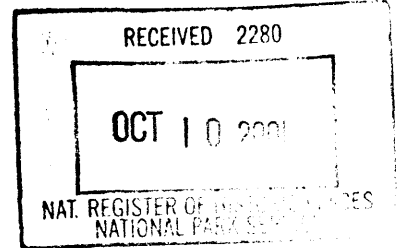


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1260



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places registration Form (National Register Bulletin 16A)*. Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Third Addition to Jackson Terrace Historic District

other names/site number NA

2. Location

street & number Henry Avenue, Hardin Avenue, Atlantic Street and Crump Avenue NA  not for publication

city or town Memphis NA  vicinity

state TN code 047 County Shelby code 157 zip code 38112

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 for 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  nationally  statewide  locally. (See continuation sheet for additional comments.)

Archie L. Hunter  
Signature of certifying official/Title

10/5/01  
Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See Continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
  - See continuation sheet
- determined eligible for the National Register.
  - See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- other,

(explain:)

Signature of the Keeper

Date of Action

Edson A. Ball

11/21/01

**5. Classification**

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

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

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

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
68	1	
		buildings
		sites
		structures
		objects
68	1	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

Historic Residential Resources of  
Memphis, Shelby County, Tennessee

**Number of Contributing resources previously listed  
in the National Register**

0

**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)

Other: Minimal Traditional  
\_\_\_\_\_  
Colonial Revival  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

Foundation Poured CONCRETE  
walls BRICK  
\_\_\_\_\_  
roof ASPHALT shingle  
other BRICK, WOOD  
\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

Name of Property

**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 who's 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 boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** moved from its original location.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**Areas of Significance**

(Enter categories from instructions)

Social History \_\_\_\_\_  
 Architecture \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Period of Significance**

1948 - 1950 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Dates**

1948 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Person**

(complete if Criterion B is marked)

NA \_\_\_\_\_

**Cultural Affiliation**

NA \_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Margolin, Sam, Ben and Joe \_\_\_\_\_  
\_\_\_\_\_

**Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested (pending)
- previously listed in the National Register
- Previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository: \_\_\_\_\_  
\_\_\_\_\_

Third Addition to Jackson Terrace H.D.  
Name of Property

Shelby County Tennessee  
County and State Shelby, Tennessee

### 10. Geographical Data

**Acreage of Property** Approximately 25 acres Northeast Memphis 409 NW

#### UTM References

(place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>231200</u>	<u>3895340</u>	3	<u>16</u>	<u>230720</u>	<u>3894540</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>231180</u>	<u>3894510</u>	4	<u>16</u>	<u>230920</u>	<u>3895340</u>

See continuation sheet

#### Verbal Boundary Description

### 11. Form Prepared By

Name/title Judith Johnson, Preservation Consultant  
Organization JJ Consultants date June 6, 2001  
Street & number 176 Windover Cove #1 telephone 901/324-4618  
City or town Memphis state TN zip code 38111

#### Additional Documentation

Submit the following items with the completed form:

##### Continuation Sheets

##### Maps

A **USGS map** (7.5 Or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

##### Photographs

Representative **black and white photographs** of the property.

##### Additional items

(Check with the SHPO) or FPO for any additional items

### Property Owner

(Complete this item at the request of SHPO or FPO.)

Name Multiple; see list  
Street & number \_\_\_\_\_ telephone \_\_\_\_\_  
City or town \_\_\_\_\_ State \_\_\_\_\_ zip code \_\_\_\_\_

**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 listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

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## Narrative Description

The 69 residential duplexes that comprise the Third Addition to Jackson Terrace Historic District are one story, frame, minimalist Colonial Revival style cottages constructed in four plans with gable roofs, brick veneer and a variety of entries. The historic subdivision boundary begins with second houses from the corner on both Crump and Hardin avenues. The district is approximately six miles northeast of downtown Memphis, one block south of Jackson Avenue between Hudson Street and Holmes Road in north Memphis.

The buildings are constructed with even setbacks on either side of an S-shaped public street named Henry Avenue on the east, Atlantic Street in the middle and Crump Avenue on the west and on both sides of Hardin Avenue which runs parallel to Crump Avenue. The asphalt-paved street allows for two lanes of traffic, is lit by modern design streetlights and is bounded by historic sidewalks with curb cuts. The modest front yards have poured concrete sidewalks, and many have native hardwood trees in them. All the buildings have poured concrete strips for driveways on one side, most of which terminate into a poured concrete parking pad. The subdivision's topography slopes gently to the north towards a creek that forms the back property line on the north.

The builders utilized four basic plans in this subdivision. The wall cladding is brick veneer with wide shiplap wooden siding displayed in the gables. The roofs are asphalt shingles, the chimneys are brick and the raised foundations are poured concrete. There are both two panel original doors and replacement doors constructed of hollow core wood slabs. The front and side porches are poured concrete floors with wood box columns supporting the shed porch roofs. The windows are metal casement sashes with 10 lights, some of which open with a hand-cranked sash. Although the majority of the houses retain their historic windows, most have been boarded over and are not visible on the exterior. Some of the privately held buildings have double hung replacement sashes in the original window openings. Most buildings have replacement slab doors.

The duplexes contain a living room, a separate dining area, a kitchen, a hall, two bedrooms, one bath, and an attic with pull-down stairs. The interiors boast wood floors except for kitchens and baths. The remaining original bathrooms have tile floors and bath surrounds. Each building is about 1278 square feet, which was about the average for this era.

There are four basic plans that are used, with variations, throughout the district. The identical A- plan buildings are strategically placed on the corner lots in the subdivision. This plan strongly resembles a single-family house featuring an incised porch on one corner with a cleverly concealed off-set second entry. The B and D plans also give the illusion of a single entry. The district boasts twelve variations of the B, C and D plans. Most of the variations are subtle and involve varying placement of windows, entry or porch configurations or the addition of Colonial Revival trim.

The four basic plans are as follows:

A. The A-plan house has an irregular plan and a gable roof, one room extension with gable roof on one side elevation, off-set incised porch with box column support, and off-center and off-set entries.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   7   Page   2  

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

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The variant of this plan is two rooms wide, expanding to three rooms in width in the middle and rear, varying depth.

B. The B-plan house has a square plan with side gable roof, rear extension with gable roof, center enclosed porch with gable roof and center or off-center and off-set entries.

The variant of this plan is two rooms wide, four rooms deep and has a two-room rear addition.

C. The C-plan house has an I-shape plan with a side gable roof and a partial or three-quarter off-center porch with off-center entries.

The variant of this plan is one room wide and four rooms deep on either end, and two rooms wide and three rooms deep in center.

D. The D-plan house is a double-pile plan with side gable roof, a rear addition with hip roof, center partially enclosed porch with gable roof and off-center and/or off -set entries.

The variant of this plan is four rooms wide and three rooms deep.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

1948 subdivision

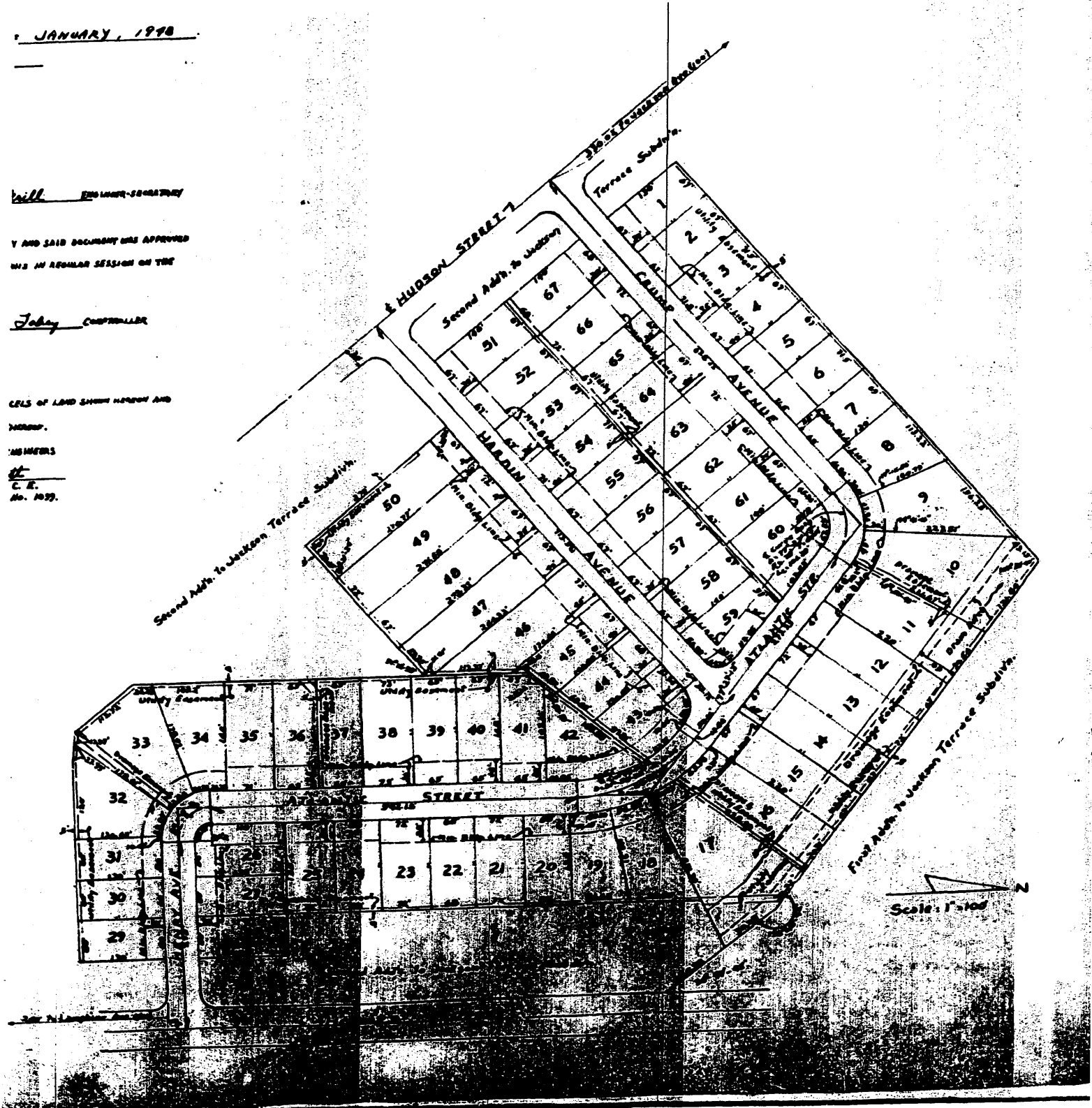
JANUARY, 1948

Will ENGINEER-SURVEYOR

Y AND SAID DOCUMENT WAS APPROVED  
AND IN REGULAR SESSION OF THE

Foley COMPTROLLER

CELLS OF LAND SHOWN HEREON AND  
HEREON.  
NO METERS  
C. E.  
No. 1079.



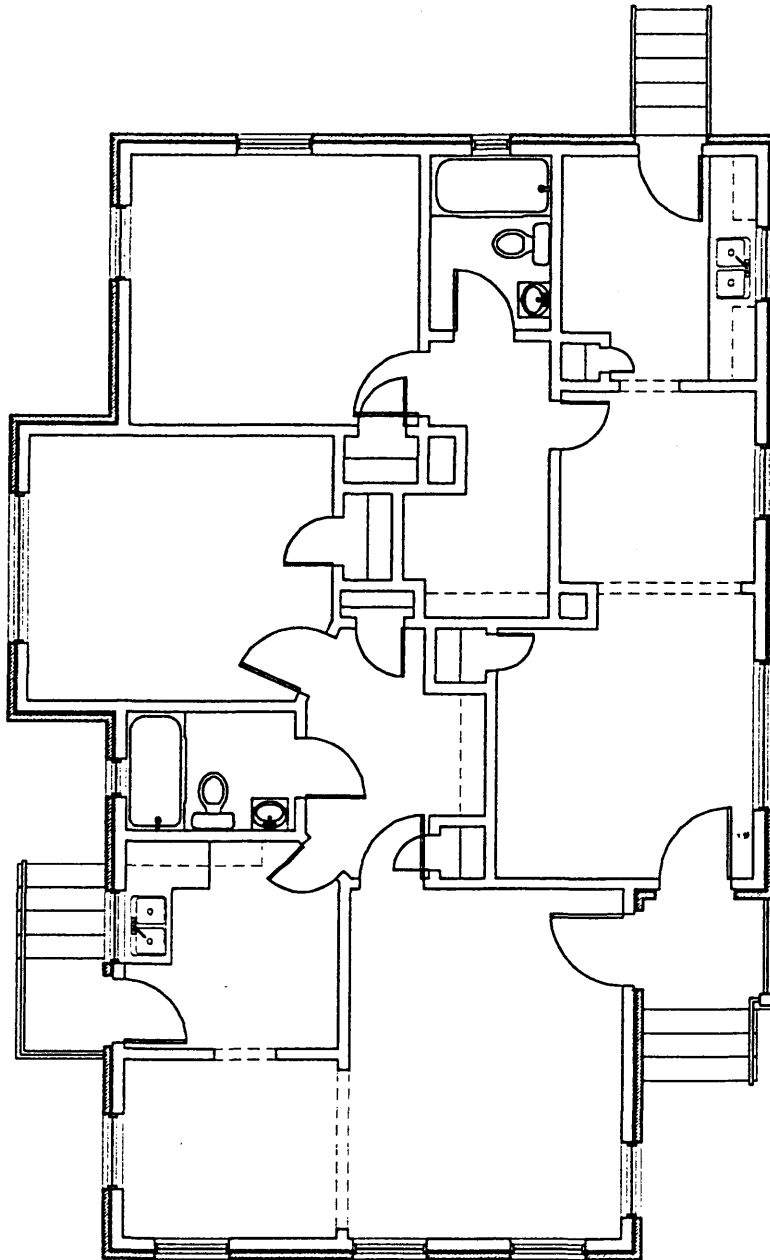
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

A Plan House



UNIT A



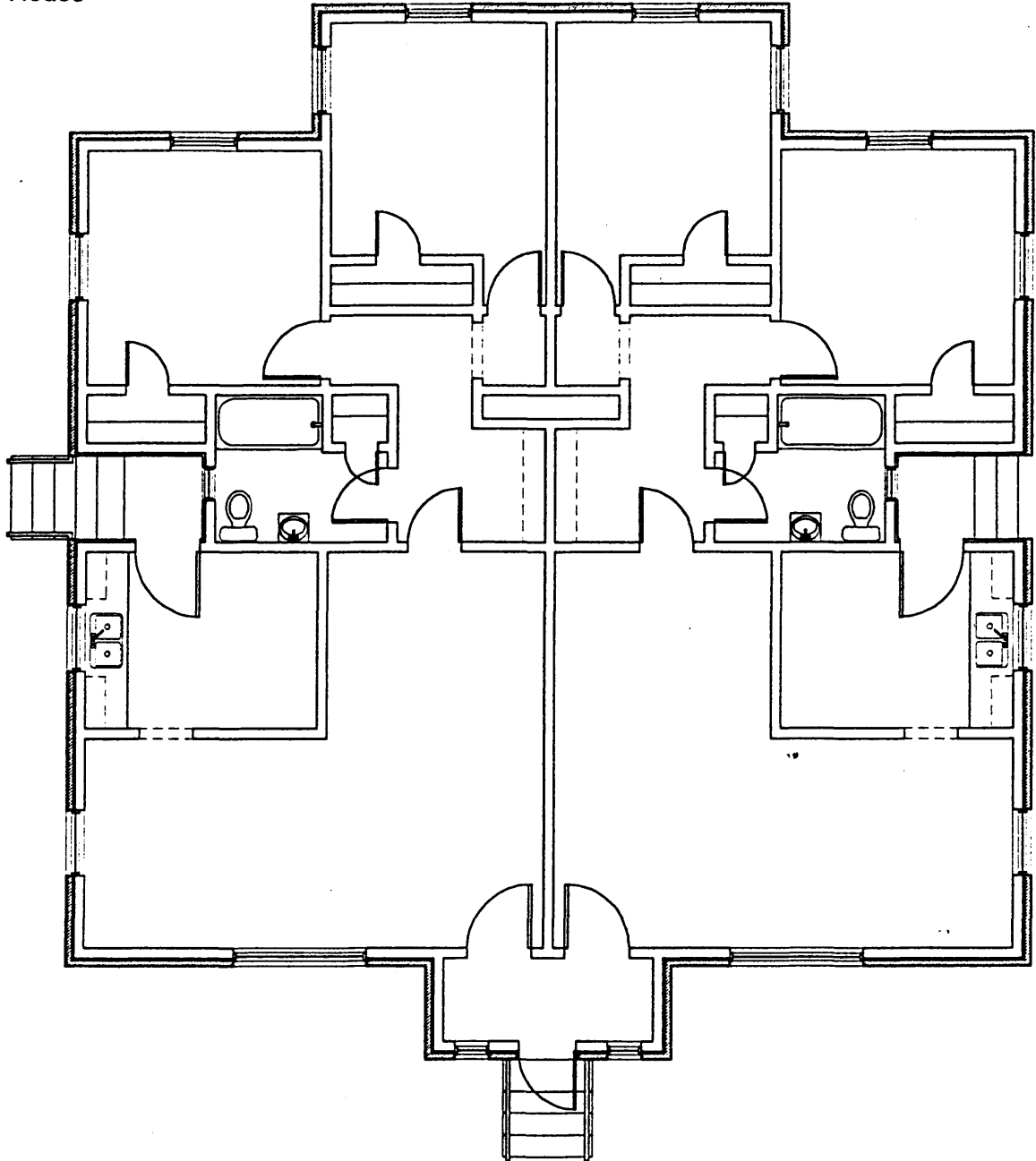
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National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

B Plan House



UNIT B

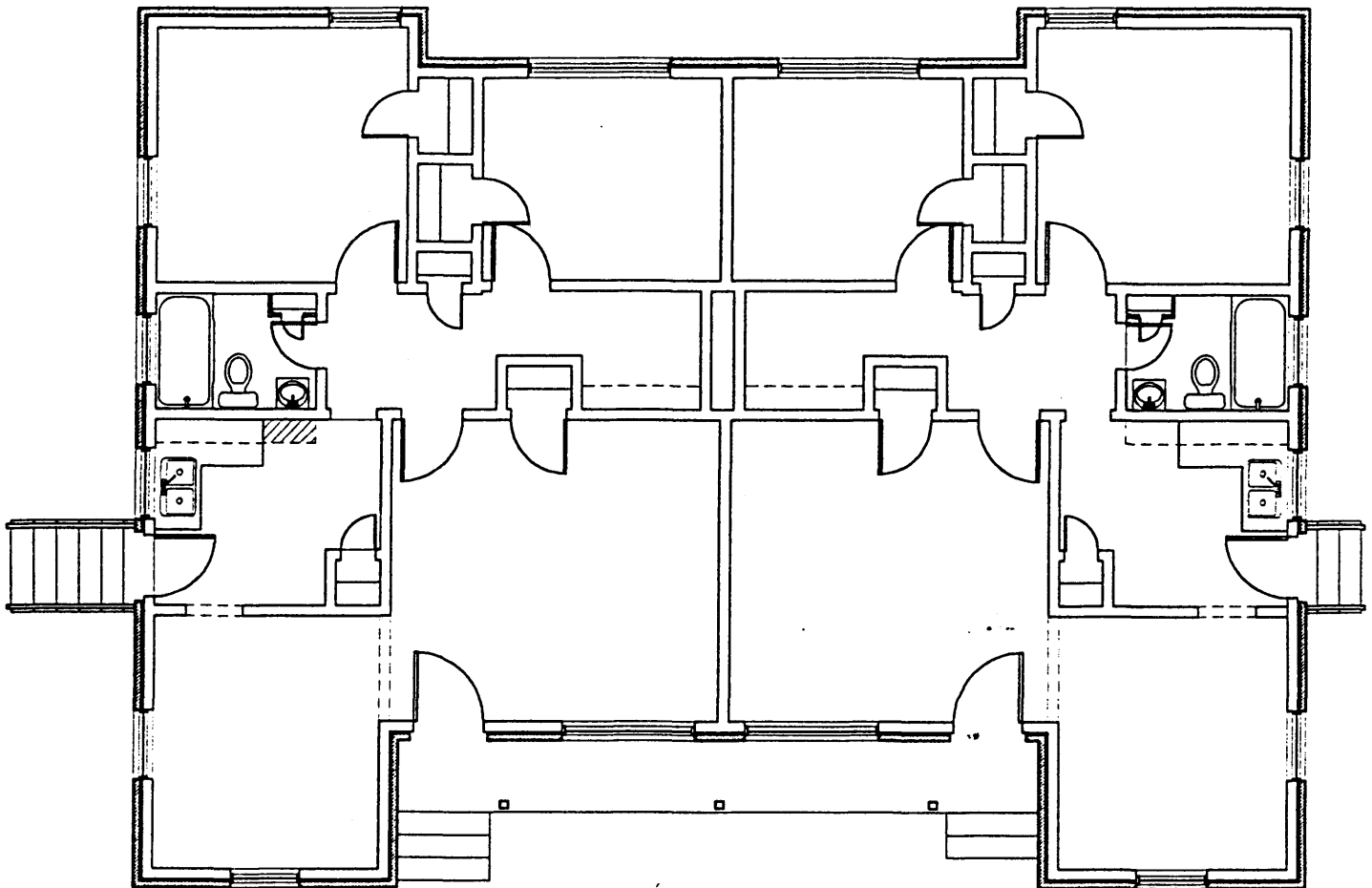
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

C Plan House



UNIT C

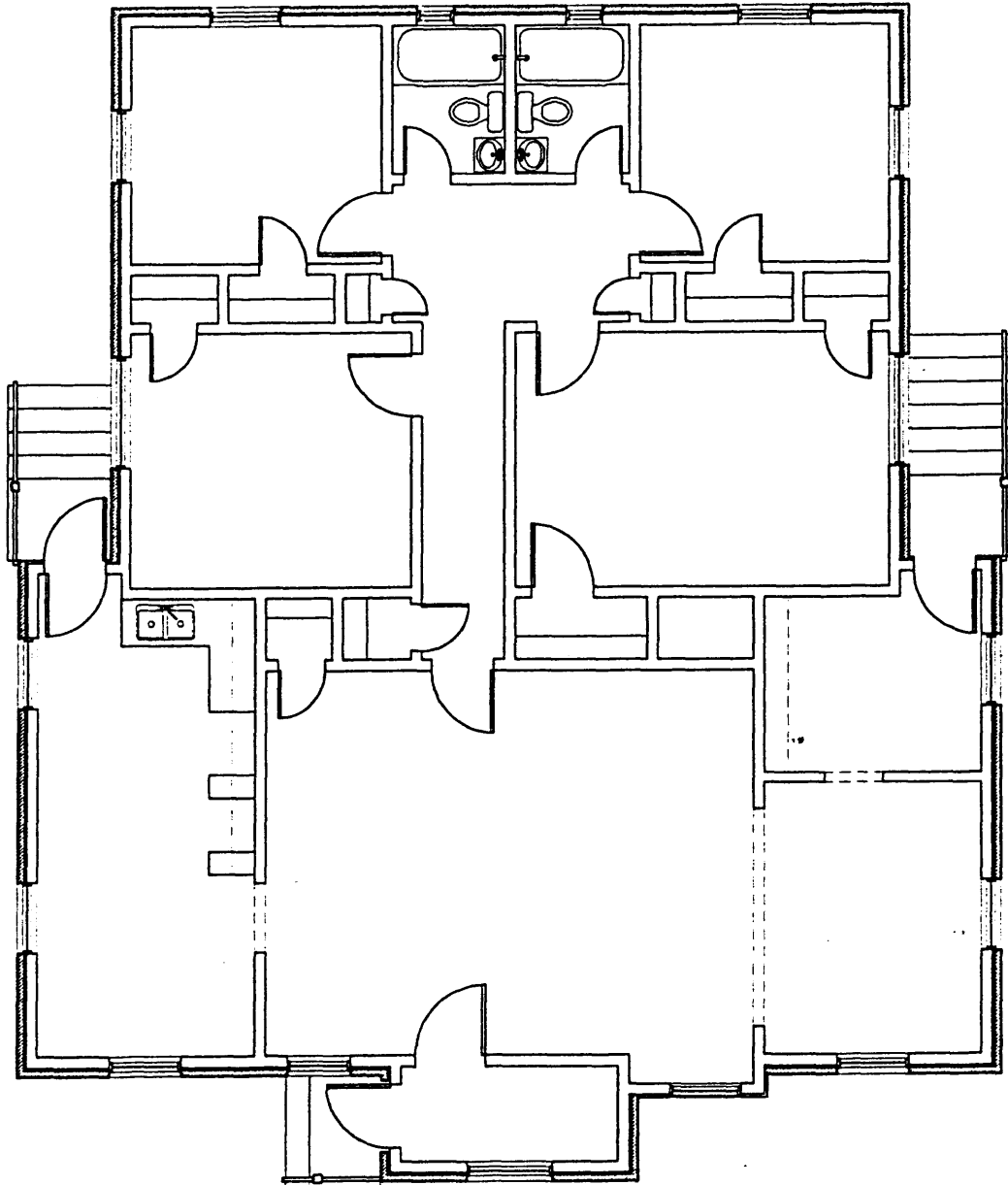
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 7

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

D Plan House



UNIT D

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 8

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

## INVENTORY

An inventory of all resources in the Third Addition to Jackson Terrace Historic District was prepared by Candice Carr, Robert Dye and Anne DeCorey in September, 1999, as part of the Memphis Cultural Resources Survey and updated by Judith Johnson in June, 2001.

Contributing resources (C) add to the historic architectural qualities and historic associations for which the property is significant. Contributing resources were present during the period of significance and retain integrity of design, workmanship and materials. Noncontributing resources (NC) do not add to the historic qualities or associations of the district because they were not present during the period of significance or they have been altered.

### Atlantic Street

1. 1027-1029 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, frame construction, partially enclosed off-center porch with gable roof, off-center and off-set entries, boarded windows, boarded doors. C
2. 1033-1035 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, frame construction, enclosed center front porch with gable roof and off-set entry, boarded windows, boarded doors. C
3. 1037-1039 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. I-plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, frame construction, 3/4 porch with shed roof, off-center entries, boarded windows, boarded doors. C.
4. 1045-1047 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 4 bay, brick veneer, asphalt shingle side gable roof, frame construction, partially enclosed center porch with gable roof, box wood posts, center and offset entries, boarded windows, boarded doors. C
5. 1048-1050 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. I-plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, frame construction, incised off-center partial porches, wood box post, off-center entries, boarded windows, boarded doors. C
6. 1051-1053 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, frame construction, enclosed center porch with gable roof, center entry, boarded windows, boarded doors. C
7. 1054-1056 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, frame construction, enclosed center porch with gable roof, center entry, boarded windows, boarded doors. C
8. 1057-1059 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. I-plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, frame construction, 3/4 porch with shed roof, box wood posts, off-center entries, boarded windows, boarded doors. C

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

Section number 7 Page 9

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

- 
9. 1060-1062 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. I-plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, frame construction, two incised partial porches w/ box wood posts, off-center entries, boarded windows, boarded doors. C
  10. 1065-1067 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, frame construction, enclosed center porch w/ gable roof, center entry, boarded windows, boarded doors. C
  11. 1068-1070 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle gable roof, frame construction, enclosed center porch with gable roof, off-set entry, boarded windows, boarded doors. C
  12. 1071-1073 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, asphalt shingle side gable roof, frame construction, enclosed center porch with gable roof, off-set entry, 10 light metal casement windows, replacement doors. C
  13. 1076-1078 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. I-plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, frame construction, 3/4 porch with shed roof, wrought iron posts, off-center entries, boarded windows, boarded doors. C
  14. 1077-1079 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, frame construction, partially enclosed center porch with gable roof, wrought iron posts, center and off-set entries, boarded windows, boarded doors. C
  15. 1082-1084 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, frame construction, enclosed front porch with gable roof, center entry, 2/2 double hung windows, 6 panel doors. C
  16. 1088-1090 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle gable roof, frame construction, enclosed center porch with gable roof, center entry, boarded windows, boarded doors. C
  17. 1089-1091 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 3 bays, brick veneer, asphalt shingle side gable roof, frame construction, enclosed center porch with gable roof, center entry, boarded windows, boarded doors. C
  18. 1094-1096 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, frame construction, partially incised porch with gable roof, wrought iron porch posts, off-set and center entries, boarded windows. C
  19. 1098-1100 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, frame construction, enclosed center porch with gable roof, center entry, boarded windows, boarded doors. C

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 10

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

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20. 1104-1106 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. I-plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, frame construction, two incised partial porches with wrought iron posts, boarded windows, boarded doors. C
21. 1108-1110 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 4 bays, brick veneer, asphalt shingle side gable roof, frame construction, enclosed center porch with gable roof, center and offset entries, boarded windows, boarded doors. C
22. 1112-1114 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, partially enclosed center porch with gable roof, wrought iron posts, off-center and off-set entries, boarded windows, boarded doors. C
23. 1116-1118 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. I-plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, two incised partial porches with box wood posts, off-center entries, boarded windows, boarded doors. C
24. 1120-1122 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, enclosed center porch with gable roof, center entry, boarded windows, boarded doors. C
25. 1126-1128 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. I-plan, 1 story, 6 bays, brick veneer, asphalt shingle gable roof, 3/4 porch with shed roof, box wood posts, off-center entries, 1/1 double hung windows, slab doors. C
26. 1132-1134 Atlantic Street. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, frame construction, enclosed center porch with gable roof, center entry, 10 light metal casement windows, slab doors. C

## Crump Avenue

27. 3173-3175 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, frame construction, enclosed center porch, wood box posts, center entry, boarded windows, boarded doors. C
28. 3174-3176 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, enclosed center porch with center entry, 10 light metal casement windows, slab door. C
29. 3179-3181 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. I-plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, 3/4 porch with shed roof, wood box posts, off-center entries, boarded windows, boarded doors. C
30. 3180-3182 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 5 bays, brick veneer, 1 story, irregular plan, asphalt shingle side gable roof, enclosed center porch with gable roof, center entry, 10 light metal casement windows, slab doors. C

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 11

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

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31. 3185-3187 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 4 bays, brick veneer, asphalt shingle side gable roof, partially enclosed off-center porch with gable roof, wrought iron posts, off-center and offset entries, boarded windows, boarded doors. C
32. 3186 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. I-plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, two partial porches with shed roofs, wrought iron posts, off-center entries, boarded windows, boarded doors. C
33. 3190-3192 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle gable and hip roof, enclosed center porch with shingle gable roof, center entry, boarded windows, boarded doors. C
34. 3191-3193 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle gable roof, enclosed center porch with gable roof, offset entry, boarded windows, boarded doors. C
35. 3194-3196 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 3 bays, brick veneer, asphalt shingle side gable roof, enclosed center porch with gable roof, center entry, boarded windows, boarded doors. C
36. 3195-3197 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. I-plan, 1 story, 6 bays, brick veneer, asphalt shingle gable roof, two partial porches with shed roofs, wood box posts, off-center entries, boarded windows, boarded doors. C
37. 3198-3200 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. I-plan, 1 story, 6 bays, brick veneer, asphalt shingle gable roof, two partial porches with shed roofs, wood box posts, off-center entries, boarded windows, boarded doors. C
38. 3199-3201 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle gable roof, enclosed center porch with gable roof, offset entry, boarded windows, boarded doors. C
39. 3202-3204 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 4 bays, brick veneer, asphalt shingle side gable roof, enclosed center porch with gable roof, off-center and offset entries, boarded windows, boarded doors. C
40. 3203-3205 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, enclosed center porch with gable roof, center entry, boarded windows, boarded doors. C
41. 3207-3209 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, enclosed front porch with gable roof, center entry, boarded windows, boarded doors. C

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 12

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

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42. 3208-3210 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. I-plan, 1 story, 6 bays, brick veneer, asphalt shingle gable roof, 3/4 porch with shed roof, wood box posts, off-center entries, boarded windows, boarded doors. C
43. 3212-3214 Crump Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle gable roof, enclosed front porch with gable roof, center entry, 10 light metal casement windows, slab doors. C
- Hardin Avenue
44. 3192-3294 Hardin Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, partially enclosed off-center porch with gable roof, wrought iron posts, off-center and off-set entries, 10 light metal casement windows, slab doors. C
45. 3196 Hardin Avenue. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 3 bays, brick veneer, asphalt shingle side gable roof, enclosed center porch with gable roof, center entry, 2/2 double hung windows, slab doors. C
46. 3197 Hardin Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, enclosed center porch with gable roof, center entry, 10 light metal casement windows, slab doors. C
47. 3201 Hardin Avenue. 1948. Minimal Traditional/Colonial Revival. I-plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, two partial porches with shed roofs, wrought iron posts, off-set entries, 10 light metal casement and 1/1 double hung windows, slab doors. C
48. 3202-3204 Hardin Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, enclosed center porch, center entry, boarded windows, boarded doors. C
49. 3205-3207 Hardin Avenue. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 4 bays, brick veneer, asphalt shingle side gable roof, enclosed center porch, off-center and offset entries, wrought iron post, off-set entry, slab doors. C
50. 3206-3208 Hardin Avenue. 1948. Minimal Traditional/Colonial Revival. I-plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, two partial porches with shed roofs, wrought iron posts, off-center entries, 10 light metal casement windows, slab doors. C
51. 3209 Hardin Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, enclosed center porch with gable roof, center entry, 10 light metal casement windows, slab doors. C
52. 3210 Hardin Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, enclosed center porch with gable roof, center entry, 10 light metal casement windows, slab doors. C



United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 7 Page 13Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

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53. 3215 Hardin Avenue. 1948. Minimal Traditional/Colonial Revival. I-plan, 1 story, 6 bays, brick veneer, asphalt shingle side gable roof, two partial porches with shed roofs, wrought iron posts, off-set entries, 10 light metal casement windows, 6 panel doors. C
54. 3216-18 Hardin Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, frame construction, enclosed center porch with gable roof, center entry, 10 light metal casement windows, 4 panel-4 light doors. C.
55. 3219 Hardin Avenue. 1948. Minimal Traditional/Colonial Revival. Square plan, 1 story, 5 bays, asphalt shingle side gable roof, enclosed center porch with gable roof, center entry, 10 light metal casement windows, slab doors. C
56. 3220 Hardin Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, center porch with shed roof, wrought iron post, center and off-set entries, 10 light metal casement windows, slab doors. C
57. 3224 Hardin Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, enclosed center porch with gable roof, center entry, 10-light metal casement windows, slab doors. C
58. 3225 Hardin Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, asphalt shingle side gable, partially enclosed off-center porch with gable roof, wrought iron posts, center and off-set entries, 2/2 double hung windows, slab doors.
59. 3230-32 Hardin Avenue. 1948. Minimal Traditional/Colonial Revival. Irregular plan, 1 story, 4 bays, brick veneer, asphalt shingle gable roof, off-center incised partial porch, wood box posts, off-center and offset entries, boarded windows, boarded doors. C
60. 3231 Hardin Avenue. 1948. Contemporary. Double pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, altered center porch, altered center entry, altered single light stationary windows, slab doors. NC

Henry Avenue

61. 3261- 3263 Henry Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, enclosed center porch with gable roof, center entry, boarded windows, boarded doors. C
62. 3264-3266 Henry Avenue. 1948. Minimal Traditional/Colonial Revival. Irregular plan, 1 story, 4 bays, brick veneer, gable roof, off-center incised partial porch, wood box posts, off-center and offset entries, boarded windows, boarded doors. C

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 14

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

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63. 3265-3267 Henry Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, enclosed center porch with gable roof, offset entry, boarded windows, boarded doors. C
64. 3268 Henry Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, enclosed porch with gable roof, offset entry, boarded windows, boarded doors. C
65. 3269-3271 Henry Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, enclosed center porch with gable roof, center entry, boarded windows, boarded doors. C
66. 3273-3275 Henry Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, center porch with shed roof, wood box posts, center and off -set entries, boarded windows, boarded doors. C
67. 3274-3276 Henry Avenue. 1948. Minimal Traditional/Colonial Revival. Double-pile plan, 1 story, 5 bays, brick veneer, asphalt shingle side gable roof, enclosed center porch with gable roof, center entry, boarded windows, boarded doors. C
68. 3277-3279 Henry Avenue. 1948. Minimal Traditional/Colonial Revival. Irregular plan, 1 story, 4 bays, brick veneer, gable roof, off-center incised partial porch, wrought iron posts, off-center and offset entries, boarded windows, boarded doors. C
69. 3278-80 Henry Avenue. 1948. Minimal Traditional/Colonial Revival. Irregular plan, 1 story, 4 bays, brick veneer, gable roof, off- center incised partial porch, wood box posts, off-center and off-set entries, boarded windows, boarded doors. C

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 15

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

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## Statement of Significance

The Third Addition to Jackson Terrace Historic District is nominated to the National Register of Historic Places under criteria A and C for its local significance in social history and architecture. The district is an excellent example of private sector suburban expansion in Memphis, Shelby County in the post World War II era. The district provided much needed housing for post World War II military personnel and returning civilian workers and their families. Built as rental duplexes, the houses give the appearance of single-family dwellings. Architecturally, the houses in the district are good examples of the popular Colonial Revival style. Built in 1948, the sixty-nine duplexes in the district are minimally detailed, with only porches and windows giving a hint of the Colonial Revival style. Overall, the district retains integrity and it meets the registration requirements of the Multiple Property Submission for Residential Development in Memphis, Shelby County Tennessee.

The impact of large-scale single-family subdivisions, such as Levittown, is even felt here in the modest duplexes of Third Addition to Jackson Terrace Historic District. If the returning veterans and their burgeoning families could not yet attain the "American dream" of home ownership, at least their rental housing gave the appearance of an individually owned home from the street. The building stock is constructed in four basic plans that ingeniously resemble single-family homes of that era. Houses like 3171-75 Crump Avenue conceal the duplex's double front doors by means of a gabled vestibule that shows only a single opening toward the street. The building at 1027-29 Atlantic Street has entrances to both units opening directly onto the street, but off-sets one door to lessen its visibility. To further enhance the single-family feel, the duplexes only have a driveway on one side so they blend in nicely with the single-family houses in the immediate vicinity.

The subdivision is located one block south of Jackson Avenue, formerly the old Raleigh Road. Early settlement patterns reveal cotton plantations in this area. The district site was once part of the John Pope plantation. Mr. Pope won a prestigious gold medal in the London Exhibition of 1850 for the quality of a bale of cotton grown on this very soil. At one time, John Pope's lovely antebellum mansion stood a quarter mile north of the district. The c. 1840 I-house was later donated to Shelby County and used as the county poor farm for many years before being razed.

## Early Development

Jackson Avenue was originally an aboriginal trail leading north to the natural hot springs in the area today known as Raleigh. Antebellum Raleigh was a competing early settlement that rivaled early Memphis for supremacy of the area. A pioneer cemetery and the county courthouse were once located on the bluff on the Wolf River. However, Memphis' superior location on the Fourth Chickasaw Bluff adjacent to the Mississippi River triumphed and before the outbreak of the Civil War, it was the county seat. After the old Raleigh courthouse was dismantled and salvaged for its bricks to build a new school in Bolton, Raleigh settled into being a sleepy suburban community until it was annexed into the city of Memphis in the early 1970s.

The gentling rolling hills of Raleigh held hot mineral springs that bubbled upward and formed healing baths first enjoyed by this area's aboriginal residents and later by the early pioneers. The nineteenth century was a zenith for the commercial exploitation of mineral baths. Resort communities such as Saratoga Springs,

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 16

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

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New York and Hot Springs, Arkansas offered fashionable Victorians a chance to vacation in cooler climates, drink health giving mineral waters, and submit to water treatments. The ladies would stroll upon the winding paths with friends and catch upon or create the latest gossip. The gentlemen could wager on the horse tracks that conveniently were located near many of these watering holes. The Raleigh Springs were no exception and a fabulous 1880s spa known as the Raleigh Springs Inn was constructed to cater to the need for mineral water baths. During the hot summer months, Memphians would escape to the cooler elevations of Raleigh and sip the healing waters of "Baby Springs".

In the years after the Civil War, cotton took on even more importance as by-products were extracted from the formerly discarded seeds and hulls. The Buckeye Cellulose Company grew up at the west edge of the old Pope Plantation and remains there today as a major manufacturer of cotton by products.

## Post War Development

After World War II, along with the rest of the country, Memphis experienced a severe housing shortage. A 1946-1947 report issued by the Memphis Housing Authority states that they were receiving 75 inquiries a day for housing and 150 housing applications a month. In response to that shortage, home builders, real estate developers and lending institutions, aided by the Federal Housing Administration and the Veteran's Administration, developed the first outer ring of postwar suburbs, including the three Jackson Terrace developments.

The majority of these post war developments in Memphis were single-family homes, although clusters of multifamily apartment buildings, also in the Minimal Traditional style, were built during this time. These include the 1947 Georgian Woods Apartments on Union Extended just beyond East Parkway, the 1947 Mimosa, Camellia and Magnolia Gardens on Poplar Avenue immediately east of Highland, and the 1948 Williamsburg Apartments on Prescott Street between Poplar Avenue and Walnut Grove Road.

The lucrative housing market lured seasoned Memphis developers as well as brash novices. In October 1945 and September 1946, Russian Jewish immigrant and real estate developer Dave Dermon developed the first two phases of Jackson Terrace as duplexes. Mr. Dermon then sold the remaining undeveloped property adjoining the earlier phases to three brothers, Ben L., Joe and Sam Margolin.

Sam Margolin was one of three orphaned sons of a Jewish immigrant. Because of his impoverished beginnings, Sam experienced severe financial struggle while attending law school during the day. After obtaining his degree and being admitted to the Tennessee Bar, in 1932 he founded a local night law school known as Southern Law University. In 1964 it was turned over to Memphis State University (now the University of Memphis). By offering poor but aspiring students a chance to study law at night, he became the beloved professor of many prominent local and nationally known lawyers. Sam Margolin also served as president of Baron Hirsch synagogue and the Memphis Hebrew Academy.

After retiring from teaching in 1948, he joined his brothers in founding Margolin Brothers Supply Company. Ben was the president, Sam was the vice-president and attorney and Joseph was treasurer. The building supply company existed until 1967. In 1948, the Margolin brothers developed their first subdivision, the Third Addition to Jackson Terrace. For the Third Addition to Jackson Terrace, which consisted of solely of rental property, they operated under the name Marbro Corporation.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 17

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

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Ben Margolin is on record as saying that they tried housing production and sales and came to realize that the mortgage lender was actually the one who made the profits. By 1951, the Margolin Brothers had founded the National Mortgage Company and through their still operating company are still among the most important real estate developers in Memphis.

Similar to other post war Memphis subdivisions, restrictive covenants attached to the property excluded all but members of the white race from occupying the duplexes when they were completed. All of these covenants would be struck down as unconstitutional by the late 1950s. A search of the 1950 city directory reveals that The Third Addition to Jackson Terrace served as married housing for both Navy and Marine personnel stationed at the Navy Base at Millington. Other residents were professionals, such as dentists and accountants, in middle management or were salesmen. It was a quiet suburban life, few of the residents even had telephones.

By 1955, although occupancy remained stable, the first single women residents begin to appear, mostly widows. The occupations of the other residents remained managerial, professional and some military. Interestingly enough, the Marine Corp Reserves is located over on Jackson Avenue directly across from the subdivision.

The 1960 city directory shows that the demographic pattern of the district's occupants became much more working class. Instead of commuting north to Millington, they were employed at the chemical manufacturing plants such as the W.R. Grace Company and Dupont Chemical located in the Cuba-Woodstock area of Memphis. Some of the residents do not have occupations listed.

Other businesses in the area during this time include Purina Feed Company, The Velsicol Company, an international chemical manufacturer, The Plough Company (Maybelline, Coppertone, and St. Joseph products) and a Ford Motor Company office located on Jackson Avenue. Located north on Warford Road and Chelsea Avenue were other manufacturing, warehousing and light industries that provided skilled and semi-skilled jobs for locals.

By 1965, the residents were employed at businesses in the near vicinity such as Plough, Inc. on Jackson, Roadway Express Trucking on Warford and the Ford Motor Company plant on Jackson at Warford. The 1970 city directory reveals residents are students, machine operators and warehousemen. There was continued employment in nearby industries.

A search of the 1980 city directory revealed unemployed or retired single women headed many households. Other listed occupations were low paying jobs such as prep technicians and laborers. Also, a substantial number of vacancies begin to appear. Because they were now older low-income rental properties, the tenants changed frequently.

Although approximately twenty-four of the houses passed into private ownership, the majority of the duplexes remained under single ownership. A management group purchased the houses in the early 1990s and borrowed heavily to renovate them. Finally the Department of Housing and Urban Development (HUD) foreclosed on the loan and they went to HUD ownership in 1998.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 18

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

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The duplexes were determined too costly to rehabilitate because of lead paint and asbestos issues, so they were put out to bid for demolition. However, HUD, as a federal agency, was required to go through the "Section 106 process." Once the houses were determined potentially eligible for listing on the National Register because of their architecture and social significance, HUD allowed them to be renovated rather than demolishing an entire neighborhood. HUD is selling the properties under their ownership to a private developer who will restore the buildings to their original appearance and continue to maintain them as affordable rental housing.

The Third Addition to Jackson Terrace retains a high degree of historical integrity because only one has been abusively altered and none have been demolished. An original fabric of this extent is rare in the small houses from this era, which are often expanded for modern living needs. Other neighborhoods with similar housing stock such as the 1947-48 Shirley Park Subdivision in Frayser have been so altered they are no longer eligible for inclusion onto the National Register.

The Third Addition to Jackson Terrace Historic District is nominated for its associations with the post World War II housing boom listed in the Historic Residential Resources of Memphis, Shelby Tennessee multiple property nomination. The entrepreneurial spirit of the Margolin Brothers exemplifies the expectations Americans held for an expansive post-war economy. The massing, materials, and building set backs of these Minimal Traditional duplexes are an excellent local example of the building trends favored in the 1945-1948 housing expansion. Finally, the deceptive single-family appearance of these rental units not only blends in with the single-family homes in the vicinity, they also subtly reflect and perpetuate the American ideal of home ownership.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number   9   Page   19  

Third Addition to Jackson Terrace Historic District  
Shelby County, Tennessee

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**United States Department of the Interior**  
**National Park Service**

# **National Register of Historic Places**

## **Continuation Sheet**

Section number 10 Page 20

Third Addition to Jackson Terrace  
Shelby County, Tennessee

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### **Boundary Description and Boundary Justification**

The Third Addition to Jackson Terrace encompasses an area of approximately 25 acres. The district includes Henry Avenue, Atlantic Street, Crump Avenue and Hardin Avenue.

The boundaries are determined by the original boundaries of the Third Addition to Jackson Terrace Subdivision.



**United States Department of the Interior**  
**National Park Service**  
**National Register of Historic Places**  
**Continuation Sheet**

Section number photos Page 21

Third Addition to Jackson Terrace  
Shelby County, Tennessee

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Photographs by: Judith Johnson  
Preservation Consultant  
176 Windover Cove #1  
Memphis, TN 38111

Date: June and August, 2001  
Negatives: Tennessee Historical Commission  
2941 Lebanon Road  
Nashville, TN 37214-0442

1 of 14  
1033-1035 Atlantic Street, northwest (type D)

2 of 14  
3266 Henry Avenue, east (type A)

3 of 14  
1037-1039 Atlantic Street, northwest (type C)

4 of 14  
Atlantic Street from Henry Avenue, looking northwest

5 of 14  
Henry Avenue from Holmes Street, looking southwest

6 of 14  
3185 Crump Avenue, looking southeast (type B)

7 of 14  
Hardin Avenue from Atlantic Street, looking northwest

8 of 14  
Crump Avenue from Hudson Street, northeast

9 of 14  
Streetscape of Hardin Avenue from Atlantic, facing northwest

10 of 14  
Streetscape of Atlantic Street from Crump Avenue, facing southeast

11 of 14  
3180 Crump Avenue, facing north

12 of 14  
Streetscape of Crump Avenue from Hudson Street, facing southeast

**United States Department of the Interior**  
**National Park Service**

# **National Register of Historic Places**

## **Continuation Sheet**

Section number photos Page 22

Third Addition to Jackson Terrace  
Shelby County, Tennessee

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13 of 14

3219 Hardin Avenue, facing northwest

14 of 14

Streetscape of Hardin Avenue from Hudson Street, facing northeast

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number owners Page 23

Third Addition to Jackson Terrace  
Shelby County, Tennessee

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All of the following properties belong to: Secretary of the United States  
Department of Housing and Urban Development  
251 Cumberland Bend Drive, Suite 200  
Nashville, TN 37228

1029-31 Atlantic	3190-92 Crump
1027-29 Atlantic	3194-96 Crump
1033-35 Atlantic	3198-3200 Crump
1037-39 Atlantic	3202-04 Crump
1045-47 Atlantic	3203-05 Crump
1051-53 Atlantic	3173-75 Crump
1057-59 Atlantic	3179-81 Crump
1065-67 Atlantic	3183-85 Crump
1077-79 Atlantic	3191-93 Crump
1089-91 Atlantic	3195-97 Crump
1048-50 Atlantic	3199-3201 Crump
1054-56 Atlantic	
1060-62 Atlantic	
1068-70 Atlantic	3232 Hardin
1076-78 Atlantic	
1088-90 Atlantic	3261-63 Henry
1094-96 Atlantic	3265-67 Henry
1098-1100 Atlantic	3269-71 Henry
1104-06 Atlantic	3273-75 Henry
1108-10 Atlantic	3277-79 Henry
1112-14 Atlantic	
1116-18 Atlantic	3264-66 Henry
1120-22 Atlantic	3268-70 Henry
	3274-76 Henry
	3278-80 Henry

All the following properties belong to: Secretary of Veteran's Affairs  
Season's Mortgage Group  
9325 Midlothian Turnpike, Suite A  
Richmond, VA 23235

3197 Hardin

All the following properties belong to: Harold Buehler  
P. O. Box 40358  
Memphis, TN 38174

3192 Hardin  
3205 Hardin  
3216 Hardin  
3220 Hardin

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number owners Page 24Third Addition to Jackson Terrace  
Shelby County, Tennessee

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1071 Atlantic	Scoffin, Daniel & Gloria, 8222 Park Ridge Drive, Germantown, TN 38138
1082 Atlantic	Hansard, Steve M., 7201 Plantation Cove, Germantown, TN 38138
1126 Atlantic	Richardson, Inez, 1126 Atlantic, Memphis, TN 38111
1134 Atlantic	Hall, Sharon & Constance, 1134 Atlantic, Memphis, TN 38111
3174 Crump	Gatlin, Augustus, 3174 Crump, Memphis, TN 38112
3180 Crump	Snipes, James, 1349 Tutwiler, Memphis, TN 38107
3186-88 Crump	Lumpkin, Allen, 3186 Crump, Memphis, TN 38112
3212 Crump	Knox, Edna, 3212 Crump, Memphis, TN 38112
3196 Hardin	Chandler, Hunter, 3581 Evening Light Drive, Bartlett, TN 38135
3202-04 Hardin	Thompson, Chastene, Jr., same, 38112
3206-08 Hardin	Phillips, Mark A., same, 38112
3210-12 Hardin	Marshall, William B., 3190 Hardin, Memphis, TN 38112
3224 Hardin	Ngozi, I, 3830 Cedar Path Drive, Memphis, TN 38115
3201 Hardin	Pruett, Shirley, M D, 2861 Dodge Drive, 38128
3207-09 Hardin	Clayton, Emanuel, same, 38112
3215-17 Hardin	Rutherford, Tronice, 3158 Chisca Av., Memphis, TN 38111
3219 Hardin	Kennedy, Doris, same, 38112
3223-25 Hardin	Williams, Leon, Jr., same, 38112
3231 Hardin	Oliver, Harry F., 3229 Hardin, Memphis TN 38112



JACKSON

HUDSON ST

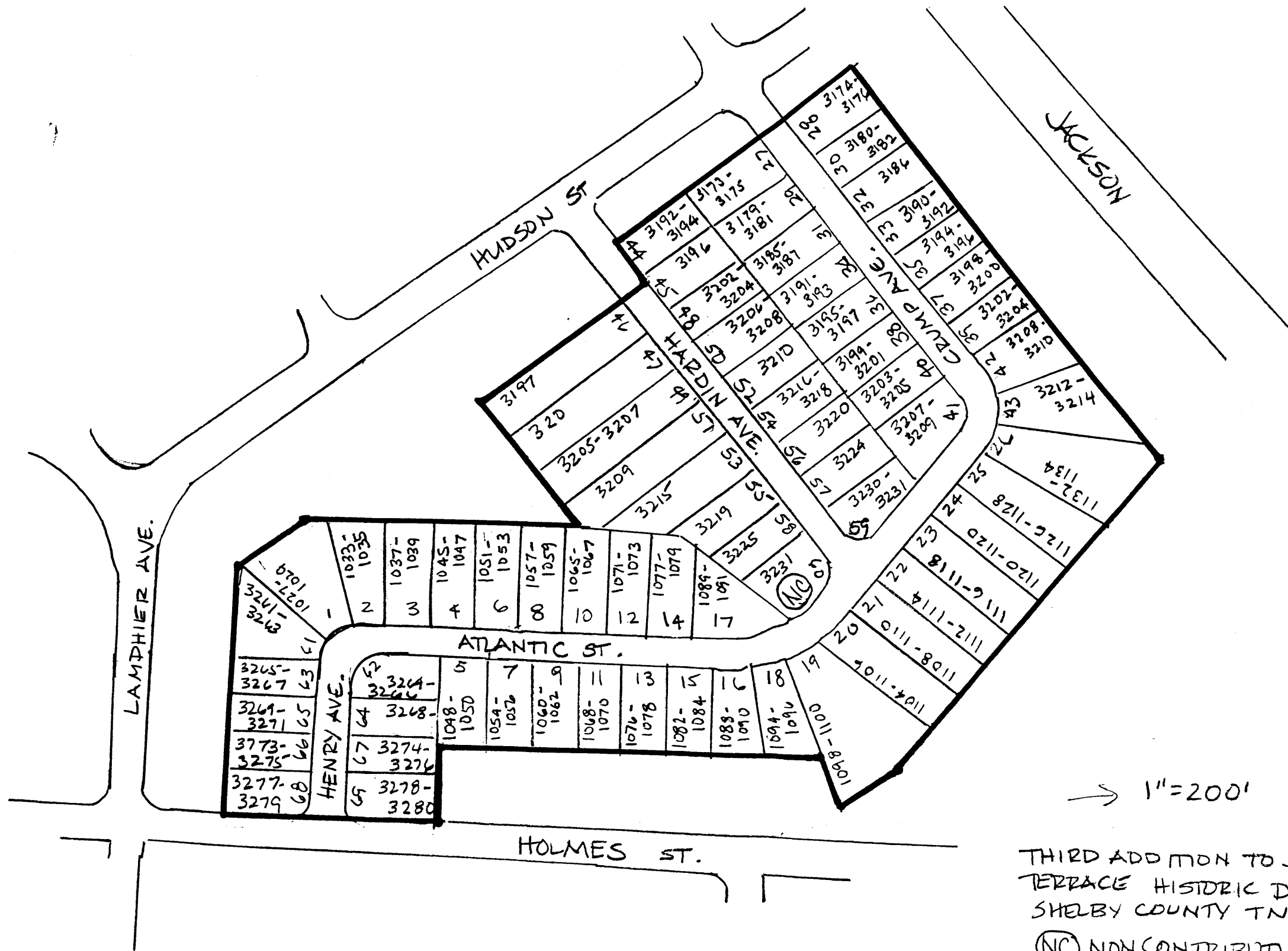
HOLMES ST.



PHOTO KEY

THIRD ADDITION TO JACKSON  
TERRACE HISTORIC DISTRICT  
SHELBY COUNTY TN

(NC) NON CONTRIBUTING



→ 1" = 200'

THIRD ADDITION TO JACKSON TERRACE HISTORIC DISTRICT  
SHELBY COUNTY TN

(NC) NON CONTRIBUTING