

**United States Department of the Interior
National Park Service**

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

For NPS use only

received **MAY 16 1983**
date entered

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

1. Name

historic Gladstone Apartments

and/or common Same

2. Location

street & number 3803 West End Avenue ~~due~~ N/A not for publication

city, town Nashville N/A vicinity of

state Tennessee code 047 county Davidson code 037

3. Classification

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

4. Owner of Property

name West End Development Corporation

street & number 1906 West End Avenue

city, town Nashville N/A vicinity of state Tennessee 37203

5. Location of Legal Description

courthouse, registry of deeds, etc. Davidson County Courthouse

street & number Public Square

city, town Nashville state Tennessee 37201

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date N/A N/A federal state county local

depository for survey records N/A

city, town N/A state N/A

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

The Gladstone Apartments is a three-and-one-half story masonry building located on West End Avenue in Nashville, Tennessee. Built in 1923, the Gladstone is an excellent example of early 20th century period revival architecture. The building was designed in the Elizabethan revival style with its half-timbering, narrow casement windows and castellated porch. It has a cut limestone foundation, masonry and frame exterior, and a gable roof. The Gladstone was one of the earliest notable apartment buildings in Nashville and is still used as a multi-family dwelling. Few alterations have been made to the building, and it has retained its original architectural characteristics.

The building is located at 3803 West End Avenue on a 100 by 190 foot lot in a residential area of Nashville approximately three miles southwest of the central business district. It is set back from the street and surrounded by landscaped grounds and a picket fence on three sides. A circular driveway leads to the front entrance while a second driveway leads to a garage at the rear of the building. Located adjacent to the property are residential homes dating from the mid-1920's.

The Gladstone was constructed in the Elizabethan period revival style in 1923. It was designed by noted Nashville architect Charles Ferguson who designed many buildings in the Nashville area. The three-and-one-half story building incorporates frame, brick and stone in its facade. The building is rectangular in shape with slightly projecting end bays and an extended crenelated porch at the entryway. It rests on a cut limestone base and features a gable roof with dormer windows. Distinguishing characteristics of the building include the castellated porch with stone insets, decorative half-timbering, and narrow casement windows. The building's exterior has not been significantly altered.

The north elevation facing West End Avenue is five bays wide and contains many decorative elements. The central bay features an extended open brick porch and steps which lead to the main entryway. The steps are composed of cut limestone with an attached iron railing. The porch features a castellated parapet with stone capping. A large elliptical archway with stone voussoirs and label hood molding dominates the porch's north elevation. Above the arch are two small inset stone panels which flank the large central stone panel bearing the name "Gladstone." On either side of the central arch are stone oriels with decorative corbelling and finials. The porch's east and west elevations contain rounded arch windows with stone surrounds and label hood molding. The central doorway and sidelights are separated by decorative oak pilasters with Corinthian capitals.

The central bay above the porch on the north elevation is distinguished by its inset stonework around the windows which runs the height of the two stories. The three windows on both floors of the central bay are nine-over-one light sash separated by stone mullions. Between the two sets of windows are stone spandrels with a "union jack" pattern.

The two bays which flank the central bay are symmetrical with three windows on each floor. These windows are nine-over-one sash and share a common stone sill.

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The two end bays project slightly from the facade, and each floor features eight narrow light casement windows. Separating the windows on each floor are spandrels containing half-timbering and stucco which repeat the "union jack" motif. Each bay also features a projecting gable at the roofline. These gables contain frame and stucco half-timbering, large support brackets, gothic arched attic windows, and finials. Under the eaves at the roofline are exposed rafters. The roofline also features a hipped dormer window above the central bay flanked by gable dormers with multi-light windows, half-timbering, and finials. Also present at the roofline are circular terra-cotta chimney stacks.

The narrow eight light casement windows on the corner bays are carried over onto both the east and west elevations. These elevations each contain six casement windows separated by frame and stucco spandrels to match those on the north facade. The remaining windows on the east and west elevations are nine-over-one light sash. These elevations also exhibit Gothic arched attic windows and half-timbering in the gables.

At the rear of the building (south elevation) is a continuation of nine-over-one sash windows on each floor. The central bay has an entryway at the basement level which leads to a hallway and rear staircase for the apartments. At the roofline above this bay is a hipped roof dormer window. This facade contains a square brick chimney stack which connects with the furnace in the basement. Also present on this facade are rectangular bay windows which are a modern addition.

The interior of the Gladstone Apartments retains many of its original features. The central hallway features tile floors and an oak staircase and bannister. The walls of the hallway are of plaster which was scored to resemble stone. Flooring throughout the building is of oak and has been retained in all apartments. The original retiring beds, kitchen fixtures, plumbing and wiring have been removed in past years.

At the rear of the building is an open garage which was built ca. 1930. It is rectangular with a small projecting shed roof of terra-cotta tiles. It is subdivided into six units for automobile parking.

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 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 1923 **Builder/Architect** Charles Ferguson

Statement of Significance (in one paragraph)

Located on West End Avenue in Nashville, Tennessee, the Gladstone Apartment Building is an architecturally significant property of the early 20th century. The building has been nominated under criterion C because of its association with noted architect Charles Ferguson and its distinctive architectural features. The Gladstone reflects the Elizabethan period revival and is an outstanding example of this 20th century revival style. It is one of the few early 20th century buildings constructed in this style still extant in Nashville. The Gladstone continues to be utilized as a multi-family dwelling, and it still retains the integrity of its original design.

Development of apartment buildings in Nashville increased substantially after 1900 though most buildings were confined to the downtown area until 1910. Because of the increasing popularity of the automobile, many tracts of land surrounding the city were subdivided for new residences along the city's main arteries. One of Nashville's major thoroughfares was West End Avenue which became known for its fine homes and notable residents. Substantial neighborhoods arose along West End. Acklen Park and the present Richland-West End Historic District are examples of these areas. As the city expanded during the early 20th century, professional real estate companies acquired large tracts for resale and speculative development.

In 1911 the land presently occupied by the Gladstone Apartments was part of the Bransford Realty Company's Golf and Country Club Subdivision (1). Bransford divided property along West End into 100' by 190' lots for sale as residential properties. The lots now occupied by the Gladstone were bought and sold several times after 1911, but it was not until 1923 that development began on the property.

In May of 1923 Morris Fisher bought parts of two lots of the Bransford subdivision and shortly after began construction of the Gladstone Apartments (2). Fisher was a wealthy Nashville real estate developer who intended that the Gladstone be one of the city's most luxurious apartment buildings. He chose Nashville architect Charles Ferguson to design and oversee construction.

Ferguson had been an architect since 1887 and was responsible for the design of many residences and commercial buildings. He contributed to the design of the Tennessee Centennial Exposition in 1897 and drafted Nashville's reproduction of the Parthenon (3). During the early 1900's, Ferguson designed Pearl High School and many other governmental, commercial and residential buildings. In 1923 Ferguson designed the Elizabethan revival style Gladstone and Westminster Apartments. The Westminster, which stood on Twenty-first Avenue South, was recently demolished; and only the Gladstone remains. These two buildings were among the last designed by Ferguson before he retired in 1926.

The Elizabethan revival style, highly popular between 1910 and 1930, was based on 16th century Elizabethan architecture. Characteristic of this style are large, mullioned windows, half-timbering, and restrained ornamentation. The Gladstone is an outstanding example of this period revival and combines traditional Elizabethan features with exceptional craftsmanship.

9. Major Bibliographical References

Davidson County Deed Records, 1923-24.
Herndon, Joseph. "Architects in Tennessee until 1930, A Bibliographical Dictionary."
New York: Columbia University, 1975.
Nashville Banner. 1923-24.

10. Geographical Data

Acreage of nominated property 0.43
Quadrangle name Nashville West, Tennessee

Quadrangle scale 1:24000

UTM References

A

1	6	5	1	5	1	4	0	3	9	9	8	3	8	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

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D

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H

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Verbal boundary description and justification

The boundary of the Gladstone Apartments is shown as the dotted line on the accompanying Davidson County Tax Map which is drawn at a scale of 100 feet to the inch. This includes all of the property associated with the Gladstone.

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

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

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

11. Form Prepared By

name/title Philip J. M. Thomason

organization Thomason and Associates

date January 3, 1983

street & number 1700 Hayes Street

telephone (615) 320-5732

city or town Nashville

state Tennessee

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 National Park Service.

Deputy

State Historic Preservation Officer signature

Herbert L. Harper

title Executive Director, Tennessee Historical Commission

date 4/25/83

For NPS use only

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

**Included in the
National Register**

date

6/16/83

for *Allover Byer*
Keeper of the National Register

Attest:

date

Chief of Registration

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Why the building was named Gladstone is unclear. The name carries distinct English connotations primarily related to William Gladstone who served as Prime Minister until the 1890's. The name could have been chosen in honor of Prime Minister Gladstone or simply as a name which reflects the English heritage of the building style.

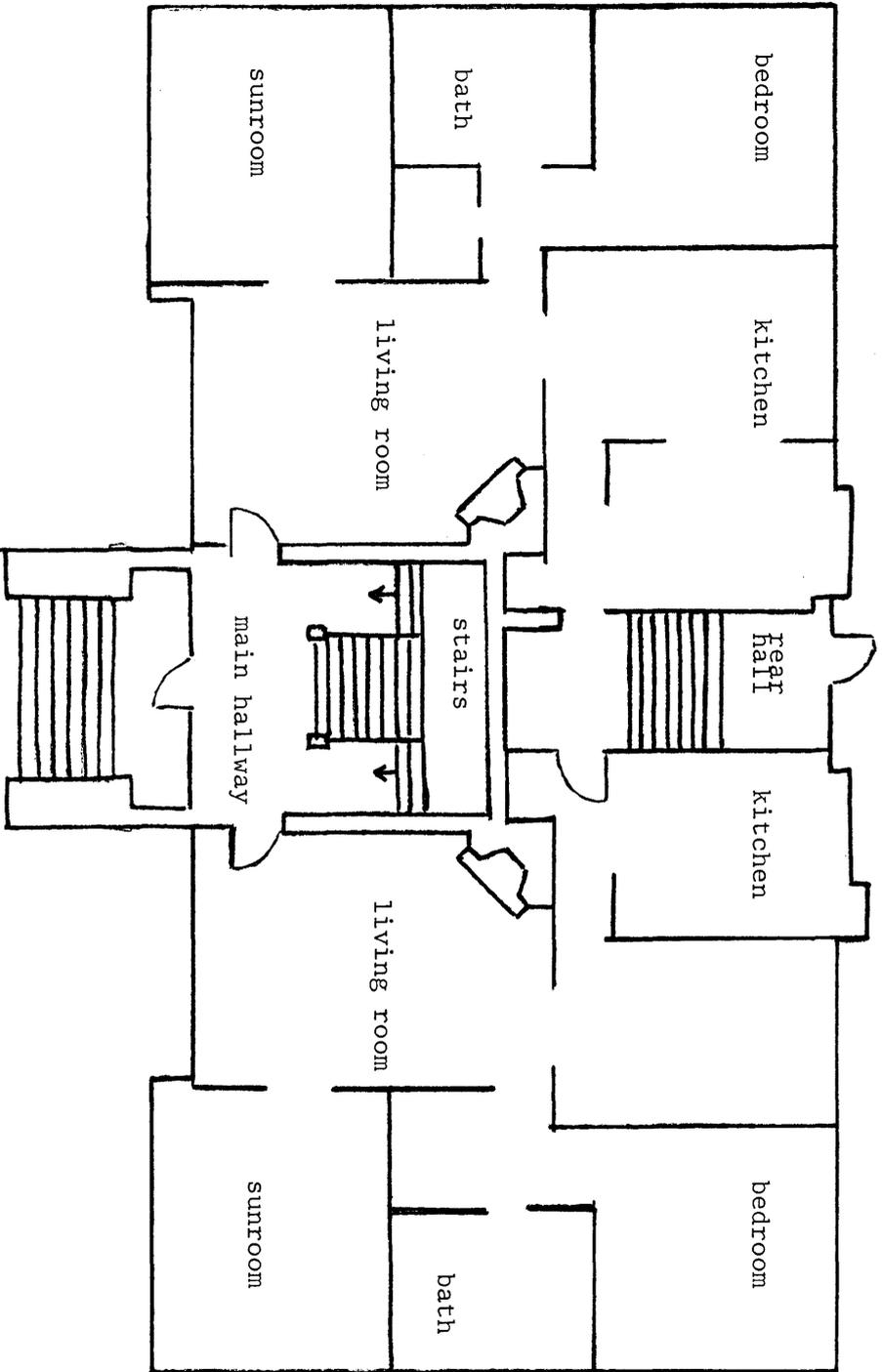
Design and construction of the Gladstone continued throughout the summer of 1923, and it was featured in the Real Estate and Building Review section of the Nashville Banner on September 20, 1923. The article states that the apartments are unusually large and modern, containing "...retiring beds, built-in ice boxes and gas stoves, clear white hardwood floors, tile corridors, and tile bathrooms with showers" (4). All of the apartments were rented several weeks before the building opened, and they were recognized as some of the most luxurious in the city.

The demand for the Gladstone was such that vacancies were rare, and prospective tenants were placed on a long waiting list despite the high rent of the apartments. A 1924 advertisement called a Gladstone apartment one of the prettiest and most modern in West End. The price for the five room apartment was listed at one hundred fifteen dollars per month (5). This is well above the seventy-five dollar average for comparable apartments as noted by the Real Estate Board in 1924; thus the Gladstone was one of the most expensive and distinctive apartment buildings of its day (6).

Few changes have been made to the building since its construction. During the Depression, Morris Fisher had financial difficulties and was forced to sell the property. The building passed through several hands until its present ownership in 1981. The past sixty years have continued to see the Gladstone recognized as one of Nashville's most sought-after apartment buildings with prospective tenants spending years on the waiting list. Today the building's interior is being restored to its original elegance, and the Gladstone continues to be a landmark on West End Avenue.

Footnotes:

1. Davidson County Deed Book 332, page 152.
2. Davidson County Deed Book 612, page 564.
3. Joseph Herndon. "Architects in Tennessee until 1930, A Biographical Dictionary." Columbia University, Graduate School of Architecture, New York, 1975.
4. Nashville Banner. 20 September, 1923.
5. Nashville Banner. 14 September, 1924.
6. Nashville Banner. 1 June, 1924.

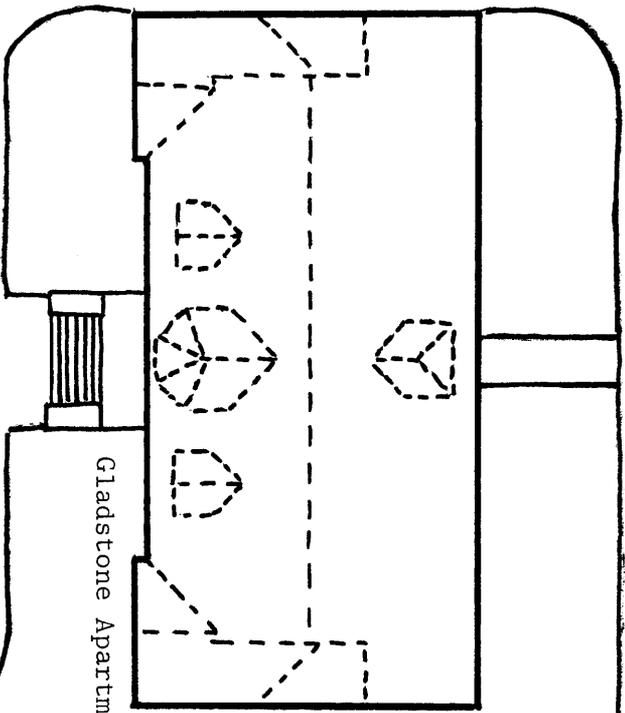


Floor Plan for the Gladstone Apartments

Gladstone Apartments
 3803 West End Avenue
 Nashville, Davidson Co., Tennessee

Floor Plan (first story, similar
 arrangement on other stories)

Parking Garage



Driveway

Gladstone Apartments

West End Avenue

Gladstone Apartments
3803 West End Avenue
Nashville, Davidson Co., Tennessee

Site Plan

Not to scale



6/7/93

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Continuation Sheet**

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Gladstone Apartments Davidson County, TENNESSEE

ADDITIONAL DOCUMENTATION APPROVAL
83003025

Delores Byers 7/15/93

71000831. Buckingham House, Sevier County. NR3/18/71. The correct significant date should be 1796 only.

71000832. Sevier County Courthouse, Sevier County. NR3/24/71. Romanesque Revival should be added as another style.

73001822. Collier-Crichlow House, Rutherford County. NR7/16/73. Delete the term Chateausque as a style.

77001264. Riverwood, Davidson County. NR7/20/77. Delete the terms Adamesque and Colonial as styles.

82003982. Louisville and Nashville Passenger Station, Knox County. NR3/25/82. Delete the term Chateausque as a style.

83003024. U.S. Post Office, Elizabethton, Carter County. NR8/9/83. There is no style mentioned in the data base. The nomination mentions Beaux Arts as a style, but Classical Revival is probably more correct.

83003025. Gladstone Apartments, Davidson County. NR6/16/83. Delete the term Elizabethan Revival and add Classical Revival as the style.

83004256. Knoxville YMCA, Knox County. NR11/17/83. Add the term Renaissance Revival as a style.