



PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

Note: PIFs are prepared by applicants and evaluated by DHR staff and the State Review Board based on information known at the time of preparation. Recommendations concerning PIFs are subject to change if new information becomes available.

DHR No. (to be completed by DHR staff) 136-5092

1. General Property Information

Property name: The Red Brick House aka The Arnold House

Property address: 1017 New Hope Road

City or Town: Waynesboro

Zip code: 22980

Name of the Independent City or County where the property is located City of Waynesboro

Category of Property (choose only one of the following):

Building ☒ Site ☐ Structure ☐ Object ☐

2. Physical Aspects

Acreage: .66

Setting (choose only one of the following):

Urban ☐ Suburban ☐ Town ☒ Village ☐ Hamlet ☐ Rural ☐

Briefly describe the property's overall location and setting, including any notable landscape features:

Waynesboro's Red Brick House, constructed in 1820 by Captain William Brown as the town's inaugural schoolhouse, is notable for its educational and architectural significance.

Prominently located on an elevated site at the heart of Waynesboro and adjacent to the Presbyterian Cemetery (established circa 1798), this Federal-style structure is situated near other key historical sites such as the Plum House, the Coiner-Quesenbery House, and the Port Republic Historic District.

Approximately 300 feet from the original rail line, the Red Brick House stands as a witness and testament to the arrival of the Blue Ridge Railroad, which linked Augusta County to Virginia's broader railway network.

3. Architectural Description

Architectural Style(s): Federal

If the property was designed by an architect, landscape architect, engineer, or other professional, please list here: Captain William Brown

If the builder is known, please list here: Captain William Brown

Date of construction (can be approximate): 1820

Narrative Description (Please do not exceed one page in describing the property):

Briefly describe the property's general characteristics, such as its current use (and historic use if different), as well as the primary building or structure on the property (such as a house, store, mill, factory, depot, bridge, etc.). Include the materials and method(s) of construction, physical appearance and condition (exterior and interior), and any additions or other major alterations.

The structure affectionately known as Waynesboro's Red Brick House is more than a historical building; it is a cornerstone of the town's heritage. Its early establishment as a center of learning reflects the values and aspirations of Waynesboro's early inhabitants, setting the stage for the town's future growth and prosperity.

The original two-story structure is possibly the oldest brick schoolhouse in Virginia. A note in Deed Book 47, dated February 25, 1822, states, "Being the same property upon which Brown lately built a brick schoolhouse two stories high, 30 feet by 18 feet." This structure was one of the first masonry edifices built in the classic Federal style in Waynesboro. With a focus on clean lines and understated ornamentation, the Red Brick House is characterized by its symmetry and rectangular shape, as well as the balanced arrangement of windows, doors, and chimneys. Other unique elements include decorative scalloped bricks at the roofline and keystone brick lentils over the windows and doorways.

The lot was likely situated on a clay bank. During that era, brick homes were considered symbols of quality, durability, and status. Constructing a brick building meant the bricks would be made on-site, utilizing the available clay and a brick kiln to transform the clay into handmade bricks. If you observe the landscape surrounding the brick house, you will notice significant earth has been excavated which would have been essential for the construction of this house.

The original structure was made using flattened logs for floor joists with 5/4 antique heart pine flooring in random widths over a six-foot cellar. Bricks were laid directly on the ground with no footing, two and three-course layers deep with lime plaster. The first addition was made during the 1880s. Set on a stone foundation, it included an attached kitchen using 2x4 wood framing covered by plaster and lath. The second addition including auxiliary rooms and a bathroom was built on cinder blocks in the early 1900s.

The City of Waynesboro acquired the property to allow for the widening of New Hope Road. However, the road project never began, and the city rented the property until 2012, when it was deemed uninhabitable and sat empty for four years before being scheduled for demolition in 2016.

This beautiful piece of Waynesboro's history, featuring two-over-two, double-hung weighted windows, brick fireplaces in all four rooms of the original house, and old-style plastered walls with horsehair as a binder, along with 300-year-old antique heart pine throughout, was in serious disrepair. A group of local residents formed the Red Brick House Committee to save it from demolition. An online petition to preserve the house caught the attention of the City Council, and it was decided that the house would be signed over to the Red Brick House Committee, then transferred to Mark Holmes, a general contractor with expertise in restoring old homes. The journey wasn't easy, but today the home stands as a shining example of restoration, respecting historical elements, materials, and processes.

In a bullet list, include any outbuildings or secondary resources or major landscape features (such as barns, sheds, dam and mill pond, storage tanks, scales, railroad spurs, etc.), including their condition and their estimated construction dates.

- Garden tool shed (Est completion: August 2025)
 - Old-fashioned pump water garden feature (Est. completion: July 2025)
 - Restoration of original plot with land purchase (Est. completion: July 2025)
- Retaining wall repair (Est. completion: December 2025)

4. Property's History and Significance (Please do not exceed one page)

Briefly explain the property's historic importance, such as significant events, persons, and/or families associated with the property.

If the property is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

Federal-style architecture in the 1800s marked a shift from British colonial styles to a refined, classical aesthetic, symbolizing America's independence and identity. Popular from 1780 to 1840, it featured symmetry, elegance, and classical Roman motifs. The structure affectionately known as Waynesboro's Red Brick House is a classic example of the Federal style but it's more than a historical building; it is a cornerstone of the town's heritage.

In 1819, David and Mary Bush sold a small fraction of their land (4½ acres) to Captain William Brown, a veteran of the War of 1812 and a Mason. One year later, he built the Red Brick House which stands strong to this very day. From deed references, we can infer that it was used as a school house and a mason's lodge. He carried his love for red bricks to his final resting place in Staunton, Virginia where he is buried under a red brick headstone.

In 1865, the Red Brick House bore witness to the Battle of Waynesboro during the Civil War. The Confederate battlelines were positioned through the Presbyterian Cemetery 120 feet from the Red Brick House, but it saw no damage given it was viewed as Mason property. It was rumored to have been used as a hospital and meeting place by Confederate soldiers.

In 1881, George and Sarah Hippert purchased the Red Brick House and were responsible for building its first addition. They were also the only occupants to have filed a lawsuit. In the 1884 case of Hippert vs. Plum, George Hippert sought to stop John Plum (of the Plum House) from operating his brick kiln, claiming it caused heat damage to his garden in 1882. Hippert reported damage to onions, peas, grapevines, and tree leaves due to kiln heat. Mrs. Hippert testified about being unable to ventilate their home, and their daughter Minnie suffered burns from opening the door. Plum admitted to firing kilns but claimed he hadn't received complaints and noted that his property was closer to the kiln than Hippert's. Expert witnesses for both sides debated the extent of heat impact on gardens. Judge McLaughlin ruled in favor of Hippert, declaring the kiln a nuisance that impaired his enjoyment of home and air quality. Plum was ordered to pay \$210 in damages, leaving the future of his kiln and business uncertain.

In 2016, P. Buckley Moss, an American artist known for her paintings of rural Virginia, painted a vision of the Red Brick House to raise funds for its restoration.

In 2016, the City of Waynesboro transferred ownership of the property to the Red Brick House Committee, which promptly signed it over to Mark Holmes. In 2021, the property was rezoned from highway commercial to local business/residence. With a building permit in hand, Holmes began restoring the property using existing materials and techniques from the original time period. That meant stripping layers of paint and wallpaper from floors, trim and walls; repurposing existing materials like windows, floor joists and doors; and exposing the original brick walls and rafters to reveal the true beauty of the house.

Please list all sources of information used to research the history of the property, such as deeds, census and tax records, and/or published articles and books. (It is not necessary to attach lengthy articles or family genealogies to this form.)

- [Story of the Red Brick House by Debbie McLaughlin \(1/20/2024\)](#)
- [Deed Book 43-422 \(6/21/1819\)](#)
- [Deed Book 47 \(2/25/1822\)](#) [Deed Book 85-407 \(6/1870\)](#)
- [Deed Book 47 \(3/4/1823\)](#) [Deed Book 100-96 \(5/18/1881\)](#)
- [Deed Book 82-78 \(4/5/1863\)](#) [Chancery Case of 1884 Hippert v. Plum](#)

5. Property Ownership (Check as many categories as apply):

Private: ☒ Public\Local _____ Public\State _____ Public\Federal _____

Current Legal Owner(s) of the Property (If the property has more than one owner, please list each below or on an additional sheet.)

name/title: Mark & Tracey Holmes

organization: WoodBore Housing & Construction

street & number: 7380 Shady Palm Drive

city or town: Springfield state: VA zip code: 22153

e-mail: cowboysmark94@gmail.com telephone: 703.587.5583

Legal Owner's Signature: _____

Date: 7/26/2025

•• *Signature required for processing all applications.* ••

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: _____

Daytime Telephone: _____

Applicant Information (Individual completing form if other than legal owner of property)

name/title: _____

organization: _____

street & number: _____

city or town: _____ state: _____ zip code: _____

e-mail: _____ telephone: _____

Date: _____

PLEASE DO NOT ATTACH CONTINUATION SHEETS TO THIS FORM. THANK YOU!

PIF BOUNDARY MAP

Red Brick House
City of Waynesboro, VA
DHR ID# 136-5092

 Proposed Boundary

0 100
 Feet



PIF AERIAL-VICINITY MAP

Red Brick House
City of Waynesboro, VA
DHR ID# 136-5092

 Proposed Boundary

0 300
 Feet





































