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

<table>
<thead>
<tr>
<th>Historic name</th>
<th>Parkview Hotel Apartments</th>
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<td>Other names/site number</td>
<td>Parkview Manor, The Parkview, SY-30727B</td>
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<tr>
<td>Name of related multiple property listing</td>
<td>Historic Residential Resources of Memphis, Shelby County, TN</td>
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<td>(Remove “N/A” if property is part of a multiple property listing and add name)</td>
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2. Location

| Street & Number:       | 1914 Poplar Avenue                             |
| City or town:          | Memphis                                        |
| State:                 | TN                                             |
| County:                | Shelby                                         |
| Zip:                   | 38104                                          |

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:  

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:  

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                                      Category of Property

(Check as many boxes as apply.)                           (Check only one box.)

Private          Building(s)     x
Public – Local
Public – State
Public – Federal

Number of Resources within Property

(Do not include previously listed resources in the count)

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Number of contributing resources previously listed in the National Register  0 ________________________
Parkview Hotel Apartments

Name of Property

Count of Historic Places Registration Form

Shelby, TN

National Park Service / National Register of Historic Places Registration Form

OMB No. 1024-0018

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Neo-classical

Materials:
Principal exterior materials of the property:

Brick, Terra Cotta, Concrete, Wood, Copper, Aluminum, Asphalt

Narrative Description

The 1923 Parkview Hotel Apartments is a high-rise, multi-family building located at 1914 Poplar Avenue adjacent to Overton Park (NR 10/25/1979) and the upper middle class Evergreen neighborhood, (NR 1/11/1985) in Midtown Memphis. The ten-story curtain wall and brick-veneer apartment building is Neo-classical in style and embodies the key elements of classical style including grand scale volume, simple geometric forms, dramatic Corinthian columns on the ground floor, Roman detailing and a flat roof. The building has an L-shaped footprint with additional one-story wings on either end of the facade. The southern wing circles around the corner and extends the full length of the south elevation. The property includes a parking lot located to the rear (west) of the building; it is considered a non-contributing structure due to its lack of association with the property’s significance, as well as the fact that it postdates the Period of Significance.

Built in 1923, the building was designed to be fireproof with concrete floors and roof and red brick curtain walls (see Figure 1). The brick was later painted white. The building retains original fenestration pattern on the ground floor, including banks of four, single-light, hinged wood windows topped with 3-part rectangular
casements. Decorative terra cotta molding surrounds each window opening. The smaller wings have paired, hinged single light windows topped with frosted fan light transoms. The sills are molded wood, and they are topped with a terra cotta embossed lintel. Above that, they are topped with single or triple, replacement aluminum, 2/2 double-hung windows. Some are separated by an embossed terra cotta panel. Paired, engaged, cast concrete Corinthian columns separate each window bay and frame the entry. The entry is double, single light wood doors with full sidelights and a multi-light arched transom. A copper and glass portico is located over the entrance. A patio extends across the building to where the projecting wings are located. There are stairs that lead from wings to allow the occupants to access the patio. A simple wrought iron balustrade extends the entire length of the patio. Wrought iron handrails lead down to the street sidewalk and two cast iron light poles extend up from brick piers on either side of the sidewalk. A low wall consisting of brick piers and cast concrete turned posts extends below the patio at the top of the bank of the front yard.

Figure 1: Parkview Hotel Apartments as shown on the 1927 Sanborn Fire Insurance Map

The façade (east) has an ornamental terra cotta belt course marking the 2nd story. A plain terra cotta belt course delineates the 3rd floor. The façade’s upper levels have a plane surface, broken only by single and double, 2/2 replacement aluminum windows with simple concrete sills. A second terra cotta belt course is located between the 9th and 10th floors on the inset portion. The two slightly projecting portions on the north and south ends have a façade with three triple light bays on either side topped with an arched terra cotta lintel with applied decoration and a keystone. The belt course in this area becomes much wider and repeats the brick piers and cast concrete turned posts wall on the ground below. Above that projects a dentiled box frieze which is located below the tile pent roof on the parapet wall. The flat roof is rolled asphalt. There is a
rectangular elevator equipment room with a tile hip roof located on the center of the west side of the building roof.

The south elevation faces Poplar Avenue, a major thoroughfare in Memphis. Visible is a raised poured concrete basement with two commercial style entrances with a multi-light wood and a solid wood door and three small windows: two single-light display windows and a double light display window. There is a canvas awning over one entrance. Above the basement, the ground floor is a blank brick façade separated into five parts by paired engaged Corinthian columns. Above this floor, this elevation mimics the projecting north and south portion on the main façade. An ornamental terra cotta belt course delineates the 2nd story. A plain terra cotta belt course delineates the 3rd floor. Above that the façade become a plain surface, broken only by single and double, 2/2 replacement aluminum windows with simple concrete sills. A second terra cotta belt course is located between the 9th and 10th floors. The five, triple- and single-light bays are topped with an arched terra cotta lintel with applied decoration and a keystone.

The (rear) west elevation has a projecting, one story wing in the middle used as a rear entrance and a similar one on the north end used as a service entrance. There is a ten-story ell affixed to the northwest corner. There is no wall decoration on this elevation and the windows are single, double, and triple, 2/2 replacement aluminum double hung windows. A metal fire escape is attached to the wall in the center and accessed from interior doors.

The north elevation has no wall decoration, and the windows are single, double, and triple replacement, 2/2 with aluminum frames.

**Interior Description**

The ground floor of the Parkview is a long corridor with extensions on both ends. There is a façade dining room known as the Wedgewood Room on the north end and a ballroom known as the Azalea Room on the south end wrapping 64 feet around the full south elevation. The entire ground floor public space is covered in wood paneling with smaller insets on each area. This paneling also covers the box pier columns throughout all the portions of the lobby (see Figure 2 for Historic Photos of the Interior). The paneling is joined to the ceiling with wide crown molding and variegated marble serves as a baseboard. The ceiling is deeply embossed painted metal and changes patterns in the two adjoining rooms. The lighting is modern single lights. Flooring in the lobby is red tile. There are two east lobby areas to the north and south of the entrance area. The west side of the area contains a glass enclosed marble and wrought iron stairwell, the reception desk and a rear office area, the elevator lobby and mailbox with glass chute, the hall to the rear exit, a manager’s office, a communications room with internet access, and a media room. The stairwell repeats the paneled walls and tile floor of the main room.

Beyond that it connects to the Wedgewood dining room which occupies the last 40 feet of the ground floor. This is accessed by paired, single light wood frame doors. It has wood parquet floors, and a smooth ceiling with wood inlays. There are massive box columns with pier bases and applied Wedgewood type patterned rectangles with spirals attached on the corners. This blue and white motif is repeated around the room and on the rectangular addition as well. The ceiling fixtures are replacement wire and faux candle. Paired slab wood kitchen doors with a single light are located on the west wall. The rectangular kitchen area has a tile floor and has been updated over time.
Parkview Hotel Apartments

Name of Property

Shelby, TN

County and State

Figure 2: Interior Views of the Parkview Hotel Apartments, as shown in the *Memphis Commercial Appeal*, July 6, 1931.
Parkview Hotel Apartments

Name of Property

The south end of the lobby occupies the full width of the room and contain a pool table and piano for recreational use. A public female restroom with an area with toilets and an area where one could adjust make-up, etc. is located next the west wall. The Azalea Room is a formal ballroom accessed through two banks of four, multi-light wood door on either side of a paneled wall which has a fixed, multi-light window to gaze out on the main lobby. The floor is wood parquet, and an elevated band stand is positioned in the middle of the southern wall which is solid on the exterior for better reflecting sound. The east facing wing matches the main room but has triple paired doors on the north and east sides and a north stairwell to the patio for easy access to fresh air.

The basement area is partially underground. It contains storefronts on the south elevation and a laundry room, service areas and the mechanical, electrical, and heating machinery on the north side.

The upper floors have elevator lobbies and the exit to the fire escape on each located in the center of each floor. The walls and ceiling feature plaster with wood trim, the floors are carpeted, and the light fixtures are replacement incandescent light fixtures. Original two-panel inset and replacement slab wood doors are located along the double-pile corridor.

The building contains 101 apartments currently, down from the original 165. Floor plans vary, from one room with dressing room, closet, and bath, up to 1,000 sq. foot two-bedrooms with two bath apartments. Each is consistent in interior details and feature hardwood floors, wood trim, plaster walls and ceilings, and radiant heat.

**Setting & Landscaping**

The Parkview Hotel Apartment occupies a 1.911-acre sloping lot on the northwest corner of Poplar Avenue and Kenilworth Place. A few ornamental trees are on the front of the property along with ornamental bushes. A two-tiered cast concrete stairwell leads up to the door and a low, cast concrete balustrade comprised of turned post and short stone piers lines the front yard. The eastern edge of property is Kenilworth Place, the southern edge is Poplar Avenue, the rear property line is Buena Vista and the northern edge is the property line. A non-contributing asphalt parking lot with shrubbery covers the western half of the property.
Parkview Hotel Apartments

Name of Property

Shelby, TN

County and State

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**
(Mark "x" in all the boxes that apply.)

- [ ] 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.)

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<th>Community Planning &amp; Development</th>
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**Period of Significance**

1923

**Significant Dates**

1923

**Significant Person**
(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Barnett, Haynes, and Barnett
Statement of Significance Summary Paragraph

The Parkview Hotel Apartments building is significant under Criterion A for its local historic contributions to Community Planning and Development and under Criterion C in the area of Architecture as an excellent local example of a Neo-classical style apartment hotel building. The Parkview Hotel Apartments was designed by the St. Louis firm of Barnett, Haynes, and Barnett and built in 1923 at the corner of Poplar and Tucker/Kenilworth at the main entrance of Overton Park. It was the only residential hotel constructed in Memphis. As a "residential hotel," it served as both an apartment building for those tenants who chose to rent by the month or year and as a hotel for transient guests. For both types of tenants, full hotel services were provided, and pricing was all inclusive with furnished apartments. The apartments in the building remain some of the largest in any pre-World War II building in the city. This property is being nominated under the registration requirements for the Multi-Family Housing in Memphis, Shelby County, TN 1900-1957 context within the Multiple Property Documentation Form (MPDF) for Historic Residential Resources of Memphis, Shelby County, TN. The period of significance is limited to its year of construction in 1923, which conveys the building’s significant design as well as its importance within Memphis’s development.

Narrative Statement of Significance

The establishment of the Parkview is closely related to the history of Overton Park, a city owned park with a long history in Memphis. Memphis was founded in 1819 but did not achieve sustained growth until the 1840s when the city became a transportation nexus. The following decades brought explosive growth as Irish and German immigrants joined other European-descendant migrants in moving to Memphis, causing the city’s population to increase from fewer than 1,800 in 1840 to more than 22,000 by 1858. Development initially occurred near the Mississippi River but gradually extended eastward, particularly after the 1865 establishment of the Memphis Street Railway allowed the development of suburban neighborhoods further from the city center.\(^1\)

At the turn of the twentieth century, the City Beautiful movement began to influence Memphis’s development, particularly in the area that is now known as Midtown Memphis. The movement influenced architects, urban planners, and landscape architects to promote beautification within cities by incorporating parks, natural features, grand boulevards, and classical architecture into comprehensive plans as a way to promote civic pride and improve urban aesthetics.\(^2\)

The Memphis Park Commission was established in 1900 and soon began to arrange for the creation of parks throughout the city connected by a parkway system, both of which were designed by noted landscape architect George Kessler (Memphis Parkway System NR 7/3/1989). Among the newly established parks was Overton Park, located along the far east side of the Parkway system (NR 10/25/1979). Encompassing approximately 342 acres, Overton Park included a variety of topographies and vegetation, including a heavily wooded eastern side and open meadows on the western side. Though not part of Kessler’s original

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plan, over time the park became home to multiple cultural, education, and recreational activities, including a zoo, golf course, the Brooks Memorial Art Gallery, Memphis Academy of Arts, and the Memphis Open Air Theatre.\(^3\)

The creation of Overton Park and the Parkway System contributed to rapid residential development. Numerous neighborhoods developed, including Evergreen directly to the west of Overton Park (NR 1/11/1985) and Hein Park to the north (NR 11/16/1988). At that time, the future site of the Parkview was occupied by the Fairyland Theatre, which opened in Memphis Fairyland Park in 1906 near the entrance to Overton Park. In addition to the 2,000 seat outdoor theatre, the park had amusement rides and restaurants. According to *Billboard Magazine*, "The Fairyland Park Theatre, under the direction of the Fairyland Stock Company, opened with a stock company of high merit, but owing to bad weather the attendance was not very great at the opening of the season, but later, good crowds attended. Fairyland Park was closed in September, but was sold November 2 at a receiver's sale to O. F. Bryan for $2000."\(^4\) The building burnt in 1908.\(^5\)

![THE THEATRE](image)

Figure 3: Excerpt from *The Theatre*, September 1906, describing the Fairyland Theatre

After the fire, Kenilworth which stretches along the west edge of the park, was subdivided in 1911 by the Kenilworth Land Company and became a fashionable address.\(^6\) Twelve years later, St. Louis architect George D. Barnett believed Memphis was ready for a high end apartment hotel, so he and his wife Louise purchased parcels 1, 2 & 4 in 1923.\(^7\)

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4 *Billboard Magazine* (1907), 35.
7 Ibid.
Barnett’s firm helped design the 1924 Claridge Hotel (NR 3/13/1982) on the Main Street Mall, constructed for St. Louis businessmen, Charles Levy and Morris Corn, at a cost of $1,500,000. Two teams of important architects were involved in the design of the building, Barnett, Haynes and Barnett of St. Louis and Jones and Furbringer of Memphis.8

George D. Barnett was the son of the architect, George Ingman Barnett, born in 1815 in Nottingham, United Kingdom. The son of a Baptist clergyman, George was educated in London schools and later studied Architecture in London. He immigrated to the US at age 25 and settled in St. Louis where he developed a very successful practice by introducing the Neo-Classical style to St. Louis. George had three sons: George D., Thomas P. and Absalom Barnett.9

Thomas and George along with John I. Haynes, who was George’s brother-in-law, went on to form the firm of Barnett, Haynes & Barnett about 1895. The St. Louis-based firm became nationally known for its work at the Louisiana Purchase Exposition (1904). They were also renowned for the construction of hotels such as the Adolphus (1912) in Dallas, and the Marquette (1907) and the Jefferson (1904) in St. Louis. Their best-known building is perhaps the Cathedral Basilica of St. Louis. A number of the firm’s works are listed on the U.S. National Register of Historic Places. George D. Barnett died suddenly in 1924, and the last structure attributed to the firm dates to about 1930.10

Construction of the Parkview Hotel Apartments began in 1923. The Commercial Appeal reported that adjoining property owners opposed the plan to build an apartment tower, which utilized a high-rise form that was drastically different than the single-family homes that had been built in the area (see Figure 4). The nearby property owners attempted to stop the Parkview’s construction legally but were unsuccessful.11

The Parkview was designed in the Neo-classical style, which emphasized grandeur of scale, classical features, and symmetrical fenestration and forms. The building’s high-rise form was certainly grand, particularly within then developing low-density residential context of Midtown Memphis. Its major decorative features include symmetrical fenestration patterns on the façade, Corinthian columns and terra cotta detailing in lintels, panels, belt courses, and moldings. Following construction trends at the time, the building was designed to be fireproof by utilizing masonry construction of concrete and brick.

With a construction cost of about $1,300,000, the Parkview Hotel Apartments opened on New Year’s Eve, December 1923. The first five floors of the building were ready for occupancy, and the others followed soon after. The Commercial Appeal described the hotel’s “palatial dining” room and “sun room with red tiled floor, broad windows on three sides, and paneled columns presents an attractive picture.” It described the

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11 “Memphis Firm Gets $400,000 Contracts,” Commercial Appeal, January 28, 1923;
lobby’s tile floors and wood paneling while noting that a small room off the lobby would be available for instruction of Mah-Jongg, a popular Chinese tile game. The newspaper noted the available apartments ranged in price from $87 to $355 per month and in size from one to six rooms, with the intention of single-room units being reserved for transient hotel guests. The furnished apartments were provided all modern conveniences, including a private telephone, indoor plumbing, heat, and maid service. Within a few months of its opening, the State of Tennessee’s Department of Hotel Inspection presented the hotel with a Gold Seal Hotel Certificate, indicating that it was the “Best in the State of Tennessee. Complete in every detail, and none to compare with it” (see Figures 5-6).
Figure 5: Memphis Commercial Appeal, May 4, 1924
Figure 6: Advertisement for the Parkview Hotel Apartments, *Commercial Appeal*, August 7, 1924.
The Parkview was one of the largest hotel buildings in the city with 165 suites, particularly when it first opened. In terms of size, it was quickly eclipsed by the Peabody Hotel, which was completed in 1925 with 625 rooms in Downtown Memphis (NR 9/14/1977). Though not the largest hotel in the city, the Parkview was frequently described as among the finest and most beautiful, a belief that the hotel’s manager promoted through frequent advertisements, such as in the Commercial Appeal newspaper and in the Polk City Directory. The 1924 director, for example, carried an advertisement describing the Parkview as “A Family Hotel Facing Beautiful Overton Park on Poplar Avenue.”

This new, imposing building was almost to the city line of Cooper Street and quickly became the fashionable “Out East “address. The Social Register of Memphis, also known as “The Green Book”, listed many wealthy Memphians as Parkview residents, including Mr. & Mrs. Wesley Halliburton, parents of Richard Halliburton, world famous writer and author; Mr. & Mrs. Clarence Sanders, an American grocer who first developed the modern retail sales model of self-service with his Piggly Wiggly store concept; A. K. Tigrett, cotton oil magnate; and Mr. & Mrs. John S. Dunscomb, an insurance magnate. Socially prominent widows such as Mrs. Fontaine Moore, Mrs. Robert M. Edwards and Mrs. Eldridge Wright also chose to live there.  

Figure 7: Postcard of the Parkview Hotel and Overton Park, undated.
Not everyone in the community was thrilled with the eastern skyscraper, however. Renowned city planner Harland Bartholomew called out the Parkview in his 1924 *A Comprehensive City Plan* as a reason to implement strict zoning saying, “Zoning will prevent the recurrence of such anomalies.” Neighbors sued for damages to their property values, and the closest neighbors were awarded $10,000 each. Their protests included hotel parking blocking curbs (at that time Kenilworth Place went in front of the hotel out to Poplar Avenue) and there was no rear parking. Residents also complained of finding half-filled liquor bottles discarded in the shrubbery and that the residents neglected to close their window shades.\(^\text{15}\)

After Barnett’s death in 1924, the new owner of the controlling stock was Harry F. Neihaus, however Mrs. Barnett still had the mortgage in her name. As the economic boom of the 1920s was coming to an end, doubt apparently began to arise about whether there was enough wealth in Memphis to keep such a luxury apartment building solvent. The Depression brought lean times for the grand hotel. A St. Louis bond house holding Parkview payments for support of the $850,000 construction bond issue abruptly went bankrupt. By 1932, the ownership was declared in default of bond money it had already paid due to being unable to make timely payments, missed payments, or stopped making payments. Their bank took over because of the bond default in April of that year. Average occupancy dropped to 55 per cent for the twelve months ending March 31, 1933. By 1937, the bonds were only worth 27-30 cents on the dollar.\(^\text{16}\)

Extensive repairs had to be performed to keep the building in habitable condition to attract tenants. A new manager was hired in 1935 who managed to turn the financial situation around by creating The Wedgewood Room on the north end of the ground floor. The new décor matched the famous blue and white colors of Wedgewood china. It became a very popular restaurant, and the apartments began filling up as the Depression waned. The remaining bondholders placed a winning bid of $250,000 on the building and all its contents in 1939. The Parkview Realty Company was formed to manage it, headed by Walter McDonnell. In 1941, the bondholders sold the property to Fred Callahan who also owned a downtown hotel as well. Innovations were implemented, such as a sun deck and having a popular local orchestra play there every Thursday and Sunday. For a brief year-and-a-half period, the Parkview was again advertised as “The South’s finest residential hotel.” However, it was then sold again, this time to Francis Hickman and his sister, Jane. A native Texan, Hickman published a cotton trade journal and owned commercial property downtown. Jane lived at the hotel for a while.\(^\text{17}\)

The Hickmans sold the Parkview for $750,000 in 1947 to Bisno & Bisno, a hotel investment group in Los Angeles. The group owned other landmark hotels in Minneapolis and Kansas City. Julius Bisno was once a Memphis real estate man. Bisno hired the former manager of the Peabody Hotel to manage the Parkview, and he worked there until 1953. It was under his watch that a massive interior renovation took place including refinishing the lobby, installing a new kitchen and elevators, and remodeling to create fifty rooms for overnight accommodations, complete with air-conditioning.\(^\text{18}\)

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\(^{15}\) Coppock, “Overton Park”.

\(^{16}\) Ibid.

\(^{17}\) “New Owners at the Parkview,” *Memphis Press Scimitar*, September 17, 1942.

In 1964, the Presbyterian Church U.S. purchased the 60 percent occupied apartment hotel for $800,000 and repurposed it as a non-denominational retirement residence. It was renamed Parkview Manor and the director was the Rev. William B. Cartwright, formerly of Helena, AR. It was thought to be the first of its kind in Memphis. Among improvements and upgrades were painting the exterior, remodeling the interior, and completion of air conditioning for the entire building. A resident leased an apartment for life and paid a monthly fee for a package retirement plan, including medical care, meals, maid and laundry services, TV and hobby rooms, and religious and social programs. 

By 1988, the Presbyterian Services proposed adding a 60-bed nursing home to the facility. They argued that it was the only way for it to remain in business and purchased 3 properties on Buena Vista, 1 on Kenilworth and 1 on Poplar to that end. The neighbors strongly objected, and the Evergreen Historic District board voiced strenuous objections. The expansion was denied by the Land Use Control Board. 

In 2017 the property was sold to SSL Parkway, LC, a Florida company. Three years later it changed hands again to Parkview Equity Fund, LLC and SB Parkview Memphis, LLC based in Rancho Santa Fe, CA. The current owners propose to rehabilitate it as luxury apartments serving the Mid-Town market.

**Registration Requirements**

The Parkview Hotel Apartments building meets the registration requirements of the Historic Residential Resources of Memphis, Shelby County, TN Multiple Property Documentation Form (MPDF) under the associated historic context Multi-Family Housing in Memphis, Shelby County, TN 1900-1957. The MPDF’s registration requirements state that resources eligible under the Multi-Family Housing context must be at least fifty years of age, a representative example of the identified property types, and must retain integrity, particularly in terms of its fenestration and interior hallways while individual units may be altered. The Parkview Hotel Apartments is an excellent example of the Apartment Hotel property type. The MPDF identified the Parkview as Memphis’s only example of this type, which was targeted towards the wealthy and featured elegant interior details in the lobby and dining facilities. This property type incorporated elevators to create a high-rise form, as exemplified by the Parkview. The property maintains its original location and setting, sited at the southwest corner of the National Register-Listed Overton Park in Memphis, Tennessee and surrounded by residential neighborhoods. The building retains its significant materials, design, and evidence of workmanship including fenestration patterns; classical details such as Corinthian columns; terracotta moldings, panels, lintels, decorative details, and belt course; and overall L-shaped footprint and highrise form. The interior of the buildings retains its original layout and significant interior detailing such as wood paneling and pressed metal ceilings in public areas like the lobby. The building retains its association with Memphis’s history of community development in the Midtown area and is a good example of a Neo-classical highrise apartment hotel. The property retains integrity to convey its historic and architectural significance. The Parkview Hotel Apartments meets the registration requirements of the Historic Residential Resources of Memphis MPDF and therefore should be listed in the National Register of Historic Places.

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20 Connie Schneider, “Nearby home to be razed if expansion is approved.” *Commercial Appeal*, November 17, 1988.
Parkview Hotel Apartments
Shelby, TN

Name of Property
County and State

9. Major Bibliographic References

Bibliography


*Billboard Magazine* (1907), 35.


_The Social Register of Memphis-1925._ Memphis, Penn & Renshaw, 1925.


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Historic Resources Survey Number (if assigned): SY-30727B
Parkview Hotel Apartments
Name of Property

Shelby, TN
County and State

10. Geographical Data

Acreage of Property 1.911 USGS Quadrangle NORTHEAST Memphis, TN

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

1. Latitude: 35.142911 Longitude: -89.996684

Verbal Boundary Description

The property is located on Shelby County Tax Assessor Parcel ID 020078 00023C, an irregularly shaped lot bounded on the south by Poplar Avenue, on the east by Kenilworth Place, on the west by Buena Vista and a property line on the north.

Boundary Justification

The boundaries of the Parkview Apartment Hotel Building include those historically associated with the building and defined by the Shelby County Tax Assessor.
Parkview Hotel Apartments
Shelby, TN
Name of Property
County and State

USGS Topographic Map

The Parkview’s location is indicated by the black circle and red arrow.
The Parkview Hotel Apartment Boundaries are indicated by the red line, following the boundaries of Shelby County Parcel 020078 00023C
United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900

Parkview Hotel Apartments
Shelby, TN

Name of Property
County and State

11. Form Prepared By

Name: Judith Johnson
Organization: J. Johnson & Associates
Street & Number: 475 Perkins Road #612
City or Town: Memphis
E-mail: judithjohnson73@gmail.com

Date: 1/27/2022
Telephone: 901-603-0054
State: TN
Zip Code: 38117

Additional Documentation

Submit the following items with the completed form:

- Photographs (refer to Tennessee Historical Commission National Register Photo Policy for submittal of digital images and prints. Photos should be submitted separately in a JPEG or TIFF format. Do not embed these photographs into the form)

- Additional items: (additional supporting documentation including historic photographs, historic maps, etc. can be included on a Continuation Sheet following the photographic log and sketch maps. They can also be embedded in the Section 7 or 8 narratives)

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.
National Register of Historic Places
Continuation Sheet

Section number Photos and Plans  Page 24

Photo Log

Name of Property: Parkview Hotel Apartments
City or Vicinity: Memphis
County: Shelby State: TN
Photographer: W. Byrum
Date Photographed: January 26, 2022

1 of 16. Façade. Photographer facing west.

2 of 16. South Elevation. Photographer looking north


4 of 16. Oblique of North Elevation and East Façade. Photographer looking southwest


6 of 16. 1st Floor Dining Room. Photographer facing east northeast.

7 of 16. 1st Floor Lobby. Photographer looking north

8 of 16. 1st Floor Lobby near entrance. Photographer facing south.

9 of 16. 1st Floor Lobby ceiling detail. Photographer facing south.

10 of 16. 1st Floor Elevator Lobby. Photographer facing west

11 of 16. 1st Floor Lobby Front Desk. Photographer facing southwest

12 of 16. 1st Floor Parlor. Photographer facing northeast

13 of 16. 1st Floor Powder Room. Photographer facing west.


Name of Property: Parkview Hotel Apartments
County and State: Shelby, TN
Historic Residential Resources of Memphis
Name of multiple listing (if applicable): 

Site Plan and Lobby Plan

- East entrance
- South entrance
**Property Owner(s):**

(This information will not be submitted to the National Park Service, but will remain on file at the Tennessee Historical Commission)

<table>
<thead>
<tr>
<th>Name</th>
<th>SB MEMPHIS PARKVIEW LLC (49.67%) &amp; PARKVIEW EQUITY FUND LLC 50.33%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street &amp; Number</td>
<td>PO BOX 1651</td>
</tr>
<tr>
<td>City or Town</td>
<td>RANCHO SANTA FE</td>
</tr>
</tbody>
</table>

Owner Representative:
Mr. Matt Campbell
Forge Partners
6118 Paseo Delicias #1651
Rancho Santa Fe, CA 92067