





HISTORIC NASHVILLE

2017 ANNUAL REPORT

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About Historic Nashville Inc.

Established in 1968 and renamed in 1975, Historic Nashville, Inc. (HNI) is a nonprofit 501(c)3 membership organization with the mission to promote and preserve the historic places that make Nashville unique. Over the years, HNI has successfully advocated for the preservation of such historic places the Ryman Auditorium, Union Station, Hermitage Hotel, 2nd Avenue & Lower Broadway and Shelby Street Bridge, as well as neighborhood historic districts throughout the city.

In 1982, HNI established the state's first Preservation Easement program and currently owns easements on 18 historic landmarks with a market value of over \$50 million. HNI hosts an annual membership meeting, publishes an Annual Report, maintains a website, hosts educational programs such as Behind-the Scenes tours, and the annual Nashville Nine list of the city's most endangered historic places.

FOR MORE INFORMATION, VISIT WWW.HISTORICNASHVILLEINC.ORG, CONNECT WITH US ON FACEBOOK OR FOLLOW US ON TWITTER: @HISTORIC_NASH AND INSTAGRAM AT HISTORICNASHVILLEINC.

MESSAGE FROM THE PRESIDENT

2017 REPORT

Finding Nashville

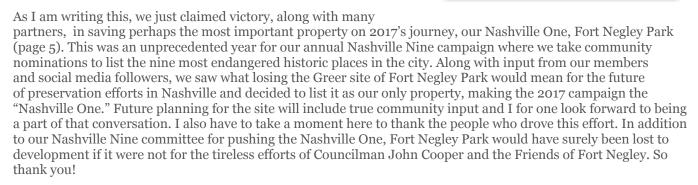
It's no secret that, like so many others, I am fairly new to Nashville. Despite having close family ties to the area--my Mom grew up here and I still have lots of family around Nashville--and having spent many holidays here, I have only really known Music City since 2014.

On some days, that makes me feel a little bit like the enemy of my preservation colleagues... If it weren't for newcomers like me, rampant development wouldn't be threatening so many of Nashville's important historic places.

However, I take pride in not being from Nashville, because I've had the opportunity to find it.

I still get to be surprised by Nashville's historic places and delight in uncovering what are, to me, untold stories. When I come across a building I've never seen or noticed before, it's a true moment of discovery.

This has made the past year with Historic Nashville like a journey through the historic places that really matter most to our members and the greater Nashville community.



This, of course, does not mean that we have not continued our advocacy efforts for our formerly listed Nashville Nine properties. Music Row as listed on the Nashville Nine in 2015 and 2016, continues to be a battle ground (page 9) against imposing development and we sadly saw the loss of Sammy D's/Figlio's on Music Row (page 8), which we also listed individually on our Nashville Nine in 2016. However, we did see the saving of six formerly listed Nashville Nine properties (page 7) this year including the unexpected Madison Bowling Alley, purchased in November by preservation minded real-estate investor Frank May. The bowling alley was listed in 2016 as part of a group of historic bowling alleys around the city and will be preserved and incorporated into a new mixed use development to serve the Madison community.

(continued on the next page...)



MESSAGE FROM THE PRESIDENT

2017 REPORT

Finding Nashville cont...

Also on our journey this year was our newest preservation easement property, the Betty Nixon house (page 12). Our preservation easements program, to me, is the most important Historic Nashville program because we are able to offer property owners a preservation tool that will preserve a National Register listed or National Register eligible property forever. The Betty Nixon house marks our 18th such property.

As a newcomer, our Behind-the-Scenes Tours program (page 7) is the best program Historic Nashville offers when you are on a journey of finding Music City. It gives those both new to Nashville and those who just love the city's history a chance to discover (or rediscover) unique historic places all across Nashville. We even get the chance to see places otherwise not open to the public such as our tour this past year of the National Register listed Omohundro Water Treatment Plant built in 1889.

Now, 2017's journey has come to an end, and I am excited to look towards 2018, because it's going to be a party! The new year marks our 50th anniversary and we have the chance to celebrate our journey of preservation over the last 50 years as we look to the future of 50 more. I hope you'll join us for some very exciting special events, special Behind-the-Scenes tours, and pledge your commitment to Nashville's important historic places by participating in our \$50 for 50 campaign. Our \$50 for 50 campaign will help Historic Nashville work towards our goal of moving from a volunteer-only organization to having a paid staff member that will help see the organization into another half a century of saving the places that make Nashville unique.

Our 50th anniversary is also an opportunity to perhaps embrace the many newcomers, like me, who are still finding Nashville. As an organization, we will look to embracing newcomers by finding new opportunities to work with the city as well as developers to see that rapid growth does not destroy the important character of Music City. As members, we all can invite newcomers to discover Nashville, as I have, through becoming a member, following our newsletter and social media, participating in Historic Nashville events, and finding how historic places help make each of our own Nashville stories unique.

To our members, thank you for your unending support and here's to 50 more years of preserving and promoting the historic places that make Nashville unique.

JENN HARRMAN

PRESIDENT, HISTORIC NASHVILLE INC.

FINANCIAL STATEMENT & MISSION

2017 REPORT

TOTAL ASSETS\$77,352	TOTAL REVENUE\$14,030
CASH\$54,029	
SAVINGS\$6,219	TOTAL EXPENDITURES\$13,432
REVOLVING FUND\$7,110	
EASEMENT FUND\$9,994	INCREASE IN NET ASSETS\$598
OTHER\$537	
	PROGRAM EXPENDITURES\$6,420

MISSION STATEMENT

TO PROMOTE AND PRESERVE 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.



NASHVILLE \



FORT NEGLEY PARK 1100 Fort Negley Park Blvd.

The 2017 Nashville Nine was nominated by members of the community and represents the first time in the organization's history that only one property was chosen. Historic Nashville made the unprecedented decision to include only one property on its annual Nashville Nine endangered properties list. This decision was made because we felt the threat to Fort Negley Park was extraordinary,

urgent, and worthy of our undivided attention. We want to remind our members, however, that Historic Nashville will continue to advocate for all properties previously listed on our Nashville Nine that remain endangered.

For Negley Park contains a nationally-significant Civil War fort constructed by African-American labor. Acquired by the city in the 1920s, the public park was threatened by redevelopment of the 13-acre Greer

Stadium section of the park. In 2017, the city issued a request for proposals on what to do with the abandoned Greer Stadium, a minor league baseball stadium constructed in the 1970s on parkland. The city chose Cloud Hill, a mixed-use project that would have constructed hundreds of apartments, retail, and commercial spaces.

A city funded archaeological survey determined that a large section of the Greer Stadium site



contained human graves, likely of the former slaves that built the Civil War fort, and other undisturbed sites of archaeological significance. This remarkable discovery along with immense outcry from the public, including community leaders, preservationists, historians, community groups, and elected officials, led the Cloud Hill

2017 NASHVILLE ONE



developers to pull out of their redevelopment plans. Moreover, the mayor made the decision to cancel the request for proposals and effectively cancel the project. The future of the Greer Stadium portion of Fort Negley Park is still undecided, but we continue to advocate that the stadium be demolished and the site be returned to parkland to preserve this historic site and protect the hallowed ground.

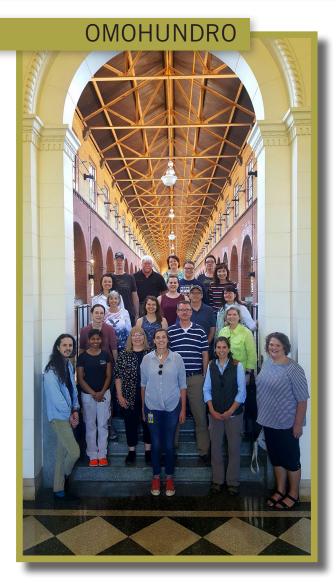
Historic Nashville works to promote and advocate for the recognition of historic

places and the impact they have on the culture, commerce and creativity of the city. We are proud that Fort Negley Park will join the list of landmarks that Historic Nashville has successfully assisted in preserving over the years such as the Ryman Auditorium, Union Station, and the Hermitage Hotel.

Historic Nashville accepts
nominations for the Nashville
Nine year round at
www.historicnashvilleinc.org.



BEHIND TOURS SCENES TOURS



2017 TOURS

CASTNER-KNOTT BUILDING LEOUIRE GALLERY TENNESSEE STATE LIBRARY AND ARCHIVES **FISK UNIVERSITY** 8TH AND 9TH AVE DOWNTOWN WALK "HIDING IN PLAIN SIGHT" TEMPLE CEMETERY OMOHUNDRO WATER TREATMENT PLANT **AMQUI STATION** STONE HALL AND RAVENWOOD **U.S. CUSTOMS HOUSE** NASHVILLE'S BREWING HISTORY **GORDON JEWISH COMMUNITY CENTER** PRINTER'S ALLEY PRIVATE HOME FORT NEGLEY PARK HOLY TRINITY GREEK ORTHODOX CHURCH ST. CECILIA MOTHERHOUSE **CROFT HOUSE AND GRASSMERE** WWI AND AMERICAN ART





HERMITAGE HOTEL

HIGHLIGHTS 2017

HISTORIC LANDMARKS SAVED

The downtown **Ben West Library** was sold to a local architecture firm, which plans to renovate the Mid-Century Modern civic landmark. Included on our 2013 Nashville Nine list, local outcry led to the city withdrawing from its original intent of trading the vacant library to the state so it could be demolished.

The 130-year old **Layman Drug Store** in Chestnut Hill was renovated into a music recording studio. The Chestnut Hill neighborhood was included on our 2015 Nashville Nine list.

The **Cordell Hull State Office Building** on Capitol Hill underwent a \$126 million renovation for use as offices for the Tennessee Legislature. Built in the 1950s, the Mid-Century Modern civic landmark was included on our 2013 Nashville Nine list. The

state had planned to demolish the building until local preservationists convinced state leaders to change their minds.



The **Belair Mansion** in Donelson was protected

from demolition by a Historic Landmark Overlay. One of Nashville's few remaining Greek Revival antebellum homes, the landmark was included on our 2014 Nashville Nine list and will be converted into a bed-and-breakfast. New owners Connie and Lewis James and Metro Councilman Jeff Syracuse initiated the Landmark Overlay designation.

The 212-year old **Hall-Harding-McCampbell House** in Donelson and the Art Deco-style 1930s **Gallatin Fire Hall** in East Nashville were restored. Included on our 2009 and 2010 Nashville Nine lists, both received 2017 Preservation Awards from the Metro Historical Commission.

2017 HIGHLIGHTS

HISTORIC LANDMARKS SAVED (CONTINUED)

The **Madison Bowling Alley** was purchased by a preservation-minded buyer who plans to rehabilitate the building for a new commercial use. The vacant 1950s bowling alley and iconic neon sign were included on our 2016 Nashville Nine list.

The Greer parcel of **Fort Negley Park** was saved from development after an archeological study revealed the presence of graves on the site. As a result, the developer awarded the contract for redevelopment pulled out of the project and Mayor Megan Barry cancelled the RFP. The Mayor's office will be looking for public input before moving forward with any new plans for the site. Fort Negley Park was listed on our 2016 Nashville Nine and this year listed as our Nashville One.

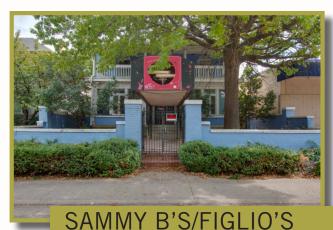
HISTORIC LANDMARKS LOST

The **Col**. **Tom Parker House** in Madison was demolished and replaced with a commercial car wash. HNI included this 80-year old music industry landmark on our 2015 Nashville Nine list. Col. Tom Parker managed music superstars such as Eddy Arnold, Hank Snow, and Elvis Presley. It was also home of Elvis's Fan Club and where he often stayed when in town recording at RCA Studio B.

The **Imperial House Apartments** in Belle Meade were demolished for expansion of the St. Thomas Hospital campus. Designed by local architect Earl Swensson in 1961, the Mid-Century Modern high-rise was included on our 2010 Nashville

Nine list.

The **Sammy B's/Figlio's** restaurant on Music Row was demolished by Warner Brothers. The 111-year old home housed numerous music industry businesses since 1960, including Billboard magazine's first Nashville office, and was included on the 2015 and 2016 Nashville Nine lists.





ONGOING BATTLES

MUSIC ROW

Music Row remained in the spotlight throughout the year. On February 7, the National Trust for Historic Preservation and the Nashville Predators sold Music Row Preservation Night packages for the game versus the Vancouver Canucks. The package included a commemorative "Music Row Junkie" t-shirt. Proceeds helped support preservation of Music Row. On May 6, HNI and the National Trust hosted a Jane's Walk



and in August, Nashville Public Television aired a documentary of Music Row, which was on our 2015 and 2016 Nashville Nine lists. HNI board members Carolyn Brackett and Robbie Jones received Certificates of Merit from the Tennessee Historical Commission for their work documenting Music Row for the National Park Service as part of the National Treasures campaign.

PRESIDENT JAMES K. POLK TOMB

Following the James K. Polk Memorial Association's petition to have the tomb of President James K. Polk and his wife Sarah Childress Polk reinterred at the Polk Home in Columbia, Tennessee, Historic Nashville made a formal statement opposing the petition. The 168-year old Polk Tomb is a sacred place located on the grounds of the Tennessee State Capitol, which was added to the National Register of Historic Places in 1970 and designated a National Historic Landmark in 1971. James K. Polk lived only briefly at the Polk Ancestral Home in Columbia from 1819-1824. Sarah Childress Polk never lived there. Neither wished to be buried in Columbia. Therefore, the reinterments would violate the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties by creating a false sense of history, at both the James K. Polk State Historic Site in Columbia, and the Tennessee State Capitol in Nashville. In addition, the removal of the Greek Revival-style Polk Tomb, which contributes to the nationally significant historic landscape of the State Capitol, would constitute an adverse effect to both National Historic Landmarks. Historic Nashville's statement was shared with members of the Tennessee Senate, Tennessee House of Representatives, and the Tennessee Historical Commission. A joint resolution is currently awaiting a vote by the Tennessee House of Representatives.

GOWER FAMILY CEMETERY HISTORICAL MARKER FUNDED BY WEST NASHVILLE GRANT



9 November 2017

Ms. Jennifer Harrman Board President, Historic Nashville, Inc. P.O. Box 190516 Nashville TN 37219

Dear Jenn -

We are in receipt of Historic Nashville Inc.'s generous donation check in the amount of \$2,640.00, payable to Metro Nashville Historical Commission Foundation for the Gower Cemetery Restoration Project currently underway. All donations received will be dedicated to this project. The MHC Foundation, a 501(c)3 organization, will also send an acknowledgment of your donation for tax-related purposes.

We are very fortunate to have the Metro Nashville Historical Commission and its Foundation involved in our project, together with our group of descendants, related family members and friends who are working very hard to restore and preserve this pioneer cemetery which is very important to Nashville, Tennessee and American History. This worthy project could not be possible without the support of people and organizations as HNI.

HNI's donation ensures we have the funds needed for a MHC Historical Marker at the site when our project is complete and we will keep you apprised of the marker status. On behalf of the Friends of Gower Cemetery a sincere thank you.

Very truly yours,

Marsha P Fagnani

Chairman, Gower Cemetery Restoration Project

P.O. Box 4515, Camp Connell CA 95223

jandmfagnani@comcast.net

209.890.3975 Tel/Fax

mff/hs

cc: Mr. Tim Walker, Executive Director, Metro Historical Commission and Foundation

Friends of Gower Cemetery Facebook Group, https://www.facebook.com/groups/1385236121498436/
Metro Historical Commission and Foundation, https://www.facebook.com/Metro-Nashville-Historical-Commission-About.aspx
Metro Nashville Historical Commission Facebook Page, https://www.facebook.com/Metro-Nashville-Historical-Commission-11138045574263/

In 2016, Historic Nashville received a \$25,000 Grant from the West Nashville Founders Museum for use in preservation efforts in West Nashville. As part of this effort, Historic Nashville used a portion of these funds to assist in the restoration efforts of Gower Cemetery, established in 1816 and located on Gower Road in the West Nashville area.

These types of small family cemeteries were included on our 2015 Nashville Nine list, often being threatened from development, vandalism, and neglect. The Friends of Gower Cemetery are spearheading this effort and the donation from Historic Nashville will go to fund a historical marker.

2017 HIGHLIGHTS

BETTY NIXON HOUSE ADDED TO HISTORIC NASHVILLE'S PRESERVATION EASEMENT PROGRAM

In 2017, Historic Nashville's **Preservation Easement Committee** celebrated the addition of a significant property into its Historic Preservation Easements Program. A Preservation Easement was donated by the Anne and Mignon Nixon and Clark Family Trust for the historic Betty Nixon House near Hillsboro Village, forever saving the landmark from demolition. Owned by former Metro Councilwoman and preservationist Betty Chiles Nixon from 1971-2016, the nearly 100-year old home marks the eighteenth easement donated to HNI since the program was launched in 1982.



Located at 1607 18th Avenue South, this Colonial Revival-style home was constructed of hand-laid stone in 1925 for Thomas O. Bagley, a local cotton merchant and WWI veteran, and his wife Daisy Bagley. The property was also owned by Mrs. Elsie Caldwell Buntin, widow of business leader Daniel F. Carter Buntin, from 1951 until her death in 1971. The house was later owned by John Trice Nixon, a U.S. district judge, and his wife Betty Chiles Nixon, who lived there from 1971 until her death in 2016. Betty Nixon was a well-known neighborhood leader who represented District



18 on the Metro Nashville Council from 1975-1987, and twice ran for mayor. This house served as headquarters for Nixon's political campaigns.

The Preservation Easements Committee members including Bob Tuke, Jenn Harrman, Treesa Hudson, Ellen Dement, and Committee Chair Paula Middlebrooks, have worked diligently behind the scenes towards updating electronic Easements files. The Committee also reached out proactively to all Easement Property owners in an effort to strengthen their engagement with Historic Nashville. The Committee met with several property owners and will continue this endeavor into 2018.

MEMBERSHIP AND COMMITTEES

2017 REPORT

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

MEMPEDSHID	CCC
MEMBERSHIP LEVEL	FEE
Individual	\$30
Student/ Senior	\$15
Couple / Plus One	\$45
Family	\$50
Donor	\$100
Sponsor	\$250
Patron	\$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.

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

- DEVELOPMENT
- NASHVILLE NINE
- SPECIAL EVENTS
- MARKETING
- TOURS/ PROGRAMS
- MEMBERSHIP
- EASEMENTS

HNI MEMBERS

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Betsy Alexander
Angela Everett Alkazaih
Burkley Allen
Brian Altenderfer
Faye Althamer
Lee Ann Anderson
Ingrid Anderson
Monte Arnold
Celene Aubry
Douglas Augustin
Meredith Austin
Sherry Bach

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Steve and Menié Bell Betty C. Bellamy Susan Besser Lisa Bigger Margaret Blake Jerry Bland Leah Boone Jean Bowden

Carolyn Brackett and Bill

Lewis

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Stephane Carpenter

Debora Carroll
Linda Carswell
Corey Chatis
Ivan Chester
Erica Clanton
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Fletch and Bill Coke
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Bob Guy
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Virginia Hale
Cate Hamilton
Margaret Hamrick
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Noel Harris Penny Harrison Jenn Harrman Lane Harvey

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Jennifer Kelley
Ashley Kennedy

Doc Keys Natalie Kilgore Linda Kilpatrick Dr. Harold S. and Carol

Raphaela Keohane

Kirshner

Howard Kittell and

2017

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Sharon Leinbach Elizabeth Lemke **Peggy Loftus**

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Rober and Susan Tuke

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Danielle Watkins Richard Watson Norman Weber Kaitlin Webster Louis Weedman Deborah Wilbrink Phyllis Wilburn James Wilson **Bonnie Winn** Floyd Wiseman Kerry Woo Lauren Wood Joe Woollev Rita Yandell Suzanne Yazell Stacy Yoeckel Crissy Zitka

First Baptist Church Capitol Hill (Lolita Slay) Wilson Tallent LLC

BOARD MEMBERS & OFFICERS

2017 REPORT

HNI DONORS 2017

DONOR LEVEL (\$100-\$249)

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SPONSOR LEVEL (\$250-\$499)

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Mike Wolfe

Robert Tuke, Legal Counsel

Tim Walker, Metro Nashville Historical Commission

Carolyn Brackett, National Trust for Historic Preservation

Patrick McIntyre, Tennessee Historical Commission

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