

*Preserving the
'Burg Since
1955...*



Annual Membership Meeting

March 28, 2021 at 2:00 p.m.

Thank you to our Gold Level 2020 Candlelight Tour Sponsors

LEWIS INSURANCE
ASSOCIATES
AUTO ♦ HOME ♦ LIFE ♦ BUSINESS

**Rene & Jarrett
Rodriguez**

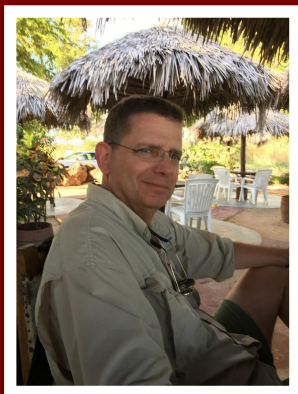




*Founded to preserve, protect and
revitalize the distinctive historic
environment and cultural resources of the
Fredericksburg area.*



Thank you for attending this, HFFI's Annual Membership Meeting.



Welcome from the Board President

Welcome I would like to introduce our recommendation for our HFFI Board Members.



HFFI Board Nominations

Barbra Anderson

David James - President

Terrie James - Treasurer

Nancy Moore

Danae Peckler - Secretary

Leslie Pugh

Ed Sandtner

Helen Ross

Scott Walker – Vice President

These are the current Board members.

Are there any nominations from the floor for additional nominees?
If so, please raise your hand or speak out. I would like a motion
from the floor, to accept the Board members as read. May I have
second? All those in favor, signify by saying I. Are there any
opposed? Hearing none the motion stands.



Historic Fredericksburg Foundation, Inc.

Awards

PRESERVATION AWARDS



Historic Fredericksburg Foundation, Inc.

Preservation Awards

The E. Boyd Graves Preservation Award of Excellence

Presented to
Lauren Tepaske

For the restoration of her home and related
social media outreach celebrating the preservation of

Sligo - 1100 Dixon Street

bringingbacksligo.com

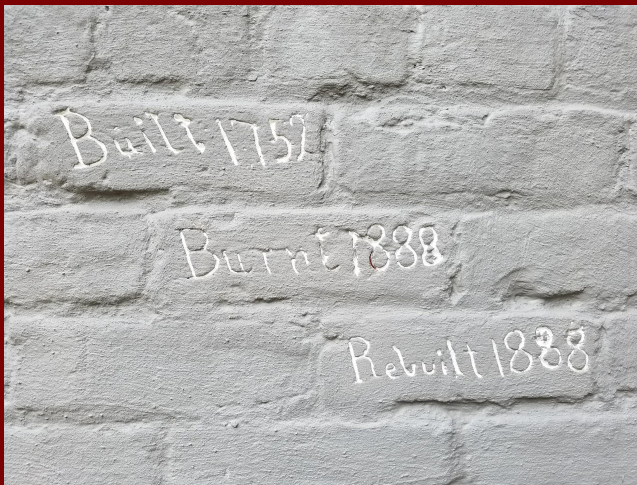
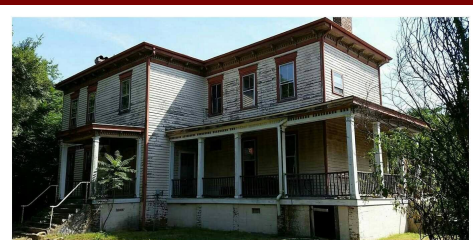
Presented by Barbra Anderson



Historic Fredericksburg Foundation, Inc.

Preservation Awards

The E. Boyd Graves Preservation Award of Excellence
Presented to **Lauren Tepaske**



Presented by Barbra Anderson

The E. Boyd Graves Preservation Award of Excellence Presented to **Lauren Tepaske**



Parlor



Presented by Barbra Anderson

The E. Boyd Graves Preservation Award of Excellence Presented to **Lauren Tepaske**



Foyer



Presented by Barbra Anderson



The E. Boyd Graves Preservation Award of Excellence

Presented to
Patrick Chesnut & Family
Manuel Nicolas Perez

For the restoration and rehabilitation
of their historic home at
620 Lewis Street

Presented by Helen Ross

I'd like to turn your attention to another of the city's historic areas. North and west of Shiloh, just north of William Street lies the Washington Avenue Historic District, a property listed on the National Register of Historic Places. Located at the avenue's southern end at 620 Lewis Street is the Emmett and Grace Curtis House. Constructed in 1928, it was designed by local architect, Frank P. Stearns.

For the past five years or so many of you may have noticed a top to bottom restoration project carried out by the current owners, the Chesnuts. By consulting with and adhering to DHR's Rehabilitation Tax Credit program, Patrick and Jill Chesnut meticulously restored both the exterior and interior of the original, historic core and erected a new sympathetically designed rear addition.

The E. Boyd Graves
Preservation Award of Excellence
Presented to
Patrick Chesnut & Family
Manuel Nicolas Perez



Presented by Helen Ross

On the next slide, the work which included a rebuilding of the roof, restoration of the stucco foundations, and nearly 40 window units (21 double hung and 18 casements) were restored. Seen here the rebuilt modern front porch that included the trim, columns, and fascia.

The E. Boyd Graves
Preservation Award of Excellence
Presented to
Patrick Chesnut & Family
Manuel Nicolas Perez



Presented by Helen Ross

Turning inside to the last slide, a smaller but equally important component of the project was the rehabilitation of the electrical system. The original knob and tube was replaced with all new wiring that now meets code. Another highlight was the removal and replacement of the HVAC and boiler systems with high efficiency units. The original radiators have been retained, but first were removed, sandblasted, powder coated and reinstalled.

For all of their efforts and way more than I can describe here it is my distinct pleasure to present to Patrick and Jill Chesnut and Manual Nicholas Perez, the E. Boyd Graves Award for Preservation Excellence.



The Award for Excellence in Craftsmanship

Presented to
Jay Holloway

For his many contributions to the historic trades,
including recent restoration of the Barnes House in Falmouth

Presented by Danae Peckler



Historic Fredericksburg Foundation, Inc.

Preservation Awards

The Award for Excellence in Craftsmanship
Presented to **Jay Holloway**



Presented by Danae Peckler

The Award for Excellence in Craftsmanship Presented to **Jay Holloway**



Presented by Danae Peckler



Historic Fredericksburg Foundation, Inc.

Preservation Awards

The Award for Excellence in Craftsmanship
Presented to **Jay Holloway**



Presented by Danae Peckler



The Lillian D. Reed Volunteer Award

Presented to

2020 Candlelight Tour Writing Team

Barbra Anderson

Linda M. Billard


Elizabeth Daly

Nancy Moore

Susan Stone


For exceptional work on the tour narratives

Presented by Gretchen Pendleton



Historic Fredericksburg Foundation, Inc.
Preservation Awards


The Lillian D. Reed
Volunteer Award
Presented to **Barbra Anderson**
Linda M. Billard
Elizabeth Daly
Nancy Moore
Susan Stone



720 Littlepage Street

720 Littlepage was built in 1893 on the footprint of the original structure on this lot, a store started by David Sisson in 1854. It was conveniently located at the junction of Hanover Street, Richmond or Telegraph Road (now Kirkland Street and Sunken Road) and the Swift Run Gap or Orange Turnpike (now Hanover Street). Sisson's Store was heavily

Previous Stop 86 of 136 Next



132 Caroline Street

This Georgian Revival townhouse duplex, with its English basement, fluted Doric columns, "S" eave brackets, and arched window lintels, was built in 1855 by Benjamin Currell for William Burke. This famous photograph was taken by James Gardner, who worked for Matthew

Previous Stop 4 of 136 Next

Presented by Gretchen Pendleton

HFFI is so fortunate to have such a wonderful group of dedicated volunteers who really care about the organization and its mission. The 2020 Candlelight Tour Writing Team deserves special recognition this year because it was really a year beyond measure -- they were called upon to research and write property summaries, record audio components, and copy edit it all for over 130 stops! I'm sure there were sleepless nights and lost weekends and we are so grateful to them all. Barbra, Linda, Elizabeth, Nancy, and Sue -- Thank you, a thousand times over for your amazing work on the tour narratives for the 50th Annual Candlelight Tour!



Certificate of Recognition

Presented to
Sandra Erickson

For her creative approach to the
50th Annual Candlelight Tour

Presented by David James



Historic Fredericksburg Foundation, Inc.

Preservation Awards

The President's Exceptional Service Award

Presented to
Bill Freehling

Director, Economic Development and Tourism, City of Fredericksburg

For his efforts promoting the vitality of
Fredericksburg's historic commercial center

Presented by David James



Historic Fredericksburg Foundation, Inc.

Preservation Awards

The President's Exceptional Service Award Presented to **Bill Freehling**



See inside one of Fredericksburg's oldest buildings

299 views • Mar 11, 2019

👍 10 💬 0 ➦ SHARE ⌵ SAVE ...

Presented by David James



2020 HIGHLIGHTS AND PLANS FOR 2021



Historic Fredericksburg Foundation, Inc.

March 7 at 1:30 PM

The Fredericksburg City Architectural Review Board (ARB) next meets on Monday March 8, 2021 at 7:00 P.M.

Up for discussion or vote are projects at the following properties:

Public Hearing
-103 Caroline Street
-101 Pitt Street

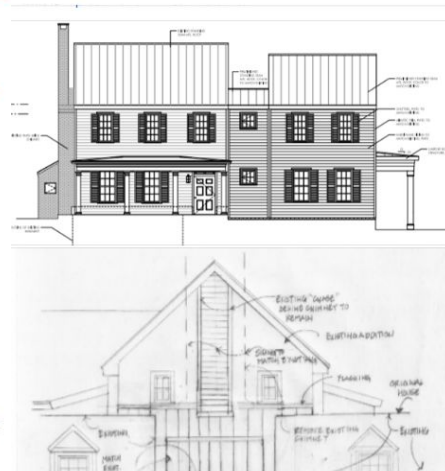
Consent Agenda
-907 Caroline Street

Public comments are due before 4:00 P.M. on the day of the meeting.
Check out the agenda here:

<https://www.fredericksburgva.gov/.../ViewFile/Agenda/1409...>

The Architectural Review Board meeting can be viewed live, including via Facebook Live (www.facebook.com/FXBGgov). More details here: <https://www.fredericksburgva.gov/.../Architectural-Review...>

#lovefxbg #preservefxbg #architecture #historicarchitecture
#historicpreservation #historicdistrict



509
People Reached

42 Engagements



Historic Fredericksburg Foundation, Inc.

ADVOCACY

Ed Sandtner





Historic Fredericksburg Foundation, Inc.

ADVOCACY

Ed Sandtner





Historic Fredericksburg Foundation, Inc.

ADVOCACY

Ed Sandtner



FXBG Properties at Risk

Snap a photo and send us some simple information -- we need your help identifying buildings and sites in Fredericksburg that are at risk. Your information will help us be better advocates for preservation in FXBG!

Address or Intersection

Short answer text

What do you see that concerns you?

Long answer text

How would you rate the risk of this property?

- ☐ Low Risk -- I see some minor issues
- ☐ Medium Risk -- I see some pretty major issues
- ☐ High Risk -- I see some structural issues or other high concern areas
- ☐ Extreme Risk -- I worry it might collapse, be demolished, or otherwise disappear

Snap some photos and send them along -- Try to snap an overall building photo as well as details of the areas of concern (max 10 photos / 100 MB).

[Add file](#)

Marker Reports Completed in 2020

806 Charlotte Street—Greg and Dawn Murphy
[researcher: Susan Fennell]
Marker reads: 1925
Built for railroad baggage master Preston Leacock & wife Sarah Leacock



Photo by Suzanne Carr Ross
Free Lance Star 23 Feb. 2017
https://fredericksburg.com/life/in-the-house_and_home/another-city-home-lovingly-restored/article_280e172d-1264-58b2-8b0b-190a2086c72.html accessed 1 Aug. 2020

904 Hanover Street—Mark and Mary Bertsch
[researcher: Donna Stanton]
Marker reads: 1937
Built for Businessman George Cephas Freeman & wife Kathryn Freeman



The Marker Committee has been working hard this year, but has been slightly derailed in completing reports as archives and research centers were closed for much of 2020 due to the pandemic. Despite these hurdles, the Committee completed 5 reports and has many others in the work. Here you see the 4 properties with new reports and markers.

Marker Reports Completed in 2020

606 Hawke Street—Brian and Bethany Dines
[researcher: Meredith Beckett]
Marker reads: 1896
Built for George F. Timberlake
Dry goods merchant



510 Spottswood—Roger P. Clark and Keelin Haw
[researcher: Roger Engels]
Marker reads: 1879
Built for James P. Wooddy
Timberman and Steamboat Captain





Markers Installed in 2020 from Reports Dated Before 2020

206 George Street—Roger and Mary Carson [researcher: Cynthia Helton; marker report completed Aug 2006]

Marker reads: 1825

Built for John S. Wellford, upper floors joined to 826 Caroline Street & 1st floor as office

1405 Washington Avenue—David Michael Gibson and Rozanne M. Kaufman [researcher: William J. Shorter; marker report completed Aug 2019]

Marker reads: 1896

Built by C.G. Heflin for Major James Horace and Betty Churchill Lacy

720 William Street—Heather and Jason Cohen [researcher: Tony Stevenson; marker report completed Aug 2018]

Marker reads: 1893

Family home of Frank P. Stearns, builder

Marker Reports Completed in 2020—Awaiting Marker Wording Approval

205 Princess Elizabeth Street—Sarah Forbush-Southworth [researcher: Cherie Davis and Mike Galu]

As I mentioned, the Committee continues to actively install markers and is working to finalize at least one marker -- for a report completed on 205 Princess Elizabeth Street for Sarah Forbush-Southworth, researched by Cherie Davis and Mike Galu.



Marker Reports Being Researched in 2020

- 103 Caroline—Jordan and Christopher Hinkebein [researcher: Cherie Davis and Mike Galu]
- 804 Charles—John A. Nere Jr for Charles Street Property LLC [researcher: Bill Shorter]
- 524 Charlotte—Dale Scott [researcher: Meredith Beckett]
- 923 Hanover—Donna Stanton [researcher: Susan Fennell]
- 614 Prince Edward—Robert S. Lowry Jr [researcher: Roger Engels]
- 1107 Princess Anne—Brian and Lori McDermott [researcher: Jan Waltonen]
- 1314 Sophia—Walter Sheffield [researcher: Sue Stone—report done in July 1990; homeowner requested a marker in Jan 2021 so report is under review before submitting marker wording suggestion]
- 807 William Street—Debby Girvan [researcher: Donna Stanton]

Marker Reports Wait List

1. 1401 Brent Street—Jon and Meredith Beckett
2. 1200 William Street—Ginny and Dan Clendenin
3. 1213 Winchester Street—Grace Clark
4. 1106 Prince Edward Street—Michael and Robin Barrett
5. 1408 Washington Avenue—Jill Cochran Miller
6. 1503 Stafford Avenue—Patricia Paquette for BLC Rentals LLC
7. 604 Hawke Street—Lewis Vinci
8. 1400 Caroline Street—Tom Conway and Donellen Schlosser
9. 306 Hawke Street—Laura Fazzaro
10. 305 Prince Edward Street—Erin Capshaw-Taylor
11. 110 Caroline Street—Anneli and Todd Smith
12. 1320 Caroline Street—Maggie Burke-Miller and Duffie Miller

The Marker Committee, chaired by Sue Stone, certainly stays busy -- with numerous marker reports in the research phase and a dozen more waiting to be started. Thank you to this steadfast group of volunteer researchers and writers!

Marker Summaries Online

Status report for *Bringing Four Centuries of History into the 21st Century: Putting HFFI's Marker Program On-Line*

To date, 123 summaries have been added to the mapping site



The HFFI Marker Map project is made possible by a grant from The Virginia Heritage Fund of The Community Foundation of the Rappahannock River Region.



In keeping with Historic Fredericksburg Foundation's mission "to preserve, protect and revitalize the distinctive historic environment and cultural resources of the Fredericksburg area," the Marker Program On-Line was conceived. Since 1989, volunteers for HFFI's "Marker Program" have researched more than 400 properties in Fredericksburg.

Bringing Four Centuries of History into the 21st Century: Putting HFFI's Marker Program On-Line has made this research available to a wider audience. Each summary gets its own, unique, page within the web application. Research done for the Candlelight Tour 2020 has been invaluable in moving the mapping project along.

To date, 123 summaries have been added to the mapping site.



Historic Fredericksburg Foundation, Inc.

Marker Committee



About HFFI
Join Us
Programs
Resources
Shop HFFI

HFFI Marker Map



<https://hffi.org/hffi-marker-map/>



MAP TOOLS

If you wish to filter the map results, click the button below, and select to filter by street name, or if you know the exact address, choose the exact house that you are looking for.

Filter by Streets

LEGEND

1900's

1800's

1700's

LEARN MORE

Come to the Lewis Store at 1200 Caroline Street in Fredericksburg, Virginia to read the full marker reports on these properties. While all information in these reports were accessed from public information, it is helpful to view it all in one report. Reports are compiled by HFFI volunteers and the organization or these reports are not a legal authority over this information.


HFFI.org

Click under Resources

the community foundation

If you joined us at the Annual Meeting last year, you would have seen a sneak peek of the new Marker Program Online, or the HFFI Marker Map project. The goal behind this mapping project is to make accessible the over 400 marker reports researched by the HFFI Marker Committee, but in a digital format. The Marker Committee is making 100 word summaries of the houses and putting them on an online map. This will be accessible to anyone going to the HFFI website.


32

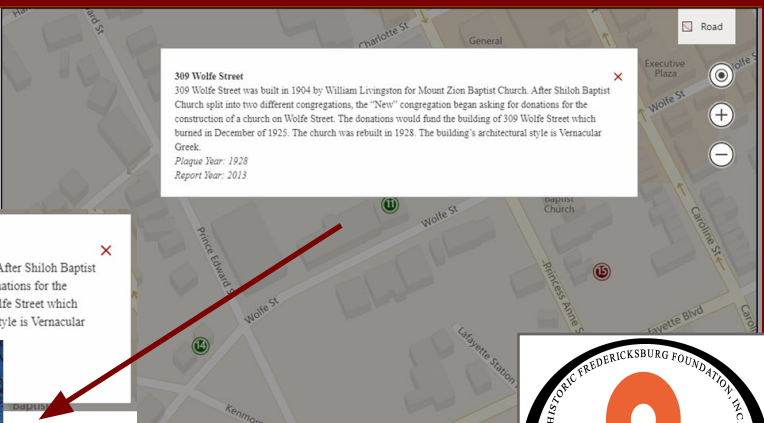

Historic Fredericksburg Foundation, Inc.
Marker Committee

309 Wolfe Street

309 Wolfe Street was built in 1904 by William Livingston for Mount Zion Baptist Church. After Shiloh Baptist Church split into two different congregations, the "New" congregation began asking for donations for the construction of a church on Wolfe Street. The donations would fund the building of 309 Wolfe Street which burned in December of 1925. The church was rebuilt in 1928. The building's architectural style is Vernacular Greek.

Plaque Year: 1928
Report Year: 2013






309 Wolfe Street

309 Wolfe Street was built in 1904 by William Livingston for Mount Zion Baptist Church. After Shiloh Baptist Church split into two different congregations, the "New" congregation began asking for donations for the construction of a church on Wolfe Street. The donations would fund the building of 309 Wolfe Street which burned in December of 1925. The church was rebuilt in 1928. The building's architectural style is Vernacular Greek.

Plaque Year: 1928
Report Year: 2013



hffi.org/hffi-marker-map/

The idea is that you will click on a property icon on the map and a written summary will pop up. Eventually, we will have a current and historic photos uploaded as well.



Historic Fredericksburg Foundation, Inc.

CANDLELIGHT TOUR 2020

HFI tour
attendance
near 1,000

The Junior Board of Historic Fredericksburg Inc., has reported that about 1,000 persons attended the Sunday evening Christmas Candlelight Tour.

Mrs. C. N. Payne Jr., ticket chairman, said Monday that proceeds from 900 tickets have been received, with several members yet to turn in reports.

Scheduled to end at 8 o'clock p.m. to accommodate the crowd. Proceeds from the event will be used for restoration projects.

The Junior Board of Historic Fredericksburg, Inc.
Presents
A Holiday Candlelight Tour, Sun., Dec. 5th, 5:00 p.m. to 8:00 p.m.

The Sentry Box	133 Caroline St.
The Spicer House	136 Caroline St.
The Goodrick-Caldwell House	211 Caroline St.
The Mortimer House	213 Caroline St.
The Monroe House	301 Caroline St.
The Ferry Toll House	208 Sophia St.

Donation \$3.00 Festive Food
5 students \$100

1971

Advertisement contributed by Cooper Motors Service, Inc.

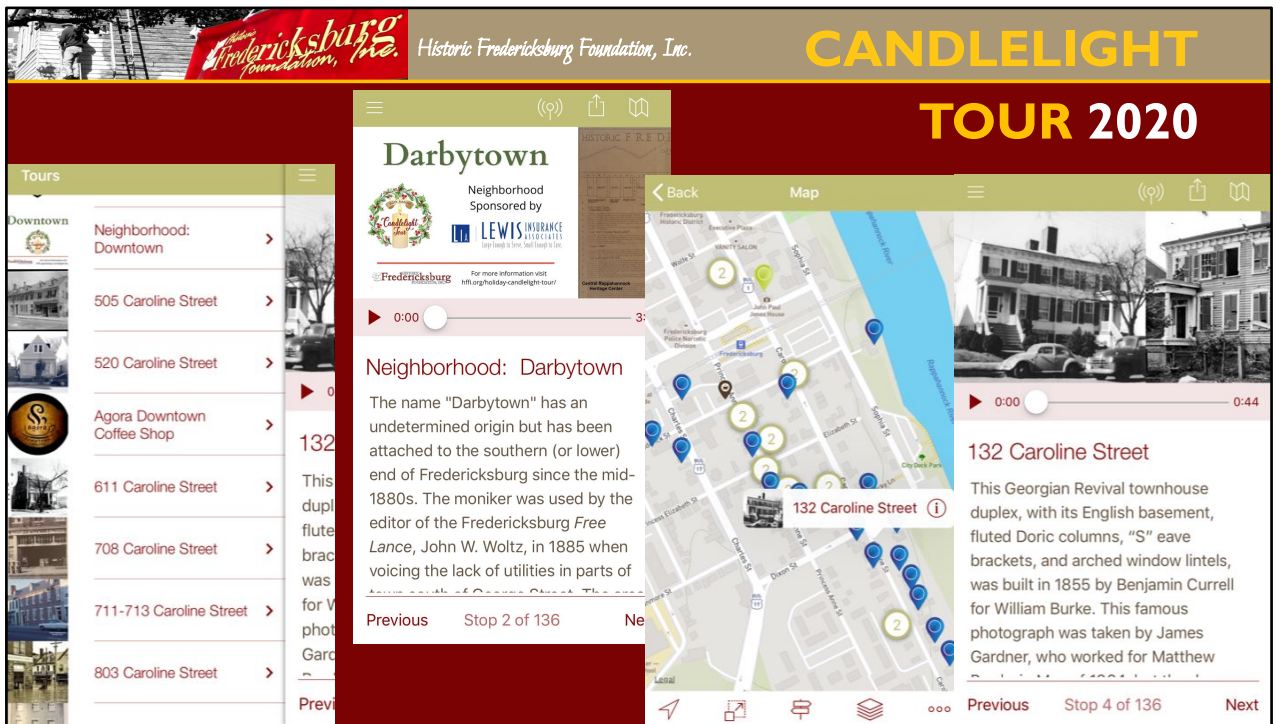
Downtown Walking Tour

50th Annual
Candlelight Tour

Historic Fredericksburg Foundation, Inc.

December 1-31, 2020

In the grand tradition of the Candlelight Tour, the HFFI Candlelight Tour and Working Group volunteers worked with Sandra Erickson to conceive a new way to approach this annual tour -- an app-based outdoor tour. They had hoped to include 50 houses to celebrate the 50th anniversary of the tour, but due to overwhelming support, we ended up having more than 130 properties participating! Property owners and residents were asked to decorate their homes for all to enjoy.



The Candlelight Tour took place December 1-31, 2020, and was be a self-paced tour around our historic neighborhoods. Instead of guests touring the interiors of a handful of properties, we invited guests to use their mobile device to immerse themselves in the history of the properties from the outside only. Audio recordings were interspersed with written summaries and historic photographs and documents highlighting each of the stops. Neighborhoods were also highlighted, with neighborhood histories and audio components. The map also included some local coffee shop stops along the way -- the businesses agreeing to offer Candlelight Tour specials for tour-goers to enjoy.



CANDLELIGHT TOUR 2020 DONORS

James Armond	Charles and Susan Fennell	Carl and Anne Little
Corie Bacher and Gary Bacher	Margaret Mock for Fredericksburg	Robert Lowry
Jim Beavers	United Methodist Church	Mr. and Mrs. Charles G. McDaniel
Jessica and Chuck Beringer	Steve and Pat Gaske	Tricia and Charles McDaniel
Jan Bieneck	Nancy Gasparovic	Joan McLaughlin
Bob and Carole Bishop	James and Ann Haley	Marilynn Mendell
Susie Bower, Spilt Tea LLC	Dr. Kevin Harkins & Dr. Paula Ross	Martin and Elaine Miller
Robert Michael Buchanan and Georgia	Carl Haub and Donna Clifton	M. C. Moncure
Sutton Buchanan	Dr. and Mrs. William Helton	Greg and Dawn Murphy
Joseph and Leslie Caliri	Christine Henry and Pete Morelewicz	Ms. Lyn Padgett
Mr. and Mrs. Camp	Dana and Raymond Herlong, Herlong	Mses. Peebles and Schneider
Jason and Heather Cohen	Associates Architects	Mr. and Mrs. Jeffrey Poole
Rona and Jeff Costello	Cathy Herndon	Karen and David C. Primmer
Sallie P. Daiger	Jordan and Chris Hinkebein	Ed Sandtner
Mike Galu and Cherie Davis	Jane and Bill Holls	David and Anne Scott
Deutschland Downtown	(Gordon) "Pete" and Sharon Humes	Lou Silvey
Constance Durham	Kristin Irani	John & Becky Sperlazza
Linda Duvall	Maureen Jones	John and Barbara Suval
Rhoda Eagan	Harry and Stephanie Jones	Richard and Kiki Wicker
Amy and Chris Ellis	John Urban and Valerie Keane	Frank and Maureen Widic
Jackie and Wayne Emery	Ms. Beverley G. King	Jan Williams
Nancy Moore and Roger Engels	Katie and Kevin Klumpp	Mike and Pat Worsham

This event is HFFI's largest fundraiser of the year and is a wonderful opportunity to educate the community about the historic architecture and neighborhood histories of Fredericksburg. We were blown away by the level of participation and support -- including an incredible group of donors.



CANDLELIGHT TOUR 2020 SPONSORS

Gold Level Sponsors

Lewis Insurance Associates
Rene & Jarrett Rodriguez
Huber Motor Cars



50th Annual Holiday Candlelight Tour

Golden Anniversary Tour

All month long -- December 1-31, 2020

Bronze Level Sponsors

Community Bank of the
Chesapeake
Quarles Petroleum, Inc.
Rappahannock Electric
Cooperative
Virginia Partners Bank

Pewter Level Sponsors

Robert B. Payne, Inc.	Historic Fredericksburg Region,
Beck's Antiques	Antique Automobile Club of
Classic Car Center	America
Civil War Round Table of	Residential Design Group, Inc.
Fredericksburg	The Hunt Team, Samson
Agora Downtown	Properties

...and a set of amazing sponsors, who helped to this the financial success it was, as well as helping to promote the event. A special thank you to Lewis Insurance Associates; they not only served as a Gold Level Sponsor, but also supported the event as its Media Sponsor this year -- with logo and other designs by June Padgett of Bright Eye Designs.



Historic Fredericksburg Foundation, Inc.

EVENTS

Barbra Anderson

March 1 2020 Prohibition at the Distillery

Our only event last year!

Lecture on Prohibition in
Fredericksburg and a tour of
the Bowman Distillery



2021 Events in the Spring

Virtual Lectures: "Greatest Hits"

Grub in the Burg

Prohibition

Route One: Cars

What day and what time do you think would be ideal for lectures?

Barbra Anderson



2021 Events in the Summer

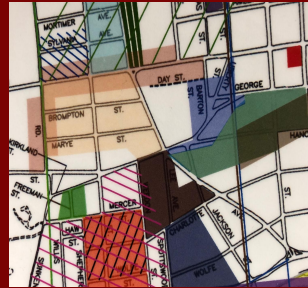
Barbra Anderson

Walking Tours

Black History

Women's Suffrage

Hanover Neighborhoods



2021 Events in the Fall

Barbra Anderson

Historic Pub Tour: Oldest to Newest

Grand Opening of the Recreated Lewis Store





Historic Fredericksburg Foundation, Inc.

EVENTS

2022 Events

Spring House Tour

Normandy Village

Mid-Century Festival

USO Dance

Barbra Anderson





Terrie James

Financial Report 2020

Income	\$101,009
Expenses	\$ 81,194
Net operating	\$ 19,815
Unrealized Profit from Investment Portfolio	\$126,476



Terrie James

Accomplishments and Goals

- Hired new tax account, saved \$1683 from previous year
- Switched to PayPal for all purchases, shut down CC transactor usage fees during Covid. Saved \$400
- In the process of switching Payroll servicing company to save approximately \$900 per year.
- Stepped in during transition between Directors, did administrative duties to ensure smooth transition.

I want to thank our community for stepping up during Covid restrictions and continuing to support us with your generous donations. So many of you, 136 to be exact agreed to decorate and allow their homes to be on our Walking Candlelight Tour. All of you made our year a financial success!



- **Easement inspections as needed, recording conditions at many of HFFI's 42 properties**
- **Supported 5 easement property owners to assess building conditions & ensure SOI-compatible improvements**
- **Supported HFFI members' ARB applications in keeping with local guidelines and national (SOI) standards**
- **Coordinated with Department of Historic Resources to ensure compatibility of Lewis Store improvements**



Danae Peckler

- **Consulting party for 2 federally funded/ permitted projects for Section 106 of the National Environmental Protection Act (NEPA)**
- **Communicated with City Preservation Planner to clarify changes to the permit process and local district guidelines**
- **Collaborated with Preservation tradespeople and policy experts re: challenges facing our community's historic fabric**
- **Attended ARB meetings, Preservation Working Group meetings, and related Advisory meetings**

<https://heritagecoalition.org/update-from-washington-examining-how-the-proposed-nepa-changes-would-impact-preservation/>



Ongoing maintenance of the Lewis Store:

Assess, Plan, Evaluate (repeat as needed)

- 1) Summer beam replacement**
- 2) Monitoring moisture & radon**
- 3) Plaster repairs**
- 4) Planning for mortar repointing**
- 5) Planning for chimney cover/ cap**



Historic Fredericksburg Foundation, Inc.

David James

President

Our Vision Moving Forward...

Our vision moving forward is based on our goals.



OUR GOALS

- To increase preservation awareness through education.
- Financially grow the organization so it can support programming and more staff.
- Recognize threats to the historic district and be respected and effective advocates of preservation.
- To stabilize the Lewis Store building and establish it as a resource to the community.
- **Protect and preserve historic Fredericksburg**

We've made significant progress on the first four goals. Preservation education, financially growing our organization and advocating for preservation is our business. It is our reason for being, its what we do. We have also come a long way with the Lewis Store. So what is our biggest goal? How do we preserve and protect historic Fredericksburg. How can we stop demolition by neglect? That is our biggest goal.



OUR GOALS

- To stabilize the Lewis Store building and establish it as a resource to the community.

This is what you would have seen in the Lewis Store, had you come into the store last year.



The sales room with its new summer beam, after this portion of the original beam failed.



The new beam in place. We had been quoted a cost of between \$40 – 65K. We did it for just over \$17,500.



The condition of the plaster on the walls.



The stairs



Ready for plaster and paint! We had been quoted a cost of over \$22K just for this phase. We did it for less than \$6K. Of course, I had to talk my wife into helping me paint! So, Thank you, Terrie!



Lewis Store Makeover



Now this is what it looks like today! The sales room has certainly had a makeover!



So has the Counting Room...



Historic Fredericksburg Foundation, Inc.

Lewis Store



And the stairs!

OUR GOALS

- To stabilize the Lewis Store building and establish it as a resource to the community.

Currently our dedicated L.S. Committee is planning just how we can build a tourist and visitor friendly, Preservation Education Facility centered on an interpretation of the Lewis Store in the 1700s.

Currently our dedicated L.S. Committee is planning just how we can build a tourist and visitor friendly, Preservation Education Facility centered on an interpretation of the Lewis Store in the 1700s. We expect great things from them moving forward!



Historic Fredericksburg Foundation, Inc.

OUR GOALS

- **Protect and preserve historic Fredericksburg**

We are a “watchdog organization”.
Why?

Our last goal is to Protect and preserve historic Fredericksburg. Why do I call us a “watchdog organization”? We must remain ever vigilant.



Dunleath Historic District
Greensboro N.C.
19 March 2021

This historic property was destroyed within the Dunleath Historic District of Greensboro N.C. less than 10 days ago.



Mount Zion Covered Bridge
Springfield Kentucky
Built 1871; Destroyed
9 March 2021



Mount Zion covered bridge built 1871 in Springfield Kentucky was destroyed about 20 days ago.

In the Past...

- In general, one property has been saved by HFFI's direct intervention every Ten Years.
- The Historic Fredericksburg Foundation, Inc. has fought to protect and preserve our historic city by saving significantly endangered properties for nearly 65 years.

In the past, we have saved one significantly important building every ten years. It's a laudable accomplishment but at the same time we continue to lose the historic fabric of our community. You have probably seen this before but...

Lost 100 year old properties of Fredericksburg, by demolition (Since - 1953)

- 306-308 Charlotte Street (1830s Mathew Fontaine-Maury House) Demo 1953
- 1001 Caroline Street (1884 Opera House) Demo 1950s
- 203 Charlotte Street (Governor Hill) 1955
- 320 William Street (Early 1800s, Chancellor House & Store) Demolished 1957
- 607-609 Sophia Street Demo 1958
- 714 Princess Anne Street (1790, Forbes House) Demo 1960
- 601 Caroline (Master's Lumber Store) Demo 1960s
- 300 Hanover Street (1786) Demo 1961
- William Street (C. 1800) Demo 1970
- 607 Sophia Street (Old Long House) Demo 1973

These are some of the significant old buildings that we've lost since 1953... It is sad but it should not be forgotten. (12) 100 year old or older structures demolished up through 1973.

Flashback

The day the Opera House went out of bees-ness

By DARYL LEASE
Staff Reporter

Everything seemed out of place one morning in May, 29 years ago, but the bees were taking it worst of all.

When a wrecking crew arrived on this particular day to tear down the old Opera House on the corner of Caroline and William streets, the bees who lived there clearly wanted the workers to buzz off.

Behind the story of that day's honey of an insurrection, it should be noted, lies the tale of a five-and-dime store that wasn't and the most unusual sporting event since Rome.

But back to the bees. The queen flew out of the building—a landmark with a quickly fading future—and promptly parked herself on the bumper of a pickup truck. The rest of the bees quickly joined her and created such a disturbance that soon a crowd of spectators gathered to gawk.

The presence of a crowd at the Op-

All the buzzing finally ended when Hassan Slyman, a local apiarist who once operated a grocery store on the first floor of the Opera House building, arrived and carted off the dispossessed bees to the country.

The old building was torn down as planned and up went the five-and-dime.

Maybe what was needed most that day was a little horse sense—which brings us to the most unusual sporting event since Rome.

In the Opera House's heyday, visitors included Presidents William McKinley and Grover Cleveland, who



1001 Caroline St.



The photograph above, owned by the Valentine Museum, shows the Opera House in 1924. A little more than 30 years later it was gone, to be replaced by the building shown at right.

parted the d William t moved on to speak, dern store pping mall / farm. have been thday this

e corner of ets, people ium of an- ke home a

esting.

Lost 1950s

1884 Opera House

Lost 1957



320 William St.

Chancellor Store, 1800s

714 Princess Anne St.

Lost 1960



1790, Forbes House

Lost 100 year old properties of Fredericksburg, by demolition (Since - 1953)

- 610 Princess Anne Street Demo 1973
- 606 Princess Anne Street 1973
- 420-422 William Street (1800s, Willis Feed Store, Virginia Shoe Company) Demo 1974
- 414 William (C. 1800s, Caple's Building) Demo 1974
- 415 Princess Anne Street (1890) Demo 1976
- 413 Princess Anne Street (1850 –m 1870) Demo 1976
- 520 Princess Anne Street (1890s) Demo 1981
- 1408-1410 Princess Anne street (Late 1800s) Demo 1989
- 510- 516, 536 Willis Street Demo 1996
- 1314 Charles Street Demo 2004
- 306, 308, 310, 314 Wolfe Street (1890s) Demolished 2004, 2006

Another 17 historic properties lost up to 2006.

Lost 1973

607 Sophia St.



The Old Long House



Lost 1974



Staff photo by Barry Fitzgerald

Three 19th century William St. buildings are among the four at right that may be demolished . . .

Plan to raze 3 buildings arouses HFFI opposition

By EDWARD JONES
Staff Reporter

A real estate firm here has moved to demolish three 19th century buildings on William Street and replace them with a 3-story office building.

The plans set the stage for a major confrontation between the firm, Johnson & Glasbrook Inc., and Historic

Fredericksburg Foundation Inc. at a Dec. 18 public hearing before the Board of Historic Buildings.

One of the structures dates back to at least 1828 and once housed the old City Playhouse, according to Ronald E. Shibley, executive secretary of HFFI. All the buildings are on the south side of William Street's 400 block.

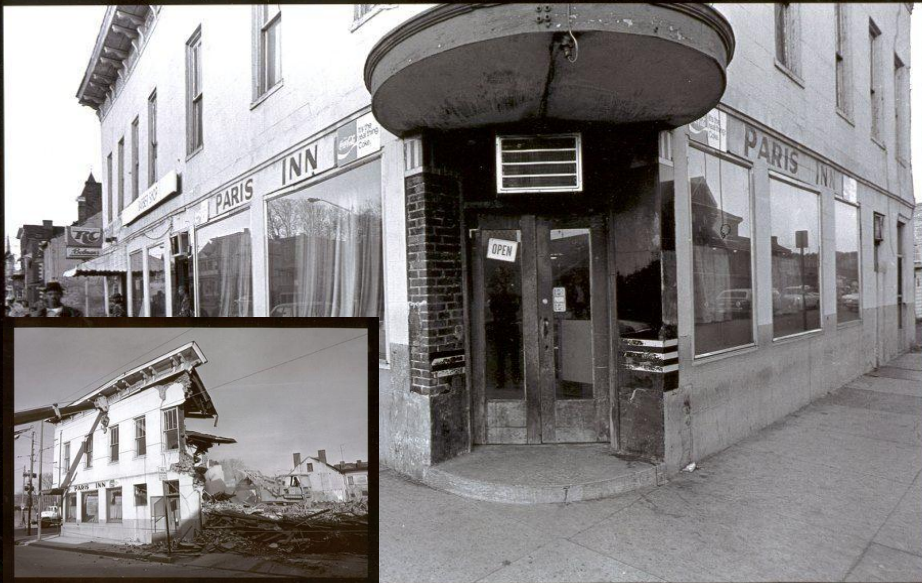
The old buildings are listed under the

"highest priority" in HFFI consultant Russell Wright's survey of the historic district last year, says Shibley. "They are particularly important since they stand near the entrance to the city's historic district," he said.

Shibley says HFFI will fight the demolition plans at the hearing and will begin sending out leaflets next week "to alert people to what's happening."

Lost 1981

501 Princess Anne St.



Paris Inn

520 Princess Anne St.



Lost 1981

Circa 1890

Lost 100 year old properties of Fredericksburg, by demolition (Since - 1953)

- 519 Princess Anne Street (1846 or 1870-75 Fed Style Townhouse) Demo 2006
- Sophia Street (Frame next to Shiloh-Old Site) Demo 2006
- 813 Sophia Street Demo 2006
- 308- 310 Charles Street, (1830 1860?) Demo 2006
- 519 Princess Anne Street (Brick Townhouse) Demo 2006
- 105 Lafayette Blvd (1910) Demo 2007
- 1108 Winchester Street (1889) Demolished 2008
- 601 Amelia Street (1909) Demo 2008
- 1317 Charles Street (1890s) Demo 2009
- 209-211, 213-215 Forbes (1910) Demo 2010
- 203 Forbes Street (Pre 1860) Demo 2010

Another 15 historic buildings gone up until 2010.

Lost 2006

519 Princess Anne St.



Lost 100 year old properties of Fredericksburg, by demolition (Since - 1953)

- 1900 Caroline Street (1780s) Demo 2010
- 1104 Douglas Street (1909) Demo 2011
- 513 William (1849, Fredericksburg Hardware) Demo 2011
- 1305 Charles Street (C. 1880) Demo 2011
- 901 Barton Street (1889) Demo 2011
- 1407 Caroline Street (1780s Danny Mitchell House) Demo 2012
- 308 Pitt Street (1910) Demo 2012
- 612 George Street Demo 2012
- 609 Sophia (Prince Hall Masonic) Demo 2014
- 401-403 Sophia Street (1843) Demo 2015
- 718 Sophia Street (Barn) Demo 2017
- 1210 Sophia (Next Wallace Library, 1890s) Demo 2018
- 1616 College Ave (Alms, 1877) Demo 2018

Another 14 historic structures destroyed through 2018.

Lost 2011

513 William St.



Fredericksburg Hardware

Not all old buildings can be saved, we must pick and choose our battles.

2014



These buildings all have one thing in common, their owners tried to give the time needed for a plan of protection to be established.

2018



Not all old buildings can be saved, we must pick and choose our battles. These buildings all have one thing in common. Their owners tried to give them the time needed for a protection plan.

§ 15.2-2306. Preservation of historical sites and architectural areas.

2. ... no historic landmark, building or structure within any district shall be razed, demolished or moved until the razing, demolition or moving thereof is **approved by the review board or, on appeal, by the governing body** after consultation with the review board.

The legal code of Virginia says: ... no historic landmark, building or structure within any district shall be razed, demolished or moved until the razing, demolition or moving thereof is approved by the review board (ARB) or, on appeal, by the governing body after consulting with the review board.

These both came down in very short timelines with City approved demolition permits.

2012



2015



So how did both of these historic structures get torn down with City approved demolition permits? The roof looks intact, so does the brick work. They do not look like they are a threat to the public. So how did this happen?

Incidentally, the demolition of the house on the left is the reason I agreed to be HFFI's president. I stopped the excavator in the middle of a Saturday demolition and would not leave until the owner presented me with the City approved demolition permit.



How did this property not get demolished? The roof was badly holed and many, many of the bricks had fallen out. I can say this now; it was a threat to the public. Hamilton Palmer and I tried to get ARB approval to replace the roof and do some basic maintenance in order to save the structure. All to no avail. The first step to stopping Demolition by neglect is simply maintenance. If you search the City's web site for Property Maintenance, you will find that the City has adopted Part III of the Virginia Maintenance Code. It has minimum standards that they have enforced since 1987. The code stipulates the building be structurally sound, roof, drains and flashing shall be sound, tight, with no defectives that admit rain. Now I'm railing against the City but we are all to blame, anyone of us can complain to the City. So we are all responsible. What a shame. I want to find a way to keep this from happening again.

SAVED!!!



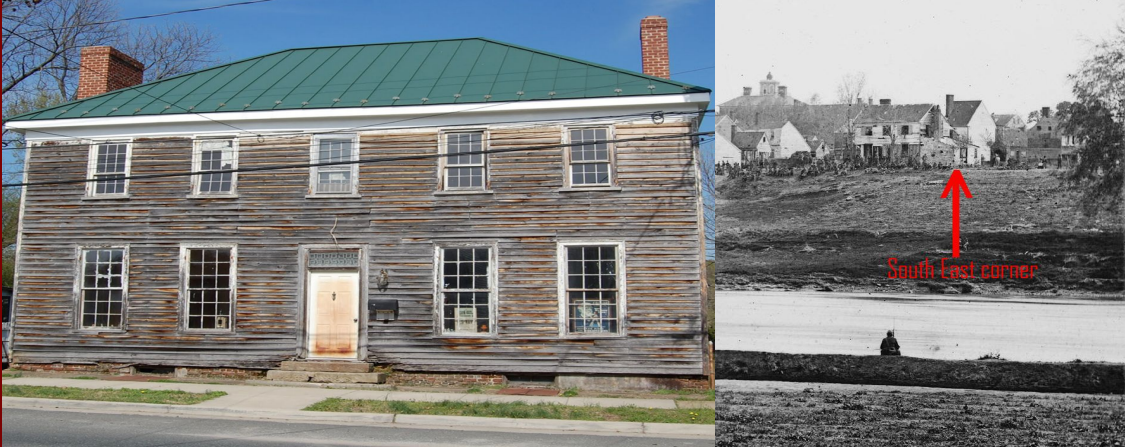
Except now it looks like this! Thank you Mike Adams for developing this property and saving this historic building. In my humble opinion, the Beanery now looks great!

HOW? WHY?



How could this possibly happen in “America’s Most Historic City”?

LOST!!!



The chair of Fredericksburg's Architectural Review Board, resigned in protest following the demolition of this Caroline Street house, which dated to the 1790's. She submitted a scathing letter of resignation saying: *"I officially resign as the chair of the [Architectural] Review Board for the City of Fredericksburg after being told that the historically significant house at 1407 Caroline Street was torn down because one city official made the call on a Friday and over the weekend it disappeared – forever,"* According to records on file with the Fredericksburg Department of Building and Development Services, a demolition permit for the structure was issued on June 10 to the landowner. By June 11, demolition had fully commenced. The demolition permit was not subject to ARB approval because the structure had been deemed unsafe by a Fredericksburg Building Maintenance Code Official.

LOST!!!



This antebellum duplex on Sophia Street next to the river was lost too, but it did go in front of the ARB. A Certificate Of Appropriateness was made and approved by the ARB to allow the removal of the 1940s era addition on the North side of the property. After it was removed, the landowner had an engineer survey the older portion of the property. The report indicated to the City Building Code Official that the building was a hazard to public safety. He then issued a Notice of an Unsafe Structure. This again bypassed the ARB review process and the rest of the building was torn down without ARB oversight. This is the dirty little secret. If you can convince the building code official that the building is a threat to the public then you can bypass the ARB's review of the demolition plan. So how do we get the ARB to be able to weigh in on these types of situations? Glad you asked!

STATE CODE: 13VAC5-63-490. Section 105 Unsafe Structures or Structures Unfit for Human Occupancy.

Note: ... historic building demolition may be prevented by authority granted to local historic review boards in accordance with § 15.2-2306 of the Code of Virginia, unless determined necessary by the code official.

Even the State Building Code has a note within the Unsafe structures section which outlines the authority of the ARB. However, it also notes unless determined necessary by a code official.

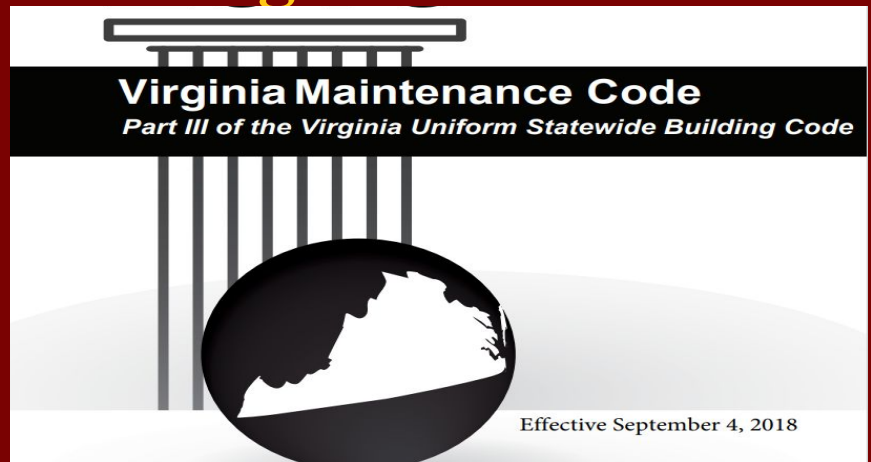


Historic Fredericksburg Foundation, Inc.

Historic Preservation Working Group and the Historic District Handbook (Draft)

Here is the good news! The City' Historic Resources Planner (Kate Schwartz), the Building Code Official (not the same earlier official) and the Historic Preservation Working Group (myself included) are all working together on a change to the Historic District Handbook to support our Building Official's ability to protect the public's safety but also allow the ARB to review any requests for demolitions of historic property. The draft has made considerable progress and I expect good things. As I have told Kate, if we can fix this one thing, then I will consider my tenure as HFFI's President a success. Here are the mechanics of what I am requesting.

Virginia Uniform Statewide Building Code



The State Building Code, Part III on Maintenance, gives us a strategy for dealing with what I believe, is a past abuse of power.

Virginia Maintenance Code: 106.4 Notice of unsafe structure or structure unfit for human occupancy.

When a structure is determined to be unsafe or unfit for human occupancy by the code official, a written notice of unsafe structure or structure unfit for human occupancy shall be issued... the notice shall specify the time period within which the demolition must occur.

When a structure is determined to be unsafe by the code official, a written notice shall be issued... the notice shall specify the time period within which the demolition must occur. I think that was the green light that was used to destroy these two properties.

Listen to what the building code official, actually was quoted as having said: *"The building, in my opinion, met the definition of an unsafe structure," "Once that happens, according to the statewide unified building code, an owner is allowed to do three things; repair it completely, do an exterior renovation, or they can demolish - what the code calls raze-and-remove - the structure."* *"We have no control over which option they choose,"* Quote, unquote...

We the members of Fredericksburg MUST change this thought pattern. I think the Historic Preservation Working Group can do just that, provided we work together.

Virginia Maintenance Code: 106.4 Notice of unsafe structure or structure unfit for human occupancy.

106.10 Closing of streets. When necessary for public safety, the code official shall be permitted to order the temporary closing of sidewalks, streets, public ways or premises adjacent to unsafe or unfit structures and prohibit the use of such spaces.

I want a new requirement for a risk assessment being made, listing the potential mitigation measures taken and this code language about ‘temporarily closing adjacent property if necessary, for public safety’, be included and referenced in our Historic District Handbook. Then the ARB Chairperson and our City Historic Resources Planner can review the Building Officials work and halt a demolition, if the official is not actually following the Historic District Handbook and the public is not truly in danger. Hey can you blame me; Burn me once shame on you, but burn me twice?

It is the easiest way to stop this from happening again and again...

2012



2015



Look at these two structures. If the City had blocked off the sidewalk and posted the property and allowed the ARB to review these demolition requests, do you think we would still have both of these historic properties? This is where I need your help. If you do not see a reference about *“temporarily closing adjacent property if necessary, for public safety”*, during the public review process of the Historic District Handbook. I want you to ask that it be included in any future revisions. That is how you can help me, by giving me the clout needed to make these commonsense changes. I will send updates to you on this subject in our newsletter. As we work with the City and do our best to protect and preserve historic Fredericksburg.

That being said, we are supporting the City’s efforts to review the Comprehensive Plan and the Historic District Handbook. In order to do so effectively, we have hired an outside consultant to give us an arm’s length review of the City plan.



Historic Fredericksburg Foundation, Inc.

Lewis Store

HERITAGE ARTS OF NC LLC



Dan Becker, Owner and Managing Principal

My goal is to assist communities and property owners manage their historic resources into the future — for both community and personal benefit.

Heritage Arts was established in 2011 as I transitioned from my role as Executive Director of the Raleigh Historic Districts Commission, Inc., concluding a four-year succession planning effort. The business was incorporated in 2015 when I retired from the City of Raleigh as Planning Manager of the Long Range Planning Division, drawing to a close twenty-nine and a half years of public service in the Raleigh Department of City Planning

His name is Dan Becker and he has lectured at the University of Mary Washington. He is the owner and managing principle of Heritage Arts of N.C. He retired after almost 30 years as the City of Raleigh Planning Manager of their Planning Division and he was the Executive Director of the Raleigh Historic Districts Commission, Inc. Which I think was a similar organization to HFFI. So, we look forward to his support.

Thank you for watching this presentation and I would like to now turn this over to our Director, Gretchen Pendleton. Gretchen?



*Founded to preserve, protect and
revitalize the distinctive historic
environment and cultural resources of the
Fredericksburg area.*





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Questions, Comments or Suggestions?

Email: membership@hffi.org



Renew today @

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