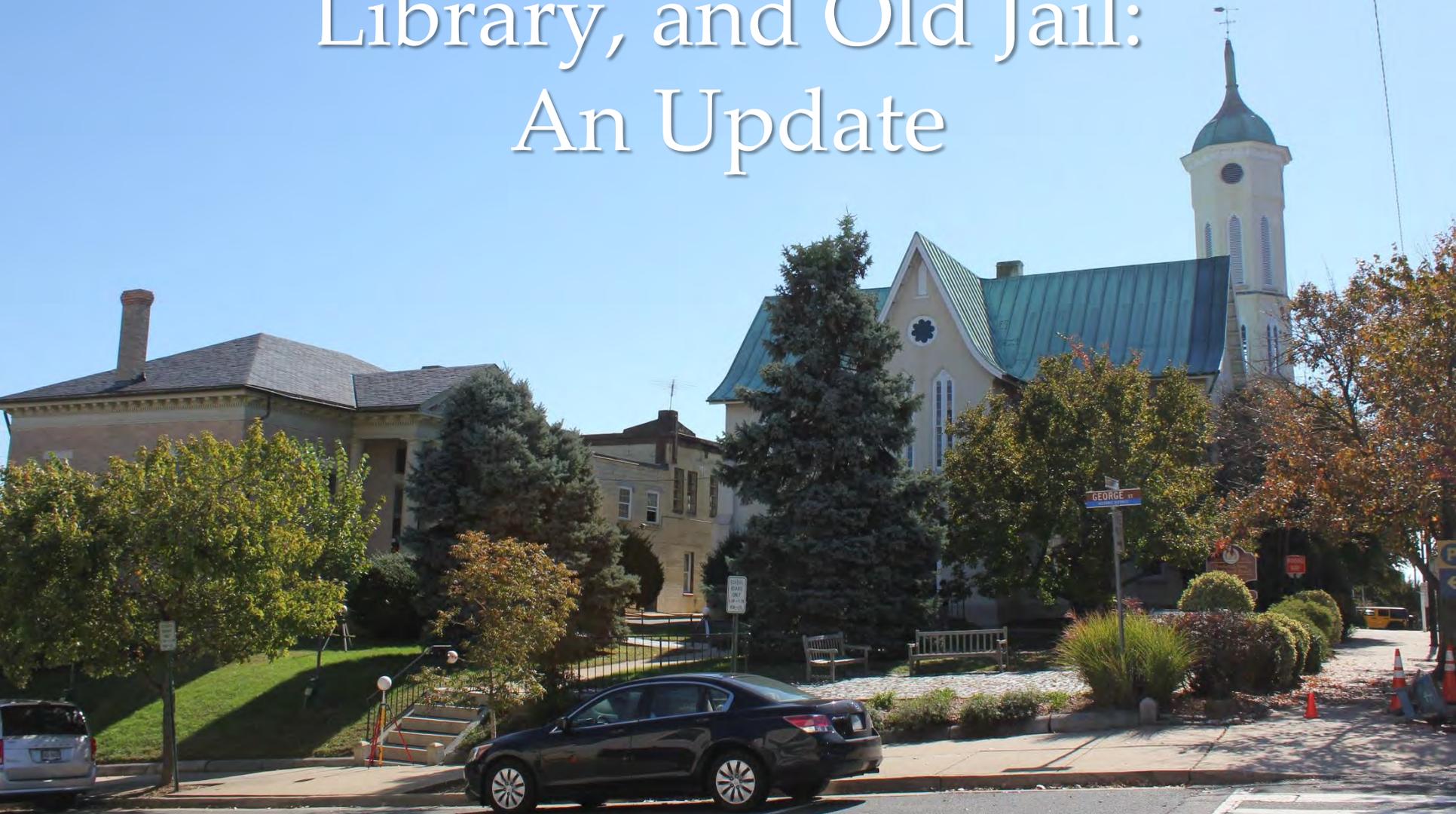


# Renwick Courthouse, Wallace Library, and Old Jail: An Update



23 February 2016

# Renwick Courthouse, Wallace Library, and Old Jail HSR: An Update

What is a Historic Structures Report?

What have we discovered so far?

What are the challenge and  
opportunities?

and

What are we doing to wrap up?

# Historic Structures Reports (HSR)

A historic structures report provides documentary, graphic, and physical information about a property's history and existing condition.

# Historic Structures Reports (HSR)

## Approach for Fredericksburg Historic Courthouse, Jail, & Library

1. Introduction
2. Brief History of the Property
3. Construction History (including alterations, repairs, and restoration)
4. Architectural Evaluation / Existing Conditions Analysis
  1. Architectural
  2. Structural
  3. Mechanical, Electrical, and Plumbing
5. Repair and Restoration Recommendations (including cost estimates)
6. Maintenance Recommendations (including cyclical maintenance and repair)
7. Drawings and Photographs
8. Recommendations for Future Research
9. Bibliography
10. Digital archive of previous reports, studies, photographs, and drawings

# Renwick Courthouse, Wallace Library, and Old Jail HSR: An Update

Comparison between historic and  
present-day views



*Side Elevation  
Wings same as on Front Elevation  
Columns, same tracery as Front Elev.*

*Wm. H. Baggett  
James Renwick  
Architect*

# Renwick Courthouse

Original Architectural Drawings, James Renwick Jr.  
Fredericksburg, VA  
1852



**Renwick Courthouse**  
Fredericksburg, VA  
19 May 1864



**Renwick Courthouse**  
Fredericksburg, VA  
2015



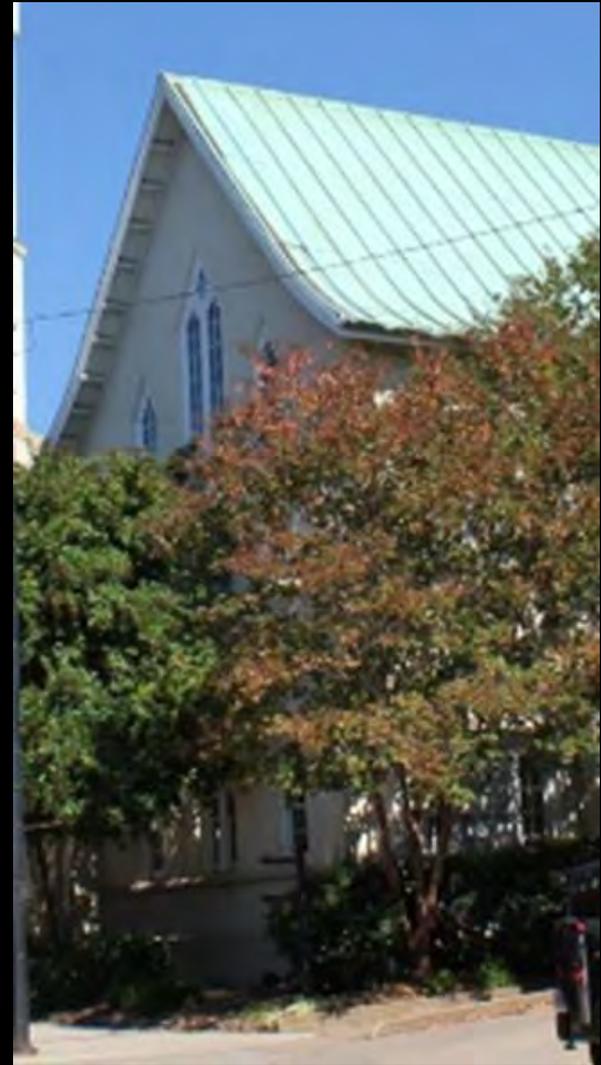
**Renwick Courthouse**  
Fredericksburg, VA  
2015



**Renwick Courthouse**  
Fredericksburg, VA  
19 May 1864



**Fredericksburg Historic Courthouse**  
Fredericksburg, VA  
19 May 1864



**Fredericksburg Historic Courthouse**  
Fredericksburg, VA  
2015



**Renwick Courthouse**  
Fredericksburg, VA  
19 May 1864



**Renwick Courthouse**  
Fredericksburg, VA  
2015



**Old Jail (second jail)**

Fredericksburg, VA  
19 May 1864



**Old Jail**

Fredericksburg, VA  
2015



**Old Jail (second jail)**  
Fredericksburg, VA  
1918



**Old Jail**  
Fredericksburg, VA  
2015

# Old Jail Timeline

Jail Timeline	
Date	Activity
1736	First documented courthouse and jail constructed (brick)
1803	Court order issued for demolition of the first jail, located north of present courthouse
1805	Construction complete on the second jail (stone), built at same location of the first jail
1852	Construction complete on the second courthouse (designed by James Renwick, Jr.)
1852	Second jail dismantled and re-built at the rear of the second courthouse (approximately the current location)
1928	The second jail is rebuilt at its existing site using poured in place concrete
Ca. 1970s	The jail and police department is vacated



**Wallace Library**  
Fredericksburg, VA  
Ca. 1908



**Wallace Library**  
Fredericksburg, VA  
2015

# Wallace Library Timeline

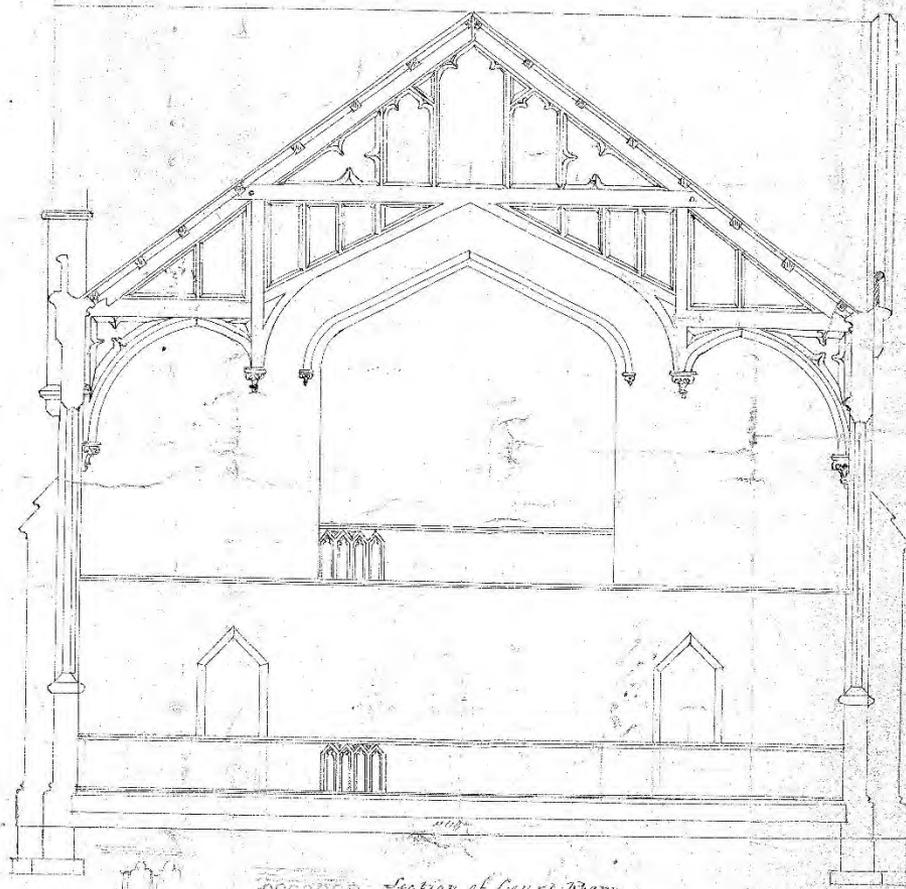
Wallace Library Timeline	
Date	Activity
1909	Wallace Library Constructed
1970s	Renovation into Fredericksburg School Board Office
ca. 2017	School Board to vacate

Renwick Courthouse, Wallace  
Library, and Old Jail HSR:  
An Update

How was the courthouse used?

# Renwick Courthouse Timeline

Date	South Wing	Central Portion	North Wing
1852 – ca. 1860		Court Room	Hope Fire Company
1886	Clerk's Office	Court Room	1 <sup>st</sup> Floor: School 2 <sup>nd</sup> Floor: School
1891	Clerk's Office	Court Room	1 <sup>st</sup> Floor: School 2 <sup>nd</sup> Floor: Armory
1896	Clerk's Office	Court Room	1 <sup>st</sup> Floor: School 2 <sup>nd</sup> Floor: Armory
1902	1 <sup>st</sup> Floor: Clerk's Office, Fire Proof Vault 2 <sup>nd</sup> Floor: Library	Court Room	1 <sup>st</sup> Floor: School 2 <sup>nd</sup> Floor: Armory
1907	1 <sup>st</sup> Floor: Clerk's Office, Fire Proof Vault 2 <sup>nd</sup> Floor: Library	Court Room	1 <sup>st</sup> Floor: School 2 <sup>nd</sup> Floor: Armory
1912	1 <sup>st</sup> Floor: Clerk's Office 2 <sup>nd</sup> Floor: Library	Court Room	No use listed
1919	1 <sup>st</sup> Floor: Clerk's Office 2 <sup>nd</sup> Floor: Library	Court Room	No use listed
1927	Corporation Court House	Corporation Court House	
1948	Second floor added to courtroom		
1948	1 <sup>st</sup> Floor: Offices 2 <sup>nd</sup> Floor: Jury Room, Witness Room, Judge's Office, Clerk's Office	1 <sup>st</sup> Floor: Record Storage 2 <sup>nd</sup> Floor: Court Room	1 <sup>st</sup> Floor: Stair Hall, "To Remain as Present" 2 <sup>nd</sup> Floor: Unassigned, Law Library, Court Lobby
1990	1 <sup>st</sup> Floor: Judge's Chambers, Secretary, Conference Room, Vault 2 <sup>nd</sup> Floor: Jury, Judge's Chambers, Cloak Room, Holding Cells	1 <sup>st</sup> Floor: Record Storage 2 <sup>nd</sup> Floor: Court Room	1 <sup>st</sup> Floor: Clerk, Evidence, Microfilm, Mechanical, Conference 2 <sup>nd</sup> Floor: Public Restrooms, Witness, Court Waiting Room, Attorney/Client Chambers

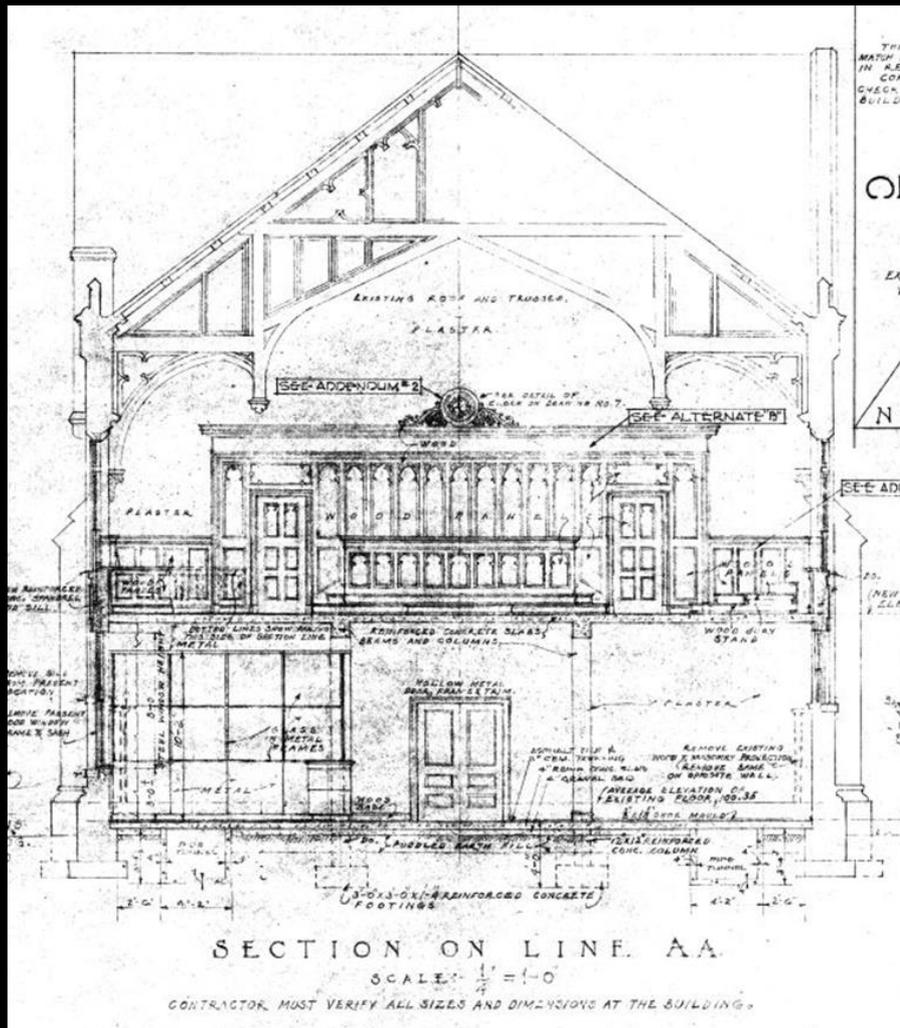


*Section of Court Room*

*James Renwick Jr.  
Architect.  
Wm. H. Ruggell*

# Renwick Courthouse

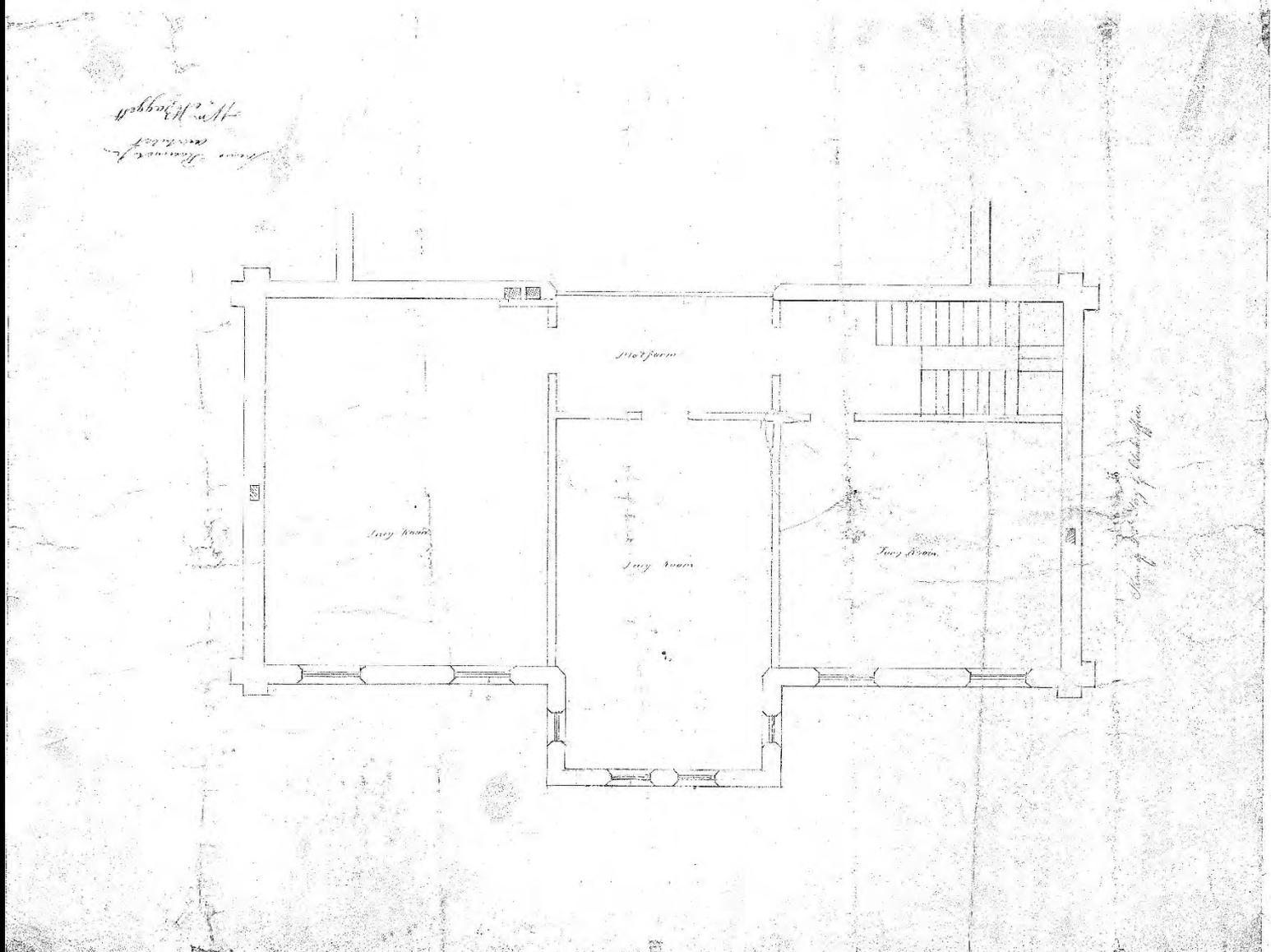
Original Architectural Drawings, James Renwick Jr.  
Fredericksburg, VA  
1852



**Renwick Courthouse**  
Fredericksburg, VA  
1948

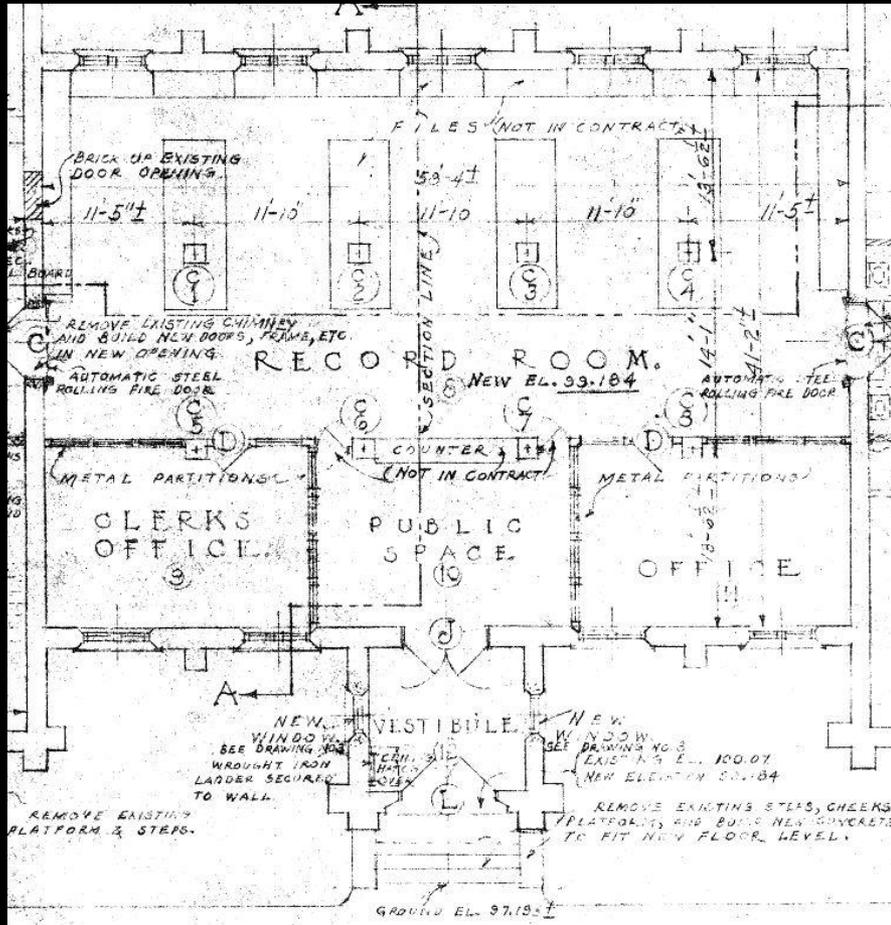


**Renwick Courthouse**  
Fredericksburg, VA  
2015

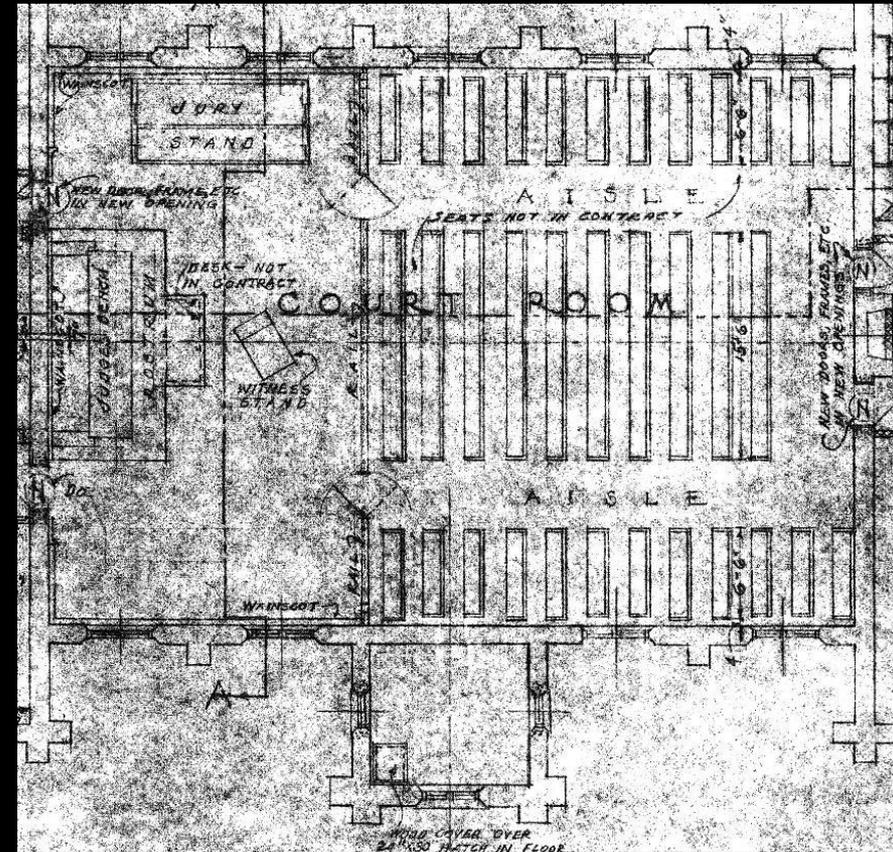


## Renwick Courthouse

Original Architectural Drawings, James Renwick Jr. (North wing)  
Fredericksburg, VA  
1852



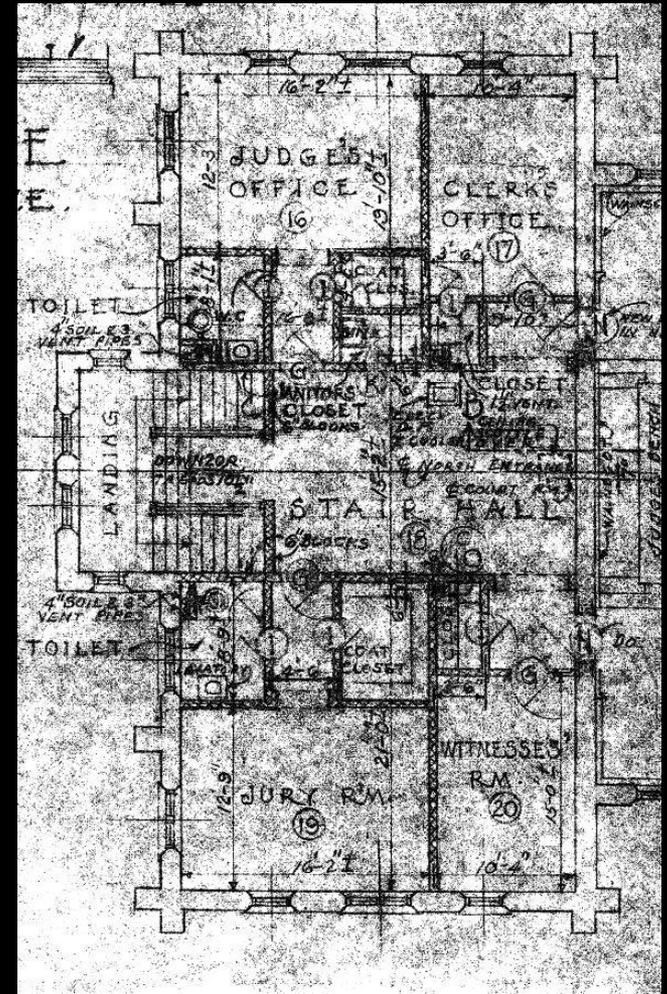
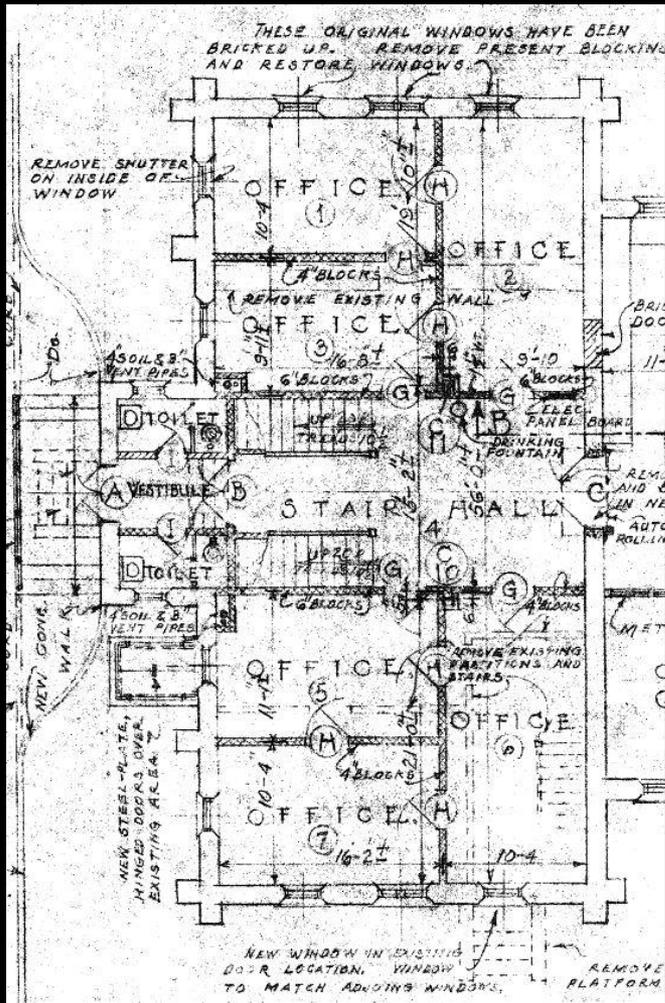
Central Portion, 1<sup>st</sup> Floor



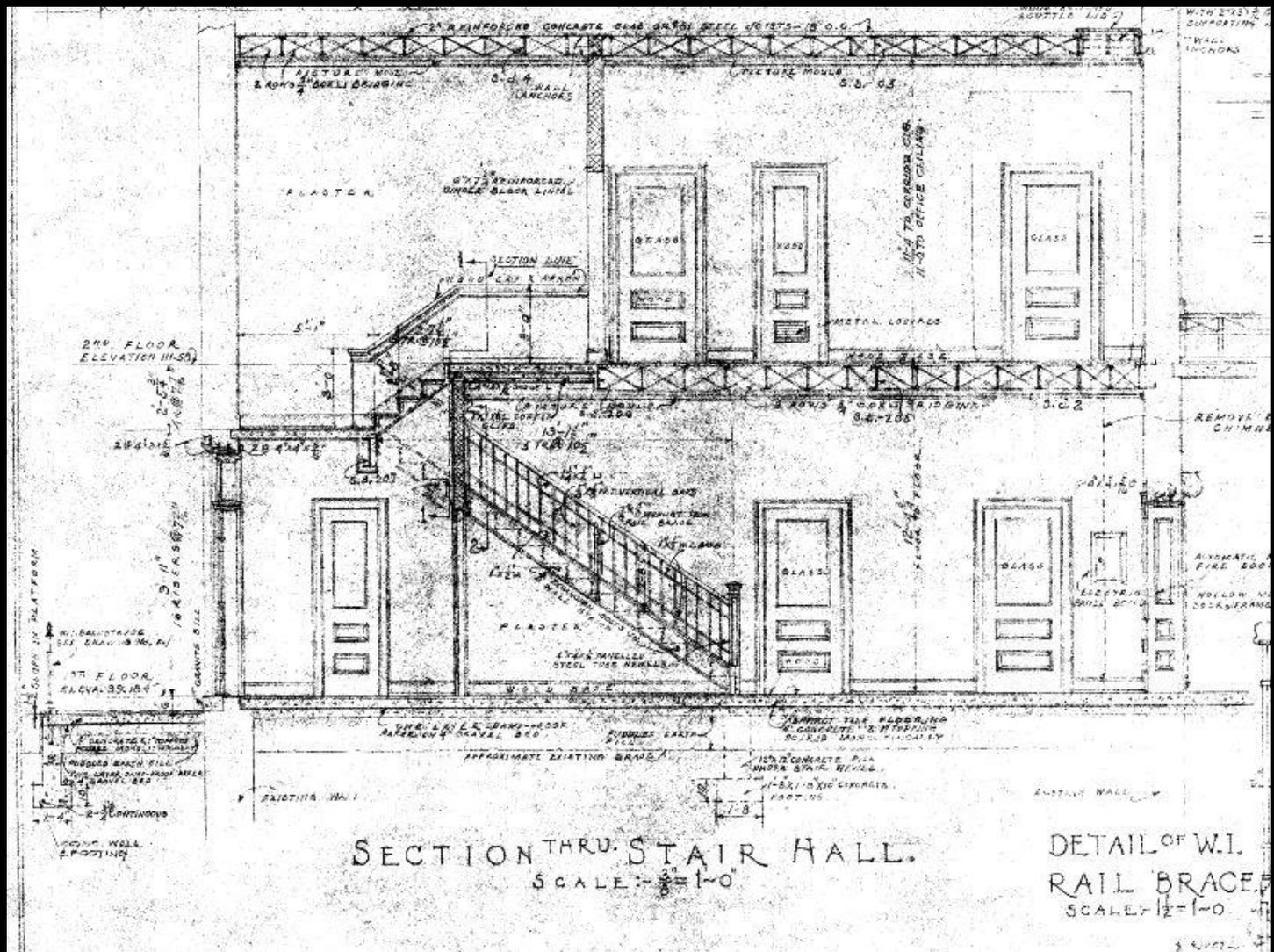
Central Portion, 2<sup>nd</sup> Floor

# Renwick Courthouse

Fredericksburg, VA  
Central Portion  
1948



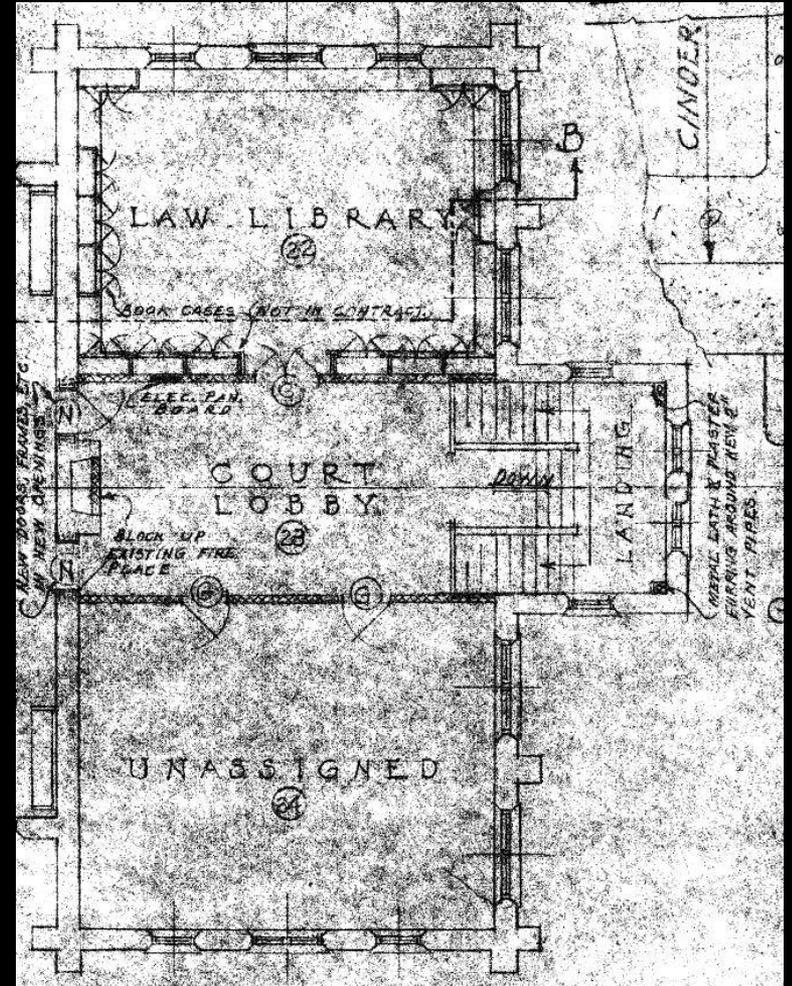
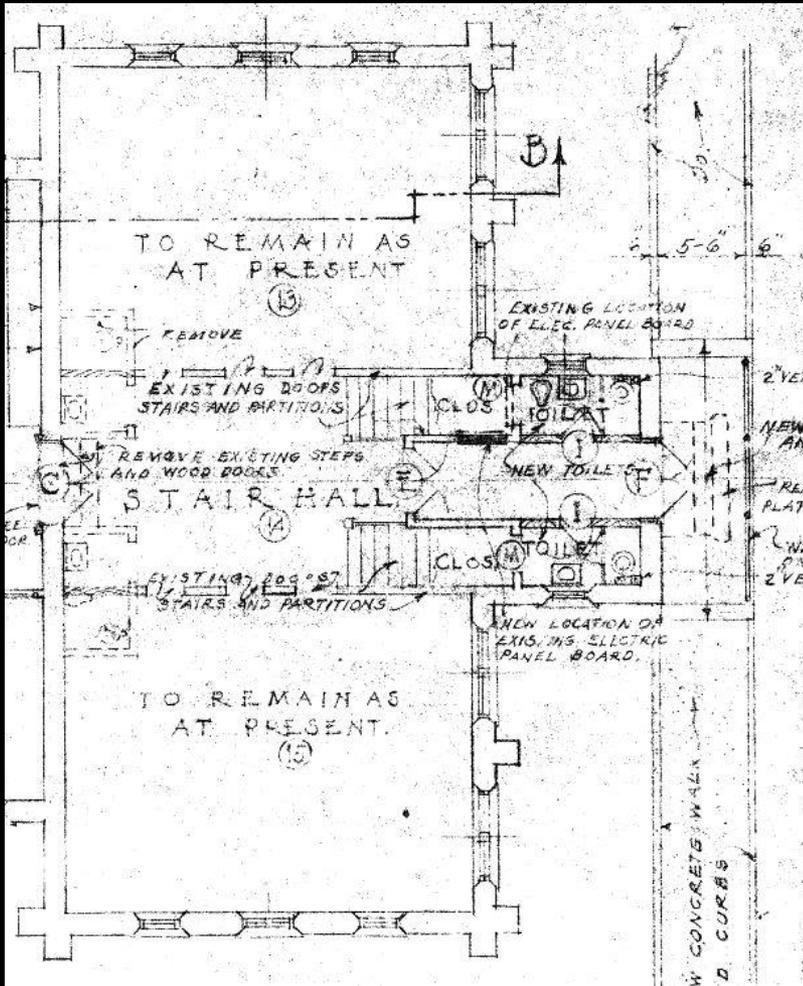
Renwick Courthouse  
 Fredericksburg, VA  
 North Wing  
 1948



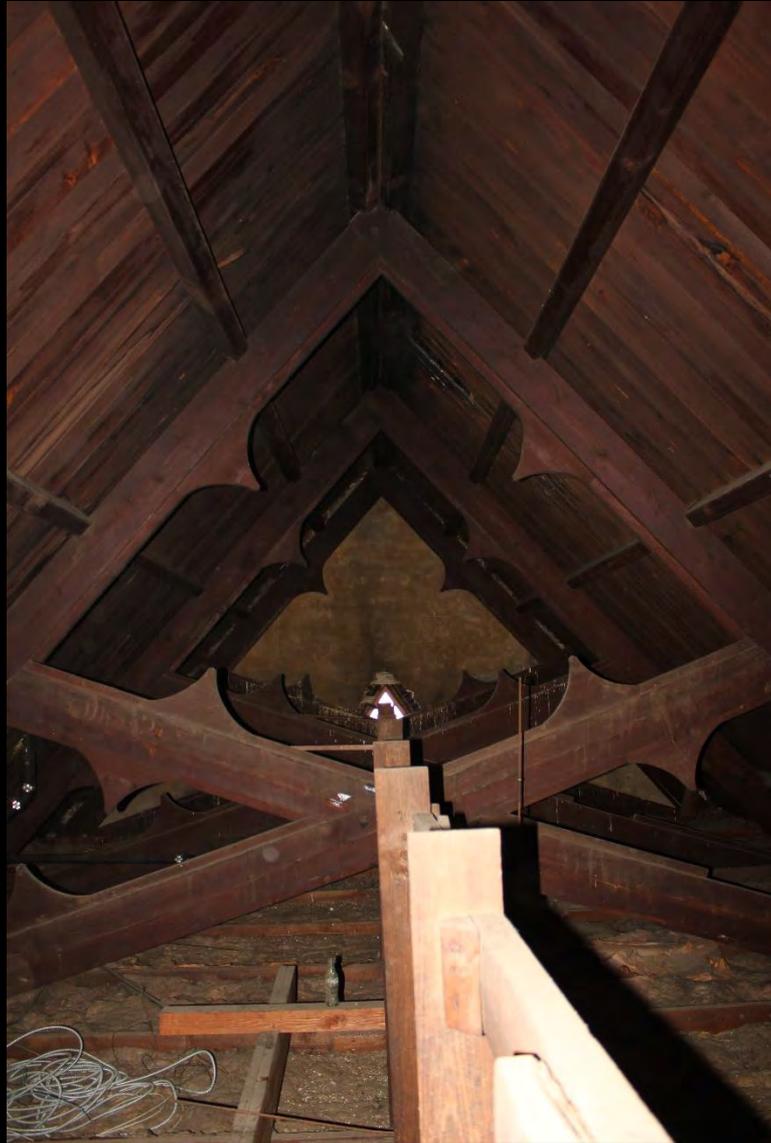
Renwick Courthouse  
Fredericksburg, VA  
Section through 1948 Stair  
1948



**Renwick Courthouse**  
Fredericksburg, VA  
North Attic King Post Detail  
2015



Renwick Courthouse  
 Fredericksburg, VA  
 South Wing  
 1948



**Renwick Courthouse**  
Fredericksburg, VA  
South Attic Scissor Truss Detail  
2015



**Opportunity:** Revealing the two-story south wing space and the scissor trusses  
Renwick Courthouse  
Fredericksburg, VA  
2015



## **Renwick Courthouse**

Fredericksburg, VA

simulated stone finish, west gable wall south attic

2015



**Renwick Courthouse**  
Fredericksburg, VA  
simulated stone finish, south elevation  
19 May 1864

# Renwick Courthouse, Wallace Library, and Old Jail HSR: Issues at the Courthouse:

- Moisture infiltration through the hairline cracks in the Portland-cement textured stucco
- Damage and stress of structural members
- Moisture infiltration in the bell tower



**Issue: Moisture infiltration through the hairline cracks in the Portland-cement stucco**

Renwick Courthouse

Fredericksburg, VA

2015



**North Attic**



**South Attic**

**Issue: Damage and stress of structural members**  
**Renwick Courthouse**  
Fredericksburg, VA  
2015



**Issue: Moisture infiltration in the bell tower**

Renwick Courthouse

Fredericksburg, VA

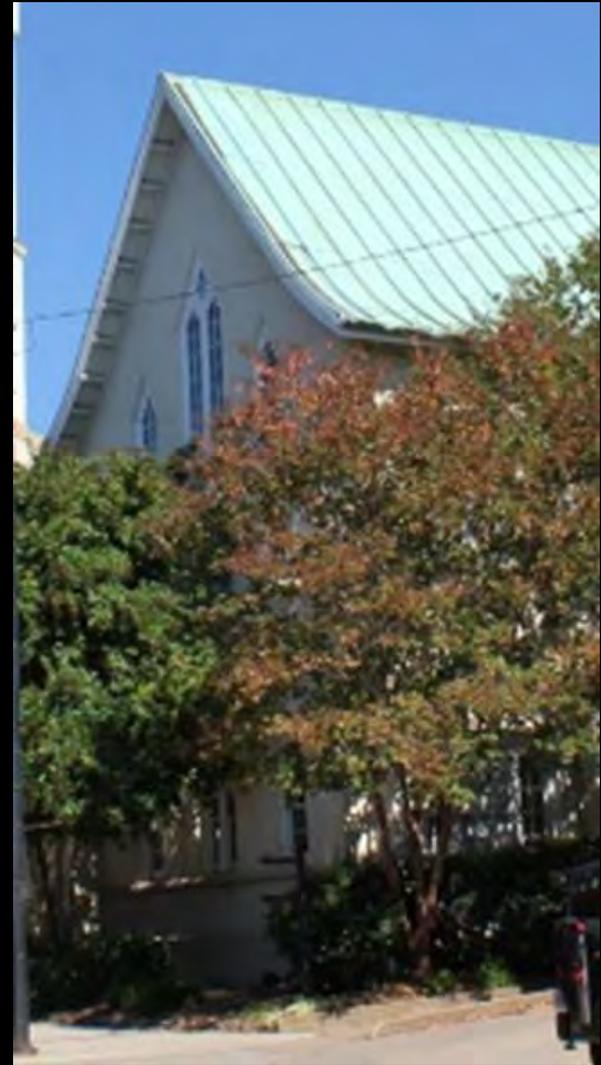
2015

# Renwick Courthouse, Wallace Library, and Old Jail HSR: Opportunities at the Courthouse:

- Removal of the non-historic Portland-cement textured stucco and reinstatement of a compatible exterior stucco
- Reinstatement of the parapet walls
- Revealing the two-story south wing space and the scissor trusses



**Opportunity: Reinstatement of a Historically Compatible Exterior Finish**  
Renwick Courthouse  
Fredericksburg, VA  
(surviving example in the south wing attic, 2015)



**Opportunity: Reinstatement of the parapet walls**  
Renwick Courthouse  
Fredericksburg, VA  
2015



**Opportunity:** Revealing the two-story south wing space and the scissor trusses  
Renwick Courthouse  
Fredericksburg, VA  
2015

# Renwick Courthouse, Wallace Library, and Old Jail HSR: Issues at the Wallace Library:

- Loss of mortar
- Moisture infiltration
- Shifting and cracking of the brick at the north elevation



Issue: Loss of mortar  
**Wallace Library**  
Fredericksburg, VA  
2015



Issue: Moisture Infiltration

**Wallace Library**

Fredericksburg, VA

2015



Issue: Shifting and cracking of brick at the north elevation

**Wallace Library**

Fredericksburg, VA

2015

# Renwick Courthouse, Wallace Library, and Old Jail HSR: Opportunities at the Wallace Library:

- The interior historic fabric is almost non-existent, which equates to flexibility of use and finishes
- Exterior integrity and historic fabric of the building is intact
- Reinstatement of the original two-story volume through the removal of the non-historic second floor



Opportunity: The interior historic fabric is almost non-existent, which equates to flexibility of use and finishes

Wallace Library  
Fredericksburg, VA

2015



Opportunity: Exterior integrity and historic fabric of the building is intact

Wallace Library  
Fredericksburg, VA  
2015



Opportunity: Reinstatement of the original two-story volume through the removal of the non-historic second floor

**Wallace Library**

Fredericksburg, VA

2015

# Renwick Courthouse, Wallace Library, and Old Jail HSR: Issues at the Old Jail

- Spalling and cracking of the exterior concrete walls
- Lack of functional windows
- The roof is nearing the end of its lifespan



Issue: Spalling and cracking of the exterior concrete walls

**Old Jail**

Fredericksburg, VA

2015



Issue: Lack of functional windows

## **Old Jail**

Fredericksburg, VA

2015



Issue: The roof is nearing the end of its lifespan

## **Old Jail**

Fredericksburg, VA

2015

# Renwick Courthouse, Wallace Library, and Old Jail HSR: Opportunities at the Jail:

- Ability to visualize the layers of the jail's history, early stone, brick, and the existing concrete jail
- Two historic jail cells remain and should be preserved
- Potential flexibility in build-out of the CMU portion of the building



Opportunity: Ability to visualize the layers of the jail's history: early stone, brick, and the existing concrete jail

## Old Jail

Fredericksburg, VA

2015



Opportunity: Two historic jail cells remain and should be preserved

## Old Jail

Fredericksburg, VA

2015



Opportunity: Potential flexibility in build out of the CMU portion of the building

## **Old Jail**

Fredericksburg, VA

2015

Renwick Courthouse, Wallace  
Library, and Old Jail HSR:  
An Update

What does the report look like?

## Old Wallace Library Exterior Description

### West Elevation (Primary)



Figure 3.1: Old Wallace Library, West elevation, general view east.

The west elevation consists of a five-bay neoclassical building, which was originally designed as a double-height one floor library with a partial basement. When the building rehabilitated into the school board offices, a second floor was created. The original windows were left in place when the second floor was constructed. The second floor is visible behind the glass of the windows. A full-height **porch** gable-end porch dominates the west elevation.

**Chimney:**  
None.

**Roof:**  
The roof is a hipped slate roof, with a front gabled full-height porch. The roof is in fairly good condition. Only a few broken slates were noted. The gutters are copper. The southern gutter of the porch roof is separating from the roof, allowing water to run down the center between the porch and main body of the building.



Figure 3.2: Old Wallace Library, West elevation, detail of cornice.



Figure 3.3: Old Wallace Library, West elevation, detail of porch roof.

**Cornice:**  
The cornice features brackets and a dentil molding. The brackets and the dentil molding are also located on the raking cornice of the gable end of the porch.

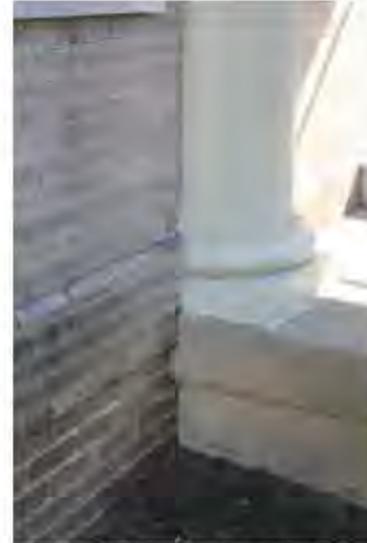


Figure 3.4: Old Wallace Library, West elevation, detail of foundation.

**Foundation:**  
The foundation consists of beige bricks laid in running bond. A five-course, with molded top course, water table is located approximately sixteen inches from the grade.

**Walls:**  
The walls are composed of beige bricks laid in running bond. Mortar loss was generally found throughout the elevation.



Figure 3.5: Old Wallace Library, West elevation, detail of windows. Note the second floor structure visible through the windows. Note the staining on the stone sills.

**Windows:**  
The west elevation features four double-height, wooden, one over one windows with stone sills and lintels. The sills show evidence of water stains. Mortar loss is common at the intersection of the window sills and the brick. The second floor structure is visible through the windows.



# Wallace Library Fredericksburg, VA Existing Conditions Analysis 2016

Chapter 8:  
Architectural, Structural, and MEP Recommendations Table

Summarized and Prioritized Recommendations

Priority 1 indicates that the condition requires immediate attention because it is causing active deterioration and threatens the integrity of the structure, or that poses a health and safety risk.

Priority 2 refers to a condition that should be addressed within a year, but only after the first priority needs have been met.

Priority 3 refers to a low priority issue that does not threaten the integrity of the historic building. Usually it pertains to an aesthetic problem which should be scheduled as time and budget permit.

Priority 4 refers to materials, features or systems that require routine inspection or show signs of early deterioration and may require action in the next ten years.

Site - Renwick Courthouse, Wallace Library, and Jail			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
<b>Priority 1</b>			
<b>Priority 2</b>			
Install period appropriate lighting (both site and security) that provides both safe access to the building and security after hours.	2	Architectural	
Create a new parking plan when the new use or uses have been selected. Preserve the historic nature of the site.	2	Architectural	
<b>Priority 3</b>			
Interpret the historic landscape to tell the larger story of the social, civic, and judicial history of the site.	3	Architectural	
Provide Braille-augmented signage to describe the newly-uncovered historic landscape and patterns of its occupation.	3	Architectural	
Accessibility for the disabled is an ethical imperative for the Renwick Courthouse, Wallace Library, and Jail. Make site handicap accessible. This work can be accomplished using hard, level paving materials where appropriate, and in landscaped areas, through the use of permeable paving methods so that no new storm runoff is generated.	3	Architectural	



Site - Renwick Courthouse, Wallace Library, and Jail			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
The site is paved directly up to the edge of the Courthouse to the north, south, and east portions of the building. The site of the jail is paved directly up to the west elevation. Consider repaving with a pervious material to prevent the trapping of moisture at the base of the walls.	3	Architectural	
<b>Priority 4</b>			
When funding permits, archaeologically locate and excavate evidence of the original jail, courthouse, or any previous buildings or features of the site.	4	Architectural	
Protect on-site archaeological resources. Before any ground disturbance, coordinate all site work with appropriate review authorities.	4		
Create a landscape master plan of the site.	4	Architectural	
Following the results of the recommended historic landscape study, re-install historic walkways, and use these to interpret the site, as well as connect to parking.	4	Architectural	
Implement a maintenance program to service/inspect the storm and sanitary lines for blockages with focus on the effect of seasonal debris.	4	Architectural	

Renwick Courthouse			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
<b>Priority 1</b>			
Every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible.	1	Architectural	
Undertake a comprehensive paint and finish analysis where historic materials exist for the building's interior and exterior surfaces.	1		

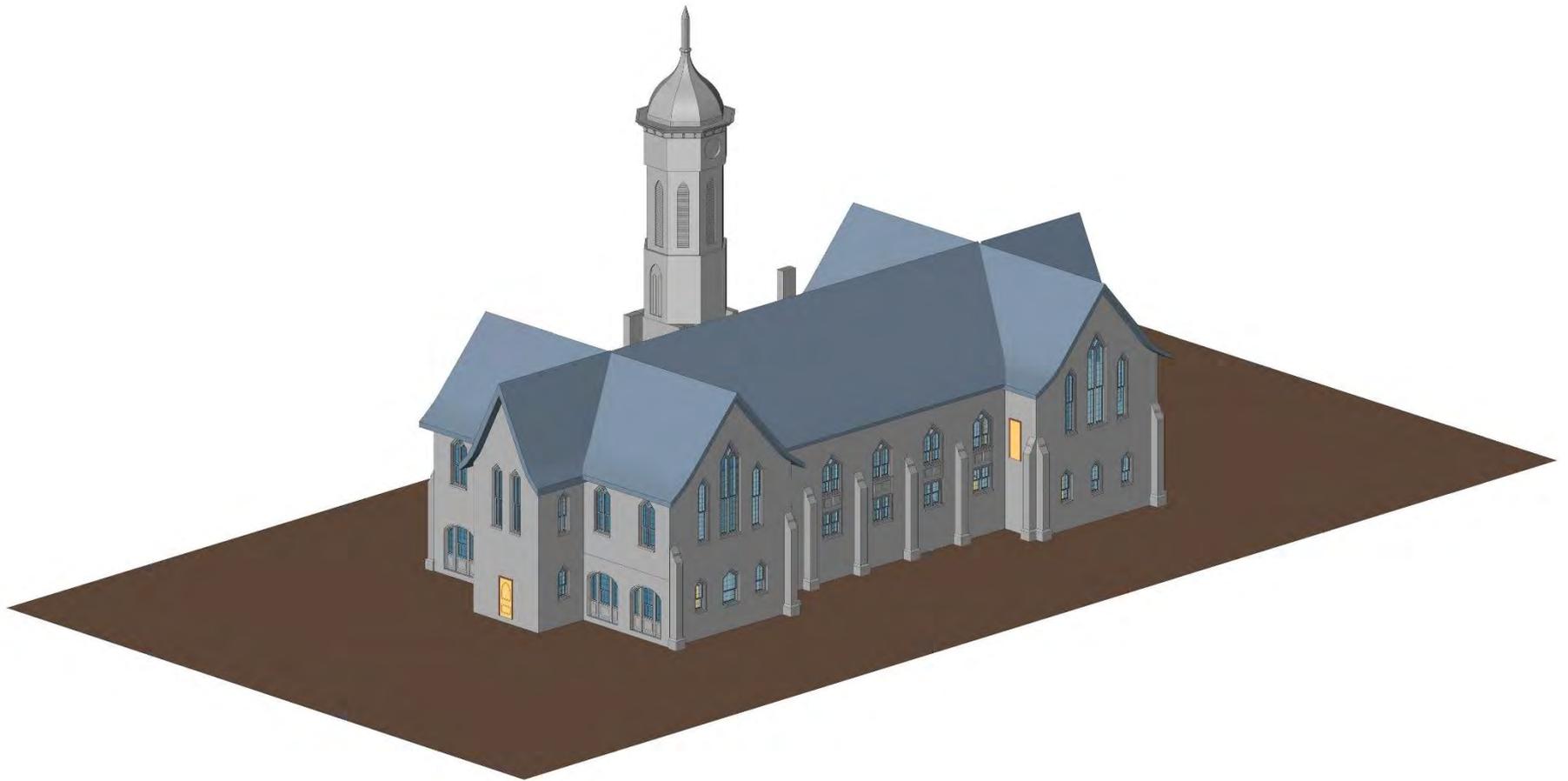


# Renwick Courthouse, Wallace Library, and Old Jail Fredericksburg, VA Prioritized Recommendations and Cost Estimates 2016



## Renwick Courthouse

Fredericksburg, VA  
3D View to southeast  
2016

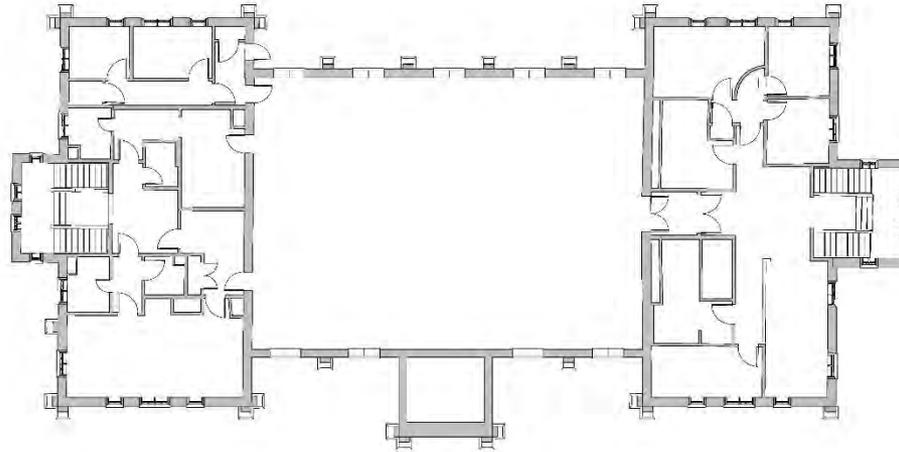


# Renwick Courthouse

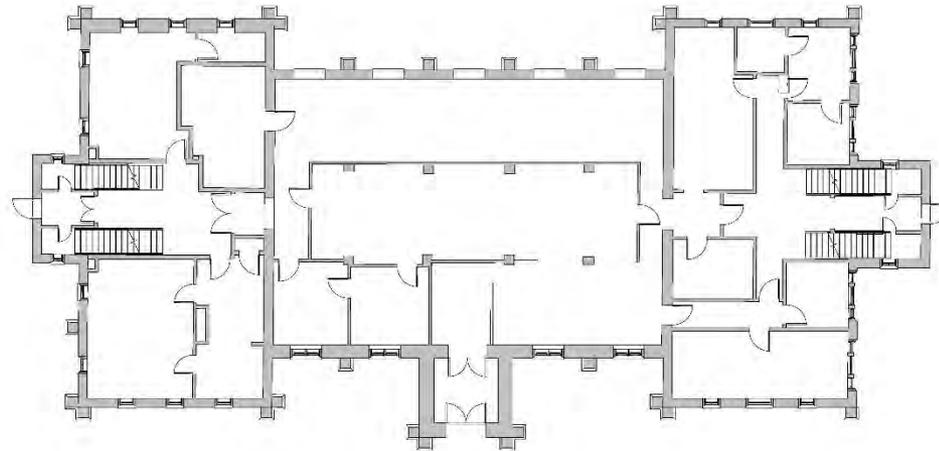
Fredericksburg, VA

3D View to northwest

2016



**2<sup>nd</sup> floor plan**

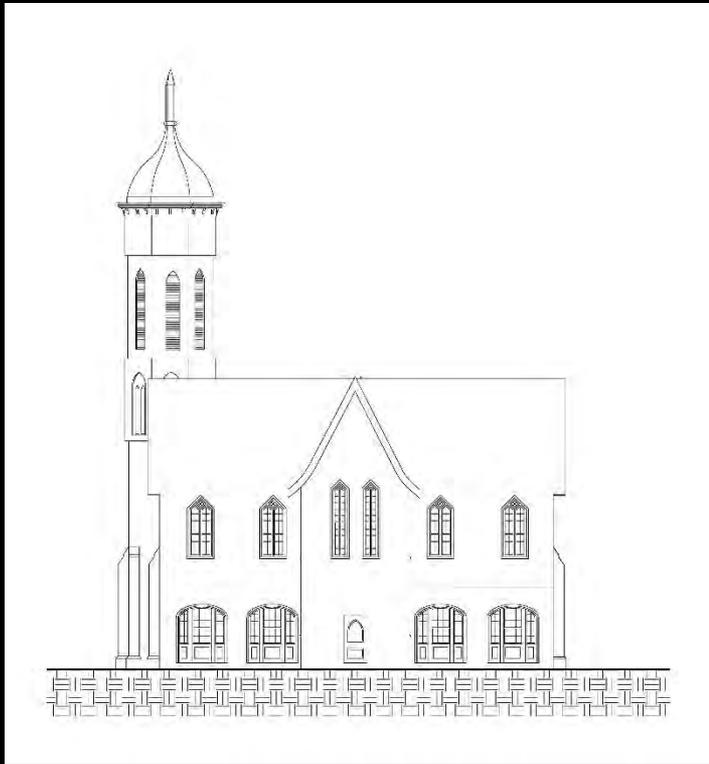


**1<sup>st</sup> floor plan**

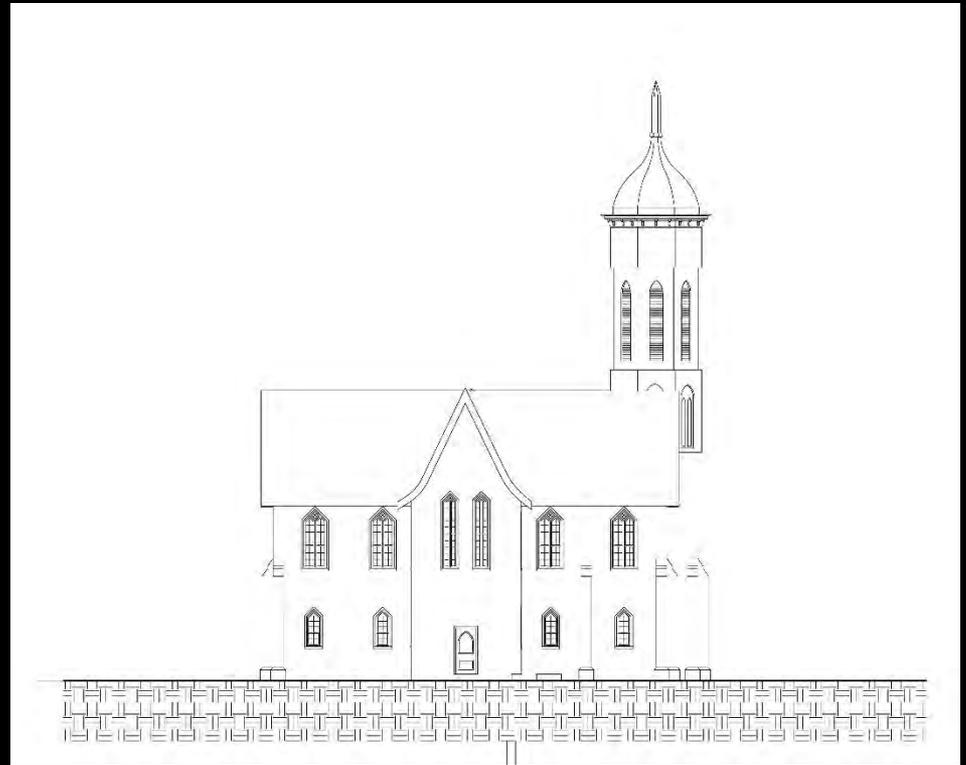
# **Renwick Courthouse**

Fredericksburg, VA

2016



**South elevation**



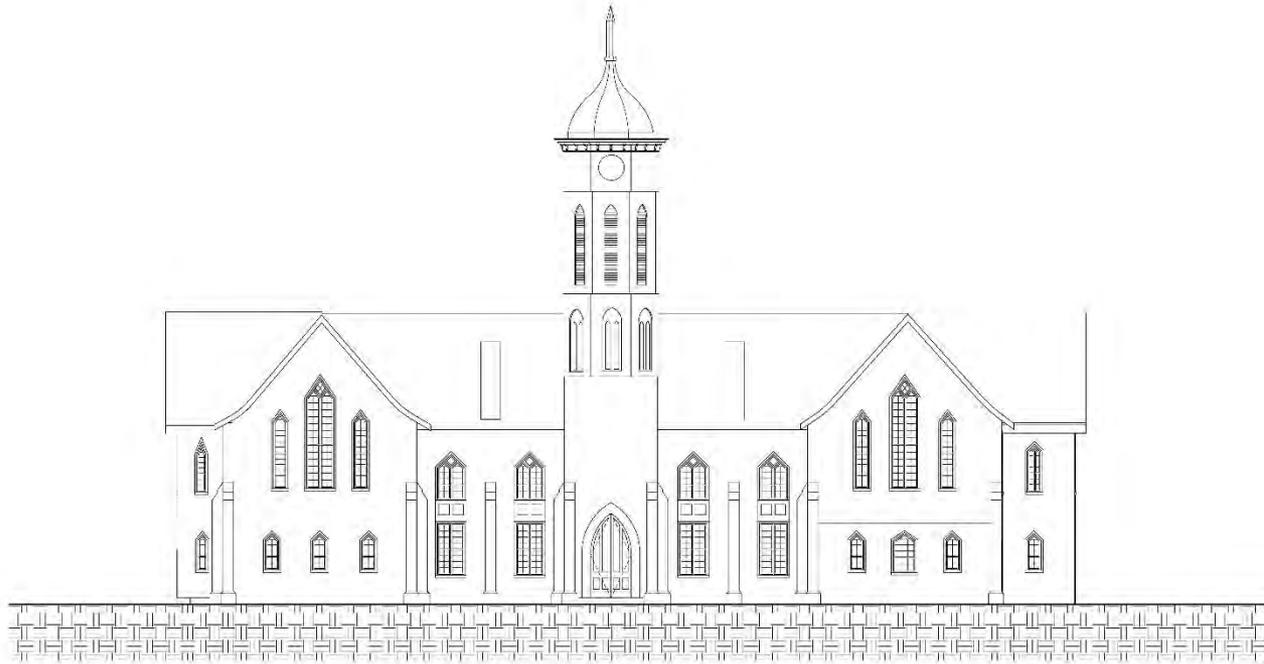
**North elevation**

## **Renwick Courthouse**

Fredericksburg, VA

3D View to northwest

2016



# Renwick Courthouse

Fredericksburg, VA

West elevation

2016

# Renwick Courthouse, Wallace Library, and Old Jail HSR:

## Next steps

- Complete detailing on drawings
- Complete coordination of recommendations with cost estimator
- Complete building history
- Check and coordinate electronic document collection

# Renwick Courthouse, Wallace Library, and Old Jail HSR: Public Meetings

- Princess Anne Street Corridor  
Businesses and Property  
Owners meeting 27 October 2015
- Public Meeting held at  
Renwick Courthouse 7 December 2015
- Fredericksburg Architectural  
Review Board 14 December 2015
- Fredericksburg City Council 23 February 2016
- Courthouse Tour TBD

# Renwick Courthouse, Wallace Library, and Old Jail HSR: Survey

http://www.fredericksburgva.gov/FormCenter/City-M

Fredericksburg, VA

## Renwick Courthouse, Old Jail and the Old Wallace Library Historic Structures Survey

The following survey will greatly help us to shape our understanding of how the Renwick Courthouse, Old Jail, and the Old Wallace Library functioned historically, and how we might plan for future work as the complex looks to a new future. While the current project, an Historic Structures Report, is focused on documenting the history of the complex, recording the architecture, assessing its physical condition, and making recommendations for rehabilitation / repair, we are asking these questions to help us both better understand the buildings as well as to plan for their future. We greatly appreciate your help in completing this survey.

**What is your connection to the Renwick Courthouse, Old Jail, and the Old Wallace Library?**

I am an employee of the City of Fredericksburg

I am a member of the Historic Fredericksburg Foundation

I am just interested in the Renwick Courthouse, Old Jail, and the Old Wallace Library

**Where do you live?**

City of Fredericksburg - 22401

Spotsylvania

Stafford

Other

**In your opinion, what are the biggest challenges facing the Renwick Courthouse, Old Jail, and the Old Wallace Library?**

100%

12:50 PM  
2/22/2016

# Renwick Courthouse, Wallace Library, and Old Jail HSR:

Thank you to many in Fredericksburg for their help

- City of Fredericksburg
  - Mark Whitley, Assistant City Manager
  - Bill Freehling, Assistant Director for Economic Development
  - Ray Regan, Division Manager of Public Facilities
- Fredericksburg Sheriff's Department
  - Keith Rodgers
  - David J. Sullivan, First Sergeant
- Fredericksburg Circuit Court
  - J. Travis Walker Archivist
- Fredericksburg Court Records Project
  - Barry L. McGhee
  - Roberta (Bobby) Kerr
  - Gary Stanton
- Community Volunteers
  - James O. McGee, architect
- Central Rappahannock Regional Library & Virginia Room
- Central Rappahannock Heritage Center
  - John Reifenberg



**Renwick Courthouse, Wallace Library, and Old Jail**

Fredericksburg, VA

1828 Revere Company Bell

2015