Annual Membership Meeting

March 27, 2022 at 2:00 p.m.

Renwick Building, 815 Princess Anne Street
Founded to preserve, protect and revitalize the distinctive historic environment and cultural resources of the Fredericksburg area.
Welcome from the Board President
HFFI Board Nominations

Barbra Anderson
David James - President
Terrie James - Treasurer
Nancy Moore
Danae Peckler - Secretary
Leslie Pugh
Helen Ross
Scott Walker – Vice President
2021 HIGHLIGHTS AND PLANS FOR 2022
ADVOCACY 2021

Enlisted a nationally recognized leader in preservation policy, Dan Becker of Heritage Arts, to provide expert feedback on revisions to local planning documents including:

- Revised Historic District Handbook;
- Updated Preservation Plan (Chapter 8 of the Comprehensive Plan);
- ARB policies and related ordinances;
- Other related programs and City Council’s stated goals affecting preservation in Fredericksburg.
ADVOCACY 2021

Dan Becker’s work included:

- Review of more than a dozen planning and public policy documents, including City Council vision and action plans;

- Multiple meetings with stakeholders, including citizen volunteers, members of Council and City staff, to get an understanding of Fredericksburg’s historic preservation program, and our community’s preservation dynamic;

- Insightful assessment of preservation documents, and more broadly, the ways in which the City’s program fits within Council’s stated goals and Comprehensive Plan.
ADVOCACY 2021

Immediate impacts of Dan Becker’s review:

- Broader stakeholder engagement and communication about important policy documents;

- Key content and formatting revisions to Historic District Handbook that improved usability and clarity of design guidelines and ARB procedures;

- Expert feedback on updates to City’s Preservation program supporting its continued vitality and relevance;

- Broader analysis of Preservation-policy language in other chapters of the Comprehensive Plan relating to important economic, environmental, public health, and transportation goals of our city.
Additional suggestions from Becker’s review:

- Sponsorship of a broad preservation economic impact study focused on Fredericksburg (not just tourism and tax credits, but assessing overall economic activity generated by preservation activities)...

- Minor revisions to modernize and clarify ordinances for “Inordinate Hardship” and “Demolition by Neglect”

- Proactive steps to ensure “Efficient Deployment of Limited Resources” and maintain a strong defensible record in “Quasi-judicial Design Review Procedures”
• Guests toured the interior of three properties:
  - 1108 Charles Street
  - 1112 Charles Street
  - 1114 Charles Street
• Exterior tour of:
  - 307 Lewis Street
• VIP Friday tour of:
  - Mary Washington House
• Guided Walking Tour offered multiple times throughout the weekend

• Mobile Self-Guided Walking Tour

Tour Book PDF & 2021 Candlelight Tour Self-Guided Walking Tour Available at

https://hffi.org/2021-candlelight-tour/
Outreach

THE BANYAN TREE OF THE AMERICAS MUSIC EVOLUTION in the African Diaspora

Save the Dates!
AUGUST 28TH
SEPTEMBER 18TH
OCTOBER 2ND
Fredericksburg, VA
OUR HERITAGE

BEFORE IT WAS OLD MILL PARK

BY NANCY MOORE
Marker Reports Completed in 2021

103 Caroline Street—Christopher Hinkenbein and Jordan McDaniel [researcher: Mike Galu]
  Marker reads: c. 1813
  Built for Edward Pritchard
  Master of the Schooner Fair American

804 Charles Street—John A. Nere, Jr. / Charles Street Property, LLC [researcher: William J. Shorter]
  Marker reads: 1866
  Built for Elizabeth Ann Thornton Fitzgerald
Marker Reports Completed in 2021

524 Charlotte Street—Dale Scott [researcher: Meredith Beckett]
  Marker reads: 1943
  Built for Agnes Segar Hinkle

923 Hanover Street—Donna and Wayne Stanton
  [researcher: Susan Fennell]
  Marker reads: 1822
  Built for Charles Austin, Ship Merchant
  Home & Tavern of Lewis Wrenn, 1847
Marker Reports Completed in 2021

614 Prince Edward Street—Robert and Marianne Lowry [researcher: Roger Engels]
  Marker read: 1909
  Anna P. Green, Original Owner

1314 Sophia Street—Walter J. Sheffield [researcher: Ferris Wafle, marker report completed July 1990; updated report, Sue Stone, June 2021]
  Marker reads: 1919
  Built for Edward E. and Sarah P. Grady
Marker Reports Being Researched in 2021

1401 Brent Street—Jon and Meredith Beckett [researcher: Sue Stone]
1400 Caroline Street—Tom Conway and Donellen Schlosser [researcher: Bill Shorter]
306 Hawke Street—Laura Fazzaro [researcher: Mike Galu]
604 Hawke Street—Lewis Vinci [researcher: Susan Fennell]
305 Prince Edward Street—Erin Capshaw-Taylor [researcher: Roger Engels]
1107 Princess Anne—Brian and Lori McDermott [researcher: Jan Waltonen]
1503 Stafford Avenue—Patricia Paquette for BLC Rentals LLC [researcher: Meredith Beckett]
1213 Winchester Street—Duane and Grace Clark [researcher: Donna Stanton]

Marker Reports Wait List

110 Caroline Street—Anneli and Todd Smith
1320 Caroline Street—Maggie Burke-Miller and Duffie Miller
1100 Dixon Street—Marcus and Lauren Tepaske
1304 Sophia Street—Cynthia Stubits
306 Herndon Street—Lance Mitchell, Sr.
815 Hanover Street—Beth Black
810 Sylvania Avenue—Mark Liersch
Visit the Historically Fredericksburg Foundation, Inc. Marker Program Online at:

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

Click under Resources on the HFFI.org website for more information and tools.
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/
Marker Summaries Online

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

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, over 270 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.
Events over the Past Year

Spring Virtual Lectures

Tunnel Tour Auction
Summer Walking Tours
Black History
Hanover Neighborhoods
Women's Suffrage
George Washington
Shopping in the 1950’s
Follow the Fire of 1807
Coffee Crawl

Hats Off to Jinxie!
Fashion Show and Tea Party celebrating Local Civic Ladies
Events coming up this year

Spring House Tour?
Urban Renewal Walking Tour
Alleys of Fredericksburg Tour
Lewis Store Grand Re-Opening
Repeat Coffee Crawl
The Old and the New: Pub Crawl
Pints for Preservation-Spirits?
Income     $84,986
Expenses   -  $73,947

Total Income  $11,039

Our Doris Buffett Endowment did very well this past year with unrealized gains and losses of $155,855.00.

We had another generous Endowment gifted us this year that our Vice President Scott Walker will talk about later!
Goals for 2022

- Enlist and expand committee
- Collaborate on Collections Policy with Operations Director
- Prioritize and revise (as needed) existing policies
REAL ESTATE 2021

• Easement inspections as needed, recording conditions at many of HFFI’s 43 properties
• Supported 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 Virginia Department of Historic Resources to ensure compatibility of Lewis Store improvements
REAL ESTATE 2021

- Served as consulting party for federally funded/ permitted projects under Section 106 of the National Environmental Protection Act (NEPA) in the City of Fredericksburg and surrounding area
- Worked with the City and Preservation Planner to inform changes to local policy like the comprehensive plan, and new historic district guidelines
- Attended ARB meetings, Preservation Working Group meetings, and related Advisory meetings
- Collaborated with Preservation tradespeople and policy experts re: challenges facing our community
REAL ESTATE 2021

Maintenance at the Lewis Store

Recently completed:
- Sensitive plaster repair following replacement of deteriorated portion of summer beam
- New interior paint job
- Proper flushing of gutters!

Ongoing assessment, evaluation & planning:
- Monitoring moisture and radon in basement
- Mortar repointing and masonry conservation
- Chimney repairs
PRESERVATION AWARDS
The Dr. Edward Alvey Jr. Education Award

Presented to
Patrick Sullivan

For work in researching and presenting local history through the Spotsylvania Memory blog and social media.
The E Boyd Graves Preservation Award

Presented to
Gari Melchers Home and Studio
with Dominion Traditional Building Group
& Stokes of England

For the restoration of the circa 1850 horseshoe staircase at Belmont in Falmouth
The E Boyd Graves Preservation Award Presented to
Gari Melchers Home and Studio
with Dominion Traditional Building Group & Stokes of England

Historic photographs of “Belmont,” taken between 1927 and 1929 by Frances Benjamin Johnston “on commission from Mrs. Devore of Chatham,” are part of the Carnegie Survey of the Architecture of the South (Library of Congress).
The E Boyd Graves Preservation Award

Gari Melchers Home and Studio

with Dominion Traditional Building Group
& Stokes of England

Images courtesy of Gari Melchers Home and Studio.
The E Boyd Graves Preservation Award
Gari Melchers Home and Studio
with Dominion Traditional Building Group
& Stokes of England

Images and video courtesy of Gari Melchers Home and Studio.

Horseshoe Staircase Stone Work Video 08-18-21.mp4
The E Boyd Graves Preservation Award

Gari Melchers Home and Studio

with Dominion Traditional Building Group

& Stokes of England

Images courtesy of Gari Melchers Home and Studio.
The E Boyd Graves Preservation Award
Gari Melchers Home and Studio
with Dominion Traditional Building Group & Stokes of England

Images courtesy of Gari Melchers Home and Studio.
The Lillian D. Reed Volunteer Award

Presented to
Sue Stone

For exceptional service and dedication to HFFI, especially to the Marker Program and the new Marker Map Online project
The President's Exceptional Service Award

Presented to
Tom and Ann Smith

For their support of preservation in the community
Preservation Spark Award

Presented to
Central Rappahannock Regional Library
IdeaSpace Team

For enhancing the city's Creative Maker District with cutting-edge technology for use by young and old
HFFI Board of Directors Preservation Champion Award

Presented to
Rebecca Campbell Light

Whose exceptional donation in 2021 will permit HFFI to vigorously support and advocate preservation in Historic Fredericksburg
Pillars of the Community Award

Presented to
Barbara Pratt Willis

For her long-standing support of preservation in the community
Our Vision Moving Forward...
OUR GOALS

1. To increase preservation awareness through education.
2. Financially grow the organization so it can support programming and more staff.
3. Recognize threats to the historic district and be respected and effective advocates of preservation.
4. To stabilize the Lewis Store building and establish it as a resource to the community.
5. Protect and preserve historic Fredericksburg
GOAL 4:

• To stabilize the Lewis Store building and establish it as a resource to the community.
The Lewis Store recreation!
GOAL 5:

- Protect and preserve historic Fredericksburg
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.
HFFI Member Restorations

Renovators plan a home, not a shrine

By HELAINE PATTERSON
Staff Reporter

Some believe that whoever moves out of a house leaves something behind which becomes part of its history.

The Robert E. McMillins certainly have found this to be true while renovating the 18th Century Surgeon Lawrence Brooke house at 303 Caroline St.

In the course of their hard work, they've discovered a feather-stoned brick walk that warranted concrete, oil paintings, bottles, a fork and other items.

Tearing off a front porch, the McMillins found a stone step and a portion of the brick sidewalk. By knocking out a concrete block, they unearthed the sunken bricks. Ironically, McMillin said, he had planned to lay a brick entrance walk.

They also discovered a stone fireplace on the door panels and a more unusual one, a rat hole painted on an upstairs baseboard.

The paintings are signed by W. Hazard, 1886, whose family had owned the house for some 30 years during the 19th century, McMillin said.

While working on a rear addition that will include a kitchen, pantry, and master bedroom, the McMillins found the old bottles, three sugar shells, a three-tongued bone-handled fork—all remnants of previous house dwellers. "It makes you belong a little more to the house," Mrs. McMillin says.

Their project, returning the exterior of its original manner and renovating the interior, is the first they've undertaken. The house was selected after a 12-year search in different parts of the state.

"It's going to be a home and not a shrine," emphasized Mrs. McMillin, who added they are looking forward to living in town.

Fredericksburg is a marvelous town in which to raise children, says Mrs. McMillin, who explained that they will no longer be dependent on an automobile for transportation in the city since they can either bike or walk to the library, schools, movies and stores.

Their four children, who range in age from 9 to 19 years, are excited about moving into the oldest section of the city. They have lived in Bracken才是真正的人家 for 3½ years but are renting another house on Caroline Street until their restoration is finished sometime around Christmas.

The children have pitched in enthusiastically and their friends are grateful, McMillin says. About 20 of them took every bit of plaster out of the house, she added.

Losing a contractor forced them to do more work themselves. A number of appearances before the City Board of Historic Buildings made them, since the house falls within the bounds of the city's 8-block historic district and was constructed prior to 1935. An application had to be approved by the board.

McMillin, who has done the bulk of the work on weekends and evenings, since the construction start in March, commutes to Alexandria where he works. "Fredericksburg has everything in offer to make it worthwhile to commute," he said.

Removing and rebuilding two sets of chimneys to fireplaces on both floors would work has been a major task. Salvaged mantels will be repaired and replaced and fireplaces and sunshine will be installed.

The original chair rails and wide plank flooring in the hallway will be refurbished. Mrs. McMillin says. An arch on the center hall and most of the original woodwork has been retained and will be coated with fresh paint.

The family prefers colonial furnishing using reproductions and family pieces, complementing the house's exterior.

The house, believed to have been built in 1788, still possesses many original beaded boards with some custom-made to match the original siding.

The McMillins will paint the exterior Ludwell tenement gold, trimmed with husk and Palace

303 Caroline St.
1973
GOAL 5:

• STOP “Demolition by Neglect!”
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
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 Opera House didn’t stop the bees from crashing the party.

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 parted the meat and William had to move on to speak, but there is a modern store within shopping mall of the farm.

A couple would have been the best birthday this year and one of the corner of Caroline and William streets, people were noticing the number of ants. The bug bite, it is a good thing, a good thing not to make home a hive for the bees.

The picture above, owned by the Valentine Museum, shows the Opera House in 1932. A little more than 20 years later it was gone, to be replaced by the building shown at right.
Lost 1957

320 William St.
Lost 1960

714 Princess Anne St.
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
Lost 1973

607 Sophia St.
Plan to raze 3 buildings arouses HFFI opposition

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

Lost 1974
Lost 1981

501 Princess Anne St.
Lost 1981

520 Princess Anne St.
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
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
Lost 2011

513 William St.
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 the time needed for a plan of protection to be established.
§ 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.
These both came down in **very** short timelines with City approved demolition permits.
How did this property not get demolished?
SAVED!!!
HOW and WHY?!
LOST!!!
LOST!!!
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.
Virginia Uniform Statewide Building Code
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.
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.
This will happen again, unless we can find a way to stop “Demolition by Neglect”.

2012

2015
Case in point...
Based on our observations of the existing structure and knowledge of the recent history of the old rock/mortar wall, it is our professional engineering opinion that the structure is a potential danger to life and safety if there were a wall failure and therefore unsafe for occupancy. We also believe that the rock/mortar wall continues to be in a state of progressive failure that could result in a future and sudden catastrophic failure based on the history of failure with this wall.
City Staff Recommendation: “Denial of the COA ... to demolish”

RECOMMENDATION
Continuation of the request to construct a new retaining wall to the April 11, 2022 meeting to allow the applicant to provide detailed plans for location and design.

Denial of the certificate of appropriateness for the request to demolish the accessory structure because it does not meet the standards in City Code §72-23.1(D)(2) through (3), specifically standard 2, which states that “the distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.”
Next steps…

Use this request to encourage the City to establish an SOP to limit “Demolition by Neglect”.

• Historic Preservation Working Group
• Historic Preservation Advisory Group
• Demolition by Neglect SOP
Board Members Wanted!

- Social Media Guru (Goal 1)
- Funding (Goal 2)
- Loan program for Endangered Historic Structures (Goal 3 = Carrot)
- Endangered Historic Buildings Project (Goal 3 = Stick)
- Architectural Salvage (Goal 3)
- Historic Tax Credit Liaison (Goal 3)
- Legal Advisor
Founded to preserve, protect and revitalize the distinctive historic environment and cultural resources of the Fredericksburg area.
PARTNER WITH US

- Volunteer
- Membership
- Donate
- Sponsor
- Engage on Social Media

www.facebook.com/hffi.org

www.instagram.com/hffidotorg/
Questions, Comments or Suggestions?

Email: membership@h ffi.org

Renew today @ hffi.org/membership
Thank you for coming!

Preserving the ‘Burg Since 1955...