



HISTORIC NASHVILLE

2018 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 like 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

2018
REPORT

Preservation and Progress

As we bring our 50th anniversary to a close, we are already looking to our next 50 years of keeping Nashville unique. How will Nashville look in 50 years and how can we as preservationists influence the future city landscape as we are thrust into rapid development?

It is no secret that the “It” city is a growing city, which brings with it the unique challenges of balancing preservation and progress. This year especially, we have seen these growing pains through our programs and advocacy efforts.

Eight of our nine Nashville Nine properties were placed on our most endangered list for threat of development. We saw the demolition of Sullivan Tower, listed on our 2015 Nashville Nine, to make way for the Nashville Yards. We held a public rally to bring awareness to development projects that continue threatening Music Row.

Looking to 2019 and beyond, we will continue to work with stakeholders including local officials, private developers, and community leaders to advocate for preservation-sensitive development practices, but we will also look to expanding our preservation toolbox.

We will join national, state, and local partners to push for a state tax credit program, which would provide financial incentives for preservation. We hope to provide financial incentives in-house through our growing Music Row Preservation Fund and Revolving Fund programs. We will also look for opportunities to expand our Preservation Easements program, which preserves historic properties in perpetuity.

From the Ryman to 2nd Avenue and more recently to projects like the Dream Hotel, it is proven that progress can thrive through preservation. With that in mind, I look forward to pushing the conversation of preservation as a tool for progress and seeing us keep Nashville unique as we move into the next 50 years.



A handwritten signature in black ink that reads "Jenn Harrman".

JENN HARRMAN

PRESIDENT, HISTORIC NASHVILLE INC.

FINANCIAL STATEMENT & MISSION

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TOTAL ASSETS	\$85,994	TOTAL REVENUE	\$21,934
CASH	\$61,215		
SAVINGS	\$4,861	TOTAL EXPENDITURES	\$13,292
REVOLVING FUND	\$1,380		
EASEMENT FUND	\$11,428	INCREASE IN NET ASSETS.....	\$8,642
OTHER	\$537		
		PROGRAM EXPENDITURES	\$5,928

MISSION STATEMENT

OUR
MISSION

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.

2018 NASHVILLE NINE

Historic Nashville, Inc. (HNI) announced its 2018 Nashville Nine, a list of the city's most endangered historic places, at a press event held October 25 at Bobby's Idle Hour on Nashville's historic Music Row. Emmy Award-winning songwriter, publisher, and producer and Historic Nashville Vice President Trey Bruce joined members of HNI to reveal this year's Nashville Nine properties that heavily focus on the threat new development has on maintaining Nashville's unique character.

Bruce, whose family owned 1022 16th Ave. S. on Music Row, was instrumental in saving the iconic RCA Studio A in 2014. With HNI, he has focused on preserving both the physical character of the Music Row neighborhood as well as the music industry that still lives on the row. He has helped establish a Music Row Preservation Fund with HNI and seeks to see the neighborhood designated the Music Row Cultural Industry District.

"The properties placed on the Nashville Nine list are buildings and places that appear vulnerable in Nashville's climate of development. This is a way for us to make city officials and citizens aware that these places exist and that we're watching out for them. Finding people that care about historic places is easy, but making them aware is the hard part. We think the Nashville Nine is the way to do that," says Bruce.

The 2018 Nashville Nine was nominated by members of the community and will be the focus of Historic Nashville's advocacy and outreach throughout the coming year. The non-profit accepts nominations for historic properties threatened by demolition, neglect or development and the Nashville Nine is their strongest advocacy tool for historic preservation, bringing public awareness to the historic places that matter most to Nashville.

In 2017, HNI chose to break from their traditional nine properties and listed only one, Fort Negley Park, in an effort to bring attention to how the city's growth is impacting the character and story of the city. As the Nashville One, the former site of Greer stadium represented the greater trend seen across the city that encourages new development over preserving the historic places that make Nashville unique. As a result of the listing and outcry from the community, plans were abandoned, and the site will be developed as a park and historic site.

This year's Nashville Nine follows the same theme, with the majority of listed properties threatened by new development. Historic Nashville has worked with developers in the past to find a common ground between growth and preservation and hopes that the attention to these properties will encourage more cooperation between the communities that are defined by these historic places and the desire for development.

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

NASHVILLE NINE



1

1022 16TH AVE S - MUSIC ROW
BUILT 1927

1024 16TH AVE S - MUSIC ROW
BUILT 1927

2



3

1026 16TH AVE S - MUSIC ROW
BUILT 1927



4

1028 16TH AVE S - MUSIC ROW
BUILT 1908



5

1030 16TH AVE S - MUSIC ROW
BUILT 1910



NASHVILLE
NINE



6

PASQUO SCHOOL

8534 LEWIS ROAD
BUILT 1927

**HISTORIC WORKING CLASS
NEIGHBORHOODS**

CLEVELAND PARK, THE NATIONS,
BUENA VISTA, CHESTNUT HILL

7



8

MONROE HARDING

1120 GLENDALE LANE
BUILT 1930s



**TENNESSEE SCHOOL FOR
THE BLIND**

88 HERMITAGE AVENUE
BUILT 1940s

9

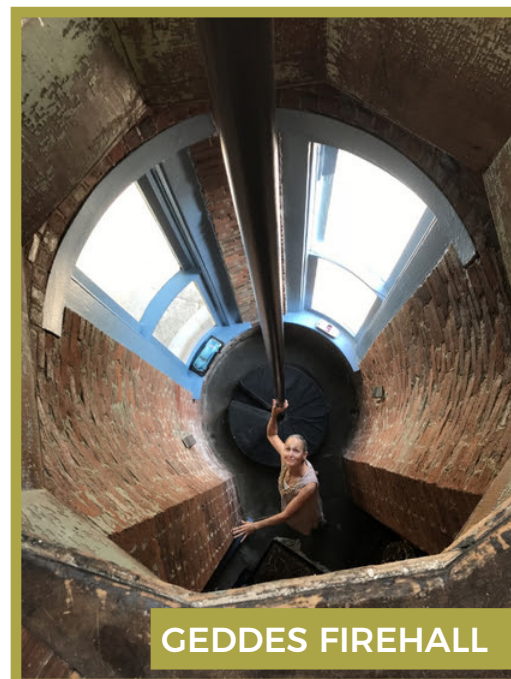


BEHIND THE SCENES TOURS

For many years HNI has offered its members unique Behind-the-Scenes tours. This is a members-only benefit of HNI and continues to be one of our most popular programs. The variety of locations we visit is broad-ranging, from old houses to commercial buildings to parks. The underlying theme is that these properties continue to exist and be enjoyed – and are examples of why preservation is important.



TN GOVERNOR'S RESIDENCE



GEDDES FIREHALL



GRAND OLE OPRY HOUSE

COUNTRY MUSIC HALL OF FAME
 WOOLWORTH ON 5TH
 EAST IVY MANSION
 BELLE MEADE PLANTATION
 DUTCHMAN'S CURVE
 TENNESSEE GOVERNOR'S RESIDENCE
 CLOVER BOTTOM
 COHN HIGH SCHOOL NEIGHBORHOOD TOUR
 UNION STREET WALKING TOUR
 BICENTENNIAL CAPITOL MALL STATE PARK
 GRAND OLE OPRY HOUSE
 NEWSOM'S MILL
 NEWS CHANNEL 5
 GEDDES FIREHALL
 RYMAN AUDITORIUM
 THE NEW TENNESSEE STATE MUSEUM

2018 TOURS

50 CELEBRATING YEARS

Founded in 1968, Historic Nashville celebrated a milestone this year as we marked 50 years of keeping Nashville unique. The celebration was met with not only our preservation, education, and advocacy programs, but also with a unique set of special events that shared Nashville's story through song at our *Songwriters' Night*, brought in new audiences with *Nashville: Covered*, and explored some of Nashville's untold history through *Walking in Their Footsteps: A Women's History Tour of Downtown Nashville*.

SONGWRITERS' NIGHT

As part of Historic Nashville's 50th Anniversary we hosted our first Songwriters' Night at Green's Grocery in Historic Leiper's Fork, Tennessee, along the Old Natchez Trace. This unique event celebrated Nashville's historic places through songs and stories. The one-of-a-kind atmosphere at Green's was the perfect place to relax, eat some Bar-B-Q, provided by Puckett's, and listen to one of Nashville's most unique assets...

Songwriters taking turns playing songs. Chuck Jones, Matraca Berg, Holly Williams and Trey Bruce made us laugh and cry, stomp and clap and... almost get up and dance! The event also raised over \$5,000 for Historic Nashville. This night was a blast for us and we look forward to the next HNI Songwriters' Night.



50
YEARS

NASHVILLE: COVERED

Historic Nashville, Inc. (HNI) invited the public to celebrate Nashville's landmarks through the music and art they inspire at *Nashville: Covered*, a special one-night-only exhibit of classic and contemporary album covers that was held on October 6 at the historic Downtown Presbyterian Church (DPC).



The albums on display were for sale and featured cover art that was photographed in Nashville. All proceeds benefited the continuing restoration of the DPC and HNI's preservation and advocacy programs.

Part of the First Saturday Art Crawl Downtown, HNI partnered with the DPC and longtime Nashville record store The Great Escape to present this unique event.

"From Bob Dylan's classic 1969 album *Nashville Skyline* to Jason Isbell's album *Live from the Ryman*, Nashville has inspired artists for several generations," said HNI President Jenn Harrman. "The *Nashville: Covered* exhibit connects our community's historic places with Nashville's rich music history through a variety of genres, musicians and time."

The exhibit took place in the sanctuary of the DPC with free tours of the church offered throughout the evening highlighting the church's unique Egyptian Revival architecture.

The DPC is one of Nashville's most unique historic sites and was built in 1846 by architect William Strickland, known for designing the Tennessee State Capitol. The building is listed on the National Register of Historic Places, designated a National Historic Landmark, and featured on two of the albums included in the exhibit.



50
YEARS

WALKING IN THEIR FOOTSTEPS: A WOMEN'S HISTORY TOUR OF DOWNTOWN NASHVILLE

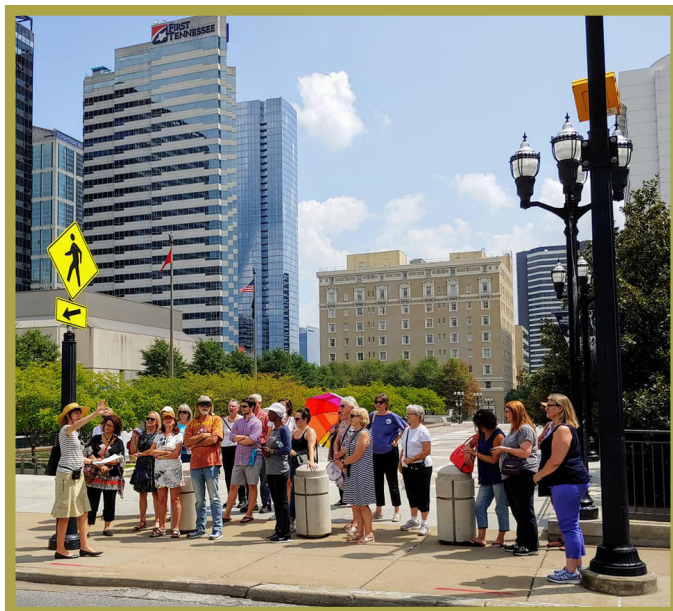
In celebration of Historic Nashville Inc.'s 50th anniversary and Women's Equality Day commemorating the adoption of the 19th Amendment to the U.S. Constitution giving women the right to vote, on August 26, 2018, HNI hosted two sold-out walking tours highlighting the contributions of women to the city of Nashville.

This first-of-its-kind tour focusing on Nashville's women's history was researched, created and led by Historic Nashville board members and Advisory Council members Carole Bucy, Ann Toplovich, Carolyn Brackett, Brenda Colladay and Robbie Jones.

Tour-goers enjoyed walking through downtown Nashville as they heard stories about women who have led and shaped the city from its settlement to the present-day. Stories highlighted on the tour included:

- One of the founders of Nashville who has a street named in her honor
- The slave who lived near the Courthouse and purchased freedom for herself and her son
- An African American suffragist who addressed the Tennessee General Assembly in 1920
- The sculptor who created the Victory statue at War Memorial Auditorium
- The woman who started the first Sunday School for poor children in the city
- The manager of the Ryman Auditorium who hosted entertainers and speakers from around the world and who brought the Grand Ole Opry to the Mother Church
- The Civil Rights leader whose challenge to the mayor made Nashville the first Southern city to desegregate lunch counters in 1961

The tours raised \$1,554 which will help support Historic Nashville Inc.'s preservation advocacy and activities.



SAVE MUSIC ROW

HNI AND THE NATIONAL TRUST FOR HISTORIC PRESERVATION RALLY SUPPORTERS

In the face of continued demolition threats to Music Row, Historic Nashville Inc. and the National Trust for Historic Preservation hosted Rally the Row at Bobby's Idle Hour on July 24, 2018 to highlight the need to save this unique cultural industry district.

Hundreds gathered to show their support by signing a petition asking Metro Nashville's government to take action to preserve Music Row. The event was covered extensively by local media.

Bobby's Idle Hour is one of five historically-important buildings on 16th Avenue slated for demolition to make way for a nondescript office building. In addition to Bobby's the last tavern on Music Row, the endangered buildings currently house a retail business, wedding chapel and music-related businesses which will be displaced. The retail business, So Nashville, produced "Save Music Row" t-shirts and contributed proceeds from sales to a new Music Row Preservation Fund.

The petition currently has more than 1,100 signatures. The petition requests action from Metro government including designating Music Row a Cultural Industry District, freezing Special Plan exemptions that ultimately encourage demolitions, and creating incentives to keep music businesses on the Row—to ensure it remains a music industry cluster unlike anything found in the world.

For more than four years, the two preservation organizations have partnered to advocate for saving Music Row. As part of this effort, HNI has placed the district on its "Most Endangered" list twice and the National Trust has designated Music Row as a National Treasure.



MEMBERSHIP AND COMMITTEES

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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!

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/GET-INVOLVED/JOIN
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.

- ▶ FUNDRAISING
- ▶ NASHVILLE NINE
- ▶ MARKETING
- ▶ TOURS/ PROGRAMS
- ▶ MEMBERSHIP
- ▶ EASEMENTS
- ▶ ADVOCACY

HNI MEMBERS

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2018
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National Trust for Historic
Preservation

Patrick McIntyre

Tennessee Historical
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Robbie D. Jones

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ADVISORY COUNCIL

In 2018 Historic Nashville established its first Advisory Council. Made up of community leaders, the Advisory Council aids in informing the Board of Directors as it looks to the future of the organization. In particular, this includes identifying fundraising opportunities, identifying new board members, creating new partnerships, and advising on advocacy strategies.

Council Member Fabian Bedne

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Shain Dennison

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KEEP NASHVILLE UNIQUE

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