

*Preserving the  
'Burg Since  
1955...*



# Annual Membership Meeting

March 15, 2025 at 1:00 p.m.

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*CRRL Fredericksburg Theater,  
1201 Caroline Street*





# Welcome from the Board

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



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# 2025 Annual Meeting Agenda

Introduction

HFFI Board Nominations

HFFI News & Reports

Preservation Awards

Where we're going 2025

Closing



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# HFFI Staff

Kelley Winkler  
Director of Operations

Danae Peckler  
Preservationist



# Proposed slate for Board of Directors

David James  
Nancy Moore  
Adriana Moss  
Leslie Pugh  
Matt Kelly

G. Scott Walker  
Barbra Anderson  
Debbie Pederson  
Helen Ross  
Rebekah Eaton

## Preserving Historic Places & Spaces in FXBG

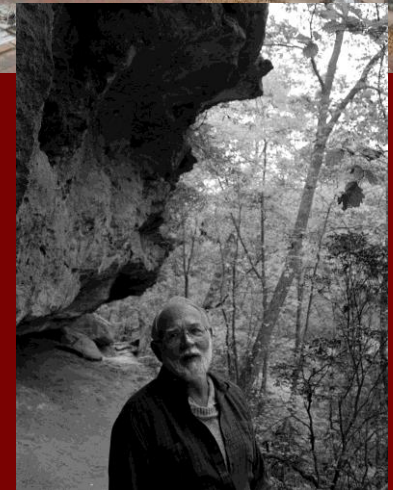
2024:

- Repointed sandstone foundation and other conservation work for historic landscape at Forest Hill
- Documentation and evaluation of John Ballentine's Public Health Center
- Supported Neighborhood Conservation Districts



2025:

- Restoring Lewis Store with a grant from VA 250 Preservation Fund
- Documentation and evaluation of College Terrace Historic District
- Documentation and evaluation of Alum Spring Park
- Advocacy for expansion of local rehabilitation tax exemption program





## Preservation Advocacy 2024 - 2025

- Raising awareness and support for FXBG's Preservation program & goals
- Engaging with residents to preserve the historic assets & character
- Being involved in city's effort to protect, preserve, and revitalize local landmarks
- Collaborating with new partners to raise awareness of Preservation benefits
- Supporting our partners to raise awareness and advance local initiatives
- Promoting local professional preservation research & documentation efforts

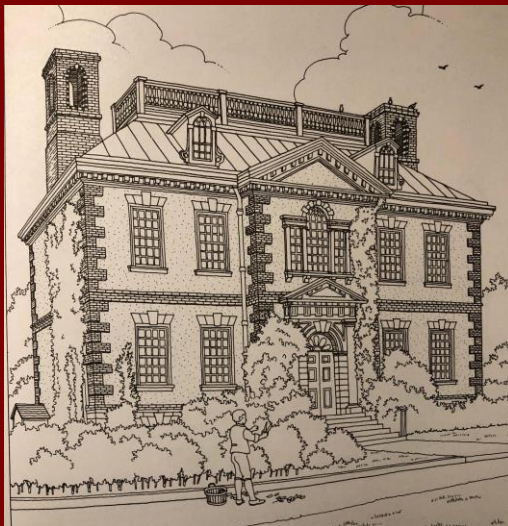




# Events over the Past Year

2024 Events  
So many ...

Bombed in the Burg Pub Tour



Architecture 101 Walking Tour

Fredericksburg Tunnels

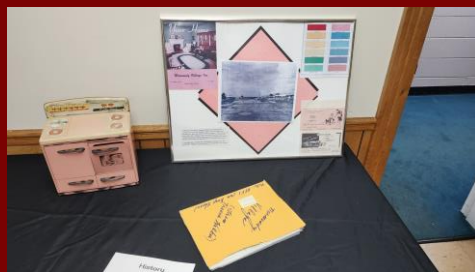






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## News & Events



# ROCK AROUND THE BLOCK

MID CENTURY STYLE  
AT NORMANDY VILLAGE

TICKETS ON SALE AT HFFLORG

MAY 25  
1-5 P.M.

HOUSE TOURS  
CLASSIC CARS

LIVE MUSIC  
WALKING TOURS

LAWN GAMES  
POP-UP MUSEUM



Civil War Walking Tour From  
Fairground to Battleground to  
Burying Ground



Dressing the 19th Century  
Woman

Fredericksburg in 1824 Lecture  
Lafayette Bicentennial  
Commission







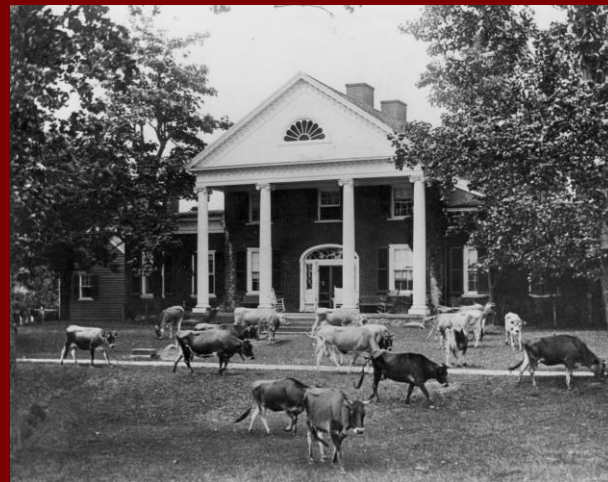
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## News & Events



Other Side of the Tracks Tour

Cannons, Cows &  
College Lecture



Lafayette  
Bicentennial  
Walking Tours



THEIR STUFF and THEIR STORIES:  
CIVIL WAR SOLDIERS in  
FREDERICKSBURG

THURSDAY, OCTOBER 17TH AT 7:00 P.M.



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## News & Events



Mill District Tour



Route One Trolley Tour







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News & Events

# 2025 Events

## April

Revolutionary George  
Walking Tour



Reception for Michael Thomas Harvey



Group by Michael Thomas Harvey

### FREDERICKSBURG PERSPECTIVES

Public group · 12.6K members



+ Invite

Share

Joined





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## News & Events

Demolition Tour  
Every Saturday in May  
Preservation Month



Revolutionary Pub Tour  
250 Years of Ale - June





## USO Dance at the USO August 15



## Historic Happy Hour - September





## Cemetery Trolley Tour - October



## FMC Cellophane Plant Tour November 1





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Awards

# PRESERVATION AWARDS





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**Preservation Awards**



## The Dr. Edward Alvey Jr. Education Award

Presented to  
John Hennessy

For the longtime support of HFFI and Historic  
Preservation in Fredericksburg



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## Preservation Awards

### The Lillian D. Reed Volunteer Award

Presented to  
Roger Engels

For his work as the longest-serving member of HFFI's  
Marker Committee





## The President's Exceptional Service Award

Presented to  
Terrie James

For eight years of unfettered service  
and dedication to HFFI





## The Pillars of the Community Award

Presented to  
Dr. John Willhide  
(1937 - 2025)

For notable contributions to HFFI and the City of  
Fredericksburg as an important leader in historic preservation.





## President's Special Recognition Award



Presented to  
**Victoria Matthews**

For her personal vision and preserverance in establishing the  
Fredericksburg Civil Rights Trail

&

**Chris Williams**

For his support and assistance establishing the Fredericksburg Civil  
Rights Trail



## Preservation Spark Award

Presented to  
Benjamin T. Pitts Trust,  
Property Owners  
&

Rappahannock Restoration,  
Contractor

For notable, sympathetic improvements to  
103–105 Amelia Street





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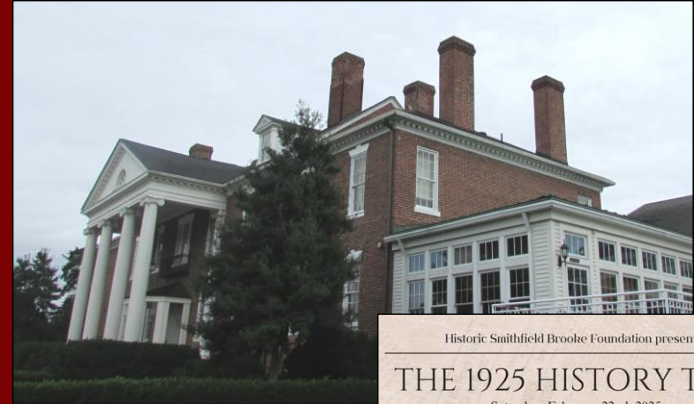
## Preservation Awards

# Preservation Spark Award

Presented to

# Historic Smithfield-Brooke Foundation

For the organization's dedication to the preservation of  
the historic Smithfield mansion, local history, and  
support for historic preservation in our community.



Historic Smithfield Brooke Foundation presents...

## THE 1925 HISTORY TALK

Saturday, February 22nd, 2025

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**OUR RE-ENACTORS**

**Governor Alexander Spotswood.** The governor is most known for the Knights of the Golden Horseshoe expedition. The trek began and ended at the colonial frontier fort that Spotswood established in 1714. A colony of Germans and their families lived in Fort Germanna, in an area which is now Locust Grove, Virginia. Governor Spotswood's connection to the Brooke family is through Francis Brooke, Knight of the Golden Horseshoe and brother to Richard Brooke, owner of the first mansion built on the Club's property.

**President James Monroe.** James Monroe practiced law from an office in Fredericksburg. He was the 5th President of the United States. In the James Monroe Papers, there are letters to members of the Brooke family and their legal matters over the years.

**General Hugh Mercer.** Dr. Mercer served the citizens of Fredericksburg with medicines and treatments of the time and practiced for fifteen years in Fredericksburg. Dr. Mercer left his practice to join the Revolutionary Army and died as a Brigadier General at the Battle of Princeton. His loggers are online and his patients were members of prominent families in the area. Richard Brooke and the Brooke family were patients of the good doctor.

**INFORMATION**

Join us on Saturday, Feb. 22nd. Located in the Front Porches from 2 pm to 4 pm. Complimentary hors d'oeuvres and dessert. Cash bar and more!



**Reservations are required for non-members.**

RSVP by emailing: [felicity@fredclub.org](mailto:felicity@fredclub.org) or [sheily@fredclub.org](mailto:sheily@fredclub.org)





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# Where we're going 2025...





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# My #1 Goal

- **PROTECT AND PRESERVE  
HISTORIC FREDERICKSBURG**

This is the main reason I agreed to become the President of Historic Fredericksburg Foundation;, I am so very tired of losing historic structures over time. Hello my name is David James. So, what can we do, since historic Fredericksburg won't stay historic, if historic buildings keep getting torn down? Incidentally, this was the photo taken when I was the local battalion commander of our National Guard unit, here in town, I had one trip to both Bosnia and Afghanistan. The parallel is: HFFI is a watch dog organization, trying to ensure the City follows their stated goals on historic preservation. I have always considered myself more of a soldier than a politician, although I understand there is a need for both sides of the coin. You get to decide which way I lean...







# How do you stop demolition of a historically significant property?

How do you stop demolition of a historically significant property? It happens at such a slow rate that very few ever realize it's even happening. You need to have lived here for a few years to even understand it as a problem. Every few years we lose another piece of our historic city. Some call this, death by a 1,000 cuts...

Would you want HFFI  
to stop these two demolitions?





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**Would you want us to  
go to court, if necessary  
to save them?**







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# History repeats itself... HFFI spent well over \$100,000 to purchase this building in 2007.

## WHY?

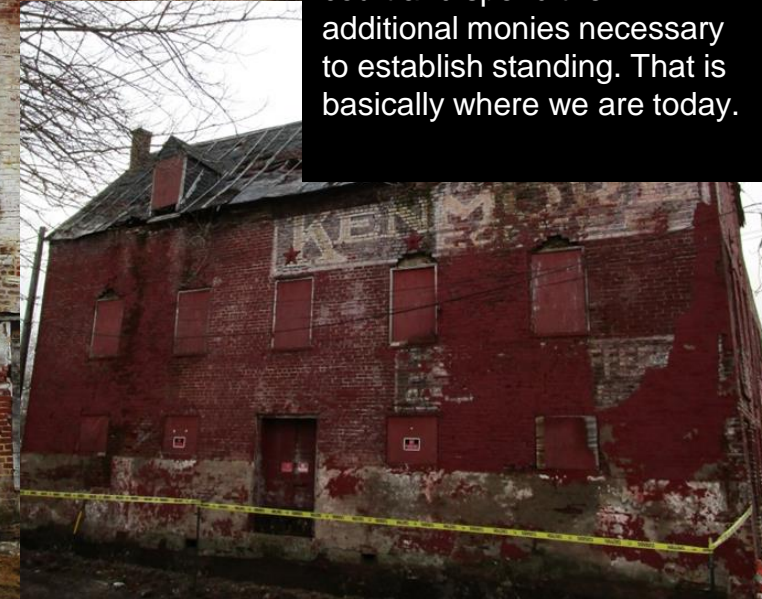


To establish that we had the right to 'standing,' and to prevent another historical building from being destroyed.

# To prove standing for this adjacent building.



HFFI spent well over \$100,000, simply to establish the right to be able to prove they had 'standing,' expecting this building to be destroyed (It was saved). They spent this money, knowing full well they would still have to go to court and spend the additional monies necessary to establish standing. That is basically where we are today.





**In 2007, HFFI bought a building for \$100,000, to be able to go to court, with the understanding we would have to spend another \$100,000 in attorney fees (\$200,000.00 at a minimum)... to then establish 'standing.'**



# City Code

- E. Appeals.
- [Amended 5-23-2017 by Ord. No. 17-13]
- **(1) Any person aggrieved by a decision of the ARB may appeal such decision to the City Council...**

It sounds like anyone can appeal an ARB decision to City Council based on city code BUT...



**You cannot appeal to  
the City Council or  
Circuit Court unless  
you have “Standing”**



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**In 2022, we tried to  
appeal a demolition to  
City Council.**

***What did they say...***

In 2022 we hired an attorney, and we tried to appeal a demolition of a historically significant building to City Council. What did they say?



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***“We don’t believe,  
HFFI has Standing.”***

We don’t believe, HFFI has “Standing”. Now here is a strange thought but one our attorney relayed to me. That is: If the City had simply said: “*we think you do have standing*” and allowed our concerns about this demolition to be heard by Council, we would not have, had much of a leg to stand on, even if they sided with the ARB’s decision. Politics... It’s politics pure and simple.





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**We must now prove,  
that we do...**



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# What is “Standing”?



*City ordinance says only people who are “aggrieved” by the board’s decision may appeal. Meaning only someone with a:*

- ***Direct, immediate, pecuniary interest,***
- ***Sustaining damages substantially different than the public at large.***

This is my interpretation, as I am not an attorney: direct, (directly affected); immediate, (close by); pecuniary, (monetary interest).

Sustaining damages, ( in real-estate value) substantially different than the public at large.

How do you prove that? More attorney time/ more money...



Since 2022, the **Virginia Supreme Court** has handed down decisions that expand the Court's prior concept of standing.

These cases have focused on the *Friends of the Rappahannock* test by broadening the kinds of alleged impacts that qualify as **“particularized” harms.**





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# **Seymour v. Roanoke County B.O.S. (2022).**

**This case challenged the issuance of a special use permit for adding buildings at the Southwest Virginia Wildlife Center of Roanoke.**

**Neighbors who shared a private road easement with the Center argued that increased traffic associated with the project would impose new maintenance costs, endanger those who use the easement, generate dust, noise, and light pollution, and negatively affect property values. The Court concluded that these alleged harms could form the required showing of particularized harm.**

In 2022, the Virginia Supreme Court agreed that increased, use of an easement, maintenance costs, dust, noise, and light pollution, could be used for the basis of particularized harm.



# **Morgan v. B.O.S. of Hanover County, (2023).**

**Most recently, the Virginia Supreme Court endorsed a broad view of standing in a challenge to the permitting of a Wegmans distribution and warehousing facility.**

**The Court allowed alleged traffic impacts and light pollution, among other purported harms, to form the basis for standing.**

In 2023 the Virginia Supreme Court agreed that increased, traffic and light pollution, in part, could form the basis for standing



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**How do we best show, that we  
have “particularized harm”?**



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**We must prove, we have suffered  
“particularized harm” by the loss in  
value of our historic building  
because of the adjacent historic  
building being destroyed!**

In short, we must prove we have a monetary loss in the value of our historic building because of the adjacent historic building, being destroyed. How do you do that...





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# How can your property's value change because of off-site factors that are not a part of your property??

How can your property's value change because of off-site factors that are not a part of your property? I'm going to try and explain it as simply as I can. So, first, let me ask you a question? Does a nearby fire hydrant, give you money?



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A fire hydrant close by, lowers your fire insurance bill doesn't it? That's more money in your pocket. Fire insurance premiums increase dramatically the further you are from a hydrant or a fire department. So, you have an interest in someone else's property. That value diminishes, once you get to the next fire hydrant, down the line. In other words, it is more important to the properties that are closest to the hydrant. So, its value is based on proximity. Could the same be said for say a school, a hospital or a library? Have you ever noticed that the values of homes nearest a train station, have increased dramatically? Appraisers call this "contributing value".





# Does External Obsolescence Influence a Property Value?

Busy roads have extra noise, dust, and pollution, right?

**They lower property values.**

The reverse is also true. Negative factors like busy roads have extra noise, dust, and pollution, right? They lower property values. So do high-tension power lines and graveyards.



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**Car dealerships being grouped together become more of destination for consumers and benefits all the dealerships. Many consumers may want to test drive automobiles from multiple companies before making a purchase. The auto row provides one-stop shopping.**

**That increases the value of properties nearby (proximity); correct?**







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# Does a subdivision affect property values?



Does a subdivision appreciate and preserve property values? I believe it does. Does the value of one building, rely on the value of its adjacent neighbor? (yes) If one of these buildings burned, could it be replaced? (Sure) After it was rebuilt, would it change the value of its neighbor? (Probably not) What about the day after it burned, would the adjacent neighbors' value change? (In the short term, I would think, it would).



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# How does a Historic District affect property values?

Does a Historic District appreciate and preserve property values? Does the value of one building, rely on the value of its adjacent neighbor (Remember the fire hydrant)? If one of these buildings burned, could it be replaced (Not in its historic context)? The value of one historic structure, relies on the historical fabric offered by the other close by historic structures. Its these clusters, with their connections to each other, that form the basis for the Historic District. This reliance on each other is certainly different than what the public at large might suffer. So, HFFI strongly feels, that closely concentrated historical structures should have 'standing' with each other. That is where we are now, and what we must prove. That is why it will cost a LOT of money, but it is the only way we have, even a small chance of stopping these needless demolitions. It is not about, any individual owner, but about the preservation of Historic Fredericksburg.





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**According to Donovan D. Rypkema, a renowned expert in historic preservation economics, studies conducted in various states across the U.S. (including Virginia) have shown that property values in local historic districts appreciate significantly faster than the market as a whole in the vast majority of cases and appreciate at rates equivalent to the market in the worst case.**

**Simply put, local historic districts enhance property values.**



**Studies have established that individual historic structures or landmarks have a direct substantial effect on the value of properties that are adjacent to that individual structure or landmark.**

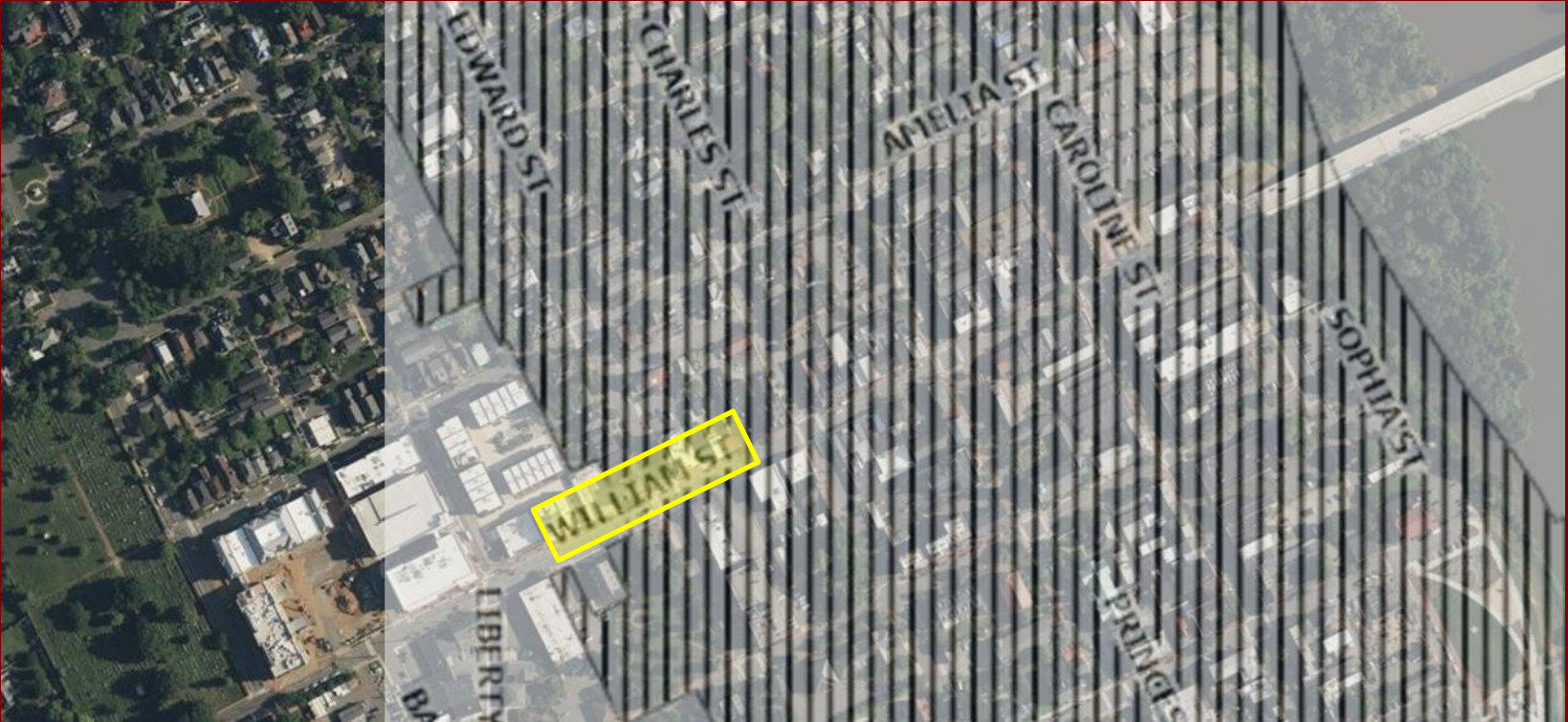
**For instance, a study of properties sold in San Diego found that the sales price of a property increased by approximately 3.8% on average when it was located within 250 feet of a single historical landmark or structure.**





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# Why does the Historic District stop?





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# There aren't enough Historically Significant Buildings left for it to continue!





# What is a Historic District?

**Historic districts recognize a group of buildings, archaeological resources, or other properties as historically or architecturally significant.**

**Buildings, structures, objects, and sites within a historic district are normally divided into two categories, contributing and non-contributing.**



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**If a property contributes to the Historic District and is demolished, the remaining historic structures have to carry the district's ability to function.**





**Historic Districts add value.**

**Therefore, removal of historic contributing structures reduces that value.**

**Adjacent historic structures most affected.**

**\* Loss can and has been appraised.**



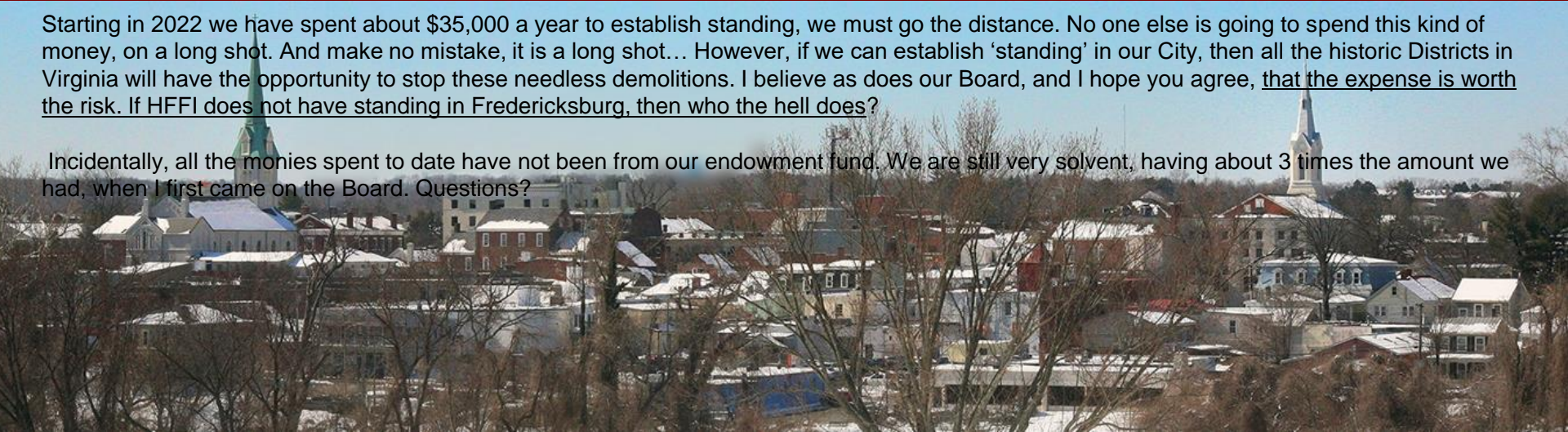
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If particularized harm to adjacent historic structures because of a demolition can establish '*standing*' in our City, then all Historic Districts in Virginia will at least have the opportunity to stop these needless demolitions.

**That is worth fighting for... Do you agree!?**

Starting in 2022 we have spent about \$35,000 a year to establish standing, we must go the distance. No one else is going to spend this kind of money, on a long shot. And make no mistake, it is a long shot... However, if we can establish '*standing*' in our City, then all the historic Districts in Virginia will have the opportunity to stop these needless demolitions. I believe as does our Board, and I hope you agree, that the expense is worth the risk. If HFFI does not have standing in Fredericksburg, then who the hell does?

Incidentally, all the monies spent to date have not been from our endowment fund. We are still very solvent, having about 3 times the amount we had, when I first came on the Board. Questions?





*Thank you for your service!*

 **HISTORIC  
Fredericksburg**  
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