United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Picardy Place Historic District

Other names/site number: Picardy Place Re-Subdivision

Name of related multiple property listing: Historic Residential Resources of Memphis, Shelby County, Tennessee
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & Number: 157-205 South Fenwick Road and 160-201 Picardy Place

City or town: Memphis State: TN County: Shelby

Not For Publication: N/A Vicinity: N/A Zip Code: 38111

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

[ ] **national** [ ] **statewide** [X] **local**

Applicable National Register Criteria: [X] **A** [ ] **B** [X] **C** [ ] **D**

Signature of certifying official/Title: **Date** 6/10/14

Deputy State Historic Preservation Officer, Tennessee Historical Commission

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of Commenting Official: **Date**

Title: **State of Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper — Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Private	X
Public – Local	
Public – State	
Public – Federal	

Category of Property
(Check only **one** box.)

Building(s)	
District	X
Site	
Structure	
Object	

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
30	4	buildings
0	0	sites
0	0	structures
0	0	objects
30	4	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
DOMESTIC/single dwelling	DOMESTIC/single dwelling
DOMESTIC/secondary structure	DOMESTIC/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions.)
MODERN MOVEMENT: Minimal Traditional with Colonial Revival details

Materials: (enter categories from instructions.)
Principal exterior materials of the property: CONCRETE; BRICK; ASPHALT; METAL
WOOD: weatherboard

Narrative Description

The Picardy Place is located in the Midtown area of Memphis, Shelby County, Tennessee, near the center of the I-240 Loop between Poplar Avenue and Central Avenue. This general area is well-known for its historic residential districts such as Chickasaw Gardens to the east, Idlewild (NR, 3/5/1999), Cooper Young (NR, 6/22/1989) and Central Gardens (NR, 9/9/1982) to the to the west. Picardy Place consists of smaller homes on smaller amounts of acreage, while the other historic districts showcase grander estates set back on large residential lots as well as more modest homes on good-sized lots.

Minimal Traditional Style or form of architecture is highly discussed as to whether it is a style or a form of architecture. The Minimal Traditional style is a consistence structure found across the United States in the years between 1925 to as late as the 1960s. McAlester states "The earliest of these (modern styles), the Minimal Traditional style, was a simplified form loosely based on the previously dominant Tudor style of the 1920s and 1930s. Like Tudor [Revival] style houses, these generally have a dominant front gable and massive chimneys, but the steep pitch is lowered and the façade is simplified by omitting most of the

traditional detailing."[1] They became popular first in the 1930s and then became the dominant style of the post–war, late 1940s and early 1950s.

For the purpose of this nomination, Minimal Traditional is its own ubiquitous house style. The distinctive styles of the 1920's such as the English Revival or Spanish Eclectic were stripped of their details to be marketed as Modern English or Modern Colonial cottages. The Craftsman–style bungalows of the 1920s were considered out of date and a forlornly time-worn form. Minimal Traditional houses were the new, small, affordable middle class families stand-by for good architecture. While it is true the Depression stopped the more ornate or grandiose styles; Deco, International, and Art Moderne were reforming themselves into the style of the modern era. These styles contributed to the streamlining of the small house style.[2]

Home owners were traditionalists at heart and in their taste thus the Minimal Traditional Style with simplified Colonial Revival details were the houses in demand for the home owner with a modest budget. However, the materials used to construct the new "modern Minimal Traditional" homes were the same excellent materials as the larger, more expensive homes. Most often the Minimal Traditional style houses were one-story houses with a cross-gable or hipped roof; sometimes with a basement or a half second story. Minimal Traditional lacked the built-in and interior finishes of the more expensive homes. The average size was eight hundred to one thousand square feet and there was very little cabinetry included in the structure. Easily recognized by their parallel orientation to the street some with a forward-facing gable, the Minimal Traditional style often has a hood or overhangs that protect a small front porch. Large "picture" windows mark the location of the living room as the "eyes on the street" approach to neighborhood living.[3]

Eight of the lots within the Picardy Place front on South Fenwick Road, a street that was previously known as Outlet Avenue and runs north to south to connect Poplar Avenue to Central Avenue. Four of these properties bracket the entrance to the Picardy Place to the south while the other four do the same to the north. The remaining fifteen lots circle the Picardy Place dumb bell designed cul-de-sac. The cul-de-sac and entry are capped with curbs and gutters, a three-foot tree planting lawn and a three-foot concrete sidewalk from Fenwick Road into the subdivision. Fenwick Road also has a curb and gutter, three-foot tree planting lawn and a three-foot concrete sidewalk. There are concrete light poles with crane neck lights in three places in the tree planting lawn area of the subdivision. The wiring for the street lighting is underground. Several mature trees dot the front yards of the houses behind the sidewalk. The houses are set back an average but consistent distance from the sidewalk. The majority of the houses have concrete sidewalks to the driveway and each structure has a standard eight-foot concrete driveway with a ten-foot curb cut. A six inch drainage culvert empties onto the street side sidewalk and driveway of 193 Picardy Place. A storm drainage intake is located at the end of the east/west section of Picardy Place and a fire hydrant is located on the south side of the entry way street in the tree planting lawn (area between the curb and the public sidewalk). The rear property lines of the properties facing the Picardy Place part of the subdivision are enclosed by a six-foot wood fence.

[1] Virginia & Lee McAlester, *A Field Guide to American Houses,* Alfred A Knopf, New York, 1984, page 477.
[2] "Minimal Traditional Style 1925 to 1950," *Antique Home Styles*, 2013, accessed December 27, 2012. http://antiquehomestyles.com/styles/minimal-traditional.htm.
[3] Ibid.

INVENTORY

South Fenwick Road

1. 157 South Fenwick Road, 1950, (Parcel #045049 00028)
At this location is a one-story frame, projecting front facing gable rectangular plan Minimal Traditional house built in 1950 with Colonial Revival style details. The site has a concrete wall foundation, low pitch gable roof with asphalt shingles, a brick veneer exterior, and six-over-six double-hung wood sash windows. The main portion of the roof is a side gable with a dominant front facing gable with a half-moon louvered attic vent. In the front facing gable there is an eight-over-eight double-hung wood window bracketed by shutters. Serving as the main entry, a shed roof, partial-length porch is supported by wrought iron, detailed columns with ivy-patterned wrought iron brackets and is inset within the front ell. The brick veneer extends into the gables without a break. At the eaves, a slight overhang sits above a wide band of trim. **(C)**

A combination carport and storage shed with asphalt shingled gable roofs which were added along the southwest corner of the property in 1960 and are visible from the street. This outbuilding is typical of the time period, and as such, is a contributing building to the district. **(C)**

2. 163 South Fenwick Road, 1950, (Parcel #045049 00029)
At this location is a one-story frame, double projecting front face gable with an integral entry porch in a rectangular plan, Minimal Traditional style house built in 1950 with Colonial Revival details. The house has a concrete wall foundation, a low-pitch gable roof of asphalt shingles, a brick veneer exterior, eight-over-eight double-hung wood sash windows and central interior chimney. The main roof is a side gable with two overlapping front facing gables that feature eight-over-eight double-hung wood sash windows with flanking two-over-two double-hung wood sash windows and louvered shutters, and occupies nearly half of the east façade of the gable. Located above the window is a rectangular louvered vent. The main entry is covered by a small integral porch off the larger front facing gable that is supported by a simple, square wooden column and pilaster. Brick veneer extends into the gables with the exception of the front of the larger of the two projecting cross gables which is covered with horizontal clapboard siding with a louvered attic vent at the apex. At the eaves, a slight overhang sits above a wide band of wood trim. A side gable roof side porch supported by square wood posts and a wood railing serves as a secondary entrance. **(C)**

3. 169 South Fenwick Road, 1939, (Parcel #045049 00030)
At this location is a one-story, frame, rectangular plan, Minimal Traditional style dwelling with Colonial Revival details built in 1939. The dwelling has a concrete wall foundation, a low-pitch, side gable roof of asphalt shingles, a brick veneer exterior, and a central interior-slope chimney. Two eight-over-eight double-hung wood sash windows flanked by louvered shutters occupy the north end and center of the east façade, and a small brick box bay with an eight-over-eight double-hung wood sash window flanked by slim, two-over-two double-hung woods sash windows on the south end. The main entry is located on the south elevation beneath a gable roof porch supported by small wood posts. Sheets of wood lattice extend off the main block to partially enclose the porch. At the eaves of the house, a slight overhang sits above a wide band of wood trim. There are no other buildings on the property. **(C)**

4. 175 South Fenwick Road, 1942, (Parcel #045049 00031)
At this location is a one-story frame, compound rectangular plan in the Minimal Traditional style with Colonial Revival details dwelling built in 1942 on a corner lot. The dwelling has a concrete wall foundation, low-pitch side gable roof of asphalt shingles, a brick veneer exterior, and an interior central slope chimney. Centered on the east façade is an inset wood panel door set within a pilaster wood surround that serves as the main entry. Eight-over-eight double-hung wood sash windows with louvered shutters flank the main entry. The north bay of the facade is a recessed, side gable roof bay with a six-over-six double-hung wood sash window on the façade. A gable roof side porch extends out from the south elevation and serves as a secondary entrance. The side porch is supported by small square wood columns and a simple wood railing, and vertical wood siding is in the gable field. Two six-over-six double-hung wood sash windows flank an inset wood panel door on the north with louvered shutters flanking only the northeast corner window. In the gable field of the south elevation is horizontal clapboard siding. Louvered attic vents are located at the apex of the gable fields on the main block of the dwelling and at the eaves; a slight overhang sits above a wide band of wood trim. **(C)**

A rectangular, frame, clapboard-clad garage with a metal nine-panel garage door, carriage lights and an asphalt shingle gable roof occupies the southwest corner of the property facing out onto Picardy Place. **(C)**

5. 187 South Fenwick Road, 1952, (Parcel #045049 00047)
At this location is a one-story, frame, compound plan, Minimal Traditional style dwelling with Colonial Revival details built in 1952 on a corner lot. The dwelling has a concrete wall foundation, a low-pitch side gable roof with asphalt shingles, a brick veneer exterior, and an interior slope chimney. The main roof has two overlapping cross gables that features an eight-over-eight double-hung wood sash window with flanking slim, four-over-four double-hung wood sash windows bracketed by louvered shutters, and occupies nearly half of the east façade. Above the tri-part window is a rectangular louvered attic vent in the gable field. The replacement glass and wood door is protected by a small entry porch that is covered by a portion of the larger cross gable which is supported by a detailed cast iron column and railing. Brick veneer extends up into most gables without a break. However, the front of the larger of the two projecting cross gables is covered with horizontal clapboard siding and has a louvered attic vent at its apex. At the eaves, a slight overhang sits above a wide band of wood trim and a brick soldier course. The cross gables on the north elevation mirror the cross gables of the east façade. Other windows in the dwelling include six-over-six double-hung wood sash. There is a small rear brick ell addition that projects off the rear of the dwelling. A covered breezeway extends in a western direction from the rear of the main dwelling. The property is surrounded at the rear and down the north side of the property line with a six-foot tall wood fence. **(C)**

To the southwest of the dwelling is a frame, single-bay detached garage. The garage has a side gable roof of asphalt shingles and an exterior of clapboard siding. **(C)**

6. 193 South Fenwick Road, 1946, (Parcel #045049 00048)
At this location is a one-story, frame, compound plan, Minimal Traditional style dwelling with Colonial Revival details built in 1946. The dwelling has a concrete wall foundation, a low-pitch side gable roof of asphalt shingles, and a brick veneer exterior. A dominant projecting gable features an eight-over-eight double-hung wood sash window with a paneled apron and a brick sill and is bracketed by louvered shutters. Above the window is a half circle louvered attic vent set within a brick surround above a brick sill. This projecting gable occupies nearly a third of the east façade. Extending south from the projecting gable, a partial-width shed roof porch protects the man entry and is supported by simple square wood columns set

beneath arched openings. Another eight-over-eight double-hung wood sash window with flanking louvered shutters is set within the porch. The brick veneer extends up into all gables without a break. At the eaves, a slight overhang sits above a wide band of wood trim and a small side wing extends off the north elevation with a lower roofline. **(C)**

7. 199 South Fenwick Road, 1946, (Parcel #045049 00049)
At this location is a one-story, frame, compound plan, Minimal Traditional style dwelling with Colonial Revival details built in 1946. The dwelling has a concrete wall foundation, a low-pitch side gable roof of asphalt shingles, a brick veneer exterior, and an exterior end brick chimney. Towards the southeast corner of the east façade is a small shed roof projecting bay within which is an eight-over-eight double-hung wood sash window flanked by slim, two-over-two horizontal light wood sash windows set on a brick base. The two remaining windows on the east façade are eight-over-eight double-hung wood sash bracketed by louvered shutters. The main entrance is located on the south elevation and is obscured by a cast iron gate. At the eaves, a slight overhang sits above a wide band of wood trim. **(C)**

8. 205 South Fenwick Road, 1946, (Parcel #045049 00050)
At this location is a one-story, frame, rectangular plan Minimal Traditional style dwelling with Colonial Revival details built in 1946 on a corner lot. The dwelling has a concrete wall foundation, a low-pitch side gable roof of asphalt shingles, a brick veneer exterior, and an exterior end chimney. The main entrance has a brick stoop with metal railings that leads to a wood panel door set within a fluted pilaster wood surround on the east facade. Two eight-over-eight double-hung wood sash windows bracketed by louvered shutters flank the main entrance. A six-over-six double-hung wood sash window is located on the façade in the set-back bay off the north elevation of the main block. There is a smaller gable roof porch extending to the south which serves as a secondary covered entrance by the driveway. The pediment of the side porch is covered with horizontal clapboard siding. At the eaves, a slight overhang sits above a wide band of wood trim. Located on the property side of the street side sidewalk is a low, four-foot, swag-topped picket fence. **(C)**

Picardy Place

9. 160 Picardy Place, 1946, (Parcel #045049 00035)
At this location is a one- and one-half story, frame, gable and wing plan, Minimal Traditional style dwelling with Colonial Revival details built in 1946. The dwelling has a concrete wall foundation, a normal-pitch side gable roof of asphalt shingles, a brick veneer exterior, and an interior slope chimney. The brick veneer extends up into all gables. A small overhang extends at the eave line over a wide wooden trim board atop brick soldier course. A recessed, partial-width porch under the side gable portion of the roof is supported by two square inset wood panel columns and is covered with board and batten siding. A twenty-light fixed picture window and the main entry are also within the recessed porch. On the façade of the projecting gable and on the recessed bay are one-over-one double-hung vinyl sash windows bracketed by louvered vinyl shutters. **(C)**

To the rear and northwest of the dwelling is a detached, frame, single-bay garage with an exterior of clapboard siding, a front gable roof of asphalt shingles, box eaves and a sixteen metal panel overhead track door. **(C)**

10. 165 Picardy Place, 1944, (Parcel #045049 00036)
At this location is a one-and one-half story, frame, rectangular plan, Minimal Traditional style dwelling with Colonial Revival details built in 1944. The dwelling has a concrete wall foundation, normal pitch, side gable roof of asphalt shingles, an exterior of horizontal vinyl siding, and an exterior end brick chimney at the southwest elevation. Two gable roof dormers protrude from the slope of the roof each clad with vinyl siding and each with a six-over-six double-hung wood sash window. A hip roof extends over a small entry stoop and is supported by wrought iron columns centered in the southeast facade. A large hip roof bay window projects outward from the main frame of the building and has a central eight-over-twelve light double-hung wood sash window with flanking six-over-nine-light double-hung wood sash windows. Other windows include eight-over-eight and six-over-six double-hung wood sash windows and six-light wood casement windows. At the eaves a slight overhang sits above a wide band of wood trim. A low pitched gable roof addition was added to the structure in the early 1950's extending west from the gable and serves as a secondary entrance to the main house. The addition abuts the frame garage. There is an eight-light glass and wood storm door over a glass and wood interior door in the center of the addition with a six-over-six double-hung wood sash window to the west on the façade. **(C)**

Sited to the west southwest of the main building is a semi-detached, frame, front facing gable roof, vinyl-sided garage with box eaves and a set of glass and wood doors with six-light windows in the top third of each door that give access to the single bay. **(C)**

11. 166 Picardy Place, 1945, (Parcel #045049 00034)
At this location is a one-and-one-half story, four-bay, frame, rectangular plan, Minimal Traditional style dwelling with Colonial Revival details built in 1945. The dwelling has a concrete wall foundation, normal pitch, side gable roof of asphalt shingles, an exterior of horizontal clapboard wood siding, and an exterior end brick chimney. Two gable roof dormers protrude from the slope of the roof and are clad in horizontal clapboard. Each dormer has a six-over-six double-hung wood window. A canvas canopy supported by metal rods covers the main entrance and small brick stoop with a metal railing. A large, hip roof, three-sided bay window projects from the third bay of the façade with a central twelve-over-twelve double-hung wood sash window flanked by nine-over-nine double-hung wood sash windows. Other windows include eight-over-eight and six-over-six double-hung sash windows and six-light wood casement windows. At the eaves, a slight overhang sits above a wide band of wood trim. A gable roof breezeway extends from the north elevation and links an historic frame, front facing gable roof garage with clapboard siding that has been incorporated into a secondary entrance for the main house. The enclosed breezeway has a nine-over-nine double-hung wood sash window and a multi-light glass and wood side lights and a wood door. **(C)**

12. 169 Picardy Place, 1945, (Parcel #045049 00037)
At this location is a one-story, frame, simple rectangular plan, Minimal Traditional style dwelling with Colonial Revival details built in 1945. The dwelling has a concrete wall foundation, low pitch, side gable roof of asphalt shingles, a brick veneer exterior, and a central interior slope chimney. The main entry on the east façade has a four inset wood panel door with flanking fluted square pilasters and is covered by a canvas canopy. Two, large eight-over-eight double-hung wood sash windows and an original inset wood bottom panel with louvered shutters flank the front door to complete the façade. At the eaves a slight overhang sits above a wide band of wood trim atop a brick soldier course. On the north side of the elevation is a wood-clad, recessed side gable wing with an eight-over-eight double-hung wood sash window with flanking fluted square pilasters on the east façade. **(C)**

A detached, frame garage with a front facing gable roof covered with asphalt shingles and clad with clapboard occupies the northwest corner of the property. The eaves are boxed and a pair of six-light and three vertical wood panel garage doors open onto the two-track driveway and into the street. **(C)**

13. 170 Picardy Place, 1945, (Parcel #045049 00033)
At this location is a one story, frame, rectangle plan, Minimal Traditional style dwelling with Colonial Revival details built in 1945. The dwelling has a concrete wall foundation, a normal-pitch, side gable roof of asphalt shingles, a brick veneer exterior, and an interior ridgeline chimney. On the south end of the west façade is a recessed bay with an eight-over-eight double-hung wood sash window flanked by louvered shutters. The main entrance is covered by a hip roof porch with dentil detailing and is supported by square wood columns. The main entry door on the west façade is flanked by square wood pilasters similar in design to the supporting columns of the porch. Four, six-over-six double-hung wood sash windows bracketed by shutters occupy the remaining bays of the façade. At the eaves, a slight overhang sits above a wide band of wood trim. **(C)**

A detached, frame garage with an asphalt shingle side facing gable roof with box eaves and an exterior of clapboard occupies the southeast corner of the property. **(C)**

14. 175 Picardy Place, 1945, (Parcel #045049 00038)
At this location is a one-story, frame, rectangular plan Minimal Traditional style dwelling with Colonial Revival details built in 1945 with a ca. 1980 addition on the rear elevation. The dwelling has a concrete wall foundation, a low-pitch, gable roof of asphalt shingles, an exterior of horizontal vinyl siding, and an interior central slope chimney. The main roof is side gable with a dominant projecting cross gable that features a large bay window and occupies nearly half of the east façade. The large bay window has a hip roof and eight-over-eight double-hung wood sash window with flanking six-over-six double-hung wood sash windows and vinyl louvered shutters. The main entry is perpendicular to the street on the north side of the projecting bay set beneath an inset porch and supported by square wood columns and a Chippendale style porch railing. Two eight-over-eight double-hung wood sash windows bracketed by shutters are on the north and south ends of the façade. At the eaves, a slight overhang sits above a wide band of wood trim. A rear (façade facing) gable creates a second entrance nearer the garage. To the east of the rear doorway are four, floor-to-ceiling single pane windows. **(C)**

Sited along the northwest corner of the property and visible from the street is a single-bay, frame garage with a storage shed that is attached to the southern elevation of the dwelling and is visible from the street. The garage has a front gable roof, is front-facing and clad with vinyl siding. **(NC)**

15. 176 Picardy Place, 1945, (Parcel #045049 00032)
At this location is a one-story, frame, Minimal Traditional style dwelling with Colonial Revival details constructed in 1945 on a corner lot. On the Picardy Place side of the dwelling is a ca. 1980 addition which includes a garage. The dwelling has a concrete wall foundation with a brick rowlock course, a low-pitch side gable roof of asphalt shingles, a brick veneer exterior, and an interior ridgeline chimney and on the south elevation of the addition is an exterior end wall chimney. The main six inset panel wood main entry door is protected by a centered projecting gable porch with a closed pediment that extends eight feet in width and is supported by six, classical columns on the west façade. The surface of the pediment is covered with horizontal clapboard siding. Four six-over-six double-hung wood sash windows complete the main body of the west façade. At the eaves a slight overhang sits above a wide band of wood trim. The extension of the

gable plane connects a recessed bay to the façade which has an eight-over-eight double-hung wood sash window to a brick veneered hyphen linking the garage to the rest of the house. This extension has an exterior end brick chimney flanked by single, rectangular fixed windows with diamond lights. The gable roof of the extension meets the front facing gable roof of the garage at its ridgeline. The single-bay garage faces Picardy Place and has a thirty-two panel overhead track door and weatherboard in the gable field. **(NC)**

16. 181 Picardy Place, 1945, (Parcel #045049 00039)
At this location is a one-story, rectangular plan, frame, Minimal Traditional style dwelling with Colonial Revival details built in 1945 on a corner lot. The dwelling has a concrete wall foundation with a brick rowlock course, a normal-pitch side gable roof of asphalt shingles, a brick veneer exterior, and an interior ridgeline chimney as well as an exterior end wall chimney on the west elevation. A projecting gable extending eight feet creates the full-height entry porch with a full pediment supported by four, round fluted classical columns and is centered on the east façade. The surface of the porch pediment is covered with horizontal clapboard siding and contains a keyed oval louvered vent. The entry door is wood with a classical pediment and square fluted pilasters. Two, eight-over-eight double-hung wood sash windows bracketed by louvered shutters complete the east façade. At the eaves, a slight overhang sits above a wide band of wood trim above a soldier course of brick. At the rear corner of the dwelling is a six-foot high wood fence. **(C)**

On the northwest corner of the property is a detached, one- and one-half story frame garage with an attached carport on its east elevation. The garage has an exterior clad with clapboard, a front gable roof and box eaves. **(C)**

17. 187 Picardy Place, 1945, (Parcel #045049 00040)
At this location is a one-story, frame, Minimal Traditional style dwelling with Colonial Revival details built in 1945. The dwelling has a concrete wall foundation, a low-pitch side gable roof of asphalt shingles with a projecting centered gable, an exterior of horizontal clapboard wood siding, and an interior central slope chimney. On the east façade is a dominant cross gable that features a large projecting bay window and occupies one of the three bays of the east façade. The bay window has a hip roof and central eight-over-eight double-hung wood sash windows with flanking six-over-six double-hung wood sash windows. On the façade and protecting the main entry of the dwelling is a flat roof porch supported by cast-iron, detailed posts and a cast-iron railing. The porch projects from the north side of the projected cross gable. The main entry is perpendicular to the main body of the structure and faces north. Two, eight-over-eight double-hung wood sash windows bracketed by inset panel shutters with metal tie-backs complete the north and south bays that flank the projecting cross gable on the façade. At the eaves, a slight overhang sits above a wide band of wood trim. A six-foot high wood fence encloses the rear yard. **(C)**

Along the northwest corner of the property is a detached, frame garage with an attached storage shed on its south elevation. The garage has a front gable roof of asphalt shingles, an exterior of clapboard and a pair of six-light over three wood panel garage doors that face the street. **(C)**

18. 188 Picardy Place, 1946 (Parcel #045049 00046)
At this location is a one- and one-half story, frame, rectangular plan, Minimal Traditional style dwelling with Colonial Revival details built in 1946. The dwelling has a concrete wall foundation, a low-pitch side gable roof of asphalt shingles, and a brick veneer exterior. The main entry is centrally sited on the west façade beneath an eave line with a wall pediment. The wood panel door is set within an arched wood surround with simple framing. Two, large eight-over-eight double-hung wood sash windows bracketed by louvered shutters

complete the west façade. At the eaves, a slight overhang sits above a wide band of wood trim over a brick soldier course. A recessed projecting bay to the north creates a screened-in porch supported by simple square posts with multi-light glass and wood French doors serving as a private entrance to the house from the backyard. A six-foot wood fence extends down the Picardy entry sidewalk turning south at the rear property line and running along the rear of the 3 structures on the southeast side of Picardy. **(C)**

Occupying the southeastern edge of the property is a detached, frame garage with a shed roof porch that extends into the rear yard. The garage has a hip roof of asphalt shingles with exposed rafter tails and an exterior of clapboard siding. The garage bay door opens to the north. **(C)**

19. 193 Picardy Place, 1945, (Parcel #045049 00041)
At this location is an one-story, frame, Minimal Traditional style dwelling with Colonial Revival details built in 1945. The dwelling has a concrete wall foundation, a normal-pitch side gable roof of asphalt shingles, a brick veneer exterior, and an exterior/interior chimney at the ridgeline in the recessed bay. A single projecting gable features a six-over-six double-hung wood sash window bracketed by louvered shutters. An inset porch, located to the north of the projecting gable on the main façade, has a twenty-light fixed picture window, the main entry on its south wall and is sided with board and batten. A recessed bay is located on the north elevation of the main block and has another six-over-six double-hung wood sash window on the façade. The brick veneer extends up into all gables without a break. There is a small eave overhang above a wide board on top of a brick soldier course. **(C)**

There is also a detached frame, clapboard sided, front facing gable garage on the northern property line. The garage has box eaves and an asphalt roof with a modern 16 panel metal horizontal opening garage door. A six-foot high curved wrought iron driveway gate with is across the drive at the rear of the main structure. **(C)**

20. 194 Picardy Place, 1945, (Parcel #045049 00045)
At this location is a one- and one-half story, frame, rectangular plan, Minimal Traditional style dwelling with Colonial Revival details built in 1945. The dwelling has a concrete wall foundation, a normal-pitch side gable roof of asphalt shingles, a brick veneer exterior, and an interior slope chimney close to the ridgeline. A slightly recessed bay extends to the north off of the main block. Two gable roof dormers protrude from the slope of the roof on the façade, each with a four-over-four double-hung vinyl sash window. A projecting gable entry stoop with a pediment is supported by two, square, wood classical columns and is centered on the main block of the west façade. Both the surface of the pediment and the dormers are covered with horizontal vinyl siding Four six-over-six double-hung vinyl sash windows bracketed by louvered shutters flank the main entry. An eight-over-eight double-hung vinyl sash window is located on the façade of the north recessed bay. At the eaves, a slight overhang sits above a wide band of wood trim atop a brick soldier course. The rear of the back half story has been expanded with an asphalt shingled shed roof to create a full second story on the rear of the main block. At the southwest corner of the façade, set back one foot, is a brick and wrought iron fence that attaches to a wood fence on the south side of the property. **(NC)**

Located to the rear at the northeast end of the driveway in the back yard is a modern, portable storage structure. The storage structure has faux barn doors facing the street, new wood siding and a side gable, asphalt shingle roof. **(NC)**

21. 197 Picardy Place, 1945, (Parcel #045049 00042)
At this location is a one- and one-half story, frame, rectangular form with in-line projecting bays, Minimal Traditional style dwelling with Colonial Revival details built in 1945. The dwelling has a concrete wall foundation, a normal-pitch side gable roof of asphalt shingles, a brick veneer exterior, and an interior slope chimney. Projecting out from the center of the main body on the northeast façade is a shed roof porch supported by four simple square wood columns. Four, six-over-six double-hung wood sash windows bracketed by louvered shutters flank the main entry wood panel door that is set with a fluted pilaster wood surround. A slightly set back projecting bay off the northwest elevation has an eight-over-eight double-hung wood sash window on the main façade. A smaller recessed projecting bay off the southeast elevation to completes the facade. At the eaves, a slight overhang sits above a wide band of wood trim atop a brick soldier course. Attached to the rear and northwest elevation of the projecting bay is an open modern carport with a side gable roof of asphalt shingles and supported by square wood columns. Running along both sides of the driveway, across the front and up the west side of the neighbors driveway is a ten-to-12 inch concrete block curb. **(C)**

22. 198 Picardy Place, 1945, (Parcel #045049 00044)
At this location is a one- and one-half story, frame, simple rectangular plan, Minimal Traditional style house built in 1945. The house has a concrete wall foundation, a normal-pitch, side gable roof of asphalt shingles, an exterior of horizontal clapboard siding, and an exterior end chimney. Two gable roof dormers protrude from the slope of the roof on the façade and are clad in clapboard siding. Each dormer has a six-over-six double-hung wood sash window. A small extension of the roof covers the main entrance and stoop. The main entrance has a six inset wood panel door set within a fluted pilaster surround. A large bay window projects outward from the main block of the house adjacent to the main entry. The bay window has a hip roof below which is an eight-over-twelve double-hung wood sash window flanked by six-over-nine double-hung wood sash windows. Other windows on the main façade include an eight-over-eight double-hung wood sash window and a pair of three light casement windows both flanked by louvered shutters . At the eaves, a slight overhang sits above a wide band of wood trim. Six foot high wood fences are on either side of the property line. **(C)**

To the southwest of the dwelling is a detached, frame, single-bay garage. The garage has an exterior of clapboard, a front gable roof of asphalt shingles and a pair of original three wood panel bay doors. **(C)**

23. 201 Picardy Place, 1944, (Parcel #045049 00043)
At this location is a one-story frame, simple rectangular plan, Minimal Ranch-style house built in 1944. The house has a concrete wall foundation, a low-pitch gable and hip roof of asphalt shingles, a stucco exterior, and an interior slope chimney. The main roof is long and low with large overhanging eaves and two eyebrow dormers with louvered attic vents protrude from the slope of the roof on the north façade. The main entry on the north façade is covered by the eaves and has an inset wood panel door set within simple wood framing surrounded by decorative metal posts set to resemble pilasters. The decorative metal posts are attached to a metal railing on either side of the brick stoop. Windows on the main façade include a single and a triple set of six-over-six double-hung wood sash windows bracketed by louvered wood shutters and flanking the main entrance. . Three ribbon windows occupy the front façade with one other double-hung sash windows, bracketed by shutters. There is a six foot high wood fence enclosing the rear yard that is exposed on both sides of the rear of the structure. **(C)**

Occupying the southwest edge of the property is a detached, frame, single-bay garage with a hip roof of asphalt shingles and an exterior of clapboard siding. The garage has a sixteen metal panel overhead track garage door that opens vertically. The attached storage shed on the eastern side of garage has a shed roof of asphalt shingles and an exterior clapboard siding. **(C)**

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations N/A
(Mark "x" in all the boxes that apply.)
Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance
1945-1952

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
N/A

Statement of Significance Summary Paragraph

Picardy Place Historic District is being nominated to the National Register of Historic Places for its significance under Criterion A for community development and Criterion C for architecture. The neighborhood is a well-defined example of a Post-World War II residential development in Memphis, Shelby County, Tennessee. The Picardy Place subdivision was fashioned between the years of 1945-1952 in the new mid-century modern Minimal Traditional Style with Colonial Revival details. The dwellings constructed within the neighborhood are excellent examples of Minimal Traditional housing erected during this period with modest exterior stylistic elements which was a common trend for this type of residential architecture.[4] Interesting to this particular neighborhood is the limited number of design/plans that the property owners could choose from for their new homes. They each selected a set plan then added their own stylistic elements, if any, as well as later additional bays or modifications to the structures.[5] The Picardy Place subdivision, established in its current state in 1945, showcases the architecture of a struggling America trying to recover from the cultural and economic turmoil of the Great Depression and World War II. Occupied by twenty-three small houses similar in style, this subdivision is a testament to the architectural and economic trends of the 1940s. Additionally, the Picardy Place Historic District retains integrity of design, feeling, location, setting, and materials and meets the registration requirements as outlined in the Historic Residential Resources of Memphis, Shelby County, Tennessee Multiple Property Submission.

Narrative Statement of Significance

In the mid- to late-1800s in Memphis, like the rest of the mid-south, wealthy landowners began to sell their property to be divided into smaller lots and residential subdivisions for profit. The Picardy Place subdivision, like its neighbor subdivision, Chickasaw Gardens, followed this trend. Similar to the Chickasaw Gardens subdivision, which was originally owned by Piggly Wiggly founder Clarence Saunders, the Picardy Place subdivision was once part of the property of a well-known public figure, James Chamberlain Jones.[6] Jones, a former Governor of Tennessee, was born on April 20, 1809 near Nashville and was the first Governor to be born inside the state. He married Sarah Watson Munford of Danville, Kentucky in 1829 and began his life as a farmer in Nashville.[7] During the next ten years, Jones became a lawyer and served in the Tennessee State House of Representatives despite lacking a formal education. In 1841 and again in 1843, he defeated James K. Polk, the future President of the United States, to become the youngest governor of Tennessee.[8]

Memphis was growing at a faster rate than any other American city in the 1850s with three western rail routes converging in the city. The economy was thriving because of the growth of cotton and cottonseed oil mills along the Mississippi River.[9] Jones bought a large expanse of land on the outskirts of town from

[4] Virginia & Lee McAlester, *A Field Guide to American Houses,* Alfred A Knopf, New York, 1984, page 477.
[5] Jennifer M. Weaver, interview by Nancy Jane Baker, Memphis, Tennessee, March, 14, 2013.
[6] Tennessee State Library & Archives, "Papers of James Chamberlain Jones, 1841-1845," Biographical Sketch Summary.
[7] Clark Porteous, *Auction Officers Memorabilia of Tennessee's "Lean Jimmy",* Memphis Press-Scimitar, February 13, 1975.
[8] Ray G Osborne, "Political Career of James Chamberlain Jones 1840-1857," *Tennessee Historical Quarterly Volume 7,* 1947, pages 195-228.
[9] Carroll Van West, Editor –in-Chief, "Memphis", *The Tennessee Encyclopedia of Historic and Culture,* Nashville, TN., Rutledge Hill Press 1998, p. 605.

Buckley Kimbrough on April 21, 1849. The farm fronted Poplar Avenue which at the time was called State Line Road. In the center of the property, Jones built "Homeplace", a comfortable home for his wife and their nine children and moved everyone to Memphis, Tennessee around 1850.[10] Jones took a particular interest in railways and the benefits that their installation would have on Tennessee and the South. In Memphis, he had become a man of primary importance in the development of the city. He worked with other Memphis businessmen such as Robertson Topp, R. C. Brinkley and Sam Tate who were interested in getting the railroad into the "bluff city". The Memphis & Charleston Railroad was chartered in 1846. The stockholders made Jones president of the railroad in April of 1850.[11] He briefly served as the President of the Memphis and Charleston Railroad before and while entering political office from 1851 to 1857 as a United States Senator.[12] Senator Jones drove the last spike of the railroad from Memphis to Stevenson, Alabama in March of 1857.

During Senator Jones' terms in office, Memphis saw many grand houses built along the east side of downtown on the east and west axis thoroughfares. The cotton crops were bringing in fortunes for the community and for the cotton brokers. The added benefit of the railroad transportation continued to grow. In 1857, Jones's political career ended and it was commonly believed that his poor health throughout his life forced him not to seek re-election. His interests shifted fully from politics to railroad transportation. He was a prime mover in the merger of three projected railway lines. Jones had just had an attack of cholera, which he had suffered from all his life, when the merger was signed.[13] Jones died on his farm on October 29, 1859.

Upon his death, Jones's wife, Sarah, became executor of his estate which included the deed to their farm. In 1870, she divided the majority of her land into fifteen lots to create the Sarah W. Jones Subdivision (see Figure 1).[14] A "Homestead Reserve" in the middle of the divided property remained under the ownership of the Jones Family. There were several roads indicated on the plat named after the family members. However, few of these lots of sold immediately due, in part, to the Yellow Fever plagues which posed a worse problem than Reconstruction after the Civil War. The city suffered through epidemics in 1867, 1873, 1878, and 1879. Thousands of people died despite the heroic efforts of physicians, clergy, volunteers, and black militia units.[15]

The declining property values and a generation of poor fiscal management pushed the city of Memphis into bankruptcy, resulting in the loss of the city's charter in 1879. The "Taxing District of Shelby County" - Memphis, revived and became a modern city. Frugal governmental spending ideas by the Taxing District of Shelby County repaid Memphis debts causing the state to restore the local home rule charter in 1893 with the

[10] Plat of the Sarah Jones Subdivision, September 8, 1870.
[11] Paul R Cooppock, "'Lean Jimmy' Man of Coonskin Rhetoric and Silk Suits", *Commercial Appeal*, April 25, 1976. Newspaper article is located in the James C Jones vertical file at the Memphis Public Library.
[12] Ray G. Osborne, "Political Career of James Chamberlain Jones 1840-1857," *Tennessee Historical Quarterly Volume 7*, 1947, pages 195-228.
[13] Tennessee State Library & Archives, Papers of James Chamberlain Jones, 1841-1845, Biographical Sketch summary.
[14] Shelby County Plat of the Sarah Jones Subdivision, 1870.
[15] Carroll Van West, Editor–in-Chief, "Memphis", *The Tennessee Encyclopedia of Historic and Culture,* Nashville TN., Rutledge Hill Press 1998, p 606.

return of economic growth and population. "Technology revolutionized urban life: electricity, trolleys, skyscrapers, artesian wells, sewage and sanitation facilities, and the automobile restructured Memphis lifestyles. Rural immigration and extensive annexation sent the city population past 100,000 by 1900."[16]

At the turn of the century, Memphis' population grew dramatically. Housing demand shifted from the upper class to the working, middle class after annexation as they were before, perhaps more so because public utilities were available after 1899. Residential subdivisions and districts were established to the north and south of downtown, as well as, eastward into the newly-annexed land. As this movement east continued, estates and large farming properties were subdivided into single family housing districts. Central Gardens (NRHP, 9/9/1982), to the west of Picardy Place Subdivision, is one such example, with a core of several streets of large homes and more modest homes surrounding the core.

Home ownership grew to be less exclusive during the 1910s. The stability of the economy allowed for building materials to be extremely inexpensive. The impacts of the automobile caused few physical changes in the design patterns of subdivisions in the pre-World War I Memphis.[17] Many of the new subdivisions were consciously designed to be inward facing and self-contained in order to isolate them from the surrounding traffic pattern. These self-contained subdivisions were built not exclusively for the wealthy, but instead were a device used to protect the integrity of a development from the noise and intrusions of contemporary life, as well as, from intrusions of inappropriate land use development. Unemployment was low, wages were high, and land costs in the subdivision were being forced down by the large amount of land for sale. The combinations of these factors created the real opportunity for home ownership among the middle class.[18]

Aspiring entrepreneurs created investment and realty companies and began buying and subdividing land. In 1926, one such entrepreneur, O.C. Howser, a principle in Autumn Investment Company, purchased – Lot 13, the southwest corner lot of the Sarah W. Jones Subdivision. In April 1926, he subdivided Lot 13 and it became known as O.C. Howser's Picardy Place Subdivision (See Figure 2)[19]. In the design of Picardy Place, the street of the original Picardy Place Subdivision was poorly conceived with two egresses on the "Outlet Street", the north-south street (currently Fenwick Road). Nearly every lot was sixty feet by one hundred and twenty-five feet in size. The area in 1926 was still part of Shelby County and Fenwick Road had yet to be paved or named. The spread of development eastward continued through the 1930s, though the pace slowed due to the effects of the Depression.[20]

[16] John Linn Hopkins, "Historic Residential Resources of Memphis, Shelby County, TN," *National Register of Historic Places Multiple Property Documentation Form,* December 17, 1998, Section E, page 12.
[17] Ibid, Section E, page 12.
[18] Ibid, Section E, page 16.
[19] Shelby County Plat of the O. C. Howser's Picardy Place Subdivision, April 15, 1926.
[20] John Linn Hopkins, "Historic Residential Resources of Memphis, Shelby County, TN," *National Register of Historic Places Multiple Property Documentation Form,* December 17, 1998, Section E, page 14.

In 1929, the Picardy Place Subdivision was annexed into the City of Memphis.[21] Not being the most prosperous year of this nation's history, 1929 was possibly the reason that nothing was built on this property until the early mid-century. As the "boom of the 1920s" gave way to the Great Depression, Memphis supported its economic future through the organization of the Cotton Carnival. [22] The City capitalized on the main local resource, cotton, to promote the City throughout the South. During the 1930s, the Edward Hull Crump political power brought many New Deal dollars for public buildings, public housing and improvements in urban structure. World War II brought enormous military and industrial expansion to the Memphis economy, "including the Memphis Depot and even a German POW camp."[23]

Following the example of Levittown founder Abraham Levitt's first housing development, Strathmore in New York, was built in the mid-1930s of smaller, simpler Minimal Traditional Style homes. The Minimal Traditional Style was imported to Memphis with the creation in 1937 of the Memphis Small House Construction Bureau by J. Frazier Smith, a member of the American Institute of Architects (AIA).[24] There were at least one hundred stock plans for house within a price range of $2,000.00 to $6,000.00 created by local groups of architects, developers and contractors.[25] "World War II brought a nearly complete halt to residential construction between 1942 and 1945"[26]. Picardy Place seems to be the exception which was due to the small number of lots and to the solid financing of the speculative developers of the site.

"Post-World War II Memphis gave the world important innovations in lodging and shipping as the birthplace of Holiday Inns and Federal Express. Elvis Presley put Memphis on the map in rock and roll music, and St. Jude Hospital made important strides in the battle against catastrophic childhood diseases."[27] It also included the return of thirty thousand veterans back to Memphis. The mid-1940s saw the rapid growth of American families as troops returned home, nineteen thousand of whom were married.[28] Affordable housing was in high demand. With the enactment of the G. I. Bill of Rights during the Roosevelt Administration, new neighborhoods began to grow on previously-vacant lots. A vast number of new houses were built in the Minimal Traditional Style with Colonial Revival and Modernist influences during 1940 – 1960.

> Within the immediate post-war years a new type of entrepreneur emerged to provide housing for whites. Speculative developers providing housing in quantity due to the vast and inexpensive land, a growing dependence on the automobile, and the development of mass-

[21] Historical Annexation Map of the City of Memphis, Tennessee, 2010.
[22] Robert Sigafoos, *Cotton Row to Beale Street: A Business History of Memphis,* Memphis, Memphis State University Press, 1979, p 175.
[23] Carroll Van West, Editor –in-Chief, "Memphis", *The Tennessee Encyclopedia of History and Culture,* Nashville, TN, Rutledge Hill Press 1998, p. 606.
[24] Levittown Historical Society, *A Brief History of Levittown, New York.*
[25] John Linn Hopkins, "Historic Residential Resources of Memphis, Shelby County, TN," *National Register of Historic Places Multiple Property Documentation Form.* Section E, page 16.
[26] Ibid; Section E page 16.
[27] Carroll Van West, Editor-in-Chief, "Memphis", *The Tennessee Encyclopedia of Historic and Culture,* Nashville TN., Rutledge Hill Press 1998, p. 606.
[28] John Linn Hopkins, "Historic Residential Resources of Memphis, Shelby County, TN," *National Register of Historic Places Multiple Property Documentation Form,* December 17, 1998, Section E, page 16.

> produced, simplified building materials, house plans and stylistic influences. These factors in addition to the availability of government-insured loans served to change land use patterns for Memphis residential, business and industrial development in what became the first outer-ring suburbs[29]

In November of 1944, the Picardy Place Subdivision was re-designed into the beginnings of its current day appearance. The design had a single outlet onto the same 'Outlet' Street but the interior was more of a dumb bell street shape (See Figure 3).[30] Two months later, in January of 1945, the plan for the Picardy Subdivision was revised to enlarge the cul-de-sac ends of the dumb bell design *(see Figure 4).*[31] This represents the current as built layout of the property now known as the Picardy Place.

Three of the lots -163 in 1942, 169 in 1939, and 175 in 1942- on South Fenwick Street from the O. C. Howser Plat had been constructed prior to the final plat for Picardy Place being recorded. The dumbbell portion or the interior properties of the subdivision on Picardy Place (the street) began with the building of the first home in 1944 to the last house being finished in 1948. The last house completed for the entire subdivision was 187 Fenwick Street and was built in 1952.[32]

After World War II, architectural influences became simplified in response to the mass-production of suburban house forms to accommodate the thousands of veterans and other civilians now employed in the new industries in Memphis. Prominent double–pile cottages of the 1940s with Minimal Traditional Styling continued in popularity until their form gradually blended with the more modernist forms of the ranch house.[33] The Minimal Traditional Style is the transition between the traditional Eclectic houses, such as the Colonial Revival/Neoclassical, and the more modern Ranch house of the late 1950s. This style provided financial stability and continuity for residential developers of Post-War America. Picardy Place Historic District is a succinct example of Memphis' Minimal Traditional style.

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[29]Robert Sigafoos, *Cotton Row to Beale Street: A Business History of Memphis,* Memphis, Memphis State University Press, 1979, page 221.
[30] Shelby County Plat of the Picardy Subdivision Re-subdivision of Picardy Place Subdivision, December 4, 1944.
[31] Shelby County Plat of the Revised Plan of Picardy Subdivision Re-Subdivision of Picardy Place Subdivision, January 9, 1945.
[32] Records from the Assessor of the County of Shelby, Tennessee property assessments for each property by address.
[33] John Linn Hopkins, "Historic Residential Resources of Memphis, Shelby County, TN," *National Register of Historic Places Multiple Property Documentation Form,* December 17, 1998, Section E, page 2.

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Shelby County Deed Book 0002. James Chamberlin Jones property, April 23, 1859.

Shelby County Deed Book 0052. Sarah Jones property, March 18, 1865.

Shelby County Plat Book 9. O.C. Howser's Picardy Place Subdivision, 1926.

Shelby County Plat Book 10. Picardy Subdivision, Re-Subdivision of Picardy Place Subdivision, 1944.

Shelby County Plat Book 10. Revised Plan of Picardy Subdivision, Re-Subdivision of Picardy Place Subdivision, 1945.

Shelby County Plat Book 1. Sarah Jones Subdivision, September 8, 1870 as rerecorded in 1918.

Sigafoos, Robert A., *From Cotton Row to Beale Street: A Business History of Memphis.* Memphis, TN: Memphis State University Press, 1979.

Van West, Carroll, Ed. "Memphis".*The Tennessee Encyclopedia of History and Culture,* Nashville, TN: Rutledge Hill Press, 1998.

Previous documentation on file (NPS):			Primary location of additional data:
	preliminary determination of individual listing (36 CFR 67 has been requested)	X	State Historic Preservation Office
	previously listed in the National Register		Other State agency
	previously determined eligible by the National Register		Federal agency
	designated a National Historic Landmark	X	Local government
	recorded by Historic American Buildings Survey #		University
	recorded by Historic American Engineering Record #		Other
	recorded by Historic American Landscape Survey #	Name of repository: Memphis Landmarks Commission	
Historic Resources Survey Number (if assigned):			

10. Geographical Data

Acreage of Property 5.17-acres **USGS Quadrangle** Northeast Memphis, TN-09NW

Latitude/Longitude Coordinates
Datum if other than WGS84:

A. Latitude: 35.1227798 Longitude: -89.968561

B. Latitude: 35.127781 Longitude: -89.967076

C. Latitude: 35.126332 Longitude: -89.968551

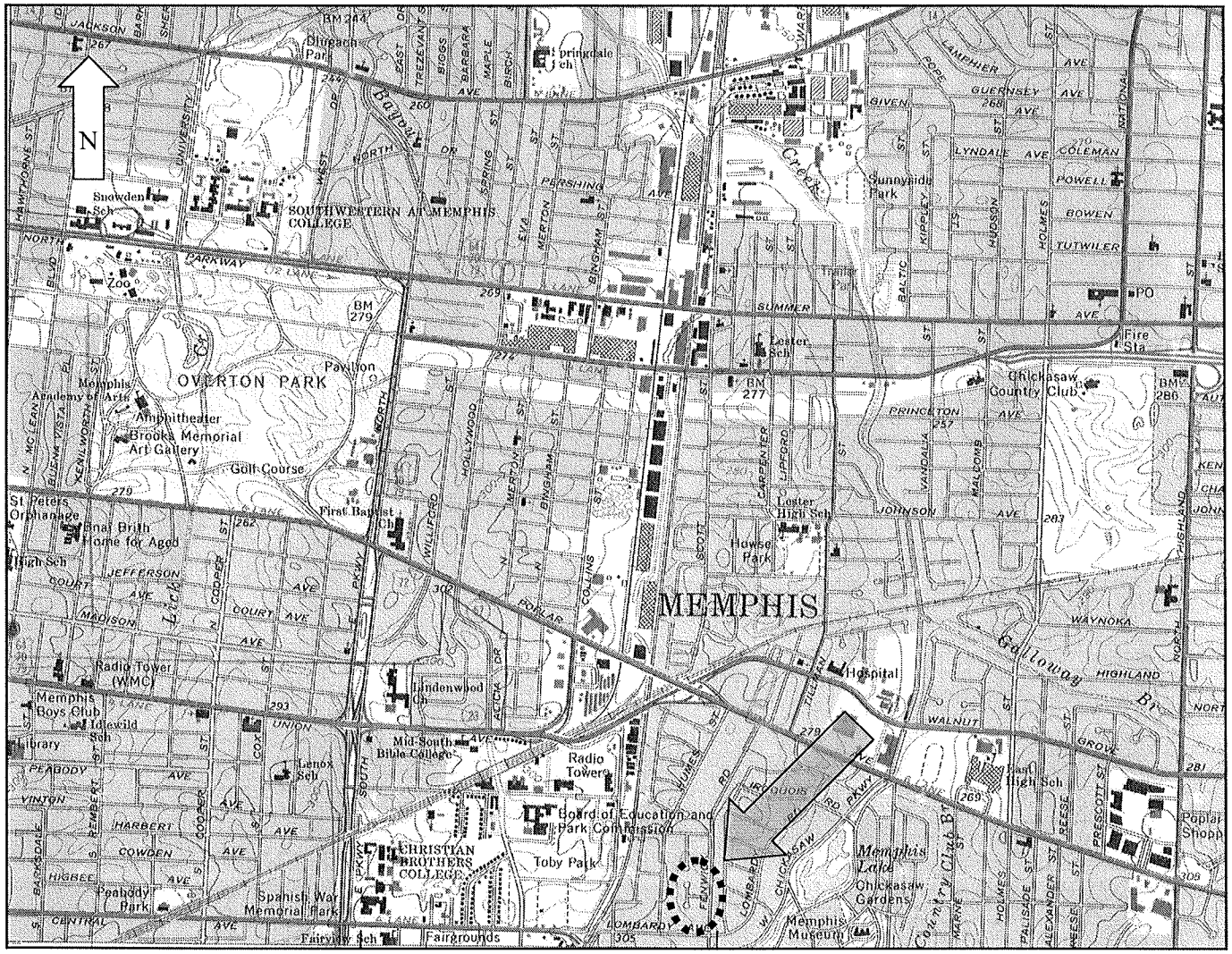
D. Latitude: 35.126331 Longitude: -89.967148

Verbal Boundary Description

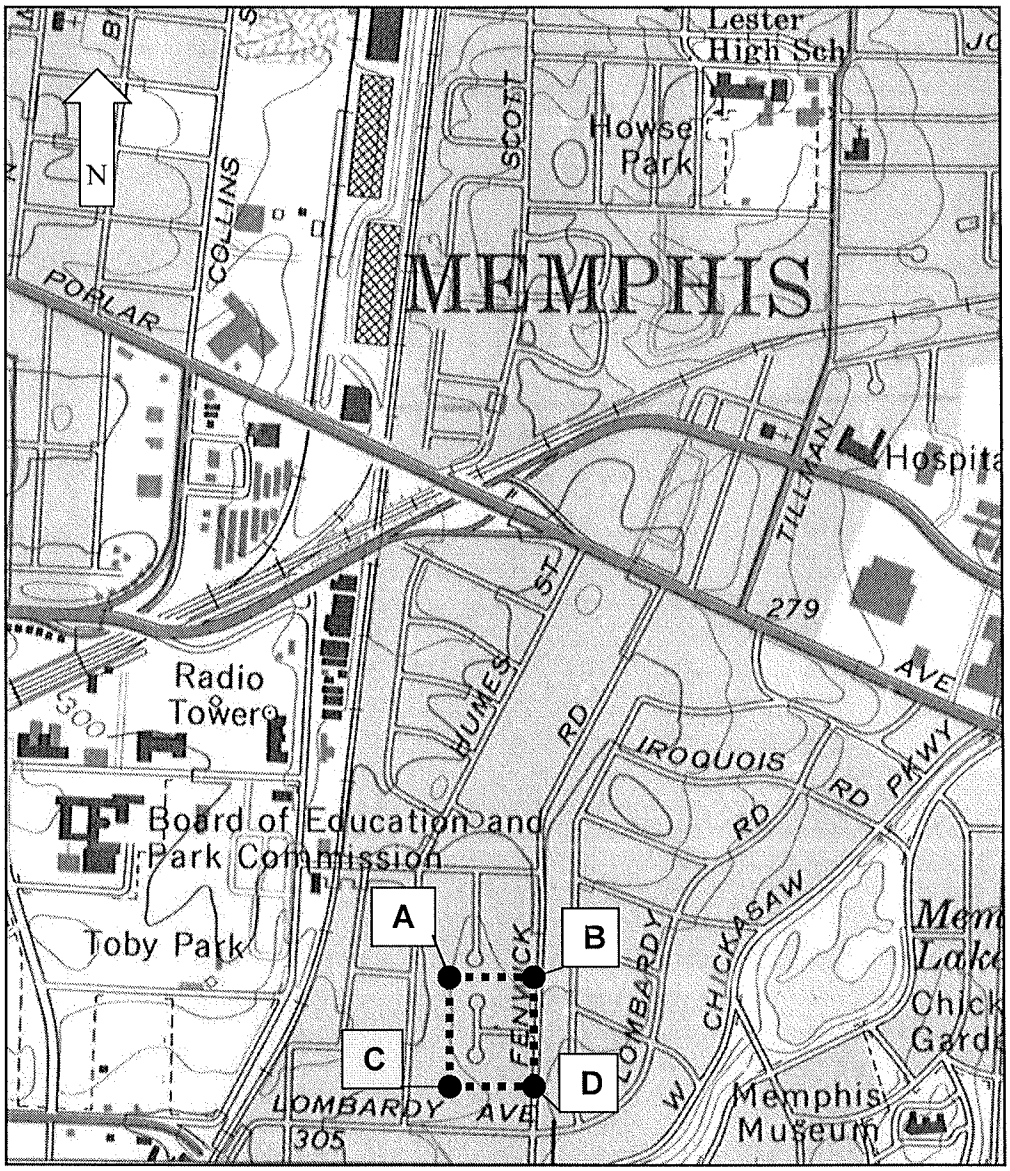
Picardy Place Historic District includes all of the properties that line Picardy Place as well as eight other properties on South Fenwick Road. The subdivision is bounded on the north by the Garden Lane Subdivision and the Ridgeview Land Co. Subdivision (or the northern most edge of the Picardy properties line), on the east by South Fenwick Road, on the south by the Lombardy Subdivision (or the southernmost edge of the Picardy properties line), and on the west by the Normandy Knoll Subdivision (or the western most edge of the Picardy properties line). The subdivision is located on Shelby County Map Number 045049 and includes all the parcels shaded in gray and within the heavy dashed black line.

Boundary Justification

The boundary includes all properties historically associated with the Picardy Place subdivision and is the same as shown in the historical subdivision plats.

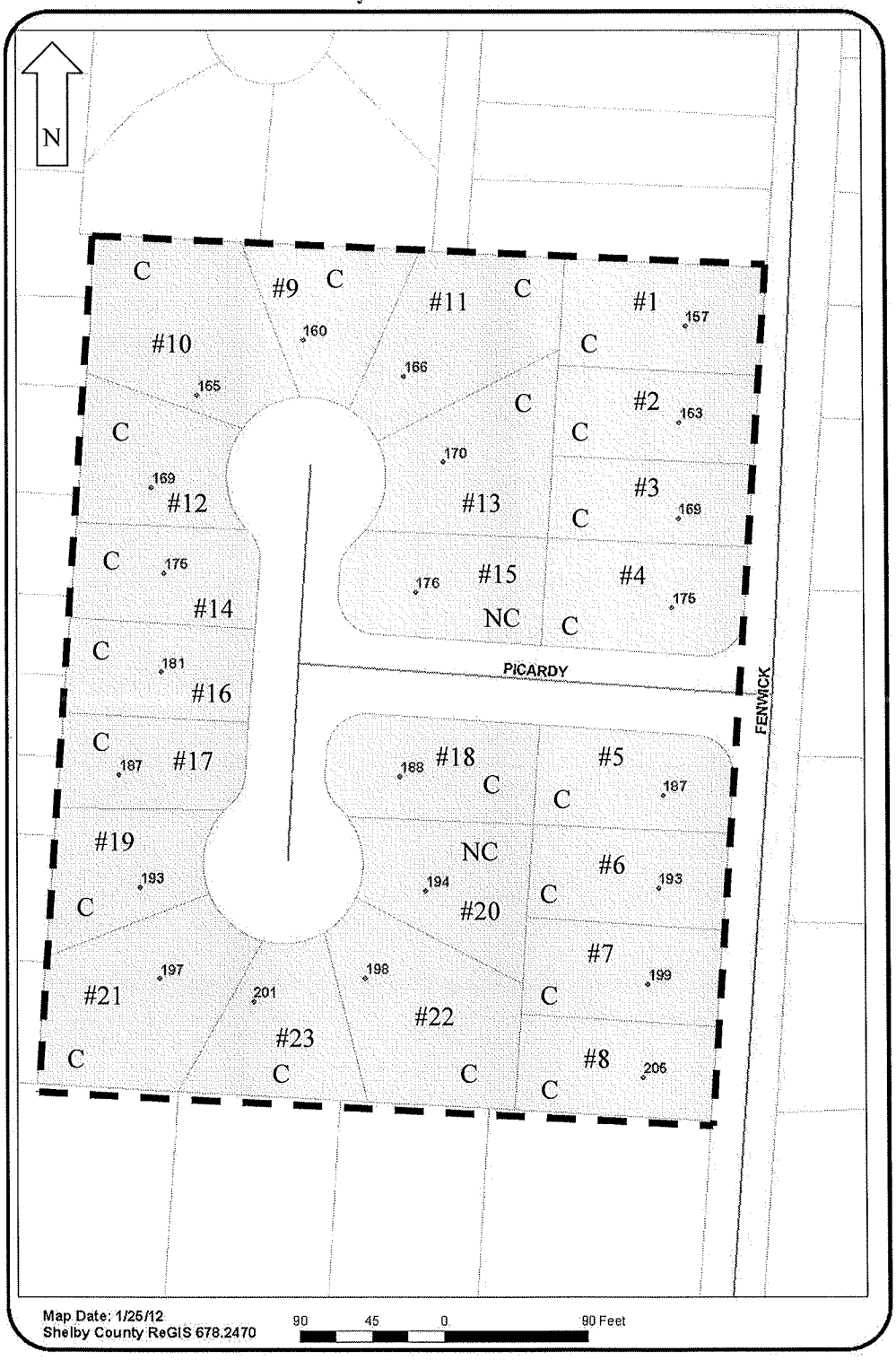


USGS Northeast Memphis, Tenn. (409 NW) Quadrangle showing Picardy Place Historic District which is located within the dashed black oval at the point of the gray arrow. Scale is 1:24 000.



USGS Northeast Memphis, Tenn. (409 NW) Quadrangle showing Picardy Place Historic District which is located within the dashed black square. Not to scale.

Picardy Place-South Fenwick



The boundary for Picardy Place Historic District is the area shaded in gray and within the heavy dashed black lines.

11. Form Prepared By

Name: Jillian Jung and Nancy Jane Baker

Organization: Memphis Landmarks Commission

Street & Number: 125 North Main Street Rm. 443 Date: January 27, 2014

City or Town: Memphis Telephone: 901-576-7170

E-mail: Nancy.Baker@memphistn.gov State: TN Zip Code: 38103

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Photographs** (refer to Tennessee Historical Commission National Register *Photo Policy* for submittal of digital images and prints)
- **Additional items:** (additional supporting documentation including historic photographs, historic maps, etc. should be included on a Continuation Sheet following the photographic log and sketch maps)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photo Log

Name of Property: Picardy Place
City: Memphis
County: Shelby County State: Tennessee
Photographer: Nancy Jane Baker
Date Photographed: January 27, 2014

1 of 34. Front entrance streetscape and a façade. Photographer facing west .

2 of 34. Streetscape of southern end of the Picardy Place. Photographer facing south.

3 of 34. Streetscape of the northern end of Picardy Place. Photographer facing north.

4 of 34. Streetscape of the straight section of Picardy Place. Photographer facing east.

5 of 34. Streetscape of South Fenwick Street to the north of entry. Photographer facing north.

6 of 34. Streetscape of South Fenwick Street to the south of entry. Photographer facing north.

7 of 34. 157 South Fenwick Street. Photographer facing west.

8 of 34. 163 South Fenwick Street. Photographer facing west.

9 of 34. 169 South Fenwick Street. Photographer facing west.

10 of 34. 175 South Fenwick Street. Photographer facing west.

11 of 34. 175 South Fenwick Street-south elevation off Picardy Place. Photographer facing north.

12 of 34. 187 South Fenwick Street. Photographer facing west.

13 of 34. 187 South Fenwick Street. Photographer facing south.

14 of 34. 193 South Fenwick Street. Photographer facing west.

15 of 34. 199 South Fenwick Street. Photographer facing west.

16 of 34. 205 South Fenwick Street. Photographer facing west.

17 of 34. 160 Picardy Place. Photographer facing north.

18 of 34. 165 Picardy Place with historic garage. Photographer facing north by northwest.

19 of 34. Detail of historic garage at 165 Picardy Place. Photographer facing northwest.

20 of 34. Close-up view of the façade of 165 Picardy Place. Photographer facing northwest.

21 of 34. 166 Picardy Place. Photographer facing northeast.

22 of 34. 169 Picardy Place. Photographer facing west.

23 of 34. 170 Picardy Place. Photographer facing east.

24 of 34. 175 Picardy Place. Photographer facing west.

25 of 34. 176 Picardy Place. Photographer facing east.

26 of 34. 176 Picardy Place showing south elevation. Photographer facing north.

27 of 34. 181 Picardy Place. Photographer facing west.

28 of 34. 187 Picardy Place. Photographer facing west.

29 of 34. 188 Picardy Place. Photographer facing east.

30 of 34. 193 Picardy Place. Photographer facing west.

31 of 34. 194 Picardy Place. Photographer facing east.

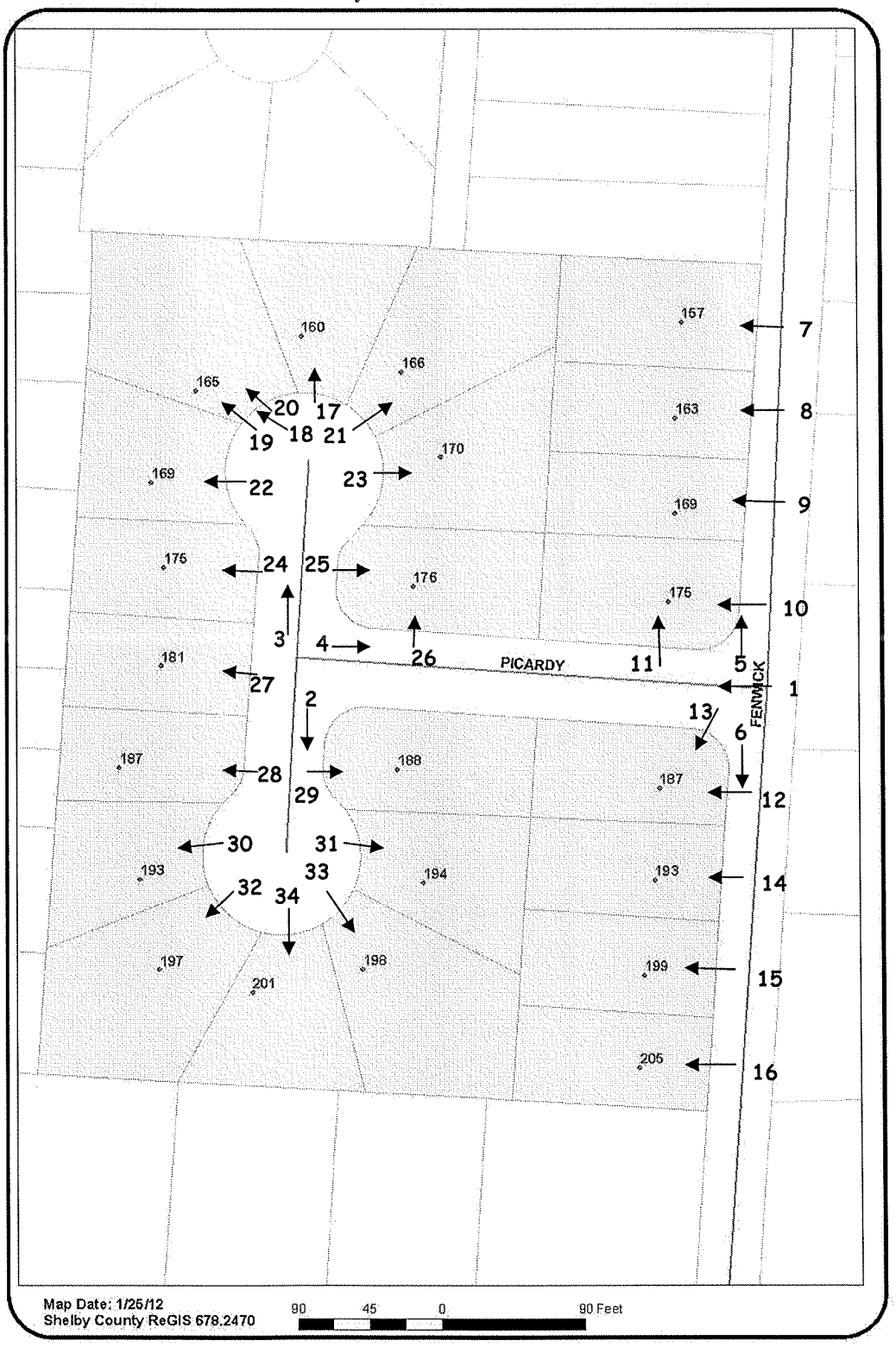
32 of 34. 197 Picardy Place. Photographer facing southwest.

33 of 34. 198 Picardy Place. Photographer facing southeast.

34 of 34. 201 Picardy Place. Photographer facing south.

Site Plan and Photo Key

Picardy Place-South Fenwick



Historic Maps

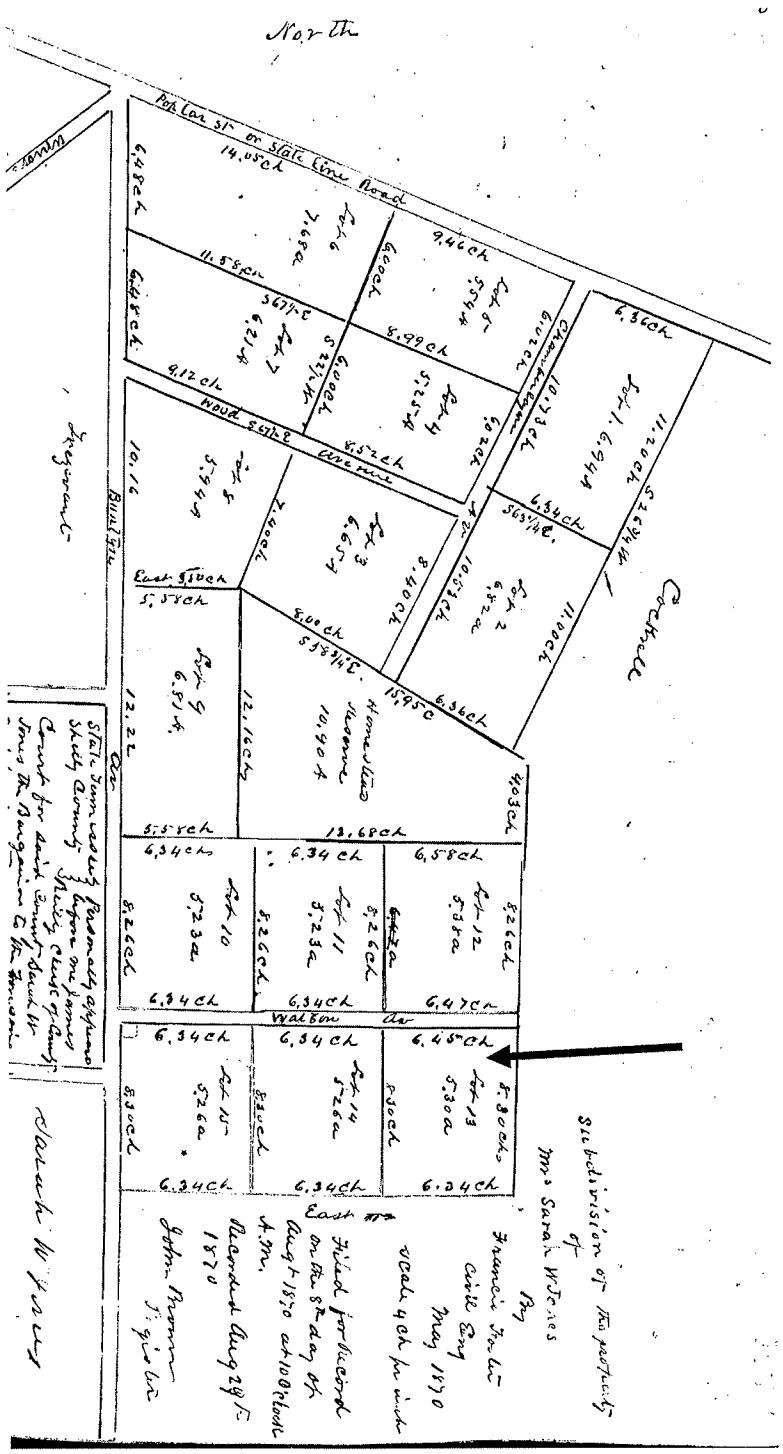


Figure 1: Subdivision of the property of Sarah Jones in 1870. The location of the current Picardy Place lot is denoted by the arrow.

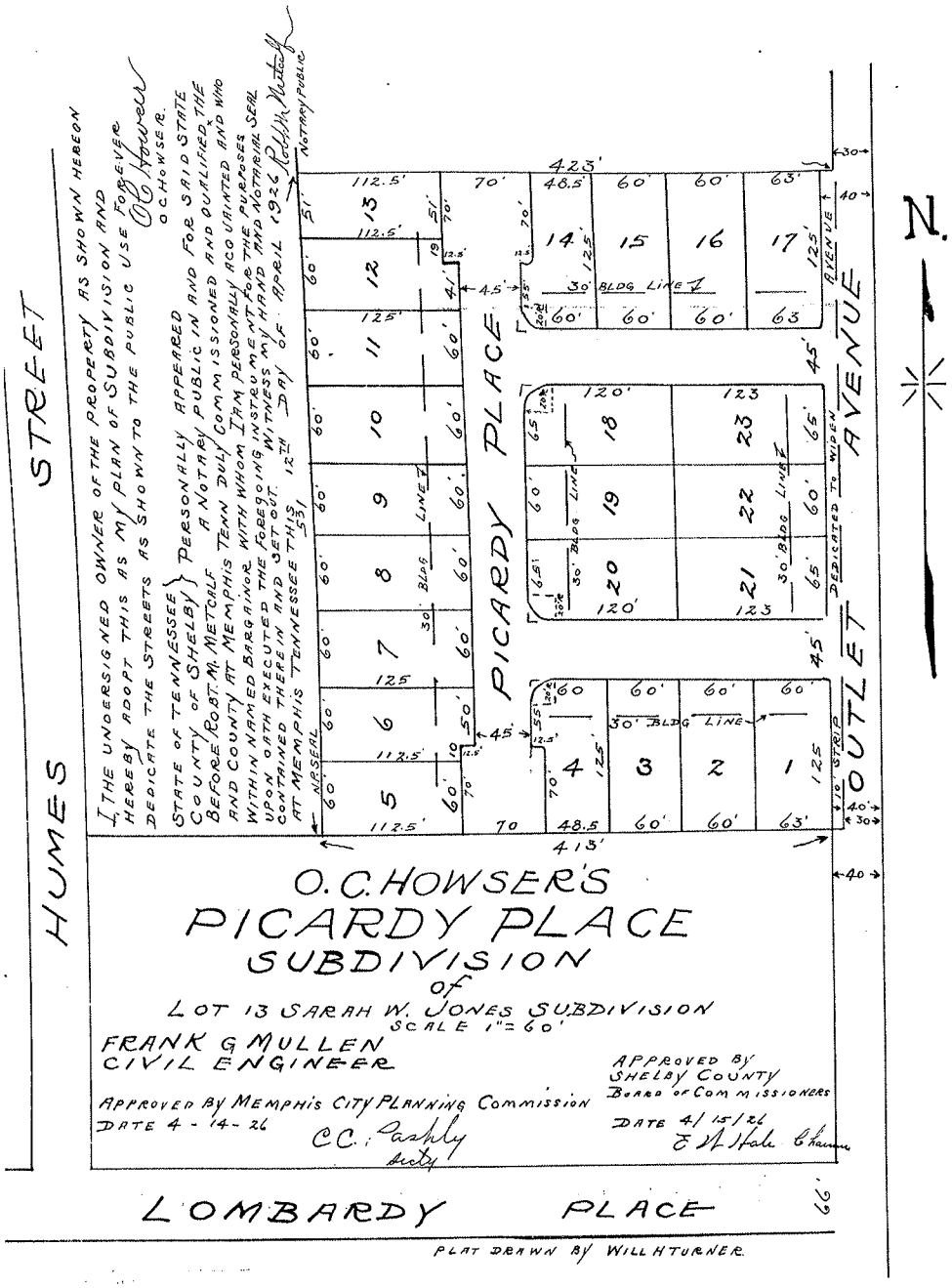


Figure 2: O.C. Howser's Picardy Place Subdivision Plat, 1926.

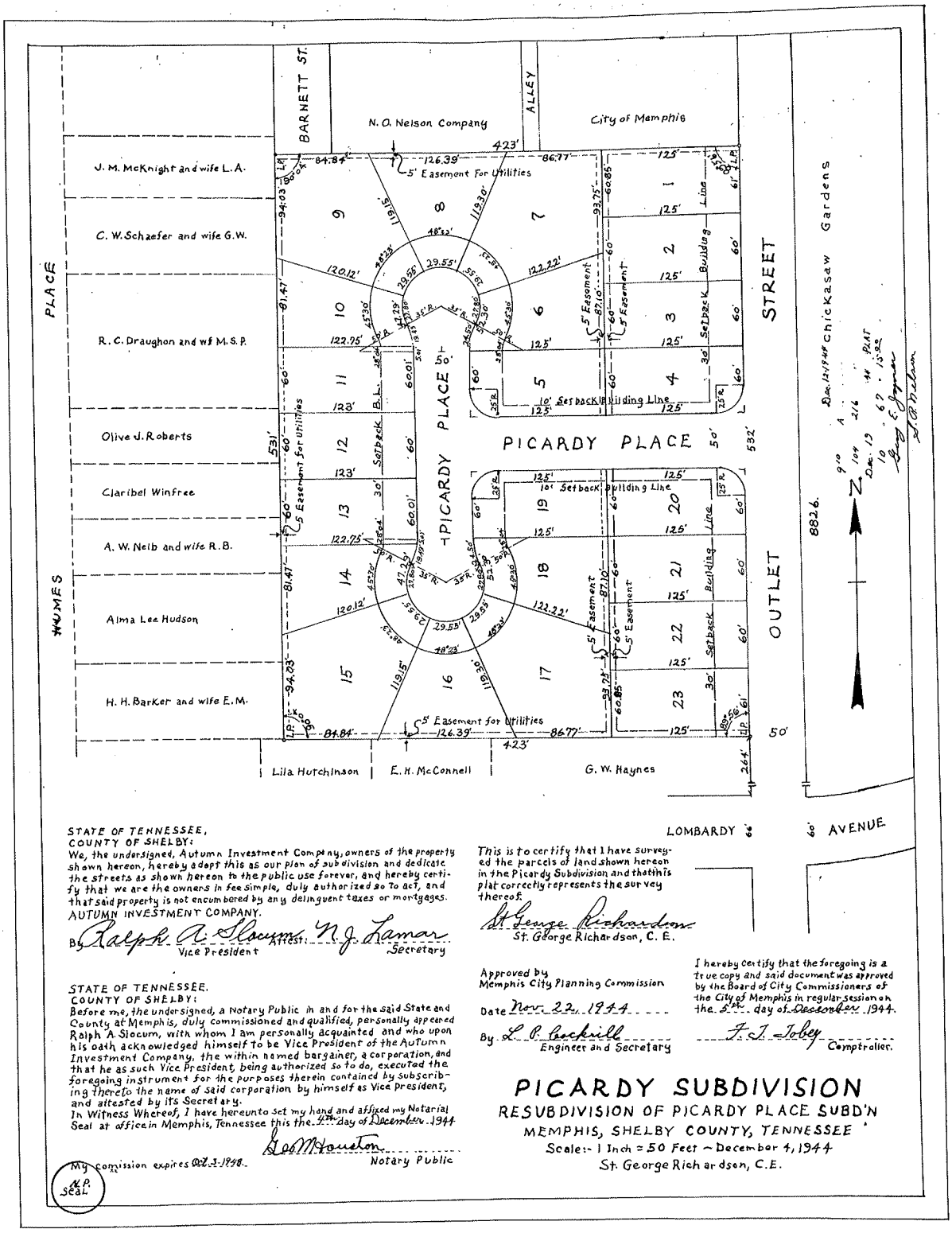


Figure 3: Picardy Subdivision Re-subdivision of Picardy Place Subdivision Plat, December 4, 1944.

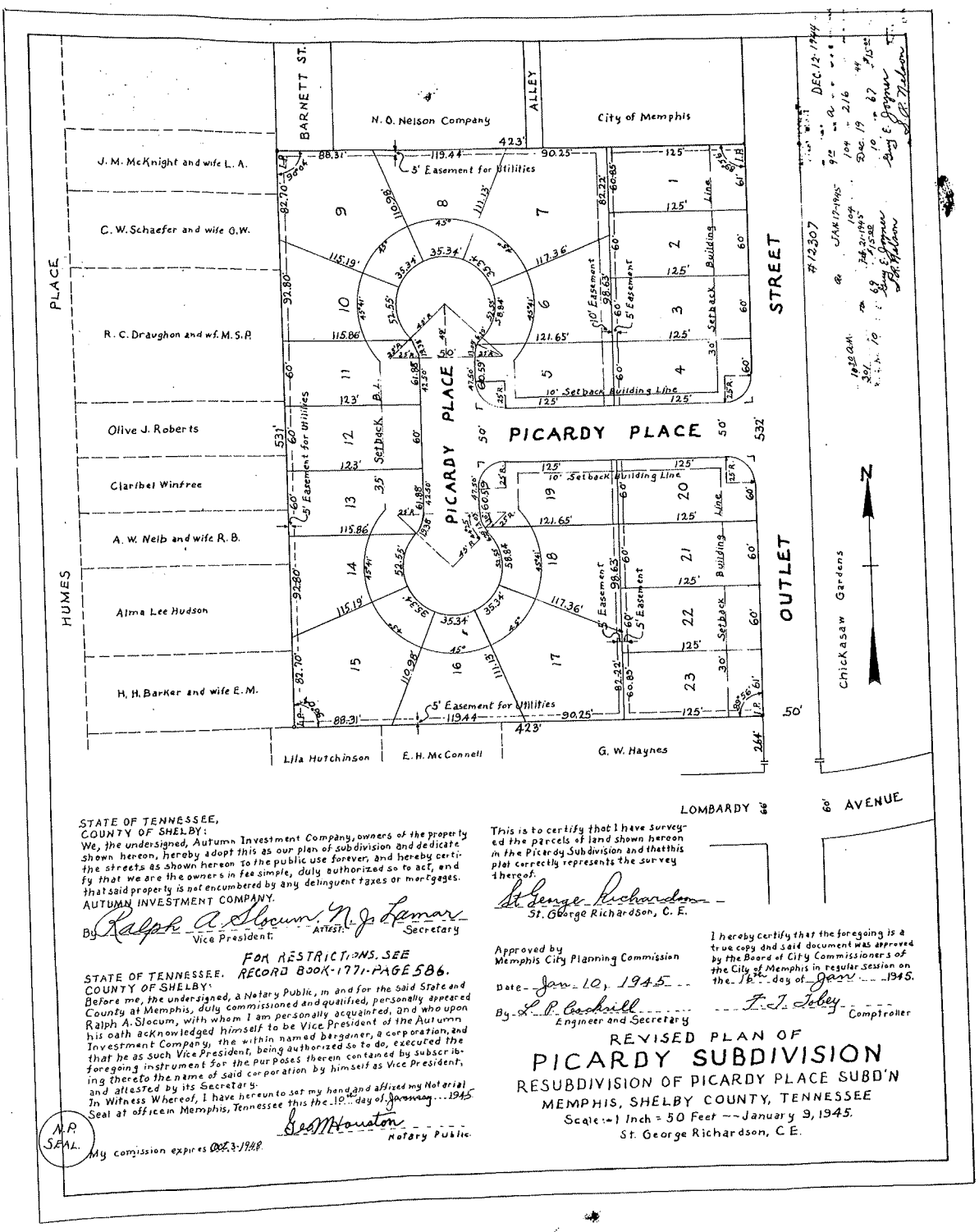


Figure 4: Revised Plan of the Picardy Subdivision Re-subdivision of Picardy Place Subdivision Plat, December 9, 1945.