

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 Overton Park Court Apartments

Other names/site number Park Lane Apartments

Name of related multiple property listing Historic Residential Resources of Memphis, Shelby County, TN

2. Location

Street & Number: 2095 Poplar Avenue

City or town: Memphis State: TN County: Shelby

Not For Publication: ☐ N/A Vicinity: ☐ N/A Zip: 38104

3. State/Federal Agency Certification

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

I hereby certify that this ☒ 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 ☒ 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 ☒ local

Applicable National Register Criteria: ☒ A ☐ B ☒ C ☐ D

Signature of certifying official/Title:

Date

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

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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 ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

Building(s) ☒
District ☐
Site ☐
Structure ☐
Object ☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

Number of contributing resources previously listed in the National Register 0

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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.)

Renaissance Revival

Materials:

Principal exterior materials of the property: Brick, terra cotta, concrete, wood, glass, asphalt

Narrative Summary

The 1924 Overton Park Court Apartments consists of two multi-family housing buildings located at 2095 Poplar Avenue across the street from Overton Park (NR 10/25/1979) in Midtown Memphis. They are built of two-story, wood-frame construction with yellow brick veneers and asphalt-shingled hip roofs with box cornices. Each building has a U-shaped courtyard form with the wings progressively stepped back with projecting sunrooms on various units. The apartments are Renaissance Revival in style with elaborate parapet walls along the rooflines and firewalls as well as classical elements such as soldier course lintels and terra cotta inlays. The apartments retain their fenestration patterns of single, paired, or triple 3/1 double hung wood windows and multi-light casements. Other important elements include decorative brickwork, the wide eaves and wooden eave brackets. A center grassy courtyard with cast concrete lawn furniture is used as landscaped public space within the U-shape of each building. A driveway cuts between the two buildings and leads to a parking lot that runs along the rear, south boundary of the property. The Overton Park Court Apartments are in the heart of an area that includes similar multi-family housing units and areas of single-family housing, all built for middle and upper middle-class tenants in the 1910s and 1920s. The apartment complex retains its overall architectural integrity.

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Narrative Description

The two buildings are identical, and each contains twenty-five units. They are wood frame with a yellow brick veneer set on a raised concrete foundation topped by a concrete water table course. Periodic openings in the foundation on all elevations indicate that there were once basement windows, but these openings have all been infilled. The U-shaped apartment buildings each feature asphalt shingle hipped roofs, wide beaded board eaves, and decorative single, paired, or triple brackets. Triple brackets are found on the corners of the buildings that are closest to the street.

The north façade, set within the interior U-shape of each building, features ten bays and a three-sided central projection with a stepped parapet topped with flat coping and is joined by open weave brick. There is a terra cotta abstract inlay near the top of the parapet. There are two rectangular, wood attic vents below the parapet, topped on both corners by 4" square terra cotta inlays and a concrete sill. An open weave masonry chimney rises behind the parapet wall and is topped with a granite, crenelated chimney pot.

The windows on the ground floor are single and triple 3/1 double hung wood with concrete sills and soldier course brick surrounds with 4" square terra cotta inlays at all four corners. Exterior storm windows provide protection for the original windows. The fenestration on the second floor mimics the ground floor but there are single five-light and fifteen-light metal casement windows above the incised first floor porches. The entries on the ground floor are two, off-center, incised bays with a poured concrete porch, and three entrances. One entrance is off-set and has a screened porch and the other is paired glass and metal doors. There is a single 3/1 wood, double hung window to the side of the double doors.

The east and west wings each have two four-unit sections that are progressively set further back (eastward and westward) to form each building's characteristic wide U-shape. On the roof slope facing the courtyard, each section has a roof dormer with a curvilinear top with terra cotta coping that contains a curved attic vent with wood slats surrounded by a soldier course of brick and keystones. There are also projecting sunrooms with triple, eight-light casement wood windows with two-light transom surrounded by soldier course lintels with the 4" terra cotta corner inlays on three sides of the exterior. They are topped by a molded terra cotta belt course. The second-level sunporches match the first level, but they have a molded terra cotta belt course right below the sill.

Each section has a center entry, which is located between the sunrooms and projects slightly though not as far as the sunrooms. The entry has a Classical style surround of vertically incised engaged piers and topped with hipped terra cotta roof with molding and dentils on the roof edge. Behind that on the edge of the porch roof is an abstract pattern of terra cotta coping with stylized ribbons falling down to the hip roof. The doors are glass and metal security doors. There are single, 3/1 double hung wood windows on either side of the entry. There are three 3/1 double hung wood windows on the second level above the entry.

The north end of both wings has a central sunroom projection which contains three sets of paired multi-light casement windows topped by multi-light transoms. There are paired windows on either side of the projecting sunrooms. All windows are surrounded by soldier course lintels with the 4" terra cotta corner inlays on three sides of the exterior and cement sills. The second floor has identical fenestration but has a terra cotta belt course below the windows.

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The primary decorative feature on the outer sides (east and west elevations) and rear (south) elevations of the apartment buildings is a brick soldier course belt line, which doubles as a lintel above first level windows, as well as single brackets under the wide eaves. The remainder of the rear of the buildings has single and paired 3/1 double hung wood sash windows. In the rear of each four-unit section, there is a set of wood stairs in the center of the elevation with a wooden landing and wood balustrades of different designs. A wood door leading to the basement is on the ground floor as well. The firewalls, which break up the buildings and are visible in the roofline, are brick with stepped parapets capped with tile.

Other exterior ornamentation consists of soldier belt courses between elements on the buildings and terra cotta stone railing above the upper floor windows for the roof brackets to rest on. This detail is applied to the elevations closest to the street as well. The use of soldier course lintels is extensive and a character-defining feature.

Interior Description

The Overton Park Court Apartments contain twenty-five units in each building. Floor plans vary, from one-bedrooms with a patio, two-bedrooms or one-bedroom garden apartments with a sunroom, and three bedrooms and a front porch. Each is consistent in interior details and feature hardwood floors, wood trim, plaster walls and ceilings, and radiant heat.

Inside each of the building's entries, the floor is tile on the ground level and hardwood on the stairs, landings, and hallways. The stair railing is also original wood. There are windows on the exterior wall within staircase landings to provide light to the stairwell; a large mirror is mounted on the interior wall of staircase landings. The hallways feature plaster walls with a protective railing, a wooden block balustrade, two-paneled doors with door surrounds, and replacement fluorescent light fixtures. The original brass mailboxes are inset into the foyer wall.

The patio one-bedroom apartments have a center hallway, a bedroom with a closet, a bathroom, a living room with a closet, and a kitchen. The two-bedroom garden apartments have a center hallway with a built-in china cabinet at the kitchen end of the hall, two bedrooms with a closet, a bathroom, a living room with a closet, and a sunroom off the living room. The three bedrooms have a living room with adjoining sunroom, a center hall, three bedrooms of varying sizes, a dining room off the kitchen with a built-in butler's pantry, and a kitchen which has a door going out to the rear of the unit.

Setting & Landscaping

The Overton Park Court Apartments complex occupies a 2.64-acre level lot on the southwest corner of Poplar Avenue and Cooper Street. A few mature hardwood trees are on all sides of the property along with ornamental bushes. The courtyards have grass and historic cast concrete lawn ornaments on them including benches, bird baths and love seats. Paved access drives are found at the western edge of property from Poplar Avenue, between the buildings from Poplar, and at the southern edge of the property from Cooper Street. A parking lot lines the rear, southern boundary of the property. The property is sited just south of Overton Park (NR 10/25/1979) with 1910s and 1920s residential neighborhoods to the south, west, and east.

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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.)

- ☒ 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.
- ☒ 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.)

Property is:

N/A

- ☐ 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.)

Community Planning & Development

Architecture

Period of Significance

1924

Significant Dates

1924

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Lester, William

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Statement of Significance Summary Paragraph

The Overton Park Court Apartments complex 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 example of a Renaissance Revival Courtyard apartment complex. The building is an excellent representation of speculative real estate ventures during the first few decades of the twentieth century in Memphis. Built in 1924, the Overton Park Court Apartments are an apartment type built to house the burgeoning middle-class population that migrated into the city from surrounding rural areas to seek jobs. Streetcar lines on Madison Avenue, corner grocery stores and restaurants, and accessibility to the recreational, cultural, and old growth green space of Overton Park made living here desirable for decades. The Courtyard site plan arrangement is defined through its use of semi-public/private shared outdoor space within the physical confines of the multi-family housing structure. Significant stylistic details include terra cotta inlays and coping, brickwork, and fenestration patterns. 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 1924, which conveys the building's significant design as well as its importance within Memphis's development.

Narrative Statement of Significance

In the late 19th century, development along Poplar Avenue near Memphis's eastern city limits was generally confined to large homes or mansions because the trolley was located to the south along Madison Avenue. However, that began to change when Overton Lea of Nashville purchased three hundred acres of undeveloped land known as Lea's Woods located northeast of the then city limits. After the 1893 Chicago Exhibition, the resulting City Beautiful Movement to set aside parklands swept the country finally arriving in Memphis in 1901. Acting on the suggestion of Frederick Law Olmstead, famed designer of New York's Central Park (NHL 5/23/1963), the newly established Memphis Park Commission voted to purchase Lea's Woods for \$110,000 and to hire noted landscape architect George Kessler to design a system of scenic parks and parkways to link them (the Memphis Parkway System was NR Listed on 7/03/1989). Kessler had participated in the design of New York's Central Park. His 1901 Plan for Overton Park retained the natural topography and vegetation, designing open spaces defined by the curving boundaries of untrimmed trees (Overton Park was NR Listed 10/25/1979).

At that time, the land that was later used for the Overton Park Court Apartments was not yet developed and was owned by a J.T. Smith, Trustee. However, apartment development really took off in this far eastern portion of the city. In 1903 83% of Memphians rented, well above the national average of 74%. Memphis had a much a larger number of rental units than other Tennessee cities, a result of the larger number of low- and modest-income groups of all races, who were only able to afford to rent their housing.¹

The evidence of the development of apartment buildings along streetcar routes in Midtown is found on Poplar Avenue (in addition to Madison Avenue, noted above), a primary east-west thoroughfare serviced by

¹ Robert Sigafos, *From Cotton Row to Beale Street: A Business History of Memphis* (Memphis: Memphis State University Press, 1979), 103.

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streetcars. These apartment dwellers, as well as those living in other multi-family units on the numerous cross-streets, were all able to use the streetcars to get to the downtown area either for jobs or shopping.²

The 1920 U.S. Census reported that Memphis had 162,351 residents, which increased to 253,143 by 1930. The increasing population created the need for the large amount of residential construction in Memphis during these boom years. According to historian Paul Growth, "After 1920, real estate investors with a small amount of capital, or those who wanted to rely on a housing investment as a significant part of their day-to-day income, seem to have preferred apartments over hotels."³ In the 1920s, 71% of the Memphis population were renters. During the 1920s, there were 2,850 duplexes, and 4,600 apartment building units.⁴ Due to the large number of new residents continuously arriving in the city, apartments were both a smart investment and a relatively steady source of income for developers.

One such developer was Dave Dermon (1884-1963), who came to Memphis at the turn of the century as a young Jewish immigrant from Kiev, Ukraine. Not long after he arrived, he established in 1909 a general tinsmith shop on Third and Vance in downtown Memphis. He also engaged in real estate development, initially making several lucrative land deals in the Vance area and constructing a few buildings there. In 1915 his interest shifted to the section of Union Avenue between downtown and the fashionable midtown residential areas. Here he established the city's major automobile showrooms, tire companies, and related businesses. In addition to buying and selling land in the area, Dermon constructed buildings for the city's auto dealerships as well as for various tire companies, effectively transforming the area into what was known as "Auto Row" from the late teens to the early 1960s.⁵

Dermon was also responsible for the construction and development of many apartment buildings and subdivisions in midtown and north Memphis during the 1920s and later. These included the Overton Park Court Apartments on Poplar Avenue, the city's largest apartment building at the time, the Hanover Apartments, and the Avalon, in addition to subdivisions such as Jackson Terrace, Palmer Hills, and Kings Park. He constructed the 10-story Dermon Building on Third Street in 1925 (NR 3/15/84) to house his various enterprises. At the time of Dermon's death in 1963, the assets of his company were estimated at fifteen million dollars. In view of his immigrant background, his quick rise to considerable wealth and prominence was particularly impressive.⁶

He partnered with another immigrant to Memphis, Harry Dlugach (also spelled Delugach). Dlugach (1874-1935) was born in Poland and immigrated to Memphis at an unknown time. He too began engaging in real estate development and partnered with fellow emigre Dermon to purchase a ten-acre tract on the southwest

² Jennifer M. Tucker, Judith Johnson, and Michael Sicuro, "Multi-family Housing in Memphis, Shelby, TN 1900-1957," National Register of Historic Places Multiple Property Documentation Form (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2007), p. E-6.

³ Paul Groth, *Living Downtown: The Historic of Residential Hotels in the United States* (Berkeley: University of California Press, 1994), 179.

⁴ Sigafoos, *From Cotton Row to Beale Street*, 152-53.

⁵ Steve Trott, Lloyd Otesby, and A.D. Braden, Jr., "Dermon Building," National Register of Historic Places Nomination Form (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1983), p.7.

⁶ Ibid.

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corner of Poplar Avenue and Cooper Street in 1923. They decided to develop the part of the unrecorded Dlugach & Dermon Overton Park Side subdivision facing Poplar into an apartment complex.

For their architect they chose William Lester, a native of North Carolina who arrived in Memphis in 1907 where he became associated with August Chighizola. In addition to the Overton Park Court Apartments, some of Lester's other buildings include the Gilmore Apartments at 6 S. McLean Boulevard, and the Traymore Apartments at 51 S. McLean Boulevard.⁷ Between 1924 and 1930 he designed thirty-eight apartment buildings with sixteen to 135 units in each building/complex.⁸ He was also a part of the team of associate architects that designed Lauderdale Courts Public Housing Project (NR 7/25/1996) at 234-274 N. Lauderdale in the 1930s.⁹

By mixing the size of units within the same building, a tenant could rent the one best suited to their needs. Thus, the tenants could range from singles to family groups. The Overton Park Court Apartment's one-bedroom units contained a living room, bedroom, closet, bathroom, and a kitchen. Some had a private patio entrance and others had a sunroom. Two-bedroom units contain a living room, two bedrooms, a bathroom, closets, kitchen, and a sunroom. Three-bedroom apartments contain a living room, three bedrooms, one bath, kitchen plus a dining room and a sunroom. Wooden double-hung and wood casement windows, hardwood floors, and built-in china cabinets are common features in all the units. The kitchens have a rear access door leading to a back hallway and outside or to a back staircase that emptied onto the sides or rear of the building. Lester's apartment design here considered the tenant's comfort with the abundant use of windows located for cross-ventilation, as well as porches and balconies for outdoor living.

William Lester designed the Overton Park Court Apartments using the U-shaped courtyard form, the most popular multi-family housing type in Memphis in the 1920s. The courtyard form facilitated semi-private green space within the complex for recreation and socialization while maximizing the number of apartments that could be included on the property. The property exhibits a slight variation of the U-shape plan as each wing is progressively stepped back, facilitating a larger central green space as well as projecting sunrooms on various units. As described in the Historic Residential Resources of Memphis MPDF, courtyard apartment complexes in Memphis were typically designed using such styles as Tudor Revival, Beaux Arts, and Mediterranean Revival. The Overton Park Court Apartments are best classified as Renaissance Revival, which still fits in within the general architectural trends of the era. The complex incorporates a variety of stylistic details. The yellow brick veneer wall surfaces incorporate brick decorations through varied patterns, including running bond, soldier courses, and open weaves. Terra cotta details are extensive including molded belt courses and inlays throughout, including simple squares at the corners of most openings, keystones in arched attic vents, and more elaborate inlays on parapets. Representative of its style, the complexes have elaborate parapet walls with terra cotta coping and attic vents, wide eaves with decorative brackets, and classical surrounds at main entrances. The complex's fenestration pattern is another character-defining feature with a mixture of single, paired, and triple three-over-one double-hung wood sash windows and multi-light wood casements.

⁷ Mark Harrison, "Midtown Apartments Survey Cover Form" (Memphis Heritage, Inc. MS on file 1994), 2.

⁸ Joseph Herndon, "Architects in Tennessee until 1930" (Master's Thesis, Columbia University, 1975), 114-15.

⁹ Tucker, et.al., p. E-8.

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Construction began in 1923 and by the time the Polk City Directory was published in 1924, it was fully occupied with only one vacancy. An advertisement from the classified section of a local newspaper for the remaining, high dollar unit stated, “this we believe to be the finest furnished apartment in Memphis. Apartment 87 in Overton Park Court on Poplar Av. At Cooper. Has six rooms, sun parlor and two baths. Furnished absolutely complete with even chinaware, silverware, glass ware and bed linens. The moderate price will surprise you at \$165. A similar apartment normally rents for double this amount. A chance of a lifetime. Leased as short as three or four months. Immediate occupancy.”¹⁰

The initial residents in 1924 included the manager of an insurance company, the president of a barrel making company, a prestigious attorney, a bank teller, grocery store manager, and a department manager at a major department store. A year later in 1925 such business luminaries as J. W. Falls, president of the Chickasaw Building Company and secretary-treasurer of the Merchants Cotton Press was a resident in Unit 88. He erected the Beaux-Arts style, c. 1910 Falls Building (NR 4/15/82 in Court Square Historic District) on Court Street which overlooked Front Street and the Mississippi River to house his and other cotton businesses. In addition, owner Dave Dermon occupied unit 66.

By 1926, the new owner of the complex, Morris R. Hanover (1875-1966), a fine jewelry merchant, moved here with his wife Ethel and family into Unit 42. They moved to Unit 43 two years to accommodate their growing family. Hanover and his wife, Ethel reared three sons and three daughters in the apartment where they attended neighborhood public schools: Idlewild Elementary School (NR 9/9/1982 in Central Gardens Historic District), Fairview Junior High (NR 10/26/1990), and Central High School (NR 9/17/1982).

The Hanover’s nineteen-year-old daughter, Marilyn married Jack Belz in June 1948 at the Peabody Hotel (NR 9/14/1977). Jack, who lived up the street on Bellaire Drive as a boy, was the son of Philip “The Temple Builder” Belz, Sr. oversaw construction of the International style Baron Hirsch synagogue (NR 7/11/2007 in Vollintine Hills Historic District). Jack Belz rose to become chairman and CEO of Belz Enterprises, one of the South’s largest real estate and development firms. He is best known for bringing back The Peabody Hotel, which served as the impetus for the Downtown renaissance which followed.¹¹

Following the end of World War II, with the G.I. Bill and Federal Housing Administration loans, the growth of automobile ownership and rapid suburbanization of the eastern and northern parts of the city, Midtown apartment living lost its cache and its profitability by the early 1950s. In 1957, Hanover deeded the apartments to his children, Tillie H. Bryan, Marilyn H. Belz, Corrine H. Alperin, Harry R. Hanover, Jerome H. Hanover, and Gilbert E. Hanover. Over the years the tenants came and went, but Hanover occupied Unit 43 until his death in 1966 at 91.

In October 1980, the Hanover heirs sold The Overton Park Court Apartments to Robert Frank and Charles E. Stone, Jr. Then in October 1983, the partnership dissolved, and it was sold to partner Robert Frank. His wife was awarded half ownership of the Overton Park Court Apartments after their October 1990 divorce and was ordered to sell it. It was purchased in July 1991 by Stratford Properties, Ltd., a limited partnership headed by

¹⁰ Classifieds, *Memphis Commercial Appeal*, 21 November. 1924, Section 5, page 5.

¹¹ Ryan Poe, “Marilyn Belz, Memphis philanthropist, dies of COVID-19 complications,” *The Memphis Commercial Appeal*, (Memphis, TN), December 23, 2020. (<https://www.commercialappeal.com/story/news/local/2020/12/23/memphis-philanthropist-marilyn-belz-dies-covid-19/4022857001/>), accessed January 22, 2021.

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Gary Makowsky and Jimmy Ringel. They changed the name to Park Lane Apartments and have owned them ever since.

After the turn of the twenty-first century, the historic appearance of the apartments became sought out as a location by national movie production companies. In January 2003, during the filming of *21 Grams* with Naomi Watts and Sean Penn, its atmosphere was praised by award winning cinematographer Rodrigo Prieto who filmed a scene from the movie in one of the units.¹² It was used as a location again in 2016 during the filming of *Million Dollar Quartet*, an eight-part made-for-television limited series about the early days of rock and roll, including the first steps taken by musicians like Jerry Lee Lewis, Elvis Presley and Johnny Cash.¹³

The owners desire the property to be placed on the National Register of Historic Places to utilize the Federal Historic Preservation Investment Tax Credits in order to rehabilitate it retaining its original appearance and continue to serve the community for another hundred years.

Registration Requirements

The Overton Park Court Apartments meet 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, exterior porches, and interior hallways while individual units may be altered. The 1924 U-shaped Renaissance Revival style Overton Park Court Apartments are representative examples of the Courtyard Property Type, the most popular multi-family dwelling form in Memphis during the 1920s. The apartment buildings exemplify the U-shaped arrangement and retain numerous significant architectural features representative of the Renaissance Revival style. The property maintains its original location and setting, sited at the edge of a residential neighborhood, just across the street from the National Register-Listed Overton Park in Memphis, Tennessee. The buildings retain their significant materials, design, and evidence of workmanship including fenestration patterns, decorative brickwork, brackets, belt course, terra cotta detailing, and massing patterns such as projecting sunrooms. The interior of the buildings retain their original layout and significant interior detailing such as wood floors, built-in cabinets, plaster walls and ceiling. The buildings retain their association with Memphis's history of community development and architecture and are able to convey their historic and architectural significance. The Overton Park Court Apartments meet the registration requirements of the Historic Residential Resources of Memphis MPDF and therefore should be listed in the National Register of Historic Places.

¹² John Beifuss, "Memphis gets in the Act-Texture of the City Carries a Lot of Weight," *The Memphis Commercial Appeal*, January 29, 2003. p. C1.

¹³ John Beifuss, "17 Million Dollar Quartet," *The Memphis Commercial Appeal*, July 9, 2016, p. 8.

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9. Major Bibliographic References

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Previous documentation on file (NPS):		Primary location of additional data:	
<input checked="" type="checkbox"/>	preliminary determination of individual listing (36 CFR 67 has been requested)		State Historic Preservation Office
<input type="checkbox"/>	previously listed in the National Register		Other State agency
<input type="checkbox"/>	previously determined eligible by the National Register		Federal agency
<input type="checkbox"/>	designated a National Historic Landmark		Local government
<input type="checkbox"/>	recorded by Historic American Buildings Survey #		University
<input type="checkbox"/>	recorded by Historic American Engineering Record #		Other
<input type="checkbox"/>	recorded by Historic American Landscape Survey #	Name of repository:	
Historic Resources Survey Number (if assigned): SY-10932 and SY-10933			

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10. Geographical Data

Acreage of Property 2.64 **USGS Quadrangle** Northeast Memphis 409-NW

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

1. Latitude: 35.141734 Longitude: -89.991281
2. Latitude: 35.141129 Longitude: -89.991370
3. Latitude: 35.140963 Longitude: -89.989658
4. Latitude: 35.141580 Longitude: -89.989555

Verbal Boundary Description

The National Register boundaries correspond to the legal parcel boundaries of Shelby County Parcel 017069 00001. These boundaries are depicted on the enclosed tax/boundary map. The reference points noted above correspond to the corners of the boundary.

Boundary Justification

The boundary of the nominated property includes all the property associated with the Overton Park Court Apartments. The boundary for this property was chosen because it is the legal defined property on which this apartment building sits and completely encompasses the resources historically associated with the property.

Overton Park Court Apartments
Name of Property

Shelby, TN
County and State

USGS Topographic Map

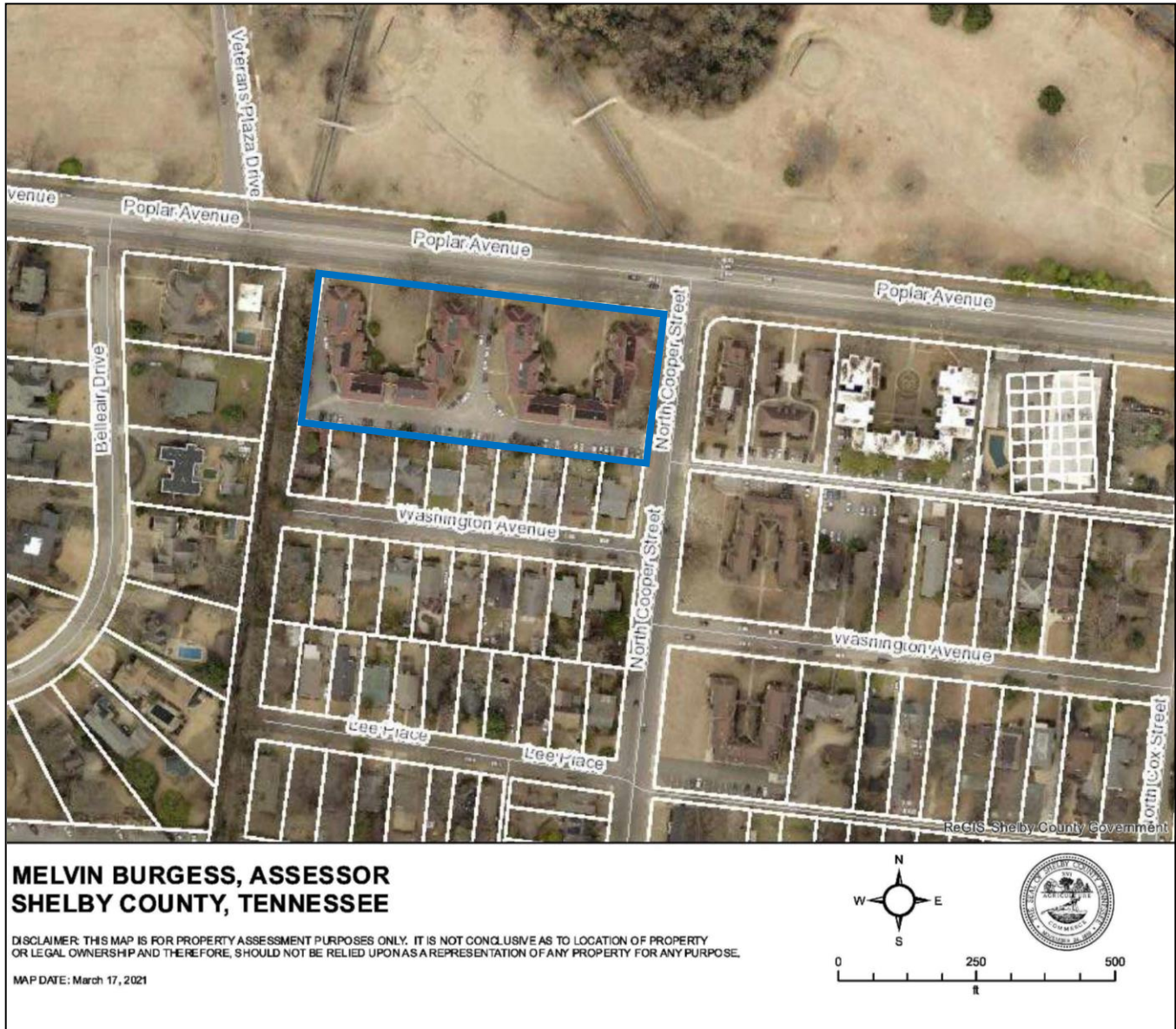


Northeast Memphis 409-NW Quadrangle, 2019. Original Map Scale 1:24,000

Overton Park Court Apartments
Name of Property

Shelby, TN
County and State

National Register Boundary Map/Tax Map



Overton Park Court Apartments
Name of Property

Shelby, TN
County and State

11. Form Prepared By

Name Judith Johnson, architectural historian

Organization J. Johnson & Associates

Street & Number 475 S. Perkins Road #612 Date 1/14/21

City or Town Memphis Telephone 901-603-0054

E-mail Judithjohnson73@gmail.com State TN Zip Code 38117

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Overton Park Court Apartments

Name of Property

Shelby County, Tennessee

County and State

Historic Residential Resources of Memphis,
Shelby County, Tennessee

Name of multiple listing (if applicable)

Section number Photos and Plans Page 18

Photo Log

Name of Property: Overton Park Court Apartments

City or Vicinity: Memphis

County: Shelby

State: Tennessee

Photographer: J. Johnson

Date Photographed: November 2020

- 1 of 19. Corner unit with patio. Photographer facing southwest.
- 2 of 19. North façade. Photographer facing southwest
- 3 of 19. Typical courtyard. Photographer facing south.
- 4 of 19. Detail of wing entry. Photographer facing east.
- 5 of 19. Detail of porches on main building. Photographer facing southwest.
- 6 of 19. Streetscape taken from Cooper. Photographer facing southwest.
- 7 of 19. Courtyard with lawn furniture. Photographer facing southwest.
- 8 of 19. Typical side elevation. Photographer facing northwest.
- 9 of 19. Rear elevation. Photographer facing northwest.
- 10 of 19. Typical cast concrete lawn furniture. Detail
- 11 of 19. Typical foyer on side wings. Detail.
- 12 of 19. Typical stairwell. Detail.
- 13 of 19. Interior-typical bedroom of 2-bedroom unit.
- 14 of 19. Interior-typical 2nd bedroom of 2-bedroom unit.
- 15 of 19. Interior-typical living room of 2-bedroom unit.
- 16 of 19. Interior-typical sunroom in 2-bedroom unit.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Overton Park Court Apartments

Name of Property

Shelby County, Tennessee

County and State

Historic Residential Resources of Memphis,
Shelby County, Tennessee

Name of multiple listing (if applicable)

Section number Photos and Plans Page 19

17 of 19. Interior-typical hallway of 2-bedroom unit with butler's pantry.

18 of 19. Typical bathroom of 2-bedroom unit.

19 of 19. Typical kitchen of 2-bedroom unit

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photos and PlansPage 20

Overton Park Court Apartments

Name of Property

Shelby County, Tennessee

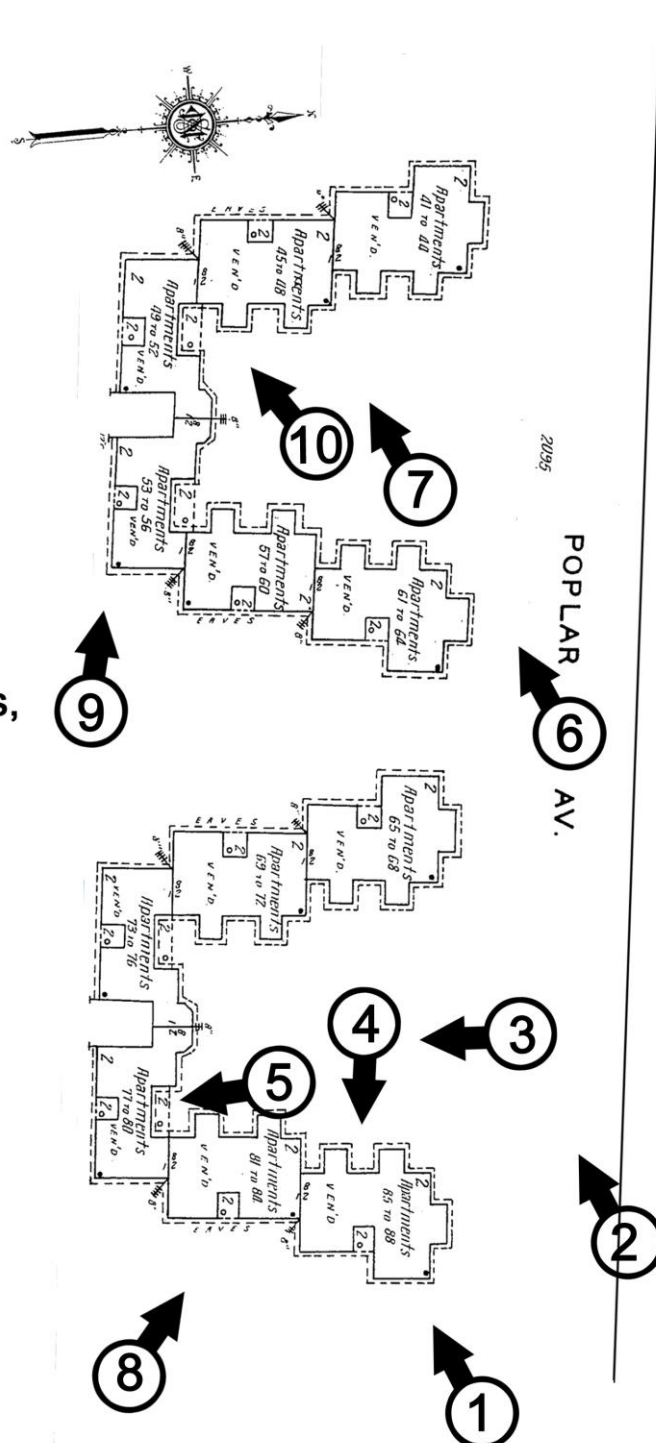
County and State

Historic Residential Resources of Memphis,
Shelby County, Tennessee

Name of multiple listing (if applicable)

Site Plan

Park Lane Apartments,
Memphis, TN



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Overton Park Court Apartments

Name of Property

Shelby County, Tennessee

County and State

Historic Residential Resources of Memphis,
Shelby County, Tennessee

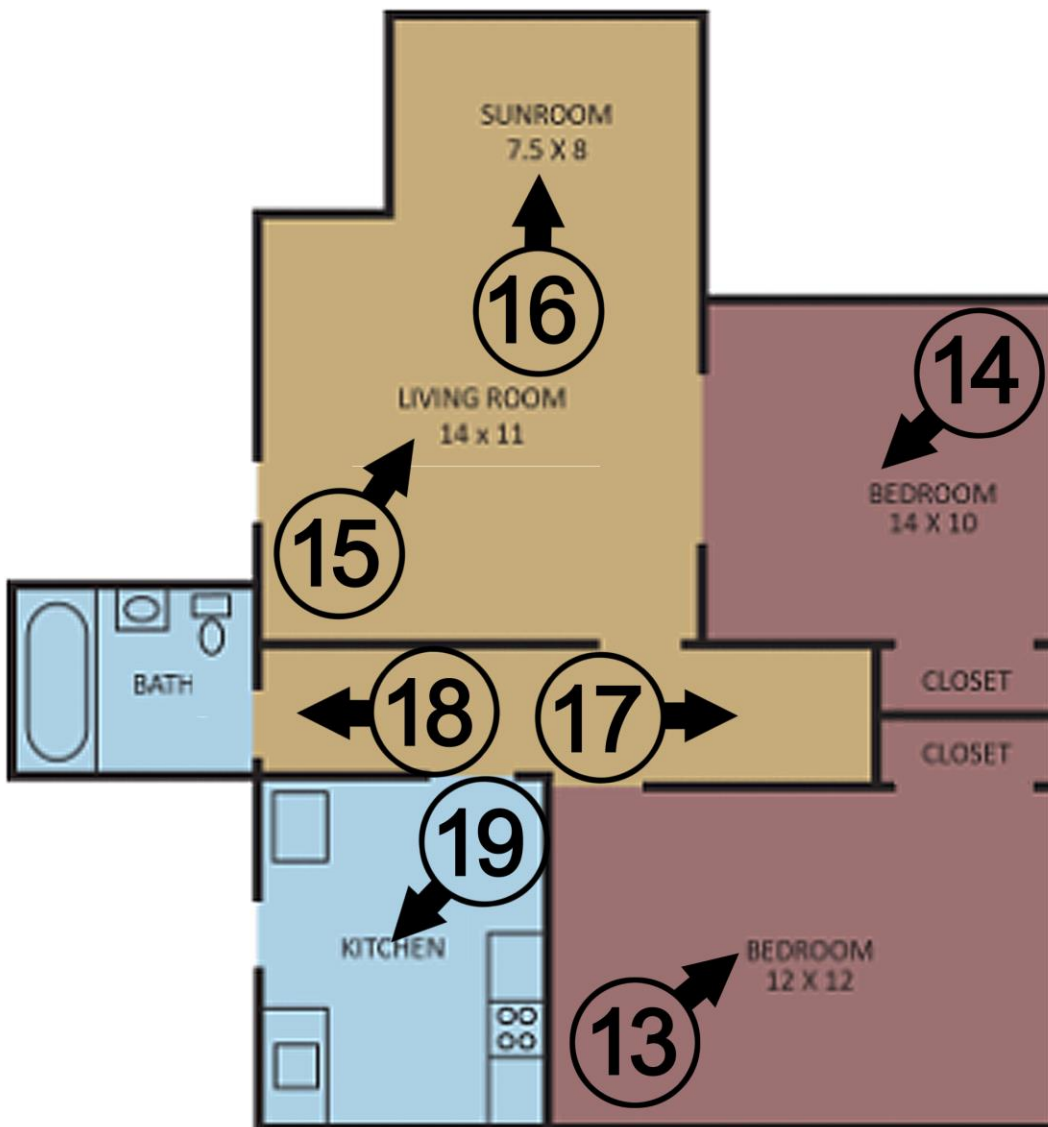
Name of multiple listing (if applicable)

Section number Photos and Plans

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Representative Unit Floor Plan

Overton Court Park Apt 2-Bedroom style B



National Register Listed
6/28/2021
MP100006712

Property Owner:

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

Name	Gary Makowsky c/o Makowsky Ringel Greenberg LLC		
Street & Number	1010 June Road	Telephone	901-568-2403
City or Town	Memphis	State/Zip	TN 38119

OVERTON PARK COURT APARTMENTS

MEMPHIS, SHELBY COUNTY, TENNESSEE

National Register Listed
6/28/2021
MP100006712



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OVERTON PARK COURT APARTMENTS

MEMPHIS, SHELBY COUNTY, TENNESSEE

National Register Listed
6/28/2021
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OVERTON PARK COURT APARTMENTS

MEMPHIS, SHELBY COUNTY, TENNESSEE

National Register Listed
6/28/2021
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OVERTON PARK COURT APARTMENTS

MEMPHIS, SHELBY COUNTY, TENNESSEE

National Register Listed
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OVERTON PARK COURT APARTMENTS

MEMPHIS, SHELBY COUNTY, TENNESSEE

National Register Listed
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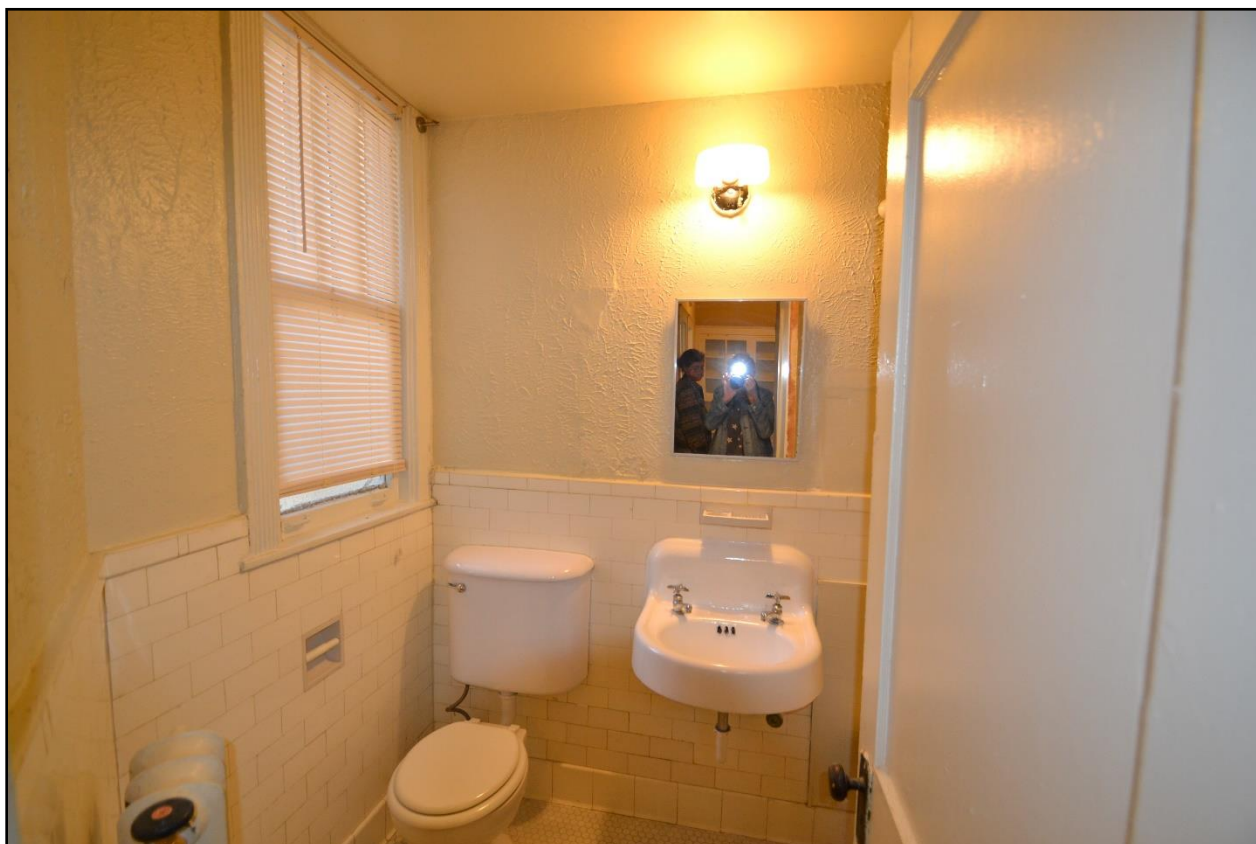
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