

# ANNUAL REPORT

2018 - 2019

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**Step by Step**



# FROM OUR LEADERSHIP

## Step by Step

It all starts with one step.

Whether it is placing a ladder to take samples of centuries old paint from the most out-of-reach location inside an attic vent, or meeting with neighbors to review construction plans for rehabilitating a home, each of our projects and educational programs starts with one step. Many more steps must follow, and each requires hard work, diligence, and tenacity to produce a successful result.

Over the past year, we are pleased to have taken many steps towards our strategic goals. Your friendship and support have been essential for this progress and will be essential for our mission work as we continue, step by step, towards our preservation, revitalization, educational, and advocacy goals.

As Richmond grows, each step becomes more challenging. Preservation work is more expensive. Housing is less affordable. Buildings, streetscapes, and entire neighborhoods are facing new and different threats and pressures. Community voices struggle to be heard. But those challenges can be overcome with your steadfast support.

We are excited about what we have accomplished, despite the changing nature of threats to our historic built environment and community. In this report, we share with you an update on our work in 2018-2019, including:

### Preservation

- Monumental Church
- Masons’ Hall

### Revitalization

- Southern Barton Heights Gateway Corridor Projects

### Advocacy and Education

- Monroe Ward Rezoning and Master Planning
- Rehab Expo
- Lecture Programs
- Golden Hammer Awards

So much of this work would not be possible without partnerships. We value our partnerships with The Council of Historic Richmond, The Junior Board of Historic Richmond, a host of fellow nonprofit organizations, contractors, vendors, donors, and friends. **We are excited about moving forward, step by step, with so many in the community to think creatively about solving the most pressing community issues.** We are grateful to you for your partnership and support, and are energized by your enthusiasm for Richmond.

**With your help, each step we take helps shape the future of Richmond** by protecting and promoting the historic buildings and places that make Richmond unique, beautiful, and authentic.

Thank you for joining us!



Harold J. Williams III  
Board of Trustees President



Cyane B. Crump  
Executive Director



*Our mission is to shape the future of Richmond by preserving our distinctive historic character, sparking revitalization and championing our important architectural legacy.*

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# DONOR SPOTLIGHT

Todd Flowers  
Member, Historic Richmond Board of Trustees



My introduction to Historic Richmond was through my friend Elizabeth Ware. Shortly after I moved to Richmond in the early 2000’s, she gave me a Quoit Club membership. For those of you who don’t know, Historic Richmond’s Quoit Club tours a diverse range of historic and preservation related sites around the city (see page 13). There might be a few cocktails involved. Who said history needs to be dry?

She thought it would be a good way to introduce me to Richmond, and meet folks along the way. After my first season I was hooked! I loved the educational aspect - learning about our city’s unique and authentic past – and about Historic Richmond’s mission work!

Over 15 years later, I have risen through the ranks of the Junior Board and the Board of Advisors, and I now serve on the Board of Trustees as the Chair of the Development, Marketing and Education Committee. I am still amazed at what this organization can accomplish!

From our unique collaboration with another nonprofit and the City to combine the goals of historic preservation and affordable housing, to our preservation work on Monumental Church and the recent stabilization work completed on Masons’ Hall, to our advocacy and educational programs like the Rehab Expo which connects owners of older homes with the resources they need to care for, maintain and restore their homes, Historic Richmond’s work is revitalizing Richmond.

As we look to the future, we need to support Historic Richmond’s efforts to keep this city unique and authentic! Preservation is about people and places. From the beginning, Richmond’s first preservationist, Mary Wingfield Scott, understood the importance of preserving a neighborhood’s character. While some people think about preservation as hollow and vacant architecture, we know preservation goes beyond bricks and mortar. **Preservation goes beyond the historic fabric of a building and includes the stories we tell and the power of place to create spaces that are welcoming, connecting, aspirational and transformational.**

This is why I give to Historic Richmond and why I think YOU should too!

Sarah Derr Photography

# MASONS’ HALL



Historic Richmond’s staff and Board member Rob Comet meeting with the Masons of Richmond Randolph Lodge #19 and their conservator and paint analyst Susan L. Buck, PhD, window restoration specialist Dixon Kerr of Old House Authority, and early American decorative arts specialist Sumpter Priddy III to discuss paint analysis and historic paint color schemes for planned window and exterior paint restoration work.

# MONUMENTAL CHURCH



Sarah and Dave Photography



Magali Vulpillieres Photography

**This is why we are here!** We love sharing Richmond’s unique and authentic stories, and Monumental Church is a singular place with a singular story. For more than two centuries, it has stood as a monument to the victims of the Richmond Theatre Fire. For more than 35 years, Historic Richmond has protected and preserved Monumental Church. What better place to launch your future or learn about our community’s past than Monumental Church? We are grateful to the many couples who choose Monumental Church as the setting for important events in their lives, and to the many volunteers, particularly the members of The Council of Historic Richmond, who help us preserve and maintain this unique, authentic, and beautiful place.





## NEIGHBORHOOD REVITALIZATION

**Southern Barton Heights Gateway Corridor Revitalization Project:** In our spring newsletter, we shared with you details of our new partnership with [project:HOMES](#) and the [City of Richmond](#) to **rehabilitate three historic homes for affordable housing** in Southern Barton Heights. The three properties, individually and collectively, were strategically selected to serve as catalysts for further revitalization in the Barton Heights historic district, and for the increased use and enjoyment of the neighborhood. The properties are located within close proximity to each other, have a visible presence along a primary gateway corridor into the Southern Barton Heights neighborhood, and are sized appropriately for a below median income homeowner.

The Barton Heights Historic District (listed on the National Register of Historic Places) is among the earliest of several turn-of-the-century streetcar suburbs in north Richmond. Characterized by wood frame houses, that were largely built in the first quarter of the twentieth-century, the neighborhood’s development was facilitated by the 1890 construction of the First Street Viaduct, which linked Richmond’s downtown to the district’s “heights” by bridging the industrial area at the foot of the Bacon Quarter Branch ravine.

The three properties, while not the most significant buildings in the neighborhood, represent good to excellent examples of each of the characteristic architectural styles found in the neighborhood – the Late Victorian, Queen Anne, and Colonial Revival. While the district is designated as a National Register Historic

District, there are no City of Richmond historic or architectural protections in the neighborhood. **Thus, the project will collectively preserve and rehabilitate good to excellent examples of each of the characteristic architectural styles found in this early streetcar neighborhood.**

We see partnering with project:HOMES, who is serving as the project developer, as a natural fit for accomplishing our mission work of neighborhood revitalization through preservation. Project:HOMES’ mission is to better the housing and living conditions of Central Virginians through the construction of high quality affordable housing, largescale home repairs, and improved accessibility and energy efficiency of existing homes. While much of their work involves new construction, several of their rehabilitation projects have won Golden Hammer Awards.

Members of Historic Richmond’s Board of Trustees and Board of Advisors, along with project:HOMES’ staff and Board, met with our new Southern Barton Heights neighbors in May to break bread and review construction plans for the three properties. We loved sharing our plans and meeting the neighbors! We received positive feedback about our plans from the neighbors, and they were delighted to meet the Mayor, who stopped by in support of the project.

As we write this, all project permits have been received and the projects are underway. Many thanks to our partners, the City of Richmond and project:HOMES, to the neighbors, and to all of our friends and supporters for helping us with this mission work!





# MONROE WARD REZONING



Rendering from Prince of Wales's Summer School Architecture and the Building Arts1996

In July 2019, the City’s Planning Commission and City Council approved the rezoning of Monroe Ward. This process started in 2017 with the City’s adoption of the Pulse Corridor Master Plan, which listed the Arts District Station (Monroe Ward) as a priority rezoning area.

For decades, Historic Richmond has encouraged the revitalization of Monroe Ward in hopes of seeing it return to the vibrant residential and commercial neighborhood it was before the introduction of the automobile led to so many demolitions for surface parking lots. So when the City Planning Department launched the rezoning process in summer 2017, Historic Richmond actively advocated for Monroe Ward.

**We believe that Richmond cannot afford to lose Monroe Ward’s remaining historic fabric, which is some of Richmond’s best.** Franklin Street is particularly important with its streetscape largely intact. Monroe Ward’s historic fabric is walkable, bike-friendly, and transit accessible. Moreover, its

historic buildings provide fertile ground for the diverse entrepreneurial businesses our City needs to grow and thrive.

We are grateful to the City’s Planning Department for listening to our comments, as well as to those of other stakeholders and property owners, including organizations like Preservation Virginia and the Garden Club of Virginia, who have invested so much over the decades to preserve and protect the Franklin Street corridor. We thank the Planning Department staff for revisiting their proposals relating to Monroe Ward and we firmly believe that the end product today is the better for the time and thought devoted to them.

In particular, we are pleased to see that Franklin Street’s zoning classification will not change. Instead, certain changes were made to the RO-3 zoning district provisions to remove surface parking lots as a permitted principal use. This means that buildings can’t be demolished to make another surface parking



lot. New parking decks must have a commercial use on the first floor to help activate street frontage around them and make the environment more pedestrian friendly, and the parking decks must also be screened. The minimum front yard and side yard setbacks are not changing – the Planning Department staff report notes that “preserving these setbacks in the RO-3 district will serve to buffer historic homes.” We believe the revisions will **better protect the remaining historic fabric.** We also are pleased to see the retention of the inclined plane rule in the B-4 zoning district, and the elimination of the exception allowing it to be penetrated by a certain percentage. We believe that this provision will promote more interesting and diverse architecture.

The City also created a Plan of Development (POD) Overlay District bounded by the Downtown Expressway, Belvidere Street, Broad Street and Ninth Street. The POD Overlay requires that, in addition to adhering to use, setback, and parking requirements, each new development proposed within these boundaries will be evaluated by the City Planning staff to ensure that it meets the six Pulse Corridor design elements and is in keeping with the character of the neighborhood.

We want to thank our friends and supporters for their advocacy on behalf of Monroe Ward and Franklin Street, in particular. We appreciate that – **because you spoke up** – the City looked at its proposals more carefully and made important revisions. **Thank You!**

## RICHMOND 300 – MASTER PLANNING

### Zoning . . . ZZzzz

The mere utterance of the word “zoning” is enough to put many to sleep. **But it’s time to wake up!** As we reviewed the rezoning proposals in this very important historic neighborhood, we are reminded that the City is in the process of updating its master plan. We have seen the thought and care the City’s staff is devoting to the Richmond 300 planning efforts and thank them for it. This fall (September-October, 2019), the Richmond 300 will hold Community Consultation #2 on draft future land use maps, transportation maps, and policy recommendations. Since the [Richmond 300 Master Plan](#) likely will result in significant rezonings throughout the City, **now is the time** for City residents to review what is being proposed and weigh in with thoughts, comments, and concerns.



### Did you know?

Historic Richmond revitalized the 200 block of West Franklin Street in the late 1970s, saving a block and a half of historic buildings from demolition. In the 1980s, we rehabilitated Linden Row. In the 1990s, Historic Richmond invited the Prince of Wales Trust to generate a master plan for the regeneration of the neighborhood. Several years later, we initiated a “Monroe Ward Planning Initiative” to increase the number of residents in the community, promote mixed use commercial and retail support, build on existing architecturally significant structures, complement and enrich the settings of some of the City’s great landmarks, and support the construction of complementary infill development. In the 2000s, in partnership with a private developer, we restored the most architecturally significant structure (the c. 1836 Allen Double House) on the 00 block of East Main Street as a multi-use commercial residential structure, relocating our headquarters to the building.





# BYRD PARK PUMP HOUSE



photo by Friends of the Pump House

The Byrd Park Pump House was completed in 1881 to pump water from the James River and Kanawha Canal into a reservoir in nearby Byrd Park. Both the reservoir and the Pump House were designed and constructed by Col. Wilfred Emory Cutshaw, Richmond’s city engineer from 1873 until 1907. A beautifully executed example of Gothic Revival architecture, the Pump House contained the pump works on the lower level and a social pavilion on the upper floor. In operation until 1924, the building has deteriorated over the years. Several decades ago, working with the City, Historic Richmond sought to raise awareness and funding to develop a preservation plan. Today, the Friends of the Pump House have been providing maintenance and advocating for the historic structure.

The City of Richmond engaged Timmons Group and 3north to develop a Schematic Design document for the renovation of the Byrd Park Pump House and its surrounding area for the Department of Parks and Recreation. Last winter, in connection with the current visioning and schematic design process, we participated in a charrette and a public design forum. We appreciated the opportunity this summer to review and comment on the plan prepared by 3north and Timmons Group. The Pump House also figures prominently in the James River Park System’s draft master plan released this summer. **Wouldn’t it be awesome if the Pump House could be revitalized as a community asset, with the mystical beauty and charm of its site preserved?**

## AIA CHAPTER CITATION

Historic Richmond Trustee and architect Rob Comet with Executive Director Cyane Crump accepting the Chapter Citation Award from the AIA Richmond (American Institute of Architects). Historic Richmond is truly appreciative of the AIA Richmond’s recognition of our contributions to the architectural community and to the protection of Richmond’s architectural heritage.

Thank you AIA Richmond! Thank you to all of our friends and supporters who help us with our successful preservation, neighborhood revitalization, education, and advocacy mission work! We could not do it without you! THANK YOU!



# 2019 LECTURE SERIES



Our first 2019 lecture program focused on issues of revitalization and gentrification in historic neighborhoods, and how historic preservation and affordable housing can work hand-in-hand to “keep the neighborhood in the neighborhood.” The panel discussion featured Marion Cake, project:HOMES, Nick Feucht, City of Richmond, Julie Langan, Virginia Department of Historic Resources, and Bishop Ernest Moore, Blackwell resident and community activist. For our second 2019 lecture program, Richard Guy Wilson, Commonwealth Professor of Architectural History at the University of Virginia, discussed Colonial Revival, the origins, evolution, and importance of the style on a national level, as well as some of its regional variations, including those in Virginia. Thank you to our program sponsors [Dominion Energy](#) and [TCV Trust & Wealth Management](#).

## REHAB EXPO

Our annual Historic Richmond Rehab Expo was held April 6, 2019 in Church Hill. A free, day-long event, the Rehab Expo featured historic preservation related exhibitors and vendors. Through this event, Historic Richmond connected people and resources to ensure the continued care of Richmond’s historic buildings; engaged the community in caring about and for our distinctive built environment; and served as an active and helpful resource for all facets of saving irreplaceable structures and places. A special thank you to all of our participating exhibitors and our host St. John’s Church Foundation, as well as our sponsors Dominion Energy and Ironclad Coffee. **Visit our website for information about next year’s Rehab Expo!**





# THE COUNCIL OF HISTORIC RICHMOND .....

Founded in 1959, the mission of The Council of Historic Richmond is to support Historic Richmond as ambassadors through self-enrichment gained from programs, tours, research projects, and attendance at educational events sponsored by The Council and Historic Richmond.



Council Members spiff up the grounds of Monumental Church and the historic ironwork at St. John's Mews.

# HISTORIC GARDEN DAY | PARK AVENUE IN THE FAN .....

Co-hosted by the Council of Historic Richmond and the Garden Club of Virginia, the May 1, 2019 Historic Garden Week tour on Park Avenue was a huge success!



Park Avenue featured many different styles of homes built for the rapidly expanding populace of Richmond in the early 1900s. With its easy accessibility to modern conveniences such as paved roads, sidewalks, water, sewer, and gas, it was the fashionable destination for affluent families of the time. The walking tour showcased significant architects from the period, including Duncan Lee and Otis Asbury.

Proceeds from this tour go towards Historic Richmond's mission work to preserve, protect, and promote Richmond's historic buildings, neighborhoods, and places. A special thank you to our homeowners, partners, and volunteers who were instrumental to the success of the tour!



# JUNIOR BOARD OF HISTORIC RICHMOND .....



The Junior Board of Historic Richmond is a group of individuals under the age of 40 that supports the mission and efforts of Historic Richmond through events and programs. At its monthly meetings, the group plans activities designed to stimulate interest and involvement by fellow young professionals and architectural enthusiasts. For instance, the Junior Board assists in running the Historic Richmond Rehab Expo (see page 11). The Junior Board also hosts additional events and programs for educational and fundraising purposes including Historic Richmond's Quoit Club!

# HISTORIC RICHMOND QUOIT CLUB .....

Want to get on the guest list for some of the most exciting social engagements in Richmond? Membership in the Quoit Club gets you an all-access pass to the past, with members-only tours inside some of the most interesting buildings and locations in the city. You'll mix and mingle with great people, enjoy fantastic food and drink, and absorb fascinating expert commentary on Richmond history, architecture, and culture. Part happy hour and part field trip, there's nothing quite like a Quoit Club event! Thank you to our generous sponsors [Dominion Energy](#) and [TCV Trust & Wealth Management](#).





JOIN US AT THESE UPCOMING EVENTS!



Thursday, October 24, 2019  
Monumental Church |1224 East Broad Street  
Reception 6pm to 7pm  
Awards 7pm to 8pm

The Golden Hammer Awards were started in 2000 with a goal of honoring excellence in neighborhood revitalization projects throughout Greater Richmond. Storefront for Community Design and Historic Richmond will once again partner together to host the awards to recognize professionals working in neighborhood revitalization, blight reduction, and historic preservation in the Richmond region.

Thank you to our sponsors!



4th Annual Celebrate The City Gala  
Saturday, November 9, 2019  
Virginia Museum of History & Culture  
428 N. Arthur Ashe Boulevard  
7:00 p.m. | Cocktail & Mask Attire

Share an evening with Historic Richmond’s Junior Board as we celebrate the grandeur and legacy of our historic city and gather together to raise funds to support the organization’s mission-based activities, including educational programs and future rehabilitation, revitalization, and preservation efforts in historic neighborhoods and districts. The evening includes full bar, heavy hors d’oeuvres, live music, dancing, and mask competition! A special thank you to [Cirrus Vodka](#).



Thank you to our sponsors!



2018 TREASURER’S REPORT



historic character, sparking revitalization, and championing our past and future architectural legacy.

I am pleased to report that Historic Richmond maintained a strong financial position at December 31, 2018, while making great strides in accomplishing our mission to shape the future of Richmond by preserving our distinctive

Due to the dedicated support of our donors and careful management of our operating expenses, Historic Richmond closed the year with a cash and investment balance of \$8.8 million. While the financial markets in 2018 did not produce the attractive returns of 2016 and 2017, our investment assets continued to provide important support for Historic Richmond’s annual budget and mission. Our finance committee closely monitors our portfolio to insure that the support will continue, even when there is financial market uncertainty. Historic Richmond also owns property valued at approximately \$2 million. Our ending total net asset position for 2018 was \$11.3 million.

Contributions and program revenue totaled \$581,634, all of which was spent on mission-related activities. Also, similar to prior years, 85% of our total expenditures went towards programs and preservation.

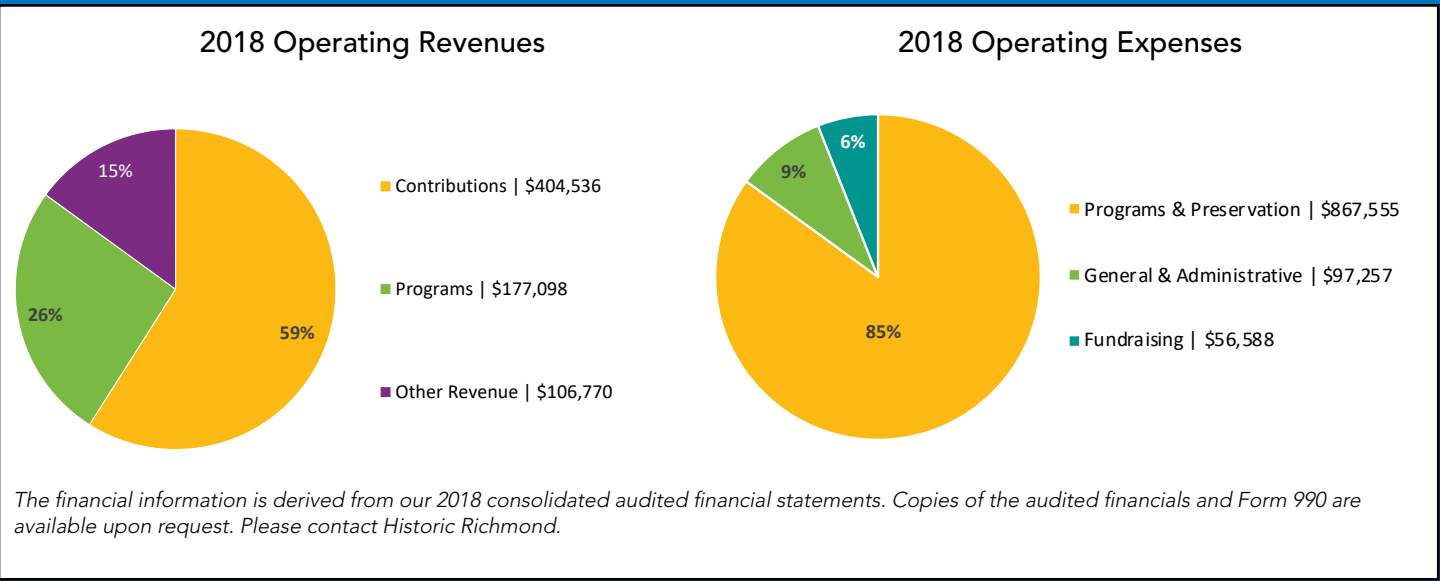
Our Finance Committee is responsible for the financial management of Historic Richmond, including overseeing the investment and management of all funds; approving and monitoring compliance with budgets; and developing plans for the long term viability of our organization. The Committee oversees the external audit and promotes adherence to a well-established set of internal controls.

Historic Richmond actively invests its resources in the Richmond community by protecting Richmond’s most historically significant structures in accordance with our strategic plan. We are grateful for each and every one of our donors, who contribute so generously to Historic Richmond. Every donation is vital to enable us to shape the future by protecting and promoting the historic places that make Richmond unique, beautiful, and authentic. We at Historic Richmond are very fortunate to have such a supportive community that celebrates Richmond’s historic environment.

Sincerely,

*Robert A. Vallejo*

Robert A. Vallejo, CPA | Treasurer





# 2018 ANNUAL FUND CONTRIBUTIONS

The following contributions were received by Historic Richmond from January 1, 2018 through December 31, 2018. We are grateful to the individuals, foundations and corporations who have so generously supported our multi-faceted mission. We thank you for investing in our efforts to help protect and promote the buildings and places that make Richmond so unique.

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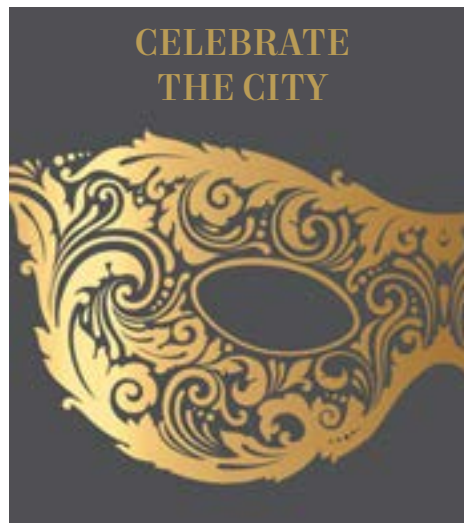
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October 24



**Golden Hammer Awards**  
Monumental Church  
1224 East Broad Street  
6:00 p.m. - 8:00 p.m.  
**Tickets:** \$25 per person

November 9



**Masquerade at the Museum**  
Virginia Museum of History & Culture  
428 N Arthur Ashe Boulevard  
7:00 p.m.  
**Tickets:** \$75 | \$125 VIP ticket per person

December 8



**Court End Christmas**  
Monumental Church  
Music by Main Street Station A Cappella  
1224 East Broad Street  
12:00 p.m. - 5:00 p.m. - Tours  
**Tickets:** Free Admission

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