



2020-2021 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 and 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 25 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.

www.historicnashvilleinc.org

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KEEPING NASHVILLE UNIQUE IN CHALLENGING TIMES

The past two years have been challenging for Historic Nashville – a tornado, a pandemic, and a bomber all affected historic properties, including several of our easement properties. We lost beautiful, irreplaceable structures. Perhaps most importantly, we learned about the power of our Preservation Easement Program. These challenges gave us the opportunity to truly examine that program. We found and focused on strengths and bolstered weakness. And we learned that those strengths will only be greater because of our ability to place easements on historic places to save them for future generations.



The March 2020 tornado destroyed our easement property at 624 Jefferson Street, arguably a gateway property to the Germantown neighborhood, one with a history that touched all communities. When that building came down, it set off a flurry of new glass-condo-driven construction that has shifted the built environment in Germantown far away from its past. The Christmas Day 2020 bomber caused damage to seven of our easement properties: 115, 135 and 170-178 Second Avenue. 170 has been fully lost, and 172, 174, 176 and 178 have been argued about since that morning. Those properties have been a teaching tool for those of us on the Board to better understand how Metro operates and how we can best enforce our legal easement rights.

It is easy to focus on those losses and challenges.

However, what Historic Nashville has gained in 2020 and 2021 will set us on a new trajectory.

- We welcomed five new easement properties into our program, including the Geddes Fire Hall and 42 Rutledge Street.
- We hired a part-time Easements staff member, Caroline Eller.
- We hired a part-time Administrative Assistant, Ashley Cole.
- We added new legal representation in Miranda Christy.
- We launched the Music Row Trust program, designed to purchase historic properties in the Music Row neighborhood and support those owners who choose to repair and renovate existing structures.

These are all big steps for Historic Nashville, ones I hope will set the organization up to be more effective and successful in our efforts. As the city continues to grow at a head-shaking rate, our dedication and commitment to keeping this town unique is more important than ever.

The NASHVILLE Nine



Historic Nashville, Inc. 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.

THE 2020 NASHVILLE NINE

Due to the Covid-19 Pandemic, the 2020 Nashville Nine was announced virtually with a video. Brian Mansfield hosted the announcement with preservation community members showcasing each property on-site. HNI President, Elizabeth Elkins states, "Nashville has experienced an extroadinarily difficult year, between the tornado and the pandemic. Prior to each, the city's growth rate made saving historic properties an afterthought. This year, these nine properties reflect those challenges, as well as underscore our strong committment to our city's important and long-neglected African-American history." As an actionable step, HNI committed \$10,000 to honor and preserve the history of these important sites.





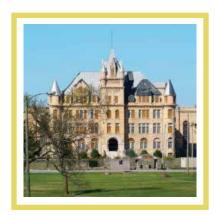
THE 2021 NASHVILLE NINE

The 2021 Nashville Nine will be announced at the virtual Annual Meeting by Nashville Nine / Advocacy Chair, Brian Mansfield. As Nashville continues to grapple with a development boom in the midst of tornado and bombing recovery, 2nd Avenue is at the forefront of the 2021 list.

HISTORIC NASHVILLE, INC. ACCEPTS NOMINATIONS FOR THE NASHVILLE NINE YEAR-ROUND AT

www.historicnashvilleinc.org

NASHVILE NINE



TENNESSEE STATE PRISON 6410 Centennial Boulevard



HENRY ALLEN & GEORGIA BRADFORD BOYD HOUSE 1601 Meharry Boulevard



Z. ALEXANDER LOOBY HOUSE 2012 Meharry Boulevard



ELDORADO MOTEL SIGN 2806 Buchanan Street



HOPEWELL MISSIONARY BAPTIST CHURCH 908 Monroe Street



CHAFFIN'S BARN 8204 TN-100



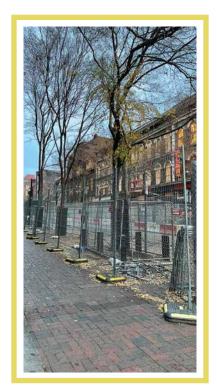
BARBIZON APARTMENTS 2006 Broadway



FIRESTONE BUILDING 2416-2418 West End Avenue



WILLIAM EDMONDSON
HEADSTONES
various Davidson County cemeteries





2ND AVENUE NORTH 170, 172, 174, and 176 Second Avenue North



ELKS LODGE #1102 2614 Jefferson Street



PATTON BROTHERS FUNERAL HOME 1306 South Street



SOUTHERN GROUND 114 17th Avenue South



WOOLWORTH BUILDING221 5th Avenue North

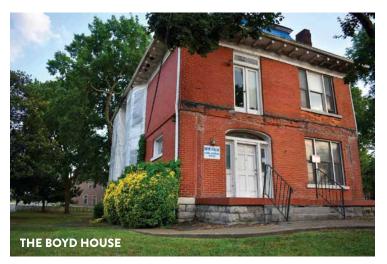


COCA-COLA BOTTLING PLANT
1525 Church Street

HIGHLIGHTS

THE NASHVILLE NINE FUND DONATIONS TO THE BOYD HOUSE AND HOPEWELL MISSIONARY BAPTIST CHURCH

In 2020, we introduced the Nashville Nine Fund, a source of support designated especially for our annual list of endangered historic properties. We pledged \$10,000 for the 2020 gift, and after much consideration, decided on the Boyd House and Hopewell Missionary Baptist Church as the sites where the funds could do the most good.



The Boyd House at 1601 Meharry Boulevard is a symbol of one of the most powerful narratives in this city's history: the ongoing struggle of African Americans to make the transition from enslaved persons to full-fledged citizens in Nashville. The lives and careers of the house's owners, Dr. Henry Allen Boyd and Georgia Bradford Boyd, impacted countless African Americans in this city and nation, as well as groups around the world. The house, built in the 1930s, was designed by McKissack & McKissack, the first Black-owned architectural firm in the country and was acquired by Fisk in 1938. It is currently listed on the National Register of Historic Places.

Over the years, the Boyd House has suffered significant damage. The home is in dire need of repair and faced the threat of demolition in 2020. R.H. Boyd Publishing Corp. and Fisk University have launched a nationwide campaign to raise \$1.1 million to restore the Boyd House for its historic value, while simultaneously creating academic spaces and opportunities to further the educational pursuits of students in the areas of business and entrepreneurship. For more information on the Boyd House or to contribute to the fundraising effort, visit rhboyd.com/pages/boydhouse.

Hopewell Missionary Baptist Church, standing at 908 Monroe Street in Buena Vista since its dedication in 1906, sustained severe damage during the March 2020 tornado. The facade, bell tower, and roof of the red brick church trimmed with stone were destroyed or severely compromised. The church building, with its gabled bays facing both 10th and Monroe and its Gothic and Romanesque details, has important ties to Nashville's German and Black communities.

Since the tornado, church leadership has been completing structural assessments, securing repair estimates, negotiating with insurance companies, and beginning to rebuild. There are several immediate priority repairs needed that are not covered by insurance, such as HVAC and electrical work, which our funds will assist with to restore this beautiful church to a safe and usable space.



Historic Nashville, Inc. would like to thank our members who donated to the Nashville Nine Fund and helped to make these preservation efforts possible!

RAQUEL AILLON BETSY ALEXANDER LAUREN AUTRY **CLAY & SALLY BAILEY** AJA BAIN KIMBERLY BALEVRE KRISTIE BARNETT PATRICIA BARNETT MICAH BENNETT JULIE BOOS LINDA BORDENAVE **GARY BURKE** RALPH CADENHEAD **CRAIG CANAN ERICA CLANTON** VIRGINIA COMER PATTY COMPTON ELISE CRYSTAL JOEL DARK & CAROLYN GIBSON RALPH DECKER KARL DUPRE & KATHERINE TANGE-DUPRE KAREN ELAINE EASON **ELIZABETH ELKINS** CAROLINE ELLER JOHN EVANGELIST TERRI EVENSON LEIGH M. FITTS **ANNE GAITHER** TERESA GALLAGHER DAWN GARDNER **BOB & CONNIE GEE** PAT GOLAB CYNTHIA GREEN GAIL GREIL **BOB GUY ASHLEY HAGAN MELISSA HARRIS DOUGLAS HAVRON** JOHN HELMS JORDAN HERRING **BETTE & PETE HORTON** JIM & JENICE JOHNSON **ROBBIE D. JONES** DIANE KLAIBER ROBERT KRABEL KEITH LAWRENCE MARTY G. LUFFMAN **BRIAN MANSFIELD** MICHAEL MARCH **ALAN & DEBBIE MAYES ELIZABETH MAYHALL** PETER MCDOWELL REBECCA MERRITT PAULA MIDDLEBROOKS **JOE MORRIS** THOMAS OLIVERIO **JUDY ORR** JANE OSGERBY PATRICK & NATALIE OWINGS

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PATRON LEVEL (\$500+)

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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

Individual \$30

Student / Senior \$15

Couple / Plus One \$45

Family \$50

Donor **\$100**

Sponsor \$250

Patron \$500

- ► FUNDRAISING & DEVELOPMENT
- ► ADVOCACY / NASHVILLE NINE
- ► MARKETING
- **► TOURS**
- **► MEMBERSHIP**
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- ► MUSIC ROW PRESERVATION TRUST
- ► VOLUNTEER CREW

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VISIT OUR WEBSITE AT

WWW.HISTORICNASHVILLEINC.ORG

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



#keepnashvilleunique