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 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 16 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, an annual fundraiser called the Brick & Mortar Bash 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.
Greetings from Historic Nashville!

We begin 2016 with a new administration and a renewed passion for retaining the distinctive history, culture, and sense of place that makes Nashville incomparable. Nashville’s unique qualities are directly tied to its historic places – the neighborhoods, homes, schools, museums, parks, honkytonks, recording studios, churches, commercial villages, publishing houses, apartments, universities, office towers, and cemeteries that ground our identity as a city.

Nashville witnessed the demolition of many historic places during the last year, and at an alarming rate. In an unprecedented move, the Tennessee Preservation Trust listed the entire city on its annual list of the most endangered historic places. The entire city.

The continuous demolition of historic recording studios and publishing houses on Music Row put an international spotlight on Nashville, giving the world a front seat to the drama of the near demolition of RCA Studio A. Other studios were not so lucky. As a result, the National Trust for Historic Preservation designated Music Row a National Treasure.

Nashville takes pride in its well-earned position as America’s Music City. Music is our city’s soul. In order to retain this identity, we must focus on the places where music history was made: where songs were written, music was recorded, and records were published. The places that tell our story as Music City.

It’s not only our musical heritage in jeopardy: 2015 saw the demolition of countless historic homes, university buildings, churches, schools, factories, offices, apartments, and stores – the places that make us uniquely Nashville.

As we look ahead to how our identity will be shaped, Historic Nashville’s voice is stronger than ever. Membership continues to grow while our local and national profile is soaring from ongoing education and advocacy efforts. These milestones point to one simple fact: Nashville cares. Our citizens are passionate about historical preservation and the future of this place they call home.

This year finds us at a crossroad as a city. Are we willing to continue pursuing economic growth at any cost? Will we shrug our collective shoulders as historic buildings continue falling to the wrecking ball at staggering rates? Or will we pause to find a better way of growing Nashville while also preserving our historic places? We look forward to working with Mayor Barry’s administration, along with designers and developers, to keep Nashville unique and not become Anywhere, USA.

BRIAN TIBBS, AIA
FINANCIAL STATEMENT & MISSION

2015 FINANCES

TOTAL ASSETS...................$75,723
CASH.............................$52,408
SAVINGS......................$8,174
REVOLVING FUND.........$7,110
EASEMENT FUND..........$7,494
OTHER.........................$537

TOTAL REVENUE..................$38,358
TOTAL EXPENDITURES.........$9,495
INCREASE IN NET ASSETS....$28,863
PROGRAM EXPENDITURES......$3,308

2013-2016 STRATEGIC PLAN

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.

We preserve and promote the historic places that make Nashville unique.
The 2015 Nashville Nine was nominated by members of the community and represents nine historic properties threatened by demolition, neglect, or development. These properties will be the focus of Historic Nashville’s advocacy and outreach throughout the coming year.

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. 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.

Several properties on the 2014 list have been, or in the process of, being saved. The city’s historic fabric, however, remains threatened. The day before the Nashville Nine was announced, the historic Trail West building on Lower Broadway, which is listed on the National Register of Historic Places, was demolished overnight. Historic Nashville documented the former home of the Trail West clothing shop in the 1990s as part of its Downtown Historic Architecture Survey. The demolition of this historic building may have a negative impact on the National Register listing of the Broadway Historic District, and strengthens the need for a strong preservation advocacy voice in the city.

For buildings on this year’s list, Historic Nashville will work with the owners, government agencies, and the public to educate, evaluate and create solutions for preserving these important elements of Nashville’s unique history and sense of place.

Historic Nashville accepts nominations for the Nashville Nine year round at www.historicnashvilleinc.org
1. CAPERS CME MEMORIAL CHURCH
319 15TH AVENUE NORTH,
CONSTRUCTED IN 1925

2. CHESTNUT HILL NEIGHBORHOOD
SOUTHEAST OF THE I-40/I-65 INTERSECTION, BORDERED BY TREVECCA-NAZARENE UNIVERSITY AND FORT NEGLEY PARK NEAR DOWNTOWN, FROM LATE 19TH CENTURY

3. COLONEL TOM PARKER HOUSE
1215 GALLATIN PIKE SOUTH – MADISON, BUILT C.1935
4. Historic Apartment Buildings along West End and Elliston Place
West End, Elliston Place and Division Street
Built from 1900-1925

5. LifeWay Christian Resources Campus
Broadway to Church Street
From 9th Avenue North to the Gulch, Buildings from 1913

6. Music Row Neighborhood
Between 16th and 20th Avenues from Division and Demonbreun Streets to Belmont University, Represents Buildings from Late 19th Century to Present
RURAL CEMETERIES IN DAVIDSON COUNTY THROUGHOUT DAVIDSON COUNTY FROM THE LATE 18TH CENTURY

WHITE’S CREEK RURAL HISTORIC DISTRICT
WHITSES CREEKS PIKE FROM OLD HICKORY BOULEVARD TO BUENA VISTA, CONSTRUCTED FROM THE EARLY 1800S

7 PAGODA OF MEDICINE
707 YOUNG’S LANE, NORTH NASHVILLE

8 RURAL CEMETERIES IN DAVIDSON COUNTY THROUGHOUT DAVIDSON COUNTY FROM THE LATE 18TH CENTURY
The tour committee is proud to report 15 wonderful events in 2015. The tours were diverse and included private homes, churches and cathedrals, Nashville icons such as Goo Goo Cluster, and historic neighborhood walking tours, among others. These members-only tours provided a great incentive to bring in new members who wanted to gain exclusive access and insight to these types of historic sites that only Historic Nashville can provide.

Of course, the tours would not have been possible without the hosts and speakers who willingly imparted their knowledge and stories of the historic sites we visited. Our thanks and gratitude goes to each of our tour guides that shared their love of history with us and took us on a journey to the past.

The tours gave us all a peek into the past and further instilled within each of us the reason we fight to preserve the wonderful historic treasures we are lucky to have here in Nashville. The tour committee thanks all of the participants in 2015 and looks forward to all the great tours planned for 2016!
In addition to advocacy and education, Historic Nashville responded to the need to take direct action to preserve Nashville's historic resources by committing to the establishment of a Preservation Revolving Fund Program. The program is intended to promote the rehabilitation and preservation of endangered historic properties in perpetuity.

Historic Nashville board members took several steps to begin the process of building an effective program. Steps included:

- Researched and learned about the keys to success for revolving fund models in cities such as Charleston, Savannah, New Orleans, and Boston.
- Dedicated $5,000 as seed funding for the program.
- Participated in “The Big Payback”, a community-wide, 24 hour online giving day hosted by The Community Foundation of Middle Tennessee to assist non-profits in raising funds. HNI raised more than $2,200 in funds donated by the community and dedicated to the revolving fund.
- Worked with the Historic Properties Redevelopment Program staff at the National Trust for Historic Preservation who provided information on revolving fund models and organized a conference call with representatives from the Georgia Trust for Historic Preservation.
- Committed to preparing a strategic plan in 2016 to implement the program. An application requesting grant funds from the 1772 Foundation to support this work was submitted in December 2014 with notification expected in February 2016.

As the program grows in the coming years, the Preservation Revolving Fund will become an important tool to preserve historic resources through actions such as accepting property donations or by purchase of endangered historic properties in Nashville. The endangered historic properties will be marketed to buyers who agree to preserve and maintain them. Protective covenants, in the form of a preservation easement administered by Historic Nashville, will be attached to the deeds to ensure that the historic integrity of each property is retained.
2015 SPECIAL EVENTS RECAP

NASHVILLE NEIGHBORHOODS CELEBRATION

SATURDAY, SEPTEMBER 26TH
HOSTED BY THE NEIGHBORHOODS RESOURCE CENTER
EVENT WAS HELD AT CLEVELAND PARK AND COMMUNITY CENTER

The event was a showcase of local neighborhoods and included a battle of the neighborhood bands, chili cook-off and tasting, the Neighbor Games, activities, food, and local vendors. Historic Nashville, Inc. (HNI) had a booth there and was accompanied by Garth Shaw of the Music Row Neighborhood Association. Mr. Shaw and Special Events Committee chairperson, Katie Galaz, greeted guests of the event an educated them on HNI and the Music Row Neighborhood Association. A game of “Name the Nashville Nine” was provided by HNI where photos of HNI’s Nashville Nine properties were displayed and guests worked to identify the property.

2015 OLD HOUSE FAIR

SATURDAY, MARCH 7TH
PRESENTED BY THE METRO HISTORIC ZONING COMMISSION
EVENT WAS HELD AT SEVIER PARK COMMUNITY CENTER

On March 7th, Historic Nashville, Inc. (HNI) participated in the Old House Fair at the Sevier Park Community Center. The Old House Fair is presented by the Metro Historic Zoning Commission annually. This free day-long festival showcases exhibitors with historic products and services, giving advice and hosting lectures for attendees interested in learning more and gaining tips about historic homes. HNI also had a children’s table set up for the young historic preservationists.

HNI set up a table and provided information regarding the organization, vintage post cards, the 2014 Annual Report, mailing list sign-up and information for volunteer opportunities with HNI. HNI would like to thank the volunteers that worked the festival: Connie Gee, Paula Larson, Ken Niermann, Julie Robison, Matt Pogorelc and Rochelle Corrington. All volunteers did a great job greeting guests, getting information out about HNI and keeping the young preservationists entertained.

The 2016 Old House Fair is scheduled for Saturday, March 5th and Historic Nashville, Inc. will be in attendance.

MIDDLE TENNESSEE HIGHLAND GAMES

SATURDAY, SEPTEMBER 12TH
HOSTED BY MIDDLE TENNESSEE HIGHLAND GAMES
EVENT WAS HELD AT THE HERMITAGE

Historic Nashville, Inc. was invited by the Middle Tennessee Highland Games to showcase at the event. The event is to celebrate, promote, and provide opportunities to educate the general public on learning, appreciating, and preserving Scottish and other Celtic cultures. Lots of vendors were present and food, music, and games were provided. The event was held at the historical Hermitage Plantation.

Photo by Jason Galaz
In 2015, Historic Nashville Inc. became a Local Partner with the National Trust for Historic Preservation. As a Local Partner, HNI now has access to assistance from the National Trust’s conferences, training, resource materials and grant funding. This assistance will help HNI accomplish our mission to preserve and promote the historic places that make Nashville unique.

Designation as a Local Partner formalizes a relationship between the National Trust for Historic Preservation and HNI that has existed for many years. In previous years, the National Trust has awarded HNI a grant for strategic planning, and several officers and board members have attended the Trust’s annual conferences and other training. In 2009, HNI began publicizing Nashville Nine, an annual list of endangered sites modeled on the National Trust’s 11 Most Endangered list of threatened sites across the country.

Through designation as a Local Partner, Historic Nashville becomes a part of the National Trust Partners Network which includes more than 100 state, regional and local nonprofit preservation organizations. In addition to the resources available as a Local Partner, HNI will also be a valuable resource for other members of the National Trust Partners Network. Our programs, including Nashville Nine, conservation easements, members-only tours of historic sites, resource development such as the Nashville Civil Rights Movement Walking and Driving Tour and the new revolving fund set an excellent example for other preservation nonprofits across the country of what can be accomplished by a dedicated group of volunteers.
SAVE MUSIC ROW

In January 2015, the National Trust for Historic Preservation designed Music Row as a National Treasure as part of its campaign to bring attention to endangered historic places. The announcement was made at RCA Studio A, which had been saved from the wrecking ball at the last minute just a few weeks prior. In September, Historic Nashville included Music Row on its 2015 Nashville Nine list of the city’s most endangered historic places. As a Local Partner of the National Trust, Historic Nashville has been assisting the national preservation organization with raising awareness of the numerous demolitions of historic recording studios and music industry buildings on Music Row. We have also assisted in planning special events, documentation, and conversations with planners, elected officials, and city leaders about how to preserve this unique place in American history.

Over the past few months, Historic Nashville has been actively involved with the Metro Planning Department in the creation of the Music Row Design Plan, which will guide future development in the historic neighborhood. As part of a major research project, the National Trust completed a Multiple Property Documentation Form for Music Row and individual National Register of Historic Places nomination for the House of David recording studio. The National Trust identified 65 buildings on Music Row that are recommended potentially eligible for listing on the National Register and another 130 or more buildings that are Worthy of Conservation. Learn more at www.musicrowstories.com.
GALLATIN ROAD FIRE HALL, EAST NASHVILLE

Historic Nashville included the Gallatin Road Fire Hall for Engine No. 18 in East Nashville on our 2011 Nashville Nine list of the city’s most endangered historic places. Designed by local architect Clarence K. Colley in the 1930s, the Art Deco-style fire hall closed in 1989 and sat vacant for many years; it was damaged by a fire in 2011. The City of Nashville designated the fire hall a Local Landmark in 2006, so it cannot be demolished or altered without permission from the Metro Historical Zoning Commission. In June 2015, Walmart sold the fire hall to Karen Goodlow, a local interior designer, for renovation into “affordable workspaces” for small and startup businesses and artists, along with an architectural salvage showroom open to the public. The 3,166-square-foot building also will serve as a retail space for Goodlow to sell Grounds 2 Give coffee, which donates a portion of its sales to provide basic needs for low income Nashville residents. Historic Nashville has been working with Karen over the past year with preservation planning, technical guidance, and fundraising. We are also accepting donations for renovation costs on Karen’s behalf. Contact Robbie Jones for more details.
Historic Nashville’s mission is to protect and preserve the historic places that make Nashville unique. As the second largest city in the state, with a population of 644,014 in 2015, Nashville covers over 533 square miles with neighborhoods as diverse as Green Hills, Donelson, Belle Meade, Sylvan Park and East Nashville.

Each of these neighborhoods is important, containing its own unique elements that together create the historic fabric of our city.

Last year Historic Nashville began working with fellow nonprofit the West Nashville Founders Museum, formerly known as Historic Landmarks Association. The organization was founded in 1986 to preserve and maintain the historic and cultural contribution made by the forefathers of West Nashville. As part of that work in 1996 the organization recreated the Robertson Historic Cabin (circa 1779) erected in H.G. Hill Park.

However, after 30 years, the West Nashville board recently made the difficult decision to dissolve its nonprofit status and share its remaining assets with nonprofit associations who share a similar mission and goals.

Today we announce that Historic Nashville has been honored as one of those organizations, and will be receiving a $25,000 grant to assist in its preservation work in West Nashville. Through this grant, Historic Nashville will be able to continue its work making a difference in West Nashville, an area represented often in its advocacy and education outreach, and throughout all of Nashville.
2015 MAYORAL ELECTION

Last fall, the City of Nashville elected a new mayor, vice mayor, and many new members of Metro Council. During the campaign, Historic Nashville submitted a Mayoral Candidate Questionnaire with a few questions about their positions on topics related to planning, preservation, and the future of Nashville. All but one candidate responded. We shared the answers with our members and supporters so they could make an informed decision during the election process. Megan Barry eventually won the election as Nashville’s first female mayor. When asked about how important it was to her that Nashville preserve its historic places, she responded: “Our history is what helps to define the character of our city, and once it is lost, you can’t get it back. We need to be cognizant of that fact whenever new construction threatens to erase that history and do a better job of incorporating preservation into our growth strategies.”

PHOTO CREDIT: THE NASHVILLE SCENE
THIS YEAR HISTORIC NASHVILLE’S HISTORIC EASEMENT PROGRAM CONTINUED TO GROW

In 2015, Historic Nashville added an additional property to its Historic Easement Program; the historic Mary Martin Schaffner House in Green Hills. Dating from the mid-nineteenth century, this two-story brick house was purchased by John and Lindsley Long last November and is one of Nashville’s best examples of a Gothic Revival-style dwelling. The well-preserved home is located at 3702 Granny White Pike. Mary Martin Schaffner (1939-2012), a noted local attorney and civic leader, and her descendants owned this historic landmark for 45 years, from 1970-2015.

Thank you to John and Lindsley Long for being a part of Historic Nashville’s Historic Easement Program. You join many other property owners throughout our city who are committed to preserving Nashville’s unique historic places for generations to come.

Historic Nashville’s Historic Easement Program is an important tool to assist property owners in making preservation a viable financial option, while also ensuring the historic property is protected in perpetuity. A preservation easement is a voluntary legal agreement that protects a significant historic or cultural resource. An easement provides assurance to the owner of an historic or cultural property that the property’s intrinsic values will be preserved through subsequent ownership.

Did you know a property owner conveying an easement on a historic building may also apply for a 20 percent tax credit under the Federal Historic Rehabilitation Tax Incentives Program? The 20 percent tax credit applies to any project the Secretary of the Interior designates a certified rehabilitation of a certified historic structure ... and Historic Nashville can help you while protecting one of the historic places that makes Nashville unique.

Please visit our website to see a complete listing of Historic Nashville’s Historic Easement Program properties: www.historicnashvilleinc.org/resources/hni_easements. For more information on historic easements, please e-mail us at easements@historicnashvilleinc.org, or call us at (615) 669-4503.
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!

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VISIT OUR WEBSITE AT www.historicnashvilleinc.org/supportus/membership 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.
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