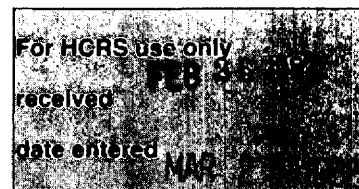


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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

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



**1. Name**

historic Woodland in Waverly Historic District

and/or common N/A

**2. Location** Roughly bounded by I-65, 8th, Bradford and Wedgewood Aves.

street & number An irregular pattern along Roycroft Place, Ridley Avenue, Benton Avenue, Eighth Avenue, Grantland Avenue and White Avenue N/A—not for publication

city, town Nashville N/A vicinity of congressional district Fifth

state Tennessee code 047 county Davidson code 037

**3. Classification**

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

**4. Owner of Property**

name Multiple Ownership

street & number N/A

city, town N/A N/A vicinity of state N/A

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Register of Deeds  
Metropolitan Government of Nashville-Davidson County

street & number Metro Courthouse

city, town Nashville state Tennessee 37201

**6. Representation in Existing Surveys**

title Nashville Architectural Survey has this property been determined eligible?  yes  no

date 1975  federal  state  county  local

depository for survey records Metropolitan Historical Commission

city, town Nashville state Tennessee 37201

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## 7. Description

---

**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved date \_\_\_\_\_

---

**Describe the present and original (if known) physical appearance**

Located approximately two miles south of downtown Nashville, Tennessee, the Woodland in Waverly Historic District is an urban residential neighborhood extending approximately 3 1/2 blocks in a north-south direction and 1-2 blocks in an east-west direction. Originally part of a large tract of suburban development, the district is now a distinct enclave due to the widening of Wedgewood Avenue to the north, the construction of Interstate 65 to the east and commercial development to the south. Eighth Avenue, a major north-south artery to the west of the nominated area, further sets the district apart.

The Woodland in Waverly Historic District contains 85 residences, only seven of which do not contribute to the character of the district. Built between 1893 and 1930, the contributing properties illustrate the dominant building forms of that period. The houses range from large residences influenced by the Queen Anne and Colonial Revival styles to vernacular cottages and bungalows. Houses are one to two stories in height and are of frame construction with brick, stone and weatherboard veneers.

Despite the alteration of areas adjacent to Woodland in Waverly, the district itself has seen minimal change. A large number of the houses remain single family residences and are generally well maintained. This is due in part to the fact that houses have had on the average only 4 owners. While several of the larger residences located in the center of the district occupy wide lots, most of the houses are situated on narrow lots and are set back uniformly. Because the physical characteristics of the district have not been significantly altered since 1930, Woodland in Waverly continues to retain its original character.

*Contributing buildings are categorized as such because they are important in the historic and architectural development of the district and maintain integrity of design, feeling, and workmanship. Non-contributing buildings are relatively new buildings (1950 to present) which disrupt the character of the district through the use of inappropriate materials, scale, and design elements.*

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Properties which contribute to the character of the district:

1. 724 Benton Avenue (1910): foursquare, 2½ story stone and shingle, rectangular, hip roof, pedimented entrance porch with paired Ionic-like columns on stone pedestals, hip dormers, bay window on west elevation.
2. 726 Benton Avenue (1930): bungalow, 1½ story, brick, rectangular, multi-gable roof with cross clipped gable, offset entrance porch with wood posts and brick railing, Palladian-like window in stuccoed front gable end, decorative wood brackets under eaves.
3. 744 Benton Avenue (1913): Colonial Revival, 2½ story brick, rectangular, bellcast hip roof with finials, complex dormers with central gable section and smaller hipped side sections, 1 story full length front porch with denticular cornice, fluted Ionic columns, and pediment on east half, double leaf entrance with transom set into round arched opening decorated with keystone cornice heads on first floor windows, variety of window shapes and sizes.
4. 746 Benton Avenue (1907): Colonial Revival, 2½ story brick, rectangular, hip roof with bracketed eaves, full length front porch with Ionic columns and a central projecting section topped by wood balustrade, hipped dormers, bay window on west elevation.
5. 754 Benton Avenue (1913): Queen Anne, 2 story frame covered with aluminum siding, L plan, gable roof, polygonal tower set into corner of L, 1-story porch with turned posts encircles tower, bracketed eaves, transom over entrance, brick exterior and end chimney, rectangular louvered attic vent, front and side bay windows.
8. 755 Benton Avenue (1912): Queen Anne cottage, 1 story weatherboard, L-plan, hip roof with front and side gabled projections, encircling porch with turned wood posts, cornice returns, decorated circular attic vent, louvered rectangular attic vent, circular decorated attic vent, transoms over 2 entrances and front window, sawn wood trim.
9. 753 Benton Avenue (ca. 1930): 1½ story, asphalt covering simulating brick, rectangular, hip roof with bracketed eaves, front porch with rectangular posts and gable roof, transoms over front entrances.
10. 751 Benton Avenue (1907): Queen Anne cottage, 1 story weatherboard, irregular plan, gable roof with pyramidal roof in corner of L, wraparound porch with plain wood columns, transoms above front entrances, rectangular attic vent with perforated wood panel.
11. 747 Benton Avenue (1931): bungalow, 1½ story brick, rectangular, multi-gable roof, stuccoed and half timbered gable ends, gabled brick entrance porch with front and side arched openings, brick end chimney.

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12. 745 Benton Avenue (1893): Queen Anne, 2 story weatherboard, L-plan, cross gable roof, 1 story front porch, enclosed entrance at right end of porch with front and side doors, carved sunburst motif, turned wood decoration and pendants in front gable end, 3-sided 2-story bay on west elevation with semicircular windows, decorative wooden window and door trim, brick chimneys, circular and rectangular vents, 2 story rear additions.
13. 743 Benton Avenue (1902): Queen Anne cottage, 1½ story brick, irregular plan, complex hip and gable roof, oval louvered attic vent, gable side dormers, tall brick chimney with recessed panels, full cornice return on front gable, 3-light transom over front window and main entrance, wraparound porch with aluminum posts and railing, 3-sided bays on both east and west elevations.
15. 737 Benton Avenue (1910): Queen Anne; 2 story brick; L-plan; cross gable roof; 1 story encircling veranda with pedimented entrance, circular corner projection with conical roof, dentilled cornice, plain columns on wood pedestals, latticed foundation; molded cornice with brackets; pedimented dormer; tall brick chimney; transoms; 3-sided bays on side gable ends; segmental arched window openings with stone sills; pedimented dormers.
16. 733 Benton Avenue (1901): 1½ story, weatherboard and stone, multi-hip roof with gablets, gabled dormers, side entrance, porch with stone pillars.
17. 2004 White Avenue (1929): 1 story weatherboard, rectangular, gable roof, eyebrow attic vents, gablet over entrance.
18. 2006 White Avenue (1916): 1½ story shingle and wood, gable roof, front porch, sidelights, brick chimney.
19. 2008 White Avenue (1918): 1½ story weatherboard, gable roof, front porch with paired tapered posts on piers, gabled dormer, brick chimney.
20. 2010 White Avenue (1916): 1½ story weatherboard, gable roof, front porch, with tapered posts on piers, gabled dormer.
21. 2012 White Avenue (1921): 1 story weatherboard, gable roof facing street, offset gabled porch with tapered wood posts on brick piers.
22. 2014 White Avenue (1921): 1 story weatherboard, gable roof facing street, offset gabled porch with tapered wood posts.
23. 2009 White Avenue (1904): Queen Anne cottage, 1 story brick; hip roof with gabled projections; irregular plan; flat roofed entrance porch with bracketed cornice, brick posts and brick railing; small secondary entrance porch with bracketed cornice and turned posts; oval attic window; tall exterior chimneys on east elevation.

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24. 2007 White Avenue (1904): foursquare, 2 story concrete block and aluminum siding, hip roof, hip dormer, bracketed eaves, flat roofed entrance porch with Ionic-like columns and denticular cornice, transom and sidelights, 3-sided projecting window above porch, brick chimneys.
25. 2005 White Avenue (1904): 1 story, asbestos shingle, gable roof, shed roofed porch with square posts.
26. 2100 Grantland Avenue (1928): 1 story weatherboard, rectangular, clipped gable roof, side porch with clipped gable roof, gabled hood over main entrance.
27. 2102 Grantland Avenue (1908): Queen Anne cottage, 1 story asphalt covering to simulate brick, irregular plan, hip roof with cross gables, entrance porch with wood columns on stone piers, brick chimney.
28. 2104 Grantland Avenue (1909): Queen Anne cottage, 1 story asbestos shingle, irregular plan, hip roof with gable projections, entrance porch with wrought iron posts, brick chimney.
29. 2106 Grantland Avenue (1904): Queen Anne cottage, 1 story asbestos shingle, hip roof with gable projections, rectangular attic vent, front porch with square wood posts, brick chimney.
30. 2108 Grantland Avenue (1910): Queen Anne cottage, 1 story weatherboard, hip roof with gable projections, rectangular attic vent, front porch with square wood posts on brick piers, brick chimney.
31. 2116 Grantland Avenue (1904): Queen Anne cottage, 1 story asbestos shingle, hip roof with gable projections, rectangular attic vents, wrap-around porch with plain wood columns on concrete piers, brick chimneys, transoms over 2 front entrances, bull's eye corner blocks.
32. 2118 Grantland Avenue (1904): Queen Anne cottage, 1 story weatherboard, L-plan, hip roof with gable projections, rectangular attic vent, entrance porch with plain wood columns, transoms over 2 front entrances, brick chimneys.
33. 2200 Grantland Avenue (1910): Queen Anne cottage, 1 story asbestos shingle, modified plan, hip roof with gable projections, rectangular attic vents, wrap-around porch with square wood posts and pedimented gable over corner entrance, rear section of porch enclosed, transom, brick chimneys.
34. 2202 Grantland Avenue (1910): Queen Anne cottage, 1 story asbestos shingle, hip roof with gable projections, rectangular attic vents, transoms over 2 front entrances, wrap-around porch with square wood posts, brick chimneys.

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35. 2204 Grantland Avenue (1912-1913): Queen Anne cottage, 1 story asbestos shingle, L-plan, cross gable roof, rectangular attic vent, front porch with square wood posts, transom over entrance, brick chimneys.
36. 2206 Grantland Avenue (1910): 1 story weatherboard, rectangular, hip roof intersected by side gable, full length front porch with wood posts on tapered stone piers, sidelights on entrance.
38. 2214 Grantland Avenue (1924): 1½ story weatherboard, rectangular hip roof, front and side hip dormers, recessed entrance porch with square wood posts with molded capitals, transoms over 2 front entrances.
39. 2216 Grantland Avenue (1910): Queen Anne cottage, 1 story weatherboard, irregular plan, standing seam metal hip roof with front and side gabled projection, semi-circular attic vent and bargeboard in front gable, front porch with plain wood columns, transom over main entrance and front window.
40. 2218 Grantland Avenue (1910): Queen Anne cottage, 1½ story weatherboard, irregular plan, hip roof with front gablet and side gabled wing, wrap-around porch with plain wood columns, semi-circular louvered vent and paired square windows in front gable, transoms over 2 front entrances, brick chimneys.
41. 2220 Grantland Avenue (ca 1920): 1 story asbestos shingle, roughly rectangular, hip roof with 3-sided gabled projection on north side, gabled dormer.
42. 2224 Grantland Avenue (ca 1920): 1 story asbestos shingle, rectangular hip roof, hip dormer, full length front porch with square wood posts.
44. 2225 Grantland Avenue (1912-1913): 1½ story weatherboard, rectangular, hip roof, hip dormers front and side, gabled entrance porch with square fluted wood posts, transom and sidelights around entrance, brick chimneys, three-sided bays on side elevations.
45. 2223 Grantland Avenue (1910): 1½ story weatherboard, rectangular, hip roof, front pedimented dormer with semi-circular louvered vent and 3-sided bay window, side pedimented dormer, full length front porch with paired columns on brick piers connected by brick railing, 3-sided bay on north elevation with pedimented gable roof, 3-sided front bay window, transom and sidelights around entrance, brick chimney.
46. 2219 Grantland Avenue (1910): Queen Anne cottage, 1 story weatherboard, modified L-plan, hip roof with gabled projections, rectangular attic vent, wrap-around porch with square wood posts, transoms over entrances, brick chimneys.
47. 2215 Grantland Avenue (1912-1913): 1½ story weatherboard; hip roof; gabled projection with cornice return, small side porch, and semi-circular window; front gable dormer; full length front porch with gabled entrance; dentilled cornice; plain wood columns and lattice foundation; transom over entrance.

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48. 2213 Grantland Avenue (1930): 1½ story brick bungalow, rectangular, gable roof, front gable dormer, central gabled porch with tapered wood posts on brick piers, sidelights in entrance, shingles in gable ends, brick chimney.
49. 2211 Grantland Avenue (1910): Queen Anne cottage, 1 story weatherboard and aluminum siding, modified L plan, hip roof with gabled projections, wrap-around porch with decorative aluminum posts, rectangular attic vent, brick chimneys, transoms over front entrance.
50. 2209 Grantland Avenue (1910): 1 story aluminum siding, rectangular, hip roof, front gable porch with tapered wood posts on battered stone piers, bracketed eaves, transom over main entrance, 3-sided side bay, brick chimney.
52. 2203 Grantland Avenue (1910): 1½ story brick, multi-gable roof, modified L plan, shed dormers covered with asphalt shingles, fanlight attic window, circular and square attic vents, wrap-around porch with gabled entrance and square wood posts, cut stone foundation, segmentally arched window openings, transoms, brick chimneys.
53. 2201 Grantland Avenue (1910): 1 story asbestos shingle, modified L plan, hip roof with gabled projections, cornice returns in gables, wrap-around porch with side section enclosed, wood porch posts on brick piers, brick chimneys.
54. 2111 Grantland Avenue <sup>ca.</sup> (1930): 1 story weatherboard, rectangular, gable roof, gabled entrance hood.
55. 2109 Grantland Avenue (1909): Queen Anne cottage, 1 story weatherboard, multi-hip roof with front gable projection, semi-circular louvered attic vent, wrap-around porch with plain columns on brick piers, transoms over front entrances and front window.
56. 2107 Grantland Avenue (1909): Queen Anne cottage, 1 story asbestos shingle, hip roof with gable projections, semi-circular attic vents, wrap-around porch with plain wood columns, transoms over front entrances and front window, brick chimneys.
57. 2105 Grantland Avenue (1914-15): 1½ story asbestos shingle, rectangular, bellcast hip roof, bellcast hip dormer, recessed wrap-around porch with square wood posts, bracketed eaves, transom and sidelights around main entrance, 3-sided side bay, brick chimneys.







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82. 749 Roycroft (1924): bungalow, 1½ story brick, rectangular, gable roof, gable dormer, gabled front porch with louvered vent and tapered wood posts on brick piers, brick chimney.
83. 747 Roycroft (1924): bungalow, 1½ story brick, rectangular, gable roof, gable dormer, gabled front porch with louvered vent and tapered wood posts on brick piers, sidelights in entrance, shed roofed side bay, brick chimney.
84. 745 Roycroft (1910 ): 1½ story weatherboard, rectangular, hip roof, pedimented front and side dormers, bracketed eaves, pedimented dormer, wraparound porch with fluted square posts, transom and sidelights around entrance, transoms over secondary entrance and windows, brick chimney.
85. 743 Roycroft (1926): bungalow, 1½ story brick and stucco, gable roof with half timbering in gable ends, gable dormer with half timbering, gabled front porch with half timbering, and tapered wood posts on brick piers, sidelights in entrance, brick chimney.

Properties Which Do Not Contribute to the Character of the District:

6. 756 Benton Avenue (1954): 1 story brick duplex.
7. 758 Benton Avenue (1954): 1 story brick duplex.
14. 739-741 Benton Avenue (1967): 1 story brick duplex,
37. 2212 Grantland Avenue (1978 ): 1 story duplex, aluminum siding.
43. 2226 Grantland Avenue (1978): 1 story duplex, aluminum siding.
51. 2207 Grantland Avenue (1980): 1 story brick duplex.
64. 744 Roycroft (1978): 1 story brick duplex.

Vacant Lots

Vacant Lot # 1-Northeast corner of Benton and Eighth Avenues (Parcels 222-223-224).

Vacant Lot # 2-Northwest corner of Grantland and Prentice Avenues (Parcel 102).

## 8. Significance

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

**Specific dates** 1893-1930      **Builder/Architect** N/A

### Statement of Significance (in one paragraph) Criteria C

The Woodland in Waverly Historic District is significant as a well-preserved example of an early twentieth century suburban neighborhood in Nashville. With the exception of one house which predates 1900, the properties in the district represent the residential building styles adopted by the upper and middle classes between 1900 and 1930.

Woodland in Waverly was originally the site of a farm purchased by A. W. Putnam in the 1830s. Putnam named his house Waverly (which was located along what is now Benton Avenue) and his farm Waverly Place for the novel by Sir Walter Scott. An historian, Putnam wrote History of Middle Tennessee, still an important reference source on this section of the state. The farm was sold in 1858, but the area continued to be called Waverly Place. In the 1880s the Waverly Land Company began selling lots in the vicinity of the present district. Several streets in the district--Grantland, White and Ridley Avenues--were named for members of the land syndicate. While some building occurred during the late 1800s, only one house (745 Benton Avenue) remains from that period. The present collection of houses represents the development which occurred from 1900 to 1930. White and Grantland Avenues were developed concurrently beginning in 1904. White was developed to a great extent by the Gupton family; in 1904 William Gupton constructed two houses (2007 and 2009 White), which acted as a catalyst for further building on the street. Development along Grantland was a result of individual efforts. Grantland and White collectively were known as the Yarbrough of Woodland subdivision. The name Woodland in Waverly was gradually adopted to refer to not only Grantland and White but Benton, Ridley, and Roycroft as well. Roycroft Place---originally known as Caldwell's Roycroft subdivision--enjoyed its greatest development in the 1920s, although two houses were built on the street in 1909 and 1910. Benton and Ridley Avenues, the area's earliest streets, were gradually developed from the 1890s through 1930. Benton is believed to have been named for U. S. Senator Thomas Hart Benton, who once lived in Middle Tennessee.

The Woodland in Waverly Historic District contains a mixture of residential building forms ranging from high-style residences built for the wealthy to vernacular cottages and bungalows popular with the middle class. This range of styles is particularly noticeable along Benton Avenue. The oldest home, built in 1893 and located at 745 Benton, shows the influence of the Queen Anne style. The Queen Anne influence is also evident in the houses at 754 and 737 Benton, although the latter also shows classical detailing. Two of the most architecturally outstanding houses in the district, 744 and 746 Benton, are examples of the Colonial Revival style. The latter is already listed on the National Register. A third excellent example of this style is located at 2006 Ridley Avenue. The remaining homes on Benton are examples of either Queen Anne cottages or bungalows--the two most prevalent building forms in the district. The Queen Anne cottages in the district were constructed between 1904 and 1915; they typically feature decorative vents, transoms, wraparound porches with plain columns, a combination of hip and gable roofs and asymmetrical massing. Bungalows were built principally in the 1920s. Many

# 9. Major Bibliographical References

Nashville City Directories, Nashville City Library, Nashville, Tennessee,  
Walker, Hugh. "Signs of Change," Nashville Tennessean, 31 May 1976.

# 10. Geographical Data

Acreeage of nominated property Approximately 29

**ACREEAGE NOT VERIFIED**

Quadrangle name Nashville West

Quadrangle scale 1:24000

UMT References

**UTM NOT VERIFIED**

A	1 6	5 2 0 0 9 1 0	3 9 9 8 6 3 1 0	B	1 6	5 2 0 2 1 0	3 9 9 8 3 2 0
	Zone	Easting	Northing		Zone	Easting	Northing
C	1 6	5 2 0 1 5 1 0	3 9 9 8 0 7 1 0	D	1 6	5 2 0 0 4 0	3 9 9 8 0 5 0
E	1 6	5 1 9 8 5 1 0	3 9 9 8 4 7 1 0	F	1 6	5 1 9 8 8 0	3 9 9 8 6 4 0
G				H			

### Verbal boundary description and justification

See area outlined in red on Metropolitan Nashville-Davidson County Planning Commission Map. Boundaries were drawn to exclude post-1930 development to the east and south. To the north and west Wedgewood and Eighth Avenues form natural boundaries.

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

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

# 11. Form Prepared By

name/title Kay Benton, Architectural Historian, with assistance from Ridley-Benton Neighborhood Association

organization Tennessee Historical Commission date November, 1980

street & number 4721 Trousdale Drive telephone (615) 741-2371

city or town Nashville state Tennessee 37219

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

Deputy  
State Historic Preservation Officer signature Herbert L. Hayes

title Executive Director, Tennessee Historical Commission date 2/16/82

**For HCERS use only**

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

John Wilson Byrum  
Keeper of the National Register

Entered in the National Register date 3/25/82

Attest: \_\_\_\_\_ date \_\_\_\_\_  
Chief of Registration

