

THE MEMPHIS LANDMARKS COMMISSION: AN INTRODUCTION AND OVERVIEW

Established in 1976 by the Memphis Landmarks Ordinance (now Ordinance #3751), the Memphis Landmarks Commission (MLC) is the local governmental body primarily responsible for the legal protection of historic, architectural, and cultural landmarks in the City of Memphis. Memphis is one of about 4,000 American cities that have landmarks commissions.

The MLC's nine members are appointed by the Mayor of the City and confirmed by the City Council. Commissioners serve five-year terms without compensation. Current MLC members are: Andy Kitsinger (Chair), Bill Scarbrough (Vice-Chair), Suzanne I. Askew, Joey Hagan, Verna D. Hawkins-Lambert, Margaret E. (Libby) Pritchard, Jessica E. Robinson, Earlice Taylor, and one temporary vacancy. The Commission has a professional staff that handles the day-to-day operations of the office.

The MLC's responsibilities begin with the designation of local historic districts. Historic zoning is a tool used by many American cities to protect designated areas from changes that would diminish their historic character or architectural importance. Requests for such zoning are initiated by property owners in the area who are concerned about maintaining the area's historic appearance. The MLC reviews historic zoning applications and submits them with recommendations to the Land Use Control Board and the City Council. Historic districts are established by the final vote of the City Council. To date, nine historic preservation districts have been established in Memphis: Annesdale-Park, Annesdale-Snowden, Collins Chapel, Cotton Row, Gayoso-Peabody, Glenview, Maxwelton, South Main Street and Victorian Village. Memphis has four historic conservation districts: Evergreen, Central Gardens, Lea's Woods, and Rozelle-Annesdale.

In both historic preservation and historic conservation districts, the MLC reviews only work that is visible from the street. In historic preservation districts, the MLC reviews new construction, demolition, relocation of structures, and all types of exterior alterations (some examples: additions, porch alterations, installation of storm windows, repointing masonry, etc.). In historic conservation districts, the MLC reviews new construction, demolition, relocation of structures, and exterior alterations if they increase habitable space of a structure. For example, in a conservation district the MLC would review the enclosing of a porch but not a carport addition or the installation of storm windows, since those changes do not increase habitable space.

Once a local historic district is established, the MLC is responsible for reviewing proposed work in the district. The work must meet the district's Design Guidelines and be deemed appropriate for the house and historic district. Before a building permit can be issued or exterior work can begin, a property owner must receive a Certificate of Appropriateness (COA) from the MLC. The MLC meets once a month to consider these requests and applicants are encouraged to consult with Commission staff early in the planning stage of a project. The MLC does not review interior design or any other work not visible from the street, nor does it review ordinary maintenance or paint colors, although it will advise in these areas if requested.

It is important to note the difference between National Register of Historic Places historic districts and local historic districts established by City Council. Memphis has over 40 historic districts listed on the National Register, but only 13 of these have been designated local historic districts. Listing on the National Register does not bring a district under the design review jurisdiction of the MLC or any other body.

Beyond its power as a design review board, the MLC serves other functions. The MLC and its staff are responsible for implementing the Memphis Historic Preservation Plan, which was adopted by City Council in November 1997. The Historic Preservation Plan provides goals and objectives to guide future planning decisions throughout Memphis and identifies a number of significant buildings and sites through contextual histories. The MLC and its staff provide general information to the public about such topics as the National Register, Investment Tax Credits, and proper historic building rehabilitation techniques. The MLC also co-sponsors with Memphis Heritage, Inc. the annual Preservation Awards Ceremony, which honors architects, developers, homeowners, and neighborhood organizations for their contributions to historic preservation in Memphis. We also hold an annual poster contest for Memphis City high school student during Historic Preservation Week in May. We manage the local Cultural Resource Survey of historic properties in Memphis and Shelby County and there are usually a variety of special projects underway. These are some of the ways the MLC seeks to enhance the public's awareness and appreciation of Memphis' historic resources and works to protect them.

The MLC plays a part in Tennessee's statewide historic preservation as well. Under federal law (the National Preservation Act of 1969), local governments can take on added preservation responsibilities if they meet certain criteria, including having local preservation laws and a preservation commission. Memphis meets these criteria and is a Certified Local Government (CLG). The Landmarks Commission's role as a CLG is to represent the public's preservation interests. The MLC is given the opportunity to comment on all National Register of Historic Places nominations from the city, and on large federal projects that might have an impact on historic resources.

The Memphis Landmarks Commission generally meets on the fourth Thursday of each month at 5 P.M. Meetings are held in City Hall, 125 N. Main St., and are open to the public.

For more information contact: Memphis Landmarks Commission
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Street Name	Address Range	Side of Street	District
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**ADDRESS LIST
LANDMARKS HISTORIC DISTRICTS
MEMPHIS, TENNESSEE**

Key: Abbreviation	Historic District
AP	Annesdale Park Historic Preservation (HP) District
AS	Annesdale-Snowden HP District
CG	Central Gardens Historic Conservation (HC) District
C Chapel	Collins Chapel HP District
CR	Cotton Row HP District
Evergreen	Evergreen HC District
GP	Gayoso-Peabody HP District
Glenview	Glenview HP District
LW	Lea's Woods HC District
Maxwelton	Maxwelton HP District
RA	Rozelle-Annesdale HC District
S Main	South Main Street HP District
VV	Victorian Village

Street Name	Address Range	Side of Street	District
Adams Ave.	554-707	Both	VV
Agnes Pl.	1124-1214	Even	AS
	1228-1419	Both	AS
Anderson St.	619-740	Both	CG
Angelus St.	191-462	Both	Evergreen
Auburndale St., N.	189-252	Both	Evergreen
Autumn Ave.	1662-1919	Both	Evergreen
Autumn Ave.	2393-2441	Odd	LW
Avalon St., N.	190-492	Both	Evergreen
Avalon St., S.	169-177	Both	CG
Barksdale St., S.	171-791	Both	CG
	1148-1330	Both	Glenview

Street Name	Address Range	Side of Street	District
Beard Pl.	1660-1704	Both	Evergreen
Bellevue Blvd., S.	376, 618 704-746	Both	AP AS
Belvedere Blvd., S.	175-706	Both	CG
Broad Ave.	2404-2436	Even	LW
Buena Vista Pl.	195-352	Both	Evergreen
Burriss St.	1215-1296	Both	Glenview
Carr Ave.	1228-1339 1348-1987	Both Both	AP CG
Carruthers Pl.	1662-1763	Both	Evergreen
Castalia St.	1247-1305	Both	Glenview
Central Ave.	1148-1293 1424-1980	Both Both	AS CG
Circle Ave.	2347-2386	Both	LW
Clark Pl.	59-180	Both	Evergreen
Cleveland St., S.	220-226 266, 408 320-598 415, 605	Even Even	CG CG CG AP
Court Ave.	1482-1595	Both	Evergreen
Cowden Ave.	1828-1985	Both	CG
Crestmere Pl.	176-236	Both	LW
Dickinson St.	353-574	Both	Evergreen
Dorothy Pl.	1155-1205 1204-1212	Both Even	AS AS

Street Name	Address Range	Side of Street	District
East Parkway, N.	200-388	Even	LW
Eastmoreland Ave.	1397-1441	Odd	CG
	1467-1776	Both	CG
Eastwood Pl.	2341-2405	Both	LW
Emmie St.	908-1008	Both	RA
Euclid Ave.	1620-1814	Both	RA
Evelyn Ave.	1615- 1815	Both	RA
Evergreen St., N.	189-554	Both	Evergreen
Felix Ave.	1452-1805	Both	RA
Fleetwood	1567-1598	Both	RA
Forrest Ave.	1531-1835	Both	Evergreen
Foster Ave.	1560-1953	Both	Glenview
Front St., S.	40-70	Even	CR
	71-116	Both	CR
Galloway Ave.	1414-1841	Both	Evergreen
	1853-1917	Odd	Evergreen
Garland St.	206-507	Both	Evergreen
Gayoso Ave.	80-114	Even	GP
Glenview Ave.	1562-1586	Even	Glenview
	1589-1878	Both	Glenview
Glenwood Pl.	1711-1786	Both	CG
Goodbar Ave.	1308-1332	Both	AP

Street Name	Address Range	Side of Street	District
	1343-1644	Both	CG
Granville Pl.	1501-1519	Both	Evergreen
Harbert Ave.	1228-1337 1347-1985	Both Both	AP CG
Hawthorne St.	190-540	Both	Evergreen
Higbee Ave.	1915-1985	Both	CG
Holman Ave.	1714-1756	Both	RA
Huling Ave.	66-117	Both	S Main
Idlewild St., S.	169-211	Both	CG
Jefferson Ave.	608-688	Both	VV
Kendale Ave.	1577-1938	Both	Glenview
Kenilworth St.	195-365	Odd	Evergreen
Kimbrough Pl.	172 205-295	 Both	CG CG
Kyle St.	991-1071 1097-1191	Both Both	RA Glenview
Lake Pl.	1561-1575	Both	Evergreen
Lamar Ave.	1701-2093 1545-1571 1573-1815	Odd Odd Both	Glenview RA RA
LaPaloma St.	1248-1323	Both	Glenview
Lawrence Pl.	1662-1762	Both	Evergreen
Lemaster St.	179-593	Both	CG
Linden Ave.	81 1360-1983	 Both	S Main CG

Street Name	Address Range	Side of Street	District
Main St., S.	39-63	Odd	GP
	57-116	Both	GP
	143-161	Odd	GP
	262-574	Both	S Main
Mansfield Dr., S.	668-706	Both	CG
McLean Blvd., N.	201-515	Both	Evergreen
McLean Blvd., S.	203-227	Odd	CG
	232-792	Both	CG
	909-1075	Odd	RA
McLean Place	205, 209, 211		CG
McLemore Ave.	1400-1660	Both	Glenview
McNeil St., N.	196-520	Both	Evergreen
Melrose St.	565-744	Both	CG
	938-1058	Even	RA
	1125-1194	Both	Glenview
Monroe Ave.	53-99	Odd	CR
	81, 83		GP
Mulberry St.	307		S Main
	347-387	Odd	S Main
	372-378	Even	S Main
Neely St.	96-106	Both	VV
Nelson Ave.	1612-1815	Both	RA
Netherwood Ave.	1488-1958	Both	Glenview
Nettleton Ave.	81		S Main
North Parkway	1401-1840	Both	Evergreen
Oakview St.	933-1072	Both	RA

Street Name	Address Range	Side of Street	District
Overton Park Ave.	1400-1915	Both	Evergreen
Parkway Pl.	2356-2440	Both	LW
Patterson, G.E., St.	78-116	Even	S Main
Peach Ave.	1414-1769	Both	Evergreen
Peabody Ave.	1228-1337 1347-1980	Both Both	AP CG
Peabody Green	1857-1870	Both	CG
Pine St.	223-268	Both	CG
Poplar Ave.	1429-1582 1590-1684 1694-1706	Both Even Both	Evergreen Evergreen Evergreen
Poplar Ave. (cont.)	1716-1734 1735-1758 1770-1822 1855-1865 1872-1915 2430	Even Both Even Odd Both	Evergreen Evergreen Evergreen Evergreen Evergreen LW
Pontotoc Ave.	65, 69, 75		S Main
Rayner St.	963, 971-1076 1097-1191	Both Both	RA Glenview
Rembert Pl., S.	175-663	Odd	CG
Roland Pl.	1586 1596 749 – 782	Both Both	CG CG
Roland St.	700-800 830-1072	Both Both	CG RA
Rosemary Ln.	686-1500	Both	CG
Rozelle St.	176-710 793-805 822-1075	Both Odd Both	CG CG RA

Street Name	Address Range	Side of Street	District
	1100-1176	Both	Glenview
St. Paul Ave.	112		S Main
Seattle St.	907-1076	Both	RA
Second St., S.	79-115	Odd	GP
Shady Ln.	1-62	Both	Glenview
Sledge Ave.	1131-1284	Both	AS
Snowden Cir., E.	764-800	Even	AS
Snowden Cir., W.	747-801	Odd	AS
South Parkway, E.	1608-1804	Even	Glenview
Southern Ave.	1446-1700 1519-1695 3105	Even Odd	RA Glenview Maxwelton
Stonewall Pl.	71-554	Both	Evergreen
Strathmore Circle E.	276-302	Both	LW
Strathmore Circle N.	2351-2378	Both	LW
Strathmore Circle S.	2346-2387	Both	LW
Talbot Ave.	19-131	Both	S Main
Third St., S.	80		GP
Union Ave.	35-53 64-65 69-112 113-189 1483-1491	Odd Both Both Odd Odd	CR CR GP GP CG
Van Horn Ave.	2365-2395	Both	LW
Vance Ave.	73-116	Both	S Main

Street Name	Address Range	Side of Street	District
	1350-1657	Both	CG
Vesey Ave.	1672-1757	Both	RA
Victorian Pl.	1816, 1820		CG
Vinton Ave.	1229-1341	Both	AP
	1346-1983	Both	CG
Wagner Pl.	92-116	Even	CR
Waldran Blvd.	715, 718		AS
Walker Ave.	1445-1753	Both	RA
Washington Ave.	553-679	Odd	VV
	670-678	Even	C Chapel
Watkins St., N.	203-379	Both	Evergreen
Watkins St., S.	233-325	Both	CG
Waverly Ave.	1515-1889	Both	Glenview
Willett St., N.	55-480	Both	Evergreen
Willett St., S.	184-774	Both	CG
	867-1074	Both	RA
	1115-1296	Even	Glenview
Williamson St.	200-332	Even	Evergreen
Williford St.	174-403	Both	LW
Worthington St.	1223-1323	Both	Glenview
York Ave.	1575-1907	Both	CG

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