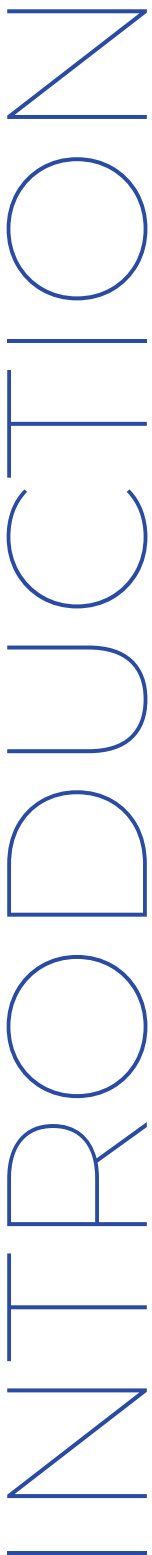




Annual Report

2023



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



When I think of Nashville, I think of creators and storytellers. We see the city's creativity daily, in both its growth and its legacy. As a Nashville native and as President of Historic Nashville, Inc.'s board of directors for the past two years, I'm grateful to its board and the members of the organization for their continual work to ensure that future residents of the city continue to hear its stories.

As was the case for many non-profit organizations, the COVID-19 pandemic decimated our membership. We continue to rebuild our those numbers, aided by the return of in-person tours in the past year. In 2023, HNI members enjoyed tours of the Berger Building on Rosa L Parks Blvd. and the 1810 Craighead House in the Richland neighborhood, a walking tour of the western edge of the Music Row area that ended with a lunch around the guitar-shaped pool next to Spence Manor, and a series of Historic Happy Hours that allowed our members to get to know each other in person.

Our Preservation Easements Program continues to thrive thanks to efforts led by Easements Coordinator Caroline Eller and HNI Vice President Ellen Dement Hurd. In 2023, HNI added an easement on the old Castner-Knott Building on Church Street and expanded the easement on the old Elm Street Methodist Church on Rep. John Lewis Way S. We continue to work with owners to use the program to protect additional buildings and hope to announce those easements this year.

Our most recent Nashville Nine looked ahead to the 60th anniversary of the passage of the landmark Civil Rights Act of 1964, focusing on sites that were part of our city's Civil Rights history — an effort championed by Advocacy Committee Chair Betsy Phillips and board member Dr. Learotha Williams. The year also victories for property's highlighted in past years' lists. In March, the National Park Service added the Exit/In — part of the city's Rock Block, which appeared on HNI's 2019 Nashville Nine list — to the National Register of Historic Places. Also, the former Club Baron at 2614 Jefferson Street (now Pride of Tennessee Elks Lodge #1102) which appeared on HNI's Nashville Nine in 2021, received a grant from The Tennessee Historical Society that will fund a National Register of Historic Places nomination for the recently renovated building.

As we look ahead to 2024, we plan to significantly increase the size of HNI's board of directors, allowing the organization to strengthen its efforts on a variety of fronts. We have added Margaret Martin, a partner at Thompson Burton, PLLC, as our legal representation. Former board member Aja Bain has taken a part-time role overseeing many of the administrative needs of the organization. In 2024, we plan to seek out more partnerships like the one with The Pharmacy Burger Parlor & Beer Garden, which not only is hosting our annual membership meeting but also has created The Burger Time Machine T-shirts, a portion of proceeds from which are being donated to HNI. We also will focus on growing our membership and raising our profile, both in terms of events for members and our public advocacy efforts to promote and preserve our city's history. We hope you'll join us in those efforts.

BRIAN MANSFIELD
PRESIDENT, HISTORIC NASHVILLE, INC.

2023 NASHVILLE 9

The 2023 Nashville Nine was announced on November 23. As we prepare to celebrate the sixtieth anniversary of the passage of the landmark Civil Rights Act of 1964, which outlawed discrimination based on race, color, gender, national origin or religion, we used the occasion to reflect on Nashville's willingness to preserve the history of the struggle that led to this victory.

The 2023 Nashville Nine

JOHNETTA HAYES HOUSE, 2519 W. Heiman Street

J.W. FRIERSON BUILDING 1310 Jefferson Street

ADAMS-KIMBALL CEMETERY, Hillsboro Pike

FRANKIE HENRY HOUSE, 93 Maury Street

JUNO FRANKIE PIERCE HOUSE, 2702 Meharry Boulevard

REAGON-LEONARD HOUSE, 716 26th Avenue North

R&R LIQUORS, 1043 Jefferson Street

DR. FRED GOLDNER OFFICE, 1816 Hayes Street

Previously Listed Sites Still in Limbo: **THE HUBBARD HOUSE** and **THE LOOBY HOUSE**

About the Nashville Nine

Historic Nashville promotes recognition of historic places that impact 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 the organization's advocacy and outreach. We 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 history.

Over the years, Historic Nashville has successfully assisted in the preservation of numerous landmarks such as the Ryman Auditorium, Union Station, Hopewell Missionary Baptist Church, and the Hermitage Hotel.

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

2023



JOHNETTA HAYES HOUSE



JW FRIERSON BUILDING



ADAMS-KIMBALL CEMETERY



FRANKIE HENRY HOUSE



JUNO FRANKIE PIERCE HOUSE



REAGON-LEONARD HOUSE



R&R LIQUORS



DR. FRED GOLDNER OFFICE



THE HUBBARD HOUSE



THE LOOBY HOUSE

2023 FINANCIALS

Historic Nashville, Inc.				
Statement of Activities				
For the 12 Months Ended December 31, 2023				
		Unrestricted	Temporarily Restricted	Total
Revenues and Support				
Membership dues		\$ 3,700.00	\$ -	\$ 3,700.00
Contributions		9,252.62	174,825.00	184,077.62
Investment income (loss), net		553.94	-	553.94
Net assets released from restrictions		32,286.00	(32,286.00)	-
Total Revenues and Support		45,792.56	142,539.00	188,331.56
Salaries and Related Expenses				
Salaries		5,830.42	-	5,830.42
Employee benefits and taxes		-	-	-
Total Salaries and Related Expenses		5,830.42	-	5,830.42
Other events				
Other events		1,009.99	-	1,009.99
Professional fees and contracted services		27,291.34	-	27,291.34
Occupancy		1,798.40	-	1,798.40
Insurance - general		1,198.00	-	1,198.00
Miscellaneous		3,280.58	-	3,280.58
Total Expenses		40,408.73	-	40,408.73
Change in Net Assets		5,383.83	142,539.00	147,922.83
Net Assets - Beginning of Period		11,070.31	236,828.34	247,898.65
Net Assets - End of Period		\$ 16,454.14	\$ 379,367.34	\$ 395,821.48

Historic Nashville, Inc.
Statement of Financial Position
December 31, 2023

Assets	
Cash and cash equivalents	\$ 395,821.48
Total Assets	\$ 395,821.48
Liabilities and Net Assets	
Net Assets	
Unrestricted net assets	
Undesignated	11,454.14
Board designated - revolving fund	5,000.00
Total unrestricted net assets	16,454.14
Temporarily restricted net assets	
Temporarily restricted net assets - West Nashville	22,360.00
Temporarily restricted net assets - Music Row fund	1,380.00
Temporarily restricted net assets - revolving fund	2,044.24
Temporarily restricted net assets - Nashville 9 Funds	1,550.00
Temporarily restricted net assets - easements	352,033.10
Total temporarily restricted net assets	379,367.34
Permanently restricted net assets	
	-
Total Net Assets	395,821.48
Total Liabilities and Net Assets	\$ 395,821.48

***We appreciate the generosity of those making it possible to
complete our mission***

HNI 2023 MEMBERS

Sharon Bach
Aja Bain
Patricia Barnett
Laura Bartel
Leah Boone
Carole Bucy
Lauren Bufferd
Chandler Burgess
Sarah Calise
Kathleen Campbell
Craig Canan
Jill Capps
Corey Chatis
Erica Clanton
Jennifer Core
Casandra Costoulas
Dennis Daniels
Nancy Danko
Melissa Davis
Audry Deal-McEver
Mary DiVittorio
Regina Drifmeyer
Jason Eiceman
Caroline Eller
Wray Estes
Kelly Fisher
Anne Gaither
Dawn Gardner
Linda Gilliam
Sarah Golab
Mark Goodrich
Lynn Green
Gail Greil
Margaret Hamrick
Micha Hannemann
Robbie Jones
Diane Klaiber
Samuel Lechleiter
Elaine Loughlin

Anne Mayville
Judy McFadden
Jo Ann McIntire
Rebecca Merritt
Jane Mills
Joe Morris
Marsha Murphy
Erin Myers
Tim O'Brien
Thomas Oliverio
Barbara Patinka
Suzanne Petrey
David Pickens
Dolly Jane Prenzel
Rose Mary Reed
Larry Reid
Mary Reynolds
Jennifer Richardson
Ann Roberts
Connie Robinson
Kerri Ross
Kristin Saunders
Carol Schlafly
Lori Schmidt
Sandra Shelton
Megan Spainhour
Stephen Sparks
L'Oreal Stephens
Claire Tschudy
Mindy Van Tassel
Lisa-Marie Venegas
Thomas Vickstrom
Grace Wagenman
Elizabeth Waites
Eliza Hill Warren
Dora Wren

DONOR LEVEL (\$100-\$249)

Lyn and Fred James
Brian Mansfield
Michael McKee
Phyllis Reid
Jesse Spencer-Smith
Cyril Stewart
Walton Walker
Dennis Wilhelm

SPONSOR LEVEL (\$250-\$499)

Daniel Sharfstein

PATRON LEVEL (\$500+)

Martin Brown
Ward and Shelley Cammack Family
Charitable Fund
Ellen and Sam Hurd
Howard S. and Carol A. Kirshner
Larry Mullins
Trasbin Stoner

HISTORIC NASHVILLE, INC.

2023 BOARD MEMBERS

BRIAN MANSFIELD, *President*

ELLEN HURD, *Vice President*

ELISE CRYSTAL, *Treasurer*

MIRANDA CHRISTY

BETSY PHILLIPS

DANIEL SHARFSTEIN

DR. LEAROTHA WILLIAMS, JR.

PATRICK McINTYRE (*ex officio*)

TIM WALKER (*ex officio*)