

# 2014 HISTORIC NASHVILLE INC. Annual Report

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# 2014 Annual Report

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#### About Historic Nashville Inc.

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 \$50 million. HNI hosts an annual membership meeting, publishes a newsletter, maintains a website, hosts educational programs and special tours, and the annual "Nashville Nine" endangered properties list.



Front & rear cover photos: Stephanie Saujon -Edited by: Julie Robison

# Message from the President

Save Nashville

Nashville is more than any one building or neighborhood. It is the unique, magical and irreplaceable mixture of built environment, history, people, culture, landscape and stories.

It is the haunting solemnity of the Trail of Tears, which the Cherokee followed over the Cumberland.

It is the dignity former slaves are shown as they are given a new place to rest in peace.

It is the music that streams from the honky-tonks and bubbles up from the studios and song-writing sessions on Music Row.



*Melissa Wyllie* President, Historic Nashville

Continued next page...

Of course, the Trail of Tears crossing was almost lost to time, overgrown and ignored until this year the Native American History Association brought the story back to light (Historic Nashville was proud to help fund the survey that proved the river crossing was part of the Trail of Tears).

And, the slaves also waited until this year for their story to be told. They had lived and worked at the Historic Grassmere Farm (now part of the Nashville Zoo). The cemetery was uncovered during construction for an enhanced entryway for guests. Historic Nashville is proud to have helped fund the research to tell those stories (more about that later in the report).

Finally, there are many people in Nashville today who believe Music City is in danger of losing some of the culture that made the music. Demolitions on Music Row – the very heart of our city's music culture – have rocked our city (not in a good way). At the 11<sup>th</sup> Hour, RCA Studio A was saved, but the threat to the historic fabric of music row and the city's music culture has been so severe that new organizations have grown in the last year to address the threats.

Three examples of Nashville's unique and irreplaceable history, and how the community was able to come together. Three examples of how it is possible to create a future that honors the past.

Historic Nashville is proud to have been part of that work in 2014.

It was a milestone year for us.

We worked hard, along with preservation partners state wide, to save the Cordell Hull building, which was listed on our 2013 Nashville Nine. Our membership grew by 58 percent, and our voice was amplified throughout the world. We spoke to reporters from *The New York Times* and *Al Jazeera*, the *Chicago Sun* and *NPR*. Our social media presence, one of the most effective ways to push our advocacy and education, has grown exponentially.

All of that has been accomplished by an all-volunteer board. So, when you join or donate to Historic Nashville, you are truly funding the fight ... not our overhead. In 2014 we ran lean and mean. But somehow, despite the fact that we are all volunteers, we were able to grow and accomplish more than ever before. We hosted a mini-session for NashvilleNext, inviting the community to discuss its thoughts for where preservation falls in Nashville's future.

#### Continued...

Speaking of that future, Historic Nashville officially became a member of the Local Partner program of the National Trust for Historic Preservation. We have worked with the National Trust throughout the year to help preserve our city's unique history including a meeting with Mayor Karl Dean about the National Treasures program. Many thanks to Mayor Dean for meeting with us, and for his great support around Kellytown, one of our previous Nashville Nine sites that was saved this year. As part of the Local Partner program, I attended the National Trust's annual preservation conference in Savannah, where I represented Nashville and learned so much that I have brought back home with me.

Also this year we began a Preservation Revolving Fund program to provide effective alternatives to the demolition or neglect of architecturally and historically significant properties in Nashville. As the Revolving Fund grows, we will have another powerful tool available to promote the rehabilitation and preservation of endangered historic properties in perpetuity.

We hosted more Behind the Scenes tours, and worked to make them meaningful to you. Two special members-only tours of the Tennessee State Prison offered a rare glimpse into the facility's unique history. Members enjoyed a special tour of Mt. Olivet Cemetery led by Jim Hoobler, senior curator at the Tennessee State Museum. Two tours of the Trail of Tears followed an original segment of the Cherokee Trail of Tears in Rutherford County and into the lost city of Old Jefferson. The tour was led by Pat Cummins, president of the Native History Association who identified the remnants of the trail at the site of Old Jefferson in 2012. Prior to that, it was believed the Trail of Tears and Old Jefferson had been lost in the 1960s under the water of J. Percy Priest Lake.

Historic Nashville also reached out to the community, sponsoring and participating in the Metro Historical Commission's Old House Fair, where I gave the presentation, "Is my house old, or historic?" (it's on our website if you are curious about your house). Historic Nashville also sponsored the children's area, including a scavenger hunt of architectural elements which was very popular. Historic Nashville was also proud to sponsor the reception following the MHC's annual Preservation Awards ceremony in May.

The community also told us – in record numbers – about the historic places in Nashville worth saving. Our Nashville Nine program, our annual list of the nine most endangered historic places in the city, was once again a major news story, and helped to define our advocacy, education and outreach efforts for the year. We held the announcement this year at RCA Studio A, and once again our friend Mike Wolfe, the star of the History Channel's American Pickers, made the announcement with us. Just a reminder that the Nashville Nine nomination forms are up year round on our website, and you can nominate a property anytime.

In partnership with the National Trust for Historic Preservation, the Music Industry Coalition, MHC and the Tennessee Preservation Trust, Historic Nashville was part of the preservation-push that ultimately saved RCA Studio A. Board members are serving on the committee to move forward, promote and preserve Music Row. Just last week Music Row was named by the Trust as a National Treasure. We are also working to be a part of the 60<sup>th</sup> Anniversary of Music Row, which will be celebrated this year.

As you all know, our work is not done. 2014 and all its accomplishments are already history. Thank you for helping us to preserve the historic places that make Nashville unique for the future.

#### Melissa Wyllie

Melissa Wyllie is founder and president of Found Feather Communications, president of Historic Nashville and a writer based in Nashville. You can follow her on Twitter at @mswyllie.

## 2014 FINANCIAL STATEMENT



## OUR MISSION

Total Assets	\$	45,859
Cash	\$	24,564
Savings	\$	10,815
Revolving Fund	\$	5,000
Easement Fund	\$	4,853
Other	\$	627
Total Revenue	\$	11,857
Total Expenditures	\$	7,600
Increase in Net Assets	\$	4,257
Program Expenditures		2,873

Note: A detailed financial statement is available upon request.

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

#### 2013-2015 Strategic Plan

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.

Nashville saw many changes in the historic realm; some good and some bad. Historic Nashville Inc. continues to keep the momentum gained in 2014 and carry into 2015. Below are highlights and accomplishments that were gained in this area for Nashville in 2014.



#### Tennessee State Prison Tours

- The old Tennessee State Prison in west Nashville played a significant role in Nashville's history, including architecture, social justice, music, and popular culture. In 2014, we were fortunate to host two very special Behind-the-Scenes Tours of the prison, one of our Nashville Nine properties. The members-only tours were led by Tennessee Department of Corrections (TDOC) attorneys Torrey Grimes and Theresa Thomas, who not only provided vivid stories and historic background but also an overview of the lengthy federal class-action lawsuit, *Grubbs v. Bradley* (1983), that eventually led to the prison being permanently closed in 1992.
- The first tour in May was so popular that tickets sold out in less than a minute! Thankfully, the TDOC allowed us to offer an encore tour in November for members on the wait list. Although safety and security concerns limited the size of the tours, combined we were able to provide tours to over 100 members.
- Throughout the year, we collaborated closely with the Save the Tennessee State Prison advocacy group, led by HNI member Jason Hale. This group of volunteers is donating a portion of all proceeds from the sales of merchandise such as tee-shirts and wristbands to Historic Nashville, for which we are extremely grateful. This group formed the Tennessee State Prison Historical Society, a new nonprofit dedicated to documenting the history of the prison and building momentum to preserve the landmark.

#### Cherokee Trail of Tears

- The Cherokee Trail of Tears played a well-known role in American history; however, its role in Nashville's history has remained largely untold. In 2014, the Native History Association, a nonprofit based in Nashville, made much progress in filling the historical void. Historic Nashville worked closely with the Native History Association throughout the year in sharing this story.
- We also worked with the Native History Association to host two Behind-the-Scenes Tours of the Cherokee Trail of Tears in nearby Smyrna in September and November. The tours were led by Pat Cummins, president of the Native History Association, which identified the remnants of the trail in 2012.

#### Preservation Revolving Fund

- In November, Historic Nashville established a Preservation Revolving Fund, a longtime goal and important component of our Strategic Plan. This fund will allow us to promote the rehabilitation and preservation of endangered historic properties in perpetuity. Nashville now joins cities such as Savannah, New Orleans, Charleston, Boston, Pittsburgh, Knoxville, and Chattanooga in offering this powerful preservation tool.
- The fund will accomplish this goal by either accepting property donations or by purchasing options or outright purchase of endangered historic properties in Nashville. The endangered historic properties are then marketed to locate buyers who agree to preserve and maintain them. Protective covenants, in the form of a Preservation Easement administered by Historic Nashville, are attached to the deeds to ensure that the historic integrity of each property is retained. Purchasers are required to sign rehabilitation agreements based on the work to be performed on the property.
- We seeded the fund with an initial donation of \$5,000 from our savings. In November we participated in the national #GivingTuesday campaign by offering our supporters an opportunity to make donations to the fund. We will now focus on growing the fund through donations and grants. Visit our website for more information about the fund.

#### Advocacy

- One of the most important components of our mission is advocating for the preservation of historic places. In 2014, we experienced an urgent need for advocacy in response to the demolition of several historic buildings and the proposed demolition of several more.
- Throughout the year announcements were made, seemingly weekly, of other historic buildings to be demolished or significantly altered. The proposed demolition of RCA Studio A became international news. Several of these were Nashville Nine properties. In October, the Tennessee Preservation Trust included the entire City of Nashville on its annual Ten in Tennessee list of endangered places.
- In order to assist our members and supporters, we added an Advocacy page to our website, which lists local, state, and federal agencies, nonprofits, and other resources with links to websites and contact information. This page also offers guidance on how to write advocacy letters.

"Never be afraid to raise your voice for honesty and truth and compassion against injustice and lying and greed. If people all over the world...would do this, it would change the earth."

- William Faulkner

#### Cemetery at Historic Grassmere Farm

On Nov. 22, 2014, HNI president Melissa Wyllie was honored to attend a cemetery dedication at the roughly 200 year old Grassmere Historic Home and Farm, now in the heart of the Nashville Zoo. This new cemetery is the final resting place of twenty people who died before the Civil War and were originally buried on land about to become an expanded Zoo entry. Research shows that originally burial place was a slave cemetery. The newly dedicated final resting place sits in a shady spot behind the farm house not far from the family cemetery.

Historic Nashville and other preservation partners helped fund the DNA analysis conducted on the remains of those buried in the cemetery. We believe those people are important, and we wanted to see who they were and how they lived and died.

Based on archival research and these scientific studies by TRC Solutions, Vanderbilt University, and MTSU, it was determined the cemetery contained 19 graves with 20 individuals - 9 adults and 11 children - most likely buried from 1830 to 1860 of African descent and most likely slaves.

At the new cemetery dedication, community leaders, citizens and preservation partners joined in remembrance of those lives, and an often neglected aspect of our city's history.

#### Old House Fair

Historic Nashville was proud to be a sponsor of the 2014 Metro Historical Commission's Old House Fair. In addition to the sponsorship, HNI also had a table in the exhibit hall, which allowed us to interact with many new faces and interact on preservation issues throughout the city. HNI president Melissa Wyllie gave a presentation on Old v/s Historic and HNI also hosted the children's area and led an architectural elements scavenger hunt for the kids.

The Old House Fair is an annual day-long festival showcasing new ideas, practical advice, innovative materials, and quality services for homeowners – and those interested in historic preservation – to learn. The event was Sat., March 28, at the Martin Center in Nashville.



HNI President Melissa Wyllie and Board member Sarah Jane Murray at the Old House Fair

#### Social Media Engagement

2014 proved to be an eventful year for Historic Nashville, and our growing social media presence exemplifies just how engaged Nashvillians have been in the preservation efforts of our city's historic places. Social media and e-marketing have become one of the most effective tools to promote our advocacy and education and spread the word about Historic Nashville beyond our city limits. Here are a few of the highlights:

- Over the course of 2014 our Facebook page likes grew from 3,498 on January 1<sup>st</sup>, 2014 to 6,461 on January 1<sup>st</sup> 2015. An increase of 85 percent! Several of our breaking Facebook posts even went "viral" including the news of the free house being offered in East Nashville (reaching 165,000 people) and our announcement of the 2014 Nashville Nine at RCA Studio A (reaching 85,000 people). Check it out at www.facebook.com/historicnashvilleinc.
- Our monthly e-newsletter has expanded to include preservation news articles, historic events around town and special monthly feature articles by guest writers such as Pat Cummins, President of the Native History Association and Jason Hale, Founder of the Tennessee State Prison Historical Society (Save the Prison). Additionally, the number of our e-newsletter subscribers has grown by an impressive 115 percent!
- In 2014 Historic Nashville launched an account on Pinterest, a social media site in which users create and share the collections of visual bookmarks (boards). The HNI Pinterest page boasts over 300 "pins" across 16 boards and 91 followers. Check it out at http://www.pinterest.com/historicnash
- Lastly, HNI joined the popular online photo sharing site Instagram. This is an exciting addition to our social media presence and we are excited that we can now offer an interactive photo sharing opportunity to our events and Behind-the-Scenes Tours. HNI members can now snap photos of our tours and upload them to Instagram and tag @historicnashvilleinc to share the tour experience! We already have 82 followers since launching in December 2014! Check it out at <a href="http://instagram.com/historicnashvilleinc">http://instagram.com/historicnashvilleinc</a>.

#### Share your HNI tour photos on Instagram!

While you are snapping photos on your next Behind-the-Scenes tour upload them to Instagram on your mobile device! You can share the tour experience with your friends and fellow HNI members. Be sure to upload the @historicnashvilleinc or hashtag them #historicnashvilleinc or #keepnashvilleunique. We look forward to seeing your adventures with Historic Nashville!



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# 2014 Behind-The-Scenes Tours

The tour committee is proud to report 15 wonderful events in 2014. Typically, there is one tour per month, so we were lucky to experience a few bonus tours this year. All of the tours were well attended by members, and many booked to full capacity. The tours were diverse and ranged from a scandalous brothel to devout churches, from a grand prison to a quaint fire house, and from a train wreck tragedy to a heartwarming schoolhouse.



These members-only tours provided a great incentive to bring in new members who wanted to gain exclusive access and insight to these types of historic sites that only Historic Nashville can provide. A great example of this is the Tennessee State Prison tour, which not only was of such high demand that we had two tours, but also served to bring visibility and new members to Historic Nashville.

Of course, the tours would not have been possible without the hosts and speakers who willingly imparted their knowledge and stories of the historic sites we visited. Our thanks and gratitude goes to each of our tour guides that shared their love of history with us and took us on a journey to the past.

The tours gave us all a peek into the past and further instilled within each of us the reason we fight to preserve the wonderful historic treasures we are lucky to have here in Nashville. The tour committee thanks all of the participants in 2014 and looks forward to all the great tours planned for 2015!

# 2014 Behind-The-Scenes Tours

#### 2014's tours included visits to:

- Military Branch of the Tennessee State
   Museum
- Southern Turf Building
- Wade School
- Glen Oak
- Tennessee State Prison
- Shelby Park
- Dutchman's Curve Train Wreck
- Slaves and Slaveholders of Wessyngton Plantation at the TN State Museum
- Rutledge Hill
- Trail of Tears
- Mt. Olivet Cemetery
- Downtown Presbyterian Church
- Hermitage Hotel



"Our guide Pat Cummins had a passion for the story of this lost town at the convergence of the Tennessee and Stones Rivers. He took us on a journey into the past, standing on a now non-existent crossroads once teaming with life and now a woodland retreat. We could imagine the Cherokee Indians, cold and hungry traveling these back roads to their final destination. We walked to the rivers where the docks once were and saw the foundations of homes of this once thriving area." – Linda Kirkpatrick, HNI Member



Above: HNI members on the Downtown Presbyterian Church tour.



Above: HNI members on the Mt. Olivet Cemetery tour.



"The Dutchman's Curve tour was one of the most interesting I have been privileged to be a part of. I have lived here my whole life and did not realize it happened only a short distance from my house. The train that runs several times daily beside Harding Road makes me think of the Great Train Wreck of 1812 and all the people that lost their lives every time it goes by and blows it's whistle. A very sad time in Nashville."

- Kay Houry, HNI Member

# 2014 Nashville Nine

On September 23, 2014 Historic Nashville announced its 2014 Nashville Nine at a press conference held at RCA Studio A on Music Row. Mike Wolfe joined HNI representatives to reveal the Nashville Nine properties and to underscore how vital preservation is in maintaining Nashville's unique character. Wolfe, who now calls the Nashville area home, is the star of History Channel's hit show American Pickers, a member of Historic Nashville and a passionate preservationist.

In addition to Wolfe, speakers included Historic Nashville President Melissa Wyllie, Nashville Nine Committee Chair Brian Tibbs, Sharon Corbitt-House on the history of the RCA Studio Building, and Carolyn Brackett from the National Trust for Historic Preservation.

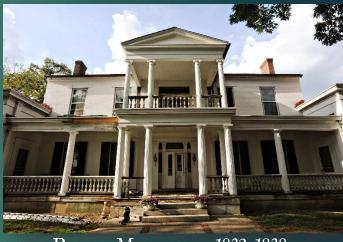
Since 2009, Historic Nashville has published the annual Nashville Nine, a list of the city's historic properties endangered by demolition, neglect or development. Every year the Nashville Nine is compiled through a public nomination process revealing historic buildings and places that matter to the people of our city.

Since the program's inception, Historic Nashville has brought to the public's attention a wide variety of the city's endangered landmarks, including historic houses, park buildings, civic landmarks, commercial buildings, neighborhood schools, churches and even neon signs. These properties represent a range of historic time periods, architectural styles and building types that embody Nashville and Davidson County's rich cultural history.

Learn more about the properties on this and previous years' Nashville Nine by visiting our website: www.historicnashvilleinc.org/nashvillenine



Albert Samuel Warren House - 1888



Belair Mansion - 1832-1838



Coca Cola Bottling Plant – 1920s



Hamilton Church Cemetery – 1832-1838



RCA Studio A- 1964



Hillsbord High School – 1954



SUNNYSIDE OUTBUILDINGS – early 19<sup>th</sup> century



TRAIL WEST BUILDING – early 19<sup>th</sup> century



Printers Alley Historic District – 1874-1929

### Membership

If you are not already a member we hope you will consider joining us in helping to preserve and protect the historic places that keep Nashville unique. If you are a current member, we sincerely thank you for your support and hope you will continue to renew your membership in years to come.

Annual membership benefits include exclusive invitations to members-only Behindthe-Scenes Tours, special events, the Annual Meeting, volunteer opportunities, publications, and more!

Membership Level	Fee
<ul> <li>Individual</li> </ul>	\$30
<ul> <li>Student/ Senior</li> </ul>	\$15
<ul> <li>Couple / Plus One</li> </ul>	\$45
<ul> <li>Family</li> </ul>	\$50
<ul> <li>Donor</li> </ul>	\$100
<ul> <li>Sponsor</li> </ul>	\$250
<ul> <li>Patron</li> </ul>	\$500

Visit our website at www.historicnashvilleinc.org/supportus/membership for more membership information and to join online.

We would love to have you as a member!

#### Committees

Make your membership count! Please consider lending your time and special talents by serving on a Historic Nashville committee.

- Marketing
- Tours/ Programs
- Membership
- Historic Preservation Easements
- Development
- Nashville Nine
- Special Events
- Volunteer Crew

Visit our website at <u>www.historicnashvilleinc.org/about-us/committees</u> for a complete description of each committee and email contacts for each committee chair.

## HISTORIC NASHVILLE'S EASEMENT PROGRAM

Historic Nashville's Easement Program is a good way to provide long-term preservation of a historically or cultural important resource, protect a property's intrinsic historical value and provide the owner a substantial tax benefit. Under the terms of an easement, a property owner grants the rights to their property's facade to Historic Nashville. Once recorded, an easement becomes part of the property's chain of title and usually "runs with the land" in perpetuity.

#### Visit our website at www.historicnashvilleinc.org/easements to learn more.



The Hermitage Hotel, an HNI easement property

## 2014 Members

Maura Ammenheuser Antique Archaeology Ingrid Anderson Melinda Anderson Elizabeth Anderson Trey Andre Sarah Arnold Sherry Bach Margaret Archer Bailey Aja Bain Jane Baxter & Jenny Madison Olivia Beaudry Betty C. Bellamy Sidney Bennett Rick Bernhardt Lindsev Blades Kathy Blums Dawn Bogic Leah Boone Melinda Boutwell James Brabson Carolyn Brackett & Bill Lewis Dan Brown Carole Bucy Jane T. Burke Alice R. Cannon Brvan Capps Kathleen Carlton Travis Carter Alvsha Carver **Rick Casebeer** Jeremy Childs Fletch & Bill Coke Catherine Collins Sydney Collins Kristy Conlon Frank Cowherd Sue Crocker Yuri Cunza David Currey Angie Daniel Dave Daniels Wanda Davis Melissa Davis

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## 2014 MEMBERS, continued.

Alan Mayes Mr. & Mrs. Joseph P. **McAllister** Lynne McBride Stephen McClure & James S. Mathis Delia McCreary Thomas McEwen, Jr. Heather McGarry Patrick & Ellen McIntyre Michael McKee & Paul Cook Kristi McNaron Mike & Tara Mielnik Scarlett & Eric Miles Lew Moore Karen Morrissev Grant Mullins Larry Mullins Kevin Murphy Sarah Jane Murray Native History Association Amy Neftzger Frank Newsom Deborah Nguyen Matthew Niehoff Joy Nielson Kenneth Niermann Carol Norton Shawn Norton Terry Oaks & Dwayne Short Yvonne Ogren Peggy Orange **Ophelia & George Paine** Liz Parrott Beverly & Sanford Payton Laurie Pennington Renee Perkins Sara Perry Monica Pipkins Phil Ponder Stacev Porter David Price

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Nancy VanReece Nancy Vansant Tom Vickstrom Rob Wagner Ralcon Wagner Jennifer L. Warren Julie Warwick Laurie Weakley J. David Wicker Harry Williams Adam Williams Iean Wilson Bonnie Winn William Wright David Wright Melissa Wyllie

## 2014 Donors

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 2014 by paying membership dues, making a financial contribution, volunteering your time or providing in-kind or discounted services.

#### Donor Level (\$100-249)

Paul & Dana Latour Patrick & Ellen McIntyre Fletch & Bill Coke Chris Demonbreun Alan Mayes Mike & Tara Mielnik Betty C. Bellamy Seamus Kelly Scarlett & Eric Miles Phil Thomason, Thomason & Associates David Price Frank Newsom Terry Oaks & Dwayne Short

#### Sponsor Level (\$250 – 499)

Antique Archaeology Chris Lambos

#### Patron Level (\$500 +)

Larry Mullins Andrew Allen Charitable Foundation

## 2014 Board of Directors

Melissa Wyllie, *President* David Price, *Vice President* Robbie D. Jones, *Secretary, Past-President* Jared King, *Treasurer* 

Scarlett C. Miles, *Membership, Volunteer* Connie Gee, *Tours/Programs* Julie Robison, *Marketing* Susan Hager, *Board Development* Matt Schutz, *Easements* Brian Tibbs, *Nashville Nine* Yuri Cunza Dr. Crystal DeGregory Lianne Dent James Dunn Sarah Jane Murray Robert Tuke, *Ex-Officio Legal Counsel* 

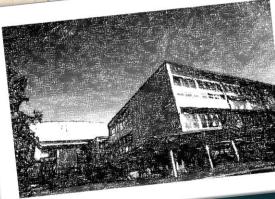


HNI board members Brian Tibbs, Julie Robison, Melissa Wyllie, and Robbie Jones at RCA Studio A's National Treasure announcement January 12, 2015.









# KEEP NASHVILLE Unique

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