

2012



Our purpose. Our place.



**“We shape our buildings; thereafter  
they shape us.”**

Winston Churchill, 1944

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## Message from the President



In the future, it is my sincere belief that we will look back on 2012 as a pivotal year in the history of Historic Nashville. Our accomplishments were many, both in the public realm and behind the scenes.

Following the directives of our Strategic Plan, we were able to significantly increase annual operating revenues through membership, donations, and grants. This included a \$1,425 technology grant from the Frist Foundation, a \$2,500 anonymous donation, and a \$5,000 grant from the Community Foundation of Middle Tennessee. We also increased the number of members at the higher \$100-250 levels. Plus, the Brick & Mortar Bash raised another \$2,500.

Through the hard work of our all-volunteer board of directors and committee members, we hosted several programs, including the popular Behind the Scenes Tours and the *Nashville Nine* list of the city's most threatened historic places. We continued our partnership with the Habitat for Humanity's ReConstruct program and sponsored the Tennessee Preservation Trust's Old House Fair as well as the Metro Historical Commission's Annual Preservation Awards ceremony.

At the operation level, we amended our bylaws with a nondiscrimination policy that includes race, color, cultural heritage, national origin, religion, age, sex, sexual orientation, marital status, gender expression, disability status, political affiliation, source of income, or veteran status. We also updated our Strategic Plan and sought guidance from the Center for Nonprofit Management on hiring paid staff in the near future.

As you will see in this Annual Report, our efforts are paying off. We

continue to grow our revenues, increase our presence throughout Music City, collaborate with other organizations, and most importantly, we are having a real impact on saving the historic places that make Nashville unique. And that's what matters most.

In closing, I wanted to express my gratitude for the opportunity to serve as President for the past two years. It was an honor and an experience that I won't soon forget.

Sincerely,

A handwritten signature in blue ink that reads "Robbie D. Jones". The signature is fluid and cursive, with the first letters of each name being capitalized.

**Robbie Jones**  
HNI President 2012



Robbie prepares to be interviewed about the Nashville Nine at News Channel 5.



## Our Mission

*We preserve and promote the historic places that make Nashville unique.*

Goal 1 – HNI will have a robust array of programs through which it will preserve and promote the historic places that make Nashville unique.

Goal 2 – HNI will recruit and serve a large, diverse membership.

Goal 3 – HNI will grow the capacity of the organization to meet future needs.

Goal 4 – HNI marketing and communications will successfully get the word out to the community.

Goal 5 – HNI fundraising efforts will support the work of the organization into the future.

## 2012 Financial Statement

<u>Total Assets</u>	<u>\$46,409</u>
Cash-in-hand	\$28,335
Savings	\$10,815
Easement Fund	\$4,853
Other	\$2,406
<u>Total Revenue</u>	<u>\$24,184</u>
<u>Total Expenditures</u>	<u>\$18,978</u>
<u>Net Gain/Loss</u>	<u>+ \$5,206</u>

**Note:** A detailed financial statement is available upon request.

## 2012 Strategic Update Review

This past year has been an important one for Historic Nashville, Inc. Not only did we end the year meeting our membership goals, but also closed the book on 2012 with a positive net gain. Our marquee program, the *Nashville Nine*, enjoyed more media coverage than ever this year and was introduced at the press conference by (newly) local preservation hero **Mike Wolfe** of *American Pickers* and *Antique Archeology*. The *Nashville Nine* successfully pled the case for the preservation of some of Nashville's most endangered places. And the community has responded. Historic Nashville continues to field inquiries about *Nashville Nine* properties.

The *Brick & Mortar Bash* was a wonderful and successful event. Monthly members-only *Behind the Scenes Tours* remain popular, and our innovative *Preservation Easement* program protects 16 historic landmarks throughout Nashville. Historic Nashville was also happy to partner again with *Habitat for Humanity* to restore another historic home in East Nashville.

Thank you for another year of your support. And thank you in advance for your support in the year to come.



[facebook.com/historicnashvilleinc](https://facebook.com/historicnashvilleinc)

[www.historicnashvilleinc.org](http://www.historicnashvilleinc.org)

## Announcing the Nashville Nine

(L to R): Historic Nashville's Vice President Melissa Wyllie joins Mike Wolfe and President Robbie Jones at the Belcourt Theater for the announcement of the 2012 Nashville Nine.



### Behind the Scenes Tour:

Members enjoy a special guided behind the scenes tour of the Croft House at the Nashville Zoo.



### 2012 Brick & Mortar Bash:

Nashville Metro Councilman and board member Fabian Bedne, Mary Linden Salter and Tatum Clinton-Selin enjoy the Bash at Union Station Hotel.

**Historic Nashville, Inc.** receives no operating funds from any government source; our revenues are provided entirely by memberships, grants and donations.

Thank you to everyone who assisted in fulfilling our mission in 2012 by paying membership dues, making a financial contribution, volunteering your time or providing in-kind or discounted services.

### DONOR (\$100 – \$249)

Jason Bergeron  
Michael McKee and Paul Cook  
Roger Sanders and Glen Durdin  
Alan and Alyssa Hayes  
Phyllis G. Heard  
Senator Douglas Henry  
Mitch Hodge  
Robbie D. Jones  
Keith and Andrea Lawrence  
David Jones and Garth Politsch  
Phil Thomason  
Bob and Susan Tuke  
Ridley Wills, The Wills Company

### SPONSOR (\$250 - \$499)

George Ritzen  
Woodland Wine Merchant

### PATRON (\$500 - \$999)

Bretz Realty Team of Keller Williams Realty  
Foothill Entertainment Group  
Pangaea  
Pfeffer Torode Architecture  
The Hermitage Hotel  
US Bank

### HERO (\$1,000 +)

Anonymous  
Antique Archaeology  
Community Foundation of Middle Tennessee  
Frist Foundation  
Jackson National Life Insurance Company  
The Conservancy for the Parthenon and Centennial Park  
Union Station Hotel



## The 2012 Nashville Nine

Launched in 2009, the *Nashville Nine* is intended to promote public awareness of endangered historic sites and encourage preservation advocacy at the grassroots level. The annual list features nine historic properties nominated by the public and threatened by demolition, neglect, development or inappropriate renovation. The 2012 Nashville Nine includes a diverse range of properties that help define Nashville's unique sense of place.

The event was held on September 26, at Belcourt Theater, and featured Mike Wolfe, star of *American Pickers*, one of the most popular shows on the History Channel, and owner of Antique Archaeology.



**Free Will Baptist College/Welch College,  
West End, early 1900s**



**Hillsboro Village, 1800 Block, early 1900s**



**Hillsboro West End Historic District, c.1910-1940**



**John Geist & Sons Blacksmith Shop,  
Germantown, 1891-1905**



**Monroe-Harding Inc., Green Hills, c.1930s**

Know of a historic property in Nashville that you would like to preserve and protect? Nominate it for the 2013 *Nashville Nine*!  
Contact us ... we are accepting nominations year round.

## The 2012 Nashville Nine



**Keyes House, East Nashville, c.1910**



**Mt. Olivet Cemetery Chapel & Office,  
Donelson, 1870s**



**Utopia Hotel, Downtown,  
1890-1891**



**Wade School, Bell's Bend, 1936**

Learn more about the properties on this and previous years'  
*Nashville Nine* by visiting our website:  
**[www.historicnashvilleinc.org/nashvillennine](http://www.historicnashvilleinc.org/nashvillennine)**



## Special Events and Behind the Scenes Tours

In 2012, Historic Nashville members were treated to many special events and members-only Behind the Scenes Tours. These tours, one of the benefits of membership, were very popular and exciting backstage passes to Nashville's special historic places.

The year's special events include a membership meeting at the Parthenon, partnering with Habitat for Humanity ReConstruct project and participation in the home dedication in February 2012. Historic Nashville also hosted the Brick and Mortar Bash at Union Station and the Nashville Nine press conference with Mike Wolfe. There were also happy hours and other networking events hosted throughout the year.

Behind the Scenes Tours include a Frist Museum architecture tour, RCA Studio B, happy hour at Merchants, Longview mansion, the Croft House at the Nashville Zoo, Newsom's Mill - Harpeth River State Park, Buchanan Log House and a fall Vanderbilt walking tour. For Halloween, we hosted a spooky Hermitage Lantern tour and then a festive holiday party with never-before displayed historic photos at the Hermitage Hotel and a holiday tour of Travellers Rest.

**Stay tuned for more great tours in 2013!**



Board members **Patrick Gilbert, Robbie Jones, Melissa Wyllie, Matthew Todd Schutz** and **Yuri Cunza** celebrate with homeowners **Rosemary and William McCord** at their February home dedication through the Habitat for Humanity ReConstruct program.



HNI members learning about the history of Vanderbilt University at Kirkland Hall.



Annual Membership Meeting at the Parthenon



Behind the Scenes Tour of Longview Mansion



## 2012 Members

David Jones and Garth Politsch  
Michael McKee and Paul Cook  
Steve Sirls and Allen DeCuyper  
Susan Alexander  
Sarah Arnold  
Sherry Bach  
Clay and Sally Bailey  
Melissa Baldock  
Jane Baxter  
Nicolas Beaudoin  
Councilmember Fabian Bedne  
Jason Bergeron  
Leah Boone  
John Brackeen  
Barbara K. Breen  
Cheryl Bretz  
Dan Brown  
Jonathan Burns and Melissa Wyllie  
Travis Carter  
Margo Chambers  
Kenneth and Carrie Climer  
Caitlin Clinton-Selin  
Linda Cooper  
Jennifer Core  
Yuri Cunza  
Dave Daniels  
Coda Davison  
Wayne Deason  
Crystal deGregory  
Lianne Dent  
Bill and Barbara Depp  
Jaime Destefano  
Thea R. Dickerson  
Lauren Dillon  
Mark and Sarah Campbell Drury  
Yvonne Eaves  
Emerald Estock and Laurie Weakley  
Bob and Connie Gee  
Lindsay George  
Linda Gilliam  
Van Gilmore  
Jan Giordano  
Susan Hager  
Natalie Halverson  
Cate Hamilton

Jay and Linda Hancock  
James Harbison  
Alan and Alyssa Hayes  
Ms. Phyllis G. Heard  
Senator Douglas Henry  
Mike Hester  
Mitch Hodge  
Kim Hoover  
Rachel Hopkin  
Lisa Housholder  
Robbie D. Jones  
Julie Keller  
James Kelley  
Linda Kilpatrick  
Jared King  
Dr. and Mrs. Howard S. Kirshner  
Tommy Kramer  
Chris E. Lambos, Jr.  
Paul and Dana Latour  
Keith and Andrea Lawrence  
Christa Lawson  
John Hurst Lyle  
Shirley K. Manaley  
Tori Mason  
Brandon Mauldin  
Mr. and Mrs. Joseph P. McAllister  
Paul and Alexis McCoy  
Clifford H. McNally  
J. Nathan McWilliams  
Scarlett and Eric Miles  
Joe Morris  
Allison Norton  
Anne-Leslie Owens  
Phil Ponder  
Kathryn and Royce Rhea  
Sarah Ripple  
George Ritzen  
George Ritzen  
Betsey Robinson  
Julie Robison  
Laura and Hunter Rost  
Roger Sanders and Glen Durdin  
Brandon and Amanda Scott  
Scarlett Sharpe  
Sandra R. Shelton

Beverly St. John  
Lynn Taylor  
Jeff Teague  
Phil Thomason  
Shirley R. Thompson  
Betsy Thorpe  
Brian Tibbs  
Janet M. Tidwell  
Angie Trivett  
Bob and Susan Tuke  
Tom Vickstrom  
Robin M. Webb  
Fred Weis  
Joshua and Jessica Wickham  
Vivian Wilhoite  
Harry Williams  
Ridley Wills  
Forrest and Judy Wise  
Robin Zeigler

## BOARD OF DIRECTORS

Robbie D. Jones, *President*  
Melissa Wyllie, *Vice President,*  
*Marketing*  
Susan Hagar, *Secretary*  
Jared King, *Treasurer*  
David Price, *Past President*  
Scarlett C. Miles, *Membership*  
Lianne Dent, *Tours*  
Holly Barnett, *Nashville Nine*  
Patrick Gilbert, *Habitat for Humanity*  
Matt Schutz, *Easements*  
James Dunn, *Ambassador*  
Keri Adams  
Fabian Bedne  
Jason Bergeron  
Yuri Cunza  
Laura Rost  
Brian Tibbs  
Bob Tuke, *Ex-Officio Legal Counsel*

## In Memoriam



Ransom School off of West End. Included in the 2009 Nashville Nine (Historic Neighborhood Schools)



Tower records on West End Avenue was demolished in April.



Historic Bungalows in 12 South neighborhood demolished.

**Note:** The Centerstone/Dede Wallace Center, which was included on the 2010 Nashville Nine, was also demolished.

## Historic Easements

A preservation easement is a voluntary legal agreement that protects a significant historic or cultural resource. An easement provides assurance to the owner of an historic or cultural property that the property's intrinsic values will be preserved through subsequent ownership. In addition, the owner may obtain substantial tax benefits. Under the terms of an

easement, a property owner grants the rights to their property's facade to Historic Nashville, Inc. Once recorded, an easement becomes part of the property's chain of title and usually "runs with the land" in perpetuity, thus binding not only the owner who grants the easement, but all future owners as well.

## Committees

Make your membership count! Please consider lending your time and special talents by serving on an Historic Nashville committee. To find out more, please contact [membership@historicnashvilleinc.org](mailto:membership@historicnashvilleinc.org)

**Learn More: [www.historicnashvilleinc.org](http://www.historicnashvilleinc.org)**





☐ **YES, I want to join Historic Nashville, Inc. and help preserve Nashville's historic places!**

### Memberships

<b>Student/Senior</b>	\$15	_____	<b>Couple/Plus One</b>	\$45	_____
<b>Individual</b>	\$30	_____	<b>Family</b>	\$50	_____
<b>Donor</b>	\$100	_____	<b>Sponsor</b>	\$250	_____
			<b>Patron</b>	\$500	_____

Corporate sponsorships and major funding opportunities are available—please contact the membership coordinator for details.

Annual membership includes invitations to Behind-the-Scenes Tours, special events, the Annual Meeting, volunteer opportunities, publications, and more!

Name(s): \_\_\_\_\_  
*The way the membership should read*

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Neighborhood: \_\_\_\_\_ Email: \_\_\_\_\_

**Make Mine Green!** Send membership updates by email ☐

**Address:** Historic Nashville, Inc.  
P.O. Box 190516  
Nashville, TN 37219

**Website:** [www.historicnashvilleinc.org](http://www.historicnashvilleinc.org)

**Email:** [membership@historicnashvilleinc.org](mailto:membership@historicnashvilleinc.org)

*Contributions to Historic Nashville, Inc. are tax-deductible to the extent allowed by law.*

### ABOUT HNI

Historic Nashville, Inc. (HNI) was originally chartered in 1968 as “The Historic Sites Federation of Tennessee.” In 1975, the name and mission changed in response to the urgency of threats to historic landmarks in Nashville. The nonprofit 501(c)3 organization became “Historic Nashville, Inc.” with the mission to preserve and maintain architecturally significant and historic places throughout Nashville and Davidson County.

Over the years, HNI has successfully advocated for the preservation of many downtown landmarks, including the Ryman Auditorium, Union Station, Shelby Street Bridge, Arcade Post Office, and the Second Avenue, Printer’s Alley, Lower Broadway, and East Nashville historic districts. In 1982, HNI established the state’s first Preservation Easement program and currently owns easements on 16 historic landmarks with a market value of over \$30 million. HNI hosts an annual membership meeting, publishes a newsletter, maintains a website, hosts educational programs and special tours, and recently launched the annual “Nashville Nine” endangered properties list.