

HISTORIC NASHVILLE

2019 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 20 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.

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MESSAGE FROM THE PRESIDENT

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WORKING BEHIND-THE-SCENES

As I reflect over the past year, I am extraordinarily thankful to Historic Nashville's board of directors, dedicated committee members, and volunteers that have helped moved HNI towards its mission to preserve and promote the historic places that make Nashville unique. It is through these passionate advocates that we have built the foundation for the Music Row Preservation Trust, expanded our preservation easements program, and forged new relationships with elected officials, neighborhood leaders, and community partners.

After years of talking and advocating for saving Music Row, Historic Nashville board member Trey Bruce recognized the need for a creative solution that not only saved these important landmarks, but also supported the industry that helped make Nashville an international destination. Out of that was born the Music Row Preservation Trust. This program under the umbrella of Historic Nashville will use the organizations preservation tools, including our revolving fund and preservation easements programs, to keep music industry businesses on the row, while preserving these testaments to Nashville's music history.

Our Preservation Easements Program has flourished under the direction of Committee Chair Kelli Gibson. The program welcomed a new easement in downtown Nashville this year as well as worked closely with easement property owners to ensure proposed redevelopment or renovations met federal, state, and local preservation standards. Taking the lead from the National Trust, the program also incorporated a new donation structure that will see the financial stability of the program into the future.

In addition to these important accomplishments, Historic Nashville established a Fundraising Committee, led by Committee Chair Carla Brown, that will focus its efforts on long-term funding goals and to realize the addition of a paid staff member. We also combined our advocacy efforts, incorporating our Nashville Nine committee into our Advocacy Committee to be championed by new Committee Chair Brian Mansfield and ramp up our advocacy efforts year-round.

Of course, much of this work has gone on behind-the-scenes. Countless meetings, emails, and phone calls to bring stakeholders together in conversation, identify key strategies to meet preservation challenges, and set up Historic Nashville for an exciting 2020. As I hand over the reins to Vice President Elizabeth Elkins, 2020 promises bold new leadership, exciting events, and, as always, a dedication to saving the places that make Nashville unique.



JENN HARRMAN

PRESIDENT, HISTORIC NASHVILLE INC.



2019 NASHVILLE NINE

The 2019 Nashville Nine was announced November 7 at Exit/In with keynote speaker Chris Cobb, owner of the historic music venue. Board members, civic leaders and numerous press outlets attended the event.

“By listing these nine properties, we are underscoring the ongoing threat to our city’s most valuable historic places,” says Elizabeth Elkins, Vice President of Historic Nashville, Inc., and Chair of the Nashville Nine Committee. “Whether it be through development, bad politics, or neglect, each of these nine properties is at risk. As we all watch our city change at an extraordinarily rapid and unprecedented pace, I hope that every Nashvillian considers the impact these potential losses have on the character of our environment. The loss of the past will undoubtedly be a huge factor in our city’s future.”

The 2019 Nashville Nine:

**MT. OLIVET CEMETERY VAULT
HISTORIC HOMES OF BELLE MEADE
POST WAR MID CENTURY AND MINIMAL TRADITIONAL HOUSING
HOME FOR AGED MASONS/MASONIC HALL
ROCK BLOCK - ELLISTON PLACE
BURRUS HALL - FISK UNIVERSITY
FEDERAL RESERVE BUILDING
MORRIS MEMORIAL BUILDING
DOWNTOWN NASHVILLE**

This year’s Nashville Nine committee included Elizabeth Elkins (Chair), Jenn Harrman, Brian Mansfield, Jane Coleman-Cottone, Brenda Colladay, Kari Barnhardt and Lynn Maddox.

ABOUT THE NASHVILLE NINE

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. Each year Historic Nashville accepts nominations for listing on the Nashville Nine which serves as Historic Nashville’s strongest advocacy tool for the places that matter most to Nashville. These are buildings, neighborhoods, or historic landscapes in danger of being lost to demolition, redevelopment, or neglect.

The annual list is the focus of Historic Nashville’s advocacy and outreach throughout the coming year. We then work with property owners, elected officials, government agencies, neighborhood leaders, and the public to educate, evaluate and create solutions for preserving these important elements of Nashville’s unique history and sense of place.

Over the years, Historic Nashville has successfully assisted in the preservation of numerous landmarks 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.**



**Mt. Olivet Cemetery
Vault**



**Historic Homes of Belle
Meade**



**Post-War Mid Century
and Minimal Traditional**



**Home for Aged Masons
Masonic School**



**Rock Block - Elliston
Place**



**Burrus Hall - Fisk
University**



**Federal Reserve
Building**



**Morris Memorial
Building**



Downtown Nashville

BEHIND THE SCENES TOURS

The **Belair Mansion**, which was on our Nashville Nine in 2014, has been saved and transformed into a magnificent inn. Now known as the Belle Air Mansion and Inn, owners Connie and Lewis James shared the fruits of their restoration efforts by leading a room by room tour in May 2019. The house was first built in 1832, and was once owned by Mayor William Nichol. It is one of the few remaining Greek Revival antebellum mansions in Nashville.

The former **Ben West Library**, listed on our Nashville Nine in 2013, had languished for nearly two decades after the present day Nashville Public Library was built in the late 1990s. The Ben West Library site was originally part of President James and Sarah Polk's property, and when that lot was sold, Nashville's first Carnegie Library opened on the northwest corner of the site in 1904. The larger Ben West Library was built on the same site in 1963. The building style is a distinctive Mid-Century Modern, featuring a white granite exterior and room-height windows. Hastings Architecture purchased the former Ben West Library and renovated it for their offices, which opened in 2019 as a beautiful re-adaptation of the spacious and light-filled building. The Hastings team provided a wonderful HNI tour in June 2019.



BELAIR MANSION



BEN WEST LIBRARY

COLUMBIA STUDIO A
NASHVILLE MOTOR SPEEDWAY
ANDREW JACKSON'S HERMITAGE
UNITED STREET TOUR
MARATHON MOTOR WORKS
BELAIR MANSION
"REMINISCING ACROSS THE DECADES" WITH
MARY B WILLIAMS & FRANK SCHWARTZ
BEN WEST BUILDING
HOLSTON HOUSE
BARBERSHOP HARMONY SOCIETY
WOMEN'S SUFFRAGE AT THE HERMITAGE HOTEL
THE WOMEN'S CLUB OF NASHVILLE

2019 TOURS

HIGHLIGHTS

2019 PRESERVATION AWARDS

Each year the Metro Historical Commission recognizes preservation projects across the city that exemplify what it means to keep Nashville unique. This year Historic Nashville was proud to not only sponsor this important program, but celebrate awards to the colonial-revival style **Betty Nixon House**, entered into our Easements program in 2017, and the **Gower Family Cemetery**, listed on our Nashville Nine as part of our rural cemeteries listing in 2015. These honors are a testament to the work of these two key HNI programs to save and preserve Nashville's historic places.

MUSIC ROW PRESERVATION TRUST

In 100 years there will be only one city in the world that could be the destination where audiophiles, historians and tourists go to see a little neighborhood with real recording studios where legends and nobodies stood in rooms with musicians & engineers and made records. In 2019 Historic Nashville saw the need to start a committee to focus on the idea of building an independent fund that served Music Row's preservation needs. This fund needed to operate with as few connections to commissions, councils, chambers and legislative bodies as possible to be truly expedient and successful. The "Music Row: Where I Got My Start" Fund is that tool.

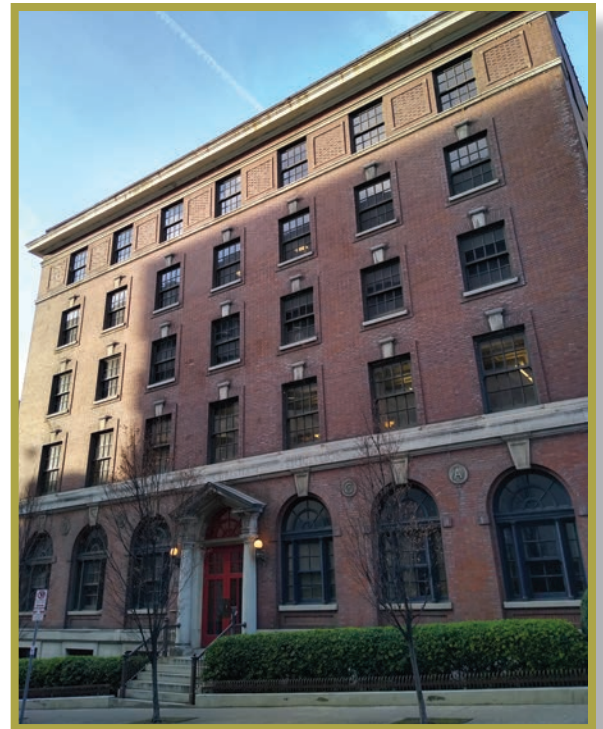
HNI's new Music Row Preservation Trust committee, is charged with connecting recording artists with the Where I Got My Start fund so they can give back to that unique neighborhood that was and IS a vital part of their music career. It's much like the way families give back to their alma mater.... Artists can donate one percent of the take of any and all Nashville hometown show(s) – from Bridgestone Arena to the Ryman – to the fund.

Throughout 2019 the committee researched all possible obstacles that could stop this fund from being a game changer. Carolyn Brackett co-hosted an event for MRPT along with National Trust for Historic Preservation, Metro Planning, Metro Historical Commission and Historic Nashville to bring to town former Executive Director of Providence (RI) Revolving Fund, Clark Schoettle. In Nashville speak, Mr Schoettle is an award winning rockstar at Federal Historic Tax Credits and managing a capital pool of tens of millions of dollars for historic preservation and renovation.

As a result of our homework in 2019, here in January 2020, we are ready to build the value of this fund to do the hard work of meaningful preservation on what is left of Nashville's Music Row.

EXPANDING PRESERVATION EASEMENTS PROGRAM IN DOWNTOWN

The Preservation Easements Program's greatest accomplishment in 2019 was the addition of the 7th Avenue North YWCA Building as the program's 20th easement property. Listed on the National Register of Historic Places in 1982, the six-story, Georgian Revival building was completed in 1911 and represents the last remaining of a group of early nineteenth century Christian athletic buildings in Nashville. In the early twentieth century, YWCA establishments provided affordable room and board and educational opportunities for young women living in cities across the nation. The Nashville YWCA achieved national affiliation in 1899 and, after a decade of moving between different addresses, established a home in this downtown building. Along with the building's rich historical significance, the YWCA embodies an excellent local example of a Georgian Revival-style institutional building. The cash donation portion of the easement agreement will go towards funding annual monitoring visits designed to ensure its preservation and care in perpetuity.



The Committee also celebrated the completion and grand opening of one of its easement properties, the Dream/Utopia Hotel. Located on 4th Avenue North in historic Printer's Alley, the Dream/Utopia Hotel was a major redevelopment project that incorporated elements of both the ca. 1891 Utopia Hotel and another building that was once home to the late 19th century bar and brothel, the "Climax Saloon." HNI worked with both the developer and MDHA to place an easement on the property prior to its completion.

The Preservation Easements Committee members, including Bob Tuke, Jenn Harrman, Brent Stoker, Kate Hatfield, Paula Middlebrooks, and Committee Chair Kelli Gibson, have worked throughout the year organizing and updating Committee files, meeting with property owners to discuss alterations and development projects, and conducting property monitoring visits to ensure compliance with easement terms. Central to the Committee's vision for the Program is strengthening engagement with property owners and securing new easement properties through terms that will promote the sustainability of the Committee's monitoring program. The Committee strives to emphasize these principles in its goals for 2020.

HNI MEMBERS & DONORS

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Larry Mullins
Robert and Susan Tuke

THANK YOU

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Paula Middlebrooks, *Secretary*

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Brian Tibbs

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Ann Toplovich

Council Member Nancy Van Reece

Mike Wolfe

GET INVOLVED

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

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
- ▶ ADVOCACY/NASHVILLE NINE
- ▶ MARKETING
- ▶ TOURS
- ▶ MEMBERSHIP
- ▶ EASEMENTS
- ▶ MUSIC ROW
- ▶ PRESERVATION TRUST

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FOR MORE MEMBERSHIP AND COMMITTEE INFORMATION AND TO JOIN ONLINE.
WE WOULD LOVE TO HAVE YOU!

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