AGENDA
Thursday, April 23, 2020
City Hall, 125 N. Main Street
Memphis, TN 38103

PURSUANT TO STATE OF TENNESSEE EXECUTIVE ORDER NO. 16 SIGNED BY GOVERNOR BILL LEE ON MARCH 20, 2020, THIS WILL BE A STREAMED MEETING WITH ELECTRONIC VOTING

3:30 P.M. EXECUTIVE SESSION, MLK Jr. CONFERENCE ROOM (Joyce Cox, Chair)
4:00 P.M. PUBLIC SESSION, 5TH FLOOR CONFERENCE ROOM (Joyce Cox, Chair)

A. Call to Order and Roll Call
B. Chair’s Opening Remarks and Announcements
C. Approval of the Previous Meeting’s Minutes
D. Secretary’s Report: Items listed below are to be held for one month.

Item F.2 MLC 20-028 293 North Willett Street – Evergreen Historic District
Item F.3 MLC 20-029 1261 Peabody Avenue – Annesdale Park Historic District
Item G.1 MLC 20-036 985 Bruce Street – Cooper-Young Historic District
Item G.2 MLC 20-037 0 Bruce Street – Cooper-Young Historic District
(South of 985 Bruce Street, Parcel ID: 029024 00029)
Item G.4 MLC 20-039 0 Faxon Avenue – Speedway Terrace Historic District
(East of 1305 Faxon Avenue, Parcel ID: 021100 00002)
Item G.5 NR 20-001 120 North East Yates Road, Memphis, TN
(Anshei Shphard-Beth El Emeth Congregation)
E. Minor Certificates of Appropriateness (COA’s) Approved by the Memphis Landmarks Commission:

E.1 MLC 20-006 1050 Tanglewood Street – Cooper-Young Historic District
Request: Exterior Alterations to replace the front door and sidelights with different configuration and dimensions
Applicant: Austin Teunissen
Contractor: N/A
Staff Planner: Ayse Tezel
Commission Approval: April 9, 2020

E.2 MLC 20-019 1266 Castalia Street – Glenview Historic District
Request: Exterior Alterations to replace existing windows with double hung, one over one, vinyl windows
Applicant: Carolyn Goodwin
Contractor: Windows USA
Staff Planner: Clarke Shupe-Diggs
Commission Approval: March 17, 2020

E.3 MLC 20-021 115 East GE Patterson Avenue – South Main Street Hist. Dist.
Request: Site Improvements to install a new flag-mounted wall sign
Applicant: Jeff Zepatos
Contractor: Frank Balton Sign Co.
Staff Planner: Ayse Tezel
Commission Approval: March 6, 2020

E.4 MLC 20-022 1339 Agnes Place – Annesdale-Snowden Historic District
Request: Exterior Alterations to construct a front entrance awning
Applicant: David Fleurantin
Contractor: Holmes Interior Remodeling
Staff Planner: Ayse Tezel
Commission Approval: March 6, 2020

E.5 MLC 20-023 345 South Main Street – South Main Street Historic District
Request: Exterior Alterations to revitalize the existing mixed-use structure and Site Improvements to have parking area, and an exterior patio for the restaurant
Applicant: Ed Cabiago
Architect: PKM Architects
Staff Planner: Ayse Tezel
Commission Approval: April 6, 2020
E.6  MLC 20-024  687 Melrose Street – Central Gardens Historic District
Request: New Construction of a 480-sq. ft. accessory dwelling unit with porch
Applicant: Jamie Russell Bell
Contractor: Thomas Edwards
Staff Planner: Seth Thomas
Commission Approval: March 6, 2020 / Pending BOA Approval

E.7  MLC 20-025  260 Buena Vista Place – Evergreen Historic District
Request: Exterior Alterations to extent the front porch to the right with roof cover and railings
Applicant: Jason Brewer & Carrie Rothscheib
Architect: John Pruett Architects
Staff Planner: Brian Bacchus
Commission Approval: March 10, 2020

E.8  MLC 20-026  928 South Willett Street – Rozelle-Annesdale Historic District
Request: Demolition of a primary structure by Condemnation Order
Applicant: Jimmie and Marla Goodwin
Contractor: N/A
Staff Planner: Clarke Shupe-Diggs
Commission Approval: March 6, 2020

E.9  MLC 20-027  909 South McLean Boulevard – Rozelle-Annesdale Historic District
Request: Exterior Alterations to replace all windows and infill three (3) windows on West and South elevations
Applicant: Roland Filsinger
Contractor: Complete Contractors Group
Staff Planner: Ayse Tezel
Commission Approval: March 17, 2020

E.10 MLC 20-031  263 South McLean Boulevard – Central Gardens Historic District
Request: Site Improvements for a new sign
Applicant: The Beethoven Club
Contractor: Frank Balton & Company Signs
Staff Planner: Clarke Shupe-Diggs
Commission Approval: March 6, 2020

E.11 MLC 20-033  1233 Peabody Avenue – Annesdale Park Historic District
Request: Site Improvements for a new vinyl side and rear yard fence and cast-iron fence to match the existing front yard fence
Applicant: Henry & Lori Mesa
Contractor: Memphis Fence Company
Staff Planner: Ayse Tezel
Commission Approval: March 6, 2020
<table>
<thead>
<tr>
<th>E.12</th>
<th>MLC 20-034</th>
<th>1828 Cowden Avenue – Central Gardens Historic District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Request:</td>
<td>Exterior Alterations to remove and close in an existing rear facing garage door and installing new door and a window in place</td>
<td></td>
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<tr>
<td>Applicant:</td>
<td>James &amp; Jana Travis</td>
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<tr>
<td>Contractor:</td>
<td>Travis and Associates LLC</td>
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<td>Staff Planner:</td>
<td>Clarke Shupe-Diggs</td>
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<td>Commission Approval:</td>
<td>April 6, 2020</td>
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<tr>
<th>E.13</th>
<th>MLC 20-035</th>
<th>286 Stonewall Street – Evergreen Historic District</th>
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<tbody>
<tr>
<td>Request:</td>
<td>New Construction of a rear family room and a rear master bedroom addition</td>
<td></td>
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<tr>
<td>Applicant:</td>
<td>Charles Stanley &amp; Billy Jeanne Johnson</td>
<td></td>
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<tr>
<td>Contractor:</td>
<td>J Dillard Associates</td>
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<td>Staff Planner:</td>
<td>Ayse Tezel</td>
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<td>Commission Approval:</td>
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<tr>
<th>E.14</th>
<th>MLC 20-040</th>
<th>1457 Harbert Avenue – Central Gardens Historic District</th>
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<tbody>
<tr>
<td>Request:</td>
<td>Exterior Alterations to replace broken lattice porch railing with traditional, vertical porch railing</td>
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<tr>
<td>Applicant:</td>
<td>Tim &amp; Denise Fabian</td>
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<td>Contractor:</td>
<td>Open Door Memphis</td>
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<td>Staff Planner:</td>
<td>Ayse Tezel</td>
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<td>Commission Approval:</td>
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<tr>
<th>E.15</th>
<th>MLC 20-042</th>
<th>45 S. Riverside Drive – Cotton Row Historic District</th>
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<tbody>
<tr>
<td>Request:</td>
<td>COA Renewal-MLC 19-142 (Cobblestone Landing Restoration &amp; Improvements)</td>
<td></td>
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<tr>
<td>Applicant:</td>
<td>Memphis River Parks Partnership</td>
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<td>RLA/Engineer:</td>
<td>Ritchie Smith Assoc./Tetra Tech</td>
<td></td>
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<tr>
<td>Staff Planner:</td>
<td>Brian Bacchus</td>
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<td>Commission Approval:</td>
<td>April 25th, 2019</td>
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<tr>
<th>E.16</th>
<th>MLC 20-043</th>
<th>647 South McLean Boulevard – Central Gardens Hist. District</th>
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<tr>
<td>Request:</td>
<td>Exterior Alterations to construct a new pergola in the back yard (21’ by 21’, 10 feet in height)</td>
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<td>Applicant:</td>
<td>Karen C. Matthews</td>
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<tr>
<td>Contractor:</td>
<td>No Limit Roofing LLC</td>
<td></td>
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<td>Staff Planner:</td>
<td>Ayse Tezel</td>
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<td>Commission Approval:</td>
<td>April 17, 2020</td>
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F. Held COA Applications:

F.1 MLC 20-020  1074 Philadelphia Street – Cooper-Young Historic District
Request: New Construction of a two-story, single family home with driveway and walkway
Applicant: Manoochehr Tanhaee
Contractor: MTM Builders Inc.
Staff Planner: Brian Bacchus
Staff Recommendation: Approval with Five (5) Conditions

F.2 MLC 20-028  293 North Willett Street – Evergreen Historic District
Request: New Construction of a ground floor bathroom addition at the rear and second floor addition; and Exterior Alterations to the front porch and replace all windows
Applicant: Marty McAfee
Contractor: N/A
Staff Planner: Ayse Tezel
Applicant Requests One (1) Month Hold

F.3 MLC 20-029  1261 Peabody Avenue – Annesdale Park Historic District
Request: Exterior Alterations to convert multiple doors to windows, add hardi shake siding accents and louvers, replace the existing metal stairs and railing, and front yard parking area
Applicant: City Builders LLC
Representative: Solomito Land Planning / Brenda Solomito
Staff Planner: Brian Bacchus
Staff Recommendation: One (1) Month Hold

F.4 MLC 20-030  890 South Cox Street – Cooper-Young Historic District
Request: Exterior Alterations to replace vinyl siding, change the location of the front door and extend the existing front porch New Construction of a detached garage and new driveway and walkway
Applicant: Brad Graham
Contractor: N/A
Staff Planner: Clarke Shupe-Diggs
Staff Recommendation: Approval with Four (4) Conditions

F.5 MLC 20-032  575 Dickinson Street – Evergreen Historic District
Request: New Construction of a two-story home with an attached two-car garage and new driveway and walkway
Applicant: Angie Kirkpatrick
Architect: Conway Design Group/Patrick Gresham
Staff Planner: Ayse Tezel
Staff Recommendation: Approval with Five (5) Conditions
G. New COA Applications:

G.1 MLC 20-036  
985 Bruce Street – Cooper-Young Historic District  
Request: New Construction of a two-story single-family home with driveway and walkway  
Applicant: Kenneth Dupree  
Architect / Contractor: Todd Hubbard / Fifer & Associates  
Staff Planner: Ayse Tezel  
Applicant Requests One (1) Month Hold

G.2 MLC 20-037  
0 Bruce Street – Cooper-Young Historic District  
(South of 985 Bruce Street, Parcel ID: 029024 00029)  
Request: New Construction of a two-story single-family home with driveway and walkway  
Applicant: Kenneth Dupree  
Architect / Contractor: Todd Hubbard / Fifer & Associates  
Staff Planner: Ayse Tezel  
Applicant Requests One (1) Month Hold

G.3 MLC 20-038  
1961 Manila Avenue – Cooper-Young Historic District  
Request: Demolition of an existing front stoop and Site Improvements for a new, treated lumber, front porch  
Applicant: Mayra LLC  
Contractor: Gregory Turner  
Staff Planner: Clarke Shupe-Diggs  
Staff Recommendation: Approval with Two (2) Conditions

G.4 MLC 20-039  
0 Faxon Avenue – Speedway Terrace Historic District  
(East of 1305 Faxon Avenue, Parcel ID: 021100 00002)  
Request: New Construction of a two-story, single-family home  
Applicant: Pipe Dreams Properties Inc.  
Contractor: Ray West Design  
Staff Planner: Brian Bacchus  
Applicant Requests One (1) Month Hold

G.5 NR 20-001  
120 North East Yates Road, Memphis, TN  
(Anshei Shphard-Beth El Emeth Congregation)  
Request: Nomination of an Individual Listing to be placed on National Register of Historic Places  
Applicant: Anshei Shphard-Beth El Emeth Congregation  
Representative: Memphis Area Association of Governments / Kelsey Lamkin  
Staff Planner: Clarke Shupe-Diggs  
Staff Recommendation: Hold for One (1) Month
H. New Business: None
I. Next Meeting: Thursday, May 28, 2020
J. Adjournment

For more information on the items above, please call staff of the Memphis Landmarks Commission at (901) 636-6619 or visit website: https://shelbycountytn.gov/389/Memphis-Landmarks-Commission. 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.