

HISTORIC RICHMOND

2024 - 2025 ANNUAL REPORT

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Cyane B. Crump

FROM OUR LEADERSHIP

As we celebrate 90 years of our organization's history this year, we reflect on our remarkable journey. For almost a century, we have focused on preserving, protecting, and promoting Richmond's historic buildings, neighborhoods, and places. Today, we celebrate our progress and look forward to the work ahead.

Over 90 years, we have transformed hundreds of historic properties (a few of which are shown on the opposite page), breathing new life into homes, civic buildings, and neighborhoods that were on the brink of being lost and forgotten. Our efforts have preserved not only physical structures but also the stories, traditions, and culture they embody. Without our work and the collective efforts of hundreds of volunteers over the decades, the Richmond landscape would not include iconic structures such as **Old City Hall**, the **National Theatre**, **Monumental Church**, **Masons' Hall**, or the **James River and Kanawha Canal**, not to mention hundreds of neighborhood homes in **Church Hill**, **Union Hill**, **Jackson Ward**, **Monroe Ward**, and **Barton Heights**. Each project brings us closer to our vision of a unique and authentic Richmond that understands its past and preserves its historic built environment for a more vibrant, inclusive, and sustainable future.

We are celebrating this milestone year with **Historic Richmond Preservation Week from October 13–17, 2025**. Each evening will feature a core value of our preservation work, including a virtual lecture with architectural historian Calder Loth, a night of dining out at local restaurants in historic buildings, the Golden Hammer Awards at the Byrd Theater, and an "Architecture is Art" Home Tour in historic Woodland Heights. The week will culminate with our 90th Anniversary Gala at the Hippodrome Theater — a festive evening honoring 90 years of transformation through preservation. With something for everyone, we look forward to celebrating with you in October!

As we celebrate our successes, we know our work is far from complete. Stewardship of our cultural and historic resources requires ongoing dedication and support. Our city continues to evolve, presenting new challenges and opportunities. We are committed to embracing these with the same fervor that has driven us for the past nine decades.

We invite you to join us in our mission. Your support — whether as a volunteer, as an advocate for Richmond's historic resources, or through financial contributions — is essential. Together, we can ensure Richmond's rich and varied history endures for future generations.

Thank you for being part of the Historic Richmond family. Your dedication is the cornerstone of our success.

With heartfelt gratitude and optimism,



Cyane B. Crump
Executive Director



Julie W. Weissend
Board of Trustees President

Cover photo: Carrington Row, the earliest existing example of connected row houses in Richmond. Photo by Jeff Satterthwaite. Photo opposite: A selection of historic homes and structures saved by Historic Richmond and Historic Richmond easement properties.



PROGRAMMING

Historic Richmond's 2025 programming has celebrated some of our most significant accomplishments in historic preservation, adaptive reuse, and advocacy.

Our built environment doesn't just happen — it's planned. But what do we plan for? And how much have those desired outcomes and the means by which they are achieved actually changed over time? Transportation, affordability, community identity — these concerns have been constants across the decades. On March 27, 2025, Historic Richmond presented the **panel discussion program "Preservation as Planning: Everything Old is New Again"** at Monumental Church. Panelists Stewart Schwartz, Paige Pollard, Catherine Easterling, and Ana Edwards discussed current planning initiatives, examining how preservation and planning work hand in hand to shape our city.



In April 2025, the Council of Historic Richmond co-hosted a **Historic Garden Week tour of Pope Avenue** in Bellevue with the Garden Club of Virginia and the four Richmond Garden Clubs. During the day, Council members and volunteers welcomed a record number of visitors to raise funds for Historic Richmond's and the Garden Club of Virginia's complementary missions. Many thanks to the Council, all the volunteers, and our friends and partners at the Garden Club of Virginia for another beautiful and successful home and garden tour!



Blake McDonald leads Quoit Club tour

The Junior Board of Historic Richmond's 2025 Quoit Club Season kicked off in April, launching a jam-packed season of diverse and educational experiences. The word must have gotten around — memberships sold out early!

In April, Quoit Club toured the beautifully restored **Adam Craig House**. Built in 1785, it is one of Richmond's oldest surviving homes and was the first property we saved. First restored in 1935, the house is now carefully and thoughtfully stewarded by a private owner and used as office space.

In May, members took a walking tour of **Monroe Park and the Fan District**, where architectural historian Blake McDonald focused on the area's LGBTQ history and distinctive architecture.

The season continued with a behind-the-scenes look at the upcoming **Shockoe Institute at Main Street Station**. This hard hat tour previewed the Institute's vision for a 12,300-square-foot immersive learning center.

Our July tour visited **Mutual on Main**, a Golden Hammer award-winning adaptive reuse project that transformed a 1904 Neoclassical high-rise into luxury apartments—a stunning example of how thoughtful preservation can breathe new life into Richmond's downtown spaces.

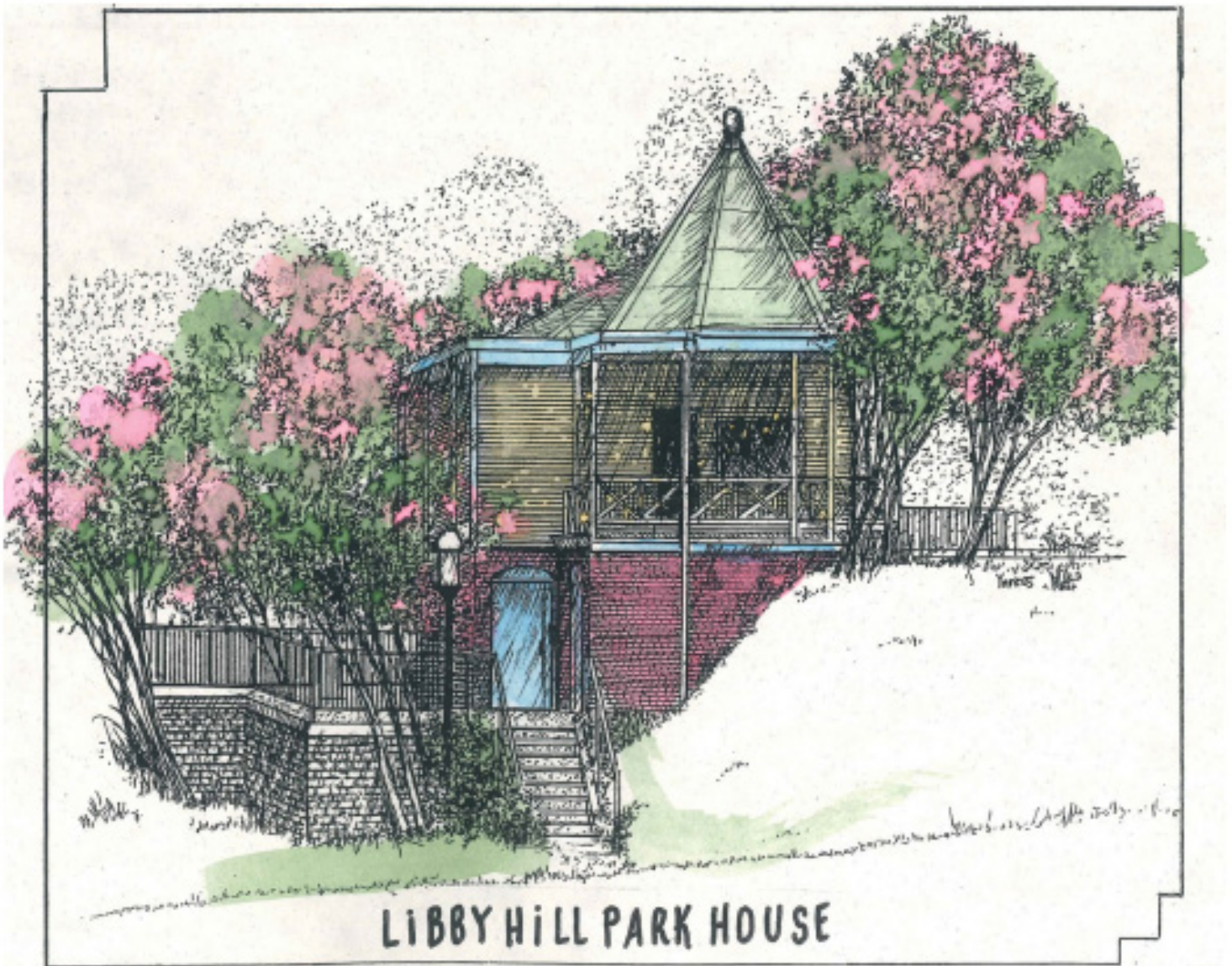
If you think this sounds like fun — you're right! Check our website later this fall for information about our 2026 Quoit Club Season.



The Shockoe Institute



The Adam Craig House



We know Richmonders love their parks. To that end, we are investing our resources to revitalize historic park structures.

In collaboration with the City of Richmond Parks Department, the Church Hill Association developed a restoration plan for the Libby Hill Park House. For over 125 years, the Park House has been a prominent and iconic structure in Libby Hill Park, first as an enclosed bandstand constructed in 1893 (or before) for the park and then expanded about 1905 to serve as the home of a park-keeper who tended grass and gardens and nightly lit gas lanterns in the park.

In May 2025, Historic Richmond approved a challenge grant of \$10,000 for the Libby Hill Park House Restoration, contingent on the Church Hill Association raising an additional matching sum of \$10,000. Libby Hill Park is one of Richmond's most beloved historic and cultural assets. The Church Hill neighborhood's committed volunteers have rolled up their sleeves to care for and maintain this very special place, and we are very pleased to support their community efforts.

BYRD PARK PUMP HOUSE

Exciting things are happening at the Byrd Park Pump House! The Friends of the Pump House recently completed a major window restoration project. Our Quoit Club members will have the opportunity to tour the Pump House in September to see this work.

In addition, we continue to collaborate with the City on a roof restoration project based on plans prepared by Quinn Evans and approved by the Virginia Department of Historic Resources.

In support of the roof restoration project, Bryan Hallinan of AECO Consulting performed an aerial drone survey. The resulting 360 degree photo tour and 3D mesh model provide a new perspective and deeper understanding of the building's construction.

We hope to see the roof restoration project move forward soon.



Image courtesy of AECO Consulting and the City of Richmond.

MONUMENTAL CHURCH

Monumental Church balcony with new lighting directed towards the Dome.



Thanks to a grant from the Virginia 250 Preservation Fund, we are installing new lighting to expand the Monumental Church site's functionality as a venue for tours, educational programming, and community events. Much of the lighting has already been installed, and we are now waiting for customized fixtures to be fabricated for installation beneath the balcony.

New interpretive and directional signage is also in the works, courtesy of a Commonwealth History Fund Grant from the Virginia Museum of History and Culture. This project will include exterior wayfinding and interpretive signage, as well as interior interpretive panels. It is on track for completion this fall to coincide with our 90th Anniversary festivities!

These projects are part of a larger strategic site activation plan, building upon our successful lecture series and tour programming.



An example of new Monumental Church exterior signage

CULTURAL HERITAGE STEWARDSHIP PLAN AND ZONING CODE REFRESH

The Cultural Heritage Stewardship Plan (CHSP) was presented to the Planning Commission in May 2025. After lengthy discussion among the commission members, the commission voted to defer the CHSP without a public hearing. The CHSP was referred to a subcommittee, and is anticipated to return to the Planning Commission in the fall.

We are also following the Zoning Code Refresh as it is the regulatory implementation of the Richmond 300 Master Plan, a plan with which we were deeply engaged. Throughout the Richmond 300 process, as advocates for density without demolition, we supported the “Big Move” of re-writing the zoning ordinance to a form-based code. We also have been consistent in our belief that any zoning changes or revisions must include greater transparency and opportunities for public participation. Accordingly, in connection with the Code Refresh, we are recommending:

- The existing City Old and Historic Districts (COHDs) and Design Overlay District (DOD) should be transferred onto the new zoning map.
- The process for designating new COHDs should be the same bottom-up community driven approach as is found in the current zoning ordinance.

- Adjusting the DOD process to incorporate the public notice and public hearing provisions currently associated with COHDs.

The CHSP is a non-regulatory policy document that expands on Goal 3 of the Richmond 300. As the first ever city-wide comprehensive plan for identifying, recognizing, and safeguarding Richmond’s valuable historic and cultural community assets, the CHSP has benefitted from considerable community support coming from a broad and diverse coalition of Richmonders.

The CHSP outlines successful strategies and policy recommendations to help us balance new development with the equally important goal of protecting existing communities, and the unique cultural and historical assets that make Richmond special.

Thank you for weighing in with your comments on the CHSP, both in person and through written remarks. We continue to engage in support of the CHSP, and urge you to do the same.

Check our website for updates, and reach out to your elected officials to let them know that you support the CHSP!

WHAT DO YOU THINK IS WORTH SAVING?

Did you know that in addition to added density and affordability, the Richmond 300 Master Plan ALSO calls for a preservation plan, to help manage those changes while protecting what makes us special?

The Cultural Heritage Stewardship Plan is designed to identify, protect, and support every neighborhood’s unique historic and cultural resources. And it needs your support to move forward.



**SCAN FOR
MORE INFO!**



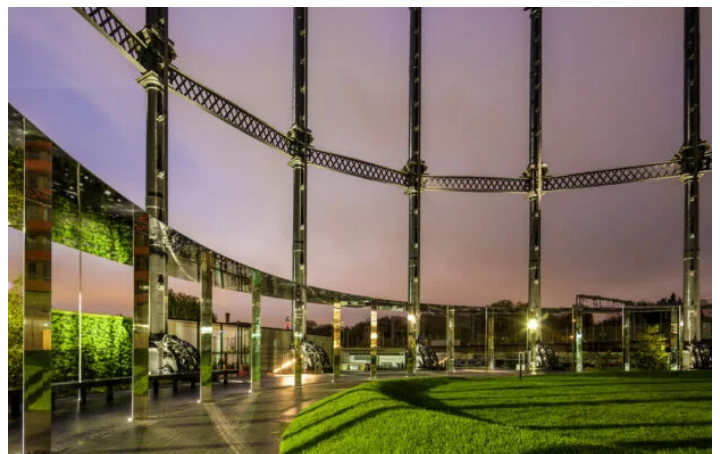
INTERMEDIATE TERMINAL BUILDING



In July 2025, the Richmond Economic Development Authority issued a Request for Proposals for the redevelopment of the Intermediate Terminal Building, one of the last vestiges of Richmond's industrial riverfront. This historic warehouse structure was built in 1938 with its first floor elevated by concrete reinforced piers above a roadway and the flood plain. The building stored raw sugar imports from Cuba, sand, gravel, newsprint, gas, and oil.

We've long advocated for the adaptive reuse of this historic building and are hopeful that the RFP process will result in a creative and exciting adaptive reuse that will retain some of our history as a trade center for river-borne commerce. The Intermediate Terminal Building can provide unique and compelling civic, commercial and amenity space along the downriver riverfront, which has been revitalized with the Capital Trail and a new Dock Street park.

A creative adaptive reuse of the Immediate Terminal Building is even more important because, in August 2025, Bizsense reported that the City plans to scrap the historic Fulton Gas Works Gasometer that we fought to save in 2020 and 2021. At the time, City staff stated that they planned to disassemble the Gasometer, store it, and reassemble it onsite after remediation was complete. Our hope was that it would be saved and adapted to contribute to new development, creating an amazing new place for people like the Gasholder Park in London, pictured here!



Photos: Top: Intermediate Terminal Building, courtesy City of Richmond; Middle: The Fulton Gas Works Gasometer before its disassembly in 2021; Bottom: Gasholder Park at Kings Cross, courtesy of Kings Cross.

PRESERVATION IN ACTION

3923 Grove Avenue



The historic house at 3923 Grove Ave is one of the earliest farm dwellings in Westhampton and sits on a large lot in an area near the expressway that is experiencing rapid redevelopment. In Spring 2024, Center Creek Homes purchased the property and shared plans to demolish the house and build townhomes. Historic Richmond reached out to the developer and surrounding neighborhood to discuss the property. Our goal was to save the house and address concerns expressed by the neighborhood as well as the developer's needs. The developer's revised plans with a Special Use Permit (SUP) would save a portion of the house as part of the larger development. Despite continuing neighborhood concerns with the project, the SUP was approved by the Planning Commission in August 2025.

One of the oldest houses in Union Hill is slated for demolition. This is a complicated situation with a number of contributing factors. When the property was discussed at the May 2025 Commission of Architectural Review meeting, we expressed our sadness and frustration with the process and the limitations of our current system. Following the meeting, the developer met with us and other stakeholders to discuss potential preservation alternatives. Those discussions are ongoing.



2228 Cedar Street



In June 2025, Director of Community Outreach Jennie Joyce served as a guest tour guide for a **Venture Richmond Canal Boat Tour**. During her tour Jennie focused on the history and redevelopment of the James River and Kanawha Canal and the Shockoe neighborhood, highlighting preservation's role in the revitalization of this historic neighborhood.



What is a city? What shapes it?

Executive Director Cyane Crump partnered with the Cochrane Summer Economics Institute for a second year to give students a tour of downtown Richmond focused on history, economic development and placemaking.

BETTER BUILDING BLOCKS: PARTNERSHIPS PROMOTING TRADES

Richmond is a historic city with a unique built environment that is rapidly aging and in need of care. The average year of construction within Richmond's city limits is 1947, including numerous 19th century and even 18th century buildings. While the need for skilled labor to care for these structures will only increase, Richmond is instead witnessing a mass retirement of many of our historic tradespeople, with no new young people entering the field to carry the torch. These tradespeople have highlighted a general lack of awareness among younger generations as a key barrier.

Funded by a Holly Maxson Grant from the Foundation for Advancement in Conservation, the Better Building Blocks initiative is a Joint project developed by Historic Richmond and the Virginia Department of Historic Resources. It is intended to function as a nexus and pipeline connecting preservation and building trades professionals with students and teens to introduce new career options and practical applications for what they're learning in school.



Throughout the spring and summer we have held several successful pop-up events in partnership with the Henrico Public Library system. Our next step will be publishing a directory, to make our network of speakers available to other youth programming organizers, including teachers, caretakers, and anyone else who might have the interest and opportunity to connect one of these speakers with the next generation..The directory is organized by grade level and school subject, detailing the ways in which these professions align with Virginia Department of Education Standards. This approach is intended to illustrate the interdisciplinary nature of these professions and engage students where they are, introducing them to future possibilities and opportunities.

If you are interested in bringing one or more of these speakers to your program, group, or classroom, please email Jennie Joyce, Director of Community Outreach at Historic Richmond at jjoyce@historicrichmond.com. Include the type of group that you represent, and what kind of professional you would be interested in working with. We will connect you with a speaker and coordinate with you to find a time and place that works.

IN THE COMMUNITY

- Junior Board represented Historic Richmond at Church Hill's Spring Fest in May, spreading the word and expanding our footprint in the community.
- Join Junior Board for a Historic Richmond-themed trivia night at Bingo Beer Co. on Tuesday, September 23rd!
- Our intrepid Volunteer Docents from the Council of Historic Richmond have hosted five walking tours at Monumental Church in partnership with the Valentine Museum.

VOLUNTEER SPOTLIGHT



ARCHITECTURE AND ART CONVERGE IN WOODLAND HEIGHTS HOME

At Historic Richmond, we know our city is not only an attractive place to live and work, but an artful city built with intention, skill, and artistry. Nowhere is this more evident than in our historic neighborhoods, like Southside's Woodland Heights, where architecture and art come together to shape Richmond's unique built environment.

As part of **Historic Richmond Preservation Week** (October 13-17), we will be exploring a compelling example of this convergence: an 1895 raised cottage renovated and reimaged by preservation and design experts **Mimi Sadler** and **Camden Whitehead**, founders of Sadler & Whitehead Architects.

Mimi and Camden bring decades of experience in preservation and design to their work — Mimi as a historic preservation architect, and Camden as an architect, artist, and VCU professor of design. Both have rolled up their sleeves to volunteer their time and talents to Historic Richmond projects and programs. Together, they've spent 27 years reworking and refining a home that seamlessly blends past and present with art and architecture.

Intact original spaces at the front retain their late 19th-century charm, while salvaged materials, clean lines, and warm wood finishes define the much-altered rear of the house. Filling the house is their impressive collection of local art and furniture. They also leveraged historic rehabilitation tax credits to help make the project feasible — a testament to how thoughtful design and tax incentives can work together to preserve Richmond's architectural legacy.

The result is a deeply personal, artful expression of adaptive reuse — where every detail reflects the couple's shared philosophy that historic preservation and contemporary design can go hand-in-hand.

Join Historic Richmond as we tour this special home on Thursday, October 16, 2025 (4:30 and 6:00 pm tour times) as part of Historic Richmond Preservation Week, celebrating Historic Richmond's 90th Anniversary. Visit historicrichmond.com/90 to purchase tickets and learn more.

Your support is monumental

For 90 years, Historic Richmond has preserved, protected, and promoted the historic places that matter to us as Richmonders. Your generosity and financial support are essential to our preservation, neighborhood revitalization, education, and advocacy efforts.

We could not do this important work without you. Thank you to our donors, sponsors, and volunteers for their support during the 2024 fiscal year.





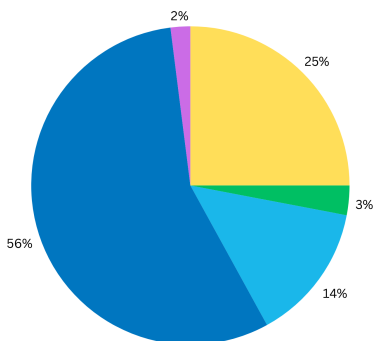
Smiles all around as Historic Richmond's Junior Board enjoyed an exclusive Quoit Club tour of the Adam Craig House in April 2025.

2024 TREASURER'S REPORT

STATEMENT OF FINANCIAL POSITION

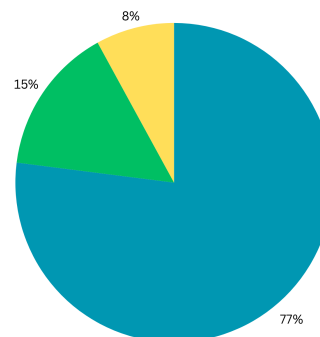
Cash & Cash Equivalents	\$ 2,083,774	Total Current Liabilities	\$ 61,928
Investments	\$ 11,987,039	Total Long-term Liabilities	\$ 82,853
Property & Equipment	\$ 2,468,044	Total Liabilities	\$ 144,781
Other Assets	\$ 263,649	Net Assets	
		Without Donor Restrictions	\$ 16,419,375
		With Donor Restrictions	\$ 238,350
		Total Net Assets	\$ 16,657,725
Total Assets	<u>\$ 16,802,506</u>	Total Liabilities & Net Assets	<u>\$ 16,802,506</u>

2024 FINANCIAL REVENUE



Contributions	\$569,825
Programs	\$66,023
Net Investment Income	\$324,278
Gains On Investments	\$1,263,691
Other	\$54,598

2024 FINANCIAL EXPENSES



Preservation & Education	\$722,964
Management & General	\$139,260
Fundraising	\$81,176

The financial information is derived from our 2024 consolidated audited financial statements. Copies of the audited financials and Form 990 are available upon request. Please contact Historic Richmond.



**HISTORIC
RICHMOND**
BUILDING ON HISTORY

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UPCOMING EVENTS



HISTORIC RICHMOND PRESERVATION WEEK
OCTOBER 13-17, 2025



**Virtual Lecture
with Calder Loth**

Monday, Oct. 13
12:00 pm premiere



**Celebrate the City
Restaurant Night**

Tuesday, Oct. 14
All day!



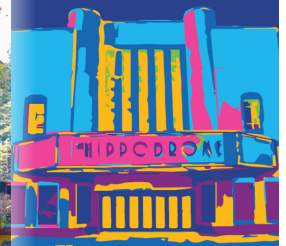
**Golden Hammer
Awards**

Wednesday, Oct. 15
5:30-7:30 p.m.



**Architecture is Art
Home Tour**

Thursday, Oct. 16
4:30 p.m & 6:00 p.m.



**90th Anniversary
Gala**

Friday, Oct. 17
6:30-10:30 p.m.

Please visit HistoricRichmond.com for more details.