

# Donelson Historic Architectural Survey Project

Caroline Eller  
•  
Metropolitan  
Historical  
Commission



# Who We Are

The Metropolitan Historical Commission is a municipal historic preservation agency working to *document history, save and reuse buildings, and make the public more aware of the necessity and advantages of preservation* in Nashville and Davidson County, Tennessee.

Created in 1966, the commission consists of fifteen citizens appointed by the mayor.

## Project Background

*Early 2023* – MHC attended community meeting with residents of Fairway Drive to discuss National Register nomination; included in larger grant app

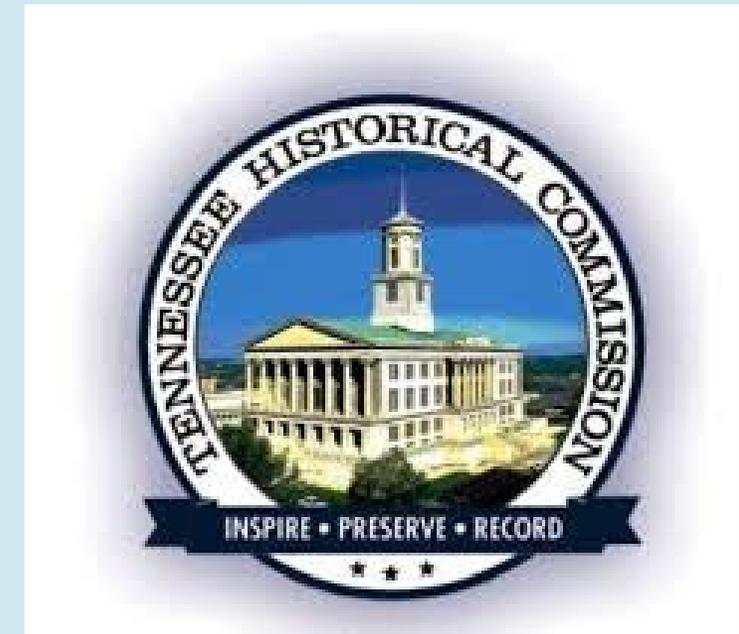
*Late 2023* – Metro Historical Commission received preservation grant from Tennessee Historical Commission to complete architectural survey in Donelson

Neighborhood study list created based on existing survey information and property records, areas of likely historical districts

Goals: document historical resources  
identify districts eligible for National Register of Historic Places

Deliverables:

- survey photos
- survey report with findings
- public presentation (fall 2025)



# Architectural Survey as a Preservation Tool

Prep work – locate plats, research building dates to define boundaries of districts

Windshield surveys: informal, broad

Intensive surveys: focused, higher level of documentation – survey forms

Photos – front and oblique/side views, outbuildings, structures (i.e. walls, culverts, bridges)

Field notes (info from owners, architectural details observed on site, visible alterations, etc.)



***Survey provides foundational records used for preservation planning, project reviews, designations, historic zoning, grant applications and more!***

**SURVEY FORM**

Survey ID #: \_\_\_\_\_ Construction Date: \_\_\_\_\_ Ownership: Private

Address: \_\_\_\_\_

Structure Count: Type: Residential dwelling-building  Commercial  Outbuilding

Architectural Description:

Plan: \_\_\_\_\_ Style: \_\_\_\_\_ Stories: 1  1.5  2  2.5  3

Structural system: frame  brick  concrete block  balloon frame

Foundation: continuous  pier  infilled  material: stone  brick  CB  PC  stucco

Siding: weatherboard  shiplap  brick veneer  stone veneer  stucco  masonite   
asbestos  vinyl siding  aluminum siding  concrete block  faced, \_\_\_\_\_

Roof: side gable  front gable  clipped gable  multi-gable  hip/gable  hip  shed  flat   
parapet   
asphalt shingles  tile  pressed tin panels  SSM  CM  slate

Chimney: brick  stone  poured concrete  stuccoed   
exterior end  interior central  interior end  main façade

Porch: full-width  partial-width  wraparound  entry  canopy  central   
porte-cochere  projecting vestibule  patio extension   
roof: shed  gable  hip  flat  arched openings   
awning: metal  canvas  vinyl  floor: brick  tile  poured concrete  wood   
columns: brick piers  concrete piers  sq. stone piers  milled posts  sq. wood posts   
sq. wood columns  chamfered wood columns  tapered wood columns  wrought iron posts   
round metal posts  sq. brick columns  sq. stone columns  Corinthian columns  Tuscan columns   
Doric columns  Ionic columns   
fluted  vinyl-clad  stuccoed  replaced   
railings: closed  open  brick  concrete  stone  concrete top  wood baluster  milled wood   
wrought iron   
detailing: engaged columns  pilasters  wrought iron brackets  milled wood brackets  frieze  cornice

Door: original? Y  N  wood  metal  vinyl  arched? Y  N   
lights: \_\_\_\_\_ panels: \_\_\_\_\_ transoms \_\_\_\_\_ sidelights \_\_\_\_\_  
surround: wood  aluminum  vinyl  pilastered  fluted   
storm  security  wood screen  wrought iron  aluminum and glass

Windows: original? Y  N  lights: \_\_\_\_\_ vertical  horizontal   
sash: wood  metal  vinyl   
double hung  casement  fixed  awning  sliding   
sills: wood  poured concrete  brick  aluminum  vinyl  stone   
lintels: brick  wood  pc  surrounds: wood cornice  vinyl/aluminum clad   
shutters: wood  metal  vinyl  louvered  plank  panel   
awnings: No  Yes  metal  vinyl  canvas

**Survey also helps MHC document changes to individual buildings and neighborhoods...**



June 2019

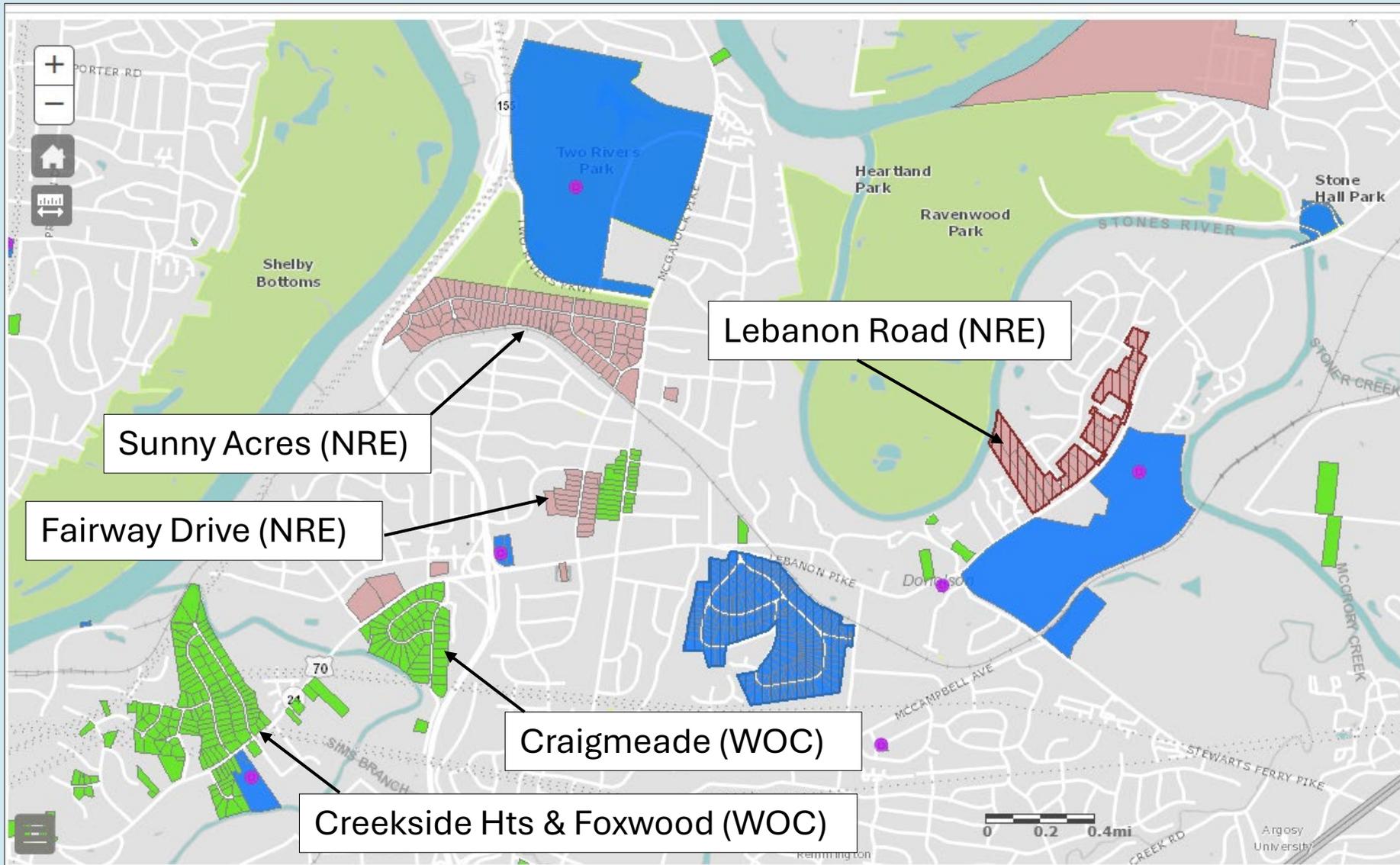


March 2025





# Parcel Viewer - <https://maps.nashville.gov/ParcelViewer/>



Green = WOC (Worthy of Conservation)

Red fill/Red crosshatch= National Register eligible (NRE)

Blue= National Register listed

Purple (dot) = pre-1865

# TN Historical Commission Viewer – <https://tnmap.tn.gov/historicalcommission/>

**TN** Department of Environment & Conservation

## Tennessee Historical Commission Viewer

Aerial Photography Street Map USGS Topo Hide THC/SHPO Survey Hide NR

Zoom in Pan Identify Help

Address Search

Area Search

Survey Text Search

Search from below (you may choose one or more search types):

Select a county:

Select a style type:

Select a use type:

Select a plan type:

Select a Construction Date Range (hold down the CTRL key to select multiple):

Choose:

1600s

1700s

1800-1809

Type words to search for:

Search

Search Results returned where Comments/Historical/Common Name CONTAIN text, OR city EQUALS text, OR survey-id EQUALS text.

Search Results

Site Detail

THC | Esri, NASA, NGA, USGS | Metro Nashville Gov't, Esri, TomTom, Garmin, S...





## Hargis Heights

Plat date: 1940

Homes date 1940-c. 1950

Stinson Rd.

Minimal Traditional

Transitional Ranch

Stone cottages

55 parcels



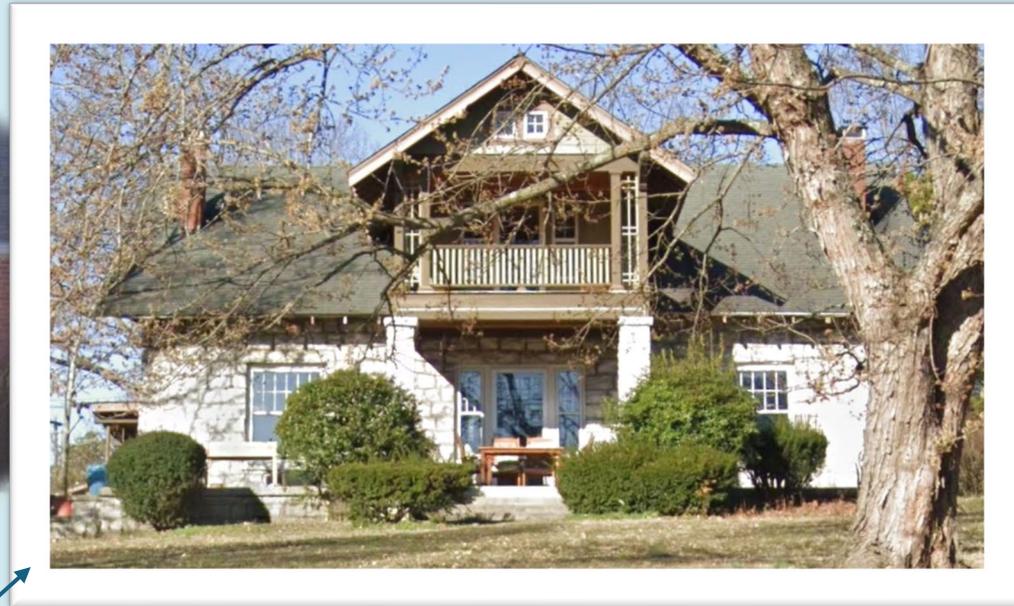
# Merry Oaks

Platted 1951-1957

Blue Hills Dr., Whipple Pl.,  
Deerwood Rd., Cloverdale  
Rd., Woodberry Dr., Fairway  
Dr., Ingleside Rd., Sweetwood  
Rd.

Ranch  
Split Level  
Transitional Ranch

313 parcels



Residences from 1900 & 1930  
pre-date the plat





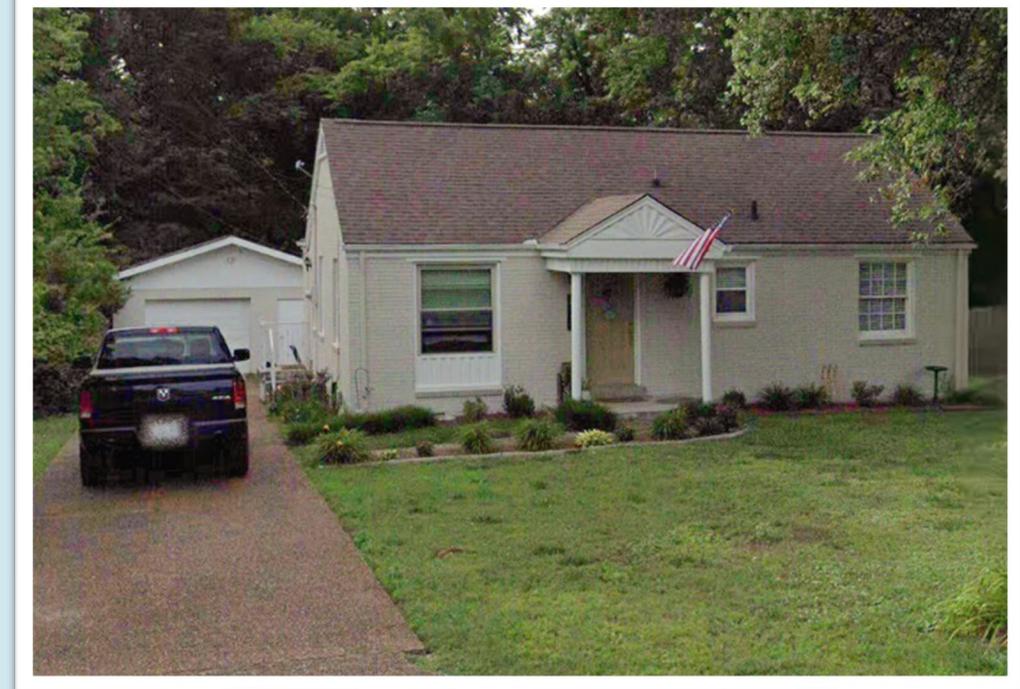
## Cloverdale

Platted 1952-1953  
Woodberry Dr., Wanda Dr.,  
Adair Rd., Pittswood Dr.,  
Larimore Dr., Atrium Way

Minimal Traditional  
Transitional Ranch

97 parcels

**Cloverdale Drive**  
Merry Oaks Subdivision  
(Near Donelson)  
JUST COMPLETED  
NEW 3-BEDROOM BRICK  
Complete tile bath, large kitchen,  
plenty closet and storage space,  
attached garage. Electric heat.  
PRICED FOR A QUICK SALE. Can  
be seen anytime of day or eve-  
ning. Call for further informa-  
tion.  
**SARA STEM**  
214 Union 97-5751



# Donelson Hills

Platted 1955-1956  
Donelson Hills Dr., June Dr.,  
Guaranty Dr., Dearborn Dr.,  
Graeme Dr.

Ranches galore!

178 parcels

## “RAMBLING”

Honestly, this is a beauty, low slung, handsomely built brick. In beautiful DONELSON HILLS. 3 bedrooms, spacious living room, ample dining space, kitchen with breakfast area, 1½ tile baths, welded glass storm windows, and 2-car garage.

Only \$13,900 and can be bought as low as \$1,500 down, air conditioning optional. Please call C. F. SMITH, JR., after 5 P.M. 9-9729.

ESTATES REALTY CO. 42-2638

## ‘PRACTICAL’

Profitable too. In that buying this home some family will get 2,350 sq. ft. of house for \$16,500. Practical, because 2,050 sq. ft. is actual living space. This is a well planned, handsomely built brick in beautiful Donelson Hills, consisting of 27-ft. living room, full dining area, kitchen with ample breakfast space, 4 bedrooms and 3 baths. Doesn't it sound nice? Call C. F. SMITH JR., for further information.

ESTATES REALTY CO.  
2176 Carson 42-2638; nights 9-9729



# Sunny Acres

Platted 1957-1958

Windemere Dr., Renee Dr., Fisher Dr.

Oldest section fronts McGavock Pk.

Includes St. Johns Evangelical Lutheran (1970)

Split Level

Transitional Ranch

Ranch

97 parcels



Attention Builders  
BUY ACRE LOTS NOW in Sunny  
Acres, Donelson's Finest subdivi-  
sion.  
Agent, Miriam Gudmanson  
AM 9-4093 CY 7-4686



DREAM HOUSE  
DONELSON—Sunny Acres. 3 bed-  
rooms, 1½ baths. 2 dens with fire-  
place, acre lot. Agent, Eula Pate,  
44-6-7319; 44-6-2030.



# McGavock Pike

Range of building ages and architectural styles reflect organic historical development along this corridor.

Craftsman

Minimal Traditional

Ranch

Transitional Ranch

Stone cottages

Stone walls



## How can you help?

- Learn more about the project on our Grants and Special Projects page
- Follow MHC's social media for updates
- Sign up for History Gram monthly e-newsletter
- Contact us to share info about your property or neighborhood's history (i.e. historic images, original plans, architect/builder info)

### Donelson Historic Architectural Survey Project



In 2023, the Tennessee Historical Commission awarded grant funding to the Metropolitan Historical Commission (MHC) for architectural survey of historical neighborhoods in the Donelson area of Nashville. MHC is working with local cultural resources firm Richard Grubb & Associates (RGA) to survey several mid-20<sup>th</sup> century districts on our study list. Target neighborhoods include Sunny Acres, Cloverdale, and Hargis Heights. Additional districts will be documented as funding allows and may include survey work in Donelson Hills, Merry Oaks, and other nearby areas.

MHC and RGA staff will conduct architectural survey in spring/summer 2025, to include obtaining photographs of historical buildings and residences, recording field notes, and speaking with property owners where possible. Photos will be taken from the public right-of-way. This work will enable MHC and RGA to determine which districts may be eligible for listing in the National Register of Historic Places, an honorary designation which has no bearing on how owners may use or develop their property. A final report of the survey findings will be made available in late 2025.

Property owners who have historical information on their home and/or neighborhood are encouraged to connect with our project team either in the field or by using the contact information below. If you see our surveyors in your area, please feel free to ask them questions about the project. If you have historical information on your house (i.e. builder, original plans, historical photos) or your neighborhood, we'd love to hear from you!



For more information, please contact:  
Caroline Eller, (615) 862-7970 ext. 79780

~ or ~

email our project team at [nashville@rgaincorporated.com](mailto:nashville@rgaincorporated.com)

Questions? Contact (615) 862-7970 ext. 79780 or [Caroline.Eller@nashville.gov](mailto:Caroline.Eller@nashville.gov)