

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received **JUL 17 1984**
date entered **AUG 16 1984**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Medical Arts Building and Parking Garage

and/or common Hickman Building and Parking Garage

2. Location

street & number 248 Madison Avenue, and 11 N. Fourth Street (Garage) N/A not for publication

city, town Memphis N/A vicinity of

state Tennessee code 047 county Shelby code 157

3. Classification

| Category | Ownership | Status | Present Use |
|---|--|---|--|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input checked="" type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input type="checkbox"/> private residence |
| | | | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name Millington Associates and Harry Grossman, Partner

street & number c/o Sterick Building Management, Suite 2300, Sterick Bldg.

city, town Memphis N/A vicinity of state Tennessee 38103

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of Shelby County Registrar

street & number 160 N. Main Street

city, town Memphis state Tennessee 38103

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date N/A N/A federal state county local

depository for survey records N/A

city, town N/A state N/A

7. Description

| | | | |
|--|---------------------------------------|---|---|
| Condition | | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

Located in downtown Memphis, Tennessee (pop. 667,150), the Medical Arts Building was constructed in 1925-1926 as an eight-story, reinforced concrete office structure with an associated two-story reinforced concrete parking garage. The structure was designed by the Cincinnati architectural firm of Tietig and Lee in an exuberant form of the Commercial Gothic Revival style. The Gothic Revival design is concentrated entirely on the Madison Avenue and Fourth Street facades constructed in deeply-cut white glazed terra cotta. Facing south the building is situated flush with the sidewalk and is surrounded by other multiple-story commercial buildings to the south and west and by somewhat lower structures to the east and north.

The Madison Avenue facade is divided into 18 paired window bays, each containing 3/3 double-hung sash lights. Each pair of window bays is separated from the next by a major pier that extends from the second through eighth floors. The ground floor features a central entrance that divides eight storefronts. The Fourth Avenue facade contains six regularly spaced window bays containing 3/3 double-hung sash lights. A half-sized storefront bay is featured on either side of two full-sized storefronts on the ground floor level. Both facades feature elaborate academic Gothic Revival detailing that is concentrated in the spandrels above the windows of the second, seventh and eighth floors. Additional Gothic motifs are featured in panels in the spandrels between each of the other floor levels. A full range of the Gothic Revival vocabulary is used in the detailing of the structure.

The northern and western facades were designed in anticipation of neighboring development; hence, they are very plain in comparison with the Madison Avenue and Fourth Street facades. The northern facade is an unadorned, red brick wall perforated with 3/3 double-hung sash lights. The western facade is built of a medium grey-brown brick and features a prominent painted sign identifying the structure as the "Hickman Building". The sign most likely dates from ca. 1955.

An additional story was constructed around 1930 to act as a sunroom and sunporch. The additional facility had been called for in the original building plan, but was curtailed by apparent shortfalls in the construction budget. The addition is plainly designed and constructed in a medium grey-brown brick that matches the material used in the construction of the western facade. White terra-cotta quoins located at the southeast and southwest corners of the addition provide its only decoration. The addition covered approximately three-quarters of the original roof, and features ten paired window bays on the Madison facade, four bays on the Fourth Street facade.

Other alterations to the original appearance of the structure were limited to storefront and interior renovations. Parts of the original metal-framed, transomed storefronts that appear in early photographs are expected to survive beneath the granite veneers of the ca. 1955 renovation work.

The interior of the Medical Arts Building contains simply detailed public spaces and offices that have witnessed many periodic renovations. The basic plan of the original structure is essentially intact, with offices grouped towards the exterior walls and support facilities located within the central service core. Later renovations have obscured or caused the removal of most interior trim and other features.

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The associated Medical Arts Building Parking Garage was constructed as part of the original building program and is attached to the office structure by a second-level covered walkway. The garage is otherwise separated from the office structure by a narrow service alley. The two-story garage was constructed of reinforced concrete covered by brick veneers and industrial, metal-framed multi-paned swing-sash windows provide light to the interior of both levels. The Fourth Street facade and parts of the northern and southern facades are covered in the medium grey-brown brick as seen on the Medical Arts Building. White terra cotta string courses and rhomboid panels add decoration to the facade of the garage in key locations.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|---|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400–1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500–1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600–1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ |
| <input type="checkbox"/> 1700–1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input type="checkbox"/> 1800–1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1900– | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input checked="" type="checkbox"/> other (specify) medicine |

Specific dates 1925–1926 **Builder/Architect** Rudolph Tietig & Walter H. Lee

Statement of Significance (in one paragraph)

Constructed between 1925 and 1926, the Medical Arts Building with its adjoining parking garage is nominated under National Register criteria A and C. The building stands today as an important reflection of the development of Memphis as a regional medical center during the first quarter of the 20th century. The building was constructed to specifically address the needs of the private medical practitioner with shared equipment and services provided in the plan of the structure. The building was designed by the Cincinnati architectural firm of Tietig and Lee, who were also responsible for the similar Doctors Building (1923) in downtown Cincinnati. The exuberant Commercial Gothic Revival design is one of only five buildings in the style remaining today in the City of Memphis.

The Medical Arts Building was constructed in response to the mushrooming growth of the Memphis health care profession that began at the turn of the 20th century. By the 1920s, two public hospitals, five private hospitals, many specialized private clinics, and a medical school had been established. Though the reasons for the phenomenal growth in the health care field during this period were many, the result was a critical need for high-quality office space that could efficiently serve the needs of the profession.

Planning for a structure that could fill this need was begun in mid-1924 by a real estate development firm named the Madison Building Company. The firm was headed by Oran L. Sackett who was president of a local insurance company. The concept for the development seems to have originated in the example of the Doctor's Building of Cincinnati, Ohio. The Doctor's Building was completed in 1923 to the designs of the architectural firm of Tietig and Lee, who were also retained to design the Memphis structure. Planning for the Memphis Medical Arts Building was underway in earnest by October of 1924, according to an account in the Memphis Chamber of Commerce Journal.

The design and plans for the Medical Arts Building and Parking Garage were prepared by the partnership of Rudolph Tietig (1877-1950) and Walter H. Lee (1877-1955) of Cincinnati, Ohio. The firm was very prominent in the Cincinnati architectural community, and many buildings are still extant there which bear their authorship.

Both Tietig and Lee apparently grew up together in Cincinnati and graduated with the Class of 1898 at the Massachusetts Institute of Technology, where they earned their Bachelors of Science. In 1902, Tietig and Lee formed their partnership and eventually collaborated on the Doctor's Building, the Atlas National Bank, the Strand Theater, the Garfield Hotel, Temple Ben Israel, and many educational buildings including the Engineer's and Chemistry Buildings at the University of Cincinnati. The Medical Arts Building of Memphis is the only work of the firm known outside of the City of Cincinnati. Little is known of the later work of the firm or its members. The firm disappears from the city directories of Cincinnati in 1956.

9. Major Bibliographical References

See Continuation Sheet.

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Northwest Memphis, Tn-Ark.

Quadrangle scale 1:24000

UTM References

A 15 768990 3892800
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

See Continuation Sheet.

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title John L. Hopkins, Executive Director

organization Memphis Heritage, Inc. date April 1984

street & number Suite 615, 8 N. Third Street telephone (901) 529-9828

city or town Memphis state Tennessee 38103

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy State Historic Preservation Officer signature Herbert L. Haysen

title Executive Director, Tennessee Historical Commission date 7/11/84

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I hereby certify that this property is included in the National Register

Entered in the National Register

date 8-16-84

John A. Melrose Byrum
Keeper of the National Register

Attest:

date

Chief of Registration

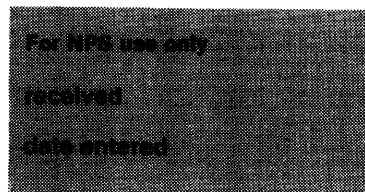
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Contracts for the construction of the Medical Arts Building were awarded in February or March of 1925 to the Keeley Brothers Company of East St. Louis, Illinois, at an estimated construction cost of \$900,000. The construction contract was apparently subcontracted to B.E. Buffalo and Company of Memphis, who were reported to "have a good start on the foundation for the Medical Arts Building..." in July of 1925. Construction of the project was financed by mortgage bonds issued by G.L. Miller and Company of New York.

The Madison Building Company met temporary financial difficulties when G.L. Miller and Company collapsed into receivership in early September of 1926. In spite of this setback, the Madison Building Company was apparently able to refinance the project successfully. Though no accounts of the formal opening of the Medical Arts Building have come to light, news accounts of the project's financial difficulties mentioned that "the building is 50 percent rented, although (construction) is not yet completed...". The October 1926 issue of the Memphis Medical Journal contained many advertisements noting the relocation of a number of physician and dental offices into the new building, thus indicating that the major construction elements had been completed.

When completed, the Medical Arts Building acted as the city's first centralized facility for the medical profession--not unlike other "cooperative" facilities in Memphis such as the Memphis Cotton Exchange and the Memphis Builder's Exchange. The structure provided office space, and shared facilities and services needed by the tenants, such as laboratories, reception areas, examination rooms, etc. In this way, operating costs and general overhead were significantly lowered while providing equal access to the most modern technology. Its location at the fringe of the central business district on the major Madison Avenue streetcar line provided clients and suppliers with easy, convenient access to the services of the building tenants.

The construction of a parking facility in conjunction with the office building is the first known local example of a facility developed with automobile traffic in mind. The construction of the garage indicates the growth of personal transportation in Memphis at that time. The lure of enclosed, free parking space served as an important marketing tool for tenants and their clientele alike.

The success of the Medical Arts Building was evident by 1927. In that year the Memphis City Directory shows that the structure was approximately 90% occupied by doctors, dentists and medical related concerns (e.g.: insurance companies, medical supply dealers, etc.). The use of the building as the primary location for medical offices was to continue on for nearly a quarter century.

The tremendous expansion of the Memphis Medical Center area (which contained the City of Memphis Hospitals, Shelby County Hospitals, Baptist Memorial Hospital, Methodist Hospital, the University of Tennessee Medical School and the Veteran's Administration Hospital) after World War II acted as a magnet for the medical profession, and drained the tenants of the Medical Arts Building away from the central business district. In the early 1950s the structure was purchased by Francis G. Hickman (1896-1969), a noted real estate developer, cotton businessman, journalist and publisher of the Cotton Trade Journal. By this time, the building was occupied as a general office building with few medical related tenants. Hickman changed the name of the building to the Hickman Building in ca. 1955, the name by which it is commonly known today. Hickman undertook a general renovation of the structure soon after, which resulted in many of the alterations present on the structure today.

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 Parking Garage

The late 1960's witnessed the suburbanization movement that led to the decline of the Memphis central business district, and the Medical Arts Building was not immune to the trend. Its fine location when it was constructed became an actual liability as newer structures were built with a view of the Mississippi River as a selling point. The availability of prime office space with modern amenities caused the Medical Arts Building to decline in occupancy until it was finally closed in 1971.

Of the city's five remaining Commercial Gothic structures, the Medical Arts Building and the Sterick Building (1929, NR) are the largest and most elaborate. The other three commercial buildings in this group are small, three to four-story structures with much less architectural detail.

While the Medical Arts Building remains closed today, its present owners are formulating plans for the rehabilitation of the structure. It is their desire to return the stately building to its previous position as an important part of Downtown Memphis.

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Major Bibliographic References

Memphis Chamber of Commerce Journal: October, 1924; November, 1924; March, 1925;
July, 1925.

Memphis City Directory: 1927 and various other dates.

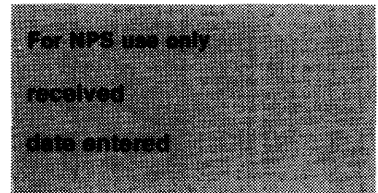
Memphis Commercial Appeal: September 8, 1926; September 12, 1926; April 26, 1936;
March 31, 1969.

Memphis Medical Journal: July, 1924; October, 1924; May, 1925.

Memphis Press Scimitar: September 5, 1957; March 31, 1969.

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Geographic Data: Verbal Boundary Description

Beginning at a point in the north line of Madison Avenue 444.6 feet eastwardly from the east line of the first alley east of North Third Street known as North Courthouse Alley; thence eastwardly with said north line of Madison Avenue 149.25 feet to a point in the west line of North Fourth Street; thence northwardly with said west line of North Fourth Street 148.5 feet to a point in the south line of an alley; thence westwardly with said south line of the alley 149.8 feet to a point; thence southwardly parallel with North Courthouse Alley 148.5 feet to the point of beginning.

The boundaries stated above are the boundaries of the lot upon which the Medical Arts Building and Parking Garage currently stand. The effect of the nomination is to be limited exclusively to the boundaries stated above.

**MEDICAL ARTS BUILDING
AND PARKING GARAGE**



NOTE:
SEE 1:100' MAPS
FOR THIS AREA.

| | |
|--------------------|-----------------------|
| SHELBY CO TENN. | |
| SCALE 1" = 30' | DATE 11-1-54 |
| DATE COMPILED 1952 | DATE OF PLANNING ACT. |

Medical Arts Building and Parking Garage
(Hickman Building)
248 Madison Ave.; and 11 N. Fourth St(Garage)
Memphis, Shelby County, Tennessee

Tax Map 1" = 140'

— Boundary ↑ North