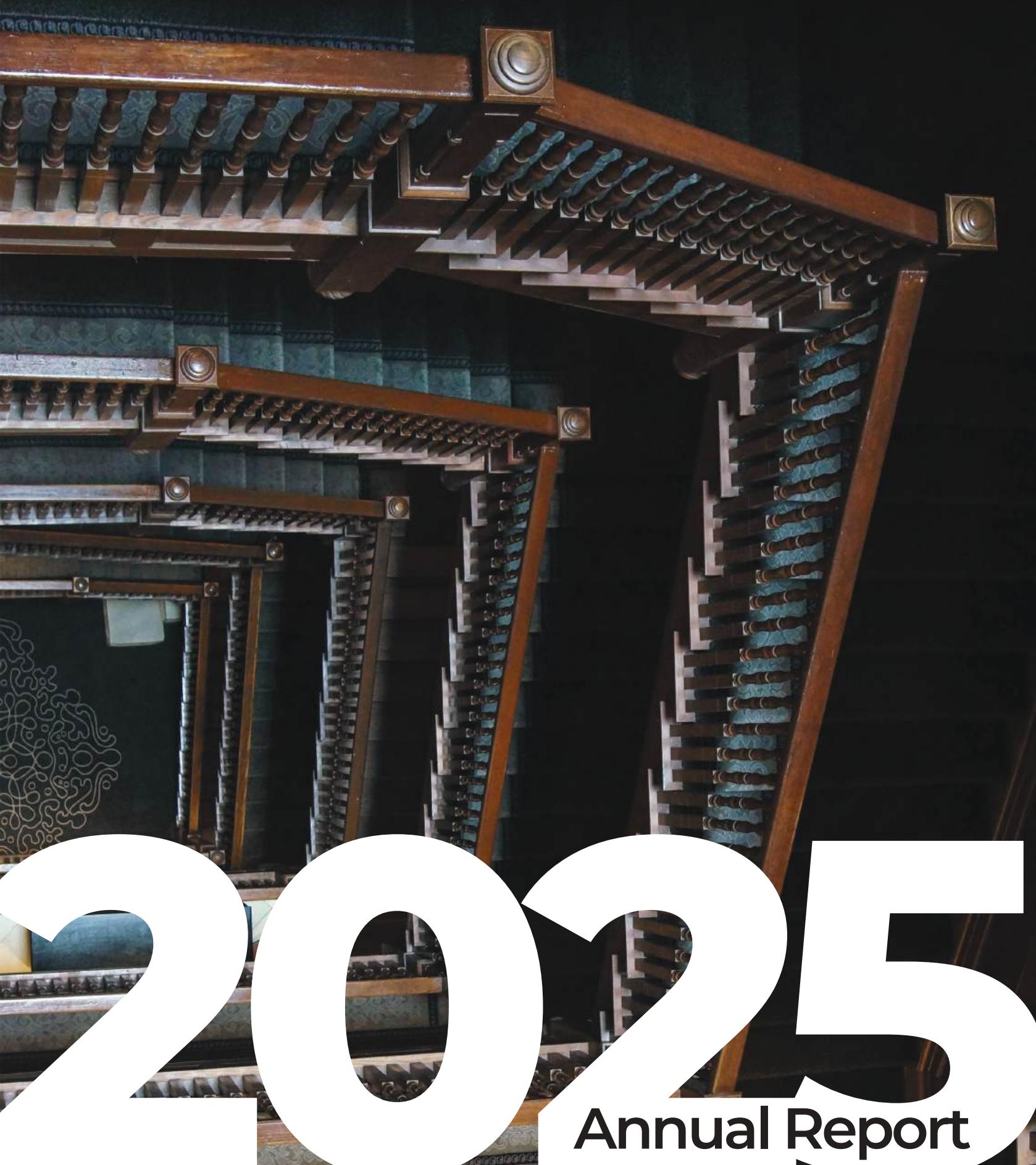


Historic Nashville, Inc.



2025

Annual Report

About Us

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 as 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 holds easements on 29 historic structures with a market value of over \$320 million. HNI hosts an annual membership meeting, publishes an Annual Report, maintains a website, hosts educational programs such as Behind-the-Scenes tours, and publishes the annual Nashville Nine list of the city's most endangered historic places.

www.HistoricNashvilleINC.org
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MESSAGE FROM THE PRESIDENT

2025 was a transformative year for historic preservation in Nashville. Our city continues to grow rapidly, and Historic Nashville, Inc. is committed to ensuring that historic preservation is an integral part of Nashville's future. We have continued to invest in developing our in-house preservation programming, prioritized building and nurturing relationships across our community, worked with the Metro Planning Department to ensure the success of the city's historic zoning program, and continued our partnership with the Metro Historical Commission to promote preservation across Nashville and Davidson County.



I would like to recognize the service of three of our ex officio board members who retired in 2025. Dr. Carole Bucy served as the Davidson County historian since 2011. Tim Walker retired as the Metro Historical Commission's Executive Director, a position he had held since 2009. Patrick McIntyre retired as the Executive Director of the Tennessee Historical Commission, having held that position since 2007. Collectively, these individuals have decades of service that have invaluabley enriched historic preservation in Nashville.

Our conservation easements program, established in 1982 as the first of its kind in the state, continues to grow and attract new investment in Nashville. In December 2025, GBX Group, LLC donated an easement on the Litterer Laboratory at 631 2nd Ave S (President Ronald Reagan Way) in the Rutledge Hill neighborhood. This donation represents a continued partnership between HNI and GBX to permanently preserve historic buildings throughout the neighborhood. Agreements under Historic Nashville, Inc.'s easement program protect 29 buildings across the city in perpetuity. As stewards of these historic resources, we remain committed to protecting these buildings from inappropriate alterations in accordance with the terms of our legal agreements. Importantly, many of these agreements also guard against overdevelopment in these areas through the inclusion of additional donated rights.

Historic Nashville, Inc. also continued our popular members-only behind-the-scenes tours and happy hours in 2025. Locations ranged from the Neuhoff District, an outstanding example of adaptive reuse at a former industrial complex, to the Masonic Grand Lodge of Tennessee to a walking tour of downtown Nashville. Our Events Chair, Tom Vickstrom, has done a wonderful job of identifying and executing unique experiences for our members.

As we move into 2026, Historic Nashville, Inc. is grateful for your continued support. As Nashville continues to grow and change, we will continue to be a leading voice for preserving our community's places of historic and cultural significance. We are excited to work together to safeguard the places that make Nashville unique.

ELLEN DEMENT HURD
PRESIDENT, HISTORIC NASHVILLE, INC.

2025 NASHVILLE NINE

Since 2009, Historic Nashville, Inc. (HNI) has published the Nashville Nine, an annual list of historic local properties that are endangered or threatened by development, neglect, or demolition. The Nashville Nine seeks to draw the community's attention to residential and commercial properties, along with building landscapes that are important from an architectural, historic or cultural standpoint. The goal is to spur a community debate on preserving what makes Nashville unique. Historically, nominees for the Nashville Nine have included buildings, neighborhoods, or historic landscapes in danger of being lost to demolition, redevelopment, or neglect.

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



Former Emerald Sound Studio

1033 16th Ave S

The former Emerald Sound Studio, designed by Tom Hadley, represents the creative heart of Music Row. For decades this building was a place where artists, songwriters, and producers came together to make music that shaped country, pop, and rock on a global scale. Legendary names, such as Johnny Cash, Eddie Rabbit, Bon Jovi, George Strait, Alabama, and Brooks and Dunn recorded here and over a thousand songs were captured within its walls. It is not just a building but part of the story of how Nashville became known as Music City. The building, most recently known as Benchmark Sound is listed for sale at \$4.6 million and is under pressure for redevelopment.

Home and Studio of Alicia Henry

1625 Heiman St

The Alicia Henry Home and Studio is a significant cultural property due to its association with the late Alicia Henry (1963–2024)—an internationally celebrated visual artist whose work in mixed media challenged conventional ideas of beauty, identity, race, and the body. Henry lived, worked, and passed away in this early-20th-century Craftsman-style home, making it the last and most personal studio-residence of her life. Located in the historically rich Fisk-Meharry corridor of North Nashville, the house sits within a broader legacy of African American excellence, activism, and artistic innovation. The Craftsman home is in need of some minor repairs, and raising awareness of the preservation of the home is imperative as the owners work towards long-term adaptive reuse.



Buchanan Log House

2910 Elm Hill Pike

The Buchanan Log House is named for James Buchanan, one of the early settlers who traveled to the Cumberland Settlement along with James Robertson and John Donelson. The house was built by James in 1807. With his family now in the settlement, James added a one and a half story addition in 1820. The Buchanan Log House shares its living history with Donelson and surrounding communities through its annual Fish Fry, Appraisal Fairs, and as a premier historical venue for private events. Additionally, the log house is one of the oldest remaining log structures in Middle Tennessee. In 1984, the property was listed on the National Register of Historic Places. Today, support and maintenance of the property comes from volunteers, who hope to raise awareness about the substantial investment to maintain the original logs and normal recurring maintenance and repair.



Dry Stacked Stone Walls Along Granny White Pike and Tyne Blvd

The dry stacked stone walls located along Granny White Pike represent a rich history of craftsmanship in Nashville. The walls were built by Scots-Irish settlers who came to Nashville to build these architectural elements for property owners. In turn, the Scotch-Irish then helped train enslaved people to do similar work. The walls represent the early establishment of Nashville as well as the role of Black craftspeople in doing that work. Many of the walls are now in disrepair.



Walter Stokes Elementary School 3701 Belmont Blvd

Constructed in 1936, the Walter Stokes School represented a long-term investment into the education of the growing suburb of Green Hills, where countless young Nashvillians attended school. The school also once housed the Nellie T. Stokes Library. Once surrounded by the Stokes family's large estate, which stretched from Belmont Blvd to Hillsboro Pike, it is now surrounded and leased by Lipscomb University. Walter Stokes was a railroad executive in the early 1900s and served as general counsel for the Tennessee Central Railway for 30 years. Currently, there are plans to demolish the building to make way for a parking garage.



Donelson Elementary School 108 Donelson Pike

Donelson Elementary School served the Donelson community for generations, as a elementary school then high school then even as a polling place. Constructed c. 1925, the rear portion of the building served first through twelfth grades for many years. In 1943, an addition was constructed to add more classrooms and spaces. Currently, the building is utilized by Fifty Forward. Plans are underway to demolish the school building to make room for a future transit center. However, the building could be adaptively reused in the future transit center plans.

WPA-era Stone Posts Along Highway 100 and Old Hickory Blvd

These stone posts, landscape features in southwest Davidson County, were constructed by Works Progress Administration craftsmen. The WPA utilized specialized stone masonry skills to beautify the stretch of highway. Currently, at least four of the stone posts have been demolished, with many others in need of repair to ensure the landscape features remain part of Nashville's built environment.



Estes Kefauver Federal Building

801 Broadway

Constructed in 1952, the Kefauver Building and Courthouse Annex, constructed later in 1974, served as a federal office building and a courthouse for the United States District Court for the Middle District of Tennessee. The building was named to honor U.S. Senator Estes Kefauver. HNI received a Section 106 letter earlier in the year from the GSA. The property is being discharged from federal ownership as surplus property. The associated parking garage across the street is set to be demolished before the end of the year.



Hibbett House

4156 Murfreesboro Pike

The Hibbett House has been noted as a potential Trail of Tears witness structure and has been included in the National Trail of Tears Witness Structure Inventory compiled for the National Park Service. Construction of the house is suggested to be c. 1830. The Native History Association has interest in preserving the building as an 1838 Trail of Tears Interpretive Site. In addition to being a Trail of Tears Witness Structure, the Hibbett House also serves as a witness structure to Civil War troop movements. The property is currently owned by Regent Homes.

2025 TOURS & EVENTS

February 1

Tennessee State Library and Archives – Led by Trent Hanner, reference librarian

This narrated tour of the history and mission of TSLA progressed through the first-floor exhibit space, the third-floor automated storage and retrieval system, and concluded in the second floor reading room.



March 29

Tennessee Central Railway Museum tours led by Tim Bebout and Terry Coats

This was part of an open house day and included a look at the restoration project for a magnificent steam engine, the "576," formerly at Centennial Park. A walking tour offered by TCRM included a vintage passenger train serving lunch, and a model train display and merchandise area staffed by railroading aficionados.

April 22

Happy Hour at Urban Cowboy, East Nashville

A pleasant evening was enjoyed out on the patios of this restored East Nashville Victorian-era home, now a bed & breakfast featuring craft cocktails and seasonal bites.

May 24

Music Row Tour

A presentation of historic Columbia Recording Studios was made by Mike Porter, and a walking tour along Music Row to Spencer Manor was led by Garth Shaw and Brian Mansfield. Hits recorded at Columbia studios have included artists Johnny Cash, Sonny James, Roger Miller, Charlie Rich, Tammy Wynette, George Jones, Marty Robbins, and Johnny Horton. The walk to Spencer Manor ended at a famous guitar-shaped swimming pool.

June 14 Neuhoff District

This architectural tour was led by Hunter Gee, Omar Bakeer, and Scott Morton. This large and repurposed complex along the Cumberland River was a former meat-packing plant dating back to 1906. Elements of the original buildings are thoughtfully integrated into a dynamic new mixed-use complex that received a 2025 Metropolitan Historical Commission Historic Preservation Award.



August 9 Two Rivers Mansion

This was a ribbon cutting ceremony with open house tours, courtesy of Phil Claiborne. This beautiful 1859 Italianate mansion in Donelson celebrated an extensive restoration coordinated by The Friends of Two Rivers and HNI was welcomed to be part of this special moment.



September 7 Parthenon Tour

This tour, including LeQuire's Monumental Figures exhibits, was provided courtesy of Lauren Bufferd. A docent-led tour of Nashville's Parthenon building included the exterior and interior, with many fascinating points made. Sculptures by Alan LeQuire were included in a special exhibit.



September 27

Tour of the Grand Lodge of Tennessee

This tour was led by Dan Jones and Brian Gilley. This neoclassical style building at 7th Avenue N. and Broadway was built in 1925 for the Scottish Rite of Freemasonry. The tour included several important rooms and exhibits, all graciously explained by members of The Grand Lodge of the Ancient and Honorable Fraternity of Free and Accepted Masons of the State of Tennessee.

October 25

Nashville City Cemetery Tour

Oliver Arney led us on a walking tour back in time to explore life and death in early Nashville, highlighting the stories of the city's earliest residents and the cemetery history since its founding in 1820.

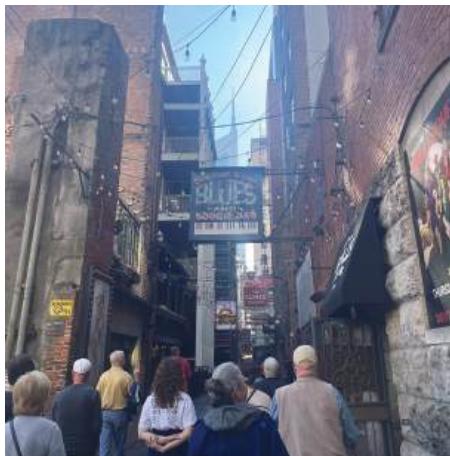
Governors, mayors, and many people of significance in Nashville's history were mentioned, as well as the programs to maintain this space.



November 8

Alleys, Monuments, and Shortcuts

This was a downtown Nashville walking tour led by Tom Vickstrom. Starting at Metro Courthouse, narrated points from pioneer days through the antebellum period included stops at the Public Square, Trail of Tears excerpts, the Cumberland River and steamboat facts, Black Horse and other alleys, St. Cloud Corner and more, including the old street names of Market, College, Cherry, Summer, High, and Spring streets.



November 18

Happy Hour at Old Glory

HNI socialized in a hideaway lounge that used to be the boiler room for White Way Cleaners, formerly one of the largest steam cleaning facilities in Nashville. The space features the original coal hopper and smokestack in use as of the 1920s.

2025 EASEMENTS PROGRAM SUMMARY

Over the past year, Historic Nashville Inc.'s (HNI) easement program continued to be a strong driver of historic preservation in our community. This valuable financial incentive opportunity bridges preservation and development goals in a rapidly growing city. This program has grown significantly over the last several years and stands as a model to counterpart organizations across the state.

In 2025, HNI's easements staff and committee reviewed multiple alterations requests and helped guide historically sensitive renovations at easement properties, ensuring that these buildings remain viable contributors to our community. In West Nashville, we worked closely with the owners of the Gladstone Apartments building and their architects to form plans for a historically compatible rear addition that would enable comprehensive building updates and a footprint expansion to accommodate luxury residential units. In the downtown core, HNI reviewed and approved a rehabilitation project at the Wilcox Building (530 Church Street), now the Maddox Hotel, which required a new pedestrian door to meet fire codes for a new restaurant. Staff consulted extensively with representatives of the Ambrose Building (162 4th Ave N.) on preservation planning for the property, including discussions on maintenance and repair needs and plans for eventual restoration work. HNI also provided technical guidance for planned maintenance at the historic Castner-Knott Building (616-618 Church Street).

Rehabilitation work approved by HNI progressed at the former Elm Street Methodist Church (631 Rep. John Lewis Way S.), which is being converted into an events venue.

HNI staff also stayed busy with several administrative tasks and updates to the program. In fall 2025, we created a new flyer that provides a succinct overview of this valuable preservation tool that includes how easements work, what properties qualify, and owner responsibilities. We also updated the master list of current easements on our website. Easements staff remained engaged with the National Preservation Partners Network's easements affinity group and attended the National Preservation Easements Summit and the National Preservation Law Conference. HNI's easements coordinator completed annual inspections on the twenty-nine easement properties in late fall 2025 and generated reports that will assist property owners in proactively addressing repair needs.



EASEMENT SPOTLIGHT: LITTERER LABORATORY

HNI is very proud to announce that in December 2025, a new preservation easement was placed by GBX Group, LLC. on the Litterer Laboratory (631 President Ronald Regan Way) in Rutledge Hill. The associated agreement ensures protection of both the historic building façade as well as restrictions on the surrounding and adjacent development spaces. Placement of this easement signals a continued partnership and joint effort between HNI and GBX to preserve Nashville's historic assets for both current and future generations.

2025 Financials

Historic Nashville, Inc.
Statement of Financial Position
December 31, 2025

Assets

Cash and cash equivalents	\$16,677.32
Accounts receivable, net	\$108,297.00
Short-term investments	\$565,121.51
Total Assets	\$690,095.83

Liabilities and Net Assets

Net Assets	
Total unrestricted net assets	\$ 174,623.14
Total temporarily restricted net assets	\$ 515,472.69
Permanently restricted net assets	\$ 690,095.83
Total Net Assets	\$ 690,095.83
Total Liabilities and Net Assets	\$ 690,095.83

2025 Members

Lauren Autry	Kate Cornelius	Ashley Hagan
Sharon Bach	Cassi Costoulas	Margaret Hamrick
Clay and Sally Bailey	Jane-Coleman Cottone	Micha Hannemann
Aja Bain	Ann Crecelius	Maureen Harless
Diane Banks	Charlie Dahan	Nancy Harrington
Patricia Barnett	Nancy Danko	Douglas Havron
Kristie Barnett	Alexus Dansby	Walt Heeney
Justin Bastian	Shayla Davis	Leigh Hicks
William Baucom	Audry Deal-McEver	Kira Hilley
Bethany Bauman	Ralph Decker	Kem Hinton
E. Menié and Steve Bell	Mary Jane Dewey	Janet Hirt
Betty Bellamy	Leslie DiNella	Nicole Hofstra
Mary Blachly	Mary DiVittorio	Clinton Holloway
Reed Bogle	Conor Doolan	Barbara Hord
Dana Boone	Alan Dooley	Lyn and Fred James
Leah Boone	Gina Drifmeyer	Mina Johnson
John Brothers	Hayley Edwards	Raphaela Keohane
Elizabeth C. Brown	Jason Eiceman	Peggy King
Daniel F. Brown Jr.	Caroline Eller	Diane Klaiber
Angela Buckner	Ann Ercelawn	James Knight
Carole Bucy	Wray Estes	Iris and Bill Koch
Charles Burgess	Rachel Fields	Gary Koehler
Sarah Calise	Jean Fisher	Susan Kupisch
Craig Canan	Mary A. Fitzgerald	Andie LaGrone
Alice R. Cannon	Randall Fletcher	Zada Law
Jill Capps	Anne Gaither	Samuel Lechleiter
Corey Chatis	Teresa Gallagher	Sharon Leinbach
Rachael Chessman	Michelle Ganon	Mary L. Linn
Erica Clanton	Jason Garner	Alexa Little
Stewart Clifton	Carl Gatti	Virginia Lloyd
Barbara Clinton	Trey Gibson	Ashley Loera
Caitlin Clinton-Selin	Linda Gilliam	Elaine Loughlin
Phyllis Close	Jan Giordano	Marty Luffman
Diane Coddington	Michelle Glass	Chris Madderom
Teri Cohen	Paula Godsey	Lynn Maddox
Ashley Cole	Sarah Golab	Brian Mansfield
Sandra Collins	Mark Goodrich	Margaret Martin
Patty Compton	Gail Greil	Michelle Mays
Jennifer Core	Karl Hackenbrack	Anne Mayville

2025 Members

Scott McCoy
Wilma McDonald
J.P. McDonnell
Kate McKinney
Kristi McNaron
Jill Meese
Rebecca Merritt
Scott Mertie
Metro Nashville Planning
Department
Caitlyn Mooney
Joe Morris
Reggie Mudd
Marsha Murphy
Derenik Najarian
Angela Newman
Paulette Nicholson
Lee Nunley
Tim O'Brien
Patricia Olson
John O'Neal
Judy Orr
Natalie Owings
Ophelia Paine
Barbara Patinka
Suzanne Petrey
Clay Petry
Nan Philpot
Steve and Deborah Pipes
Dolly Jane Prenzel
Charles Prince
Marquita Reed
Rose Mary Reed
Stephanie Reed
Larry Reid
Phyllis Reid
Larry Reid
Debbie Reyland
Mary Reynolds

Richard Rhoda
R. Stephen Richards
Jennifer Richardson
Margaret Rixham
Connie Robinson
Katy Rogers
Donna Romano
Dr. Jean Roseman
Maggie Sananikone
David Satterfield
Kristin Saunders
Carol Schlafly
Sydney Schoof
Amy Seals
Jonathan Sexton
Daniel Sharfstein
Debbie Shaw
Garth Shaw
Sandra Shelton
Mara Beth Sommers
Stephen Sparks
Jesse Spencer-Smith
Vicky Spodeck
Claudette Stager
Lee Ann Steen
Thor Steffen
William (Bill) Steffenhagen
L'Oreal Stephens
Cyril Stewart
Brent Stoker
Trasbin Stoner
Rhys Thomas
Phil Thomason
Mindy Van Tassel
Thomas and
Wanda Vickstrom
Scott Voelkerding
Jon Wagenman
Ralcon Wagner

Eliza Warren
Carroll Van West
Tim White
Paul Whitten
Dennis Wilhelm
Lily Wilson
Jeff Womack
Dora Wren
Sheila Yarbrough
Jacqueline York

Patrons
Ron and Suzette Howse
Matt Lowney
Elizabeth Marie (Suzy)
Wilson

Benefactors
Martin Brown
Darden Copeland
Ellen Dement Hurd
Howard S. and Carol A.
Kirshner
Larry Mullins

2025 Historic Nashville, Inc. Board Members

Officers:

Ellen Dement Hurd, President
Jonny R. Wagenman, Vice President
Jennifer Richardson, Secretary
Elise Crystal, Treasurer

Board Members:

Sarah Calise
Darden Copeland
Penny Harrington
Dr. Victoria Hensley
Kira Hille
Dr. Marquita Reed-Wright
Corrie Rich
Daniel Sharfstein
Matt Self
Tom Vickstrom

Ex Officio Board Members:

Carole Bucy,
Davidson County Historian
Jennifer Core,
Tennessee Historical Society Executive Director
Patrick McIntyre,
Tennessee Historical Commission Executive Director
Tim Walker,
Metro Historical Commission Executive Director

2026 Membership Levels and Sponsorship Opportunities

Membership Levels

Young Patron (under 35): **\$25**

Individual Member: **\$50**

Couple: **\$75**

Family (includes two adults and up to five children): **\$100**

Patron: **\$250**

Benefactor: **\$500**

Sponsorship Levels

Bronze Sponsor: **\$1,000**

Includes membership benefits for two individuals

Silver Sponsor: **\$2,500**

Includes membership benefits for five individuals

Gold Sponsor: **\$5,000**

Includes membership benefits for ten individuals

Platinum Sponsor: **\$10,000**

Includes membership benefits for ten individuals

All membership levels receive:

- Access to members-only tours of historic sites across Nashville
- Tickets to our annual membership meeting
- Members-only newsletter and email updates

Sponsors receive:

- Logo recognition on the Historic Nashville website
- Logo recognition in our annual report and any other reports published by Historic Nashville
- Memberships for individuals of the sponsors' choice (number depends on sponsorship level)