

HISTORIC ARCHITECTURE SURVEY



DONELSON ARCHITECTURAL SURVEY

Nashville, Davidson County, Tennessee

PREPARED FOR:

Metropolitan Historical Commission
1113 Kirkwood Avenue
Nashville, Tennessee 37204

Final Report

November 2025

RGA Technical Report No. 2025-021TN



RICHARD
GRUBB &
ASSOCIATES

DONELSON ARCHITECTURAL SURVEY

Nashville, Davidson County, Tennessee

A handwritten signature in black ink that reads "Robbie D. Jones". The signature is stylized, with the first name "Robbie" written in a cursive-like font, and "D. Jones" following in a similar but more formal style.

Project Manager:

Robbie D. Jones, MA

Authors:

Sydney Schoof, MS

Mary Cate Mosher, MS

Amber Perry

Robbie D. Jones, MA

Prepared by:

Richard Grubb & Associates, Inc.

204 Rivergate Parkway

Nashville, Tennessee 37206

Prepared For:

Metropolitan Historical Commission

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MANAGEMENT SUMMARY

Richard Grubb & Associates, Inc. (RGA) prepared this Historic Architecture Survey Report for the Metropolitan Historical Commission (MHC). The survey focused on architectural resources in Donelson, a suburban community in Davidson County, Tennessee. This work was funded, in part, by a preservation planning grant provided by the Tennessee Historical Commission (THC), as well as matching funds from the Nashville Historical Foundation, a nonprofit 501(c)3 organization.

Located in eastern Davidson County, the Donelson community contains several mid-twentieth century neighborhoods that have not yet been the subject of architectural survey documentation. This survey will provide the MHC with data to determine the potential NRHP-eligibility of resources within the Donelson community. The MHC will utilize this information for planning purposes, during project reviews, and the pursuit of future NRHP nominations or historic designations. For this project, the MHC identified three residential subdivisions with single-family homes for the architectural survey: Hargis Heights, Cloverdale, and Sunny Acres. The survey followed the guidelines developed by the THC in the *Tennessee Historical and Architectural Survey Manual* (Lee et al 2023). For this project, the THC did not require the preparation of Survey123 survey site forms.

RGA architectural historians Sydney Schoof and Mary Cate Mosher visited the three subdivisions on June 24–25, 2025, to document the resources with digital photography and field notes. Architectural historian Amber Perry created an inventory spreadsheet for each subdivision with property information such as lot number, address, parcel number, owner name, construction date, and parcel acreage as well as information about owner occupation/rental status, additions, renovations, square footage, architectural styles and descriptions, materials, and outbuildings. Table 1 below contains a summary of the survey results and recommendations. In total, RGA documented 503 resources.

Table 1: Summary of recommendations.

Resource Name	Construction Dates	Number of Resources	NRHP Eligibility Recommendation
Hargis Heights Subdivision	1939–1955	156 (73 dwellings and 83 outbuildings)	Potentially Eligible under Criterion A and C
Cloverdale Subdivision	1953–1979	179 (98 dwellings and 81 outbuildings)	Not Eligible
Sunny Acres Subdivision	1957–1973	168 (94 dwellings, 94 outbuildings, and 1 church)	Potentially Eligible under Criterion A and C

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1. INTRODUCTION

Richard Grubb & Associates, Inc. (RGA) prepared this Historic Architecture Survey Report for the Metropolitan Historical Commission (MHC). The survey focused on architectural resources in Donelson, a suburban community in Davidson County, Tennessee. This work was funded, in part, by a preservation planning grant provided by the Tennessee Historical Commission (THC), as well as matching funds from the Nashville Historical Foundation, a nonprofit 501(c)3 organization.

Located in eastern Davidson County, the Donelson community contains several mid-twentieth century neighborhoods that have not yet been the subject of architectural survey documentation. This survey will provide the MHC with data to determine the potential NRHP-eligibility of resources within the Donelson community. The MHC will utilize this information for planning purposes, during project reviews, and the pursuit of future NRHP nominations or historic designations.

For this project, the MHC identified three residential subdivisions with single-family homes and outbuildings for the architectural survey: Hargis Heights, Cloverdale, and Sunny Acres (Figure 1.1). For this project, the THC did not require the preparation of Survey123 survey site forms. The survey followed the guidelines developed by the THC in the *Tennessee Historical and Architectural Survey Manual* (Lee et al 2023).

For this project, Principal Senior Architectural Historian Robbie D. Jones served as the project manager and technical reviewer. Mr. Jones also assisted in preparing this report. Mr. Jones exceeds the Secretary of Interior (SOI) standards in Architectural History, Historic Architecture, and History. Ms. Schoof and Ms. Mosher exceed the SOI standards in Architectural History and History. See Appendix A for their resumes. The project team included Amber Perry, a research assistant and architectural historian based in North Carolina.

Ms. Schoof and Ms. Mosher surveyed the three subdivisions on June 24–25, 2025. During the survey, they documented the resources with digital photography and field notes. Architectural historian and research assistant Amber Perry created an inventory spreadsheet for each subdivision with property information such as lot number, address, parcel number, owner name, construction date, and parcel acreage as well as information about owner occupation/rental status, additions, renovations, square footage, architectural styles and descriptions, materials, and outbuildings. Ms. Schoof, Ms. Mosher, and Ms. Perry also utilized Google imagery, historic aerial imagery, and online property records as part of the research and documentation for this project. Additionally, the RGA team consulted with local history publications and online resources such as Newspapers.com and genealogical databases.



Figure 1.1: Location map showing the three subdivisions

(Source: Google Earth).

2. PROJECT DESCRIPTION AND METHODOLOGY

The following information provides the project description and methodology.

Project Description

Prior to implementation of this project, the Metro Historical Commission identified several mid-twentieth century residential subdivisions with single-family homes in the Donelson community. One of the subdivisions also contained a church. RGA documented three of these residential subdivisions through research and survey. Based on the results of this work, RGA provided preliminary evaluations for the potential eligibility of these subdivisions for listing in the NRHP.

Methodology

The first step in conducting a historic architecture survey is to gather historic data at the THC. This data includes information on previously surveyed resources, most of which are published online via the THC Survey Viewer. The online viewer provides GIS data and basic information for previously surveyed architectural resources. Accessed in June 2025, the online viewer showed no previously surveyed resources within the survey area.

This report follows the guidelines, policies, procedures, and standards defined in the “Section 106 Architectural Survey Report Standards and Guidelines” chapter of the *Tennessee Historical and Architectural Survey Manual* (Lee et al. 2023:33–43). This manual includes guidelines for conducting historic architecture surveys, survey criteria, and survey types. For this project, the THC did not require the preparation of Survey123 survey site forms.

After completing preliminary background research, architectural historians Sydney Schoof and Mary Cate Mosher surveyed the three subdivisions on June 24-25, 2025. They documented the three subdivisions with field notes and digital photographs. Online research was also conducted using the Davidson County Property Records website, deed records, aerial imagery, historic maps, online newspapers, online genealogical data, online real estate records, local histories, and previous survey reports completed by project team members and other consultants.

RGA architectural historians assessed and evaluated the historical development, architecture, and cultural significance of the three subdivisions within their respective historic contexts according to the established NRHP Criteria. In documenting and evaluating these subdivisions, RGA architectural historians also followed the historic context and property type developed for the *African American Residential Districts in Nashville, Tennessee, 1946–1975*, an NRHP Multiple Property Documentation Form prepared by RGA for the MHC in 2025. Although this document focused on African American residential subdivisions, it provided a historical overview of the development of residential subdivisions throughout Davidson County in the mid-twentieth century that is applicable for the Donelson Historic Architecture Survey.

RGA architectural historians also referred to NRHP and other types of documentation for similar residential subdivisions developed in Davidson County in the mid-twentieth century. This documentation included NRHP nominations for

- Bluefields Historic District in Donelson; NRHP nomination completed in 2015; NRHP listed in 2016
- Haynes Heights Historic District in North Nashville (African American); neighborhood conservation zoning overlay adopted in 2021; NRHP nomination completed by RGA for MHC in 2025 (draft on file at MHC)
- Haynes Manor Subdivision in North Nashville (African American); neighborhood conservation zoning overlay adopted in 2023
- Lathan-Youngs in North Nashville (African American); neighborhood conservation zoning overlay adopted in 2023
- Marlin Meadows Subdivision in Madison; neighborhood conservation zoning overlay adopted in 2025

Nashville's Suburban Growth Patterns

After World War II, Nashville and its suburbs entered a period of considerable and rapid growth, becoming one of the largest cities in the Southeast. In the 1940s, the population of Nashville grew from 167,402 to 174,307 while suburban growth in the county expanded the population by 25 percent from over 257,000 to nearly 322,000. Although Nashville annexed several areas in the late 1950s, between 1950 and 1960, the city's population decreased to 170,874 as residents relocated from urban areas to suburban communities in Davidson County such as Inglewood, Madison, Donelson, Berry Hill, Forest Hills, Oak Hill, Old Hickory, Green Hills, and Belle Meade. From 1950 to 1960, the population of Davidson County grew by 24 percent to nearly 400,000, making it the seventh most populous county in the Southeast. The population growth slowed to 12 percent in the 1960s as suburban communities in surrounding counties—such as Brentwood, Franklin, Hendersonville, and Smyrna—saw rapid growth (Jones et al 2025:Section E:46).

Beginning in the late 1940s, real estate developers constructed hundreds of residential subdivisions for military veterans and homeowners utilizing FHA and VA loans throughout Nashville's burgeoning suburbs. Most were for segregated white subdivisions, such as those found in Donelson, which had previously consisted primarily of farmland. From 1952–1954, the Davidson County Planning Commission approved nearly 300 new subdivisions, with many concentrated in Donelson, Hermitage, and Madison. The building boom continued through the late 1950s. Donelson boasted of new subdivisions with pastoral names such as Donelson Meadows, Merry Oaks, Maplecrest, Cloverdale, Walnut Grove, Donelson Hills, and Sunny Acres (Jones et al 2025:Section E:47–48).

3. SURVEY RESULTS

This chapter contains information for each of the three subdivisions surveyed. RGA prepared a brief history of each subdivision followed by a detailed description of the surveyed resources within each subdivision. RGA also provided a preliminary evaluation for the potential NRHP eligibility of each subdivision based on the research and survey data documented within this report.

Hargis Heights Subdivision

The Hargis Heights Subdivision is approximately 0.7-miles northeast of the interchange of Lebanon Pike (SR-24/US 70) and Briley Parkway (SR-155). Located approximately 0.25 miles north of Lebanon Pike, the 32-acre Hargis Heights Subdivision follows the U-shaped Stinson Road that connects to the east side of McGavock Pike in two places (Figure 3.1). The Hargis Heights Subdivision is bound by Park Drive to the south and the CSX Railroad to the north and east. The topography is generally flat.



Figure 3.1: Location map for the Hargis Heights Subdivision
(Source: Google Earth).

HISTORY

The Hargis Heights Subdivision was subdivided in 1939 from 32.34 acres of farmland owned by Paul Douglas Hargis (1899–1974) and his wife Frances *Williamson* Hargis (1898–1974); the couple had acquired the property in 1921 (Davidson County Deed Book [DCDB] 587:4). According to historian Leona Taylor Aiken (1910–1992), the subdivision was intended to serve as housing for managers of the Vultee aircraft factory, which opened in 1940 near the Nashville municipal airport. In 1940, California-based Vultee purchased the Stinson Division of the Aviation Manufacturing Corporation based in Michigan, making it the third largest aircraft manufacturer in the US. Nashville’s Vultee factory employed roughly 6,500 workers during World War II (Aiken 1968:107–108; Aiken and Stanley 2004:436; Dyos 2025).

Paul Hargis was the son of Dr. William Alexander Hargis (1868–1940), the resident physician from 1905–1916 at the Tennessee Confederate Soldiers Home at Andrew Jackson’s Hermitage (NRHP 1966; NHL 1960). After the soldiers’ home closed in 1916, Dr. Hargis moved to a dwelling in Donelson at the northwest corner of Lebanon Pike and McGavock Pike. By 1920, Paul Hargis lived in a dwelling at 2926 Lebanon Pike in Donelson, where he operated a service station and automobile repair shop (Aiken 1968:107–108, 128; Tennessean June 18, 1974, 33; US Census 1920, 1930, 1940).

Paul Hargis partnered with Robert Donnell “R. D.” Stanford Sr. (1889–1944) to develop the Hargis Heights Subdivision. A native of Hartsville, Tennessee, R. D. Stanford was a prominent businessman, farmer, investor, and civic leader in Donelson. In the early twentieth century, R. D. Stanford and his brother Arthur Fuqua “A. F.” Stanford (1881–1939) organized the Donelson Development Company, which constructed businesses and residential subdivisions throughout the Donelson community. In 1918, the Stanford brothers purchased Clover Bottom (NRHP 1975)—currently the offices of the Tennessee Historical Commission—an antebellum plantation which they later subdivided and either developed or sold to other buyers (Aiken 1968: 1, 75, 13–14, 145–146; Aiken and Stanley 2004:87; Crockett et al 2015:58–59).

In the late 1930s, R. D. Stanford developed a portion of Clover Bottom on the north side of Lebanon Pike into a residential subdivision called Millionaires Row and later Stanford Estates; other portions of the 1,500-acre farm were sold to the State of Tennessee for offices and educational facilities. A. F. Stanford lived in the Clover Bottom mansion and from 1929–1930, he subdivided a portion of Clover Bottom for the Bransford Realty Company to develop as the Bluefields Subdivision (NRHP 2016), which contains nearly 250 properties. Bluefields was among the first single-family residential subdivisions in Donelson to be developed entirely by a single company with similar houses of uniform sizes and materials (Aiken 1968:1, 75, 145–146, 435–436; Aiken and Stanley 2004:118; Crockett et al 2015:58–59; Nashville Banner, April 25, 1956:31; Tennessean, September 2, 1944:6).

R. D. Stanford lived in the antebellum Belair mansion (NRHP 1971), which he purchased in 1920. He developed a portion of the Belair farm with numerous Bungalow-style homes. Stanford also

constructed dwellings in the Bluefields subdivision and another subdivision at Clover Bottom. Additionally, he constructed the Stanford-Guill Building—containing a drugstore, furniture store, and offices—and a lumber company (Aiken 1968: 1, 146, 213; Aiken and Stanley 2004:87, 110; Nashville Banner, April 25, 1956:31).

Paul Hargis and R. D. Stanford platted Hargis Heights in September 1940 as one of the first suburban residential subdivisions developed in Donelson. The subdivision was served by Stinson Street, named in honor of the Stinson aircraft manufactured at the Vultee aircraft factory. Hargis and Stanford began selling lots in November 1940 (Figure 3.2). The first two lots were sold to Coen C. Cloyd for \$900 (Tennessean, November 5, 1940:12). Homes in Hargis Heights initially sold for \$3,350-5,000 and were advertised as eligible for Federal Housing Administration (FHA) loans (Tennessean, June 29, 1941:27, February 16, 1941:46) and special pricing for veterans after the end of World War II (Tennessean, July 14, 1949:32). According to the original plat, buildings were required to be at least 40 feet back from the road with narrow 10-foot easements between neighboring lots.

The Donelson Development Company was later acquired by the Freeman family who owned Freeman Brothers Realtors, a real estate investment firm, and Harvey Freeman & Sons, which was first formed in 1945 as the first real estate firm in Donelson. In 1971, Bob Freeman's firm merged with Bob Barker's firm to form Baker & Freeman. Harvey Freeman & Sons closed in 1990 (Aiken and Stanley 2004:295; Tennessean, March 23, 1991:37, March 30, 1991:29).

DESCRIPTION

The Hargis Heights subdivision consists of 73 lots facing both sides of Stinson Road and the east side of McGavock Pike. The north, east, and south boundaries of the neighborhood are lined with trees and fences separating it from other developments. The parcels are generally rectangular and range in size from 0.30 to 0.56 acres and houses set back 50 to 65 feet from the road.

Of the 73 dwellings in Hargis Heights, 71 dwellings were developed between 1940 to 1950 and two dwellings from 1935 (125 McGavock Pike) and 1938 (2550 Stinson Road) were constructed before the plat was created. The dwellings are primarily Ranch-style and Minimal Traditional-style frame dwellings on stone, concrete block, or poured foundations with the overwhelming majority featuring low-pitched, side-gabled asphalt shingle roofs. Only five dwellings deviate from the pattern and have front-gabled, hipped, or irregular roofs. Some buildings are Period or Colonial Revival as well as two Vernacular and one Bungalow. Forms are almost exclusively rectangular with just a few L-plans. All the dwellings were designed as one- or one-and-a-half story buildings.

Of the 73 dwellings, 19 have rear additions and five of those buildings have second story additions. Exterior alterations are mostly replacement vinyl windows, shutters, and doors, with the occasional porch replacement and attached carports additions. The most common exterior sidings seen are brick, stone veneer, vinyl, or aluminum with occasional examples of stucco or weatherboard.

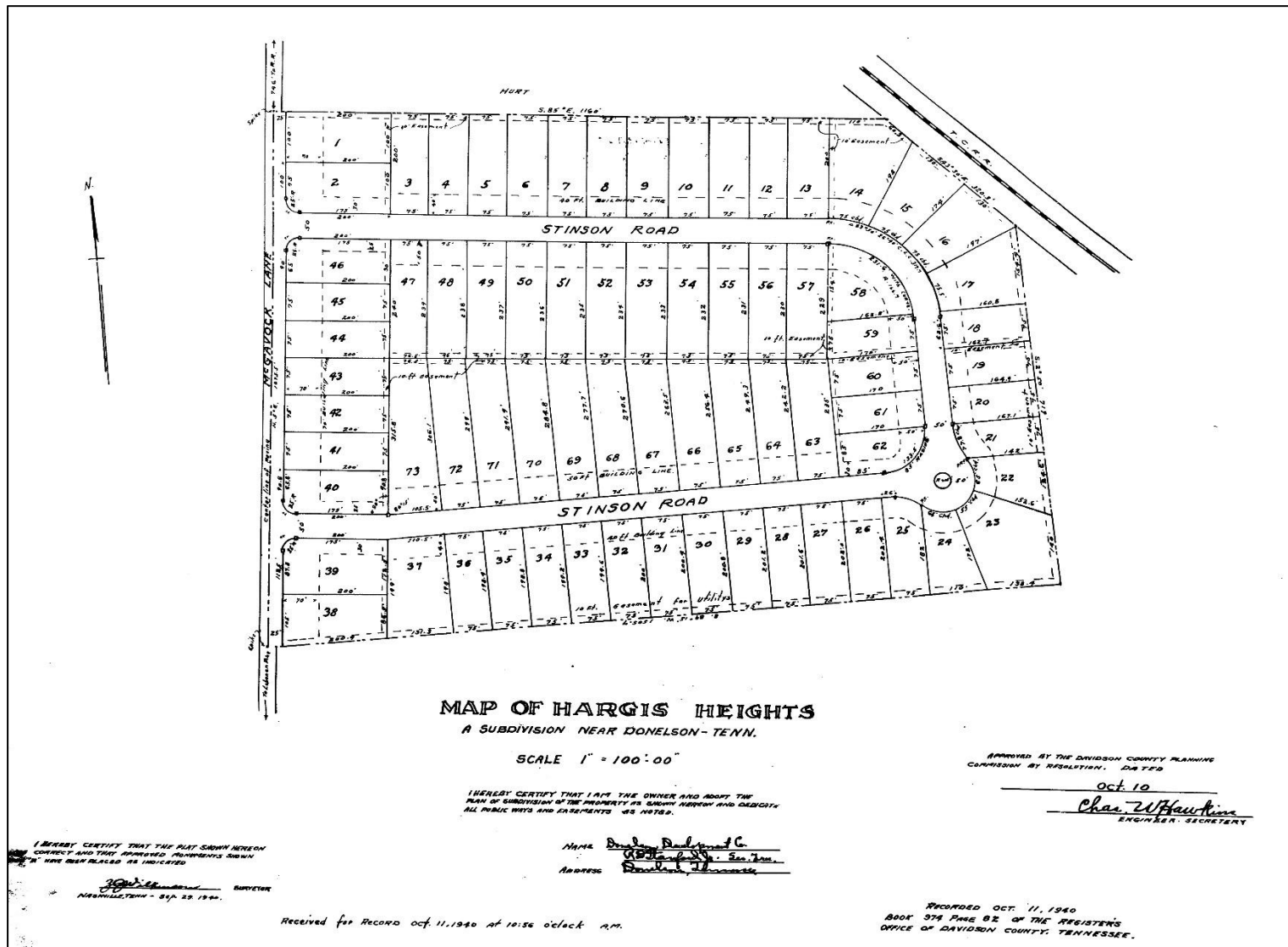


Figure 3.2: Plat map for the Hargis Heights Subdivision
(Source: DCDB 974 [1940], 82).

Approximately 50 percent of the windows in Hargis Heights are replacement six-over-six, eight-over-eight, or one-over-one vinyl sash windows while the other 50 percent are original six-over-six, eight-over-eight, or two-over-two wood or aluminum sash windows and wood or aluminum picture windows. About half the properties have one- or two-car detached garages, most of which are original. Only a handful have attached original garages or carports, most are later additions.

The neighborhood has minimal landscaping with only a sidewalk along the east side of McGavock Pike and powerline poles with attached lamps throughout. Most of the properties have simple landscaping with grass yards, sprawled placement of trees, and bushes adjacent to buildings. While most have chain link or wood privacy fences in the rear, only a few have partial or full fencing in the front yard which is mostly decorative rail fencing.

NRHP ELIGIBILITY EVALUATION

Based on the history of Hargis Heights, the period of significance is 1940, when the residential subdivision was first platted, to about 1955, when the last dwelling was constructed. The setting surrounding the subdivision was primarily rural when it was constructed, but it spurred the construction of the surrounding subdivisions, which were generally planned before the end of the period of significance. Many of the single-family dwellings have been updated since the period of significance, with small side or rear wings and replacement windows and siding. The vinyl and aluminum siding generally replaced wood weatherboard, and the window openings have not been altered. These alterations do not diminish the integrity of the subdivision. Only 5 of the 73 dwellings, or 0.7 percent, have major alterations, including second story additions. The street pattern and setbacks have not been altered. The Hargis Heights Subdivision retains its integrity from the 1940 to circa 1955 period of significance.

Resources can be eligible for listing in the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national levels. The Hargis Heights Subdivision was one of the first single-family residential subdivisions constructed in Donelson community and is representative of Nashville's mid-twentieth century suburban expansion. It is also representative of subdivisions developed by R. D. Stanford, a major developer during that period. The subdivision is also historically associated with Nashville's Vultee aircraft factory, which played a significant role during World War II in the production of military fighter planes. Therefore, RGA recommends that the resource is eligible for listing in the NRHP under Criterion A for community planning and development as an early residential subdivision in Donelson. The resource may also be eligible for listing under Criterion A for its role in the military effort during World War II; however, more research is necessary to confirm that role.

Resources can be eligible for listing in the NRHP under Criterion B if they are associated with a person of significance within the community, state, or national historic contexts. Current research does not indicate the subdivision was associated with any persons of historical significance. Therefore, RGA recommends that the resource is not eligible under Criterion B. However, future research may document residents of individual properties that are of sufficient historical significance to meet Criterion B eligibility.

Resources can be eligible for listing in the NRHP under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. The Hargis Heights Subdivision is a good example of a small, early subdivision with a curvilinear street, standardized setbacks, and single-family dwelling sizes. It is comprised of good examples of modest, mid-twentieth century dwellings, including Minimal Traditional, Ranch-style, and revival styles. Alterations to the dwellings include modest wings and replacement window and cladding material that do not diminish the integrity of the resource. Major alterations, including second-story additions, are rare. Therefore, RGA recommends that the resource is eligible under Criterion C for architectural significance.

Therefore, RGA recommends that the Hargis Heights Subdivision is eligible for listing in the NRHP under Criterion A in community planning and development as an early residential subdivision with single-family homes in Donelson that influenced further development in the area, and under Criterion C as a notable example of mid-twentieth century subdivision design and architecture.

RGA would like to note that the Hargis Heights Subdivision was identified as a potentially NRHP-eligible subdivision in a local history book published in 2004 (Aiken and Stanley 2004:118).

Cloverdale Subdivision

The Cloverdale Subdivision is in the northeast quadrant of the interchange of Elm Hill Pike and Briley Parkway (SR-155). Abutting the Merry Oaks neighborhood, the approximately 55-acre Cloverdale Subdivision consists of 98 rectangular and wedge-shaped parcels bound by Briley Parkway to the west and commercial properties along Elm Hill Pike to the south (Figure 3.3). The subdivision is entered from the north via Cloverdale Road, which connects with McGavock Pike to the east. The subdivision is served by several curvilinear streets, which follow the naturally hilly topography. These streets include Larimore Drive, Adair Road, Pittswood Drive, Wanda Drive, Springview Drive, and Woodberry Court which ends in a cul-de-sac. The subdivision is surrounded by thick tree lines on most sides except for the northeast corner and east boundary, which are separated from other neighborhoods by privacy fences and trees. An electrical transmission line runs through the center of the neighborhood from east to west. Constructed by the Tennessee Valley Authority (TVA) in the 1940s, the easement for this electrical transmission line was included in its original plat. One transmission line support tower is located near the center of the subdivision.

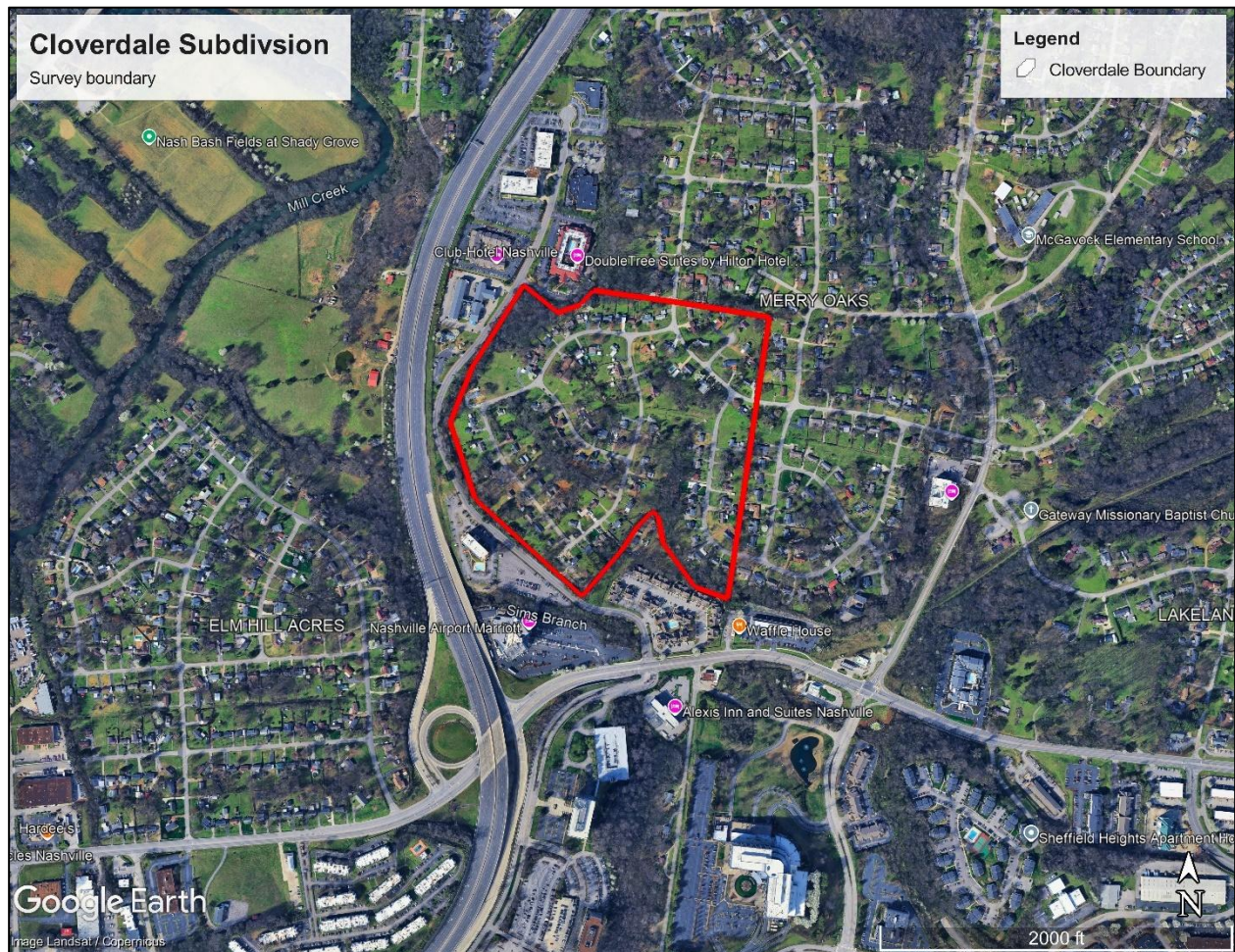


Figure 3.3: Location map for the Cloverdale Subdivision
(Source: Google Earth).

HISTORY

The Cloverdale Subdivision was developed by the Evergreen Land Company, which developed the Eva Mor Heights Subdivision in 1950–1951 (Aiken and Stanley 2004:87, 90). The company platted the subdivision in October 1952 with 70 lots and later expanded it in late July 1953 with 28 lots (DCDB, 2133 [1952]:9; DCDB 2133 [1953], 58). The company was managed by Albert Morris (1903–1973), owner of Morris Construction Company and program chair of the local Donelson Home Builders Association (Tennessean, October 2, 1955:103). The Morris Construction Company built 103 homes in the Miro Meadows subdivision for A. G. M. Homes, Inc. in 1949 (Nashville Banner, January 15, 1949:6). The Morris company also developed other large subdivisions such as the 440-lot Whispering Hills Subdivision in 1955 (Nashville Banner, April 1, 1955:42), the 246-lot Southwood in 1958 (Tennessean, July 2, 1958:23), and a large 13-building apartment complex at the corner of Elliot and Bradford Avenues which was demolished in 2006 (Nashville Banner, March 29, 1962:1-3).

On October 3, 1952, Cloverdale was platted with 70 lots which would later expand to 98 lots with the addition of Section II on July 28, 1953 (Figure 3.4 and Figure 3.5). The first lot was sold to A&C Homes, Inc. for \$15,600 in mid-October (Nashville Banner, October 17, 1952:8) and the first 2-, 3-, and 4-bedroom brick homes were built by July 1953 (Tennessean, July 28, 1953:22). The homes were listed for \$8,750-11,650 and were eligible for “G.I.” and Federal Housing Administration (FHA) loans.

According to the original plat, single-family dwellings were required to be at least 40-60 feet back from the road with narrow 10-foot easements between neighboring lots. Deed restrictions were placed on the expansion of Cloverdale on June 15, 1953, which were set to last for thirty years. The restrictions stated no buildings beyond two-story single family or duplex dwellings could be built within the subdivision, garages could not be larger than three cars, no buildings could be closer to the road than the platted setback (including porches and steps), and no “objectionable or offensive trade shall be carried on upon any lot, nor anything be done thereon which may be or become a nuisance or annoyance to the neighborhood” (DCDB [1953], 2149:525).

DESCRIPTION

The Cloverdale subdivision consists of Woodberry Court, Wanda Drive, and a portion of Springview Drive, that all extend from Woodberry Drive. Larimore Drive and Adair Road create a loop with Wanda Drive and Pittswood Drive connects Wanda Drive and Adair Road. The subdivision includes 98 lots ranging in size from 0.29 to 1.03 acres. The houses set back 50 feet from the road. The dwellings are all Ranch-style frame dwellings with brick veneer facades and masonry foundations. Most of the dwellings have side gable roofs, but there are several examples of gable-on-hip roofs. Most buildings have flat facades ornamented only with a gabled wall dormer or a small gabled porch that shelters the entry. All the dwellings were designed as one- or one-and-a-half story buildings.

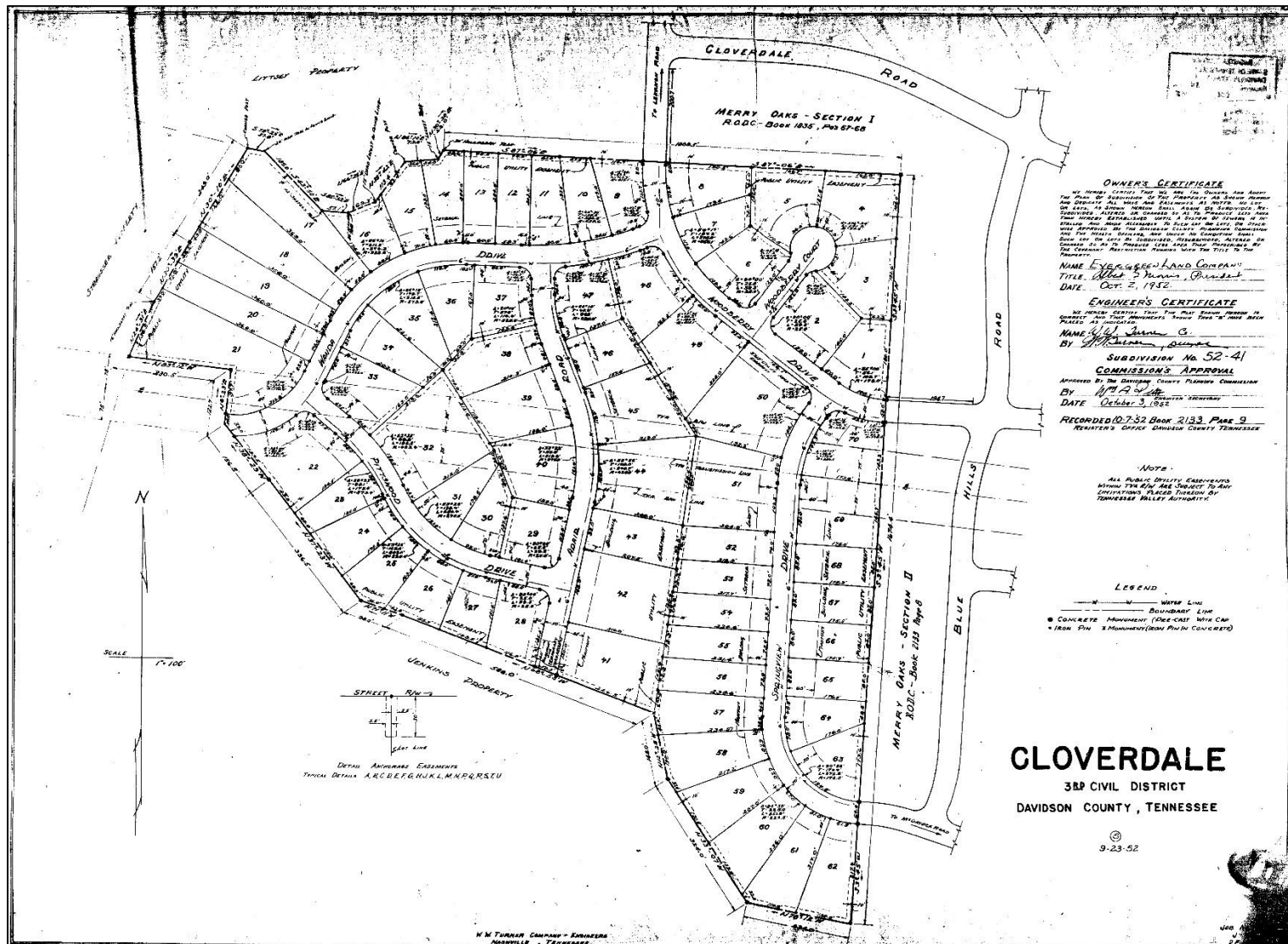


Figure 3.4: Plat map for Section I of the Cloverdale Subdivision, 1952
 (Source: DCDB 2133 [1952], 9).

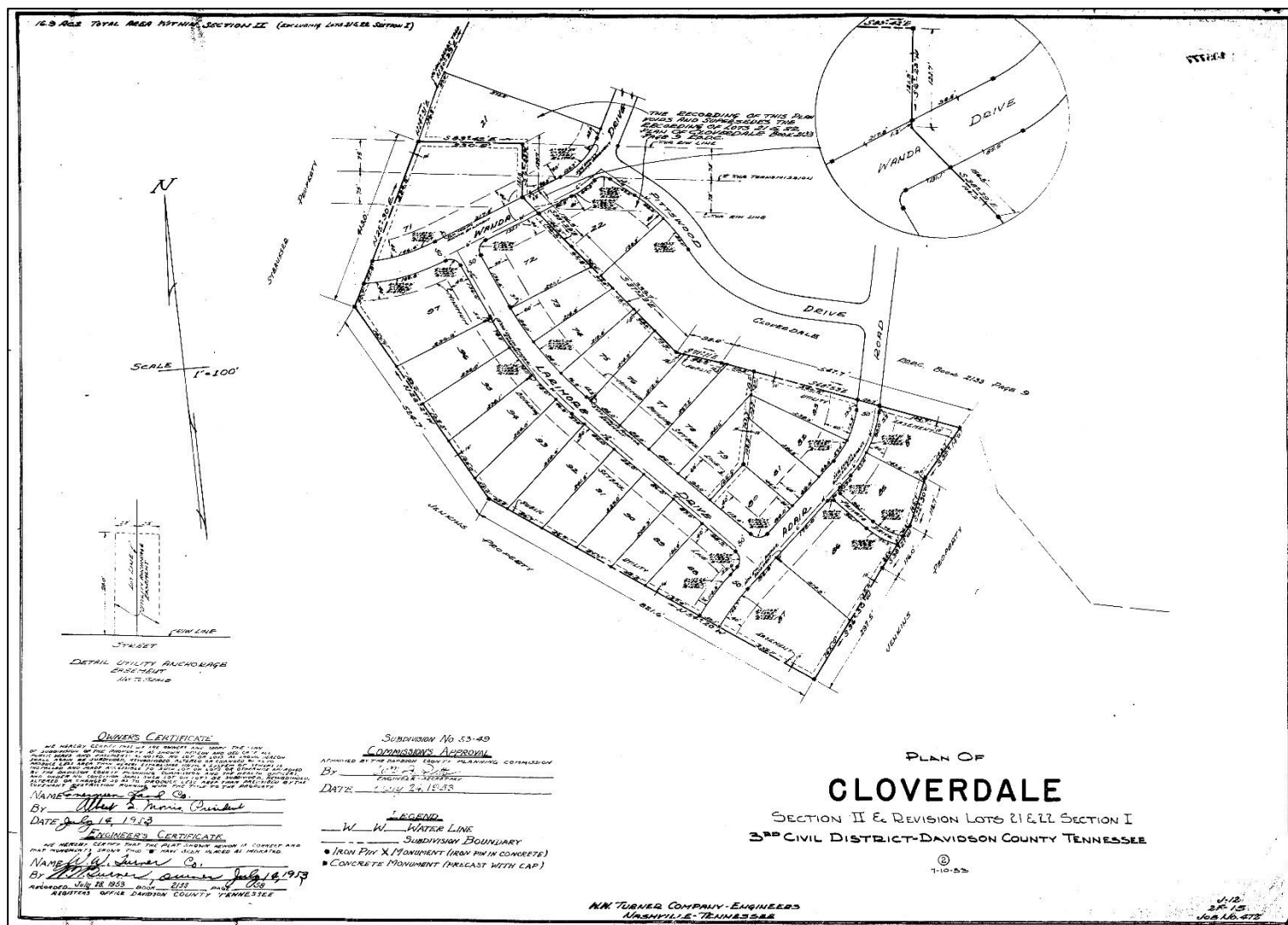


Figure 3.5: Plat map for Section II of the Cloverdale Subdivision, 1953
(Source: DCDB 2133 [1953], 58).

The most common alterations are vinyl siding in the gabled fields or replacement vinyl-clad sash windows. Of the 98 dwellings, 34 have additions. Most additions are to the rear of the dwelling and hidden from the street but 13 have side front additions and 5 of those 13 additions are two stories tall. A few porches have been altered and carports additions attached to the side or rear of the dwelling.

Approximately 66 percent of the single-family dwellings in the Cloverdale subdivision have at least one vinyl-clad replacement window. The remaining original windows are typically six-over-six or eight-over-eight wood sash windows or tripartite picture windows with wood frames. Only six properties have detached carports or garages that date from the time the subdivision was constructed. Fifty-four properties have a garage or other outbuilding that dates from after 1960. Most were constructed in the 1990s or later. Nearly all the buildings were constructed between 1953 and 1958. The three exceptions are properties at 408 Springview Drive (1978), 416 Springview Drive (1979), and 439 Adair Road (1983).

The yards in the Cloverdale subdivision typically consist of mature trees and lawns. Trees generally create a visible barrier between the dwelling and the road, though large trees are not present along the east end of Wanda Drive. While most have chain link or wood privacy fences in the rear, only three have any fencing along the street. See Appendix A for more details.

NRHP ELIGIBILITY EVALUATION

Based on the history of Cloverdale Subdivision, the period of significance is 1952, when the subdivision was first platted, to about 1958, when the last dwelling was constructed. The setting surrounding the subdivision was primarily rural but rapidly developing with other, similar subdivisions. Many dwellings have been updated since the period of significance, with small side or rear wings and replacement windows and siding. The siding vinyl and aluminum siding generally replaced wood weatherboard, and the window openings generally have not been altered. These alterations do not diminish the integrity of the resource. Only 12 of the 98 dwellings, or 12.2 percent, have major alterations, including second story additions, or were constructed after the period of significance. The street patterns and setbacks have not been altered. The Cloverdale Subdivision retains its integrity from the 1952 to circa-1958 period of significance.

Resources can be eligible for listing in the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national levels. The Cloverdale Subdivision was one of many subdivisions constructed in the Donelson community during the 1950s and is representative of Nashville's mid-twentieth century suburban expansion. Nearly all the Donelson community was developed in a similar manner during this time; therefore, its planning and development does not rise to a notable level of significance. Therefore, RGA recommends that the resource is not eligible under Criterion A.

Resources can be eligible for listing in the NRHP under Criterion B if they are associated with a person of significance within the community, state, or national historic contexts. Research does not indicate the subdivision was associated with any persons of historical significance. Therefore, RGA

recommends that the resource is not eligible under Criterion B. However, future research may document residents of individual properties that are of sufficient historical significance to meet Criterion B eligibility.

Resources can be eligible for listing in the NRHP under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. The Cloverdale Subdivision is a good example of a mid-twentieth century subdivision with several curvilinear streets, standardized setbacks, and dwelling sizes. It is comprised of good examples of modest, mid-twentieth Ranch-style dwellings. Though the dwellings in the subdivision generally retain their integrity, they are typical of the style, which is dominant throughout Nashville and the subdivision is not known to have historical significance for the Donelson community. Therefore, RGA recommends that the resource is not eligible under Criterion C.

Therefore, based on current documentation RGA recommends that the Cloverdale Subdivision is not eligible for listing in the NRHP.

RGA would like to note that the Cloverdale Subdivision was not identified as a potentially NRHP-eligible subdivision in a local history book published in 2004 (Aiken and Stanley 2004:118).

Sunny Acres Subdivision

The Sunny Acres Subdivision is 1-mile north of the interchange of Lebanon Pike (SR-24/US 70) and Briley Parkway (SR-155). The approximately 125-acre Sunny Acres Subdivision is bound by Briley Parkway (SR-155) and the Cumberland River to the west, the CSX Railroad to the south, Two Rivers Park to the north, and McGavock Pike to the east (Figure 3.6). The subdivision is primarily served by Windermere Drive, an east-west street connected to McGavock Pike. The subdivision is also served by Rustic Court, Windemere Court, Renee Drive, and Fisher Drive, all of which connect to Windermere Drive. Additionally, Lumar Lane runs southwest from McGavock Pike to the rear of St. John's Evangelical Lutheran Church, the only non-residential property in the subdivision. The topography is generally flat.

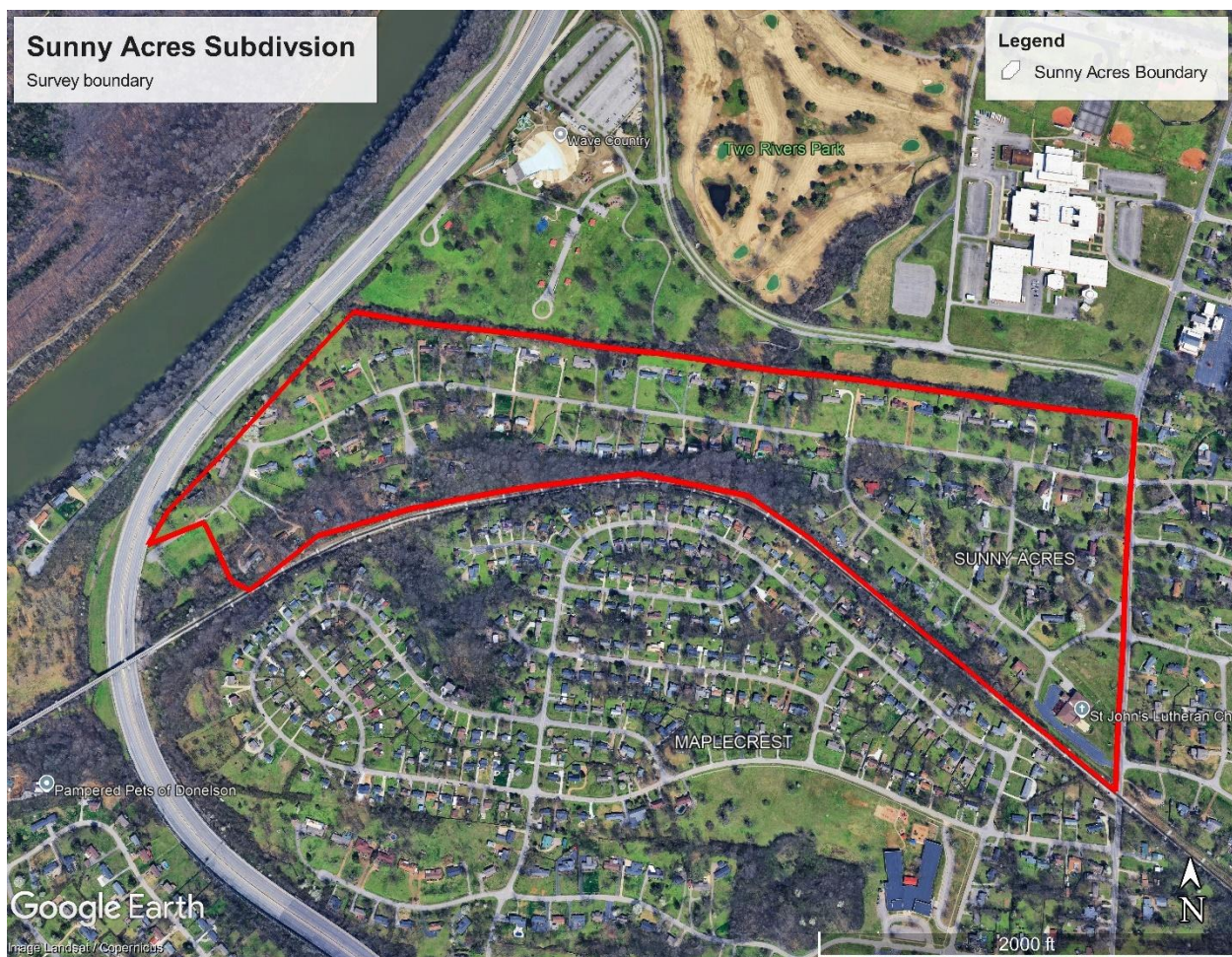


Figure 3.6: Location map for the Sunny Acres Subdivision
(Source: Google Earth).

HISTORY

The Sunny Acres Subdivision was platted from 1957–1959 in 4 sections with a total of 113 lots; however, only 99 lots were developed. Section I was platted on July 22, 1957, with 7 lots (DCDB

2663 [1957]: 25); Section II on December 11, 1957, with 37 lots (DCDB 2663 [1957]: 39); Section III on October 27, 1958, with 29 lots (DCDB 2663 [1958]: 92); and Section IV on May 26, 1959, with 40 lots (DCDB 2663 [1959]: 2). The four sections followed along Windermere Drive (Figure 3.7–Figure 3.10). It should be noted that the plat maps indicate that the subdivision contained 151 lots, but several lots were removed from the subdivision boundary over time (Aiken and Stanley 2004:438).

The Sunny Acres Subdivision was originally planned to incorporate Briley Parkway, then in the planning phase. The plat map for Section IV indicated that Windermere Drive would intersect with Briley Parkway and that lots would flank both sides of Briley Parkway with 4 lots overlooking the Cumberland River. However, when plans for Briley Parkway were finalized, it was designed as a limited-access freeway. Therefore, the configuration of Section IV of the Sunny Acres Subdivision was altered so that Windermere Drive became a dead end at Briley Parkway and all lots flanking Briley Parkway were eliminated. Additionally, the lots in the southwest corner of Section IV were reconfigured to flank a short street with a cul-de-sac called Rustic Court. The lots along Rustic Court were larger than the original lots. In 2004, four dwellings at the end of Rustic Court were demolished and the lots absorbed into the public right-of-way for Briley Parkway, which was completed in the mid-1960s with an interchange with Lebanon Pike to the south.

The first two sections of Sunny Acres were developed by Harper & Sanders, owned by Ewing Owen Harper, Jr. (1922–2001) and Thomas K. Sanders. Harper would go on to develop the third and fourth sections of Sunny Acres on his own. While Harper sold a few properties prior to Sunny Acres, it was his first large development. After the subdivision was developed, he became a broker for Clive Anderson Realty & Auction Co., brokering for the Royalty Acres Subdivision (Tennessean, July 23, 1967:38). He was also a cattle farmer with a 295-acre farm he operated until 1988 (Tennessean, April 23, 1971: 43, October 21, 1988:49).

Lots with 3-bedroom homes were listed by 1958 for \$19,900, most of them through Suburban Realty Company (Tennessean, December 11, 1958:45). Buford Walker with Staley Realty Company (later Estates Realty Company) also oversaw the sale of 3-bedroom homes in the neighborhood which were listed for \$17,000–22,500 in 1959 (Tennessean, May 28, 1959:41).

Most properties in Sunny Acres were advertised as eligible for FHA loans which were common at the time. According to the original plats, buildings were required to be anywhere from 40–175 feet back minimum from the road with narrow 10-foot easements between neighboring lots as well as the railroad along the southern curve of the neighborhood. Setbacks in some areas are staggered from lot to lot, creating a variety of front and back yard sizes. Four dwellings at the end of Rustic Court were demolished in 2004 (NETR 2004).

In the early 1960s, residents of the Sunny Acres Subdivision formed the Sunny Acres Neighborhood Association. One of the first actions undertaken by the neighborhood association was the installation of streetlights in 1963 (Aiken and Stanley 2004:207).

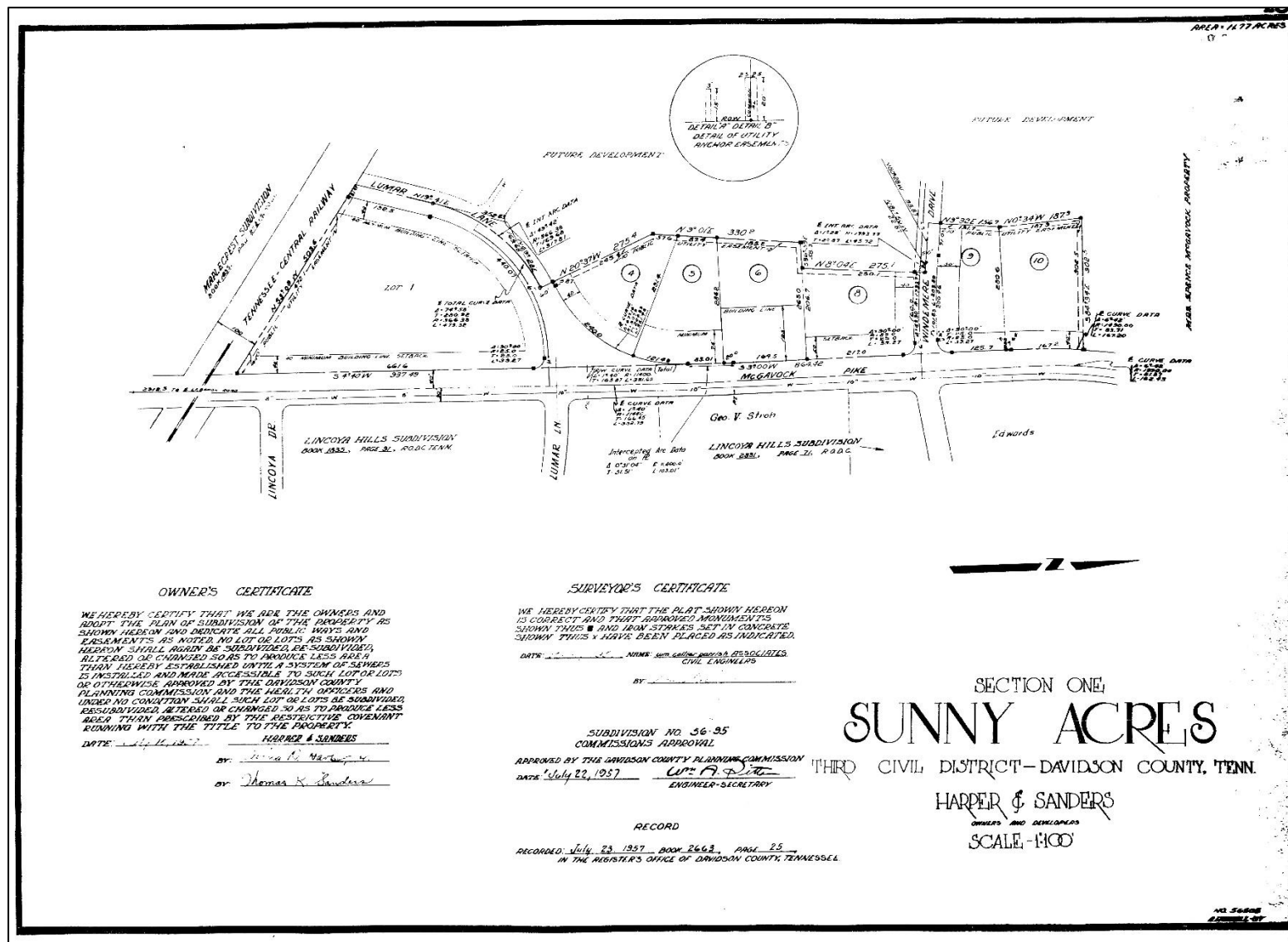


Figure 3.7: Plat map for Section I of the Sunny Acres Subdivision, 1957
(Source: DCDB 2663 [1957], 25).

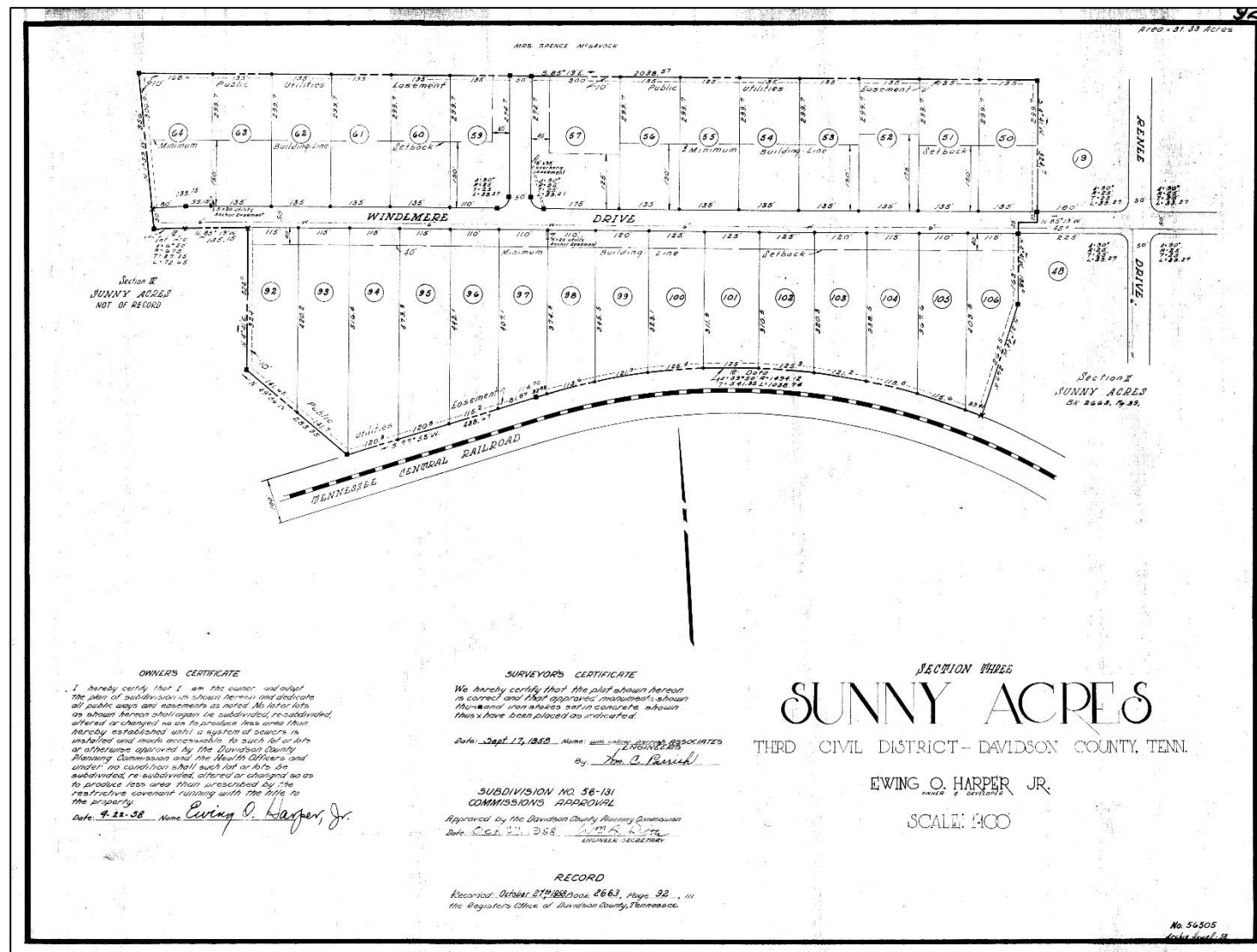


Figure 3.9: Plat map for Section III of the Sunny Acres Subdivision, 1958
(Source: DCDB 2663 [1958], 92).

St. John's Evangelical Lutheran Church

In August 1957, the congregation of the St. John's Evangelical Lutheran Church purchased a 5-acre parcel within the Sunny Acres Subdivision at the intersection of McGavock Pike and Lumar Lane (DCDB 2701 [1957], 580). Organized in September 1956 with 68 charter members, the congregation initially met in the Donelson Presbyterian Church (for a few months) and then the Nazarene Building at 124 Donelson Pike. After purchasing the property in the Sunny Acres Subdivision in 1957, the congregation initiated a \$85,000 fundraising campaign in October 1959 for the construction of sanctuary with an education wing on the parcel (Aiken 1968:182–184; Bell 1961:19; Aiken and Stanley 2004:133–134).

The congregation purchased a preassembled A-frame church from Now Church Arts, Inc., based in New Orleans, Louisiana. The preassembled churches were designed by architect Sidney Sharpe Stanfield (1925–1983) of New Orleans (Figure 3.11). The preassembled, multiple-unit A-frame churches could be constructed by unskilled workers. The cost for a preassembled church ranged from \$28,000 for a sanctuary to \$125,000 for a sanctuary and an educational building. Each church required three to five truckloads of packaged construction materials or six to eight truckloads for a multiple-unit church. By February 1960, examples of Stanfield's preassembled churches were constructed in Louisiana, Chicago, Detroit, and Nashville as well as South and Central America. The Ascension Lutheran Church at 610 West Old Hickory Boulevard in Madison, Tennessee, is another example of a Stanfield-designed preassembled church (Green Bay Press-Gazette, April 19, 1960, 38; Times-Picayune, February 21, 1960, 125; Aiken, 1968:183).

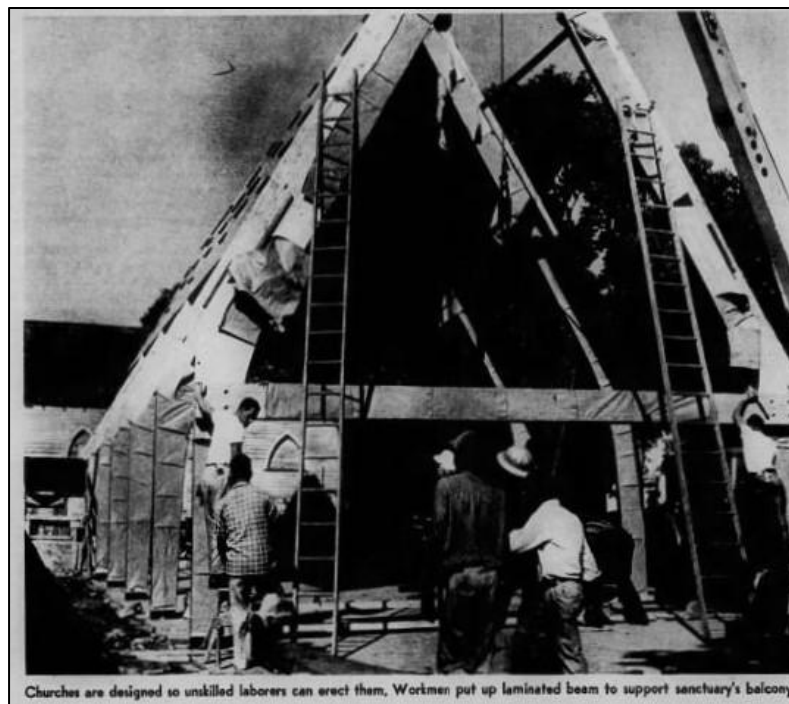


Figure 3.11: Photograph of a Stanfield-designed preassembled church under construction
(Source: Times-Picayune, February 21, 1960:125).

A groundbreaking ceremony for the sanctuary was held on November 5, 1961. The congregation hosted the first service in the sanctuary on Easter Sunday, April 22, 1962. The Modernist-style rear classroom wing featured a flat roof with pyramid-shaped skylights (Figure 3.12). The original sanctuary of the St. John's Evangelical Lutheran Church was similar in design to other Modernist A-frame type churches during that era, such as the St. James the Less Episcopal Church at 411 West Due West Avenue in Madison or the Howard Congregational Church at 2802 Buchanan Street in North Nashville. From 1976–1977, the church was expanded with a second unit. In 1987, the congregation renovated the education wing with a hipped roof. In 1993, the church was enlarged with a 2-story fellowship hall (Aiken 1968:182–184; Aiken and Stanley 2004:133–134; Bell 1961:19).

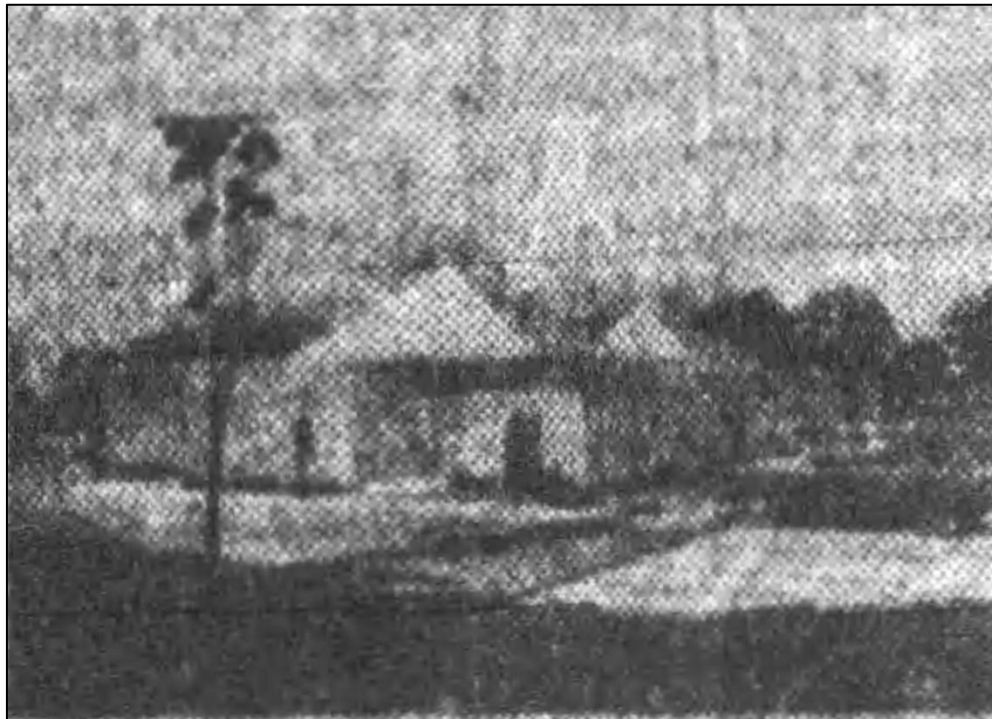


Figure 3.12: Schematic drawing of the Modernist-style classroom wing
(Source: Bell 1961:19).

On March 3, 2020, a nighttime tornado caused significant damage to the St. John's Evangelical Lutheran Church. The tornado destroyed the sanctuary and damaged the education wing and fellowship hall. The congregation repaired the education wing and fellowship hall and left the concrete pad in place where the original sanctuary once stood (Figure 3.13 and Figure 3.14). Aerial imagery indicates that the tornado did not cause significant damage to any dwellings in the Sunny Acres Subdivision, although dwellings to the east were damaged or destroyed. The congregation repaired the education wing and fellowship hall and services resumed in the fall of 2022 (St. John's Nashville 2025; Southeastern Synod 2025).



Figure 3.13: Aerial imagery showing damage from the March 2020 tornado
(Source: Google).



Figure 3.14: Photograph of the church after the tornado
(Source: Southeastern Synod 2025).

DESCRIPTION

The Sunny Acres subdivision consists of 97 parcels served by three streets and two culs de sac. The streets are straighter than is typical of a mid-twentieth century subdivision but generally follow the hilly contours of the land. The parcels are generally rectangular and range in size from 0.80 to 1.73 acres. One dwelling (105 Rustic Court) is on a 3-acre lot and St. John's Evangelical Lutheran Church is on a 4.4-acre parcel. The houses generally set back 50 to 150 feet from the road though the houses on the southeast side of Rustic Court are about 350 feet from the road.

Of the 97 buildings in Sunny Acres, 94, including the church, were constructed between 1958 and 1973. Three dwellings were constructed after 1973: 2621 Windemere Drive (1984), 105 Rustic Court (1987), and 2735 Windemere Drive (1993). Most dwellings are one- or one-and-a-half story Ranch-style or Split-Level houses with some two-story Colonial Revival or Bi-Level Split houses with Colonial Revival Detailing. Several Ranch-style houses also have Colonial Revival-inspired detailing, such as pedimented porches or columned porch supports. Only one dwelling constructed before 1973 deviates from this pattern: 2909 Windemere Court (1961) is a Swiss-Chalet-inspired dwelling with stone veneer and board and batten siding.

Of the 96 dwellings, 27 have additions. Most of those additions are not visible from the right-of-way. Only 13 dwellings have second story or side additions. About 35 percent of dwellings have vinyl-clad replacement windows. Six-over-six and eight-over-eight wood sash windows and tripartite picture windows are most common, but awning windows are also common. About half of the dwellings have a detached garage, pool, or other outbuilding. Most of these secondary buildings and structures were constructed after 1973. Original attached or basement garages and attached carports are most common. Property owners have replaced wood weatherboard siding with vinyl siding on many houses, but most buildings are predominantly brick veneer.

The St. John's Evangelical Lutheran Church was constructed in phases as a Modernist A-frame type church, designed by architect Sidney Sharpe Stanfield of New Orleans. The original preassembled sanctuary and education wing was constructed from 1961–1962. The building was enlarged in 1993 with a 2-story fellowship hall. In 1987, the education wing was renovated with the replacement of the original flat roof and pyramid-shaped skylights with a hipped roof. On the night of March 3, 2020, a tornado caused significant damage to the church, resulting in the demolition of the sanctuary. In 2022, the congregation repaired the remaining sections of the church. The original concrete pad supporting the sanctuary was retained as a concrete patio. Therefore, the only remaining section of the Modernist A-frame type church is the original education wing, which has been significantly altered with the 2022 post-tornado renovation.

The neighborhood has minimal landscaping with only a sidewalk along the east side of McGavock Pike and powerline poles with attached lamps throughout. Most of the properties have simple landscaping with grass yards, sprawled placement of trees, and bushes adjacent to buildings. While most have chain link or wood privacy fences in the rear, only a few have partial or full fencing in the front yard which is mostly decorative rail fencing.

NRHP ELIGIBILITY EVALUATION

Based on the history of Sunny Acres, the period of significance is 1957, when the subdivision was first platted, to 1973, when the last dwelling was constructed. The setting surrounding the subdivision had been under construction with dozens of other subdivisions for about a decade when construction at Sunny Acres began. Those developments are still extant, and the setting has not been altered. Many dwellings have been updated since the period of significance, with small side or rear wings and replacement windows or siding. The vinyl and aluminum siding generally replaced wood weatherboard, and the window openings have not been altered. Most houses have original windows. These alterations do not diminish the integrity of the subdivision. Of the 97 buildings in the subdivision, 3 were constructed outside the period of significance and 2 dwellings have second story additions and are therefore significantly altered. St. John's Lutheran Church building was damaged by tornado and is also significantly altered. Only 6 of the 97 buildings, about 6.1 percent, would not contribute to a historic district. The Sunny Acres subdivision retains its integrity from the 1957 to circa 1973 period of significance. See Appendix A for more details.

Resources can be eligible for listing in the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national levels. The Sunny Acres Subdivision was one of the later subdivisions built in Donelson as part of the mid-twentieth century suburban expansion of Nashville. The design of the subdivision followed dozens of other subdivisions built over the preceding decade and filled some of the last available open space. It also features larger plots and dwellings than many of the earlier mid-twentieth century subdivisions. Therefore, RGA recommends that the resource is eligible for listing in the NRHP under Criterion A for community planning and development as a mid-twentieth century residential subdivision in Donelson.

Resources can be eligible for listing in the NRHP under Criterion B if they are associated with a person of significance within the community, state, or national historic contexts. Research does not indicate the subdivision was associated with any persons of historical significance. Therefore, RGA recommends that the resource is not eligible under Criterion B. However, future research may document residents of individual properties that are of sufficient historical significance to meet Criterion B eligibility.

Resources can be eligible for listing in the NRHP under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. The Sunny Acres Subdivision is a good example of mid-twentieth century subdivision with a curvilinear streets, standardized setbacks, and dwelling sizes. It is comprised of good examples of mid-twentieth century Ranch-style, Split-Level, and Colonial Revival style dwellings. Typical alterations to the dwellings are minimal and include modest wings to the rear of dwellings, replacement vinyl siding on the few buildings that had weatherboard cladding, and some replacement windows. These alterations do not diminish the integrity of the subdivision. Major alterations, including second-story additions and new construction, are rare. Therefore, RGA recommends that the resource is eligible under Criterion C for architectural significance.

Therefore, RGA recommends that the Sunny Acres Subdivision is eligible for listing in the NRHP under Criterion A for community planning and development as a good example of a mid-twentieth century residential subdivision, and under Criterion C as a notable example of mid-twentieth century residential subdivision design and architecture.

RGA would like to note that the Sunny Acres Subdivision was not identified as a potentially NRHP-eligible subdivision in a local history book published in 2004 (Aiken and Stanley 2004:118).

4. SUMMARY AND RECOMMENDATIONS

Richard Grubb & Associates, Inc. (RGA) prepared this Historic Architecture Survey Report for the Metropolitan Historical Commission (MHC). The survey focused on architectural resources in Donelson, a suburban community in Davidson County, Tennessee. This work was funded, in part, by a preservation planning grant provided by the Tennessee Historical Commission (THC), as well as matching funds from the Nashville Historical Foundation, a nonprofit 501(c)3 organization. For this grant-funded project, the MHC identified three residential subdivisions with single-family homes for the architectural survey: Hargis Heights, Cloverdale, and Sunny Acres.

Platted in 1940, the Hargis Heights Subdivision contained 156 resources, including 73 dwellings and 83 outbuildings. Constructed from 1940–1955, the dwellings in this subdivision are primarily examples of one- to one-and-a-half-story Minimal Traditional, Ranch, and Colonial Revival-style houses. The houses are clad in a variety of finishes, including brick veneer, stone veneer, weatherboards, vinyl siding, and aluminum siding. Many of the houses have side gable roofs and full or partial basements. Brick chimneys are common. Many buildings have slight alterations like replacement vinyl siding over weatherboard siding, replacement vinyl-clad windows, or small additions. Five buildings have large second-story additions. The streetscape and setbacks of the original plats are still extant. Overall, the Hargis Heights Subdivision retains its integrity and is historically significant as an early residential suburban subdivision in Donelson and as an example of a variety of mid-twentieth century architecture.

Platted in 1952 and expanded in 1953, the Cloverdale Subdivision contained 179 resources, including 98 dwellings and 81 outbuildings. Constructed from 1953–1958, nearly all the dwellings in this subdivision are one-story, side gable Ranch houses with concrete block foundations. Most of the houses are clad with brick veneer or a combination of brick veneer and other materials such as asbestos shingles, vinyl siding, stone veneer, or vertical board siding. Some have partial basements. Very few have chimneys. Replacement vinyl-clad windows are common, but most dwellings have few other alterations. Only 12 of the 98 dwellings, or 12.2 percent, have major alterations, including second story additions, or were constructed after the period of significance. The streetscape and setbacks of the original plats are still extant. Overall, the Cloverdale Subdivision retains its integrity but does not exhibit exceptional historical or architectural significance.

Platted in 1957 and expanded in 1958 and again in 1959, the Sunny Acres Subdivision contained 168 resources, including 94 dwellings, 73 outbuildings, and 1 church. Constructed from 1957–1973, the dwellings in this subdivision are primarily one-story and two-story examples of Ranch and Split-Level houses with a few examples of Colonial Revival and Contemporary styles. The houses were built with a variety of roof types, including hip, cross hip, and side gable. Most of the houses are clad with brick veneer. Many of the houses have full or partial basements built into the rolling topography. Many also have brick chimneys. Minor alterations including rear wings and replacement windows are present but relatively uncommon. Only 6 of the 97 buildings, about 6.1 percent, have major alterations, including second story additions, or were constructed after the period of

significance. Additionally, the St. John's Evangelical Lutheran Church was constructed from 1961–1962 with a Modernist A-frame type sanctuary and rear education wing. The church was expanded in 1977 with a second unit and again in 1993 with a 2-story fellowship hall. The church was significantly altered in 2022 after a tornado destroyed the original sanctuary in 2020. Overall, the Sunny Acres Subdivision retains its integrity and is historically significant as a mid-twentieth century residential suburban subdivision in Donelson with good examples of mid-twentieth century residential architecture.

As part of this historic architecture survey, RGA documented 264 dwellings, 237 outbuildings, and 1 church, for a total of 503 individual resources within 3 residential subdivisions.

Based on the results of the survey and historical research, RGA recommends that the Hargis Heights Subdivision and the Sunny Acres Subdivision are potentially eligible for listing in the NRHP for historical significance in community planning and development and architectural significance. RGA recommends that the Cloverdale Subdivision is not potentially eligible for listing in the NRHP due to lack of architectural or historical significance.

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Appendix A: Author Resumes



YEARS OF EXPERIENCE

With this firm: 2021-present

With other firms: 29

EDUCATION

Master of Arts in Public History and
Historic Preservation, 2002
Middle Tennessee State University

Bachelor of Architecture, 1992
University of Tennessee- Knoxville

PROFESSIONAL TRAINING

Section 106 Essentials (ACHP)

Section 106 Advanced (ACHP)

Section 106 Agreement Documents
(ACHP)

Working Effectively with Tribal
Governments (ACHP)

PROFESSIONAL MEMBERSHIPS AND REGISTRATIONS

Southeast Chapter of the Society of
Architectural Historians (SESAH);
Treasurer and former President

Historic Nashville, Inc; former President

AME60 Committee of TRB

FEMA Federal Emergency Response
Official (2022–2028)



ROBBIE D. JONES

PRINCIPAL SENIOR ARCHITECTURAL HISTORIAN (36 CFR 61)

Robbie Jones has over 32 years of experience working as an architectural historian, historic preservation planner, and project manager with extensive experience with preservation laws such as Section 106 and Section 4(f). He is highly experienced in conducting cultural resource survey, effects assessments, Memoranda of Agreements, minimization and mitigation plans, and public involvement requirements. He has experience working with NHL and historic site museum properties, including serving as Director of Preservation at Andrew Jackson's Hermitage (2000-2008). Mr. Jones has authored or coauthored over 265 technical reports, resulting in the NRHP-eligibility evaluations of 7,500 resources through the U.S., primarily in the Southeast. He has published articles, encyclopedia entries, book reviews, book chapters, and a book about historic architecture and has presented at professional conferences across the U.S. He has received 10 professional awards from local, state, and federal agencies. Mr. Jones exceeds the qualifications set forth in the *Secretary of Interior's Standards* in Architectural History, History, and Historic Architecture. Based in Nashville since 1994, he serves as RGA's Tennessee Branch Manager.

REPRESENTATIVE PROJECT EXPERIENCE

African American Historic Context and Reconnaissance Survey, Frankfort, Kentucky. Served as the principal senior architectural historian in the preparation of an African American historic context and reconnaissance survey of African American and Civil Rights Movement resources in the City of Frankfort, Kentucky, along with NRHP-eligibility recommendations for over 100 resources. Sub-contractor for Cultural Heritage Resources to the City of Frankfort. Completed in 2022. Coauthor of report, available online at www.frankfort.ky.gov/aahistoriccontext.

Historic Architecture Survey and Section 106 Assessment of Effects Report for the East Bank Connector, Woodland Street to Jefferson Street, Nashville, Davidson County, Tennessee. Served as the project manager and principal senior architectural historian for an architectural survey and assessment of effects report. Evaluated 35 resources, including industrial facilities, commercial buildings, and transportation facilities. Project included assessment of effects to NRHP-eligible CSX Railroad Swing Bridge. Sub-contractor to RaganSmith. Initiated 2022; ongoing.

Historic Architecture Survey and Section 106 Assessment of Effects Report for the Livingston Courthouse Plaza Renovation, Overton County, Tennessee. Served as the project manager and principal senior architectural historian for an architectural survey and assessment of effects report. Evaluated a nineteenth-century courthouse square district and twentieth-century commercial development. TDOT Local Programs project prepared for Lose Design. Completed in 2022.

Nashville Civil Rights Movement Documentation Project. Served as the project manager, principal senior architectural historian, and coauthor for an NRHP Multiple Property Documentation Form for 110 resources associated with the Civil Rights Movement in Nashville and an NRHP nomination for the Clark Memorial Methodist Church Complex. Project included public engagement, public meetings, and interviews with veterans of the Nashville Student Movement. Federally funded, NPS grant project completed for Metro Historical Commission in 2023. Undergoing review by NPS.



YEARS OF EXPERIENCE

With this firm: since January 2022

With other firms: 2012-2022

EDUCATION

Master of Science in Historic
Preservation, 2012
Roger Williams University

Bachelor of Science in Historic
Preservation and History of
Art and Architecture, 2010
Roger Williams University

FEDERAL REGISTRATION

FEMA Federal Emergency Response
Officer Badging (2022-2028)

PROFESSIONAL TRAINING

Section 106 Essentials (ACHP)

Section 106 Advanced (ACHP)

Section 4(f) (FHWA)

The Recent Past: Strategies for
Evaluation (NPI)

PROFESSIONAL MEMBERSHIPS

Southeast Chapter of the Society of
Architectural Historians (SESAH)

Historic Nashville, Inc.

National Trust for Historic Preservation



SYDNEY SCHOOF

SENIOR ARCHITECTURAL HISTORIAN (36 CFR 61)

Based at the Tennessee Branch Office in Nashville, Sydney Schoof is an Architectural Historian with 12 years of experience in cultural resource surveys, archival research, National Register of Historic Places eligibility evaluations, Section 106 Assessment of Effects, Section 4(f) evaluations, and Native American Consultation. Ms. Schoof has completed environmental compliance work for the DoD, FHWA, TDOT, TVA, FTA, USACE, FEMA, RUS, VA, and HUD, as well as IN-SHPO and RI-SHPO. Ms. Schoof has worked on projects in 14 states: Alabama, Rhode Island, Indiana, Tennessee, Georgia, Florida, Mississippi, Washington, North Carolina, New York, Kentucky, Illinois, Virginia, and New Jersey. Ms. Schoof exceeds the qualifications set forth in the *Secretary of Interior's Standards* in Architectural History and History.

REPRESENTATIVE PROJECT EXPERIENCE:

Historic Architecture Survey and Section 106 Assessment of Effects Report for FEMA Safe Houses in Hopkins, Nichols, and Wayne Counties, Kentucky. Served as the Architectural Historian and primary report author. Documented and evaluated the NRHP-eligibility of three 4-H camp districts established by the University of Kentucky in the mid-twentieth century. Camps are in north-central, western, and southeastern Kentucky. One camp included a former CCC camp. Evaluated CCC resources and cemeteries that pre-date the camps were for NRHP-eligibility. Sub-contractor for CDM Smith; submitted to FEMA and KY-SHPO. Completed in 2022.

Historic Architecture Survey and Section 106 Assessment of Effects Report for the Proposed Livingston Courthouse Plaza Renovation Project, Overton County, Tennessee. Served as Architectural Historian and primary report author. Documented and evaluated NRHP-eligibility for nineteenth century courthouse square district and twentieth-century commercial development. Completed Section 106 Assessment of Effects to the NRHP-listed courthouse plaza. TDOT Local Programs project completed for Lose Design in 2022.

Historic Architecture Survey and Section 106 Assessment of Effects Report for the East Bank Connector, Woodland Street to Jefferson Street, Nashville, Davidson County, Tennessee. Served as Architectural Historian and primary report author. Evaluated 35 resources, including industrial facilities, commercial buildings, and transportation facilities. Project included assessment of effects to NRHP-eligible CSX Railroad Swing Bridge. Sub-contractor to RaganSmith. Initiated 2022; ongoing.

Historic Architecture Section 106 Assessment of Effects Report for the E.F. Barry Towers Rehabilitation Project at Lauderdale Courts in Memphis, Shelby County, Tennessee. Served as Architectural Historian and primary report author. Documented Barry Towers in the NRHP-listed Lauderdale Courts Public Housing Historic District. Evaluated Barry Towers for NRHP-eligibility and assessed effects of rehabilitation project to Lauderdale Courts. Report prepared Highland Mortgage Company in 2022 and submitted to HUD and TN-SHPO.



MARY CATE MOSHER

ARCHITECTURAL HISTORIAN (36 CFR 61)

YEARS OF EXPERIENCE

With this firm: since May 2023

EDUCATION

Master of Science in Historic
Preservation and Conservation, 2023
University of Vermont

Bachelor of Arts in Economics,
Classical Studies, and Archaeology,
2021
Randolph-Macon College

FEDERAL REGISTRATION

FEMA Federal Emergency Response
Officer Badging (2022-2028)

PROFESSIONAL TRAINING

Section 106 Training (FHWA)
Section 4(f) Tutorial (FHWA)

PROFESSIONAL MEMBERSHIPS

Southeast Chapter of the Society of
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Based at the Tennessee Branch Office in Nashville, Mary Cate Mosher is an Architectural Historian with 1 year of experience in cultural resource surveys, archival research, cemetery conservation, and archaeological fieldwork. Ms. Mosher has completed environmental compliance work for EPA, FEMA, FHWA, FTA, HUD, NPS, and TDOT and has worked on projects in Alabama, Illinois, Mississippi, and Tennessee. In 2019, Ms. Mosher completed an archaeology excavation for The American School of Classical Studies in Athens, Greece. In 2022, she completed post-undergraduate research for the Association for Research into Crime Against Art in Amelia, Italy. She also completed internships for the Hanover County Museum of History & Culture in Virginia, and in architectural history at RGA. Ms. Mosher meets or exceeds the qualifications set forth in the *Secretary of Interior's Standards* in Architectural History.

REPRESENTATIVE PROJECT EXPERIENCE:

Historic Architecture Survey for Nashville Sewer Separation Project, Nashville, Davidson County, Tennessee. Assisted with architectural fieldwork; completed property research and data collection for an NRHP-listed historic district; and prepared architectural descriptions and resource evaluations in North and East Nashville. Ongoing.

Cultural Resources Survey for Western Heights Project, Knoxville, Knox County, Tennessee. Assisted with architectural fieldwork and in assessing viewshed impacts for a NRHP-listed public housing district. Submitted to HUD and TN-SHPO.

Historic Architecture Survey and Section 106 Assessment of Effects Report for Memphis Area Transit Authority Operations and Maintenance Facility Memphis, Shelby County, Tennessee. Assisted with architectural fieldwork for suburban and primarily African American neighborhood; completed research and writing for a historic context; drafted the historic preservation Early Coordination letter for consulting parties; assisted with researching and writing NRHP evaluations of two apartment complexes, a school, and a church. Submitted to FTA and TN-SHPO.

Historic Architecture and Archaeological Surveys for Birmingham-Jefferson County Transit Authority Maintenance and Operations Facility, Birmingham, Alabama. Completed architectural fieldwork and architectural descriptions for 11 dwellings in a primarily African American neighborhood and assisted with archaeological fieldwork including digging test pits and identifying soil types. Submitted to FTA and AL-SHPO.

Archaeological Survey for Battle of Spring Hill, Maury County, Tennessee. Assisted with archaeological fieldwork including digging test pits and metal detecting at the Civil War battlefield. Submitted to private client.

Cemetery Conservation at Mt. Olive Cemetery, Jackson, Jackson County, Mississippi. Assisted with cleaning grave markers at an NRHP-listed African American cemetery owned by Jackson State University (HBCU); completed deed research at the county clerk's office; and compared names of burials with architectural resources surveyed at the MS-SHPO. NPS funded project.

Appendix B: Annotated Project Information

Project Manager:	Robbie D. Jones, MA
Report Authors:	Sydney Schoof, MS Mary Cate Mosher, MS Amber Perry Robbie D. Jones, MA
Title:	Historic Architecture Survey, Davidson County, Tennessee
Date:	November 2025
RGA Database Title:	Club Baron and Donelson
RGA Project No.:	2024-011TN and 2024-021TN
State:	Tennessee
County:	Davidson
USGS Quad:	Nashville East, Tennessee [311 NW]
Regulation:	N/A
Project Type:	State/Local
Project Sponsor:	Metropolitan Historical Commission
Coordinating Agency:	Tennessee Historical Commission
Client:	Metropolitan Historical Commission
Level of Survey:	N/A
NRHP Resources:	Hargis Heights Subdivision, Sunny Acres Subdivision
Section 4(f):	N/A
Cultural Resources:	Residential Subdivision, Church