miserly neighbors. I can understand some of the viewpoints of both regulation and costs; but I highly doubt most of the most vocal people from whom you will hear in opposition, would ever actually make improvements to their structures which would necessitate "abiding by more government rules" or paying additional fees to the "hated" government. The fees are not excessive when one considers the cost of improvements. Moreover, the guidelines we have approved are extremely liberal compared with others that I have seen. This same group of vocal people from whom you will hear complain about each and every single change to the neighborhood, big or small. It is frustrating to those of us who think of the future.

Landmark status will protect the historic integrity of the neighborhood and encourage a respect for our little gem of a community that we do not have as of today. Being a neighbor to Central Gardens, one can see how the preservation of the historic nature of homes pays off. It raises the bar for those who choose to live there. I would like to see the same in my beloved Cooper Young. We have a wonderful committee of smart, forward-thinking homeowners leading this charge. They have gone above and beyond in providing the community with information and made the process as easy as possible for those in opposition to prevent the issue from reaching your desk. Either the number in opposition was extremely small or they didn't bother to participate in the process. Mayor Strickland and the Council are moving the City forward and this is one more step in the right direction. The neighborhood passed the resolution overwhelmingly and I hope the City will do the same.

Thank you for your attention and consideration.

Yours truly, Brad Gilmer

**W. Bradley Gilmer, Esq.**  
Of Counsel

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC  
165 Madison Avenue  
Suite 2000  
Memphis, Tennessee 38103  
Phone 901-577-2110

Fax 901-577-0799  
Mobile 901-826-0184  
E-Mail [bjilmer@bakerdonelson.com](mailto:bjilmer@bakerdonelson.com)

<http://cp.mcafee.com/d/FZsS86QnXL3DATbLCPqaaab3WrXz9J5555xZdN54SrdCRvIm90Fe74qCjr3HVEV5rInu5kvjpJHHEGUOes5m6mk1kwwgod78GUgZVd50xW5S3pISrdw0y6Bvyxm7DQH3BYdCQTHCPTpPpJUTsTsSyrh>

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# **CYHD 18-001 Cooper-Young Historic District**

## **Additional Letters In Support**

## Bacchus, Brian

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**From:** Mark Morrison <marklmorrison@outlook.com>  
**Sent:** Monday, October 23, 2017 12:37 PM  
**To:** Bacchus, Brian  
**Cc:** leslie.thompson@gmail.com  
**Subject:** Landmarks Application for Cooper-Young

Brian,

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Thank you,  
Leslie Thompson and Mark Morrison  
1988 Young Ave  
901-834-7777

## Bacchus, Brian

---

**From:** Gilmer, Brad <BGilmer@bakerdonelson.com>  
**Sent:** Monday, October 23, 2017 1:17 PM  
**To:** Bacchus, Brian  
**Cc:** info@cooperyoung.org  
**Subject:** Cooper Young Landmark Status

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Landmark status will protect the historic integrity of the neighborhood and encourage a respect for our little gem of a community that we do not have as of today. Being a neighbor to Central Gardens, one can see how the preservation of the historic nature of homes pays off. It raises the bar for those who choose to live there. I would like to see the same in my beloved Cooper Young. We have a wonderful committee of smart, forward-thinking homeowners leading this charge. They have gone above and beyond in providing the community with information and made the process as easy as possible for those in opposition to prevent the issue from reaching your desk. Either the number in opposition was extremely small or they didn't bother to participate in the process. Mayor Strickland and the Council are moving the City forward and this is one more step in the right direction. The neighborhood passed the resolution overwhelmingly and I hope the City will do the same.

Thank you for your attention and consideration.

Yours truly, Brad Gilmer

**W. Bradley Gilmer, Esq.**  
Of Counsel

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC  
165 Madison Avenue  
Suite 2000  
Memphis, Tennessee 38103  
Phone 901-577-2110

Fax 901-577-0799  
Mobile 901-826-0184  
E-Mail [bgilmer@bakerdonelson.com](mailto:bgilmer@bakerdonelson.com)

<http://cp.mcafee.com/d/FZsS86QnXL3DATbLCPqaaab3WrXz9J5555xZdN54SrdCRvIm90Fe74qCjr3HVEV5rInu5kvjpJHHEGUOes5m6mk1kwgod78GUgZVd50xW5S3pISrdw0y6Bvyxm7DQH3BYdCQTHCPTpqpJUTsTsSyrh>

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## Bacchus, Brian

---

**From:** Liz Royer <lizzyroyer@gmail.com>  
**Sent:** Wednesday, October 25, 2017 9:48 AM  
**To:** Bacchus, Brian  
**Cc:** Suzi Abedi; lizzyroyer@gmail.com  
**Subject:** Landmarks Commission in Cooper Young

----- Forwarded message -----

From: Suzanne Abedi <[suziabedi@gmail.com](mailto:suziabedi@gmail.com)>  
To: [brian.bacchus@memphistn.gov](mailto:brian.bacchus@memphistn.gov)  
Cc:  
Bcc:  
Date: Mon, 23 Oct 2017 16:52:43 -0500  
Subject: Landmarks Commission in Cooper Young

Mr. Bacchus,

I am writing in response to the public hearing for Cooper Young to be included in the Historic Overlay District and to adopt design guideline to apply within the district. I am in strong favor of a History Overlay District in Cooper Young. I have lived (and owned homes) in the Cooper Young neighborhood for 4 years. I love my neighborhood dearly, and I think that it is very important to the history, integrity and economic sustainability of our neighborhood that historic guidelines be imposed. Over the last 4 years I have seen contracts tear down 100 year old houses and squeeze in 2 houses in it's place. I am in favor of new development but Cooper Young needs the historic protection to prevent this from continuing to happen. Please urge the Landmarks Commission to approve the application for a Historic Overlay District in Cooper Young.

Sincerely,

Robbyn & M. Suzanne Abedi  
[2083 Felix Ave., Memphis, TN 38104](http://2083FelixAve.com)

--

**Mrs. Liz Royer,**  
*Cooper-Young Community Association Vice President & Board Member*  
**Blight & Code Awareness Chair**  
901.297.6580 (cell)  
[lizzyroyer@gmail.com](mailto:lizzyroyer@gmail.com)

## Bacchus, Brian

---

**From:** Judi Shellabarger <jshellab@comcast.net>  
**Sent:** Thursday, October 26, 2017 8:00 AM  
**To:** Bacchus, Brian  
**Subject:** CY Landmarks

I am for Landmark status in Cooper Young. I do hope that there will be an explanation of fees at today's meeting and how they will match to our guidelines. Our neighborhood has now been torn apart by the letter of fees required sent by your department. I hope you will address this first before comments are made by neighbors.

Thank you.

Judi Shellabarger

Sent from my iPad

## Bacchus, Brian

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**From:** jeane umbreit <[umbreitjeane@yahoo.com](mailto:umbreitjeane@yahoo.com)>  
**Sent:** Thursday, October 26, 2017 9:22 AM  
**To:** Bacchus, Brian  
**Subject:** Fw: Landmarks and Cooper-Young

--- On Thu, 10/26/17, jeane umbreit <[umbreitjeane@yahoo.com](mailto:umbreitjeane@yahoo.com)> wrote:

> From: jeane umbreit <[umbreitjeane@yahoo.com](mailto:umbreitjeane@yahoo.com)>  
> Subject: Landmarks and Cooper-Young  
> To: [Brian.bacchus@menphistn.gov](mailto:Brian.bacchus@menphistn.gov)  
> Date: Thursday, October 26, 2017, 9:04 AM Brian, First, let me thank  
> you for your time on the phone with me.  
> I've spoken with Kristen Schebler  
> with the CYCA and given more info, I see that they are on track with  
> this.  
> I stand with them on getting this  
> passed, as is.  
> I would like to be sure that I receive notices on any and all  
> meetings, decisions, etc, pertaining to Cooper Young (both commercial  
> and residential) please.  
>  
> Again, thank you and hope we meet in  
> person sometime.  
>  
> Jeane Umbreit  
> 2195 Poplar Ave. #501  
> Memphis, TN. 38104  
>  
> [umbreitjeane@yahoo.com](mailto:umbreitjeane@yahoo.com)  
> 901-634-6787 phone/text  
>

## Bacchus, Brian

---

**From:** Emily A Holmes <eholmes1@cbu.edu>  
**Sent:** Thursday, October 26, 2017 9:31 AM  
**To:** Bacchus, Brian  
**Cc:** Paul Haught  
**Subject:** support for Cooper-Young Historic Overlay District

Dear Brian Bacchus,

I am writing to share my support for the application for a Historic Overlay District for Cooper-Young, made by the Cooper-Young Community Association, and being discussed at a public hearing of the Memphis Landmarks Commission today. My husband and I have lived in Cooper-Young for 11 years and we have owned our current home, on Evelyn Ave, for 10 years. We both work at CBU, we attend church at First Congo, and our children attend school at Peabody Elementary and Maxine Smith Steam Academy. We are deeply committed to our community and have close ties to our neighbors.

We support the application for a Historic Overlay District. Over the past 2-3 years, we have been dismayed as developers have bought up historic bungalows in the neighborhood, demolished them, and replaced them with constructions that are better suited to the suburbs. These new constructions (such as the new houses on S. Cox) simply do not fit the character of the neighborhood. Instead of front porches, they have garages at the front of the house. While that style of construction might be fine for suburban commuters, it does not belong in this historic neighborhood. The unique character of Cooper-Young, and the reason it has such a strong and healthy sense of community, stems directly from our ability to enjoy our porches, walk through the neighborhood, and easily strike up conversations with our neighbors. Porches encourage neighborhood connectivity and help build community.

The historic character of the neighborhood also relates to the working-class style of bungalows built in the 1920s and 30s. This style originally attracted us to the neighborhood, and provides affordable housing for young families like ours. We are concerned that new developments, in addition to destroying the charm and livability of the neighborhood, will price out the young families, artists, students, and other creative workers who make Cooper-Young and Memphis vibrant. We have no desire to live in a gentrified, monoculture neighborhood. The diversity of people (income, ethnicity, age, etc.) in this place is what makes it unique among Memphis neighborhoods. As we understand it, the Historic Overlay District status would prevent new constructions and alterations to existing structures that do not fit this unique character.

We are not concerned about the nominal permit application fees charged by the Memphis Landmarks Commission for a Certificate of Appropriateness. To us, these seem reasonable for any new construction or additions to existing houses to ensure that they will fit the historic character of our neighborhood.

For these reasons, we strongly support the CYCA's application for a Historic Overlay District for Cooper-Young. Thank you for your time.

Sincerely yours,

Emily Holmes and Paul Haught

2276 Evelyn Ave.  
Memphis, TN 38104  
901 725-0642

Emily A. Holmes, Ph.D.  
Associate Professor  
Department of Religion and Philosophy  
Christian Brothers University  
650 East Parkway South  
Memphis, TN 38104  
901-321-3325  
[emily.holmes@cbu.edu](mailto:emily.holmes@cbu.edu)

## Bacchus, Brian

---

**From:** Wendy Sumner-Winter <sumnerwinter@gmail.com>  
**Sent:** Thursday, October 26, 2017 10:01 AM  
**To:** Bacchus, Brian  
**Subject:** Cooper Young Historic Status

Mr. Bacchus:

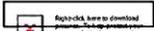
I am very excited that the Landmarks Commission is considering for Landmarks District status. I think it will be a wonderful acknowledgement of the hard work that so many in our community have put into preserving and invigorating our neighborhood. I am asking you to support our petition for Landmarks District status.

Thank you very much,

Wendy (CY home owner for 19 years)

--

**Wendy Sumner-Winter**  
901.545.9813



## Bacchus, Brian

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**From:** Houseworx <houseworx@comcast.net>  
**Sent:** Thursday, October 26, 2017 3:09 PM  
**To:** Bacchus, Brian  
**Subject:** Cooper Young

Brian, I am a CY homeowner and member of the CYA. I am in favor of the Landmarks application. However, it appears that Mark Morrison has gotten info from you that is contradicted by others in the neighborhood who also communicated with you. And that concerns me.

Bill Denton  
2034 Evelyn

Sent from my iPhone

## Bacchus, Brian

---

**From:** Katherine Fisher <fuzzlito@bellsouth.net>  
**Sent:** Thursday, October 26, 2017 1:08 PM  
**To:** Bacchus, Brian  
**Subject:** Landmarks status for Cooper-Young neighborhood

I am writing to express my support for the proposed landmarks status for the. Piper-Young neighborhood. We voted "no" when the subject came up a long time ago, but since then a lot has happened to change my mind.

Developers are coming in at an alarming rate and tearing down the type of home that gives midtown its charm, subdividing lots (or attempting to do so) and building hideous structures in their place, all in an attempt to make a quick buck while decimating out neighborhood.

Add to that demolitions without permits and construction work being performed on weekends when many of us are at home trying to enjoy some much-needed rest.

One home on Evelyn Avenue, a street lined with one-story bungalows, was built as a giant two-car garage with the door into the house hidden off to one side. Farther down the street, a two and-a-half (really three) story behemoth of a house is nearly completed.

I have found that many of the people who post on social media are ill-informed or just plain lying. One man jeopardized most of the speaking time at the very first meeting telling about paint colors and claiming that he has shine in Central Gardens that is uninhabitable because of the landmarks district and because he can't paint his front door the color he wants. No matter how much he was told Landmarks doesn't regulate paint colors, he continued to complain about his house and paint colors.

Please vote for the passage if Landmarks to help Cooper-Young preserve its historic character. Tell those builders to take their Cordova construction back to Cordova.

Thank you,  
Katherine Fisher  
2058 Evelynve., 38104  
901-833-8309