

**HISTORIC STRUCTURE REPORT
ON THE STRUCTURES, GRAVEYARD
AND SETTING OF
SAINT GEORGE'S EPISCOPAL CHURCH
FREDERICKSBURG, VIRGINIA**

Prepared by

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Fredericksburg, Virginia: Saint George's Episcopal Church, 1993

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HISTORIC STRUCTURE REPORT

A. Administrative Data Section

1. Institutional Summary

From its 1714 beginning, as a reformed congregation for German settlers, to its busy present at the geographical center of the Episcopal Diocese of Virginia, St. George's Parish has played a key role in the community.

In colonial days, Anglican parishes, like St. George's, were empowered by law to care for orphans, widows, the sick and the needy. Now St. George's stays active in a variety of volunteer community activities. From chamber music concerts to homeless shelters to ecumenical services for peace, St. George's has worked to bind the community spiritually and culturally.

A 1985 incident reflects St. George's mix of spiritual and community roles. The members of the Brotherhood of St. Andrew, a men's Bible study group, arrived one cold morning to find a homeless man huddled in front of their meeting room. The resulting conversation led to a game plan that eventually produced Hope House, an area shelter for homeless families.

St. George's has also played key roles in establishing a local chapter of Big Brothers and Big Sisters, encouraging hospice care and founding a teen center for area young people.

The acoustically superb nave has hosted an array of community musical events, including a series of organ concerts, and the annual Fredericksburg Chamber Music Festival.

When America went to war in the Persian Gulf in 1991, St. George's organized a community service of prayer and reflection. More recently, the parish has held special services for those affected by AIDS and by addictions.

The roots of St. George's involvement in the community are deep.

Trust funds established decades ago to help the needy continue to provide assistance. From its days as a military hospital during the Civil War to its present-day hosting of Alcoholics Anonymous, St. George's has opened its doors to those in need.

The Rev. Abigail Hamilton, part of the Episcopal Church Center team that visited St. George's in 1989, said this about the parish: "I am struck by the sense of balance apparent in the activities of both the church as a whole and . . . of individuals. Care for the surrounding community is balanced well with care for the faith community."

2. Relationship of Historic Structure Report to other planning documents.

The Historic Structure Report is a basic document to be used when planning and carrying out any and all physical actions upon the structures, inside or out. In every such case, the Historic Structure Report should be consulted by the parish leaders, architects and contractors. This is to allow consideration of both information useful to the specific project and information which may lead to caution in planning, or changes in planned actions, to preserve, better understand and/or enhance the physical fabric of the past.

3. Storage of archival material collected during preparation of the report.

- a. All archival material collected during preparation of this Historic Structure Report, 1991-1993, in conjunction with the preparation of the larger Master Plan, 1992-1993, and in conjunction with the overall collection of reports supporting *A.I.M. 2000*, has been deposited in the temporary Archives Room set off from the Elsie Lewis Room in the basement of McGuire Hall.
- b. *A.I.M. 2000* lists as a specific goal, "Provide for museum type display of historic documents/artifacts presently stored in Archives room." Thus the final results of the plans, when carried out, envision both an Archives room or similar archival storage space and a display (to museum standards) of selected items.

B. Physical History and Analysis Section

1. The significance of the structures, graveyard and their setting.

Saint George's Church and graveyard and the adjacent former Market House--Town Hall and Market Square (now the Fredericksburg Area Museum and Cultural Center)--are the oldest continuous "cultural landscapes" in Fredericksburg. Together they form a remarkable connection to the earliest history of Fredericksburg. The Market Square and the arcaded Market House (which was the lower level of the Town Hall) form "one of the treasures of Virginia," according to a 1991 comment of Calder Loth of the Virginia Department of Historic Resources. St. George's graveyard is the oldest feature of the original town still in its original use. The present church building of 1849 is highly significant in Chesapeake-area architectural history of the mid-nineteenth century. The whole Saint George's complex remains a major cultural focus for Fredericksburg, the nearby region, the Diocese of Virginia, and the cultural life of the larger region from Washington to Richmond.

When the first lots of Fredericksburg were laid out in 1728, the block bounded by Princess Anne, George, Caroline and William streets was divided in half (approximately east-west) with the north half set aside as the Market Lot and the south half set aside as the Church Lot.

The area had probably been used by Indians during their 10,000 years of activities around the falls of the Rappahannock, though no documentation or archaeological evidence has yet been discovered to indicate specific Indian activities on the St. George's site.

So far as is known, the first structure on the St. George's site was the second "Rappahannock Church" of St. George's Parish which was then co-extensive with Spotsylvania County. This second Rappahannock Church (built of wood) was completed by 1735 (See Figure 3, following page 5), and presumably the graveyard was first used then, although the earliest documented burial is that of John Jones, 1752.

In the colonial period wings were added and other changes made. The leaders found the lower end of the lot on Caroline Street unsuitable for burials, and they received the Assembly's permission in 1772 to sell it for commercial use.

In 1813 Edward McGuire was selected as religious leader, even before his ordination, and it was he who revived the then-weakened parish, replacing the old wooden church with a brick one c1815, and replacing that in turn with the present building c1849.

Probably Faulkner Hall, at the Princess Anne end of the boundary of the Church Lot with the Market Lot, was built with the new brick church of c1815.

Many other changes have occurred over the years; the physically largest being the wing added in 1958-59, McGuire Hall.

The many areas of significance of the structures, graveyard and their setting, require the greatest degree of care, preservation, and careful adaptation for changing needs, while recognizing that patterns of change are not only important but indeed traditional to the continuously changing but continuously vital role of the institutions housed and expressing themselves in the structures, graveyard and setting.

2. The appearance, occupation and use of the structures, graveyard, and their setting.¹

¹Note that the basic sources for all data in this section are: Carroll H. Quenzel, *The History and Background of St. George's Episcopal Church, Fredericksburg, Virginia* (Richmond, VA: Vestry of St. George's Episcopal Church of Fredericksburg, Virginia, 1951); Paula S. Felder, *Forgotten Companions: The First Settlers of Spotsylvania County and Fredericksburgh Town (With Notes on Early Land Use)* (Fredericksburg, VA: Historic Publications of Fredericksburg, 1982); Paula S. Felder, "Highlights from the History of St. George's Church of Fredericksburg, Virginia," undated typescript (copy in folder in possession of John Pearce, to be transferred to Archives Room); Barbara P. Willis, "The Three Churches of St. St. George's Fredericksburg," typescript in two different typed versions, one marked "Prepared: May 11, 1978," the other marked, "Prepared: May 11, 1978, Transcribed: June 11, 1993 (both in folder in possession of John Pearce, to be transferred to Archives Room); and Ms. Leigh Fraser, "St. George's Episcopal Church, Fredericksburg, Virginia, A Description of the Stained Glass Windows," typescript dated 1977 (in a folder in the possession of John Pearce, to be transferred to the Archives Room). In the notes which follow, references to "Felder" are to *Forgotten Companions*; and other Felder works are cited with titles also.

Overview

Saint George's Episcopal Church is located on the Northeast corner of Princess Anne Street and George Street within the limits of the City of Fredericksburg, Virginia (See Figure 1). The site is across George Street from several Fredericksburg city buildings and next to the Fredericksburg Museum which sits on the site once used as the central market area. The location is no doubt directly related to the church's interrelationship with the civil government during colonial times.

The site also lies within the Fredericksburg Historic District, although the church itself is not an individually designated historic site. However, its presence within the Historic District subjects it to review for almost any change in exterior appearance.

The present site is occupied by three interconnected buildings circumscribing a central court (grave) yard. The main church was built in 1849 in a Romanesque architectural style.

The site is still used as an active church within the Episcopal Diocese of Virginia and the buildings are used for various religious purposes. In addition, a number of other groups use various parts of the facilities.

The graveyard is actively used in such events as the Easter Vigil service and the Blessing of Pets on St. Francis Day, but it is not in active use as a burial site and has not been for many years.

Detailed Description

a. Before 1732

(1.) Before 1714

Before the establishment of the Germanna settlement, the area later known as Spotsylvania County (and later yet that portion known as Fredericksburg) was part of early, larger counties. In theory, at least, the parishes were more or less co-extensive with the counties, and thus the land area later set aside as St. George's Parish had an earlier parochial history as part of those earlier parishes.²

(2.) 1714-1720

In 1714 the Governor's Council--the executive body of the colony--established a St. George's Parish--sort of an ancestral "uncle" of the present parish--specifically to provide for a German-language protestant church at the settlement

²The bibliography suggests sources for the earlier parochial history.

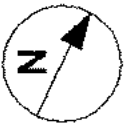
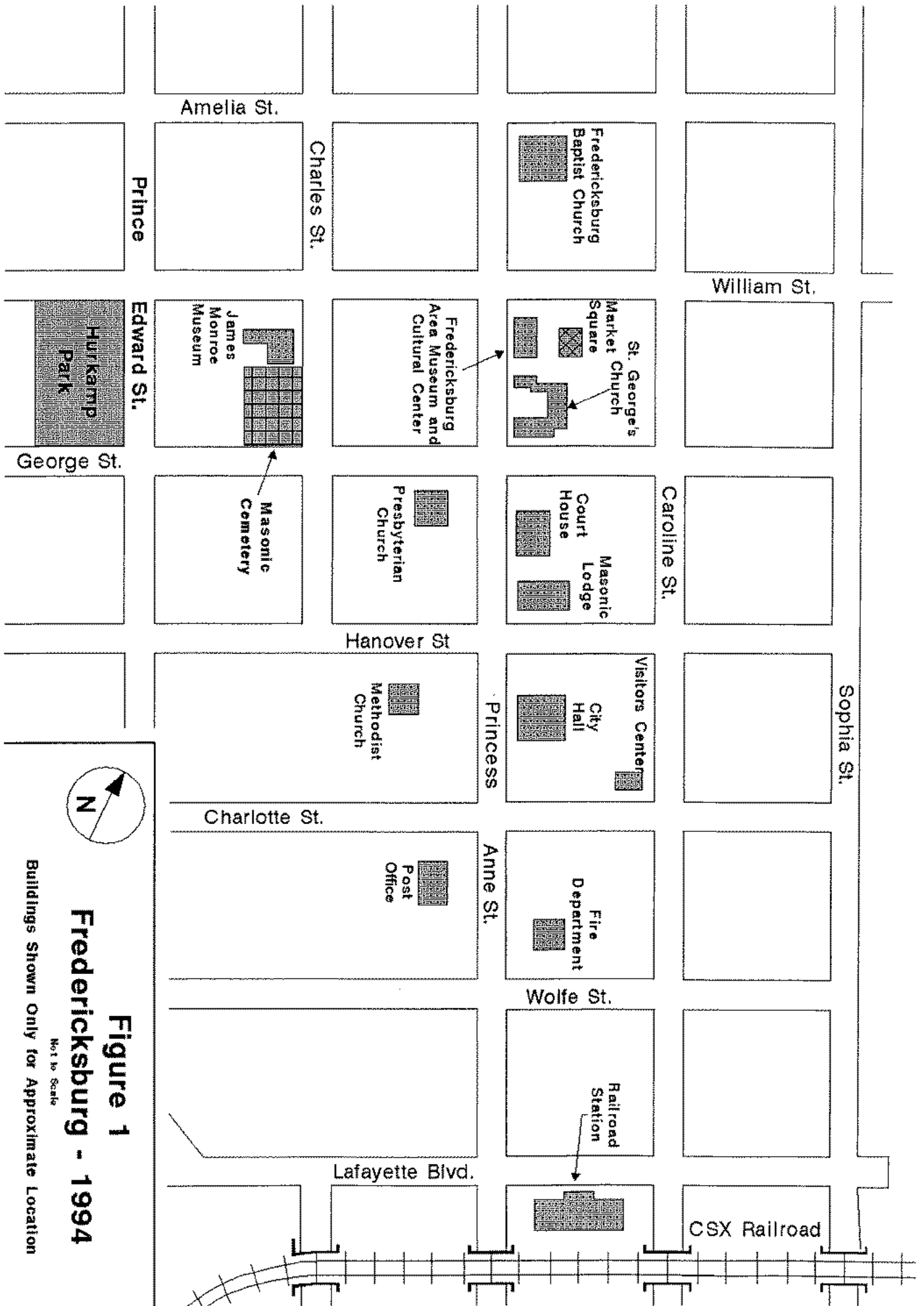


Figure 1
Fredericksburg - 1994
 Not to Scale
 Buildings Shown Only for Approximate Location

of German ironworkers called Germanna. Church was held in the "fort" at Germanna, according to tradition.

(3.) 1720-1732

In 1720 the Governor's Council established both the County of Spotsylvania and the co-extensive Anglican Parish of St. George's. That Parish inherited the church at Germanna, and perhaps other "frontier" churches or chapels (for instance, perhaps the Fork Chapel and the Mountain Chapel, whose history is not yet known) from prior parishes which had included some or all of the land involved in the new county and parish.

b. 1732-1734

Fredericksburg was created by an act of the legislature in 1728. When the first Fredericksburg building of Saint George's Parish (called the Rappahannock Church) was begun in 1732, the town consisted of five households, according to William Byrd. The town was laid out in rectangular blocks, each comprised of four half-acre lots. Two unnumbered lots had been set aside for the church (See Figure 2), and the contract for the church called for a wooden structure 24' by 60' (See conjectural drawing in Figure 3). The church sat on the upper lot probably as suggested in Figure 4, looking about as shown in Figure 5. The graveyard was probably north of the church, about in the location of the present graveyard between the present church and the present Faulkner Hall.

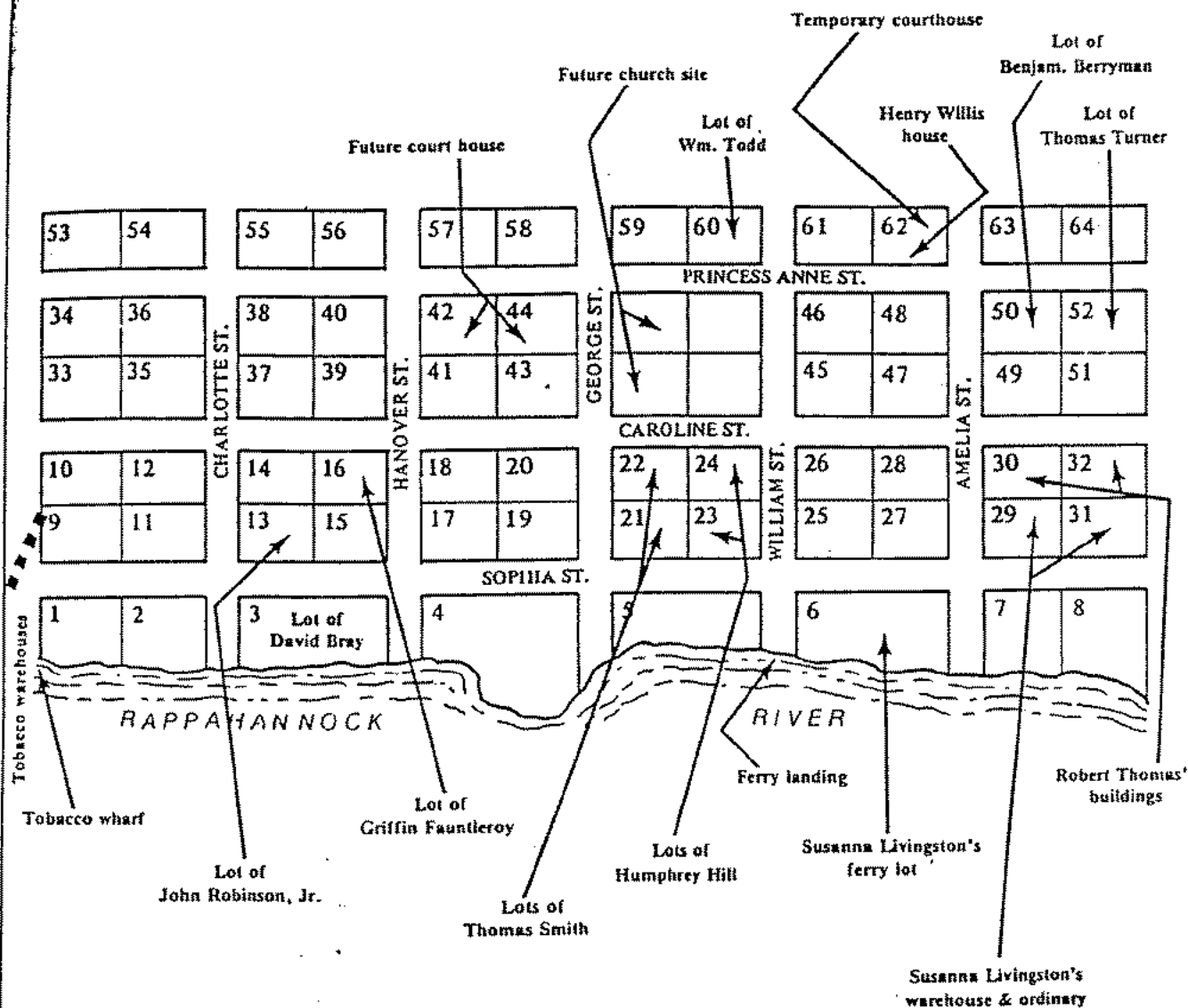
c. c1734-c1815

(1.) 1734-1787

From about 1734 to about 1787, the Parish of St. George's, though reduced in area as other parishes were set off, continued to worship in two or more churches or chapels (including the wooden church in Fredericksburg, which had two major enlargements and other changes). In the period 1720-1776, the parish held worship services at eight different sites, but from 1734 to the eve of the Revolution, at only two, the Rappahannock and Mattaponi churches.³

³Felder, 41. (Note that page references to "Felder" are to *Forgotten Companions*; references to other Felder works include titles. From Felder and Quenzel one may conjecture:
services in the fort at Germanna, and then church at Germanna, 1714-c1731
Fork Chapel, dates unknown
Mountain Chapel, dates unknown
Larkin Chew's home on the Po River near the Glebe, c1720-c1725?
Mattaponi Church, 1725-18??
first Rappahannock Church, near Motts Run, 1726-1734
second Rappahannock Church (the wooden church on the present St. George's site), 1734-1813
Pamunkey Chapel north of the Pamunkey (North Anna) River, 1735-?

The Town of Fredericksburg in October, 1732



The residents of the town, according to William Byrd, were "a merchant, a tailor, a smith, and an ordinary keeper; though I must not forget Mrs. Levistone, who acts here in the double capacity of doctress and coffee woman." (From *The Prose Works of William Byrd of Westover, A Progress to the Mines.*)

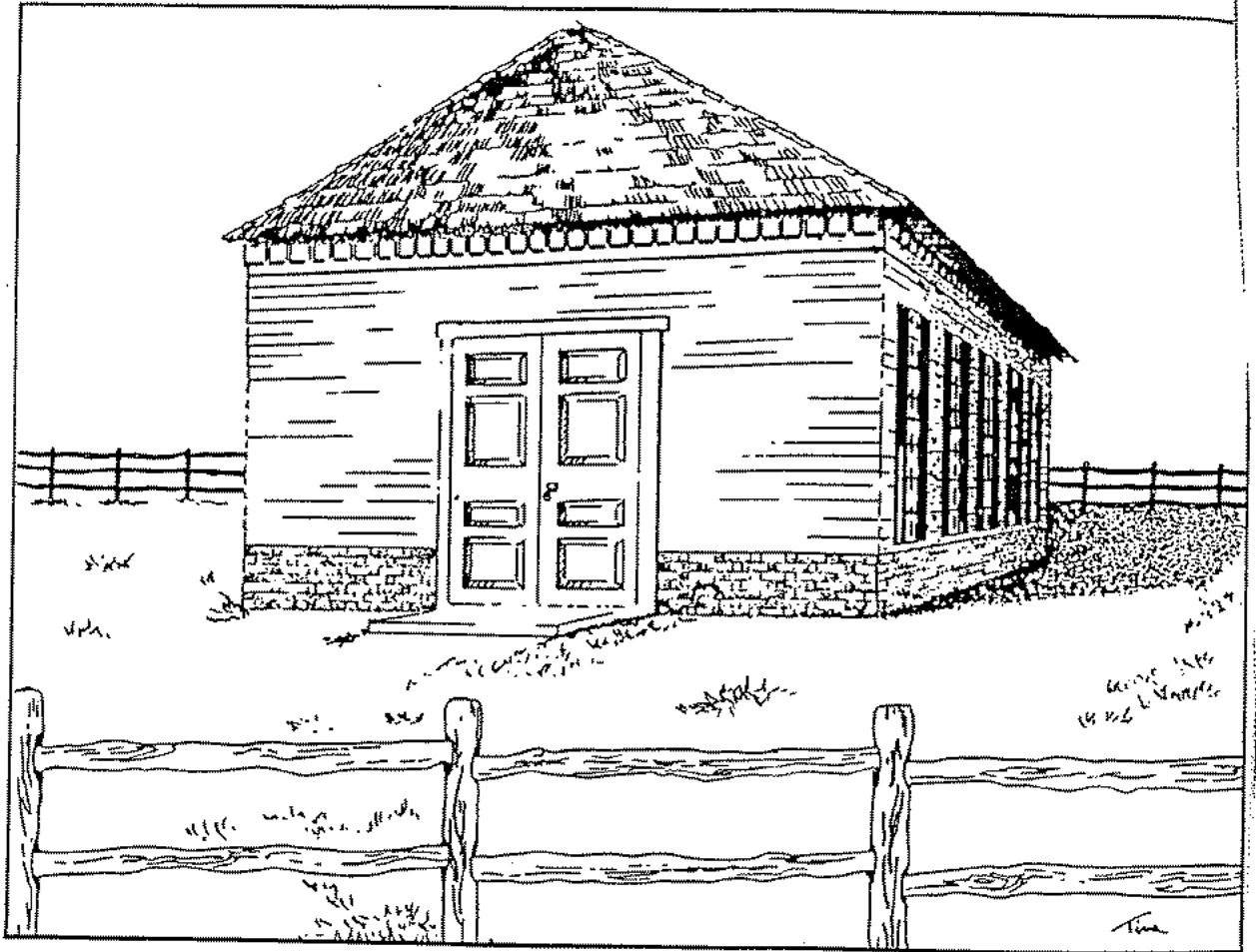
The tradesmen undoubtedly rented quarters from Robert Thomas, or perhaps from Susanna Livingston. (The tailor was William Frazier, and the ordinary keeper was John Gordon.)

Except for Willis and Livingston, none of the lot owners was a resident of Spotsylvania County.

FIGURE 2

The Rappahannock and Mattapony Churches
(built 1732-1734)

(Artist's interpretation of the author's research)



The vestry minutes give detailed instructions for these churches. They were to be 60' by 24', of wood construction with brick underpinning, with ten windows 7' by 3'. The roof was to overhang twelve inches, and there was to be a modillion cornice (decorated molding). The pews and walls were to be wainscoted (panelled). The doors, windows, and cornice were to be "three times well painted and laid with white lead; all the rest of the outside to be well tar'd." The interior walls were to be well plastered and white washed with lime. Each gabled end of the roof was to be hipped.

Shutters were ordered for the churches in 1741; and in 1743, an oak and poplar railing was ordered to enclose one half acre of church yard. The yard was "paled in" in 1750 with a picket fence. (In 1776, the vestry sold off the other one half acre lot on Caroline Street which belonged to the church in Fredericksburg.)

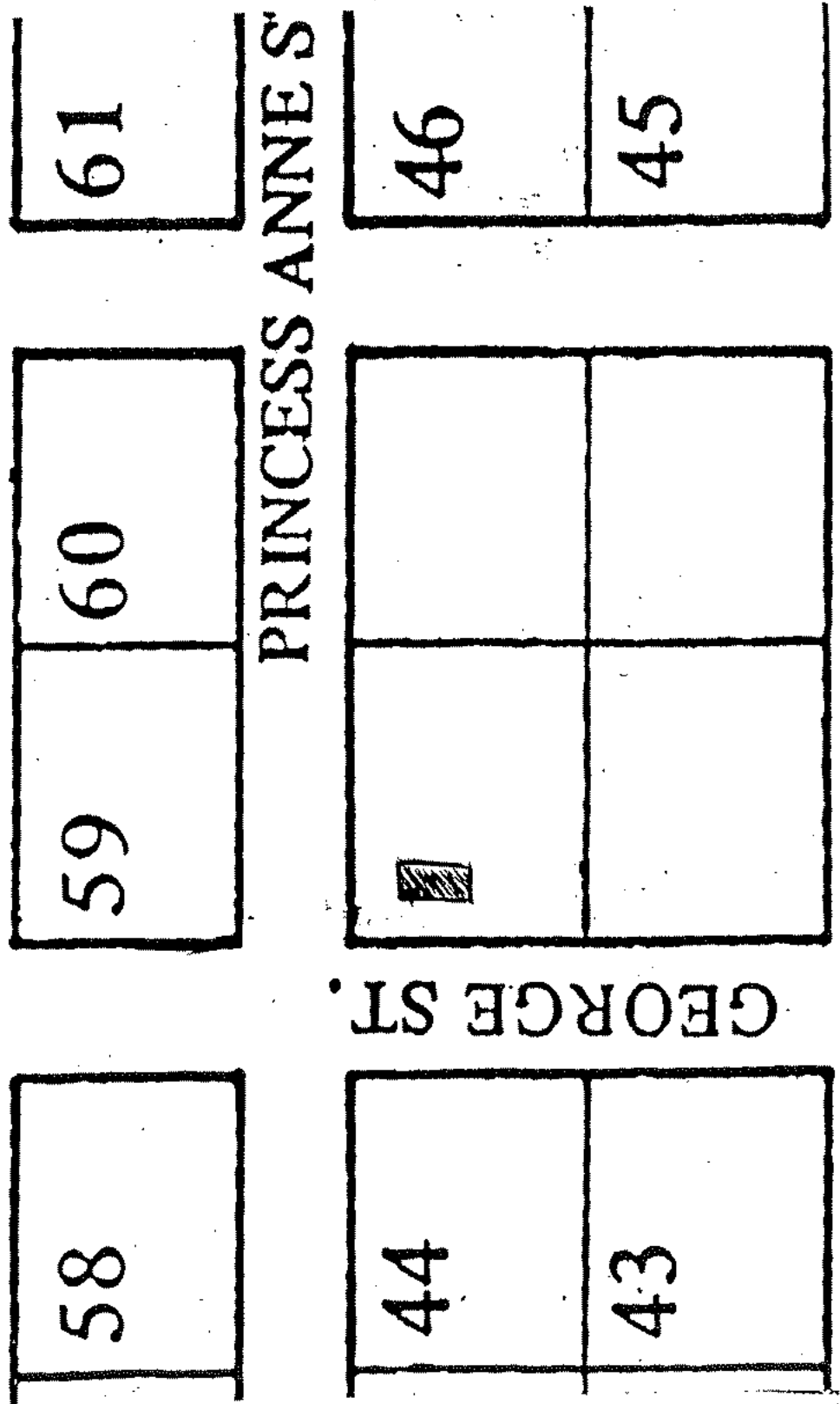
In 1753, 32' additions were ordered for both churches to be placed in the form of a T. A vestry building 16 feet square with a chimney was also ordered for Mattapony Church in that year. When the vestry met in Fredericksburg, it usually used private homes or ordinaries.

In 1787, a wing was added on to the south side of the Fredericksburg church. The building was replaced in 1815. The present building dates from 1849. The fate of the Mattapony church is not known, although references in the court records indicate that it was still standing in the early 19th century.

FIGURE 3

FIGURE 4

(Area in immediate vicinity of church)



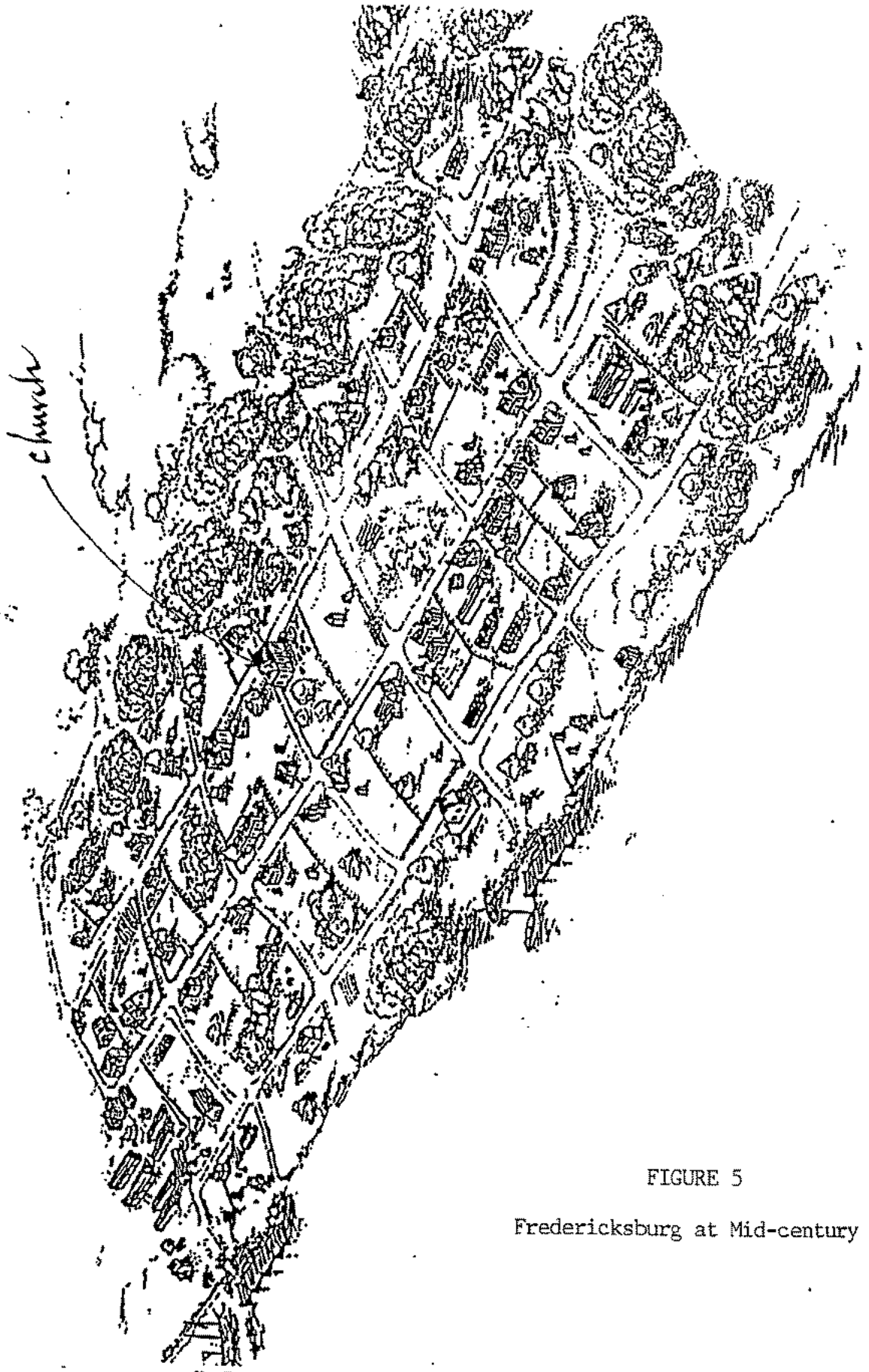


FIGURE 5

Fredericksburg at Mid-century

(a.) Shutters, fences, T-shaped addition, Dick-Lewis hanging pew

"Shutters were ordered for the [Rappahannock and Mattaponi] churches⁴ in 1741; and in 1743, an oak and poplar railing was ordered to enclose one half acre of church yard⁵. The yard was "paled in" in 1750 with a picket fence. . . . In 1753, 32' additions were ordered for both churches to be placed in the form a T. . . ." ⁶ Charles Dick and Fielding Lewis built a "hanging pew" inside the [Rappahannock] church in 1763 (the weakening of the structure being the cause of a famous incident during a visit by George Washington).⁷

(b.) Places of Vestry meetings

Although the parish built a Vestry House 16' square for the Mattaponi church in 1753, none was recorded for the Rappahannock Church, and Ms. Felder suggests "When the Vestry met in Fredericksburg, it usually used private homes or ordinaries."⁸

(c.) Bible (and other furnishings).

An eighteenth-century Bible in the Archives Room may have been used in the colonial church. Quenzel and Upton refer to a few furnishing details.

(d.) Site for a projected new church and graveyard, 1772

East North East Chapel on East North East Creek, northern branch of the Pamunkey (North Anna) River, 1750-?

A western boundary for St. George's Parish was established in 1730 (creating a new parish of St. Mark's, to the west), at the point at which a western boundary for Spotsylvania County was established, cutting off Germanna, the Fork Chapel and the Mountain Chapel. Thus from 1734 to the eve of the Revolution St. George's Parish operated the Rappahannock Church, the Mattaponi Church, and the Glebe.

⁴By "the churches" Ms. Felder means both "the Rappahannock church"--the church on the site of the present St. George's--and "the Mattaponi church"--its twin south of the Po River. Felder, 58.

⁵The earliest burial in the church yard has not been established, but it seems likely that the protective fencing was erected to help protect the graves from wandering animals. The earliest extant gravestone in the church yard is that of John Jones, dated 1752. The church lot originally consisted of one acre; the present church property is about a half-acre. The 1743 fencing suggests that the church was not using the lower section, which it eventually received permission to sell.

⁶Felder, 58.

⁷Upton

⁸Felder, 58.

In 1772 the parish bought four city lots from Fielding Lewis, probably the lots forming the square now known as City Park or Hurkamp Park (See Figure 1), planning to build a new church and open a new graveyard. In the years 1776-1789 finances changed radically: "In 1776 the General Assembly repealed all the laws of Parliament requiring conformity to the Anglican (Episcopal) church and specifically exempted dissenters from contributing to its support. The salaries of all Anglican clergy were suspended in 1776."⁹ The new church was never begun, but burying was; in 1787 the graveyard was severed from the church and turned over to Corporation of the Town.¹⁰

(2.) 1787-1813

(a.) Repairs 1787, bell 1788, new wing 1789

In spite of the changes of the time, St. George's not only remained stable but grew, with repairs begun in 1787 totalling 406 pounds sterling, a new bell in 1788, and a 1789 addition of a wing to the south.¹¹

(b.) Male Charity School, 1795; Female Charity School, 1802

The Parish created the Male Charity School in 1795 and the Female Charity School in 1802; whether they met at the church or at a church building (or other place) for those purposes, is not known. (The Female Charity School eventually built its own building in 1835, still standing at 1119 Caroline Street.)

(c.) Organ, 1790s

An organ was donated to the church in the 1790s, and presumably changes were necessary to accommodate the instrument.

(3.) Summary

Thus the wooden church (with two later enlargements) and the church yard (with two sequential fences) with graves and gravestones were the physical expressions of the parish at the site of the present St. George's, c1734-c1813.

There was apparently a considerable decline in the activity of the church in the early 1800s, akin to that noted throughout the Diocese.¹²

⁹Quenzel, 17.

¹⁰Quenzel, 21.

¹¹Quenzel, 21.

¹²Isaac; Upton.

d. c1815-c1854

(1.) Introduction

The great revival of the church began with the selection as rector a man who was yet too young to be ordained--and who would spend the rest of his life, 45 years, as rector, leading the congregation in building the second church in 1813-1815, building the third (present) church in 1849, and rebuilding it after a fire in 1854. This was Edward McGuire.

(2.) Second church, 1813-1849

Under McGuire the church decided in December, 1813, to erect a new church building. The old church was disposed of, the corner stone of the new one laid in 1814, and on October 16, 1815, the second church building was consecrated.¹³ Assuming no changes to the building of 1815 by 1836, the Mutual Assurance policy of that year (See Figures 6 and 7) reveals that the new church was 31' by 72', plus 17' x 20' Vestry room behind the church.¹⁴

Funds for a new pulpit and a steeple were raised in 1816.¹⁵ Possibly the present Faulkner Hall (which has characteristics of Fredericksburg buildings of the 1810s) was erected at about the same time, as a Parish House or office, although there is no evidence as yet uncovered to support that conjecture.

The McGuire years, 1813-1858, were years of great activity, though specific physical expression at the St. George's site is mainly to be seen today in the new church of 1849-54. A number of other changes of the period, well documented

¹³Quenzel, 26-27.

¹⁴In a note of July 8, 1993 to John Pearce, Dr. Gary Stanton of Mary Washington College has provided a listing of the five policies revealed by his index of the Mutual Assurance Society policies:

<u>Name on Policy as Indexed</u>	<u>Date</u>	<u>Reel</u>	<u>Vol- ume</u>	<u>Policy Number</u>	<u>D/R</u>	<u>Original Policy No.</u>	<u>Value</u>	<u>A</u>
St. George's	1836	14	93	8200	D	----	10,000	CVR (Figure 6)
Episcopal Ch	1843	17	107	12308	R	8200	10,000	CVR (Figure 7)
Episcopal	1849	18	115	14594	R	12308	15,625	CVR
Episcopal CH	1855	20	126	17874	R	12308	20,000	CHU
Episcopal	1857	21	129	18888	R	17874	20,000	CHU (Figure 11)

Sketches from the 1836, 1843 and the 1857 policies have been incorporated elsewhere in this report. Additional analysis remains to be carried out on the drawings and these data. For instance, it is not clear why the 1843 value had increased so much. It is assumed that the 1849 value is that of the third (present) building, and the 1855 value that of it after its rebuilding following the fire of 1854.

¹⁵Quenzel, 27.

of such proxy any administrator, or their deputy, as established by law, at any general meeting to be held by the said Assurance Society; or which are, or hereafter may be established by the Standing Committee of the Society. WITNESS, our hands seal this *Twentythird* day of *July* 1836

Tests,

P Thornton

Special Agent.

Reuben T. Thorne

M. M. M. M. M.

WE, the underwritten, being each of us freeholders, declare and affirm, that we have examined the above-mentioned building of *it* would cost in cash *Ten Thousand* dollars to build the same, and that now, (after the deduction of dollars for decay or bad repair) *is* actually worth *Ten Thousand* dollars in ready money, as above specified to the best of our knowledge and belief. As witness our hands.

I, the undersigned, do hereby certify, that I verily believe the building herein described is not over-valued.

P Thornton

Special Agent.

Robert Ellis
S. J. Blydes

North William Street

The Walls of the Building described on this plat are of Brick Covered with Wood, the Staircase to which, has its base, three sides of Wood, one of Brick.

Reuben T. Thorne

M. M. M. M. M.

Robert Ellis

S. J. Blydes

P Thornton

A
Church
Walls of Brick
Covered with Wood
31 by 78

South George Street

West Grace Street

East Caroline Street

FIGURE 6
(1836 Mutual Assurance Policy)

majority of the members, present or absent, or by a majority of the persons themselves, or their proxy duly authorized, or their deputy, as established by law, at any general meeting to be held by the said Assurance Society; or which are, or hereafter may be established by the Standing Committee of the Society. Witness our hand & seal this 22 day of December AD. 1843

not still Agent Special The

Wm Mitchell
Geo W. Rethrick
 Teste *Wm McHernow* Special Agent.
Edw. C. McGuire
Wm Coulter
Reuben J. Thom

We, the underwritten, being each of us freeholders, declare and affirm, that we have examined the above-mentioned Building of *The Trustees of the E.S. Church* and we are of opinion that having regard to its local situation, state of repair, and the present cost of building, it is now actually worth *Seven* *thousand* dollars in ready money, as above specified, to the best of our knowledge and belief. As witness our hands.

I, the undersigned, do hereby certify that I verily believe the Building herein described is not over-valued.
Wm McHernow SPECIAL AGENT.

Robt. Brown
Wm. S. Williams } Reading in
Geo. W. Rethrick

William St

This Building is contiguous to no other

Edw. C. McGuire
Wm Coulter
Reuben J. Thom
Wm Mitchell
Geo W. Rethrick

Propy

Church Vestry
 traces brick
 roof work
 10 x 75 ft
 Room

Robt. Brown
Wm. S. Williams } Agents

George St

FIGURE 7
 (1843 Mutual Assurance Policy)

in Quenzel's book, are simply listed below, with a note of reference to Quenzel or other sources:

(a.) Books.

A number of altar books in the Archives Room date from the nineteenth century, and the rich "red and gold" character of their bindings suggests there might have been a similar overall "red and gold" richness to the entire interior.

(b.) Services in Falmouth, Missionary work in Essex, Caroline and Culpeper counties, "settling ministers," missionary work in Africa

"Early in his ministry the Vestry requested McGuire to conduct church services in Falmouth every Sunday afternoon."¹⁶ Probably these services were conducted in the Union Church in Falmouth. In 1825-1828, the Female Domestic Missionary Society of St. George's Parish arranged for five missionaries to do work in Essex, Caroline and Culpeper counties, and during this period they also settled three "useful rectors in destitute parishes." The parish also furnished two missionaries for work in Africa.¹⁷ What physical expression in the Fredericksburg building(s) these many duties may have had is not known at this writing.

(c.) Chandelier, communion service, baptismal font

"In 1818 the Vestry gave a vote of thanks to William A. Knox for presenting the church with an ornamental chandelier. In 1827 the Vestry acknowledged John Gray's gift of a 'handsome service of plate for the communion table.' Two years later the Vestry formally expressed its gratitude to Basil Gordon for his gift of a baptismal font."¹⁸

(2.) Third church, 1849, 1854-present

The parish continued to grow in numbers of communicants, and the Vestry contemplated enlarging the church building in 1831; by 1846 it was decided to replace the brick church of 1815 with a new one, which would include space for the many Sunday Schools.¹⁹ The parish bought a design from architect Richard Upjohn (See Figure 8), but it was not that Gothic design but a Romanesque one (possibly by Niernsee and Neilson) which was dedicated April 22, 1849 (See Figures 9, 10, and 11). The Town Clock was added in 1851, and restored after a fire in 1854, including the addition of the long side galleries inside the nave. Probably at this time the twin curving stairs to the galleries were added,

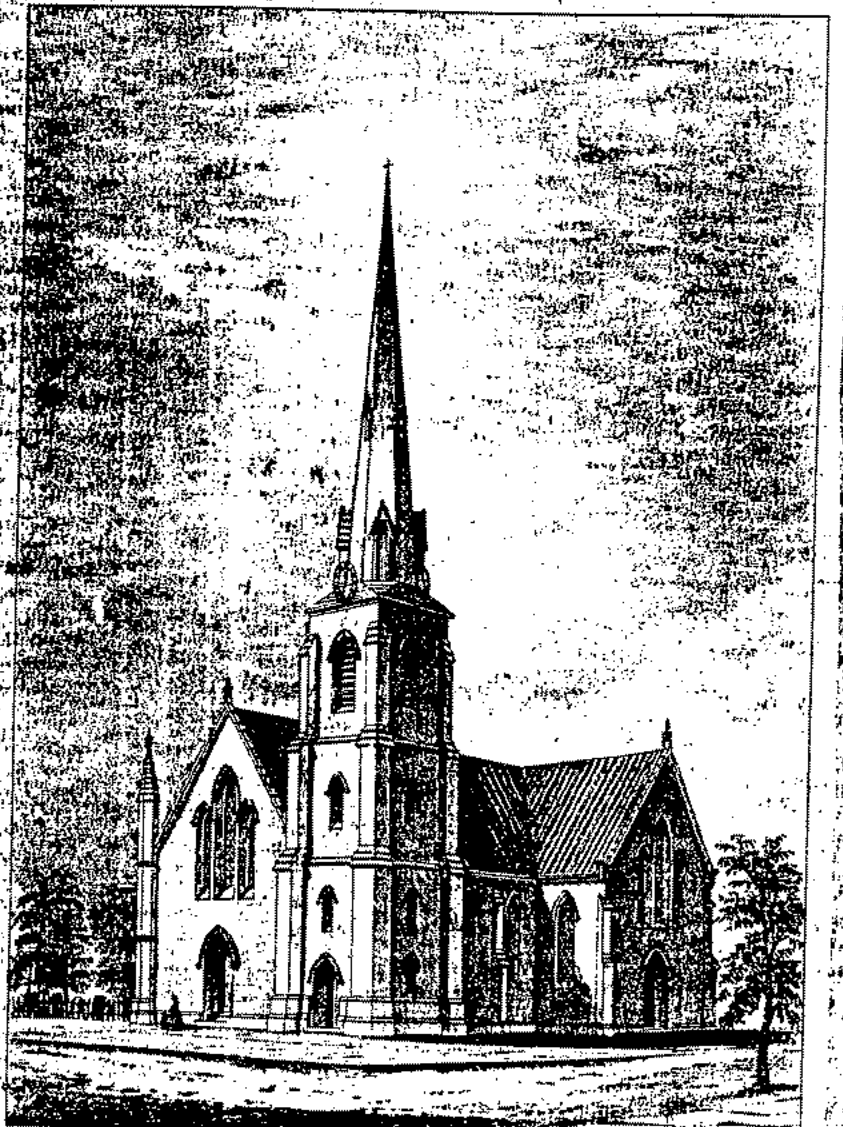
¹⁶Quenzel, 30.

¹⁷Quenzel, 28.

¹⁸Quenzel, 32.

¹⁹Quenzel, 33-34.

FIGURE 8



Des. & Lith. of F. S. Palmer, N.Y.

Richard D. Vyjohn, Archt.

*Proposed Design for a new Episcopal Church
in Fredericksburgh, Va.*

necessitating the reduction of the length of the weighted chains used to drive the Town Clock.

e. c1854-c1892

(1.) Postwar recovery

St. George's buildings and graveyard survived the many vicissitudes of the Civil War, although the church is reported to have been struck many times²⁰, and the Parish functioned erratically for a period of time, with no regular minister after the battle of Fredericksburg until the appointment of the Rev. Magruder Maury as provisional rector in late 1864. Quenzel also reports the history of the theft of the silver Communion pieces and their return over a period of many years.²¹ The church was used as a temporary hospital after the Battle of the Wilderness in May, 1864.²²

The Rev. Mr. Maury resumed services December 2, 1864, "in the basement lecture room of the shell-torn church," and shortly after the end of the war Mr. Maury was sent north by the Vestry to solicit funds for the repair of "our dismantled sanctuary." He raised \$1414 in Cold Spring and New York, New York.²³

(2.) Rectory

A "glebe and rectory" history needs to be written, even though neither of those functions ever occurred on the church lot. A rectory was used by the Rev. Maury in 1865 and the church continued to own a rectory off and on until the 1970's.²⁴ In 1880 the Vestry appropriated "\$18 to erect a cow-house for the rector and \$20 to put the rectory green-house in order."²⁵

(3.) St. George's Chapel, Spotsylvania, 1870

A major event toward the end of this period was the creation of St. George's Chapel in Spotsylvania. "In 1870 the Vestry authorized Mr. H. R. Robey and his neighbors to build an Episcopal chapel approximately six miles west of

²⁰Quenzel, 39-40, says it was struck twenty-five times, and notes a comment from the Spring of 1863, that the spire "still gapes with an honorable wound received as the tempest of shells swept over it" during the Battle of Fredericksburg the preceding December. He also records the legislative and litigative history seeking payment for damages, finally resulting in an award of \$810 in 1916.

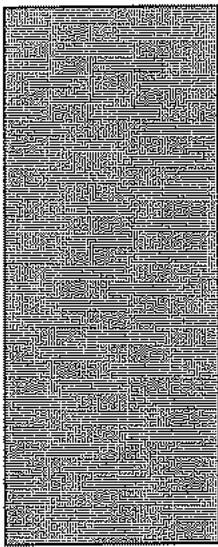
²¹Quenzel, 39.

²²Quenzel, 40.

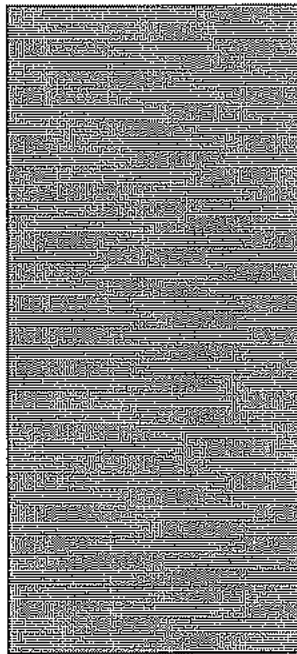
²³Quenzel, 43.

²⁴Quenzel, 44, 63.

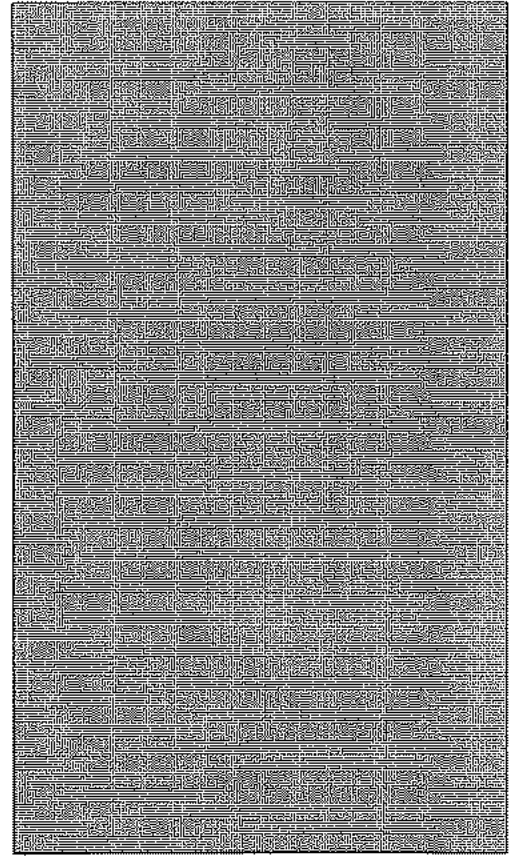
²⁵Quenzel, 52.



1732
24' X 60'
(Plus two
later wings)



1813
31' X 72'
(Plus Vestry
Room
& Faulkner
Hall [?])



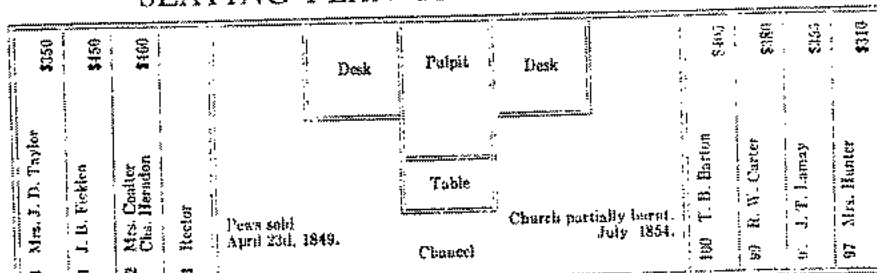
1849
55' X 95'
(Plus Vestry
Room
& Faulkner
Hall [?])

FIGURE 9
Comparative Sizes of the three
church buildings on St. George's
Site.

Scale: 1" = 20'

FIGURE 10

SEATING PLAN OF CHURCH IN 1849



Communion Roll

5 J. Conkley	Capt. Hamilton	72
\$315	\$385	
6 M. H. Crump	Dr. J. B. Hall	70
\$305	\$305	
7 A. Goodwin	M. Farber	68
\$295	\$100	
8 Mrs. J. R. Harrison	D. H. Gordon	66
\$320	\$465 C. Wistar Wallace	
9 Thos. Pratt	Misses Fitzhugh	64
\$310	\$415	
10 M. Slaughter	Dr. J. H. Wallace	62
\$325	\$400 A. W. W.	
11 Mrs. V. Carmichael	W. K. Gordon	60
\$245	\$400 Dr. A. C. Doggett	
12 Mrs. A. S. Hayes	H. Fitzhugh	58
\$275	\$385	
13 Dr. B. S. Herndon	T. F. Knox	56
\$330	\$370	
14 Mrs. J. B. Gray	T. F. Knox	54
\$230	\$370	
15 Dr. J. Cooke	Dr. J. G. Wallace	52
\$280	\$360	
16 W. C. I. Rotbrook	Dr. J. R. Taylor	50
Robt. Hall \$230	\$340	
17 F. J. Watt	Y. Smith	48
\$235	\$325 J. Z. Stansbury	
18 W. R. Mason, Jr.	Y. Smith	46
\$240	\$325 Dr. W. M. Smith	
19 J. W. Johnston	Dr. Carmichael	44
\$230	\$300	
20 N. Fitzhugh	J. J. Berrey	42
\$225	\$280	
21 Jane H. Dickinson	R. D. Minor	40
\$225	\$255	
22 Mrs. Ellis	Thos. Clay	38
	\$255	
	\$200 Buck	

73 R. C. L. Moncure	Dr. Wm. Browne	90
\$310	\$340	
71 Miss Agnes Gray	P. Coolrick	95
St. G. H. Fitzhugh \$400	\$275	
69 Mrs. Scott	Geo. B. Scott	94
Dr. Wm. B. Scott \$385	\$280	
67 Mrs. F. Scott	Dr. H. Morsen	93
Mrs. Allen \$485	\$295	
65 J. F. Scott	A. K. Phillips	92
J. P. Corbin \$400	\$300	
63 Hugh Scott	Benj. Temple	91
B. S. Herndon \$400	\$290 A. B. Botts	
61 S. Phillips	W. S. Barton	90
\$370	\$245 A. B. Botts, Sr	
59 Jno. Hart	C. S. Scott	89
\$360	\$245	
57 Miss Jane Hart	H. B. Hoopes	88
E. M. Braxton \$360	\$265	
55 Jno. L. Chinn	Misses Pearson	87
\$355	\$265	
53 Wm. Pollock	W. H. Cunningham	86
\$330	\$255	
51 Capt. J. Rudd	J. J. Young	85
\$325	\$230	
49 J. M. Whitemore	T. H. Botts	84
\$300	\$225	
47 F. Slaughter	Duff Green	83
\$290	\$225	
45 J. W. Lucas	Miss Goodwin	82
\$380	\$225	
43 J. H. Roberts	Dr. Mason	81
F. W. Johnston \$270	\$225	
41 M. A. Blankman	J. Galleher	80
\$245	\$225	
39 Mrs. A. J. Fitzhugh	Jno. Minor	79
\$225	\$200	
	Mrs. Snook	78

Where there is a lower name on a pew, it is generally that of a subsequent purchaser.

Say *Twenty thousand* Dollars
 We do hereby declare and affirm, that we hold the above-mentioned Building with the land on which it stands in *it is* not, nor shall be insured elsewhere, and that we ~~will~~ *will* abide by, and that *it is* observe and adhere to the constitution, rules and regulations, which are already established, or may hereafter be established by a majority of the insured, present in person, or by representatives, or by a majority of the property insured, represented either by the persons themselves, or their proxy duly authorized, or their deputy, as established by law, at any general meeting to be held by the said Assurance Society; or which are, or hereafter may be established by the Standing Committee of the Society. WITNESS our hand and seal this *15* day of *December 1857*

Wm. Hudson
 SPECIAL AGENT.

Edw. C. McGuire SEAL
Reuben T. Thom SEAL
Thomas J. Knox SEAL

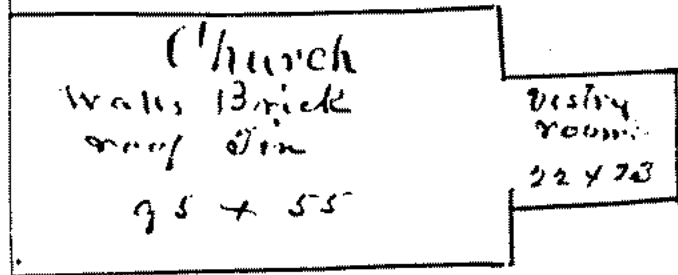
CV
William

for share of

for share of

This Building is contiguous to no other

A



George

FIGURE 11
 (1857 Mutual Assurance Policy)

Fredericksburg and within the parochial bounds of St. George's Parish."²⁶ The history of this chapel has yet to be written.

(4.) Rector and many communicants break away, found Trinity Church, 1877

In 1877 the Rev. Mr. Murdaugh and fifty parishioners left to form the more "ritualistic" Trinity Church, building a new church at Prince Edward and Hanover streets. It is not known whether they had previously attempted physical changes at St. George's expressing a greater interest in ornament and ritual. Within a year 112 communicants transferred from St. George's to Trinity.²⁷

(5.) Other details of the period 1858-1877 include:

(a.) Tablet to Reuben Thom

In 1858 the Vestry voted to place a tablet on the wall of the church in memory of Reuben Thom, who had been a vestryman for more than fifty years.²⁸

(b.) New organ of 1874-5

In 1874-5 \$3,000 was raised to pay for a new organ, in addition to the value of the old one, given as partial payment. In 1876 the choir added to the organ loft at their own expense.²⁹

(c.) First stained glass windows

In 1876 the Vestry solicited contributions for a stained glass window in memory of the Rev. Edward McGuire (the set of German windows of 188? now in the east end)³⁰, but the replacement of all the other old clear windows with stained glass did not take place until the early 20th century.

f. c1876-c1925

In the years following the departure of so many to Trinity, St. George's strengthened its programs, made many improvements to its buildings, and saw a number of innovations (including the introduction of some of the features which appear to have been at the heart of the 1877 rupture).

²⁶Quenzel, 44.

²⁷Quenzel, 48-49.

²⁸Quenzel, 44.

²⁹Quenzel, 47.

³⁰Quenzel, 47.

"No chancel changes are mentioned until 1876 when the Vestry gave approval for a committee to receive contributions for a memorial window to the Reverend Edward McGuire. The Committee was authorized 'to make such alterations in the chancel and Vestry room as they deem necessary . . . subject to the approval of the Vestry.' We do not know the details of the alterations approved by the Vestry because the minutes of the next Vestry meeting were not written up as the Register was absent. However, it is possible to deduce the alterations from the architect's blueprints and specifications in the 1925 renovation and from the pre-1925 photographs."³¹

"At this time, there was a general reaction against Bishop Meade's and Bishop Whittle's Calvinistic chancel arrangement. Their influence lasted roughly from 1839 to 1874. The people and the clergy wanted to return to what they considered the proper Anglican set-up with the Holy Table surrounded by a rail and placed against the east wall and the pulpit and font outside of the chancel.³² This movement back to a more Anglican form included the use of the cross, candles and flowers on the Holy Table and vested choir and clergy. None of these were allowed during Bishop Meade's or Whittle's time."³³

"In 1876, St. George's changed the original Meade-influenced chancel area. A floor-to-ceiling partition (See Figures 12, 13 and 14) was placed across half of the original 22' by 23' Vestry room and three stained glass windows were placed in the partition. These were the first of fifteen stained glass windows installed in the church.³⁴ These three windows in the partition were the same size and same relative location as the rear wall windows. The committee apparently wanted to retain the original design of the church. This did make it possible for the stained glass windows later to be placed in the rear wall windows. The original screen with door was placed as a reredos against the partition and its door was used as the entrance way to the reduced Vestry room. The Holy Table was placed against the partition and the pulpit was placed to the right in the original chancel area."³⁵

"In May, 1878, St. George's reported a Sunday School of twenty teachers and one hundred and fifty scholars. . . . In 1879 the Vestry bought seventy-five new benches

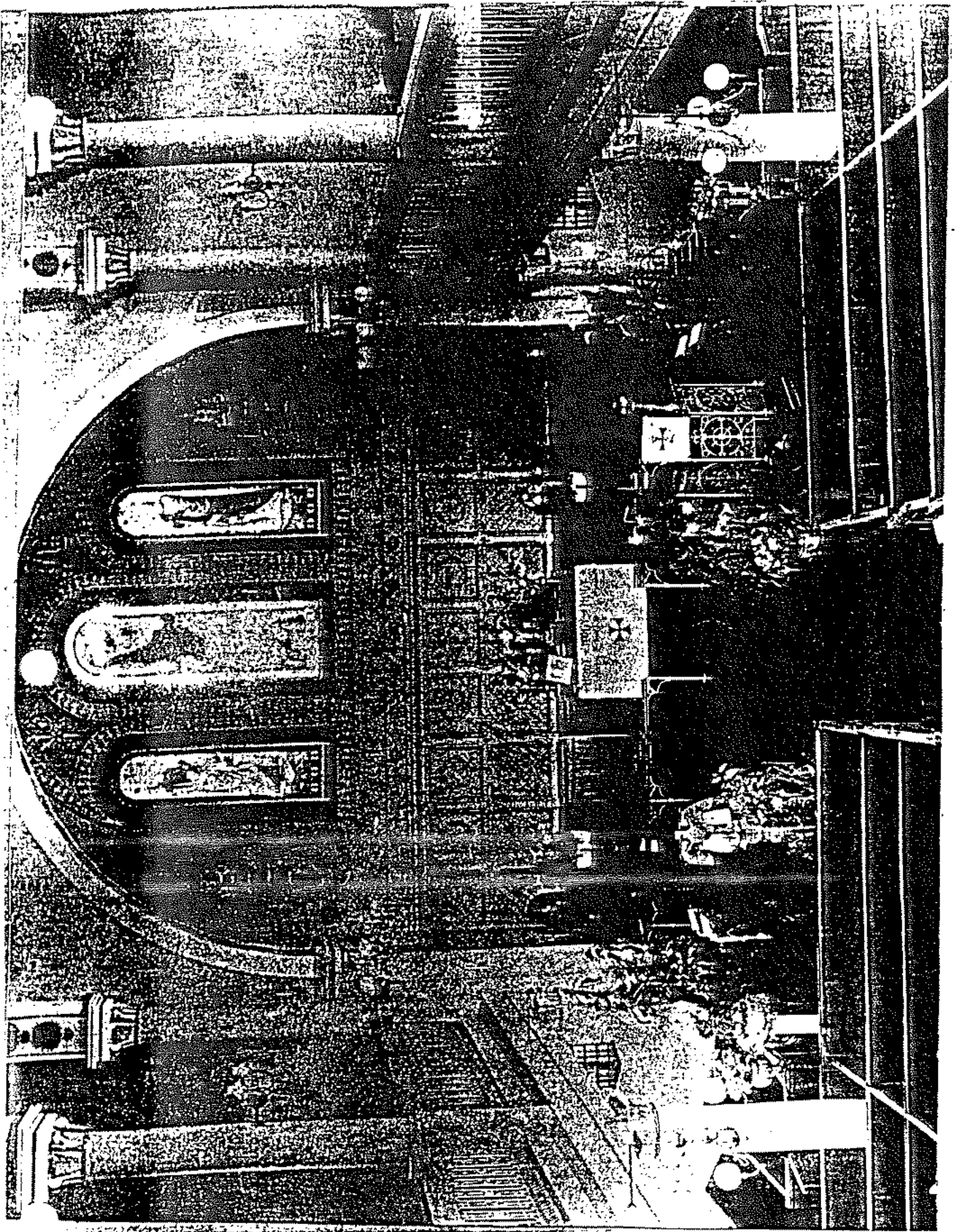
³¹Barbara P. Willis, "The Three Churches of St. George's, Fredericksburg," (see footnote 1).

³²Note that this comment appears to confuse the interest in the essentially 19th-century "recreation" of "proper Anglican set-up" with the actual earlier Anglican styles. See various references in the Bibliography.

³³Willis

³⁴The final version of this report will include more detail on the stained glass windows in an appendix.

³⁵Willis.

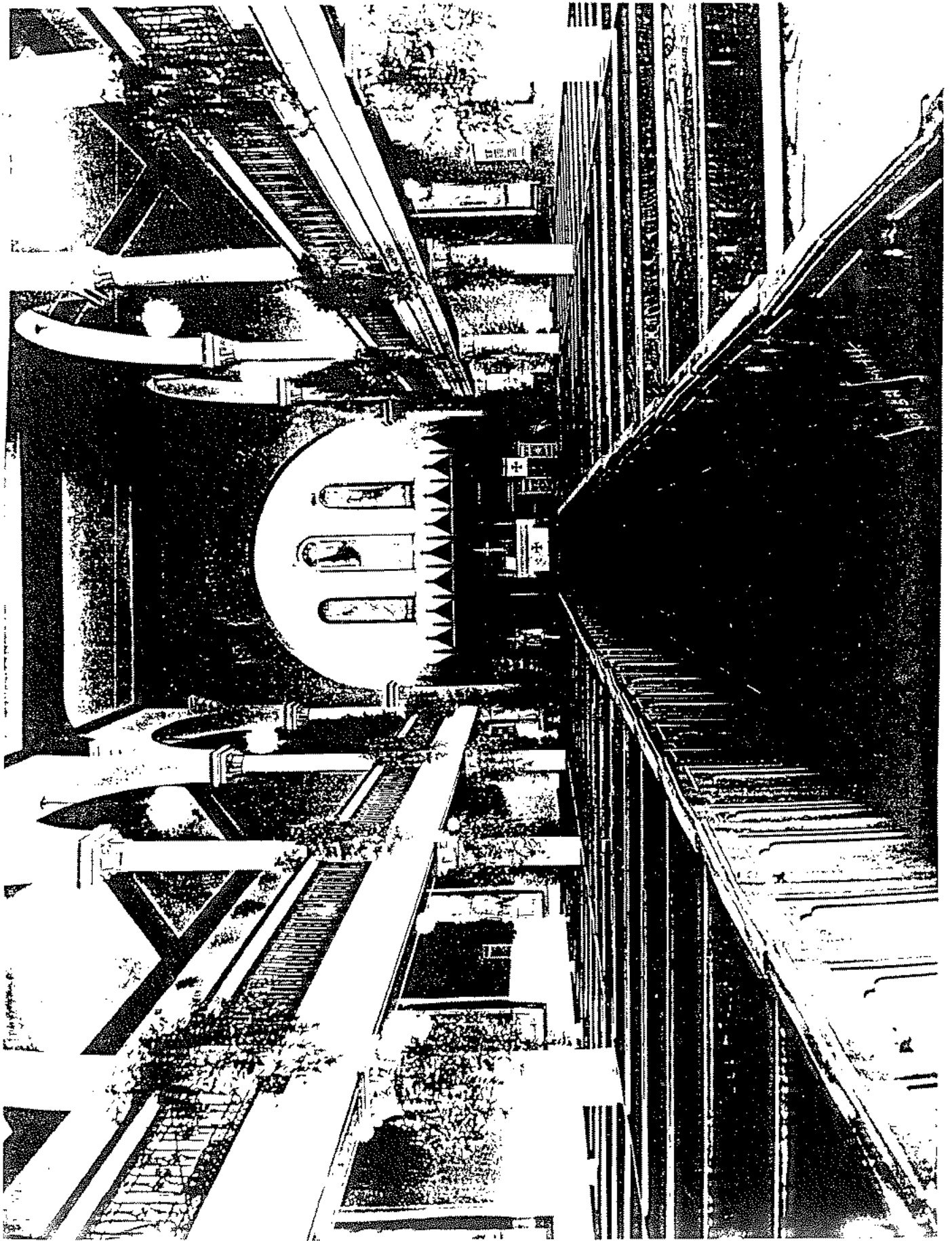


circa 1906

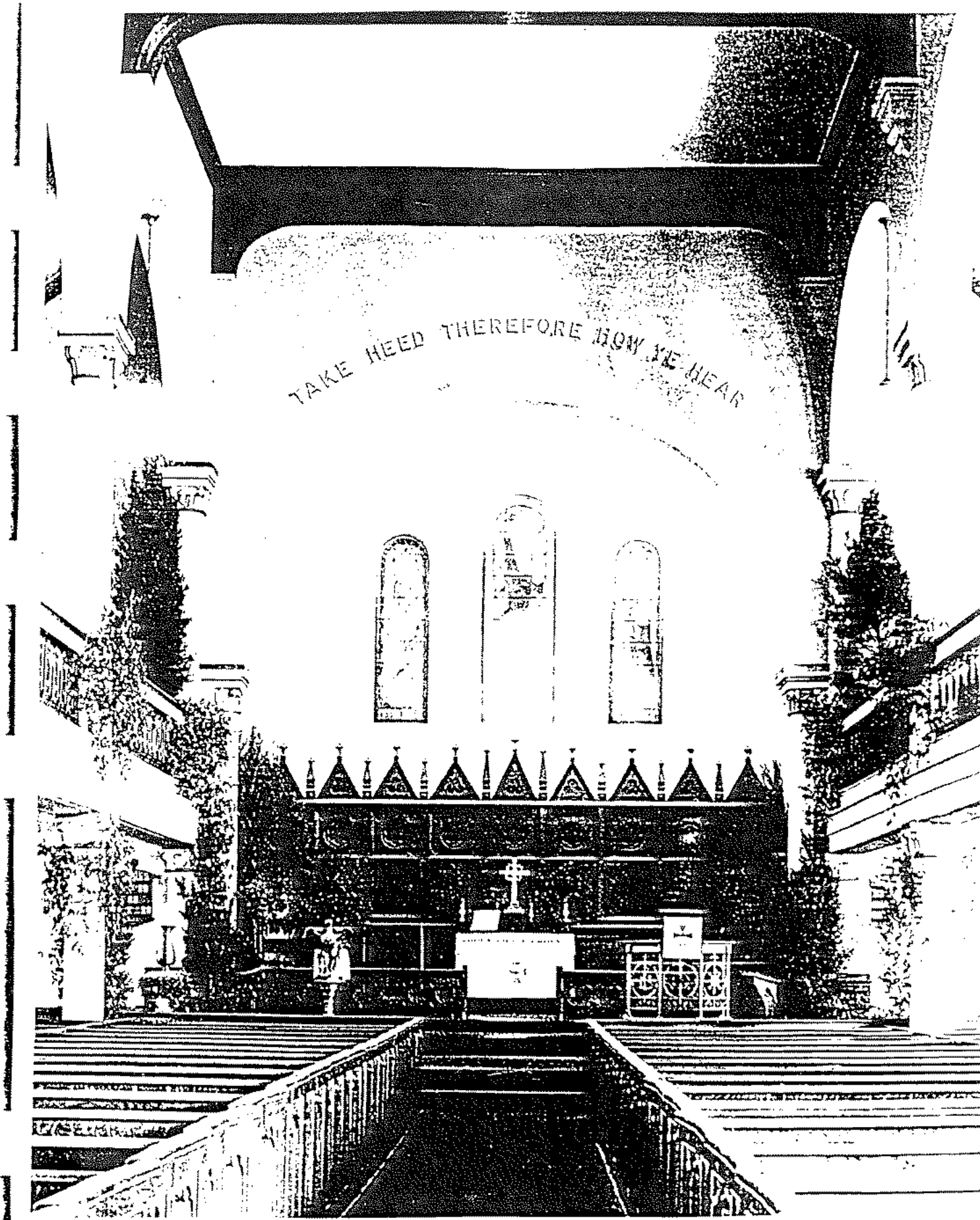
Wall behind Altar is a partition wall

FIGURE 12

FIGURE 13



Wall behind Diner is a post-tension Wall



Wall ceiling floor is a floor to ceiling partition with 'VESTEY' signs behind.

FIGURE 14

for the Sunday School."³⁶ It is not clear where so many Sunday School classes could have met, or whether they may have met at other locations.

In 1883-4, "the ladies of the congregation raised \$1,839 for building renovation."³⁷ In 1889 the Vestry voted to illuminate with gas rather than electricity.³⁸ In 1891 the Vestry voted to re-roof the church, a project costing \$500.³⁹ Since the Vestry authorized painting of the roof in 1921⁴⁰, it seems likely that the new roof of 1891 was a metal roof, like that shown on the Mutual Assurance policy of 1857 for the third (current) building. (The policy specifically states "tin." See Figures 11 and 15 for the "outer" shape of the building in 1886.)

"By 1890, the interior walls had fresco decorations."⁴¹ Probably in 1894-1895 the Rev. Mr. Clark raised the money to replaster the ceiling in the church galleries.⁴²

"In 1895 Mrs. Annie T. Harrison of Philadelphia . . . presented the congregation with 'a very beautiful and costly antique brass' lectern [still in place, 1993]."⁴³ "In his first month [January, 1897] in his new charge [the Rev. William Dickinson] Smith secured the Vestry's consent to the replacement of the lectern with a 'handsome pulpit' by some of 'the ladies' of the parish [the present pulpit, 1993]."⁴⁴

"The Meade-Whittle influence had been completely removed."⁴⁵

Quenzel notes, "According to the annual parochial report made in May, 1904 . . . the church building was valued at \$25,000; the rectory at \$6,000; the parish house at \$600 and other real estate at \$13,000."⁴⁶

³⁶Quenzel, 51.

³⁷Quenzel, 54.

³⁸Quenzel, 54.

³⁹Quenzel, 56.

⁴⁰Quenzel, 62.

⁴¹Willis.

⁴²Quenzel, 56.

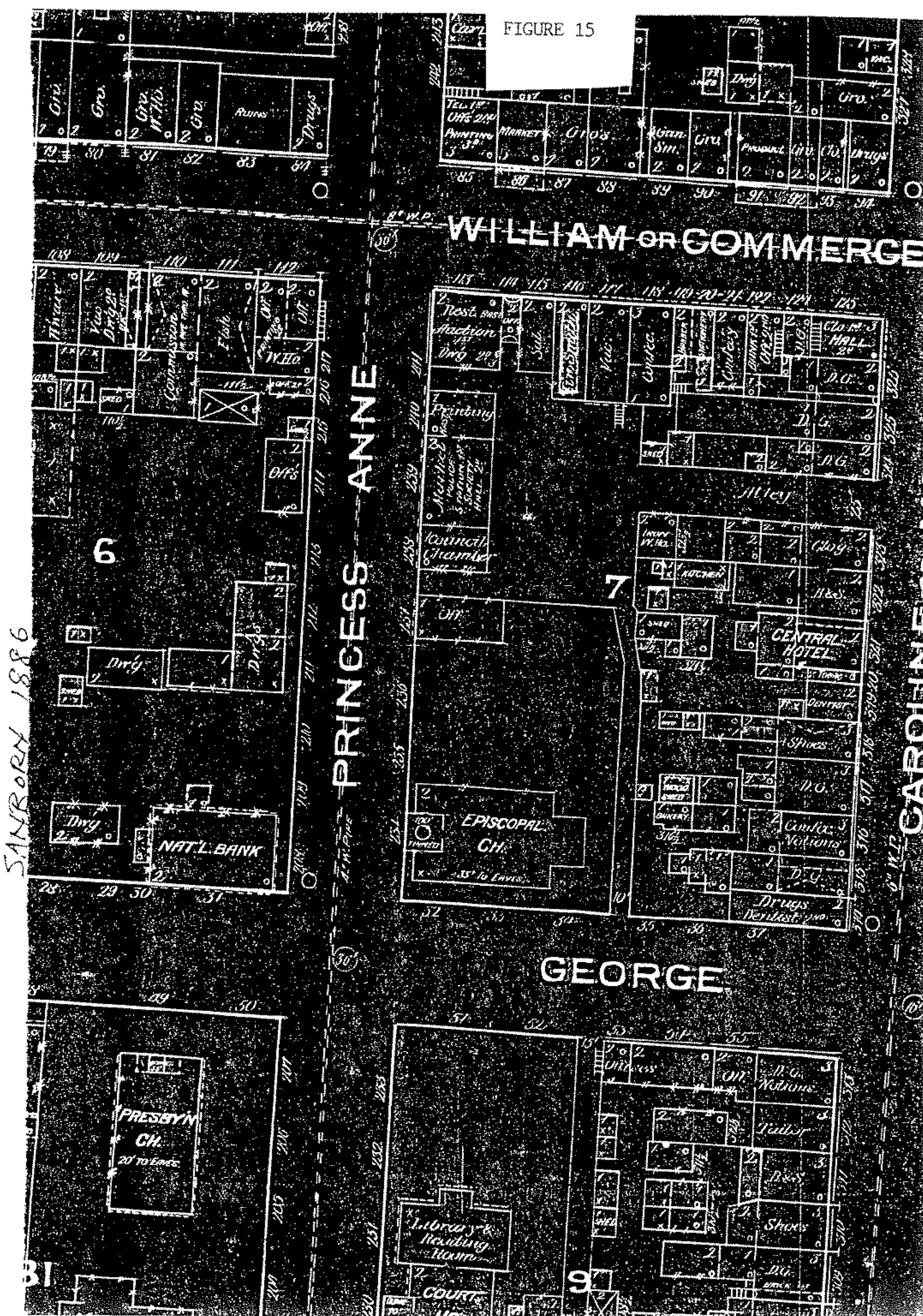
⁴³Quenzel, 57.

⁴⁴Quenzel, 58.

⁴⁵Willis.

⁴⁶Quenzel, 59.

FIGURE 15



SANBORN 1886

PRINCESS ANNE

WILLIAM OF GOMMERGE

GEORGE

6

7

9

81

CAROLINE

Quenzel also notes a number of small changes in the early years of the twentieth century: Painting woodwork, graining pews, 1906; gilded copper cross on the spire, 1906-09; a group of stained glass windows, 1908-09; brass cross and vases permitted on the Holy Table, 1909; choir vestments permitted, 1913 (in the galleries); alms basin, 1921; painting whole exterior and interior, 1921.⁴⁷

Some sense of the careful use of funds for work on the buildings is suggested by the Senior Warden's report of June 25, 1916, on the use of the \$810 paid by the US government in settlement of St. George's claims arising from damage in the Civil War. "With this money the Vestry bought a \$200 piano for the Sunday school, laid a cement pavement in front of the church property, erected electric lights above the chancel and on the desks, made numerous necessary repairs and paid \$135.50 in attorney's fees."⁴⁸ Additional detailed analysis of this and other work needs to be done, to help complete this report.

"In 1925, the Vestry authorized the choir and organ to be moved from the loft to the chancel area. This required a rearrangement of the chancel-vestry area. Philip Stern of Fredericksburg was hired as the architect to do this work. This rearrangement caused the following changes:

1. The partition was removed.
2. The reredos was placed on the rear (east) wall (See Figure 16).
3. The three stained glass windows were placed in the three window openings in the rear wall.
4. The Vestry room was eliminated and incorporated as part of the enlarged chancel.
5. The ground floor windows on the rear wall was bricked up.
6. The ground floor window on the north wall was placed in the north wall of the addition.
7. An exterior addition to the north wall of the chancel-vestry room (See Figure 17).
8. A stairway to the basement rooms and vesting room were placed in the addition (See Figure 17).
9. A door was cut from the new chancel area to the addition.
10. A door was cut from the left side of the nave to the addition.
11. The four side pews on the left side of the nave were removed.
12. The chancel floor level was changed, the chancel ceiling replastered and the choir stalls and the organ added.
13. An organ pipe loft was in the addition. At some period, possibly 1925, the last row of pews in the west end was removed.

⁴⁷Quenzel, 60, 62, 66, 67, 68.

⁴⁸Quenzel, 41.

FIGURE 17

10

PRINCESS ANNE

905

C.E.M.E.T.E.R.Y.

ST. GEORGE'S CHURCH
PROTESTANT EPISC.

LIGHTS · ELEC.
HEAT · FURNACE

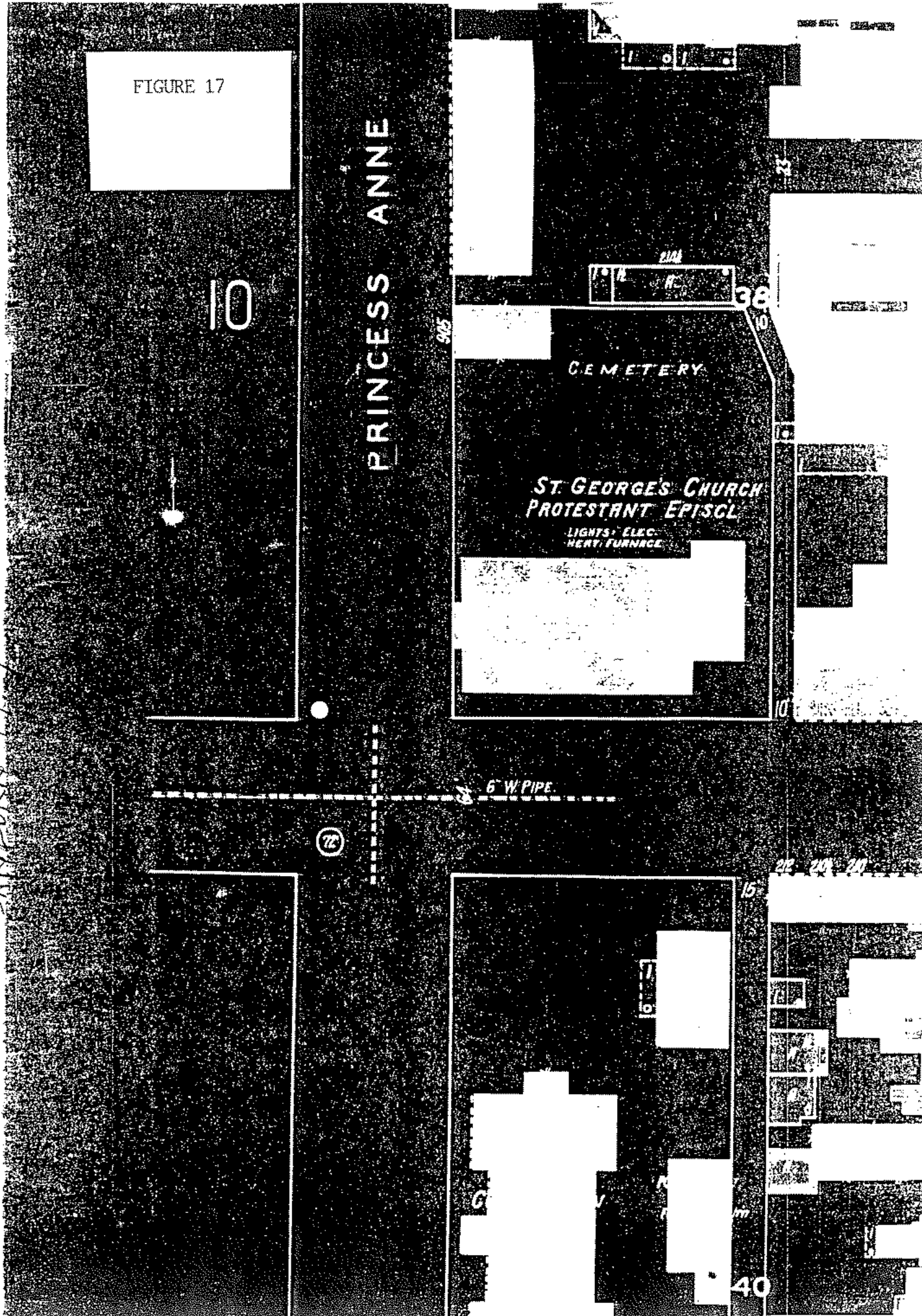
6" W. PIPE

22

15

40

SANBORN 1927



"With the exception of the reredos (which was stored in the loft in 1955), this is the chancel arrangement seen today."⁴⁹

g. 1926-1946

Following the dramatic changes of 1925, only modest ones were made to the physical plant in the ensuing twenty years. In part this lack of change was due to the financial stringency of the Depression and other restrictions of the World War II period. There also appears to have been a conservative trend in the Vestry symbolized by the fourteen years (1932-46) needed to win approval of a Vestry term rotation system. In the list of changes of the period, some perhaps are minor (Lallande window), others reflect the times (recreation center for service men), and some suggest larger movements in the congregation and parish (new Holy Table, 1931; Vestry banned all further interments in churchyard, 1932; Lallande stained glass window, 1939; cross in children's service permitted, 1940; Sunday School room as recreation center for service men, June, 1941; Rectory sold, 1942; two seven-branch candelabra, 1942; Church and Service flags, 1942; new organ, 1943; rented pews abolished, 1943.⁵⁰) Perhaps oral history and other future study of the records will shed more light on the larger meanings of some of these details.

h. c1946-Present

Following is a draft by R. Fielding Lewis, drawing on Quenzel; Faulkner, "St. George's Church History, 1950-62," and other sources:

"In 1946 new leadership was called to St. George's. The Reverend Thomas G. Faulkner, Jr., brought with him a commitment to the growth and expansion of the church body as well as the building itself. During his first five years the entire exterior of the existing church building was repaired and repainted, the tin roof replaced with a slate roof, and the entire steeple rebuilt. This work was performed by Blackwell Engineering Company of Warrenton, Virginia, and led to the discovery of cannon balls in the structure and charred timbers presumably from the 1854 fire. The cost of the work totalled \$40,949.69. In 1950 a new organ and chimes valued at \$15,000 were installed as a memorial to the men and women of the parish who served in World War II. Finally, during that period the floor of the area currently (1993) known as the family room, but at time housing the entire Sunday School, was renovated.⁵¹

"In May of 1953 the decision was made to engage Mr. James L. Cozar of the Williamsburg Restoration to assist in the redecoration of the nave. Mr. Cozar advised that the pews which had previously been stained to a dark finish as well as the rest of the interior should be painted a Williamsburg green. Red cushions were

⁴⁹Willis, 4-6.

⁵⁰Quenzel, 59, 63, 66, 67, 68, 70, 71.

⁵¹Quenzel, 71.

placed in the pews, chancel furnishings were upholstered in red, and red curtains were hung behind the balcony railing. Finally, in an effort to bring light back into the area the decision was made to removed the Victorian reredos.⁵² With this redecoration the old words written across the arch above the nave were gone. Because the phrase "Take Heed How Ye Hear" was seen as too harsh and giving no glory to God the decision was made to paint over it. (Perhaps it was at this time that the stepped gable of Faulkner Hall [See Figure 18] was removed.)

"The usage of the large open area in the undercroft of the nave as the primary site of the Christian education program imposed severe limits on the growing needs of the post-war community of St. George's. Fourteen Sunday School classes were separated by hanging curtains and the noise was a disturbance to those seeking peace and solitude in the nave above. In 1954 the Vestry decided to sound-proof the ceiling in the basement of the church.⁵³ This involved lowering the ceiling to produce a chamber between the old ceiling and the new one, as well as adding sound-absorbing tiles to the lower ceiling surface. The work was completed by Manson-Smith Company of Richmond for the sum of \$7,700.⁵⁴

"In 1955, at the January meeting, the Vestry unanimously adopted the recommendation of Mr. J. E. Rowell, the Sunday School Superintendent that plans be made for raising money for some type of Sunday School building as the first floor was inadequate for this purpose and more space was needed to adopt the Seabury Educational Program. During much of that year the adult class used this program of study, but the students met in the basement of the Princess Anne Hotel across the street. In April of 1956, the Vestry voted to continue plans for a fund raising drive and in May, Mr. Milton L. Grigg was employed as the architect.⁵⁵

"Because of the decision to build the new educational building on land already occupied by a portion of the church cemetery, it was necessary to disinter and relocate some of the graves. Forty century-old graves were moved with the help of Karl Elkins and Van Ferguson of Elkins' Funeral Home. Notice was placed in the *Free Lance-Star* for the purpose of giving those persons who might be descendants of the persons to be relocated the opportunity to move the graves on their own, but no one came forward. Soil -- because only soil was found -- from each location was placed in a wooden box and interred in a vacant spot in the cemetery, with the stone

⁵²Thomas G. Faulkner, Jr., "St. George's Church History 1950-1962," Typescript, copy in the file of the Capital Planning and Preservation Committee, to be turned over to the Archives at the completion of this document, 3.

⁵³Ibid., 11.

⁵⁴Ibid., 19.

⁵⁵Ibid., 19-20.

FLASHBACK

Time for lunch

You could get a chicken salad sandwich for 30 cents in 1940 when Roland Gray worked for M. M. Lewis' Drug Store in Fredericksburg, at the corner of Princess Anne and William streets where Green-Pates Real Estate now is located. Gray delivered lunches to patrons in the business district when he worked at the store from 1935 to 1956. Back then, you could buy a corned beef sandwich for 20 cents, a large Coke or a cup of coffee for 10 cents, a milk shake for a quarter, and a banana split for 35 cents. Gray later opened his own lunchroom, Hill-top Lunch, then operated a small hauling business. He then worked more than 19 years for Fredericksburg Savings & Loan, where he retired in 1987. M.M. Lewis was the grandfather of Charles Taylor Lewis, now president of the National Bank of Fredericksburg. M.M. Lewis' son, Charles H. Lewis, ran the drugstore until it closed about the 1960s.



FIGURE 18

placed above it. One grave, that of the Rev. Edward C. McGuire, proved to be the exception as a cast-iron casket had been used and it was transferred intact.⁵⁶

"The Vestry accepted R. C. Mitchell's bid of \$116,775.00 to construct the building in the summer of 1958 (although later changes raised the final cost to \$130,000). Construction began on August 12, 1958, continued through the winter, and was completed on April 24, 1959. The decision to name the building after Reverend Edward C. McGuire was made upon the motion of Miss Elsie Lewis following the congregation's decision to proceed with the construction at a meeting in January 1957."⁵⁷

During the period from 1960 to 1973, the bound set of the St. Georgian (Parish newsletter) reflect a continuing interest in the development and evolution of our building. With the completion of McGuire Hall the focus returned to the main building. In 1963 a new floor was installed in the family room and the official Episcopal Church sign was installed in the church yard facing Princess Anne Street. The fall of 1965 found the congregation celebrating the completion of the library in the family room, with the work being done by local contractor and member, Mr. Bernard Cline. In the summer of 1966 air conditioning was installed in the nave and the family room at a cost of \$8,000. One year later panelling and the kitchenette were added to Faulkner Hall. In the fall of 1968 a major renovation effort was undertaken to remodel the kitchen. A second door to the room was added and a hallway that had lead from the family room to the storage room was eliminated by removing the wall separating the hall from the kitchen. The hot water heater was moved from its location adjacent to the sink into the storage room. At that time a steam food serving table was purchased which remained the property of St. George's until the kitchen renovation of 1992 when it was sold. Finally the St. Georgian reflected major work in April, 1971 on the stained glass windows. The Hauser Stained Glass Company of Winona, Wisconsin cleaned four of the five windows on the George Street side of the nave, the three windows over the altar, and one window on the Princess Anne Street side of building.⁵⁸

In 1973, new leadership arrived at St. George's. The Reverend Charles Sydnor is recorded as attending his first Vestry meeting in his new position as Assistant Rector on December 16, 1973, and a formal welcome was extended at the annual congregational meeting on January 28, 1974. The transition became permanent and complete on August 26, 1977 when the Reverend Sydnor assumed the reins as full time rector following the Reverend Faulkner's retirement on December 1, 1976.

⁵⁶Ibid., 21.

⁵⁷Carroll H. Quenzel, a speech, "The McGuire Hall Story," delivered May 3, 1959, at the dedication of the new McGuire Hall Educational Building, St. George's Church.

⁵⁸ The St. Georgian, Compilations of all Editions, St. George's Episcopal Church, Fredericksburg, Virginia, bound by Michael Berta, Master Bookbinder, 1989.

The care, concern and seemingly constant need of attention for our beloved building was not affected by such a transitional occurrence as the coming of a new rector. In fact, the forces of weather, wear and the simple passage of time hardly seemed to notice the event at all. In 1974, the Rappahannock Roofing Company paid the first of many visits to the McGuire Hall to patch the flat roof. This has been a regular duty of many of the recent Junior Wardens; it is almost a rite of passage to make a phone call to those tar slinging workmen to complain of another leak in the roof.

After several years of adjustment to a new rector the building again began to cry out for attention and a \$25,000 grant was secured from the Virginia Historic Landmarks Commission to spend on restoration of our home. Old Dominion Glass Company worked on the stained glass windows and an elaborate drainage system was installed in the low lying area at the bottom of the cemetery. Water had begun to stand there because the construction of McGuire Hall blocked its normal flow toward the Rappahannock River. This work was completed in the winter of 1979.

During the period from 1977 to 1980 a series of committees were formed and charged with restoring and preserving the main church building. Many reports and suggestions were forthcoming and in fact the architectural firm of Grigg, Wood and Brown from Charlottesville (the same group hired in 1956) was engaged to inspect the church structure and report its findings to the church leadership. Everyone could see the need to work on many obvious structural problems, but there always seemed to be something that superseded the actual commitment to action. Then, on a hot, humid day in the summer of 1980, a frighteningly large piece of plaster fell from the ceiling of the nave on to several of the pews below. The Holy Spirit manifested itself, but thankfully not on a Sunday. All the plans that members of the committees and vestries had been working on took on a new urgency. Within a year, the leadership had raised and spent almost \$200,000 to repair the nave, the narthex, the chancel, and the exterior brick work. The building was rededicated in October of 1981, even though the leadership did not settle with the contractor until the spring of 1982.

3. A description and record of existing conditions.

In 1990-1991 a comprehensive examination of the entire church site was undertaken by Tidewater Restorations, Inc., a firm specializing in the restoration of eighteenth and nineteenth century buildings. Their report, *Project Manual for Maintenance Report*, is incorporated in this section as item number 1 under Other Documents (Section D).

In June, 1993, the Vestry voted unanimously to retain Quinn Evans Architects of Washington, DC to proceed with an analysis of the facility and develop a plan for its renovation, restoration and preservation. Quinn Evans is presently conducting a survey to complement the report of Tidewater Restorations, Inc.

4. An evaluation of the impact of any proposed changes or new uses, on the integrity of the structures, graveyard or setting.

The site will remain as an active parish in the Episcopal Diocese of Virginia and used in support of the mission of the church. The parish currently plans no new activities which will require any significant changes in the site. In developing a plan for restoration and renovation, it is the intent of the parish to minimize any overt evidence of change especially to the exterior, except to conform to required regulations or for historical accuracy. Interior changes will be limited to those necessary to accomplish goals and again for historical accuracy.

5. An engineering report on safety and load-bearing limits.

In June, 1993 a contract was signed with Quinn-Evans Architects of Washington, DC to begin preliminary work on restoring and renovating the site. As part of their review, Quinn-Evans will evaluate these areas and provide a complete report of their findings.

6. Identification and analysis of significant factors affecting preservation of the structures, graveyard and setting.

A comprehensive study of the buildings and grounds of Saint George's Church was undertaken during 1990-1991. A summary (*Project Manual for Maintenance Report*) prepared by Tidewater Restorations - see section B3 above) identified a number of areas requiring attention to some degree. The following lists the most significant findings.

MAIN CHURCH:

Portions of the North wall, especially around the windows are deteriorating. This requires either stabilization of the damage or in some cases outright rebuilding and/or replacement.

Some deterioration of the wall on the South side has been noticed which includes several structural cracks in the window sills.

A number of cracks have been identified in the interior of the building. Some water damage has also been identified. Several cracks are considered serious, needing attention, especially the "capitols" supporting the arches and boxed beams which in turn support the ceiling.

All windows require some caulking, painting and reglazing in places. Rot has been detected around several of the windows which requires more extensive repair.

The stone steps at the Main entrance need some stabilization as do the steps on the South side of the building. Regrouting is necessary and in some cases there may need to be some relaying of the stones.

The brick work on the South side (below the steps) needs regrouting and in some cases relaying. The brick wall on the South side (facing George Street) needs major repointing (i.e., scratching out the old mortar then replacing it) and some bricks need replacement. Several structural cracks have been identified in the wall.

The wall on the East (alley) side near the stairway is cracked and displaced. The section needs to be relayed.

The furnace flues are apparently unlined which could be a fire hazard. The flues need to be lined.

The steeple is in need of extensive repairs. A number of problems have been identified, several are major. Some of the brickwork needs stabilization and at least one brick requires replacement. The windows need reglazing and dry rot has been detected in several locations. The door on the left side of the West face, the window in the center, and the "ship lap" boards in the center, East face, and South face all need major repair and/or replacement.

MCGUIRE HALL:

A crack and some deterioration in the brick work has been noted especially in the Northeast corner of the building. Cap stones and sills need to be repointed or regouted. Some rot has been detected in a few places. Some cracks and water damage were noted in the building's interior.

FAULKNER HALL:

Repointing is needed in several locations. Several bricks have eroded to the point where they need replacement. Several cracks have been detected and the sill stone at the entry door is described as in poor condition. Some rot has been detected and the sills of several window require attention.

GRAVE YARD:

The embankment along the north wall (of the Main Church) is too steep causing erosion which is progressing towards the grave sites. The retaining wall on the West side (adjacent to Princess Anne Street) is collapsing due to sub-surface water pressure from the street side. It has been recommended the wall be rebuilt. Most of the wall needs repointing and some bricks require replacement.

Many of the recommendations regarding landscaping have been addressed.

A number of the headstones in the grave yard require immediate conservation or other protective action.

OTHER FACTORS:

The electrical system is badly out of date and involves several different systems installed at varying times in different parts of the complex. A combination of fuses and circuit breakers are used. Many outlets are not grounded and the system was not designed for the load capacity demanded for modern office equipment (e.g., copiers, computers, etc.). The current electrical systems represents a potential fire hazard.

The lack of a central heating, ventilation and air-conditioning (HVAC) system is serious problem. Not only does its absence cause discomfort for the staff and parishioners, but the

constant changes in environmental conditions (temperature, humidity, etc.) are not conducive to preservation efforts.

In addition to the listed conditions, there are a number of other factors which affect preservation efforts at Saint George's. Some of these factors are not completely within our control. These include damage from natural forces such as heavy rains, strong winds and other seasonal phenomenon, more mundane factors such as bird (especially pigeon) droppings and human factors such as air pollution, acid rain, etc.

A very important factor affecting preservation efforts at Saint George's is the location of the church within the 40-block designated Fredericksburg Historic District. This location means the church must comply with guidelines and rules designated for this area, as well as present all major changes and preservation efforts to the local Architectural Review Board for approval.

Another important factor affecting preservation efforts is the congregation's attitude. There seems to have been a lack of awareness of the importance of maintenance or the concept of preventative maintenance. This attitude has resulted in poor planning, and lack of funding (both short and near-term) for maintenance, repairs, or preservation efforts. Although the current Vestry is aware of these problems and making an effort to address some of them, several years of benign neglect having taken their toll.

7. Recommended steps for preservation treatment, the basis for such recommendations, and preliminary drawings.
 - A. The first set of recommendations is based on findings reported in the *Project Manual for Maintenance* for Saint George's Church prepared by Tidewater Restorations, Inc (See Sections B3 and B6 above).
 - i. A complete, integrated fire/security systems is needed throughout the complex. A number of areas in the buildings were identified as being in so-called "dead zones."
 - ii. Repairs to the exterior wood trim.
 - iii. Repairs to the exterior masonry.
 - iv. Lining the furnace flues (if the entire system cannot be replaced).
 - v. Mapping all broken and fallen stones in the graveyard, then tagging them and relocating them to a protected location.
 - vi. Conservation or other protective action for headstones in the grave yard. Included in this action would be the mapping of the fallen and/or broken stones, tagging of same and their removal to another more secure location.
 - vii. Repair the roofs on McGuire and Faulkner Hall, with periodic maintenance following including the cleaning of all gutters.

- viii. Inspection/repair of the "capitols" supporting the arches and the boxed beams which in turn support the ceiling of the main church.

Many other items were listed in the report, some of which are minor. Some of these minor repairs can be completed by members of the congregation with proper materials. Several congregational work days have been scheduled to complete minor repairs and other maintenance items.

- B. The second set of recommendations has been developed by the St. George's Parish Capitol Planning and Preservation Committee. The Parish Vestry has authorized the committee to move forward on these recommendations which are contained in the report *A.I.M. 2000* incorporated in this section as item number 3 under Other Documents (Section 3). Some of these recommendations include those found in the *Project Manual for Maintenance* while others were developed by the committee and other parish staff members.
 - C. Quinn-Evans Architects has been retained by the parish to develop plans for the restoration, renovation and preservation of the site. Their work will involve the development of plans based on A and B above plus any additional recommendations based on their findings.
8. The impact of any proposed action on the structures, graveyard or setting, with recommendations to avoid or mitigate potentially adverse effects.

The intent of the project in part is to stabilize the site to minimize any additional deterioration and to restore, where possible, those areas where deterioration has already occurred. In addition, the project is designed to upgrade existing facilities making every effort to incorporate them into the existing plant with a minimum of change. All changes will be carefully reviewed to insure they do not adversely impact the historical nature of the facility unless absolutely necessary for safety or to conform to legal regulations.

9. Estimates of costs to carry out individual recommendations.

Initial cost estimates have been put at \$2.2 million. This figure includes a contingency allowance and a reserve to establish a permanent preservation fund. More exact cost estimates will be available upon completion of Quinn-Evans' initial surveys and their recommendations and proposals.

C. Appendix

1. Bibliography.

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D. Other Documents

1. *Project Manual for Maintenance Report* by Tidewater Restorations.
2. *Maintenance Manual*.
3. *A. I. M. 2000 - An Historic Adventure in Mission and Community*. Presented to the Vestry of St. George's Episcopal Church, June, 1993.
4. *Preservation Program for St. George's Church, Phase 2*, 1980.