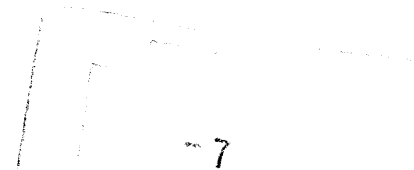


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

286



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Woodmont Terrace Apartments  
other names/site number DV.10710

2. Location

street & number 920 Woodmont NA  not for publication  
city or town Nashville NA  vicinity  
state Tennessee code TN county Davidson code 037 zip code 37204

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

Herbert L. Hoyer 3/6/03  
Signature of certifying official/Title Date  
Deputy State Historic Preservation Officer, Tennessee Historical Commission  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See Continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet
- determined eligible for the National Register.  
 See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- other,

(explain) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

for \_\_\_\_\_  
Signature of the Keeper Date of Action  
Daniel J. Urvic 4/21/03

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in count)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
11		buildings
		sites
	1	structures
		objects
11	1	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of Contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC: multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Colonial Revival  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Limestone  
walls BRICK  
\_\_\_\_\_  
roof ASPHALT  
other WOOD  
\_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations N/A**

(Mark "x" in all boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** moved from its original location.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

**Period of Significance**

1938-1952

**Significant Dates**

NA

**Significant Person**

(complete if Criterion B is marked)

NA

**Cultural Affiliation**

NA

**Architect/Builder**

Warfield and Keeble (architects)

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS): N/A**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- Previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Woodmont Terrace Apartments  
Name of Property

Davidson County, Tennessee  
County and State

## 10. Geographical Data

Acreage of Property 11 acres Oak Hill USGS 308 SE

### UTM References

(place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>519344</u>	<u>3886157</u>	3	<u>16</u>	<u>519577</u>	<u>399600</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>519587</u>	<u>3996172</u>	4	<u>16</u>	<u>519298</u>	<u>3996045</u>

See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Philip Thomason and Teresa Douglass  
organization Thomason and Associates date August 2002  
street & number Post Office Box 121225 telephone 615/385-4960  
city or town Nashville state TN zip code 37212

### Additional Documentation

submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 Or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(Check with the SHPO) or FPO for any additional items

### Property Owner

(Complete this item at the request of SHPO or FPO.)

name Westside Investments, c/o David Griffin  
street & number 920 Woodmont Boulevard telephone 615/292-7273  
city or town Nashville state TN zip code 37204

**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 listing. 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 18.1 hours per response including 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 Projects (1024-0018), Washington, DC 20303.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Woodmont Terrace Apartments  
Davidson County, Tennessee

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## SUMMARY DESCRIPTION

The Woodmont Terrace Apartments are a complex of eleven apartment buildings constructed 1938-1939 at 920 Woodmont Boulevard in Nashville, Tennessee. Nashville is the state capital and county seat of Davidson County with a population of approximately 545,000 residents. The Woodmont Terrace Apartments are located in the Woodmont Neighborhood, which developed in the 1920s and 1930s south of the downtown area. The apartment complex faces Woodmont Boulevard, a major east/west street in this section of the city.

The Woodmont Terrace Apartments are two-story, brick apartment buildings, which reflect the Colonial Revival style in their exterior and interior detailing. The apartments are situated on a landscaped campus with a central curved driveway and small parking areas. In addition to the original eleven apartment buildings, the apartment complex also includes a one-story office building also built ca. 1940. This building has been extensively altered and is not included within the National Register boundary. The complex also includes a 1983 pool, fitness center (remodeled in 1983 and later), and five additional apartment units that were added to the property in 1965. All of these properties are outside the period of significance and are not within the proposed National Register boundary.

## DESCRIPTION

The Woodmont Terrace Apartments consists of eleven original apartment buildings (units A, B, C, D, E, F, G, H, J, K, and L). The buildings are situated on a landscaped campus of eleven acres. Units A and B face Woodmont Boulevard, while the remaining nine units face a central common yard and a paved main drive that curves through the property. A secondary drive also extends around the rear of units A and B. The units are placed at differing angles and are widely spaced. The grounds are landscaped with numerous shade and ornamental trees as well as flowerbed islands.

The eleven units of the Woodmont Terrace Apartments were designed with Colonial Revival influences and are two-stories in height. The units have limestone foundations, exteriors of stretcher bond brick veneer, and interior brick chimneys. The buildings retain copper gutters and downspouts. All of the units have original four-over-four rectangular wood sash windows with original wood sills.

The eleven units were constructed in one of two plans; one plan contained one-bedroom apartments while the other was designed with two-bedroom apartments. Units E, G, and J are the one-bedroom units and were built in an irregular rectangular plan with two central rectangular projecting bays on the main facade, and with flat roofs of single ply membrane roofing. Four of the windows on the main facade have original four-over-four rectangular wood sash windows with two-over-two horizontal wood sash sidelights. Above the second story windows are soldier course belt courses. The main block has original rectangular, single-light attic windows.

Each of these three buildings contains twelve one-bedroom apartments and has three separate entrances on the main facade. The central main entrance is set within a slightly projecting bay and has an original wood surround with a pediment, dentils, and Doric pilasters that frame the doorway. This entrance has an original door with six lights of diamond glass design and two raised wood panels beneath. Above the central entrance is an octagonal fixed nine-light glass and wood window. The east entrance of each building has an original fifteen-light glass and wood door. Each west entrance has an original fourteen-light glass and wood door. Above the doors of the east and west entrances is a small flat roof wood canopy. On the second floor above the entrances are original octagonal windows.

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# National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Woodmont Terrace Apartments  
Davidson County, Tennessee

Each of the three entrances connects with two apartments on each floor. Each stairwell has an original square newel post and cross braced wood railing. Light fixtures in most stairwells have been replaced. Wrought iron railings have been added to the concrete sidewalk steps and steps at the entrances. There are two entrances on the rear facades of each of the one-bedroom apartment units. These entrances have original eight-light and single-panel glass and wood doors and over the entrances are added canvas awnings.

The remaining eight units (A, B, C, D, F, H, K, and L) were designed in a rectangular plan with slightly projecting corner wings on the main facade. Each of these buildings contains eight, two-bedroom apartments and has a hipped roof of original cement asbestos shingles on the main block and rolled asphalt on the wings. Each building has a central chimney and triangular roof vents on the rear elevation. The two-bedroom apartment buildings have both original, four-over-four wood sash windows and original tri-part windows with a central four-over-four wood sash flanked by two-over-two horizontal sash windows. Each unit has two entrances on the main facade. Both entrances have original fourteen-light glass and wood doors. The entrances lead to stairwells, which have original square wood newel posts with ball tops and square wood balusters. Rear entrances have original eight-light and single-panel glass and wood doors. Rear entrances in the buildings lead to stairwells that connect to the basements, which contain the heating systems and storage areas.

The Woodmont Terrace Apartments has three different one-bedroom floor plans and two separate two-bedroom floor plan designs. The interior of each apartment has original hard wood floors, plaster walls, and plaster ceilings. Interior doors are original two-panel design with original brass hardware. Some of the apartments have an arched opening between the living room and dining area. The units have original steam heat and window air conditioners. Kitchens in the apartments have been upgraded with new vinyl floors and cabinets. Walls and ceilings in the kitchens are of plaster or drywall. Bathrooms in the apartments have original tile floors and plaster ceilings. Walls in the bathrooms have original tile to approximately four feet and original plaster walls above the tile. Most sinks have been replaced, but original lavatories and tubs are in most units.

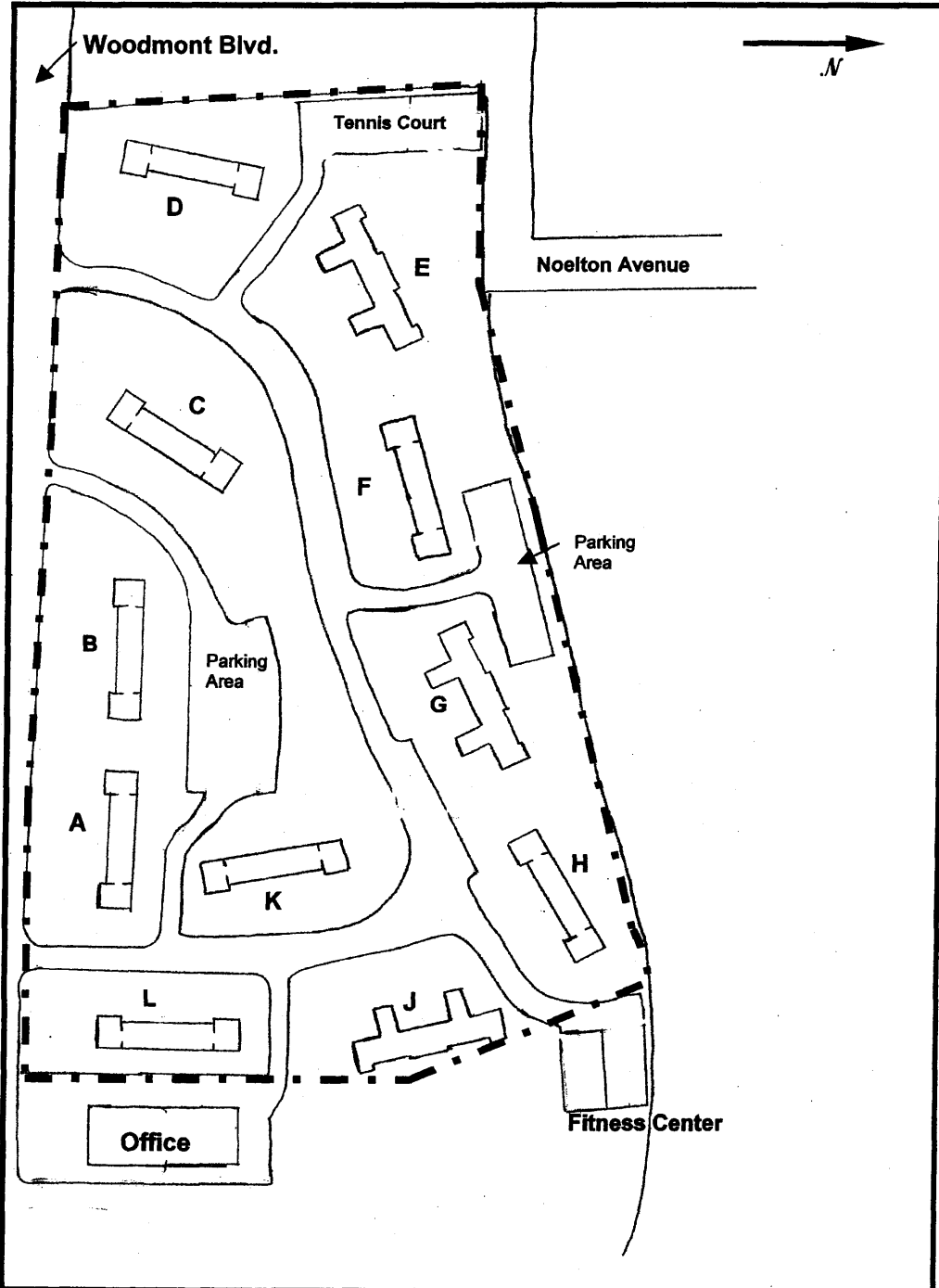
The apartment complex originally contained six automobile garages for residents. None of these buildings remain extant; however, one original garage was remodeled into a clubhouse and again in 2000 for use as a fitness center. This building no longer retains integrity of its original design. An outdoor swimming pool built in 1983 is adjacent to the fitness center. At the northwest corner of the property is a tennis court added in 1983, which is included as a non-contributing structure to the complex. East of the original eleven apartment units is a one-story commercial building constructed ca. 1940. This building housed a grocery and other businesses to serve the apartments and surrounding neighborhood. Since its construction the building has been enlarged and extensively remodeled. It is presently used as the apartment complex office. Five additional apartment units were also added east of the original complex in 1965. The complex retains many of its original concrete sidewalks and the landscaping is a mixture of both historic and new flowerbeds, shrubs and trees.

United States Department of the Interior  
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# National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Woodmont Terrace Apartments  
Davidson County, Tennessee



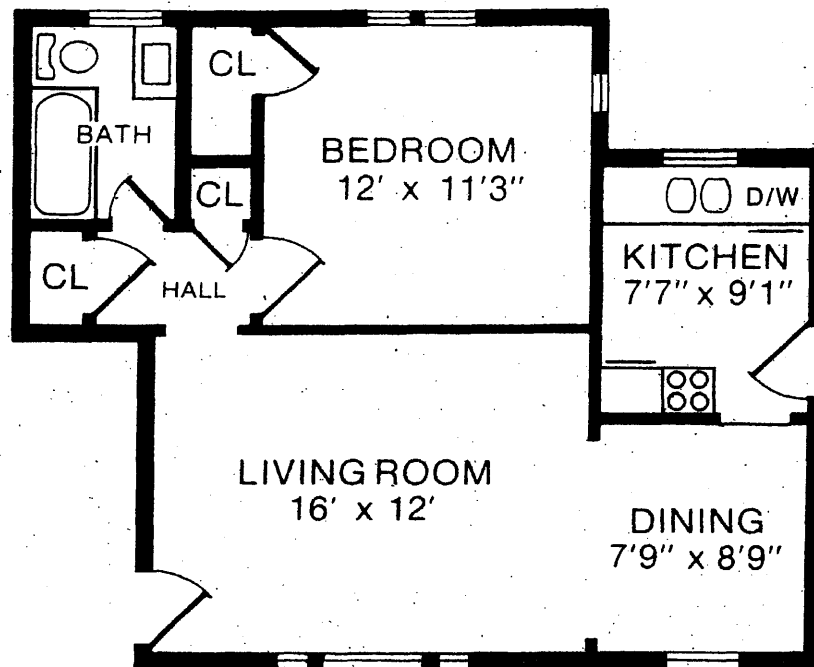
Site Plan and Recommended National Register boundary for Woodmont Terrace Apartments.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Woodmont Terrace Apartments  
Davidson County, Tennessee



**One bedroom, one bath, residence, 667 sq. ft.**

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**One Bedroom Floorplan for Woodmont Terrace Apartments.**

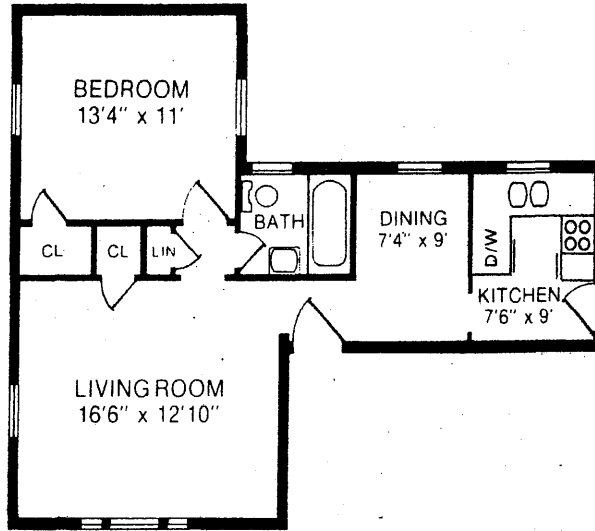


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National Park Service

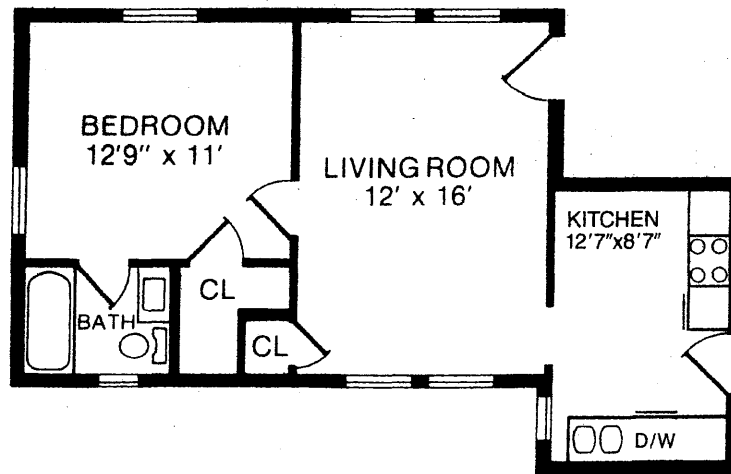
# National Register of Historic Places Continuation Sheet

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Woodmont Terrace Apartments  
Davidson County, Tennessee



One bedroom, one bath, residence, 728 sq. ft.



One bedroom, one bath, residence, 615 sq. ft.

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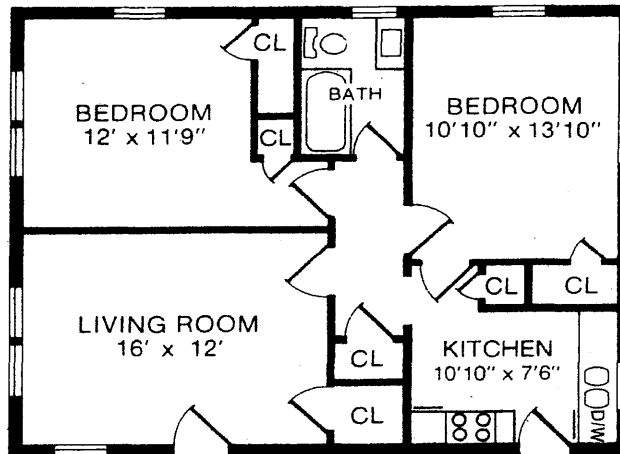
**One Bedroom Floorplans for Woodmont Terrace Apartments.**

United States Department of the Interior  
National Park Service

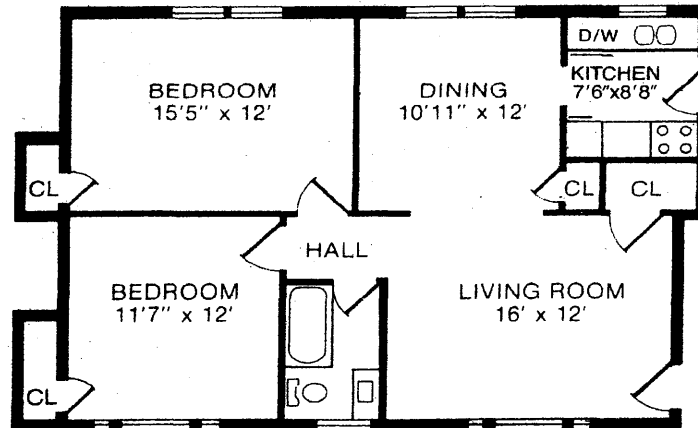
# National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Woodmont Terrace Apartments  
Davidson County, Tennessee



Two bedroom, one bath, residence, 864 sq. ft.



Two bedroom, one bath residence, 962 sq. ft.

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**Two Bedroom Floorplans for Woodmont Terrace Apartments.**

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National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 7

Woodmont Terrace Apartments  
Davidson County, Tennessee

## STATEMENT OF SIGNIFICANCE

The Woodmont Terrace Apartments are eligible for the National Register of Historic Places under criterion A for its significance in community planning and development in Nashville. The Woodmont Terrace Apartments was the first garden apartment complex in Nashville and its design and setting strongly reflects the garden apartment movement of the early 20th century. With the exception of the removal of its original garages, the apartment complex has not been altered from its original design and plan, and it retains many original details including original exterior doors, windows, and interior apartment doors and staircases. The property retains its sense of time and place as a garden apartment complex of the late 1930s. The individual units of the Woodmont Terrace Apartments are modest examples of the Colonial Revival style and do not possess sufficient architectural significance to be eligible under criterion C. The significance of this property is for its role in community development as the first apartment complex of its type in Nashville.

## BACKGROUND HISTORY

The Woodmont Terrace Apartments is a complex of eleven, two-story, brick apartment buildings located at 920 Woodmont Boulevard in Nashville, Tennessee, constructed in 1938-1939. Henry C. Beck, Joe B. Hutchison, Paul A. Rye, Sara L. Cook, and G. Pullen Jackson, Jr. chartered Woodmont Terrace, Incorporated on July 9, 1938 to develop the apartment complex. Beck served as president of the corporation, while Elvin Woodruff was vice-president, and R.M. Condra served as Secretary Treasurer. The company's board of directors included Beck and Condra, C.G. Spaulding, and original investor Joe B. Hutchison.<sup>1</sup>

The property on which the Woodmont Terrace Apartments is situated had been part of an original ninety-two acre parcel belonging to James E. Caldwell. Caldwell (1854-1944) was a successful Nashville banker and businessman. He was president of the Cumberland Telephone & Telegraph Company, and later served on the board of directors of the Southern Bell Telephone & Telegraph Company. Caldwell was director of the Fourth National Bank, and after its consolidation in 1912 with the First National Bank, Caldwell served as president of that financial institution, which was one of the largest banking organizations in the South.<sup>2</sup> Caldwell's home was Longview (NR 1/12/83), a large estate on Franklin Road that had originally been in the John Sevier family. Caldwell purchased the property in 1878.

In 1938, Woodmont Terrace, Inc. purchased 16.5 acres of the Caldwell property, and the Woodmont Terrace Apartments were constructed during the following year.<sup>3</sup>

Apartment buildings first began to appear in the United States in the late 1800s to accommodate the nation's fast-growing urban population. Stacked housing facilities had been common in Europe for some time, but Americans were slow to accept this type of living arrangement. Middle-class Victorian era mores included concerns about families living in close proximity and questioned

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<sup>1</sup>Tennessee Secretary of State, Charters of Incorporation, "Woodmont Terrace, Inc.," and "Woodmont Terrace Apartments, Inc." On file at the Tennessee State Library and Archives, Nashville, Tennessee.

<sup>2</sup>"James E. Caldwell," vertical file, Nashville Public Library, Nashville, Tennessee.

<sup>3</sup>James E. Caldwell & Co. to Woodmont Terrace, Inc., July 11, 1938. (Deed Book 1090, Page 316, Davidson County Register of Deeds, Nashville, TN)

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Continuation SheetSection number 8 Page 8 Woodmont Terrace Apartments  
Davidson County, Tennessee

the appropriateness of apartment living. Multi-family residential buildings too closely resembled the tenement houses of the urban poor and many individuals feared apartment living held a similar stigma.<sup>4</sup>

However, apartment living gradually became acceptable to Americans by the turn of the century. In large cities apartment hotels offered laundry and kitchen services and catered to the wealthy, particularly single men. As time went on, modern technology made apartment living more attractive to middle-class families with amenities such as electricity, plumbing, and modern kitchens. The invention of the elevator by the 1880s made high rise apartments possible.<sup>5</sup>

The design of apartment buildings evolved from large ornate structures that resembled commercial buildings to “walk-up” designs such as triple-deckers, rowhouse flats, or duplexes. The triple-decker style, common in the northeast, more closely resembles a detached middle-class house and is a three-story building with each floor containing a single apartment. Rowhouse flats or three-story attached brick buildings were commonly constructed in the Washington, DC area. Architects experimented with various designs and also began to incorporate outdoor spaces such as side yards and interior courts.<sup>6</sup>

By 1920, a large variety of apartment building designs existed throughout the United States. Apartments offered an affordable alternative to owning or renting a single-family house, particularly in urban areas where land prices were high. In 1934, the Federal Housing Administration (FHA) was established as one of President Roosevelt’s New Deal programs. The FHA was formed in large part to insure mortgages for large-scale rental housing complexes built by private developers. The first FHA-insured, large-scale rental housing project in the United States was Colonial Village in Arlington, Virginia (NR 12/9/80), which was constructed in 1935-1940.<sup>7</sup> The building of apartments increased as a business venture. “Developers with greater capital now bought more property and constructed more units at one time.”<sup>8</sup> Larger plots of land were used, the range of designs increased, and the design of outdoor spaces became more commonly incorporated into modest apartment dwellings.

In the post World War I years through the 1930s, “garden apartments” became extremely fashionable. This term was “loosely applied to any configuration of apartment buildings with planted outdoor space, and its broad connotation was a combination of the best of city and suburban life.”<sup>9</sup> Garden apartments typically were six-stories or less and were built in a variety of designs, including “U” and “H” shaped plans with courtyards, and various complexes of individual buildings. “The most ambitious developments set buildings within a landscaped ‘campus’ that included recreational facilities such as playgrounds and tennis courts.”<sup>10</sup>

<sup>4</sup> "Of Homes, The Origins of Apartments," *Old-House Journal*, (November/December 1994), 25-27.

<sup>5</sup> *Ibid.*, 27-28.

<sup>6</sup>Christine Hunter, *Ranches, Rowhouses, & Railroad Flats, American Homes: How They Shape Our Landscapes and Neighborhoods* (New York: W.W. Norton & Company, 1999), 241-242.

<sup>7</sup>Gail Baker, “Garden Apartments--Three Preservation Case Studies in Virginia,” *CRM*, No. 5, 1999, 23.

<sup>8</sup>Hunter, 246.

<sup>9</sup>*Ibid.*, 246-247.

<sup>10</sup>*Ibid.*, 247.

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# National Register of Historic Places Continuation Sheet

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Woodmont Terrace Apartments  
Davidson County, Tennessee

The garden apartment movement was influenced by the Garden City movement and an increased emphasis on outdoor surroundings and concerns for fresh air. The Garden City movement began in the early 20th century in England as a response to the unhealthy overcrowded conditions of cities. Architects designed garden cities as self-contained communities away from urban areas that included homes, civic functions, agriculture, and natural areas. These developments were created to provide residents with a high quality of life. No separate “cities” were developed in the United States; however, during the 1920s and 1930s many residential developments explored the principles of the garden city movement. These included small apartment houses constructed on large green commons. Emphasis was put on the landscape and surrounding open space rather than architectural detail as the buildings in these developments were often plain and repetitive in design, which kept costs down and made the apartments affordable.<sup>11</sup>

Many garden apartments were marketed to upper middle-class families by offering affordable housing in gracious suburbs. The outdoor spaces that garden apartments created were new to Americans as they were neither public parks nor private gardens or yards. They were semi-public places and were designed to give residents a comfortable place to socialize. They provided “some of the most livable and . . . economical homes of the twentieth century.”<sup>12</sup> These apartment complexes were typically located near public transportation in order to provide residents with access to shopping and jobs. As automobiles became more common in the 1930s and 1940s, parking lots became an increasingly important aspect of apartment living. The garden apartment design came to incorporate parking spaces, which gradually took precedence over recreational space. By the 1940s, the garden areas of these complexes were often reduced to narrow landscaped strips around parking lots or garages.<sup>13</sup>

The Woodmont Terrace Apartments were constructed on Woodmont Boulevard in Nashville, Tennessee in 1938-1939. The original complex includes eleven two-story apartment units sited on approximately eleven acres. The apartment buildings reflect the popular Colonial Revival style of the period as well as the garden apartment movement. Prominent Nashville architect Edwin Keeble designed the apartments. Keeble was a partner in the prominent architectural firm of Warfield and Keeble, which was in business from 1929 to 1944. After 1944, Keeble began his own practice, which extended into the 1970s. Keeble’s drawings and papers are currently in storage and his work has yet to be fully documented. However, local architect Frank Orr, who worked with Keeble from 1962 to 1969, recalls that on at least two occasions Keeble pointed out the Woodmont Terrace Apartments to him as they drove past and mentioned it was his design.<sup>14</sup> The apartments also have details similar to other Keeble designs such as the octagonal windows and crossed braced staircase railing. Keeble designed hundreds of dwellings, apartment buildings, and commercial buildings throughout Nashville in the mid-20th century.

The Woodmont Terrace Apartments are situated on a landscaped campus with the units interspersed in a non-uniform pattern with well manicured lawns. Built late in the garden apartment era, the Woodmont Terrace Apartments originally contained six automobile garages for residents, and a small commercial building, which contained a grocery and barber shop.<sup>15</sup> The original

<sup>11</sup> Ibid., 195-196.

<sup>12</sup> Ibid., 253.

<sup>13</sup> Ibid.

<sup>14</sup> Frank Orr, Telephone Interview, 23 August 2002.

<sup>15</sup> Sanborn Fire Insurance Maps, “Nashville,” 1941, Sanborn Fire Insurance Company; Nashville City Directory, 1951.

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# National Register of Historic Places Continuation Sheet

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Woodmont Terrace Apartments  
Davidson County, Tennessee

garages are no longer extant although one garage wall was used in the construction of a clubhouse and fitness center. Currently, parking is provided through parking spaces along the curved tree-lined paved roads within the complex. The original commercial building was extensively remodeled and enlarged in the 1960s to house the complex's office and a laundry. A tennis court and swimming pool were added in 1983.

The Woodmont Terrace Apartments first appear in the Nashville City Directories in 1940. Tenants were typically professionals and upper management businessmen and their families. Some single men and women also lived in the complex. A sample of the residents in 1940 includes: Joseph Snotgrass, vice president of H.G. Lipscomb & Co., a wholesale hardware business; Fletcher Morgan, an accountant with Franklin Limestone; John W. Cummins, a department manager with Life and Casualty Insurance; Claude B. Dudley, a purchasing agent for Life and Casualty Insurance; Miller Kimbrough, a manager in the loan department of Guarantee Mortgage & Trust; Rebecca Wilson, a bursar at Scarritt College; Hermin Modlin, a division manager at Brown & Williamson Tobacco Co.; Carroll Strohm, an accountant with Allen & Pitsinger, Hampton Lackey, secretary of Tennessee Products Corporation; and Charles Poe, commissioner of the State Department of Conservation.

The Woodmont Terrace Apartments was the first major apartment complex of its kind in Nashville. Prior to Woodmont Terrace, apartment buildings in Nashville were primarily large multi-storied buildings located in the downtown area or along major corridors such as West End Avenue. These were usually single buildings or groups of two or three buildings.

Woodmont Terrace were the first apartment complex in the city that featured several smaller buildings arranged over a large acreage. The layout and landscape of the complex in addition to the restrained and identical plan designs of the buildings reflect the garden apartment movement of the early 20th century. The apartment complex also reflects national housing trends as an FHA-insured property. The developers of Woodmont Terrace initially began with 13.4 acres, but the FHA required more land in order to insure the loan for the development, and an additional 3.1 acres was secured.<sup>16</sup> The eastern section of this property was not developed until the 1960s and the original buildings of the complex are sited on approximately eleven acres.

Similar apartment complexes in Nashville followed including the Forest Hills Apartments at 2600 Hillsboro Road. These apartments were constructed ca. 1941. The complex itself first appears in the Nashville City Directory in 1943, but no individual tenants are listed. In 1944, forty individual tenants of the Forest Hills Apartments are listed. The Stephen Foster Apartments at 3401 Granny White Pike were constructed ca. 1949. This complex first appears in the City Directory in 1950 with seven tenants listed. In 1951, there were thirty-six tenants listed for the Stephen Foster Apartments. Other garden apartments were built in Nashville on into the 1950s.<sup>17</sup>

The Woodmont Terrace Apartments continued to be occupied by area professionals and businessmen and women throughout the 1940s and 1950s. Demand for the apartments was high with only three apartments in the one-hundred unit complex listed as vacant in 1946 and in 1951. In 1956 there was only one vacant apartment in the complex. Tenants in 1946 include: Jesse Seawell, asst. secretary-treasurer, Southern Coach Lines; Woodrow Wilson, clerk, Hermitage Hotel; John Askew, president, Bi-Lets, Inc.;

On file at Tennessee State Library and Archives, Nashville, Tennessee.

<sup>16</sup> Deed of Correction, Henry C. Beck to Woodmont Terrace, Inc., August 20, 1938.(Book 1090, Page 18, Davidson County Register of Deeds, Nashville, TN)

<sup>17</sup> Nashville City Directory, 1940 - 1956.

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Irwin Landhy, maintenance man; and Warren Robeson, supervisor, US Employment Service. In 1951, representative residents of the apartment complex included: Lolita Hamm, auditor, National Life; Miller Warfield, deputy County Tax Assessor; Graydon Younglove, salesman; Eugene Tanner, commercial manager, WSIX; and John Bean, dentist. The 1956 residents included: Jane Kaplan, saleswoman; Granville Elmore, engineer, State Highway Dept.; Robert Huddleston, owner, Timmons Sign Co.; Leonard Braswell, brakeman, NC & St. Louis Railroad; and Wilma Snow, beauty shop manager, Castner-Knott Department Store.<sup>18</sup>

In 1960, Woodmont Terrace, Inc., became Woodmont Terrace Apartments, Inc., with Ferriss C. Bailey, F. Clay Bailey, Jr., and Andrew Ewing as the incorporators. This company dissolved after the complex was sold to Westside Investments, the current owner, in 1979. During 1965, five additional apartment units were added to the complex. These units are located east of the original eleven units in a separate area.

Apartment buildings are an integral part of the built landscape of urban areas. In Nashville, several apartment buildings such as the Gladstone Apartments (NR 6/16/83) and the Belle Meade Apartments (NR 4/19/84) are individually listed on the National Register, while others are contributing buildings within historic districts. No apartment complexes such as the Woodmont Terrace Apartments are presently listed on the National Register. The Woodmont Terrace Apartments have played an important role in the growth and development of Nashville and reflect community history and heritage. The first apartment complex in Nashville, the Woodmont Terrace Apartments has not been significantly altered from its original design and plan, and it retains many original details. The apartment complex strongly reflects the garden apartment movement of the early 20th century and retains a high degree of its historic character.

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<sup>18</sup>Nashville City Directory, 1946 - 1956.

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## **VERBAL BOUNDARY**

The boundary for the Woodmont Terrace Apartments includes approximately eleven acres of parcel 182 outlined on the accompanying Davidson County tax map 118-09. This boundary is drawn to follow the property's lot lines on the south, west, and north. Approximately two acres of the parcel on the eastern boundary are omitted from the National Register boundary. This section of the property contains two apartment buildings constructed in 1965, and a ca. 1940 commercial building that has been extensively altered.

## **VERBAL BOUNDARY JUSTIFICATION**

The boundary for the Woodmont Terrace Apartments includes approximately eleven acres, which contain the original eleven units and landscaped grounds, developed in 1939. The boundary is drawn to follow the lot lines of the original parcel except on the eastern lot line. The eastern boundary has been drawn to omit a ca. 1940 commercial building that no longer retains integrity of its original construction and two apartment buildings constructed in 1965. The boundary includes the eleven contributing apartment units and a tennis court added in 1983, which is included as a non-contributing structure.



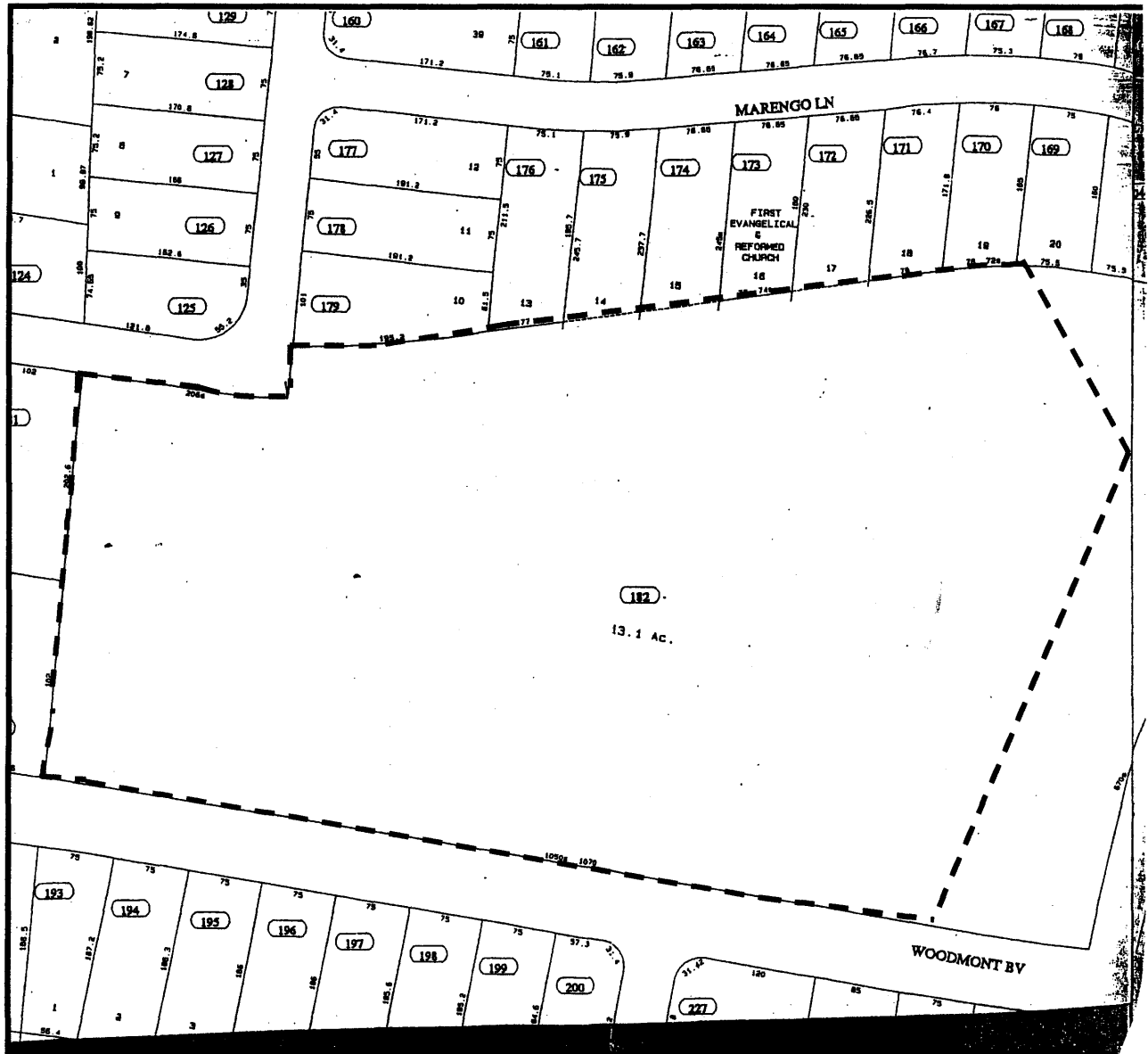
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1" = 175'



Boundary for the Woodmont Terrace Apartments, Davidson County, Tennessee, Davidson County

Tax Map 118-09, Parcel 182

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Woodmont Terrace Apartments  
920 Woodmont Boulevard, Nashville, Davidson County, Tennessee  
Photos by: Thomason and Associates  
Date: August 2002

- Photo 1 of 19: Buildings E and F, main facades, view to east.
- Photo 2 of 19: Buildings D and G, main facades, view to the west.
- Photo 3 of 19: View of central courtyard, view to the west.
- Photo 4 of 19: View of connecting sidewalks and central courtyard, view to north.
- Photo 5 of 19: Building F, main facade, view to northwest.
- Photo 6 of 19: Building E, main facade, view to northwest.
- Photo 7 of 19: Building D, main facade, view to west.
- Photo 8 of 19: Building K, main facade, view to north.
- Photo 9 of 19: Building F, rear facade, view to southwest.
- Photo 10 of 19: Building J, main facade, view to east.
- Photo 11 of 19: Building G, main entrance detail.
- Photo 12 of 19: Building F, secondary entrance detail.
- Photo 13 of 19: Building F, stairwell.
- Photo 14 of 19: Building G, stairwell.
- Photo 15 of 19: Building G, main entrance door and typical apartment door.
- Photo 16 of 19: Building G, living room detail.
- Photo 17 of 19: Building G, bathroom detail.
- Photo 18 of 19: Building G, kitchen detail.
- Photo 19 of 19: Tennis court, non-contributing structure, view to northwest.