



ANNUAL REPORT

2019 - 2020

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Digging For
a Deeper
Understanding





FROM OUR LEADERSHIP

Our Historic Built Environment: Digging For A Deeper Understanding

Wow! What a year! Just as we closed out a successful 2019, we were hit with the momentous events of 2020. Each day, the ground seemed to shift further beneath our feet. One of us joked that it might be the wonky floors of this 200-year old building. All preservationist humor aside, the events of the past several months have impacted Richmond in ways yet to be understood.

First, the quarantine lockdowns of the COVID-19 pandemic emptied Richmond's offices, shops, restaurants, and streets, but filled its parks with people seeking solace in nature amid a world of social distancing. We wondered how Richmond's historic built environment would change as a result of the pandemic. How would urban planning, building design, floor plans, offices, homes, retail establishments, and restaurants change to accommodate our altered way of life?

Then came weeks of protests sparked by the death of George Floyd and renewed attention to the cumulative impact of systemic racism. Within a few short days, certain parts of Richmond's historic built environment had been impacted dramatically, including a number of small businesses that were damaged along Broad and Grace Streets in downtown Richmond. These businesses have been important revitalizers of a once neglected historic urban downtown corridor, one which we have long championed. To support inclusiveness and help these businesses get back on their feet and repair their historic storefronts, we forged connections with the Metropolitan Business League to help their members rebuild through the We Care RVA Rebuild Project. For Richmond to provide opportunities for all to thrive, it is essential for the businesses along this corridor – and the people who run them - to rebuild.

The magnitude, duration, and power of the protests also set off a remaking of Monument Avenue. Some see the place-making of the protestors, with the multicolored graffiti and projected light displays, as artistry, while others view it far less favorably. Regardless of where you stand on this issue, it is clear that Monument Avenue has changed. As we write this, most of Richmond's Confederate statues have been removed at the direction of the Governor, the Mayor, and a unanimous City Council. The question now is, "What's next?"

Our answer is to double-down on our efforts on behalf of Richmond's historic built environment – not only to protect and promote the historic buildings and places that make Richmond unique, beautiful, and authentic, but also to encourage a deeper understanding of our history through our built environment. We believe that we have the opportunity to unite the community by celebrating all cultures.

Much of Richmond's history has been "lost" - sometimes intentionally, sometimes unintentionally. Historic places and structures have been neglected, forgotten, crumbled, and overtaken by nature or subsequent development. As a result, there may no longer be traces of that earlier history written on the landscape we see on a daily basis.

Our preservationist forebear, Mary Wingfield Scott, documented Richmond's lost and endangered structures and streetscapes with her books. In the 1930s, the Historic American Building Survey (HABS) began documenting endangered historic resources, and its measured



drawings provide an invaluable resource for understanding historic buildings to this day. The National Register of Historic Places (NRHP) was created by the National Historic Preservation Act of 1966 (NHPA) to provide a definitive registry of historic places that are important on a national level. The Virginia Department of Historic Resources (VDHR) serves as the state historic preservation office under NHPA, and VDHR maintains extensive files regarding our historic resources, many surviving but also some that are now lost.

Where our history is no longer written on our landscape, archival resources (like Miss Scott's books, HABS drawings, the NRHP, and VDHR's files), museums, and oral histories provide an invaluable opportunity to learn about the people and places of our past. However, there are relatively few sites listed on the NRHP associated with historically underrepresented groups and their histories. For example, in the City of Richmond, of the approximately 250 NRHP listings, we counted only 23 (or 9%) associated with the Black community. We have been working to increase the relative number of such listings, including Brookbury (see page 6) and the Shockoe Hill African Burying Ground (see page 7). We are taking a broad view of our history, how it is written on our historic built environment, and how it is documented in archival resources like the NRHP.

Today, our historic resources are more at risk than ever. The economic dislocation of the pandemic has increased stress on community financial resources. Across our community, building maintenance is being deferred, and demolition by neglect and tax delinquencies are likely to increase. Financial incentives for preservation projects, which helped fuel the recovery from prior economic crises, are now limited or no longer available. Listing on the NRHP may document the historic significance of a particular resource, but affords no other protection from demolition. Finally, as new perspectives on our complex history are shared, some may decide that evidence of the past should be removed from the landscape.

Richmond is a special place – a unique, beautiful and authentic place – because Richmonders have shown the resiliency and creativity to overcome any number of challenges, from financial panics and economic dislocation, to floods and fires, pandemics and epidemics, slavery and segregation, disenfranchisement and unequal suffrage. When we dig for a deeper understanding of our history, we can see how our historic built environment has changed and adapted to events and challenges. In some cases, those changes led to disinvestment and decay. In other cases, those changes have created new energy and enthusiasm.

With the right mix of people, preservation, and places, a building can be restored to life and a neighborhood can be revitalized. We need you in that mix. Join us as we shape the future of Richmond and make it a better place for all.

Thank you!



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MONUMENTAL CHURCH

The Patsy and Hunter Pettus, Jr. West Stairwell





We are grateful for the generous support of Mrs. Patsy K. Pettus for her assistance in rehabilitating Monumental Church's West Stairwell. Work on this project began in February 2020, and was completed in August 2020. The West Stairwell project involved plaster repairs, painting, window restoration, and the installation of new storm window panels. We also completed a restoration of the beautiful fanlight in the East Stairwell with the generous assistance of E.B. Duff Charitable Lead Trust and Peachtree House Foundation. This project also included the installation of a new storm window panel to better protect the window. We are grateful to our contractors, F. Richard Wilton, H.J. Holtz & Sons, and Old House Authority for staging and managing their work safely and efficiently through these projects.

Monumental's exterior shows signs of biological growth, salts, rising damp, and discoloration. It has been 15 years since Monumental Church's exterior stucco was last painted, longer than we would have liked. With a building of Monumental's architectural significance, not surprisingly, an exterior coatings project is complicated and expensive. We are working with architectural conservators from the Philadelphia office of Building Conservation Associates Inc to identify the exterior coating issues, and recommend how to address and repair them. We will share more with you as this project develops.





BROOKBURY FARM



Recently, we have been digging for a deeper understanding of our history and the broad range of stories presented by Richmond's historic built environment. And we really mean digging!

Brookbury Farm is one of those special, important and historic Places that connects us across time to the lives of many people – men, women, children – Black and white, free and enslaved, known and unknown. Brookbury Farm's land, once several hundred acres, just north of Falling Creek was home to these people. Today, Brookbury is home to one of the oldest houses in the City of Richmond, likely built in the early 1800s, an era from which very few structures survive. Notably, Brookbury is the rare antebellum plantation house with surviving antebellum slave dwellings, a property made all the more historically significant by the ownership of, and residence in, the "big" house of a prominent Black jurist from the Civil Rights Era, Judge James E. Sheffield. For more information on Brookbury and its people, see <https://historicrichmond.com/historic-brookbury-farm/>.

Recently, working with the Sheffield family and architectural historians and archaeologists with the Virginia Department of Historic Resources (VDHR), Historic Richmond wrote a Preliminary Information Form (PIF), which is the first step in listing a property on the National Register of Historic Places (NRHP).

The VDHR evaluated and determined Brookbury to be "eligible" for listing on the NRHP. Listing on the NRHP is an honorary designation, but listing also allows a property owner to utilize historic tax credits for rehabilitation work that meets certain standards. The recent determination of eligibility permits Brookbury to receive the state historic tax credit (25%) for qualified expenses in connection with any restoration or rehabilitation work. Formal listing on the NRHP would permit a property to also receive the federal historic tax credit (20%) if the property were to be income producing.

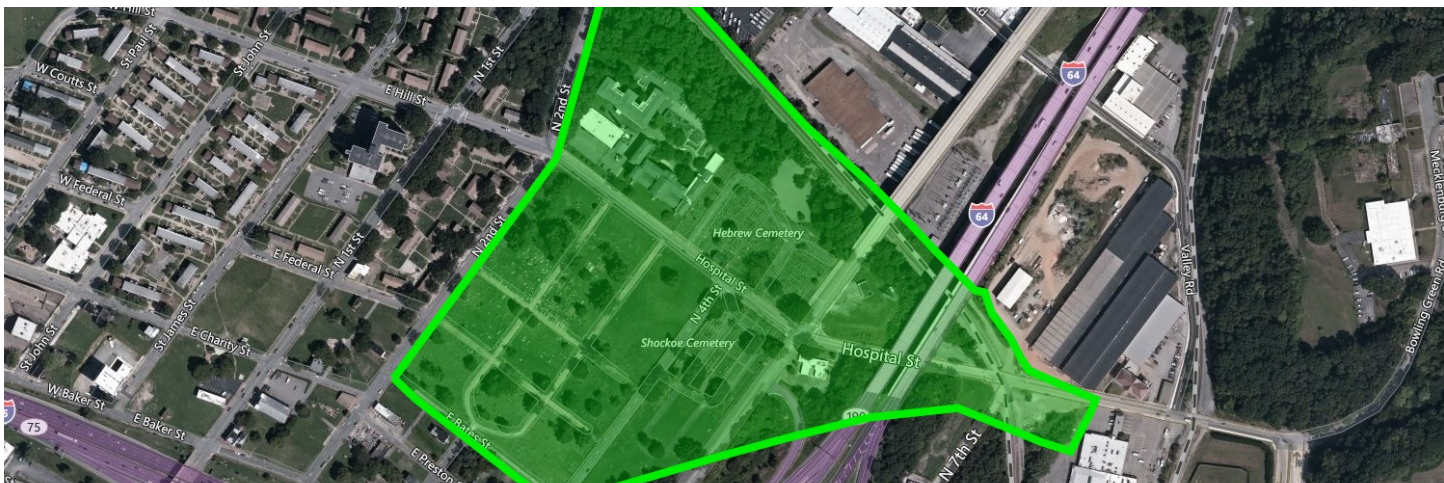
Historic Richmond worked with the Sheffield family, VDHR and the City's preservation staff to develop positive preservation solutions for Brookbury, and to ensure that it is appropriately documented as one of Richmond's most significant historic, architectural, and cultural resources for not only its age, but also its association with the Sheffields and Civil Rights Era history. Brookbury was at risk of being sold at auction, but the Sheffield family has been able to avoid the auction and begin working on a long term preservation plan for the house and slave dwellings. With the community's renewed appreciation for its historic significance through our work and that of the VDHR, we look forward to working cooperatively with the Sheffields and VDHR to see Brookbury preserved for the future.

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Our work with Brookbury has involved not only documenting the people associated with the site, but also working with the VDHR to dig archaeological test pits around its surviving and lost slave dwellings, smoke house, and big house in an effort to learn more than archival sources may tell us. We look forward to learning more about this place and its people in the future. Here VDHR archaeologist Mike Clem uncovers the foundation of a lost slave dwelling as architectural historian Marc Wagner documents the remaining slave quarters.

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In August 2020, VDHR's Architecture Evaluation Committee recommended the historic district as "eligible" for nomination to the NRHP and the Virginia Landmarks Register. VDHR's Virginia State Review Board will consider the PIF at its September meeting. The next step will be a formal nomination for the district. We are happy to see the Shockoe Hill African Burying Ground formally documented and its historic significance recognized.



SOUTHERN BARTON HEIGHTS



We are grateful to project:HOMES and their team for their work during these trying times to complete two of the three homes currently being rehabilitated in Southern Barton Heights as part of our Gateway Corridor Revitalization Project. Both 1610 Sewell Street and 1611 Monteiro Street are scheduled to be completed in September and will then be marketed to below median income homeowners as affordable housing. Work on the third home will follow.

The need for affordable housing is more important now than ever, and we are pleased to see our

partnership with project:HOMES produce unique, beautiful and authentic high quality affordable housing!

Our Council of Historic Richmond will host a garden workday in September to make landscaping improvements for the two homes. Many thanks to Council members for their sweat equity and landscaping designs. A big thank you to Council members Sarah Jane Wyatt, Pam Zell, and Wendell Welder (shown below developing plans on site). We are also grateful to Dominion Energy for providing volunteers and financial support for plantings.





NORTH JACKSON WARD



historic photos courtesy of the Valentine

In 2016, the General Assembly granted localities the right to create or designate land banks to return vacant properties to productive use for neighborhood benefit. Richmond designated the Maggie Walker Community Land Trust to serve as the Land Bank for the City of Richmond. With this Land Bank, Richmond has the opportunity to return its vacant blighted properties to productive use, and in the process address community needs for affordable homes, public spaces, neighborhood gardens, and revitalized commercial corridors. We served on the Land Bank Community Working Group to help develop the initial vision, goals, and strategies for the first year of land banking operations.

The Land Bank recently acquired 20 properties in North Jackson Ward, a once vibrant neighborhood that is currently suffering from neglect. Many of its important historic structures are now demolished and no longer visible in the landscape. For example, lost structures in this area include the birthplace of Bill "Bojangles" Robinson and several of Maggie Walker's affordable rental properties.

Most of the Land Bank's parcels are vacant land, but several include vacant homes dating back a century or more. In an effort to facilitate the revitalization of this important neighborhood, we have been financially supporting the work of the Land Bank to develop a vision plan for North Jackson Ward. The Land Bank engaged consultants Ebony Walden Consulting and Form Coalition for a planning study, and they conducted community outreach efforts over the summer. With the essential input from the community through these outreach efforts, the study seeks to create a vision plan with a set of community values and visuals that will guide the future development for these 20 properties. Through this process we hope to honor the location's rich past and create a practical vision for the future.

As part of this study, Historic Richmond drafted a historic context narrative describing the history and architectural history of the neighborhood, and continues to work on collecting additional information and oral histories to finalize this narrative. We are grateful to the Robins Foundation and an anonymous donor for supporting this work. For more information, including a copy of our historic context narrative, please see <https://www.richmondlandbank.com/north-jackson-ward>.



Study area (RLB Properties shown in blue)



Preston Street, 2019



RICHMOND 300 MASTER PLAN



In early June 2020, the City of Richmond released the first draft of the Richmond 300 Master Plan and, over the following six weeks, conducted a number of virtual public meetings to solicit comments. We submitted comments in July on both the draft Richmond 300 Master Plan and the related Coliseum Framework Plan. For additional information on the Richmond 300, see richmond300.com.

In the draft Master Plan, we support the overarching City-Wide Vision for a “welcoming, inclusive, diverse, innovative, and equitable city of thriving neighborhoods; ensuring a high quality of life for all.” We also support a number of key Goals, Objectives and Strategies included in the draft plan. In particular, we believe that (i) Goal 3 to support growth that preserves the historic urban fabric and enhances understanding of Richmond’s multi-faceted past, and (ii) Goal 4 to establish a distinctive city comprising architecturally significant buildings connected by a network of walkable urban streets and open spaces to support an engaging built environment are critically important.

In addition, we strongly support developing a city-wide preservation plan (Objective 3.1.a) to establish near and long-term preservation priorities, and to identify proactive and innovative strategies to protect

the character, quality, and history of the city and its neighborhoods. As the draft Master Plan seeks to increase the number of residents and jobs in “Nodes” and along enhanced transit corridors (an objective we support), we expect there will be pressure to demolish historic structures. Development of a preservation plan will establish community preservation priorities to help guide this growth and preserve the architectural character of our neighborhoods.

We have offered our support and cooperation to the City and to the community to develop this plan. Ideas to be incorporated in a preservation plan could include individual buildings or neighborhoods that should be listed on the National Register of Historic Places or designated a City Old & Historic District, demolition ordinances, recognition of sites that have already been lost (such as African American Cemeteries - see the discussion on page 7 of the Shockoe Hill African Burying Ground), increased educational signage, surveys of historic resources, etc. For example, the plan could call for the restoration and maintenance of important historic resources such as the Byrd Park Pump House (see page 11), preservation of the Fulton Gas Works gasometer (see page 11), or limit demolition of historic buildings such as Brookbury Farm (see page 6). A preservation plan can also address affordable housing needs, zoning, and public participation in city processes.



BYRD PARK PUMP HOUSE



Over the past year, we have been working with the Friends of the Pump House and the City of Richmond Department of Parks and Recreation to develop preservation solutions for the Byrd Park Pump House. This fall, we are funding an emergency repair of a falling archway in the Pump House with the help of a generous bequest from Mrs. Elisabeth Reed Carter. We are happy to help the Friends of the Pump House as they navigate various repair projects, including a windows repair project and slate roof repairs. Follow @historicrva and @pumphousepark for updates on this work.

FULTON GAS WORKS

Fulton Gas Works operated for nearly 120 years (1856 – 1972), providing gas to illuminate and heat Richmond from a forgotten site near Rockett's Landing. Neglected for decades, many of its structures have been demolished. The City plans to demolish the few that remain, including an extremely rare late 19th century gasometer, and a 1937 Art Deco boiler house emblazoned with the "Fulton Gas Works" name.

The steel skeleton of the gasometer and the decorative brick work of the boiler house represent important elements of Richmond's industrial and manufacturing heritage. These structures facilitated the expansion and development of Richmond by providing critical jobs and infrastructure. They serve as prominent visual landmarks and create a unique and authentic sense of place for the neighborhood and the City.

We asked the City of Richmond to solicit public comment about their plans and expect a public meeting this fall to discuss them.

Preservation of the gasometer and adaptive reuse of the buildings is called for in the Richmond Riverfront Plan. These structures are essential elements of our community's historic built environment that should be saved. If the structures must be dismantled for site remediation, then the structures – particularly the gasometer - should be rebuilt in the same place. We hope you will attend the anticipated public/virtual meeting (see our social media for details) and contact Mayor Stoney to save these irreplaceable structures.





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 of Historic Richmond.



In March 2020, with the generous assistance of The Council of Historic Richmond, we painted the summer house at St. John's Mews and its historic salvaged ironwork. We hope you will enjoy this beautiful space!

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.

VIRTUAL TRIVIA NIGHT WITH HISTORIC RICHMOND

As our in person events have been cancelled due to the COVID-19 pandemic, Junior Board successfully moved to a virtual platform and hosted two virtual Trivia Nights! Guests were able to grab a drink and their laptop and try their hand at correctly answering questions of pop culture, sports, Richmond architecture and more.





HISTORIC RICHMOND VIRTUAL LECTURES



Historic Richmond partnered with Quinn Evans Architects to host the virtual lecture **The Good, the Bad and the Ugly: Preservation of Post-War Modernism** on May 14, 2020. But don't worry if you missed it, you can see it today on historicrichmond.com under the Resources tab and "video and podcasts" on your favorite computer or device!

From Brutalist municipal buildings in the city center to mid-century commercial structures on Broad Street, Modern architecture punctuates the historic fabric and has become part of the Richmond vernacular. In the aftermath of World War II, commercial development fully embraced Modern styles of architecture, with their break from traditional classical forms, focus on

the machine aesthetic, and the use of space age materials. Commercial and government projects particularly favored Brutalist architecture in the post-war decades. Architects Chuck Wray and Lucy Moore of Quinn Evans, Director of Preservation Danielle Porter of Historic Richmond, and Scott Firestone, Director of the Richmond Public Library discussed the evolution of this architecture, the myriad challenges associated with its restoration, and highlights of Richmond's often ignored and dismissed post-war Modern commercial architecture.

A special thank you to Quinn Evans Architects, Dominion Energy, and TCV Trust & Wealth Management for sponsoring this virtual event!



Historic Richmond partnered with the Virginia Department of Historic Resources to host the virtual lecture **This Old House! A DIY Guide to Researching Your Historic Home**. You can see it today at historicrichmond.com under the Resources tab and "video and podcasts!"

Little is known of the early history of Brookbury Farm (see page 6). The property was clearly historically

significant for its association with a Civil Rights leader. But what additional layers of significance are revealed through additional research? Who owned this property over the centuries? Who inhabited the main house? Who inhabited the extant antebellum slave cabins? Who marked their trails to Falling Creek on its trees? What traces do they leave of their stories in Brookbury's soil?

Historic Richmond staff and architectural historians and archaeologists with the VDHR discussed our experience with Brookbury Farm and how to research early deeds, land maps, historic photographs and surveys, city directories, physical evidence, personal collections, and more for your own beloved historic property, as well as how to navigate listing on the historic registers.

A special thank you to Dominion Energy and TCV Trust & Wealth Management for sponsoring this virtual event!

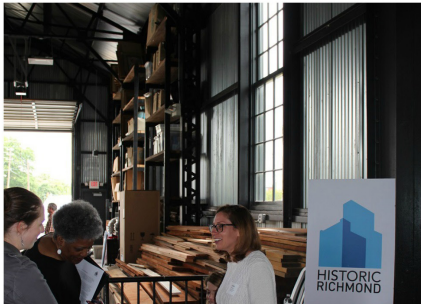


WESTWOOD/MCGUIRE COTTAGE

Despite our best efforts with Preservation Virginia to work with Union Presbyterian Seminary to chart a path for restoration and reuse of the historic Westwood house, also known locally as the McGuire Cottage, our understanding is that the Seminary now plans to demolish the structure. The house is significant as one of the oldest remaining homes in the Northside area around Sherwood Park and for its evolution as a country house. The original Greek Revival style cottage was likely built in the early 1800s, although some speculate as early as 1790, and sits on a Flemish bond foundation. In the 1880s and 1890s, the house evolved through several building campaigns and Dr. Hunter McGuire built the Italianate Cottage style addition that reoriented the front of the building to the East. Lewis Ginter incorporated Westwood into his grand vision for Sherwood Park and the development of the Northside streetcar suburbs. For more information, visit our website historicrichmond.com. We hope you will reach out to the Seminary to register your dismay at the potential loss of one of the oldest structures in Northside, one that has much to teach us of the evolution of the area and the people whose lives were touched by it.



SAVE THE DATE! Historic Richmond's Day of Giving Tuesday, October 6 , 2020



Thank You To Our 2019 Day of Giving Donors! We Are Counting On You For 2020!

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2019 TREASURER'S REPORT



As I report to you on the financial results for the year ended December 31, 2019 and the financial position of Historic Richmond as of December 31, 2019, the world has been turned upside down by a global pandemic.

Adding in the civil unrest that we have witnessed in our country and right here in our community, and the turbulent financial markets, 2020 has already been a year unlike any other. Like all organizations, we have been and will continue to be impacted by the events of 2020, but Historic Richmond remains in a strong financial position to manage through these unprecedented times.

Due to the dedicated support of our donors and careful management of our operating expenses in 2019, Historic Richmond closed the year with a cash and investment balance of \$10.5 million. Our investment assets continue to provide important support for Historic Richmond's annual budget and mission. Our Finance Committee, with frequent input from our Board of Trustees, closely monitors our investment portfolio to ensure that this support will continue. Historic Richmond also owns property valued at approximately \$2.0 million. Our ending total net asset position at December 31, 2019 was 12.7 million.

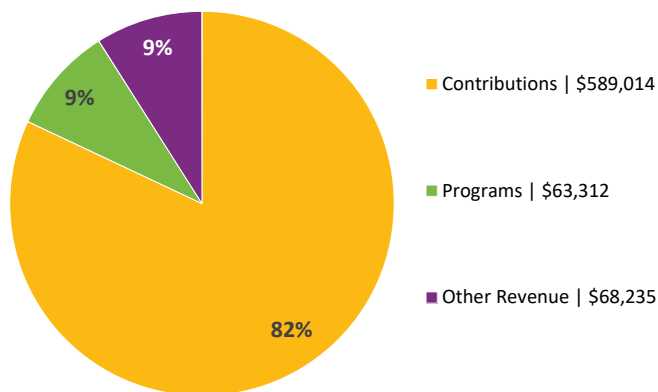
Contributions, program and other revenue totaled \$720,561 in 2019. The generous contributions from our donors fund our preservation efforts and enable our staff to put on amazing programs furthering Historic Richmond's commitment to preserving the character of our city. We are grateful for each and every one of our donors, who contribute so generously to Historic Richmond. Every donation, especially in these challenging times, is vital to us as we seek to shape the future by protecting and promoting the historic places that make Richmond unique, beautiful, and authentic.

Lastly, I want to thank the Finance Committee of Historic Richmond for their time and leadership throughout the year. 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 Finance Committee has taken an even bigger role in 2020 assisting our Executive Director and her staff to effectively navigate Historic Richmond through what has already been an eventful year.

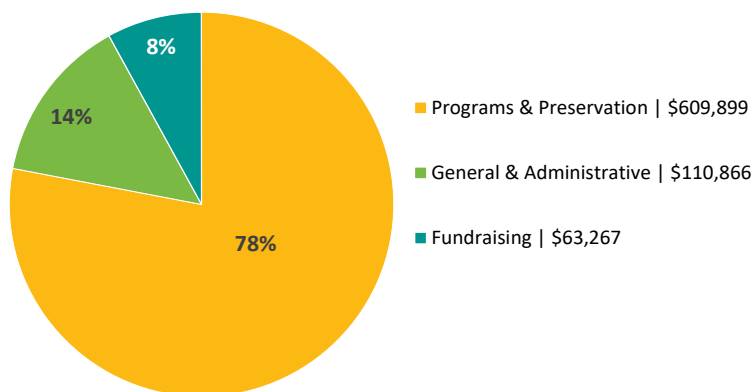
Robert A. Vallejo

Robert A. Vallejo
Board of Trustees, Treasurer

2019 Operating Revenues



2019 Operating Expenses



The financial information is derived from our 2019 consolidated audited financial statements. Copies of the audited financials and Form 990 are available upon request. Please contact Historic Richmond.

2019 ANNUAL FUND CONTRIBUTIONS

The following contributions were received by Historic Richmond from January 1, 2019 through December 31, 2019. 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.

1935 Society 25,000 +

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Questions? Call the Development Office at 804.643.7407 or email Katherine McDonald at kmcdonald@historicrichmond.com.

Cover photo: VDHR archaeologist Mike Clem and architectural historian Elizabeth Lipford perform shovel tests at Brookbury on August 3, 2020.

