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United States Department of the Interior
National Park Service

**National Register of Historic Places
Multiple Property Documentation Form**

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission Amended Submission

A. Name of Multiple Property Listing

Historic and Architectural Resources of Forest Hills, Tennessee

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

19th and Early 20th Century residential Buildings, ca. 1819 - 1957

C. Form Prepared by

name/title Philip Thomason/Principal

organization Thomason and Associates date April 23, 2003

street & number P.O. Box 121225 telephone (615) 385-4960

city or town Nashville state TN zip code 37212

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

Herbert J. Sawyer/Pres 9/10/03
Signature and title of certifying official Date

DSHAP TNC
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Edson H. Beall Oct 24, 2003
Signature of the Keeper Date

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Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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The multiple property group submittal for the historic and architectural resources of Forest Hills, Tennessee includes the context of 19th and Early 20th Century Residential Buildings, ca. 1819 - 1955. This nomination discusses buildings and structures and no archaeological resources are included within this multiple property group.

19TH AND EARLY 20TH CENTURY RESIDENTIAL BUILDINGS, ca. 1819 - 1955

Forest Hills is a small primarily residential city located in the southwest portion of Davidson County, Tennessee, along the northern border of Williamson County. Forest Hills was incorporated in 1957 and took its name at that time to reflect the surrounding landscape. The city covers approximately 9.47 square miles, and in 2000 had a population of 4,710 residents. It is bordered on the north by Harding Place, on the south by Old Hickory Boulevard, on the west by Chickering Road, and on the east by Granny White Pike. Hillsboro Pike (State Route 56/U.S. 431) is located just west of the city's center and serves as the main north-south corridor within the city limits. The area was developed as a suburb of Nashville in the wake of the post-World War II population and economic boom. Forest Hills was born as a result of the ensuing conflicts between suburban residents and Nashville city government as it struggled to deal with the ramifications of suburban growth. In addition to residences, Forest Hills also contains a few churches and one business, Granny White Market.

Various Native American cultures occupied the area comprising Forest Hills prior to Anglo-European settlement. The Mississippian culture of 900 to 1450 A.D. was the most prominent of these with many large mounds built throughout Davidson County. This culture also buried their dead in box graves and other burial methods. Later, the rich lands of Middle Tennessee were hunting grounds for the Cherokee, Chickasaw, Shawnee and other tribes prior to the late 1700s. The Native American legacy can still be felt through the occasional finds of tools and arrowheads in fields and backyards. In recent years, the discovery of Native American graves at the southeast corner of Old Hickory Boulevard and Hillsboro Pike was a vivid reminder of their legacy.

Nashville was settled by Anglo-Europeans in 1780, and over the next two decades settlers staked claims on what was originally land cultivated and hunted by Native Americans. In addition, several land grants were awarded to Revolutionary War veterans. The recipients of these grants seldom settled the land themselves, but either sold them to individuals or passed them along to their children or other relatives. In the Forest Hills area, William Nash received a 640-acre grant along what is now Granny White Pike, south of Tyne Boulevard. Nash opted to sell off parcels of his land, including a 160-acre tract to Henry Compton in the early 1800s. Much of the lands west of Hillsboro Road were part of a grant

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awarded to James Robertson.

A Revolutionary War veteran named McCrory chose to give his land grant to his son Thomas, who came to the area in 1790. The younger McCrory went on to acquire some 3,700 acres in Davidson and Williamson Counties, including acreage along what is now Old Hickory Boulevard. McCrory built a two-story log dwelling on this property in 1798. The property was purchased by William B. Carpenter in 1837, and his daughter and son-in-law Mary E. and George Mayfield inherited the house in 1869. It remained in the Mayfield family until 1939. This is the oldest building remaining in Forest Hills, and it was listed on the National Register of Historic Places in 1982 (McCrory-Mayfield House).

As Nashville assumed prominence on the western frontier, a road known as the Natchez Trace (MR 5/30/75) was ordered to be created to provide an overland route for settlers returning from New Orleans. Many settlers in the Ohio and Cumberland River valleys floated on rafts down the Mississippi River to New Orleans to sell their goods. Prior to the invention of the steamboat, western settlers had no choice but to walk home through the wilderness to reach home. In order to provide an improved road, the Natchez Trace was built by the U.S. Army to connect Nashville with Natchez, Mississippi.

Construction of the Natchez Trace began in 1802, and work continued on improving the road until it was officially declared complete in 1809. From the early 1800s to the 1820s, the Natchez Trace was the primary north/south route through central Tennessee. With the advent of steamboat travel, the use of the Natchez Trace declined significantly and the old roadbed was used as local farm roads by the mid-19th century.

Various surveys and land records of the 19th century refer to the "Natchez Trace" or "Natchez Road" located on at least three different routes in Davidson County, two of which ran through Forest Hills. As National Park Service historian Dawson Phelps wrote in the 1940s, "All this has been very confusing to many Nashvillians who dabble in local history. Each has a definite idea that one or the other of the roads mentioned above is the Old Trace and is eager, at the drop of a hat, to defend his position obstinately, profanely, and at great length."¹ However, a recent study of the Natchez Trace identified one of the main routes extending through what is now Forest Hills along either side of present-day Hillsboro Pike.

¹ Phelps, Dawson A, "The Natchez Trace in Williamson and Davidson Counties, Tennessee." (Washington, DC: United States Department of the Interior, National Park Service, 1946), p. 4.

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In northern Williamson County, the Natchez Trace crossed the Harpeth River in the vicinity of Union Bridge Road. A National Park Service study in 1935 stated that the Natchez Trace "crossed the Harpeth at Robinson Bend just upstream from Union Bridge, an old covered bridge."² The Natchez Trace then turned north along present-day Stockit Road, and two branches diverged in what is now Edwin Warner Park (NR 1/20/84 as Warner Park Historic District). One of these branches continued north along what is now Page Road, and then followed the route of present-day State Route 100 (Harding Pike) to its terminus at Cockrill's Spring in Centennial Park.

The second of these branches ran east to present-day Hillsboro Pike, continuing north of Otter Creek before turning north through a gap, recrossing present-day Hillsboro Pike, and extending north through Green Hills and to the terminus of the Natchez Trace at Cockrill's Spring. With the decline of travel on the Natchez Trace, this roadbed became known as Compton Road, named for the prominent Compton family of the vicinity. Compton Road was separate from Hillsboro Pike through Green Hills, and it is shown on various maps of the 19th century. Residential and commercial expansion has obliterated almost all traces of this road north of Harding Place. A small intact section of the historic roadbed off Compton Road is located just north of Woodlawn Boulevard in the Hillsboro-West End neighborhood.

In addition to these two branches of the Natchez Trace, a third route led from Franklin to Nashville along what was historically known as the Middle Franklin Turnpike. This branch of the Natchez Trace left the main road at Leiper's Fork in Williamson County and extended east to Franklin. From Franklin, this route of the Natchez Trace followed the existing roadbed of the Middle Franklin Turnpike, now known as Granny White Pike.

Although many travelers passed through the area on the Natchez Trace, settlement was initially not extensive. Compared to the rest of Davidson County, in the early 19th century there were few large farms within what is now Forest Hills. This was due primarily to the area's topography of steep forested hills which proved difficult to till. In the northwest corner of the city limits are rich bottomlands along the tributaries of Richland Creek. In the central section of the city are also the fertile lands along Otter Creek. With these exceptions, few other areas of Forest Hills supported large scale farming. Oats, Indian corn, and potatoes were primary crops, and because the topography limited crop

²Ruth E. Butler, Olaf T. Hagen, and Randle Bond Truett. *The Natchez Trace: An Historical Survey*. Washington, DC: US Department of the Interior, National Park Service, 1935, 23.

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production, livestock were essential to most farms. Swine was the dominant livestock on most farms, and many others also raised sheep, which made wool an important product. The number of cattle raised was minimal with most farms emphasizing milk cows and the production of butter over beef cattle.³

One of the most prominent early families in the area was the Compton family, who arrived from Virginia in the late 18th century. William Compton and his cousin Henry built homes and established farms along Hillsboro Pike and later served under Andrew Jackson in New Orleans.⁴ William began with a farm of about 150 acres, but had acquired around 1000 acres by the time of his death. His sons Felix and Henry W. also acquired substantial property in the area. In 1860, Felix Compton owned a 460 acre farm, 300 acres of woodlands valued at \$40,000 and thirty-seven slaves. Corn and oats were his main crops along with ample livestock of mostly swine and sheep.⁵ Felix Compton's home along Hillsboro Pike, which was on the land that has been developed into Burton Hills, stood until the 1980s when it was dismantled and moved to Dickson County.

Henry Compton, Sr. (1784-1873) came to Tennessee in 1806. Shortly after his marriage to Sarah Cox in 1815, Compton settled on 325 acres in what is now Forest Hills.⁶ Around 1819, Compton erected a two-story log dwelling near what is now Tyne Boulevard. The dwelling was enlarged ca. 1900 to accommodate the Compton's growing family, which included ten children. Henry Compton became one of the area's most prominent landowners with 900 improved acres and 400 acres of woodlands in 1860. Compton also owned numerous slaves who helped till his substantial farm which was valued at \$195,000. The farm produced 7,500 bushels of Indian corn, 1,800 bushels of oats, 1,500 bushels of potatoes, and 1,300 bushels of wheat. Compton's livestock included 200 swine, 150 sheep, and 29 horses. He also owned 41 cattle, 21 of which were milk cows.⁷

³U.S. Agricultural Census, Davidson County, District 11, 1860 & 1870.

⁴Eleanor Graham, ed. *Nashville: A Short History and Selected Buildings*, 255.

⁵U.S. Agricultural Census, Davidson County, Tennessee, District 11, 1860.

⁶W.W. Clayton, *History of Davidson County, Tennessee, with Illustrations and Biographical Sketches of its Prominent Men and Pioneers* (Nashville: J. W. Lewis & Co., 1880; reprint, Nashville: Charles Elder Bookseller, Publisher, 1971), 444.

⁷U.S. Agricultural Census, Davidson County, Tennessee, District 11, 1860.

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The Compton estates grew over generations, and by the late 19th century their lands "stretched from the Belle Meade plantation on the west to the Lealand estate on the east."⁸ An 1871 map of Davidson County confirms this statement and shows the estates of Felix Compton, Henry Compton, Sr. and Henry Compton, Jr. in the Richland Creek area. Henry Compton, Sr.'s ca. 1819 two-story log house remains extant at 1645 Tyne Boulevard. Also on the property is the Compton family cemetery, which contains approximately twenty-five graves.

William Scruggs also established a large estate in the Forest Hills area during the 19th century. Scruggs purchased land along Hillsboro Pike in the 1830s and eventually owned some 700 acres. At his death, his nephew, Edward Scruggs inherited the property. Edward Scruggs continued to operate a successful farm, and was a key figure in the community as part shareholder in the Hillsboro Turnpike Company, which constructed Hillsboro Pike. In 1890, Scruggs built an elaborate two-story, frame, Queen Anne style dwelling with Eastlake detailing along Hillsboro Pike. With perforated gables and pediments, carved panels, a fishscale shingle roof, and numerous spindles and lattice work, the Scruggs house served as a landmark along the Pike.⁹ This house remains extant at 6251 Hillsboro Road but has been extensively remodeled in recent years.

In the mid-1840s, physician Green Simmons purchased 190 acres of the McCrory lands and constructed a large two-story Greek Revival style dwelling on what is now Old Hickory Boulevard. Simmons sold the property to Thomas and Elizabeth Herrin in 1857. The Herrins operated a farm of eighty improved acres and owned ten slaves. The Herrins had no children, but began adopting and raising orphans in the post Civil War years. Thomas Herrin also served as director of the Harding Turnpike and president of the Granny White Turnpike company.¹⁰ The Simmons-Herrin House remains standing today at 1510 Old Hickory Boulevard. It was purchased in 1946 by William Irby Bright, Jr., who named the farm Brightwood.

⁸Graham, *Nashville, A Short History*, 255.

⁹National Register draft Nomination, "Edward Scruggs Farmhouse," November 30, 1996. Copy on file at the Center for Historic Preservation, Middle Tennessee State University, Murfreesboro, TN.

¹⁰ Clayton, *History of Davidson County, Tennessee*, 480.

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Another prominent landowner in the area was William Edmiston (1792-1874), who owned close to 700 acres on the south side of Old Hickory Boulevard. Edmiston had served in the War of 1812 under Andrew Jackson and reached the status of Major. He later became a farmer and produced a substantial amount of corn along with wheat and other grains, and livestock.¹¹ Although just outside of Forest Hills, the Edmistons were influential in the area and intermarried with neighboring families. Around 1825, a two-story brick dwelling was constructed by William Edmiston on the Davidson County line which remains extant. The Edmiston cemetery containing numerous graves is nearby.

Early settlers in the Forest Hills region depended on the two main north/south roads that remain the area's primary thoroughfares today: Hillsboro Pike and Granny White Pike. When the Natchez Trace fell into disuse in the 1830s, there was a need for improved roads through the area. The Nashville and Hillsboro Turnpike Company was incorporated February 3, 1848, and its capital stock was used for the construction of a twenty-eight mile macadamized road from Nashville through Hillsboro (renamed Leiper's Fork) to the foot of Duck River Ridge in Williamson County. The company reorganized after the Civil War as the Nashville and Duck River Ridge Turnpike Company.¹² The Granny White Turnpike Company was incorporated in January of 1850, and the road was completed in 1855. Among its chief officers were local landowners Henry Compton and Thomas McCrory.¹³ This improved

¹¹Ibid, 60-61; Map of Davidson County, Tennessee, 1871. On file at the Tennessee State Library and Archives, Nashville, Tennessee.

¹²*History of Nashville* (Nashville, TN: H.W. Crew, 1890), 324.

¹³Ibid., 326.

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roadbed was completed with several toll houses erected along its route, one of which was located on the east side of Hillsboro Pike to the north of Otter Creek Road. Both roads were built utilizing the extensive slave labor available from the nearby landowners and turnpike officers.

Granny White Pike was named in honor of Lucinda (Lucy) White who operated a popular inn along the route. White came to the area around 1780, shortly after her husband, Zachariah, arrived with James Robertson to establish a settlement in the Cumberland area. In 1781, Zachariah was killed defending the settlement against an attack by Native Americans, and in compensation his family was to receive 640 acres of land. However, having little cash they could not afford to pay the fees due on the land and lost the grant. In 1803, Lucy was able to purchase 50 acres from Wolsey Warrington along the Nashville and Middle Franklin Turnpike. This road was one of the branches of the Natchez Trace, and in 1812 Lucy opened an inn and tavern, which became a regular stop along the heavily traveled road. She became known as "Granny" White, and well known for her cooking and hospitality.¹⁴ The Granny White inn fell into disrepair long ago, and a log replica of the inn stood until the 1980s in the gap. The grave of Lucinda White remains near the site of her inn, which has been developed into residential lots.

During much of the 19th century, the Forest Hills area was bordered on the west by Belle Meade (NR 12/30/69), the 5,000 acre plantation and stud farm operated by William Giles Harding. On the east, the lands of Forest Hills were bounded by the John N. Lea estate of 1,000 acres known as Lealand. Between these two large estates were various large and small landowners. A few landowners such as the Comptons and Scruggs families owned extensive tracts. However, due to the hilly terrain, much of this land was unimproved and remained in woodlands. Numerous small farms were also scattered throughout the hills, as original grants and estates were subdivided. On most of farms, both large and small, slave labor was widely used and slave cabins were scattered throughout the landscape.

¹⁴Edythe Rucker Whitley, Article on file at the Nashville Room, Ben West Public Library, Nashville, TN, ca. 1940; *Review Appeal* (Franklin, TN), 27 November 1987.

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In the Civil War, the Forest Hills area played a role in the Battle of Nashville on December 15, 1864. The Confederate defense line under the command of General John Bell Hood extended along what is now Woodmont Boulevard. To protect his left flank, Hood built a series of forts, known as redoubts, to the southwest of this line towards Belle Meade. One of these, Redoubt # 5, was built on the Henry Compton, Jr. property on the hill at the northwest corner of Hillsboro Pike and Harding Place. Union cavalry and infantry commanded by General George Thomas easily captured this redoubt and outflanked the main Confederate line. On the second day of the battle, the Confederate line was just south of what is now Harding Place, with its left anchored on Shy's Hill. Union General James Wilson's cavalry swept through the Compton estate and occupied the gap in the hills blocking Granny White Pike. Following the collapse of the Confederate line at Shys Hill, many Confederate soldiers surrendered when they found this escape route cut off, and the rest of the army retreated down Franklin Road. After the battle, the Compton houses and other dwellings in the Forest Hills area were utilized as field hospitals.

Following the Civil War, the lands of Forest Hills remained a rural section of Davidson County with a few prominent landowners in the fertile watershed areas, and a scattering of smaller farms throughout the rolling countryside. An 1871 map of Davidson County shows the Compton houses and approximately twenty-five other farms in the Forest Hills area. In addition to the Compton and Scruggs families, large landowners included John H. Williams, who owned 1,400 acres on the east side of Hillsboro Pike. Valued at over \$105,000, the Williams farm produced mainly corn, oats, wheat, and barley, and contained 100 swine, 30 sheep, and 75 cows.¹⁵

The Allen Cotton family owned extensive land along the west side of Granny White Pike. On part of this property, the Cottons built a one- and one-half story frame dwelling ca. 1899. The dwelling was purchased by Andrew M. Burton, founder of the Life & Casualty Insurance Company of Tennessee, and was remodeled into a Bungalow style during the 1910s and remains standing today. It was later owned by the Carl Storey family. Two cemeteries associated with the Cotton family remain in the vicinity of present-day Robert E. Lee Drive and Granny White Pike.

Henry W. O'Neil owned over 300 acres along Otter Creek and raised primarily swine and sheep along with crops such as corn, wheat, and oats. O'Neil was also one of the few farmers in the area to grow tobacco and reported a yield of 500 pounds in 1870. In addition to his agricultural activities, O'Neil operated a post office on his property.¹⁶ The O'Neil house was razed in the mid-20th century.

¹⁵U.S. Agricultural Census, Davidson County, Tennessee, District 11, 1870.

¹⁶Ibid; Map of Davidson County, Tennessee, 1871, On file at the Tennessee State Library and Archives,

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Other Forest Hills landowners of the late 19th century include Charles B. Chickering, who owned 300 acres in the vicinity of today's Chickering Road, and James M. Page, who owned 100 acres along what is now Page Road.¹⁷ Also west of Hillsboro Pike were the lands of Johnson Vaughn and James Boyd. Vaughn (1782-1871) was originally a brick mason by trade, and reportedly built the first brick house in Nashville. His skill kept him in high demand and enabled him to accumulate considerable wealth, which he invested in land. Vaughn eventually gave up his trade for farming and owned farms in both Davidson and Williamson Counties. Vaughn's daughter Elizabeth married Thomas Herrin, who operated a farm along Old Hickory Boulevard. Just prior to his death, Vaughn owned 600 acres in the Forest Hills area valued at over \$30,000.¹⁸ The James Boyd farm was just west of Hillsboro Pike, and a cemetery associated with this family remains extant on this property.

In addition to these estates, a number of small farms were also tilled by African Americans in the decades after the Civil War. Many of these African Americans were mulattoes, descended from the Compton family. The mulatto Comptons owned or sharecropped small farms in Forest Hills well into the early 20th century such as Josh Compton and Henry William Compton. In addition to being a farmer, Josh Compton served as a Davidson County magistrate from District 11 from 1883 to 1895 and was also an assistant tax assessor. Another product of the Compton farm was William Edmondson who was born in 1874 and later became a renowned stone sculptor in the 20th century.

Other African American families such as the Adams and Kimballs also lived in the area. By the 1880s, so many African American families resided in this vicinity that the Otter Creek School on Granny White Pike was built to accommodate African American elementary school students. This school remained in operation into the 1940s when consolidation of schools took place in the county. With the decline of farming in the area, most African Americans in Forest Hills moved into downtown Nashville or resettled elsewhere in the early 20th century. The African American legacy in Forest Hills is represented by a number of stone walls attributed to their workmanship. At the property at 5912 Hillsboro Pike is also a cemetery associated with the Adams and Kimball families.

Nashville, Tennessee.

¹⁷Ibid.

¹⁸Clayton, *History of Davidson County, Tennessee*, 480; U.S. Agricultural Census, Davidson County, Tennessee, District 11, 1871.

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In 1880, this area of Davidson County was part of Civil District Eleven (later renamed the Seventh Civil District). This district included the area between Franklin Road on the east and "the old road called the Lower Franklin Road or Natchez Trace" on the west.¹⁹ This district was noted as surrounded by churches and having no need of its own churches. In 1880, this district had four schools; two white and two African American with almost 200 students total enrolled. Three of these schools were located in the vicinity of Forest Hills. The Hopewell School was located at the northeast corner of Hillsboro Pike and Otter Creek Road, and served students in the north section of Forest Hills. The New Hope School was located on the west side of Hillsboro Pike to the south of Tyne Boulevard, and served the residents of the Otter Creek area. The African American Otter Creek School was built on the east side of Granny White Pike, to the north of the intersection with Otter Creek Road. These schools remained in operation until the consolidation of schools in the 1940s.

Industry in the Forest Hills area in the late 19th century consisted of the Murray Company mill on the west side of Hillsboro Pike and a wagon and saddle shop on the east side of Granny White Pike near its juncture with present day Otter Creek Road.²⁰ These types of establishments are typical of rural 19th century settlements and are commonly found along major transportation routes. Nothing is known about these particular establishments other than their location. Although just outside of Forest Hills, the creation of Radnor Lake east of Granny White Pike was an important development in the area. Radnor Lake impounded the headwaters of Otter Creek which flows through the central part of Forest Hills. Over 900 acres in the vicinity were purchased in the early 1900s by the Louisville and Nashville Railroad, much of which came from the Lea estate. The railroad built a dam in 1914, and by 1919 a reliable water supply was available for the railroad's Radnor Yards. Radnor Lake was used as a private game and fishing preserve until it was sold to the state of Tennessee for use as a park in the late 20th century.

Forest Hills remained largely rural in character in the early 20th century, but as use of the automobile became increasingly common, a new wave of residential construction took place in Forest Hills during the late 1920s and early 1930s. The automobile gave people the freedom to live a greater distance from their work and provided the opportunity for families to escape the growing congestion, pollution, and

¹⁹ Clayton, *History of Davidson County, Tennessee*, 371.

²⁰Map of Davidson County, Tennessee, 1871.

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problems of the city.²¹ Those who could afford to do so purchased tracts of land and built new homes in the outskirts of Nashville, and the picturesque countryside of the Forest Hills area appealed to a number of Nashville's prominent citizens.

The new century also gave rise to a new generation of successful businessmen and entrepreneurs, and many of these constructed large estates along the major thoroughfares of Hillsboro Pike and Old Hickory. Chief among these was Longleat, the home of Thomas J. Tyne, a founder and senior executive of the National Life and Accident Insurance Company. Tyne's parents were Irish immigrants who settled in Nashville, where their son Thomas was born in 1868. Tyne studied law at Vanderbilt University, and quickly rose to a high position in his field after receiving his degree in 1891. His first law practice was with P.M. Estes, and he later went into partnership with Ernest Pillow. Tyne was elected to the State Legislature in 1893 and was a Democratic candidate for Governor in 1912.²² In 1902, Thomas J. Tyne was one of five men to acquire the defunct National Sick & Accident Association. He along with co-founders C.A. Craig, W. Ridley Wills, C. Runcie Clements, and Dr. Rufus E. Fort, renamed the firm the National Life and Accident Insurance Company, which grew into the largest corporation in Nashville and one of the top insurance companies in the nation. Although known for insurance, the company also founded WSM Radio in 1925, which launched the Grand Ole Opry program and encouraged the development of Nashville's country music industry.²³ Tyne served as the company's general counsel and vice president.

Tyne purchased the J. Wilson Forsythe dwelling on Hillsboro Pike, and in 1928 he hired New York architect Bryant Fleming to redesign the house. The house was greatly enlarged, and this new design was completed in 1932. Known as "Longleat," the two-story mansion was built with Classical influences. Thomas Tyne died of a heart attack in 1936 only four years after the house was finished. The home remains at 5819 Hillsboro Pike and was listed on the National Register of Historic Places in March of 1984.

Before his death, Tyne sold several acres of his land to R.E. Martin, a local building contractor. It is

²¹Don Doyle, *Nashville Since the 1920s*. (Knoxville: The University of Tennessee Press, 1985), 179.

²² *The Tennessean* (Nashville), 2 November 1936.

²³John Egerton, *Nashville: The Faces of Two Centuries, 1780-1980* (Nashville, TN: PlusMedia Incorporated, 1979), 335.

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reported that Martin saved the life of Thomas Tyne, Jr., Tyne's eldest son, in an accident, and the senior Tyne sold the property to Martin in gratitude. Martin constructed an impressive two-story Tudor Revival style dwelling atop a hill overlooking Hillsboro Pike in 1931. Known as Castlewood, the home was designed by the Nashville architectural firm of Warfield and Keeble, and features a central tower, casement windows, and stone and half timbering detailing. In recent years the broad lawn between the home and Hillsboro Pike has been developed as a residential neighborhood, but the prominent Tudor Revival style home continues to dominate the hillside.

Around the same time that Tyne and his colleagues were establishing National Life and Accident Insurance Co., Andrew M. Burton was forming the Life & Casualty Insurance Company of Tennessee. At age twenty-four with only \$1,000 of his own to contribute, Burton persuaded three prominent Nashvillians to invest in the fledgling company. The company grew from selling nickel and dime "sick" insurance out of a one-room office in 1903 to offering life and accident policies throughout the southeast from its own five-story office building in 1925. In the late 1950s, the company erected the L&C Tower in downtown Nashville, which at the time was the tallest building in the southeastern United States and remains a dominant landmark.²⁴ Burton purchased the old Cotton home along Otter Creek Road as a country retreat and remodeled it into the popular Bungalow style of the period. In 1929, Burton purchased the 19th century home and surrounding 450 acres of the Felix Compton estate east of Hillsboro Pike, and resided here for the next several decades.²⁵

Another primary investor in the Life & Casualty Insurance Company was Guilford Dudley, Sr., who had a large home constructed on the west side of Hillsboro Pike in 1928. Dudley's wife, Anne Dallas Dudley, was a key figure in the women's suffrage movement and was instrumental in getting the 21st amendment passed. Known as Hunter's Hill, the Dudley home was designed in the Tudor Revival style by the Nashville firm of Dougherty and Gardner.

Much of the original Chickering lands west of Hillsboro Pike were owned by the Warner family in the early 20th century. Edwin Warner and his brother Percy are best remembered for the Warner Parks established between Forest Hills and Belle Meade in the early 20th century. In 1927, Percy Warner's son-in-law, Colonel Luke Lea donated 868 acres of land for a public park. The park was named in honor of Warner, who had recently passed away. In 1930, Edwin Warner contributed \$20,000 in

²⁴Ibid, 329.

²⁵*The Tennessean* (Nashville) 12 February 1983.

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memory of his brother for further park development.²⁶

Estates built during this time in the Forest Hills area included the French Chateau dwelling built by Mrs. Edward B. Craig in 1935 on Chickering Road. Mrs. Craig was the widow of Edward Burr Craig who was an executive with the National Life and Accident Insurance Company, and this dwelling was designed by architect Herbert Rogers. To the east of this dwelling, Thomas P. Kennedy, Jr. purchased around 125 acres of the Scruggs family property and constructed a two-story Colonial Revival style dwelling in 1937. Kennedy (1905-1992) was president of O'Bryan Bros. Inc., a clothing manufacturer, from 1933 to his retirement in 1970. Throughout his life Kennedy served in a variety of civic and social organizations. At various times he served as president of the Nashville Area Chamber of Commerce, chairman of the Metro Planning Commission, director of the American Heart Association, and president of the United Way. Kennedy also served as president of the Nashville Rotary Club, the Salvation Army, and a director of Third National Bank.²⁷

Other Forest Hills residents of the late 1920s and early 1930s include J.W. Rowland, Sr., founder and president of Bradford Furniture Company. Rowland purchased forty acres and constructed a Colonial Revival style dwelling east of Hillsboro Road in 1929. Clifford M. Taggart inherited his father's ca. 1900 dwelling along Granny White Pike. In 1934, after gaining considerable success in the laundry and cleaning business as vice president of Swiss Cleaners, Taggart constructed a two-story brick French Colonial style dwelling that attached to the front of his father's home.

William A. Byrn, Sr., director of Broadway National Bank and owner of several farm equipment dealerships purchased 120 acres east of Hillsboro Pike in 1928. He constructed a Tudor Revival style dwelling on his small farm that remains today at 5830 Hillsboro Pike. During the Depression of the 1930s and into the 1940s, Byrn sold off several parcels of his land including acreage to Howard Werthan in 1942. Werthan was a principal of the Werthan Bag Company (NR 6/25/99 as Tennessee Manufacturing Company) and erected a two-story Tudor Revival style dwelling on his property at 5826 Hillsboro Road. Byrn also sold acreage to Hugh Stallworth, who built a two-story Colonial Revival house in 1940 at 5904 Hillsboro Pike.

²⁶Oscar Cromwell Tidwell, Jr., *Belle Meade Park* (Nashville, TN: by the author, 1983), 94-95.

²⁷The Tennessean (Nashville) 5 May 1992; Amy Lynch, *Service Above Self, A History of Nashville Rotary* (Nashville, TN: Rotary Club of Nashville, 1995), 151.

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Other locally prominent families in Forest Hills during this period include James K. Blevins, president of Blevins Popcorn Company, Persis (P.D.) Houston, president of First American Bank, Dr. Horton Casparis, head of Vanderbilt Pediatrics, and Walter Stokes, Jr., president of Stokes, Bandy, Atkinson, & Curtis General Insurance. In 1939, B.K. Hibbett and his wife Mary purchased 100 acres north of Old Hickory Boulevard to establish a farm and home. The Hibbetts built a two-story Greek Revival style dwelling that is a replica of Andrew Jackson's home, the Hermitage. Known as "the Hibbettage," the dwelling's most prominent feature is its full height portico with thirty foot columns made from single California redwoods. In 1974, the house was acquired by Hibbett's daughter Mary Jane and her husband Charles Evers, an executive with Sunbeam Bakery. The dwelling remains intact at 2160 Old Hickory Boulevard and was listed on the National Register of Historic Places in 1998.

Smaller lots were established in Forest Hills along Stanford Drive in the late 1930s. This area was platted as the Westwood Subdivision in 1936 by Stanford and Criswell Developers. The subdivision contained fifty-five lots along Stanford Drive, which makes a loop on the east side of Hillsboro Pike. During the late 1930s, numerous houses were built along this street. One of the first to be built was Deepwood, an International style dwelling nestled in a curve at 5335 Stanford Drive. The International style is noted for its sleek lines and lack of traditional ornamentation. It was a very modern design of the period and few homes in the Nashville area were built in the style. Deepwood was built in 1936 as the home of Cobb Pilcher, a physician at Vanderbilt Hospital and was designed by architect Edwin Keeble.

Many Forest Hills residences of the 1930s and 1940s were designed by prominent Nashville architectural firms. The firm of Warfield and Keeble was especially prevalent in Forest Hills, particularly in the Stanford Drive area. Edwin A. Keeble received his undergraduate degree in 1924 from Vanderbilt University, and studied architecture at the University of Pennsylvania. During his education, he studied in France at the Ecole des Beaux Arts and traveled extensively throughout Italy. Keeble completed his degree in 1928 at the age of twenty-three.²⁸ Francis B. Warfield graduated from Vanderbilt in 1915 and during the 1920s he was an architect with the Nashville firm of Donald Southgate. The two formed the firm of Warfield and Keeble in 1929 and the partnership lasted until 1944.

Following his partnership with Francis Warfield, Keeble served two years in World War II, and then

²⁸Frank H. Orr, ed. *Notable Nashville Architecture 1930-1980* (Dallas, TX: Middle Tennessee Chapter, American Institute of Architects, 1989), 76.

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established a private practice in Nashville. He taught briefly at Vanderbilt University and joined efforts with others to establish an architecture school there. Throughout his career, Keeble designed numerous rocket and ammunition plants and facilities for the U.S. Navy across the country, and various collegiate buildings in the southeast.²⁹ In Nashville he is known for the Life and Casualty Tower, constructed in 1955, and numerous residential buildings. One of these was the Guilford Dudley, Sr. House built on Harding Place in 1934. After selling Hunter's Hill, the Dudleys moved to a Colonial Revival style dwelling called "Northumberland" that was designed by Keeble. The house was later owned by the Dudley's son, Guilford Dudley, Jr. who served as president of Life & Casualty from 1952 until 1966, at which time he became U.S. Ambassador to Denmark.

Edwin Keeble's other work in Forest Hills includes the International style Deepwood, the ca. 1930 Colonial Revival style Walter Stokes, Jr. House at 5403 Stanford Drive, and the dwellings at 5520 and 5400 Stanford Drive. The Snodgrass house at 6129 Hillsboro Pike, which was occupied for several years by the Bill Trickett family, was also a Keeble design. It was constructed in 1938 in a Colonial Revival style. Keeble also designed a house for himself in the neighborhood. The Neo-classical style dwelling at 5405 Stanford Drive was constructed in 1936 and served as Keeble's private home.

Another well known Nashville architect was Clinton Ethelbert (Bert) Brush. After studying at Princeton, Brush worked with Warfield and Keeble for several years before starting his own private practice in 1939. He was joined by Robert L. Gwinn in 1941, and A.W. Hutchison, Jr., in 1950. The firm of Brush, Hutchison, & Gwinn continued through 1979.³⁰ Brush designed the 1948 Colonial Revival style dwelling at 5912 Hillsboro Pike, and the Howard Werthan House at 5826 Hillsboro Pike. The father and son firm of Thomas Tisdale and Thomas Tisdale Jr. also designed several Forest Hills homes. An early example includes the 1940 Colonial Revival style Hugh Stallworth House at 5904 Hillsboro Pike. One of the firm's more unusual designs is the contemporary style dwelling at 3902 Wayland Drive. This house was built in 1951 as the home of Bernard and Adele Schweid. No compilation of the work of Tisdale and Tisdale has been completed to date.

In addition to dwellings, churches also began to appear in Forest Hills in the early 20th century. The Otter Creek Church of Christ was established in 1929 and services were first held in the home of J.G. Campbell on Otter Creek Road. In 1930, work began on the first church building. H. Leo Boles

²⁹Ibid.

³⁰Ibid., 74.

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preached the first sermon with approximately sixty persons in attendance. Due to substantial growth in the congregation, a new church was erected in January of 1950. This building was constructed on the present property of the church and remains the main church structure. The auditorium of the church was remodeled in the early 1980s, and a two-story wing was also added. To accommodate an expanding kindergarten program begun in the 1960s, the church purchased a small Bungalow next door, which was expanded in 1968.³¹

The Hillsboro Presbyterian Church at 5820 Hillsboro Pike began in 1954 when the church purchased the Robert E. Baulch House. The church retained the Baulch dwelling, and constructed an adjacent sanctuary. This church building has been enlarged and modified several times since its establishment. The Forest Hills United Methodist Church was founded as the Waverly Place Methodist Episcopal Church South in 1891. In 1967, the church acquired property at 1250 Old Hickory Boulevard and a new sanctuary was completed in 1975. Another church, the Hillsboro Church of Christ was established at 5800 Hillsboro Pike in 1973.

The building boom in Forest Hills continued well into the 1940s and 1950s as more subdivisions were developed. The mid-20th century's post World War II economic and population boom brought a rising demand for residential development. During the 1940s and 1950s, like so many cities across the country, Nashville experienced a tremendous rise in population combined with a successful economy.

As a result, numerous suburbs emerged along the city's periphery. Houses began to crop up first along major roadways, and as demand grew, in newly established lots and developments. In what later became the city of Forest Hills, several large landowners either sold acreage to real estate developers or platted their own subdivisions, and in a short time, the landscape changed from rolling farmland to residential property.

Early subdivisions platted within Forest Hills include Tyne Meade and Harpeth Valley. Tyne Meade was carved out of the former Thomas J. Tyne property. It initially began with eight lots along Harding Place and Lynwood Boulevard established in 1940. By 1947, three more sections had been created with over fifty lots west of Hillsboro Pike along Tyne, Hemingway, and Wayland, and thirty-two lots in the vicinity of Wayland Drive and Harpeth Hills Drive.³² Harpeth Valley Estates was developed in 1951 and

³¹"A Brief History of the Otter Creek Congregation," Unpublished pamphlet available at Otter Creek Church of Christ, Forest Hills, Tennessee.

³²Davidson County Plat Maps, Davidson County Register of Deeds, Nashville, Tennessee.

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consisted of fourteen lots south of Tyne Boulevard between Arco Drive and Harpeth Hills Drive.³³

In the 1950s, larger areas such as Chickering Hills, Chickering Valley, Chickering Park, Chickering Estates, and Otter Creek Estates were developed. George Henry Tyne, son of Thomas J. Tyne, formed the Chickering Hills development on 78 acres in December of 1954. It was expanded by 19 acres in 1956 and 52 acres in 1957 by developers John V. Scales and W.L. Bainbridge, Jr, who had purchased further lands from the Tyne heirs.³⁴ The other subdivisions in the Chickering area appeared between 1956 and 1958 and were handled by V.S. Campbell Realty and William Bader and Howard Ball's Balbade Estates, Inc. The majority of this land came from the original Compton estate and the lands of James W. Boyd.³⁵ The Otter Creek Estates were platted in January of 1957 on 145 acres northeast of Otter Creek Road.³⁶

During the post World War II years, Forest Hills continued to be a desirable place to live for well-to-do families. Representative of those moving into the Forest Hills area included Darwin Reavis, an assistant superintendent with the Louisville and Nashville (L&N) Railroad, I.G. Pooley, a division manager with Borden Food Products, salesman William C. Brackman, Herman Rosenblum, owner of Herman's Department Store, William C. Pinder, Jr., an insurance actuary, William & Gertrude Minton, owners of the Fifth Avenue Cigar Store, and Robert Akin, an accountant for Oshines Ready-to-Wear.³⁷

Families flocked to Nashville suburbs in growing numbers. Between 1940 and 1950, the suburban population increased 57,586 while the number of Nashville city residents increased a mere 6,905. In the following decade, the trend continued at an even greater pace with suburbs gaining another 81,418 residents and the city proper losing nearly 3,500.³⁸ By 1960, with a suburban population increase of over 150% in two decades, the county population outside of Nashville had exceeded that of the central

³³Ibid.

³⁴Deed Book 2484, Page 622, Davidson County, Tennessee, Register of Deeds, Nashville, Tennessee.

³⁵Deed Book 2603, Page 553, Davidson County Register of Deeds, Nashville, Tennessee.

³⁶Ibid.

³⁷Polk's City Directories, Nashville, Tennessee, 1940-1960.

³⁸Ibid., 273.

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city.³⁹

Those who moved to the suburbs were generally homeowners whose income was double that of inner city residents.⁴⁰ Nashville suburbs developed in a sporadic "leap and fill" pattern, with settlement first along major transportation arteries. As these fringe areas became more attractive due to improved services, availability of employment, and other activities, newcomers gradually arrived to fill in the gaps.⁴¹ A 1973 report on suburban development by the Nashville-Davidson County Planning Commission notes a distinction between the suburban growth pattern from the 1940s to the 1960s. The report reveals that low density residential development, defined as patterns of curvilinear subdivisions on one half to two acre lots, occurred primarily during the 1940s in the southwest portion of the county. This pattern was largely influenced by the development of the City of Belle Meade, which established the residential pattern in the area and attracted middle-upper income residents.⁴² The area that later became the city of Forest Hills located south of the city reflects this same pattern of development with large residential lots emerging in the 1940s. The report goes on to note that medium density residential development largely occurred in areas north and west of town during the 1940s and 1950s.

During the 1950s, a great deal of suburban development was "concentrated in large scale, low density subdivisions in the Hillwood-West Meade, Crieve Hall-Beverly Heights and Donelson areas."⁴³ During the 1960s, "major improvements in transportation linkages including the construction of a large portion of the interstate system as well as Briley Parkway" promoted growth in the Hermitage, Bellevue, and Smith Springs areas. Also higher density development in the form of apartment buildings began to appear in areas such as Madison.⁴⁴ This increasing difference in the number of city and suburban dwellers presented growing political and governmental problems for both the city and the new outlying

³⁹Ibid., 179.

⁴⁰"Analyzing Suburban Development," (Nashville: Planning Commission, Metropolitan Government of Nashville and Davidson County, Tennessee, 1973), 11.

⁴¹Ibid.

⁴²Ibid., 16-17.

⁴³Ibid., 12.

⁴⁴Ibid., 12-16.

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villages. As the city population dwindled, so did its tax base. Due to the exodus of the city's wealthier residents, Nashville's population had a greater percentage of lower income, elderly, and minority residents, who required more governmental assistance. Also, as residents moved out of the city, businesses, retailers, and manufacturers soon followed.⁴⁵

Problems arose for the suburbs as well. Services such as water, sewer, garbage collection, electricity, and fire and police protection were often poorly planned and inadequate.⁴⁶ Most suburban developments resorted to private companies to provide these services. Private companies purchased city water at wholesale and resold it to suburban residents at a higher cost. Rather than an infrastructure of sewer pipes, many subdivisions encouraged the use of septic tanks, which often proved inefficient and created public health problems. Private fire fighting companies were not as well equipped as government funded counterparts and responded only to those who subscribed to their service. Also problems frequently occurred with water availability and pressure. Law enforcement outside of the city limits was technically the responsibility of the county sheriff's department, but its limited force (60 officers in 1952) made it difficult if not impossible to cover such a wide area. Again suburbs often turned to private companies for the answer, which resulted in inadequate one-man forces patrolling on a part-time basis.⁴⁷

To solve these problems, the city and county governments looked at annexation and consolidation, which caused considerable controversy. Nashville had not significantly expanded its boundaries since the 1920s. During this decade it had annexed the Sylvan Park, Richland-West End, and Charlotte Park neighborhoods west of the city and large parts of Lockeland Springs in the eastern section, and by 1930, Nashville consisted of approximately 26 square miles.⁴⁸ A growing distrust between Nashville mayor Hillary Howse and wealthy suburbanites during the 1930s prevented further expansion of the city limits.⁴⁹ This antagonism between the two groups continued well into the 1950s, by which time the need for expanding its borders became crucial to the economic future of the city.

⁴⁵"Then and Now: A Historic Preservation Functional Plan," (Nashville: Metropolitan Planning Commission, Metropolitan Government of Nashville and Davidson County, Tennessee, 1998), 6.

⁴⁶Doyle, 191-193.

⁴⁷Doyle, 193-194.

⁴⁸"Nashville: Conserving a Heritage," (Nashville: Historical Commission of Metropolitan Nashville-Davidson County, 1977), 46; and "Then and Now: A Historic Preservation Functional Plan," 5.

⁴⁹Doyle, 191.

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Various studies were conducted in the early 1950s to analyze the situation. In 1951, the Tennessee Taxpayers Association produced a study urging consolidation of the city and county governments.⁵⁰ At this same time the Tennessee General Assembly created the Community Services Commission (CSC) to address the problem. The CSC conducted a comprehensive study and published its findings and recommendations in the 1952 report "A Future for Nashville." The report recommended annexation of a large area over consolidation due to the legal obstacles consolidation presented. "Nashville cannot hope to grow," the report states, "nor can it safely expect to hold its own, while obsolete city limits exclude over 90,000 urban dwellers and constitute a paralyzing strait jacket on the community's economic progress."⁵¹ The CSC recommended annexing 69 square miles to the city, thus adding 90,000 residents. Community leaders applauded the report and some points of the plan, such as the transfer of city public health services and juvenile court to county control, were readily implemented.⁵² The CSC disbanded, however, in 1953 after the consolidation issue died in the General Assembly.

The majority of suburban residents opposed both annexation and consolidation. They argued that lower taxes and control over zoning regulations outweighed the benefits and services they would receive as Nashville residents. Annexation required approval of the state legislature, which was dependent upon support of the Davidson County delegation. As the suburbs grew, so did their influence in the county delegation, thus making annexation virtually impossible.⁵³

As talk of consolidating city and county governments grew, communities began to incorporate as satellite cities in order to gain formal control over their neighborhoods. Prior to 1950, the only incorporated city in Davidson County outside of Nashville was Belle Meade, which incorporated in 1938 to establish strict zoning. Originally part of the massive 19th century Harding estate, Belle Meade was subdivided into lots in 1909.⁵⁴ Developed and marketed to attract Nashville's most prestigious and

⁵⁰Doyle, 197.

⁵¹"Future for Nashville: A Report for the Community Services Commission for Davidson County and the City of Nashville," (Nashville: Community Services Commission for Davidson County and the City of Nashville, 1952), 3.

⁵²Doyle, 197.

⁵³Doyle, 191.

⁵⁴"Nashville: Conserving a Heritage," 98.

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wealthy families, it gradually emerged as an upper-class community. Its elegant homes and romantic landscaping gave Belle Meade its exclusive identity.⁵⁵ When developers began to erect apartment buildings in the area in the 1930s, Belle Meade residents reacted by incorporating as a city and established strict zoning regulations in order to maintain its unique appearance.

Likewise, in the 1950s, communities turned to incorporation in an effort to control zoning and to prevent annexation to the city of Nashville. Berry Hill, a small working class community southeast of Nashville's corporate limits, was the first to incorporate in 1950. Its approximately 1,000 residents sought to avoid annexation and keep taxes low. The wealthy suburb of Oak Hill, located just south of Berry Hill, followed suit in 1952. In 1955, the legislature approved a bill allowing cities to annex by ordinance with a state review only in the case of appeal, thus easing the annexation process.⁵⁶ In response, three more cities were formed: Goodlettsville, Lakewood, and Forest Hills.

The City of Forest Hills emerged in 1957 from the suburbs located between Belle Meade and Oak Hill. But it did not arrive without controversy. The first efforts to form a city began in 1956 in a desire to control zoning and resist annexation to Nashville. Opponents of incorporation argued that expenses of operating a city and the subsequent services would raise local taxes. They also urged residents to carefully consider the proposal for a metropolitan government "before swinging off on the 'half-city' tangent."⁵⁷ An election was held on November 27, 1956 to incorporate the area as the City of Harpeth Hills. Area residents defeated the plan by a mere three votes.

Proponents of the city quickly regrouped and submitted a new plan. Sections in both the northeast and northwest corners were cut from the original city proposal and the name was changed to Forest Hills. The new city was almost identical to that of the proposed Harpeth Hills, with the boundary lines altered only slightly to exclude opponents of the issue. The omitted sections included the area between Wayland and Hemingway Drive and a segment north of Tyne Boulevard along Belmont Park Terrace. The proposed Forest Hills occupied an estimated 9.47 square miles and contained 1,226 people in 366 dwellings. An additional 38 dwellings were vacant and another nine were under construction at the time

⁵⁵Ellis, 31-35.

⁵⁶Doyle, 198.

⁵⁷Nashville Banner. November 16, 1956.

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of proposal.⁵⁸ Those in favor of incorporation moved quickly and circulated a petition for a January election on the new city, just seven weeks after the Harpeth Hills proposal failed.

The legality of the plan was called into question by opponents of incorporation, led by area resident and real estate executive Jack Lee. They pointed to a state law that bars an incorporation election in the same territory for one year after the defeat of an incorporation movement. Ewing Clouse, attorney for the pro-incorporation group who had assisted in the formation of Berry Hill and Oak Hill, used a strict interpretation of the law and claimed that Forest Hills qualified as a new territory because the boundaries were not exactly the same as those for Harpeth Hills.⁵⁹ Officials allowed the election despite a lawsuit filed by the anti-incorporationists. The election was held January 15, 1957, and the city of Forest Hills was voted in by a majority of 81 votes. The final tally was 257 in favor and 176 against incorporation. Those opposed to the new city disbanded and dismissed their lawsuit over the election.

Forest Hills was officially incorporated February 15, 1957, and officials were soon elected. Locals formed parties reflecting the previous pro- and anti- incorporation groups. Unsurprisingly, those who had led the incorporation movement were chosen as commissioners: Lewis Frazer, owner of Frazer Auto Agency, Philip Kerrigan, president of Kerrigan Iron Works, and Charles Byron, head of a Nashville insurance firm. Byron was selected as mayor and Frazer as vice mayor. A municipal zoning and planning commission was formed as was a finance committee and a civic defense commission.⁶⁰ Forest Hills zoning required that the new city be residential only and prohibited any new commercial and industrial interests within the city. Its residents were largely upper-middle class and included bank presidents, company executives, attorneys, professors, doctors, teachers, salesmen, and other business professionals. In 1960, Forest Hills had a population of 2,101.

⁵⁸Nashville Banner. January 14, 1957.

⁵⁹The Nashville Tennessean, December 14, 1956.

⁶⁰The Nashville Tennessean, March 9, 1957.

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In recent decades, the rising population of the Metro Nashville-Davidson County area has resulted in the construction of new homes and residential developments both in Forest Hills and surrounding areas. New subdivisions and planned unit developments have continued to be platted in Forest Hills, especially along Granny White Pike and Otter Creek Road. In addition to the available level land, many homes have been built on hillsides and in valleys, which until recently remained in woodlands or fields. In the early 1980s, part of the Northumberland estate of the Honorable Guilford Dudley, Jr. was sold. This property, located on Harding Place, was developed into a gated community with high density housing. Shortly thereafter the property surrounding Castlewood on Hillsboro Road was also developed in the same manner. When more property became available for development on Otter Creek Road, Granny White Pike, and Tyne Boulevard, a citizens' group was formed to protest high density cluster developments on these properties. This group successfully convinced the Forest Hills Planning Commission and the Forest Hills Board of Commissioners that the citizens of Forest Hills wanted stricter planning and zoning regulations in order to retain the rural and suburban character of the city. Since that time, the City of Forest Hills has implemented zoning regulations that do not permit high density cluster housing within the city limits. Today, Forest Hills contains approximately 4,710 residents in some 1,850 households, and remains one of the preferred residential areas of metropolitan Nashville.

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PROPERTY TYPE - INDIVIDUAL RESIDENTIAL BUILDINGS, ca. 1819 - 1957

The property type of Residential Buildings, ca. 1819 - 1957 reflects the growth and development of the City of Forest Hills as a preferred suburban residential area of Nashville, Tennessee. The residential buildings of Forest Hills detail the area's transformation from a rural area to a highly developed suburb. These buildings include the city's oldest dwellings built during the antebellum and late nineteenth century periods, large estates established in the early twentieth century, and residences constructed during the post-World War II population and economic boom. These buildings represent a wide variety of architectural styles and construction methods.

Description:

Residential buildings in Forest Hills range from the log antebellum home of Henry Compton, constructed ca. 1819, to Colonial and Tudor Revival designs of the 1930s and 1940s, to more modern Colonial-influenced Ranch dwellings of the early 1950s. The city's earliest dwellings reflect period forms and styles such as central hall I-house plans, Greek Revival, and Queen Anne designs. These dwellings are of log and/or frame construction and typically feature stone foundations and brick chimneys. Most of these dwellings have experienced some changes over the years. Alterations range from the addition of weatherboard siding and porches around the turn of the century, to twentieth century wings and expansions to accommodate modern kitchens and bathrooms as well as additional living space.

The most notable 19th century dwellings retaining integrity in Forest Hills are the McCrory-Mayfield House at 1280 Old Hickory Blvd. and the Henry Compton House at 1645 Tyne Blvd. (DV-11567). The McCrory-Mayfield House is a two-story log dwelling built ca. 1798. It is the oldest remaining dwelling in Forest Hills and was listed on the National Register in 1982 for its architectural and historical significance. The Henry Compton House was built ca. 1819 and is also a two-story log dwelling. This house was built by Henry Compton, a noted early settler of the area and this property retains sufficient architectural and historical significance to meet National Register criteria. No other properties meeting National Register criteria from the 19th century were identified in the survey.

During the early twentieth century, the dominant house forms built in the Forest Hills area were the Colonial Revival and Tudor Revival styles. These are generally two-story dwellings of brick or frame construction. Typical features of the Colonial Revival style include multi-light sash windows and an accentuated main entrance, which commonly has a pediment supported by pilasters or columns and fanlights or sidelights. An example of this style, the Thomas Tyne House or Longleaf, was listed on the

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National Register in 1984. Constructed in 1932, this dwelling was the home of insurance executive Thomas Tyne. The Thomas P. Kennedy, Jr. House at 6231 Hillsboro Pike is another excellent example of the Colonial Revival style (DV-25863). Built in 1937, the house features a central recessed bay with a two-story porch with square Doric motif columns. Because of its architectural significance, this dwelling meets National Register criteria.

The Colonial Revival style remained popular well into the 1950s, as the number of subdivisions increased in the Forest Hills area. The Ranch style was also a popular house form throughout the country during this period. These one-story dwellings typically feature rambling facades and built-in garages. Several examples of the Ranch design were constructed in Forest Hills; however, a great number of the Ranch style homes were built with strong influences of the Colonial Revival style. These dwellings possess typical Colonial Revival features such as multi-sash windows, gable dormers, and accentuated entrances. A representative example of this combination of architectural styles is the dwelling at 3910 Wayland Drive, which has a projecting gable bay, multi-light windows, a broken pediment, fluted pilasters, and an attached garage bay.

The Tudor Revival style was also widely built throughout Forest Hills. This style is characterized by steeply pitched gable roofs, decorative half-timbering, large exterior wall chimneys, and narrow casement design windows. Examples include the Guilford Dudley, Sr. House at 5401 Hillsboro Road (DV-24935), which features wall buttresses, a corner turret, and Gothic arched windows. Another example is the Richard E. Martin House at 30 Castlewood Court (DV-24943), which has a central two-story tower, stone veneer and stucco exterior with half-timbering, wood casement windows, and gable wall dormers. Both of these properties are notable examples of the Tudor Revival style and meet National Register criteria for their architectural significance. Another fine example of the Tudor Revival style is the Howard Werthan House at 5826 Hillsboro Pike (DV-11598). Built in 1942, the dwelling features an exterior of stucco and half-timbering, and original casement windows. This property also meets National Register criteria for its architectural significance.

Examples of the Neo-Classical, French Chateau, and International styles were also constructed in Forest Hills during the early 20th century. Common characteristics of the Neo-Classical style are a dominant full-height porch with classical columns, a symmetrically balanced facade, and a pedimented main entrance. The "Hibbetage" built in 1939 at 2160 Old Hickory Blvd. is a notable example of this style and was constructed as a replica of Andrew Jackson's home, the Hermitage. This property was listed on the National Register in 1998 for its architectural significance. Another outstanding example of this style is the Philip Kerrigan House at 1800 Chickering Road (DV-25906). Built in 1948, this one-story brick dwelling displays a full-height portico with fluted Doric columns. Because of its intact exterior and

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interior design and detailing, this property meets National Register criteria for its architectural significance.

An excellent example of the French Chateau style is the Mrs. Edward B. Craig House at 1418 Chickering Road (DV-25904). Built in 1935, this two-story stone and brick dwelling features a mansard roof and elliptical dormers. The dwelling retains much of its original design elements and is the most notable expression of the French Chateau style in Forest Hills. Due to its architectural design this property meets National Register criteria.

The International style is characterized by its sleek modern design void of ornamentation. Residences designed in this style generally have flat roofs, metal casement windows and an asymmetrical facade. Few houses in the Middle Tennessee area were constructed in the International style, but Forest Hills contains two outstanding examples of this design. The Dr. Cobb Pilcher House at 5335 Stanford Drive is a two-story concrete and brick veneer dwelling with eight-light steel casement windows and structural glass block detailing (DV-25894). The Henry Neuhoff House at 1407 Chickering Road has a brick veneer exterior with a curved wall of structural glass blocks (DV-25901). Constructed in the 1930s, both dwellings retain much of their original plan and features and meet National Register criteria for their architectural significance.

After 1950, most dwellings in Forest Hills were designed in the Ranch style or variations of the Colonial Revival style. After World War II, most houses were built in subdivisions and fewer of the architect designed residences were constructed. However, unlike many speculative developments built during this time, houses in platted subdivisions still tended to have a variety of styles and to be owner built rather than constructed by a housing contractor. No outstanding examples of dwellings built between 1950 and 1955 were identified during the Forest Hills survey.

Significance:

Individual residential buildings in Forest Hills will be significant primarily under National Register Criteria A, B, and/or C for their role in the growth and development of the area, for their associations with prominent individuals, and for their architectural design. Settlement of the Forest Hills area began in the late 18th century. A few large farms were established along the area's rich bottomlands during the nineteenth century with families such as the Comptons, Scruggs, and Simmons being prominent landowners. In the early twentieth century, new homes gradually began to appear along major thoroughfares such as Hillsboro Pike and Old Hickory Boulevard. Many of these were large estates established by some of the area's wealthiest families. These dwellings were typically situated on large

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parcels and constructed in a variety of architectural styles.

As use of the automobile became increasingly common, a new wave of residential construction took place in the Forest Hills area during the late 1920s and the 1930s. The automobile gave people the freedom to live a greater distance from their work and provided the opportunity for families to escape the growing congestion, pollution, and problems of Nashville, which was experiencing rapid growth. Those who could afford to do so purchased tracts of land and built new homes in the outskirts of Nashville, and the picturesque countryside of the Forest Hills area appealed to a number of Nashville's prominent citizens. Following World War II, Middle Tennessee experienced a population and economic boom, and the Forest Hills area became increasingly popular as a suburb of Nashville. Dozens of homes were built in the emerging residential community and in 1957 Forest Hills was incorporated as a city.

With few exceptions, non-residential development in Forest Hills has not been allowed and the city remains primarily residential in character. Residential buildings of Forest Hills reflect the area's historic growth and development. From log and frame antebellum dwellings to large Tudor and Colonial Revival estates of the 1920s and 1930s, to the rambling Ranch houses of the post-World War II era suburban movement, the residential buildings of Forest Hills tell the story of its transformation from a rural area to a modern suburb. Forest Hills has been home to some of the wealthiest families in the county, and many of its residences reflect this status. Dwellings are reflective of architectural styles of the period and the city contains many notable examples of a variety of designs. Numerous houses in Forest Hills retain a high degree of architectural integrity and possess original exterior as well as interior details. Planning and zoning regulations implemented in recent decades have helped to retain the rural and suburban character of the city, which remains one of the preferred residential areas of metropolitan Nashville.

Registration Requirements:

Individual residential properties in Forest Hills will meet registration requirements if they possess the following:

To be significant under National Register Criterion A or B, a dwelling must be associated with a significant event or individual in the history of Forest Hills and possess integrity from its period of significance. This would include integrity of setting, location, design, workmanship, materials, feeling, and association. A dwelling must be at its original location and retain most of its historic setting. A dwelling's original design, materials, and workmanship must be intact or be intact from its period of significance. A dwelling must also possess integrity of feeling and association from the time of its significant event or occupant.

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To be significant under National Register Criterion C, a dwelling must be a notable example of a particular architectural style or combination of styles, and/or possess unusual design elements and detailing. The dwelling must also possess integrity of setting and location, design, workmanship and materials. This includes original exterior materials, original porches or porches added prior to 1955, original fenestration, and the majority of both interior and exterior decorative detailing.

More specific integrity criteria is as follows:

- Location - A property must be located at its original site and not have been moved.

- Setting - The original setting of a property must be intact such as the retention of the suburban wooded or landscaped lot on which it is sited. Modern intrusions or outbuildings must be minimal within the immediate proximity of the property's setting.

- Design - A property must retain its overall design from its period of significance. This will include the retention of the majority of its original floor plan and detailing on both the exterior and interior. Post-1955 additions will not detract from integrity of design as long as they are located at rear or non-readily visible facades and are of a size and scale secondary to the original dwelling.

- Materials - Dwellings will retain the majority of their original interior and exterior materials. This will include the retention of features such as original doors, windows, porch arrangement and columns, exterior wall surfaces, and decorative detailing. Interior features which should be extant include staircases, fireplace mantels, doors, and decorative detailing.

- Workmanship -The original workmanship of exterior and interior features should be readily evident and not be removed or concealed.

- Feeling - A dwelling will retain its sense of time and place from its period of significance through retention of its original exterior and interior architectural design.

- Association - A dwelling will evoke a strong sense of association with its period of significance through retention of its original exterior and interior architectural design.

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GEOGRAPHICAL DATA

This multiple property documentation form was prepared to include historic properties within the 2002 boundaries of the City of Forest Hills, Tennessee.

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SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

This multiple property documentation form was prepared at the request of the City of Forest Hills, Tennessee. In 2000, the City of Forest Hills contracted with Thomason and Associates of Nashville, Tennessee (Contractor) to conduct an architectural and historical study of the residential buildings within the city limits. This study was based on a reconnaissance-level survey completed by Thomas Wooten in 1997. Wooten completed photographs and a listing of pre-1955 dwellings for the City of Forest Hills based on a review of tax records.

The 2000 study conducted by Thomason and Associates included additional research on the history of Forest Hills. A primary source consulted was the Nashville city directories from the 1950s, which provide information on when dwellings were in existence and who their occupants were. Historical research also included a review of plat maps at the Davidson County Courthouse; books, maps, and files at the Nashville Room at the downtown Nashville Public Library; and similar sources at the Tennessee State Library and Archives.

The Contractor also conducted an on-site field survey of all residential properties identified as constructed prior to 1955 within the Forest Hills city limits. Photographs of all residential facades and outbuildings were completed along with architectural descriptions. Interior analysis was also completed where interior views were available or access was provided by the owners. Standard inventory forms utilized by the Tennessee Historical Commission for its statewide survey program were completed. At each dwelling surveyed, a questionnaire was left requesting information from property owners. In addition to the questionnaires, property owners were contacted by telephone or mail to gather additional information on their property.

The architectural and historical survey of Forest Hills resulted in the noting or surveying of one hundred fourteen properties, or 6% of the approximately 1,850 dwellings within the city. Within the City of Forest Hills are three properties presently listed on the National Register of Historic Places. These are: As a result of this survey, the Consultant identified an additional ten properties as meeting eligibility requirements for listing on the National Register of Historic Places.

In 2002, the City of Forest Hills contracted with Thomason and Associates to prepare this multiple property documentation form. In addition, the Contractor prepared seven individual nominations to accompany this document.

No formal archaeological assessment has been completed for the properties identified as eligible within

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the Multiple Property Documentation Form. The assessment of eligibility for these properties has only been for their architectural and historical significance. It is likely that some of the properties have the potential for subsurface remains such as agricultural outbuildings from the 19th and early 20th centuries. Subsurface remains may contain important information useful for interpreting site patterning or general interpretation of the history of the property.

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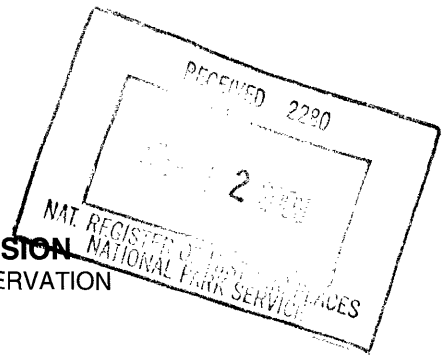
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TENNESSEE HISTORICAL COMMISSION
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
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September 10, 2003

Carol Shull
Keeper of the National Register
National Park Service
National Register Branch
1201 Eye Street NW
8th floor
Washington, DC 20005

Dear Ms. Shull:

Enclosed please find the MPS *Historic and Architectural Resources of Forest Hills, Tennessee*. The information needed to list the following seven individual properties to the National Register of Historic Places is also included in this mailing:

Henry Neuhoff House

P.D. Houston, Jr. House

Mrs. Edward B. Craig House

Dr. Cobb Pilcher House

Thomas P. Kennedy, Jr. House

Richard E. Martin House

Guilford, Sr. and Anne Dallas Dudley House

If you have any questions about this or if more information is needed, please contact Claudette Stager at 615/532-1550, extension 105, or Rebecca Johnson at 615/532-1550, extension 125.

Sincerely,

Herbert L. Harper
Deputy State Historic Preservation Officer

HLH/cs

Enclosures