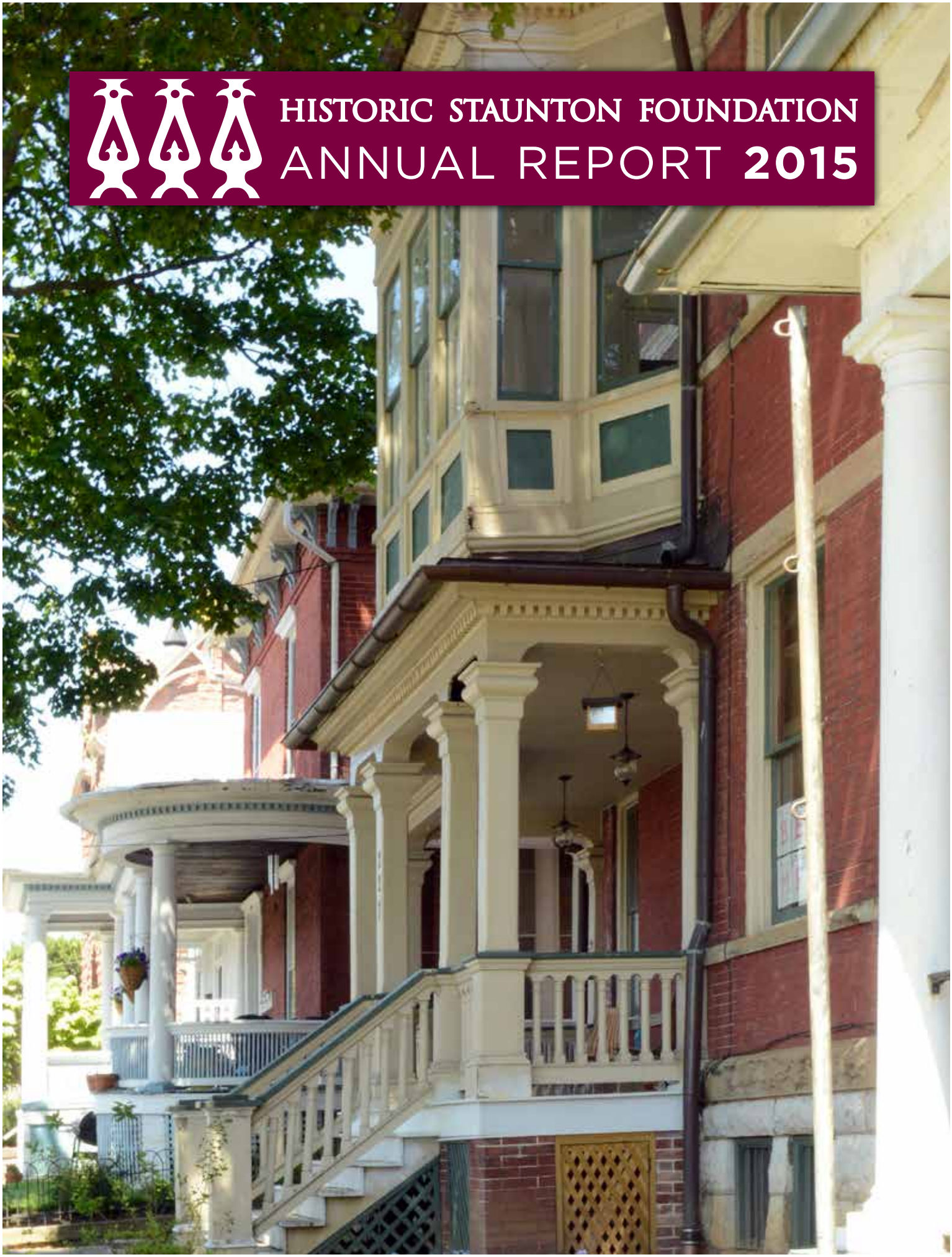
HISTORIC STAUNTON FOUNDATION
ANNUAL REPORT **2015**



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Dear HSF Friends and Supporters,

I am grateful to be a part of the Historic Staunton Foundation and to be able to introduce our 2015 Annual Report. It highlights HSF's hard work and achievement during the past year, and recognizes each of you who made our success possible. Thank you.

Included in the report is our Annual Financial Statement. We were very fortunate to have received a bequest from the estate of Doris Smith, who passed away on August 21, 2015. Doris— along with her late husband Jake Smith— was an early and ongoing supporter of Historic Staunton Foundation. Together Doris and Jake quietly helped many community organizations get off to a secure start, and encouraged others to join them in their support. They helped HSF acquire our first building at 120 South Augusta Street. Later they were the drivers behind the restoration of the R. R. Smith Center as a center for history and art. The Smith bequest along with the Robert and Orleans Holsinger bequest, the sale of our former building in 2014, and your continued generosity have enabled HSF to begin growing an endowment that can support exciting growth in the future. Throughout this report you will find more detailed examples of the year's activities including:

- Maintenance of the T.J. Collins Archives and other historic resources
- Provision of historic preservation information to current and potential residents
- Assistance to the City with maintaining and interpreting preservation guidelines
- Advocacy for preservation of historic properties
- Downtown walking tours
- The Brown Bag Educational series
- Our Holiday House Tour and Winter wine Festival

During 2015, Preservation Virginia named Virginia's historic courthouses as among the most endangered historic properties in the State. The Augusta County Courthouse was featured as a prime example. HSF has been working with other community organizations and individuals to try to help find solutions that will make it possible to preserve and restore the Courthouse and continue using it for its intended purpose. In May 2016, HSF hosted a symposium planned by Preservation Virginia and The Virginia Department of Historic Properties to help stakeholders share possible solutions to the difficult problem of adapting and expanding historic courthouse for modern use.

Enjoy the wonderful images and highlights of the year's activities in this report. You make it all happen.

Thank you for your part in making this possible.

Paula Rau

Paula Rau
President, HSF Board of Directors

Education, Collaboration and Advocacy

Preservation Brown Bag Series continues to educate by providing interactive sessions exploring the historic neighborhoods of Staunton. Each geographic neighborhood is uniquely defined by its history as well as tapestry of streets and buildings. The Brown Bag series uses a framework of preservation, sustainability, and reuse to explore the interconnected roadways, homes, churches, cemeteries, schools, commercial establishments, and civic buildings of our historic city. We also address how to utilize and adapt history buildings within the neighborhoods.

The 2015 Brown Bag Series included sessions about energy savings, researching properties, the neighborhoods of Plunkettville, West End and Booker T. Washington Community Center, Uniontown, Sears Hill, and the Wharf/Newtown downtown connection. To capture local understanding and knowledge each session included people living in the neighborhoods who shared stories and made connections with the built environment.

HSF has an online archive of maps and photos gathered throughout the process of developing the presentations. Please go to the *HSF Preservation Brown Bag web page* and explore our archive.

Preservation Advocacy

Throughout 2015, HSF advocated for the continued use of the historic *Augusta County Courthouse* as a functioning courthouse. We clearly stated that the county seat should remain in its historical location where the amenities of a strong downtown are abundant. We strongly encourage Augusta County to proceed with rehabilitation of the courthouse and the necessary planning and cooperation with the City of Staunton for a mutually beneficial solution.

Addressing similar challenges across the Commonwealth, Preservation Virginia and the Virginia Department of Historic Resources presented Virginia's Historic Courthouses Symposium on May 19-20, 2016. HSF hosted the symposium here in Staunton at the R.R. Smith Center for History and Art. Sessions included topics concerning the history of Virginia's courthouse architecture, public participation in planning, funding sources and cost comparisons, tax credits, regional governance and the relations between city and county governments, design-oriented issues like planning and needs assessment, as well as energy efficiency and sustainability.

TJ Collins and Son Architectural Drawing Collection

The collection continues to provide an important resource for researching buildings and architectural details. During 2015, HSF staff coordinated with a number of individuals and organizations to view and copy architectural drawings from the collection including churches and residences. A gratifying case in point came this year when staff was able to connect the house at 22 South Coalter with Collins drawings. Following a note found in the HSF files referencing a deed, is was discovered that the firm designed a new porch and front parlor for John Spotts in 1900. Today the porch balustrade and columns are missing but the new owners plan to reconstruct the missing porch elements based upon the Collins drawings.

Partnering with the City of Staunton

HSF staff works with the City of Staunton by providing project advice to property owners and guideline reviews for the City's Historic Preservation Commission. HSF also assists the City Planning Commission when questions arise and guidance is requested concerning historic preservation.

During 2015 HSF completed reviews for thirty rehabilitation projects going before the Historic Preservation Commission. Projects included complete house rehabilitation, new home construction, infill commercial construction, façade restoration, room additions, deck additions, roof top additions, new gutters, new siding, enclosing side and rear porches, garages, gates, fences, retaining walls, roofs, windows, doors, and restaurant fans. In addition to the projects listed above, HSF provided design reviews for eighteen new business signs.

Providing Technical Assistance

When building owners are faced with maintenance and rehabilitation challenges, HSF is here to assist with its knowledgeable staff, periodicals, how-to books, historic maps and photos. We also utilize our familiarity with the latest information from web sources on building science, materials, and preservation case studies. Please visit the Project Advice and Preservation Help pages on our web site.

A few of the projects in the community where HSF provided advice in 2015 are 120 South Augusta, four different house rehabilitation projects along South Coalter Street, Madison Place, Sycamore Street, Washington Street, West Frederick Street and the complete rehabilitation of 12 East Beverley.

HISTORIC STAUNTON FOUNDATION
43rd Annual
HOLIDAY HOUSE TOUR
Historic Places Reimagined

Historic Staunton Foundation's 43rd Annual Holiday House Tour "Reimagining Historic Buildings" featured three historic districts: Beverley, Newtown, and the Wharf Historic District. Guests toured buildings historically used as warehouses, retail stores, offices, and residential dwellings. Within restored buildings, they found beautiful 21st century adaptations of interior spaces. The homes were filled with period antiques and collectibles matched with contemporary furniture, artwork, kitchens, bedrooms and baths.

Saturday evening was special as downtown events coincided with the tour. The Stonewall Brigade Band played at the Sunspots Pavilion and their music could be heard clearly from the porch of Stuart House. Here HSF members enjoyed a rare evening being entertained in Staunton's iconic 18th Century home of hosts Stuart and Emily Cochran.

HSF is grateful to the homeowners who made the 2015 Annual Holiday House Tour a success!

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MEMBERS' PARTY HOSTS
Emily and Stuart Cochran

Thank you to all of the Holiday House Tour Hosts and Hostesses.

6th Winter Wine Festival

A beautiful late winter day brought out over 675 people to the 6th annual Winter Wine Festival. Attendees enjoyed wines from across Virginia as well as artisan cider, olive oil, cheese, and chocolate. The Stonewall Jackson Hotel was sold out for the night and visitors spend the evening enjoying local restaurants.

Free Saturday Walking Tours

HSF education programs include the popular *Saturday Walking Tours* which highlight Staunton's history and historic architecture. Visitors from out-of-town and locals alike enjoy hearing stories told by knowledgeable tour guides of Staunton's past including tales of its founding, survival of sink holes, floods and fires, to its present architectural glory. In 2015 tours were provided for over 200 people from 10 different states and were held in all kinds of weather.

If you are interested in volunteering as a guide for our Saturday morning walks, please contact the office. For additional information, please visit the *Saturday Walking Tours web page*.

2015 HSF Annual Preservation Awards

In 1978, HSF presented its first preservation award for excellence in restoration. Over the years, with increased interest in preservation, the awards have expanded to multiple categories. Annually, a call for nominations is made to HSF members, and an Awards Committee reviews the nominations and makes the final determinations. HSF was pleased to present the following awards at the January 2016 Annual Meeting that highlight preservation projects in our community. Visit our *2015 Preservation Awards* gallery for additional pictures.

RESIDENTIAL SPECIAL PROJECT

32 Fallon Street—Mary and Henley Carter

Acknowledging the movement for preservation of midcentury modern architecture, HSF was happy to award the Special Project category to Mary and Henley Carter for work on their home at 32 Fallon Street. The house was originally constructed 59 years ago by contractor Alonzo Harden. The Carters project was to rehabilitate a garden level bath and laundry. Materials original to the house were repurposed to provide screens and ceiling coverings. Original galvanized duct work and copper pipes were retained and mixed with complimentary modern materials such as Italian tile, frameless glass, stainless screens and fixtures.

Architect: Matt Fitzgerald, The Luchair Company. Contractors: The Bishop Group, Hollinger Construction

COMMERCIAL REHABILITATION

23-25 Middlebrook Avenue—Joanie and Randy Laird

Situated in the Wharf Historic District, 23-25 Middlebrook Avenue is one of Staunton's warehouse structures originally used to store grain and hay. The Lairds transformed the warehouse into office, business meeting, and entertainment space preserving the industrial character that defines the rehabilitation. New paint enhances brick walls and worn floors were refinished to bring out the glow of old growth Southern Yellow Pine. A guest and entertainment apartment on the fourth floor features a cathedral ceiling and exposed beams illuminated by the large divided light sash windows. The entertainment kitchen includes granite counters, paneled cabinets and a dramatic bar area created with the historic freight elevator serving as a focal point.

Architect: Marc Paxton, Contractor: Alex Avery

RESIDENTIAL REHABILITATION

303 Berkeley Place—Jeff and Bonnie Ribman

Jeff and Bonnie Ribman began their rehabilitation in 2014 working to create a Bed and Breakfast in the historic 1896 Catlett House. The Shingle Style house has many wall textures and roof lines that required replacement of deteriorated materials. The Ribmans carefully matched cedar shingles, milled lumber to match original soffit materials, and reconstructed the porch roof walkway. Each room received refinished floors, repaired plaster and new finishes to address needed repairs. A particularly challenging process is restoring leaded glass windows.Crumbing lead required the windows to be temporarily removed so that new lead came could be installed securing the glass in restored sash. Paint colors inside and out were carefully chosen to reflect the period of the house.

AArchitect: Michael Brown Contractors: Jeff Ribman and Bonnie Huang; Exterior Color Consultation: Deneen Brannock

RESIDENTIAL REHABILITATION

217 North Madison Street—Dennis and Ingrid Blanton

The Blantons purchased 217 N. Madison in 2013. Covered in aluminum siding, the Blantons dramatically transformed the CA 1905 vernacular frame house by revealing its historic materials, restoring fenestration, and by sensitively expanding the building footprint on the corner lot. A bright, open contemporary interior was created while respecting historic features such as a diamond shaped window, woodwork, historic sash windows, and wood floors. Taking advantage of a fantastic view of the Staunton downtown landscape, new porches with simple wood posts and railings were added to the side and rear of the house. Dennis and Ingrid's treatment of their home brings out the best of the local vernacular architecture. The house continues its traditional presence along Madison Street while adding new vibrancy through inviting living areas and simply beautiful porch additions.

Architect: Frazier Associates ; Contractors: Hanson Construction, Modern Boy Woodshop, Weekly Masonry, Staunton Mill Shop, Snead Electric, Timberlake Lighting, Wilfong Roofing, Lee Heating & Plumbing

RESIDENTIAL REHABILITATION

16 Church Street—Carol and Leslie Kipp

The Kipps lovingly restored the exterior of their Collins designed Colonial Revival home recreating the look of the slate roof, carefully pointing masonry, and restoring deteriorated wood components of the porch and soffits. Rehabilitating the interior included stripping and restoring wood work, floors, and plaster to reveal period features. Carol and Leslie created new space by reworking room arrangements that now reveal a gorgeous mix of warm coordinated color, contemporary art, and beautiful furnishings. Common to historic homes was a fairly utilitarian kitchen and pantry. The panty and kitchen are now reoriented and open with contemporary fine cabinetry, lighting, and spacious counters creating a delightful culinary atmosphere. A luxurious master bedroom, with private bath and dressing room was created on the second floor by combining rooms. The attic floor is now finished as a private suite with sloped ceilings, exposed collar ties, dormer windows and a stunning original fanlight window.

Primary architect: Lee Luxford,Vancouver, BC; Contractor: DLS Contractors; Interior Designer: Carol Kipp

RESIDENTIAL REHABILITATION

122 North Jefferson Street—Marion Ward

Marion tackled the challenging project of rescuing a small Victorian cottage on North Jefferson Street. Challenged by a deteriorated structure with limited site access, Marion brought back a home with great character to the neighborhood. With the knowledge that Historic Preservation is inherently a sustainable and environmentally friendly practice, Marion takes on projects with a well thought out mission of Regeneration – Renovate, Recycle, Restore. The house was completely rehabbed from the crawl space to attic utilizing LEED guidelines to address sustainability. Sustainability goals were met by installing high efficiency HVAC, proper insulation, weather stripping historic windows and reuse of as much historic fabric as possible. Use of local crafts persons and locally sourced materials was prescribed and followed. The result is a 19th Century home with the beauty of its historic materials intact combined with modern, sustainable technology. Inspired craftsmanship shows in the new cupboards, counters and shelving. The living space is cozy and inviting with warm wood floors, brick fireplaces, and historic windows that look out onto the neighborhood and a deep garden.

Design: Marion Ward; Contractor: Lewis Wright

Historic Staunton Foundation greatly appreciates the generous support of our

2015 Community Connections Sponsors

Sponsors support HSF through donations that go directly towards helping community preservation projects. This year's Community Connections Sponsorships supported updating the architectural inventory of Sears Hill neighborhood.

Diamond Level

Proteus Foundation

Platinum Level

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HSF wishes to express its sincere gratitude to the Proteus Foundation for the generous grant of $10,000 in recognition of the importance of Historic Staunton Foundation's mission to the Staunton community.

Thank You to the HSF Volunteers!

Volunteers help throughout the year to support the HSF mission to promote historic preservation and revitalization in our community.

R.R. Smith Center for History & Art Building Services

Carl Locken

T.J. Collins & Son Archives

Dixie Gainer

Walking Tour Guides

A special thank you goes to the numerous volunteers who helped with our Winter Wine Festival, Holiday House Tour and Preservation Brown Bag Lectures. We are also extremely grateful for help with mailings and special projects throughout the year.

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$101-$250
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Mr. and Mrs. Oscar H. Beasley III
Mr. and Mrs. A.P. Boxley III
The Honorable and Mrs. Rudolph Bumgardner, III
Alan and Kathy Garrison
Harriet E. Hanger
Mrs. Beate Harnad
Daniel W. Knopp
The Hon. and Mrs. Harrison May
Mr. and Mrs. Leroy McLeod
Sherri and Paul Mylott
Donna and Jerry Pangburn
In Memory of Eleanor Patrick
Dr. and Mrs. Charles K. Polly, Jr.
Col. Hugh B. Sproul, III

$51-$100
Barbara Ann Brothers
Mr. and Mrs. Theodore F.M. Cathey
Mr. and Mrs. H.C. Stuart Cochran
Mr. and Mrs. Ralph Cohen
James and Lucinda Cooke
Mr. and Mrs. Robert E. Cox
Mr. and Mrs. David Didawick
Scott and Jackie Elston
Carolyn Moore Ford
Jenna and Bruce Frank
Mr. and Mrs. William T. Frazier
Rex and Jane Fuller
Joe and Sandy Greene
Carolyn and B.J. Harvick
Mr. and Mrs. Frank R. Henderson
Dr. and Mrs. Howard T. Holden, Jr.
Mark and Sara Hollberg
Jim and Joan Kivlighan
Jim and Tricia LaGrua
Mr. and Mrs. Carter C. Lively
Victor and Sally Ludwig
Dr. and Mrs Robert S. Markley
Frank and Betty McDonough
Mr. and Mrs. William S. Miller
Mr. Robert W. Miller, Jr.
Phil and Donnella Minez
Mr. and Mrs. P. William Moore, Jr.
Cheri & Phil Moran
Mr. and Mrs. James S. Morrison
Bob and Mary Beirne Nutt
Ms. Darci Oberly
David A. Oblon
Rickard F. and Dianne M. Pfizenmayer
Mr. and Mrs. William C. Pollard
Dr. Paula O. Rau
Mr. Danny L. Ray
Mr. and Mrs. James R. Ridenour
Brian and Debbie Robinson
Ethel M. Smeak
Dr. and Mrs. George T. Sproul
Mr. Michael Stahl
Mr. and Mrs. Frank L. Summers, Jr.
Mr. Colin J.S. Thomas, Jr.
Ms. Louise R. Thyson
Jim McAuley and Shirley Travis
Chuck and Robert Vailes
Paul and Martha Vames
Mr. and Mrs. W.W. VonSeldeneck
Mr. and Mrs. Gordon Watkins
Krista and Paul Welder
Hugh and Connie Westfall
Mr. and Mrs. Herbert Wiegle
Mr. and Mrs. Richard Wills
Mrs. Patsy S. Wilson
Sharon and Scott Wilson
Richard and Elizabeth Young
Mr. Robert W. Young

Up to $50
Anonymous
Ms. Margaret Armstrong
Ms. Mary H. Askew
E. Marvin and Margaret W. Belden
Shelley and Charlie Bishop
Roger and Kennon Bowen
Judy Burtner
Dr. Christopher Collins
Nancy P. Dahl
Rick and Robin Dietrich
Mr. and Mrs. Mark H. Eastham
Doris Flanagan
Dr. and Mrs. Donald R. Fowler
John and Dixie Gainer
Wayt and Sylvia Gibbs
Carter Green
Judith and Braxton Green
Ruth S. Grover
Ms. Nellie Hart
Kimberly Heyne
Jane and Richard Hicks
Mrs. Gloria Hildebrand
Mr. and Mrs. Charles S. Hunter, III
Brigitte M. Janssen
Dr. and Mrs. Eric Laser
Mr. and Mrs. Harry C. Lunsford
Lois Ramsey McClure
Liz and Joe McCue
Mr. and Mrs. Dave McGovern
Mrs. Ann D. McMillan
Carol Jo and Joe Mills
Ms. Carol B. Morency
Steve and Shelby Owen
Shirley and Ralph Ruedy
BG(Ret) and Mrs. Theodore G. Shuey, Jr.
Mrs. Nancy Brubeck Simon
Mrs. Terry Southerington
Dr. and Mrs. Timothy D. Spencer
Mr. and Mrs. Sidney Supple
Ms. Jeanette Suter
Cynthia and George Thompson
Thelma S. Varner
Mr. and Mrs. Wilson F. Vellines, Jr.
Mr. and Mrs. Stephen Velluto
Steve and Dori Walk
Ms. Heather Walker

Financials

Assets

Operating Checking	$	49,007
Operating Money Market		8,898
Petty Cash		20
Current Assets: Operating	$	57,925

Board Restricted Assets

HSF Endowment Account	$	318,549
Scott & Stringfellow		63,562
Board Restricted Assets	$	382,110
TOTAL CURRENT ASSETS:	**$**	**440,036**

Fixed Assets

Office Equip./Furnishings	$	23,381
Accumulated Depreciation		(23,287
Total Fixed Assets	$	93
TOTAL ASSETS:	**$**	**440,129**

Liabilities

Withheld Payroll Taxes	$	1,694
TOTAL LIABILITIES	**$**	**1,694**
TOTAL EQUITY:	**$**	**438,435**
TOTAL LIABILITIES & EQUITY:	**$**	**440,129**

Income

Investment Income & Interest	$	3,893
Annual Fund		27,381
Collins Collection		184
Contributions Income		14,714
City of Staunton Funding		25,000
Fund Raisers		72,733
Interest Income		19
Membership Dues		16,604
Prints/Gifts/Books		193
Walking Tours		293
Miscellaneous Income		924
TOTAL INCOME	**$**	**161,936**

Expenses

Annual Fund	$	627
Annual Meeting/Awards		1,351
990 Preparation		1,703
Bank services, fees & permits		217
Conference and Travel		794
Dues, Subscriptions, Books		1,842
Education/Walking Tours		437
Insurance & Staff Expenses		17,934
Fund Raisers Cost		13,719
Membership		868
Office Equipment & Maintenance		2,608
Office Supplies/Postage		3,158
Payroll Expenses		85,581
Phone, Fax & Internet		1,153
Smith Center Operating Expenses		27,999
Miscellaneous		806
TOTAL EXPENSES	**$**	**160,440**
NET ORDINARY INCOME	**$**	**1,496**
ENDOWMENT - CONTRIBUTIONS	**$**	**144,087**
ENDOWMENT - GAIN/LOSS	**$**	**-12,272**
NET INCOME	**$**	**133,311**

HISTORIC STAUNTON FOUNDATION

20 S. New Street • Staunton, VA 24401

540.885.7676 • hsf@ntelos.net
www.historicstaunton.org

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R.R. Smith Center for History and Art Update

R. R. Smith Center for History and Art Foundation Board continued its work on the goals of financial sustainability and maintaining the facility. Thank you to generous donors who participated in the Annual Fund helping offset ongoing costs to maintain this excellent History and Art Center.

ACHS, SAAC, and HSF continue to engage the community with their programs. Over 16,500 people visited the Center in 2015 enjoying gallery openings, historical programs, preservation brownbag talks, and classes. People come to use the HSF preservation resources including the architectural inventory, photos and maps. Researchers spend time using the vast historical documentation at ACHS. Children and adults are engaged in creating art in SAAC classes.

The Center provided a venue for private parties, weddings and meetings throughout 2015. Rental funds contribute to offset ongoing operating expenses.

The R.R. Smith Center for History and Art needs you! Please consider being front desk volunteer. Volunteers greet and orient visitors who are using galleries, participating in educational classes and workshops, and seeking preservation and historical information.

Visit the ***website*** to learn more about the Center and especially, volunteer opportunities and rental information.

2015-2016 Brown Bag Series

"Staunton Neighborhoods: a Town Within a Town"

For additional information, visit *HSF's website*

Save the Dates!

44th Annual Holiday House Tour

December 3-4, 2016

Annual Meeting

Sunday, January 22, 2017

7th Annual Winter Wine Festival

Saturday, February 25, 2017

For the latest on HSF news and events, follow us online at *www.historicstaunton.org* and *Facebook.com*