

ANNUAL REPORT

2015 - 2016



Drawing On History: Infill Design Competition

See page 10 for more information.



How can we begin to thank you – our friends, family, volunteers and supporters?

Please know that we are profoundly grateful for your support, your generosity, your enthusiasm, your time and - most of all - for caring as we do about Richmond's historic buildings and neighborhoods.

The year 2015 showcased Richmond to the country and world through grand scale events like the UCI Road World Championship Bike Race, Dominion Riverrock, and the Richmond Jazz Festival, and through smaller crowd-pleasers like the National Beer Expo and the Richmond Bacon Festival. What do these events have in common? The stage. Richmond's historic neighborhoods hosted countless festivals and fairs. Landmark treasures like Maymont and Tredegar Iron Works headlined big stage shows. Our unmatched city center, urban riverfront, river and islands, and our cobblestoned streets were up for, well, anything you can imagine that is fun, challenging or beautiful. There is something about Richmond's authentic places that draws a crowd - whether it is to house a tech company, squeeze in a pop-up shop, or throw a big bash.

Historic Richmond's 2015 was spent planning for the future of Richmond's great stage beyond its annual festivals and shows. Our board came together and mapped out a new strategic plan. Our plan focuses on neighborhood revitalization by lifting up the most derelict historic buildings and blighted spots in which others don't see potential, and helping our best landmark buildings, which are often so costly to maintain that their owners need stewardship to find the best and most lasting methods of preservation. Finally it, involves educating and including in our programs the long-time Richmonders who remember our work from over 50 years ago, as well as the newcomers who don't know that the historic Richmond places they enjoy so much could have looked very different.

In 2016, we flew into action on our plan for places like the Mason's Hall and Capitol Square. We walked the streets of Barton Heights and Brooklyn Park Boulevard and Highland Park, planning our support for these historic neighborhoods. We celebrated the rebirth of Scott's Addition and The Boulevard with a street art photography challenge to capture this unique neighborhood today, before the development changes that are headed their way. We engaged with architects to envision the type of infill in historic neighborhoods that both excites people and respects the history of place.

In 2017 many, if not most, of the houses, churches and commercial buildings in Richmond will be considered historic: those 50 years or older. We hope you will continue to support our work to ensure that each is a star. We intend to be there for their debuts and encores on this stage.

REVITALIZATION & REHABILITATION

- We hosted our juried architectural design competition "**Drawing on History: Infill Design Competition**" (in partnership with The Branch) to develop a design catalog of original, creative designs for infill construction in the City

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of Richmond's Old and Historic Districts. Our goal was to cultivate a dialogue about the design process for new construction within the fabric of Richmond's historic neighborhoods with consideration given to sustainability, affordability, and maintaining each neighborhood's own unique sense of place. See page 10 for more information.

- We have been actively investigating those neighborhoods, districts and blocks to determine where our impact will be transformational. We are particularly concerned about the adverse "missing tooth effect" caused by demolitions and the city's many **vacant tax delinquent properties**. Losing a building in the middle of a block can be one of the worst things that can happen to a neighborhood. Rehabilitating a property can restore a block, provide a home for a family, create jobs for local laborers and improve the value of a neighborhood.

PRESERVATION

- Several significant **landmark Richmond buildings** face crucial preservation issues this year. We continue to help in strategic preservation planning, fund-raising, and advocacy on their behalf. See pages 6 to 8 for more information.
- In 2016, we completed Property Condition Reports on all easement properties. And we invited all easement homeowners to the 2nd annual **Historic Richmond Rehab Expo** to help connect them with key resources for the care and maintenance of their homes. See page 9 for more information.
- **Monumental Church** remains a focus and a priority as we continue to review Monumental's needs and consider strategic planning for its future. In the past year, we worked with Commonwealth Architects to prepare a Historic Structures Report on Monumental, and we will be taking a detailed look at the report's recommendations as we embark upon strategic planning for Monumental's future. See page 8 for more information.

ADVOCACY & EDUCATION

- Our traditional focus on educational publications continues with our work on the **Duncan Lee project**. Please stay tuned for more information as this project nears completion.
- Distinguished architectural historian Calder Loth presented an engaging and informative program – **Beauty in the Details: The Classical Tradition in Downtown Richmond**. This lecture (as well as our prior lecture) had a capacity crowd and exceeded expectations.

We are excited about Historic Richmond's work. We have the opportunity to shape the future of Richmond. **Your help is vital to our success.**

Please join us!

THANK YOU!

Andrew K. Clark
Board of Trustees President

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photo credit: Joy Garden, by Kelly Kinsey, courtesy of Historic Richmond
From our Beyond the Boulevard juried photography exhibit. See page 15 for more information.

THE COUNCIL OF HISTORIC RICHMOND



Crowds at Westover Plantation, built by William Byrd II around 1730.



Coleen Butler Rodriguez and Kerry Svoboda keeping cool in the shade at Westover Plantation.



The Capital Trail attracted a large number of bicycle enthusiasts to join the tour at Dogham Farm, patented in 1642.

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

The Council has had a successful partnership with the Garden Club of Virginia dating back to Historic Richmond's early neighborhood revitalization efforts in Church Hill, where Historic Richmond began by working with one city block, called the Pilot Block, to show how the entire neighborhood could be renewed and restored. The Pilot Block – bounded by East Broad Street to East Grace Street and 23rd Street to 24th Street – clearly illustrates the variety of architectural styles found in the neighborhood. In 1965, to enhance the Pilot Block, Historic Richmond created and continues to maintain "St. John's Mews" in partnership with the GCV.

For more than five decades, the partnership with the GCV has endured as the Council has partnered with the four garden clubs in Richmond to host garden tours highlighting historic homes and gardens in the Richmond area. The April 2016 tour highlighted the James River Plantations - a tour anchored in Richmond at Great Shiplock Park, traveling along scenic Route 5 and (for bike enthusiasts) the Capital Trail and featuring eight historic properties and plantations. Proceeds from these tours go toward Historic Richmond's mission work to preserve, protect and promote Richmond's historic buildings, neighborhoods and places.



Riverview Farm, a Greek Revival antebellum home built in 1860.



Shirley Plantation, the oldest family owned business in North America, dating to 1638.

2016- 2017

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JUNIOR BOARD

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 assisted in running the Historic Richmond Rehab Expo.

The Junior Board also helps staff plan, promote, and run Quoit Club, a monthly behind-the-scenes tour and happy hour at historic sites around Richmond. Quoit Club events regularly attract crowds of over 100 people and raise significant funds for Historic Richmond in the process. In 2015, Quoit Club showcased examples of Richmond's unique architectural heritage as varied as the Byrd Park Pump House, the Altria Theater, and Virginia House.

In 2016, Quoit Club toured the Holocaust Museum, St. Paul's Episcopal Church, the Barton Mansion, Gallery 5, the Scott House, the Richmond Public Library, VCU's Institute of Contemporary Art, and Monumental Church. The Junior Board also hosted three events for young professionals, including Architecture 101 with Ed Slipek, an exclusive tour of the Hofheimer Building and a tour of the Library of Virginia.

2016 Junior Board Members

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Junior Board members study one of 600,000 maps in the Library of Virginia's collection at a Junior Board young professional event.



Attendees at the tour of the Barton Mansion were afforded an inside look at an in process restoration. Here, Jim Hill studies photographs and artifacts associated with the site.



Junior Board member Sarah Kramer admires the Susan E. Maury Window produced by the Gorham Manufacturing Company at the tour of St. Paul's Episcopal Church.



Quoit Club members gather at VCU's Scott House for a behind-the-scenes tour of the former home of Elisabeth Scott Bocock, one of Historic Richmond's founders.



Mason McLean, Julie Sjostrom and Robert Porter enjoy a preview of the newly restored Hofheimer Building in Scott's Addition.

PRESERVATION



Woodward House

We are excited to see work commence on the siding repairs at the Woodward House (c. pre-1784-1828). Staff has been working with the owner, the contractor, DHR, and the City of Richmond to cooperatively ensure the preservation of this important structure – a rare architectural survival of early Richmond and the last remnant of the busy maritime and mercantile community of Rocketts.



Masons Hall

Historic Richmond continues to work with the Masons to preserve this historic Shockoe Valley structure. For more information, please contact our office.



Richmond's Historic Armories

Richmond was once home to five civic armories, built over a 30 year period from the 1880s to the 1910s during the nation-wide armory construction movement.

Three of Richmond's five armories have been demolished, and now only two remain: the First Virginia Volunteers Battalion Armory on Leigh Street in Jackson Ward and the Richmond Light Infantry Blues Armory in Downtown Richmond. Both sat vacant for several decades. Recently, the First Virginia Volunteers Battalion Armory was restored and became the Black History Museum and Cultural Center of Virginia, while the status of the Richmond Light Infantry Blues Armory remains uncertain.

Historic Richmond's vision for Richmond includes a fully restored Blues Armory serving as a catalyst to spark revitalization in an important Downtown district, just as the Black History Museum recently has sparked revitalization in Jackson Ward, with both structures contributing to the Richmond community for many years to come.

Please see our architectural history of the Blues and Leigh Street Armories, which can be found on our website. Many thanks to Selden Richardson for his input!



Westhampton School

We are pleased to see Bon Secours' commitment to the adaptive reuse of this much beloved historic neighborhood school as the future site of the Bon Secours Memorial College of Nursing. The plans that Bon Secours shared with us contemplate the restoration of the exterior of the two historic buildings, the addition of a "knuckle" connector between the buildings and spruced up landscaping. We congratulate Bon Secours for their thoughtful and sensitive designs!

REHABILITATION



Capitol Square

We continue to focus on developments relating to Capitol Square and are pleased to see Madge Bemiss join the Capitol Square Preservation Council as Historic Richmond's nominee on that commission. We loved volunteering at the "Capitol Square Fair" to welcome and educate visitors to this historic place on September 24, 2016.



Winfree Cottage

Stabilization has been completed. Many thanks to Storefront for Community Design, the City of Richmond, the Slave Trail Commission, Siewers Lumber, Restoration Builders of Virginia, David Herring and Selden Richardson for this team effort!



1302 Floyd Avenue and **1006 W. Franklin Street** were sold at auction on August 23, 2016 with development agreements. We look forward to seeing these two lovely buildings, which were previously included in the city's spot blight abatement program, restored to their former glory.



VUU Industrial Hall

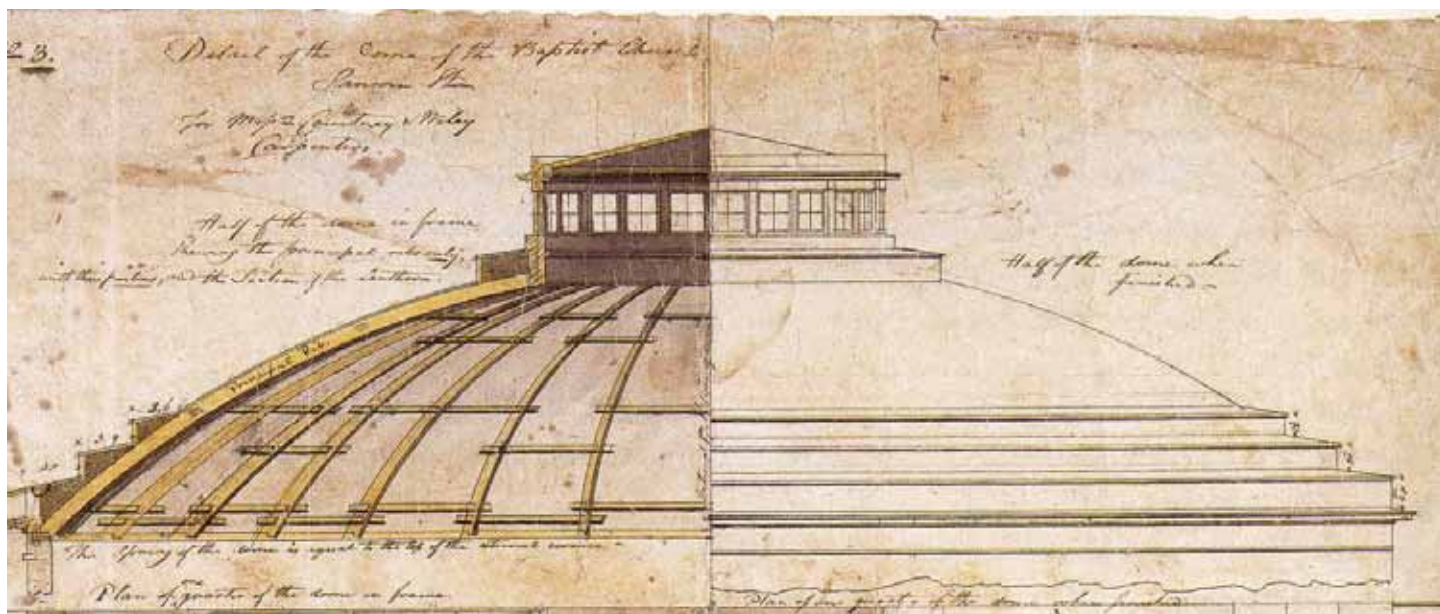
Historic Richmond is pleased to be working with Virginia Union University to help them in their efforts to raise awareness of the 1899 Industrial Hall. One of the original eight buildings on the VUU campus, this building has a highly visible location next to Interstate 95. VUU's ambitious plans for its adaptive reuse as an art gallery could not be more exciting!



Virginia Historic Rehabilitation Tax Credit Program

Historic Richmond is actively monitoring legislative developments relating to Virginia's HRTC program, working with a coalition of statewide partners and advocating for the program as an effective means of accomplishing the goals of historic preservation and economic development in communities throughout the Commonwealth.

REVITALIZATION



Monumental Church

Designed by Robert Mills, the first native-born, American-trained architect, Monumental Church was constructed in 1814 to honor the victims of the Richmond Theater fire. Incorporating elements of funerary symbolism and drawing on timeless classical architecture, Mills designed a building that reflected its memorial purpose. Monumental Church is architecturally significant as the only remaining centralized, domed church designed by Mills. Now 200 years old, Monumental retains a remarkable degree of architectural integrity. Not only is Monumental listed on the Virginia Landmarks Register and the National Register of Historic Places, it is one of relatively few structures in Richmond that is individually listed as a National Historic Landmark.

Since 1983, Historic Richmond has owned and worked diligently to preserve and restore Monumental as one of Richmond's premier architectural landmarks. We are pleased to have worked with Commonwealth Architects and their team over the past year to prepare a Historic Structures Report (HSR) to support our stewardship of this important landmark. We are reviewing the HSR recommendations for specific projects and priorities, as well as recommendations provided by Dr. Bryan Clark Green's Spring 2016 VCU graduate class in historic preservation, as we plan for Monumental's future.

As you might expect, there is a long list of recommendations for repairs and maintenance of this important structure. You can help support our ongoing restoration work by purchasing a personalized engraved granite paver in the Monumental Church terrace to commemorate a special occasion, or to memorialize or honor a special person.

We look forward to updating you on our plans as we move forward. For more information on how you can help, please contact us at 804.643.7407 or info@historicrichmond.com.



2016 Mayoral Election

What do the candidates for Mayor of the City of Richmond think about neighborhood revitalization? Historic Richmond asked each candidate a set of questions focusing on important neighborhood revitalization and preservation issues. We will share their answers on our website later in October as they are received.

ADVOCACY

The Historic Richmond Rehab Expo, held April 30, 2016, was a free day-long expo that 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: past, present and future; and served as an active and helpful resource for all facets of saving irreplaceable structures and places.

The event covered topics such as tax incentives, improving energy efficiency, plasterwork, windows, masonry, roofing, researching historic properties and more. Exhibitors were available for questions concerning their area of expertise, and their table displays varied between information packets, demonstrations, examples of exhibitors' work and photographs. A special thank you to all of our participating exhibitors and our host Dovetail Construction, as well as our sponsors Colonial Plaster, Sprinter Midlothian, Early Bird Biscuit Co. and Lamplighter. Watch our website for information about next year's event!



2016 Lecture Series

Distinguished architectural historian Calder Loth presented an engaging and informative program for our 2016 Lecture Series – **Beauty in the Details: The Classical Tradition in Downtown Richmond**, highlighting some of Richmond's most interesting architecture and its classical antecedents. A video of this lecture is available on our website under [Videos and Podcasts](#).



DRAWING ON HISTORY: INFILL DESIGN COMPETITION

Historic Richmond, in partnership with **The Branch Museum of Architecture and Design**, hosted a juried architectural design competition - **Drawing on History: Infill Design Competition** - to develop a design catalog of original, creative designs for infill construction in the City of Richmond's Old and Historic Districts. Our goal was to cultivate a dialogue about the design process for new construction within the fabric of Richmond's historic neighborhoods with consideration given to sustainability, affordability, and maintaining each neighborhood's own unique sense of place.

The Challenge

Historic Richmond long has recognized the needs and challenges of designing new construction on vacant lots within the City of Richmond's Old and Historic Districts. A growing interest in living in historic urban areas has spurred an unprecedented amount of infill construction in our city, and with it the challenge of addressing contemporary needs within neighborhoods that care deeply for the integrity of the historic character and feeling of their buildings and streetscapes. We have heard many complaints that new projects range from bland to banal. But new construction in historic districts does not need to be bad or boring. We know that infill construction presents a number of challenges, but it also presents a remarkable opportunity to create beautiful, functional and sustainable structures. We can draw on the existing historic buildings in these neighborhoods to continue building our city's future architectural legacy.

Call for Submissions

In the spirit of community engagement of a real-world challenge, our competition committee selected two neighborhoods with significant recent infill activity and a number of vacant lots ripe for future infill: Union Hill and Jackson Ward. These neighborhoods represent some of the oldest in Richmond and are protected by local zoning ordinances as City Old and Historic Districts.

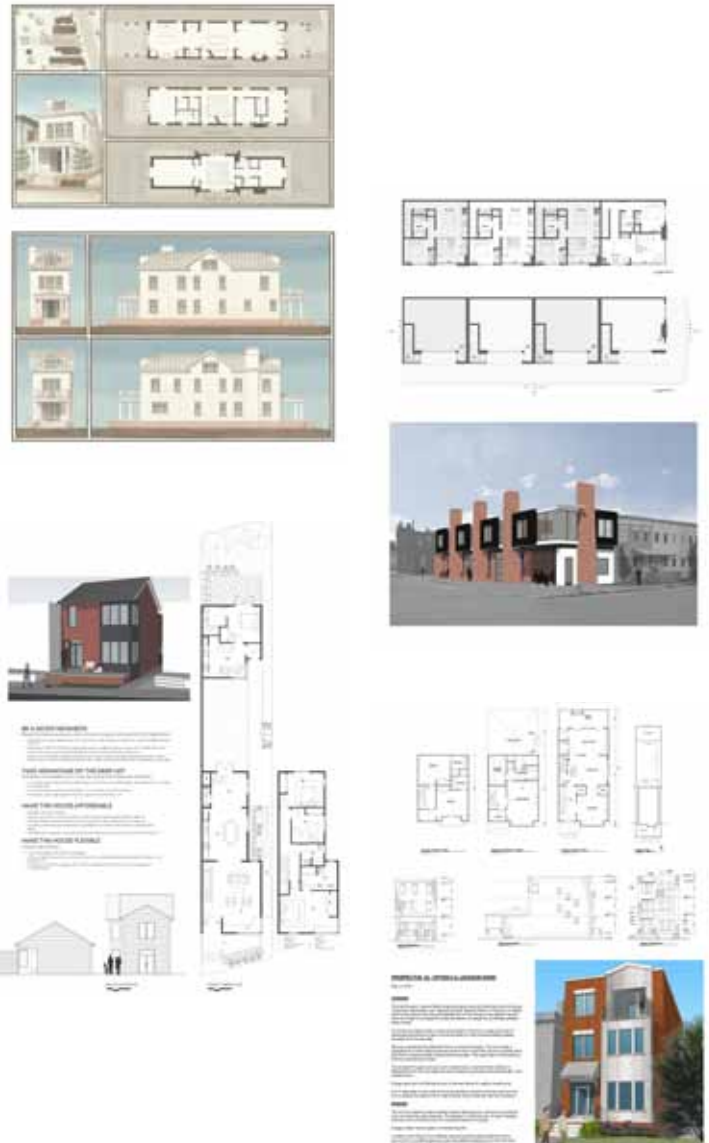
We selected three different design options, each option with its own challenges and opportunities, which we found to be representative of the most common challenges and opportunities in these two neighborhoods. Designs could be either single family or multi-family, or a mixed-use project (including commercial) that fit within the context of that district.

The Results

The competition, and the subsequent exhibition of the selected designs at The Branch from June 9 – August 31, 2016, inspired an excited buzz among architects, preservationists, urban planners, residents of City Old and Historic Districts and design enthusiasts. We are pleased that the designers produced thoughtful and thought-provoking designs, both traditional and modern, with both residential and commercial uses in mind. We applaud and celebrate their originality and imagination and their creative approaches to facades, floorplans, and flora. Their designs were distinct, and at times, visually arresting. Their floorplans provided a flexible approach to modern living. And their landscaping plans contributed to the sustainability of the overall design and enhanced the sense of place, while at the same time providing outdoor spaces both public and private.

Many thanks to our jurors Sukenya Best, Sanford Bond FAIA, Helene Combs Dreiling FAIA, Greta Harris and Julie Weissend LEED AP ID+C. Thank you to 3North, Keithfabry and Sadler & Whitehead Architects for sponsoring *Drawing on History*. And a big thank you to all our contributing designers.

Please look for our report on the competition to be completed later this fall and join the dialogue!



2015 Treasurer's Report



I am pleased to report that Historic Richmond completed a year of transition and rebuilding in strong financial condition with net assets of \$10,975,000 at December 31, 2015. Of this total, approximately \$8.4 million (76%) was comprised of cash and marketable securities in

Historic Richmond's operating account and investment portfolio. While the financial markets did not produce the attractive returns of 2013 and 2014 in 2015, our investment portfolio continued to provide important support for Historic Richmond's annual budget and mission. We continue to carefully monitor the performance of Historic Richmond's professionally managed portfolio, and look forward to increasing the portfolio over time with attractive risk-adjusted performance, conservative withdrawal policies, and the continued generosity of our donors.

I would also like to commend Historic Richmond's leadership team and staff for diligently managing expenses in 2015 and generating a budget operating surplus for the year. By carefully controlling expenses and with the dedicated support of our donors, Historic Richmond has continued to provide uninterrupted

programs and services to the community as we put our new leadership team in place.

Historic Richmond also continued its participation in the FiduciaSolutions Comprehensive Program to evaluate, identify and monitor ways to strengthen an organization's internal controls. This reflects our ongoing commitment to sound fiscal management practices, accountability, and transparency.

Historic Richmond actively invests its resources in the Richmond community by protecting Richmond's most historically significant structures and places in accordance with our new 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 continue our mission to shape the future of Richmond by preserving our distinctive historic character, sparking revitalization and championing our past and future architectural legacy. We at Historic Richmond are very fortunate to have such a supportive community that celebrates Richmond's unique and historic built environment.

Harold J. Williams III
Treasurer

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Harry Turton
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2015 STATEMENT OF FINANCIAL POSITION

ASSETS	
CURRENT ASSETS	\$ 8,404,294
PROPERTY AND EQUIPMENT	\$ 2,222,323
OTHER ASSETS	\$ 390,222
Total Assets	<u>\$11,016,839</u>
LIABILITIES AND NET ASSETS	
CURRENT LIABILITIES	\$ 41,705
LONG-TERM LIABILITIES	\$ 0
NET ASSETS	<u>\$10,975,134</u>
Total Liabilities and Net Assets	<u>\$11,016,839</u>

The financial information is derived from our complete 2015 consolidated audited financial statements. Copies of the audited financials and Form 990 are available upon request. Please contact Historic Richmond.

2015 Annual Fund Contributions

The following contributions were received by Historic Richmond from January 1, 2015 through December 31, 2015. 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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The images included in our juried photography exhibit and silent auction have been compiled in a publication for the Beyond the Boulevard event. See our website for a preview of the incredible photography that will be up for bid on October 6th!



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October 20



Quoit Club

Monumental Church
1224 East Broad Street
6:00 p.m. - 8:00 p.m.

December 11



Court End Christmas

Monumental Church
1224 East Broad Street
12:00 p.m. - 5:00 p.m. - Tours
3:00 p.m. - Exclusive sounds from The James River Ringers

Tickets: Free Admission

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