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.
My introduction to Historic Richmond was through my friend Elizabeth Ware. Shortly after I moved to Richmond in the early 2000s, 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!
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!
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.
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.

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.
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.

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

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, CPA | Treasurer
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.

**2018 ANNUAL FUND CONTRIBUTIONS**

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Twix

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Do you share Historic Richmond’s mission to shape our City’s future through preserving our distinctive historic character? Please consider how you could assist us in strengthening the foundation of Historic Richmond through our LEGACY SOCIETY. If you have included Historic Richmond in your estate plans, or would like information regarding different planned giving options, please contact Historic Richmond’s Development Office at 804.643.7407.

Elise Nh. Price outside her favorite building in Richmond, The National Theatre. Please welcome Elizabeth to the Historic Richmond team as a Preservation Specialist.

Every effort has been made to accurately reflect the donations made from January 1, 2018 to December 31, 2018. If you contributed and your name was inadvertently omitted or misspelled, please contact our office at 804.643.7407. We sincerely apologize for any mistakes.
UPCOMING EVENTS

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

Go to www.historicrichmond.com for a full schedule of our events.