



**Memphis Landmarks Commission (MLC)  
Minutes from the Meeting on  
Thursday, June 22, 2017  
City Hall, 125 N. Main Street, City Council  
Chambers 4:00 p.m.**

**Commission Members Present:** Commissioners Alison England, Keith Kays, Robert Norcross, Cyndy Tucker, Neil Prosser, and Chairperson Joyce Cox.

**Commission Members Not Present:** Commissioners Joy Doss, Stanley Hyland, and Andre C. Wharton.

**OPD/Landmarks Staff:** Brian Bacchus and Josh Whitehead

**City Legal Staff:** Carlos A. Bibbs, City of Memphis Sr. Assistant Attorney.

**Others Present:** Ronald & Karen Gephart, Jamie Naylor, Susanna Moldoveanu, and Bob Rigus

**Call to Order and Roll Call**

Chairperson Joyce Cox called the meeting to order at 4:00 p.m. Josh Whitehead called the roll. Commissioners Alison England, Keith Kays, Cyndy Tucker, Neil Prosser, and Chairperson Joyce Cox were present. Commissioner Norcross arrived at 4:37 p.m.

**Chairman's Opening Remarks**

Chairperson Joyce Cox read the statement of purpose and functions of the Commission. Josh Whitehead provided the secretary's report. Mr. Whitehead explained the disappearance of the landmarks staff and the new roles within the landmarks commission meetings.

**Changes to the Agenda**

Chairperson Joyce Cox asked if there were any changes to the agenda. Minor cases 17-143 and 17-149 were removed from the agenda.

**Minutes**

Chairperson Joyce Cox asked the Commissioners if there were any corrections to the minutes from the May 25, 2017 MLC Meeting. Chairperson Joyce Cox then asked for a motion to approve. Commissioner England made a motion to approve MLC minutes from the May 25, 2017 meeting. Commissioner Kays seconded the motion. The motion was approved unanimously.

**Minor COAs** – Commissioner Hyland read the minors for the record.

17-132	1272 Agnes Place	Annesdale-Snowden Historic District
17-134	1585 McLemore Ave.	Glenview Historic District
17-135	1565 McLemore Ave.	Glenview Historic District
17-136	1768 Peabody Ave.	Central Gardens Historic District
17-141	172 Kimbrough Pl.	Central Gardens Historic District
17-144	1848 Central Ave.	Central Gardens Historic District
17-151	1718 Vesey Ave.	Rozelle-Annesdale Historic District

**Current COA Applications**

Chairperson Joyce Cox explained the procedure for hearing the MLC cases; 5 minutes staff presentation for each case; 5 minutes comments from applicant/applicant’s representative; 3 minutes each of comments from the public; 2 minutes rebuttal from applicant; and then the motion with Commission’s discussion and action. She then called the first case.

**17-138            1420 Goodbar Ave. – Central Gardens Historic District  
Request for COA for site improvement for construction of a retaining/knee wall and relocate an existing fence with a new fence.**

Chairperson Cox asked if the applicant was present to come forward, to be sworn-in, and then state their name and address and if they were in agreement with staff’s recommendations. Chairperson Cox swore in everyone speaking on behalf of the case.

Ronald & Karen Gephart stated their home address as 1420 Goodbar Ave., Memphis TN. Chairperson Cox asks if the applicants agree with the staff recommendations. Mr. and Mrs. Gephart had not yet read the staff’s recommendations.

Staff member Brian Bacchus provided a staff report.

Barbara Sysak, from the Central Gardens Association stated her address as 680 S. McLean.

Chairperson Cox asked for a motion. Commissioner Kays made the motion to approve in accordance with staff’s recommendation. The motion was seconded by Commissioner England.

Commissioners began discussion on condition #2 as stated in the staff report, mortar cementation.

Commissioner Kays amends his motion to release recommendation #2 by staff. Commissioner England seconds the amendment to the motion. Josh called the vote. The motion was approved (with deletion of requirement of mortar).

**17-139            699-701 S. Barksdale Ave. – Central Gardens Historic District  
Request for COA for site improvement for sidewalk repair, paving existing driveway and installing a circular drive with new landscaping.**

Chairperson Cox asked if the applicant was present to come forward, to be sworn-in, and then state their name and address. Chairperson swore in everyone speaking on behalf of the case.

Jamie Naylor stated her address as 699-701 S. Barksdale. Ms. Naylor requested a 30-day hold.

Commissioner England motioned to approve the hold for one month. Commissioner Tucker seconded the motion.

Josh called the vote. The motion passed unanimously.

**17-145            1849 Central Ave. – Central Gardens Historic District  
Request for COA for site improvement to demolish and rebuild**

**outbuilding.**

Chairperson Cox asked if the applicant was present to come forward, to be sworn-in, and then state their name and address. No one was present to speak on behalf of the case.

Procedural hold for 30 days in the case of applicant not present.

Commissioner Norcross motioned to approve hold. Commissioner Tucker seconded the motion. Josh called the vote. The motion passed unanimously.

**17-146            1709 Forrest Ave. – Evergreen Historic District  
Request for COA for Site Improvement modification to increase the  
height of a brick wall from six (6) feet to eight (8) feet.**

Chairperson Cox asked if the applicant was present to come forward, to be sworn-in, and then state their name and address. Chairperson Cox swore in everyone speaking on behalf of the case.

Susanna Moldoveanu stated her address as 1709 Forrest Ave. Ms. Moldoveanu agreed with the staff report with an additional modification request.

Staff member Brian Bacchus provided a staff report.

Chairperson Cox asked for a motion. Commissioner Kays motioned to approve according to staff recommendations. Commissioner Tucker seconded the motion.

Ms. Moldoveanu requested a hold for 30 days following discussion with Commissioners.

Commissioner Kays amended his motioned to approve a hold for 30 days. Commissioner Tucker seconded the amendment. Josh called the vote, the motion passed unanimously.

**New Business**

1. Josh requested approval to revise the Memphis Landmarks Commission Application Deadlines and Meetings 2017 Calendar by revising the Neighborhood Deadline for the months of July through December by advancing the date to receive neighborhood comments by five days. Commissioner Tucker motioned to approve. Commissioner Norcross seconded the motion. The motion was approved unanimously.
2. Josh requested amendment to the Bylaws of the Memphis Landmarks Commission with regards to the creation of a historic overlay district to be held under consideration until July 27, 2017.  
Bob Rigus, President and private citizen of VECA neighborhood, spoke in opposition to percentage of property owners needed for leaving a historic district.  
Commissioner England made a motion to approve the hold until July. Commissioner Tucker seconded the motion. The motion was approved unanimously.

**Next Meeting**

July 27, 2017 at 4:00pm – City Council Chambers

**Adjournment**

Chairwoman Cox made a motion to adjourn. The motion was seconded by Commissioner England. Meeting adjourned at 5:20 p.m.

Respectfully submitted,

*Katherine Flynn*

Ms. Katherine Flynn