

## Lasley, Timothy G

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**From:** Lasley, Timothy G  
**Sent:** Thursday, June 21, 2018 3:58 PM  
**To:** 'carlae@purplecherry.com'  
**Cc:** Werner, Jeffrey B; Mess, Camie  
**Subject:** BAR Action - June 19, 2018 - 404 East Main Street

June 21, 2018

### **Certificate of Appropriateness Application**

BAR 18-06-01

404 East Main Street

Tax Parcel 280046000

New Dominion Bookshop, Owner/ NDB Land Trust/ George B. McCadlum III and David W. Kudravetz Trustees, Applicant/

Carla Edwards

Window replacement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 15, 2018. The following action was taken:

**Motion: Part I Schwarz moved to accept the applicant's request for deferral.**

**Part II: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation I move to find that the proposed window replacement and rehabilitations satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves only the application for replacement of the front window sash. Ball seconded. Approved (7-0).**

This certificate of appropriateness shall expire in 18 months (December 19, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Jeff Werner

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**Tim Lasley**

Intern | Historic Preservation and Design Planning

City of Charlottesville | Neighborhood Development Services

University of Virginia | Class of 2020

School of Architecture

Phone: (434)970-3185

Email: [lasleyt@charlottesville.org](mailto:lasleyt@charlottesville.org)



**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 19, 2018**



**Certificate of Appropriateness Application**

BAR 18-06-01

404 East Main Street

Tax Parcel 280046000

New Dominion Bookshop

Owner: NDB Land Trust/ George B. McCallum III and David W. Kudravetz Trustees

Applicant: Carla Edwards

**Window Replacement**

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**Background**

The present Keller Building constructed in 1915, following the destruction of the original Keller Building by fire, built in 1873, is a two story contributing building in the Downtown ADC District. The building features a three part façade consisting of the storefront, second floor windows, and cornice. The building practices traditional World War I masonry techniques. (Historic survey attached)



**Application**

Purple Cherry Architects submittal dated 5/29/2018: Window surveys (3 pages), and historic survey (10 pages).

Request for the replacement of windows on the 2<sup>nd</sup> floor of both pedestrian mall façade and alley façade.

- Rehabilitate/repair what can be; replace what cannot be repaired.

**Criteria, Standards, and Guidelines**

**Review Criteria Generally**

*Sec. 34-284(b) of the City Code states that,*

*In considering a particular application, the BAR shall approve the application unless it finds:*

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

**Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and*
- (8) Any applicable provisions of the City’s Design Guidelines.*

**Pertinent Guidelines for Rehabilitation**

**B. FACADES AND STOREFRONTS**

*Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.*

- 1) Conduct pictorial research to determine the design of the original building or early changes.*
- 2) Conduct exploratory demolition to determine what original fabric remains and its condition.*
- 3) Remove any inappropriate materials, signs, or canopies covering the façade.*
- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
- 6) When designing new building elements, base the design on the “Typical elements of a commercial façade and storefront” (see drawing next page).*
- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
- 8) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.*
- 9) Depending on the existing building’s age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.*
- 10) Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,*
- 11) Avoid introducing inappropriate architectural elements where they never previously existed.*

**C. WINDOWS**

*Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building’s particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.*

*Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.*

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2) Retain original windows when possible.*
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6) Replace historic components of a window that are beyond repair with matching components.*
- 7) Replace entire windows only when they are missing or beyond repair.*
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9) Reconstruction should be based on physical evidence or old photographs.*
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 17) Storm windows should not damage or obscure the windows and frames.*
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.*
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
- 21) The size of the shutters should result in their covering the window opening when closed.*
- 22) Avoid shutters on composite or bay windows.*
- 23) If using awnings, ensure that they align with the opening being covered.*
- 24) Use awning colors that are compatible with the colors of the building.*

#### **L. REAR OF BUILDINGS**

*The area behind commercial buildings is often forgotten and neglected. This area may be a utilitarian space for deliveries and storage of discarded goods. However, in some cases the rear of the building may*

*provide the opportunity for a secondary entrance, particularly if oriented to a public alley. The appearance of the back area then becomes important to the commercial district and to the individual business. Customers may be provided with direct access from any parking area behind the building. In these cases, the back entrance becomes a secondary entrance to the store and is the first contact the customer makes with the business.*

- 1) Meet all handicapped accessibility requirements.*
- 2) Consolidate and screen mechanical and utility equipment in one location when possible.*
- 3) Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.*
- 4) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.*
- 5) Note building and ADA codes when and if changing dimensions or design of entrance.*
- 6) Windows define the character and scale of the original façade and should not be altered.*
- 7) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.*
- 8) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.*
- 9) Remove any blocked-in windows and restore windows and frames if missing.*
- 10) Security grates should be unobtrusive and compatible with the building.*
- 11) Avoid chain-link fencing.*
- 12) If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.*
- 13) Ensure that the design of the lighting relates to the historic character of the building.*
- 14) Consider installing signs and awnings that are appropriate for the scale and style of the building.*
- 15) Design and select systems and hardware to minimize impact on the historic fabric of the building.*
- 16) Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.*
- 17) Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.*

### **Discussion and recommendation**

The applicant has submitted window surveys of each window needing rehabilitation or replacement.

BAR should recommend the rehabilitation of all windows, and when not possible, staff has requested the detail specifications of the replacement windows and cut sheets.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation I move to find that the proposed window replacement and rehabilitations satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted (or with the following modifications...).



# Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130

# RECEIVED

## MAY 29 2018

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
Make checks payable to the City of Charlottesville.  
The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name	<u>NDB Land Trust/George B. McCullum III + David W. Kudravetz Trustees</u>	Applicant Name	<u>Carla Edmonds</u>
Project Name/Description	<u>New Dominion Book Shop</u>	Parcel Number	<u>280046000</u>
Project Property Address	<u>404 E. Main Street, Charlottesville, VA</u>		

### Applicant Information

Address: Purple Cherry Architects  
701 Water Street E, Charlottesville, VA  
Email: CarlaE@purplecherry.com  
Phone: (W) 410-990-1700 (C) "

### Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Carla Edmonds 5/29/18  
Signature Date

Carla Edmonds 5/29/18  
Print Name Date

### Property Owner Information (if not applicant)

Address: NDB Land Trust  
250 E High Street, Charlottesville, VA  
Email: kls@pencapital.com  
Phone: (W) 434-297-0811 (C) "

### Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

R. Ted Weschler 5/29/18  
Signature Date

R. Ted Weschler 5/29/18  
Print Name Date  
*by Kirsten Samz*

Do you intend to apply for Federal or State Tax Credits for this project? N/A

Description of Proposed Work (attach separate narrative if necessary): Replace failing windows on 2nd Flr of building, both on pedestrian mall face + alley face. Rehab what is usable & repair what is not.

List All Attachments (see reverse side for submittal requirements):

Exhibit A, Exhibit B, Exhibit C, Architectural & Historic Survey

### For Office Use Only

Received by: S. Barnore  
Fee paid: \$125<sup>00</sup> Cash/ Ck. # 87115  
Date Received: 5/29/2018

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

Revised 2016 P18-0105



Purple Cherry Architects



FRONT ELEVATION



SASH TO BE REPLACED

HISTORIC WINDOW TO BE RESTORED



WARPED UPPER SASH TO BE REPLACED



WARPED UPPER SASH TO BE REPLACED



REPLACE EXISTING HARDWARE (NOT ORIGINAL)



CHAIN TO BE REPLACED IN KIND



REPLACE EXISTING HARDWARE (NOT ORIGINAL)

**DESCRIPTION OF WORK:**

SECOND FLOOR WINDOWS ON MALL SIDE: EXISTING TRIPLE UNIT IS TO REMAIN AND BE RESTORED, EXCEPT THAT THE UPPER SASH ON ONE UNTIL IS TO BE REPLACED IN KIND. THE NEW SASH WILL REPLICATE THE EXISTING PROFILES AND DIMENSIONS. NEW INTERIOR HARDWARE WILL REPLACE THE EXISTING HARDWARE, WHICH IS NOT ORIGINAL OR HISTORIC. THE EXISTING CHAINS AND WEIGHTS WILL BE REPLACED AS REQUIRED TO MAKE THE WINDOWS FUNCTIONAL. THE EXISTING SASH TRACKS ARE TO BE LINED WITH COPPER TO ALLOW FREE MOVEMENT OF THE SASH.

**EXHIBIT A - FRONT ELEVATION**

404 E. MAIN STREET  
CHARLOTTESVILLE, VA 22902

18-018 NEW DOMINION BOOKSHOP





Purple Cherry Architects



REAR ELEVATION



NEW FIXED TRANSOM

EXT'G WINDOWS TO BE REPLACED W/ NEW SINGLE-HUNG UNITS

HISTORIC WINDOW TO BE REPLACED



INTERIOR ELEVATION



WARPED SASH, NOT FUNCTIONAL



LOTS OF FILLER AND PUTTY ON EXISTING WINDOWS



ROTTEN WOOD

TWISTED FRAME



WARPED SASH

DESCRIPTION OF WORK:

SECOND FLOOR WINDOWS ON ALLEY SIDE: EXISTING TRIPLE UNIT IS IN VERY POOR CONDITION. ALL UNITS HAVE BEEN EXTENSIVELY REPAIRED WITH PUTTY AND FILLER, AND HAVE PERVASIVE WOOD ROT AND EVIDENCE OF WATER INFILTRATION. ALL OF THE SASHES ARE DEFORMED DUE TO WATER DAMAGE. WE ARE PROPOSING TO REPLACE ALL OF THESE WINDOW UNITS WITH NEW MARVIN ALUMINUM-CLAD DOUBLE-PANE SINGLE-HUNG AND FIXED TRANSOM UNITS. NEW UNITS ARE TO HAVE LOW-E GLAZING AND TRUE DIVIDED LITE CONSTRUCTION WITH 1 1/8" WIDE MUNTINS AND BRONZE CLAD FINISH.

EXHIBIT B - REAR ELEVATION @ 2ND FLOOR

404 E. MAIN STREET  
CHARLOTTESVILLE, VA 22902

18-018 NEW DOMINION BOOKSHOP



**VIEW FROM 4TH ST SE**



**BRICK MOULD PROFILE TO BE USED**

**HISTORIC WINDOW TO BE REPLACED**



**GRILLES ON WINDOWS TO BE REMOVED**

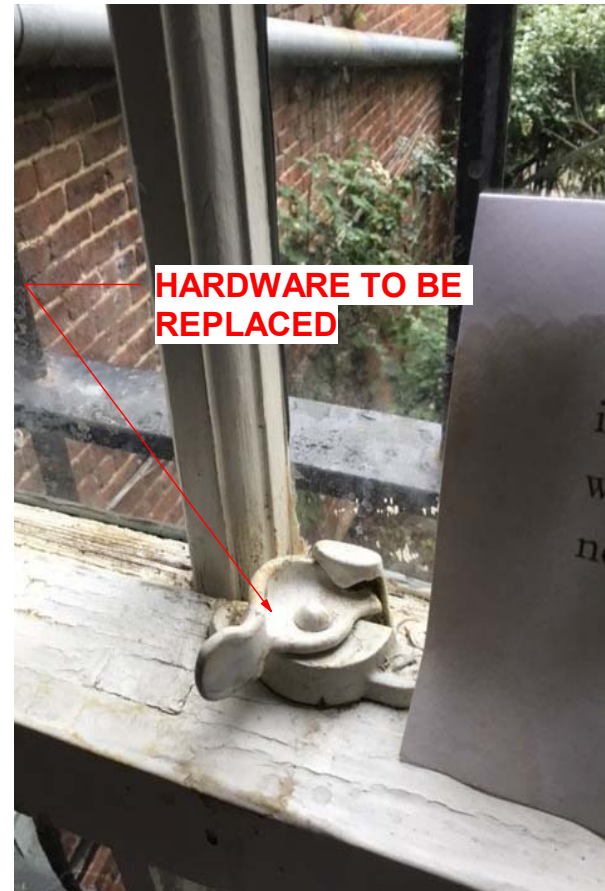


**INTERIOR ELEVATION**



**WARPED SASH**

**ROT @ SILL**



**HARDWARE TO BE REPLACED**



**Purple Cherry Architects**

**DESCRIPTION OF WORK:**

FIRST FLOOR WINDOWS ON ALLEY SIDE: TWO EXISTING DOUBLE-HUNG UNITS ARE IN VERY POOR CONDITION. ALL UNITS HAVE PERVASIVE WOOD ROT AND EVIDENCE OF WATER INFILTRATION, AND THE SASHES ARE DEFORMED DUE TO WATER DAMAGE. WE ARE PROPOSING TO REPLACE BOTH OF THESE WINDOWS WITH NEW MARVIN ALUMINUM-CLAD DOUBLE-PANE DOUBLE-HUNG UNITS. NEW UNITS ARE TO HAVE LOW-E GLAZING AND TRUE DIVIDED LITE CONSTRUCTION WITH 1 1/8" WIDE MUNTINS AND BRONZE CLAD FINISH.

**EXHIBIT C - REAR ELEVATION@ 1ST FLOOR**

404 E. MAIN STREET  
CHARLOTTESVILLE, VA 22902

18-018 NEW DOMINION  
BOOKSHOP

# Architectural And Historic Survey



258

## Identification

STREET ADDRESS: 404 E. Main Street  
MAP & PARCEL: 28-46  
CENSUS TRACT AND BLOCK: 1-125  
PRESENT ZONING: B-4  
ORIGINAL OWNER: Thomas S. Keller  
ORIGINAL USE: Shoe Store  
PRESENT USE: Shoe Store  
PRESENT OWNER: Don P. Whited  
ADDRESS: 912 Old Farm Road  
Charlottesville, Virginia

HISTORIC NAME: Keller Building  
DATE / PERIOD: 1915  
STYLE:  
HEIGHT (to cornice) OR STORIES: 2 storeys  
DIMENSIONS AND LAND AREA: 20' x 150' (3035 sq. ft.)  
CONDITION: Good  
SURVEYOR: Bibb  
DATE OF SURVEY: Spring 1979  
SOURCES: City/County Records  
Everett B. Cox  
Alexander, Recollections of Early Charlottesville  
Sanborn Map Co. - 1896, 1907, 1920

The Daily Progress, Ch'ville Bicentennial Edition,  
4/13/62.

## ARCHITECTURAL DESCRIPTION

This 2-storey building exhibits the decorative brickwork popular in the World War I era. Construction is of rough tan brick laid in stretcher bond on the facade. Corner piers of rusticated brick extend the full height of the building. The original storefront, with recessed central entrance and walls faced with copper below the display windows, has a moulded wooden surround and entablature with paneled frieze. Directly above that is a panel of diagonal stretchers framed by a band of stretchers with mitered corners. At the second level, a band of headers and a band of stretchers with decorative brick corner blocks frame a group of three windows. The windows are double-sash, 15-over-1 light in the center and 9-over-1 light at each side, with an entablature supported by pilasters between the windows. Above the windows, a single projecting row of headers gives the appearance of a window label. Above the second storey there is a flush panel of brick laid in a diamond design using special green, orange-brown, and white brick with the tan. It is framed by bands of vertical and horizontal headers. Between the corner piers, the parapet forms a low gable, topped with a band of vertical stretchers and a concrete cap. The rear elevation is of ordinary brick laid in 5-course American bond. It is three bays wide with a central door and 8-over-8 light windows, all flat arched, at the first level. At the second level there is a group of three windows, 12-over-12 light with 8-light transoms, with a single flat arch.

## HISTORICAL DESCRIPTION

S. M. Keller and J. W. Lipop purchased the lot upon which this building and the adjacent one at 406 E. Main Street now stand in 1874 (ACDB 68-743). Tax records indicate that they had already erected two 2-storey brick buildings there the year before. In April 1874, Alexander mentioned "the two large and commodious stores built by S. M. Keller and J. W. Lipop." Lipop received the western building when they divided the property in 1879, but sold it to Thomas S. Keller in 1881 (ACDB 74-535, 79-142). The W. J. Keller Company was founded in 1883 and has occupied the site ever since. Mark Roberts was a partner in the firm until 1897. The old building was completely destroyed by fire in 1914, and the present building was erected the following year. William J. Keller bought it from the daughter of Thomas S. Keller in 1945 (City DB 119-144). He died in 1951, and the present owner purchased the building from the estate of his daughter Marianne G. Keller in 1971 (DB 324-69). Additional References: ACDB 82-68; City WB 3-166, 7-23, 14-485.



# VIRGINIA HISTORIC LANDMARKS COMMISSION

File no.
Negative no(s).

## SURVEY FORM

Historic name	Common name
County/Town/City	KELLER'S
Street address or route number	

USGS Quad	Date or period
Original owner	Architect/builder/craftsmen
Original use	Source of name
Present owner	Source of date
Present owner address	Stories
Present use	Foundation and wall const'n
Acreage	Roof type

State condition of structure and environs **GOOD**

State potential threats to structure  
Note any archaeological interest

Should be investigated for possible register potential?    yes \_\_\_ no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

**YELLOW BRICK (STRETCHER BOND WITH ORNAMENTAL WORK: SOLDIER COURSES, MOUSETOOTHING); BRICK QUOINS; 2 STORIES, 3 BAYS; ENTRANCE IN CENTER BAY, RECESSED; ART DECO. c. 1930. FIRST STORY-PLATE GLASS WINDOWS, SECOND: A <sup>TRIPARTITE</sup> MODIFIED PALLADIAN WINDOW. 3 PART WITH 9/1 | 15/1 | 9/1 SASH. PILASTERS SEPARATE WINDOWS AND SUPPORT SIMPLE ENTABLATURE. PLATE GLASS WINDOWS OF FIRST STORY ENFRAMED BY WOODEN BOLECTION MOULDING. ENTABLATURE WHICH SEPARATES FIRST AND SECOND STORY HAS ORNAMENTAL CORNER BLOCKS: TERRA COTTA PANEL WITH COLORED TILES ABOVE SECOND STORY WINDOW. FALSE GABLE.**

Interior inspected? **No.**

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

near wall 5-0 am

1st level; cent door & side s/s wind, flat arch

2nd & 3rd; triple 8/12/12 w/ flat arch

fills entire window area, glows square

28-46

Keller's (404 E)

912 Old Farm Rd

✓  
324-69 ~~Don F. Whitel~~ Don F. Whitel 1971 \$50,127

WB 14-485 YNB, spec & tr (Keller) 1970

WB 7-23 Marianne G. Keller  
W. J. " plot 259-243

2-story,  
brick found & walls, built-up T & B roof  
built 1915 ±  
lot 3035 sq ft 19.92 x 150, ~~near~~ 20.54  
100% basement

on 1896 Sanborn

orig bldg: Early Ch'v says brick Keller & Lipow bldg  
prob built c 1894, ~~rebuilt or enlarged 1915~~  
burned 1914-15, rebuilt 1915

Bicen Prog (#16 Bm & 2nd)

founded 4/1/1883 by Wm Keller & Mark Roberts

same location whole time

Keller bought out Roberts 1897

W. Meade Keller & Miss Marianne G. Keller owners 1962

Mr Cox joined 1921

Mr Cox

Mrs Puckett at store

~~owner & manager~~  
~~Mr Decker~~  
Mrs Puckett

date orig bldg

next door ~~look~~ same age? look same?

old pictures (incl block)

who would know

date of fire —

how much destroyed & rebuilt:

Keller's

406

Wiley's

Coleman's

c 1915

fire started east end

Keller's (404 E)

WB 7-23 will of W.J. Keller 1947; dec. 1951  
store & lot at 404 E main -> dau. Marianne Brynes Keller

WB 14-485 will of Marianne Brynes Keller 1967; <sup>dec</sup> 1970  
-> bro W. Merde Keller

~~324-69~~  
324-69 VNB, exec of Marianne Brynes Keller -> Don P. Whited \$50,127  
2/12/1971 lot of brick store bldg at E. main  
same as 119-144

119-144 Marie K & Eder Munday -> W.J. Keller \$75,000  
2/1/1945 lot of brick store bldg...

same as: ACDB 82-68, 2/22/1883, R.H. Wood, Somers -> Thos S. Keller  
(see plat City DB 1-83)

City WB 3-166, 1925, life int to wife Louise, then to dau Marie K. Eagan  
non Keller dec 1934, Marie remarried

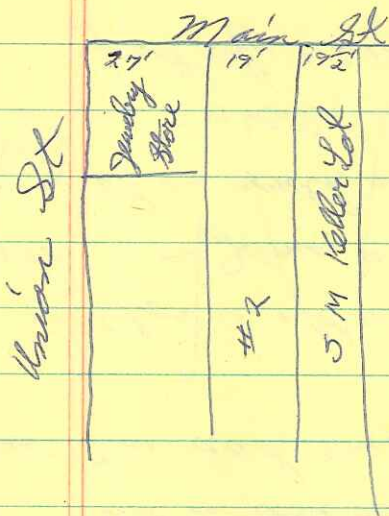
party wall agreements:

29-295 (6/1915) eastern party wall to be built on line  
(Oberdorfer & Conway) ↓

29-295 line in thru center of wall bet store rooms  
6/10/1915 - This deed concerns warehouse on rear of lot

11-85 Thos S & Louisa B Keller, Spotswood M & Georgiana Keller  
10/26/1888 -> James Wm Marshall \$4500  
#406, lot on south side main st of store occupied by Marshall  
(not this bldg) "S M Keller lot" on plat  
part of ACDB 74-535, 1877, deed of partition w/ Lippox





ACDB Circuit Court,  
 82-68 <sup>Thos</sup> Keller to finish paying for house Joe W Lipox sold him ~~(1882)~~  
 2/6/1883 R H Wood app to convey to Thos S Keller property sold him by Lipox

- Lipox's deeds of trust on property
- 67-433, 1872 → Mason Gordon
- 75-1, 1879 → Geo Perkins
- 77-422, 1881 → Mason Gordon
- 79-55, " → John M White
- 79-126, " → Geo S Shackelford

→ 79-142 10/1/1881 sales contract except alley begin at center of wall bet Terrell & Walters jewelry store on SE corner Main & Union, & thence, 19'9" on Main to center of wall bet this & store room now owned by S M Keller & occupied by Aaron Brunn, south 155'2" to stop lot . . . .

79-142 Joe W Lipox → Thos S Keller  
 10/1/1881 lot on south side Main " on which is located the <sup>store room now occupied by</sup> Breckin & Newman, bet store occ by Lipox as jewelry store & that occ by A A Brunn as dry goods store.

74-535 deed of partition:  
 6/14/1879 Lipox - western half of bldg, adj his house on corner  
 Keller - eastern " "

68-743  
 1874 see ~~map~~

~~55-460~~ ~~same as~~ ~~53-360~~

29-295 ~~295~~ O borderfor + Conway, Keller own adj lots w/   
 6/10/15 brick storerooms on each   
 C&O have built warehouse on rear of lot, over line

404 E

1916, 17, 18 lot 330 Thos S Keller # 404 (232) 2500 + 3500 = 6000

1915 " " 2000 + 0 = 2000

1914 " " " + 2500 = 4500



Bldg destroyed by fire

Q: 37 - 38 - 39 - 40  
how many stories?

2-story, single bay

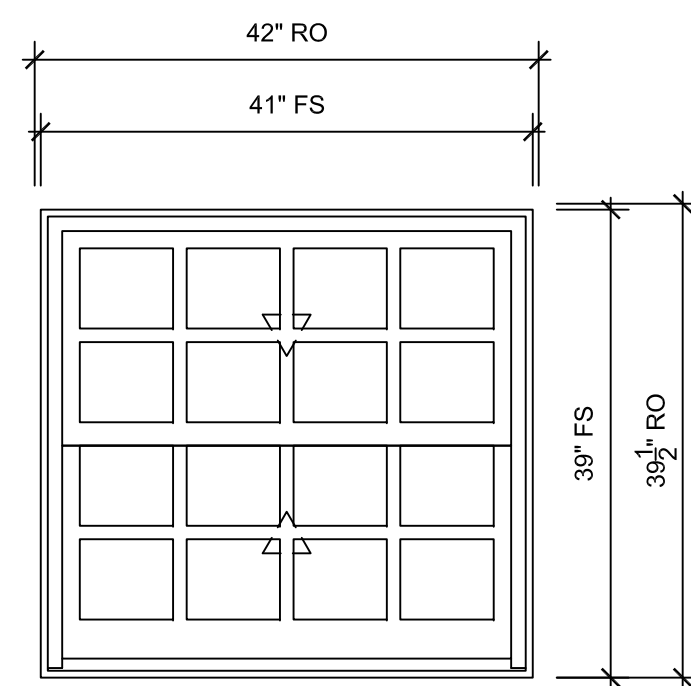
new storefront -

recessed center; single paneled wooden door w/ transom  
brass <sup>brass</sup> framed under windows  
moulded wooden surround ~~wooden surround~~ (arch of entab?)  
name in brass on raised panel center fringe  
raised sq panel either side  
cornice

rough tan brick, stretcher  
rusticated pierce street <sup>(brick storefront)</sup> to parapet (concrete-capped)  
band diag // // // // // above storefront cornice  
" vert above that & below windows  
double " " windows  
band stretchers  beside windows (r Wiley's)  
 whose bands meet  
single row raised headers forms label above bands  
band headers bet windows & other bands sides & below

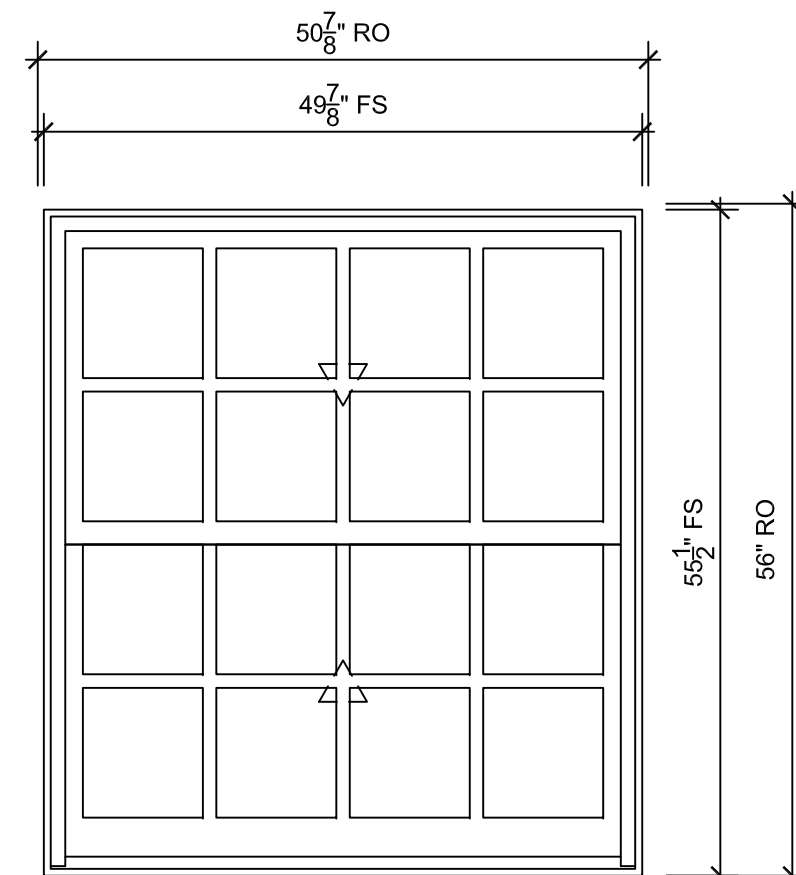
flush panel dec brick above 2nd storey  
diamond design & using green, orange-brown, & white  
w/ reg tan

row vertical <sup>stretchers</sup> headers & cone cap on gabled parapet



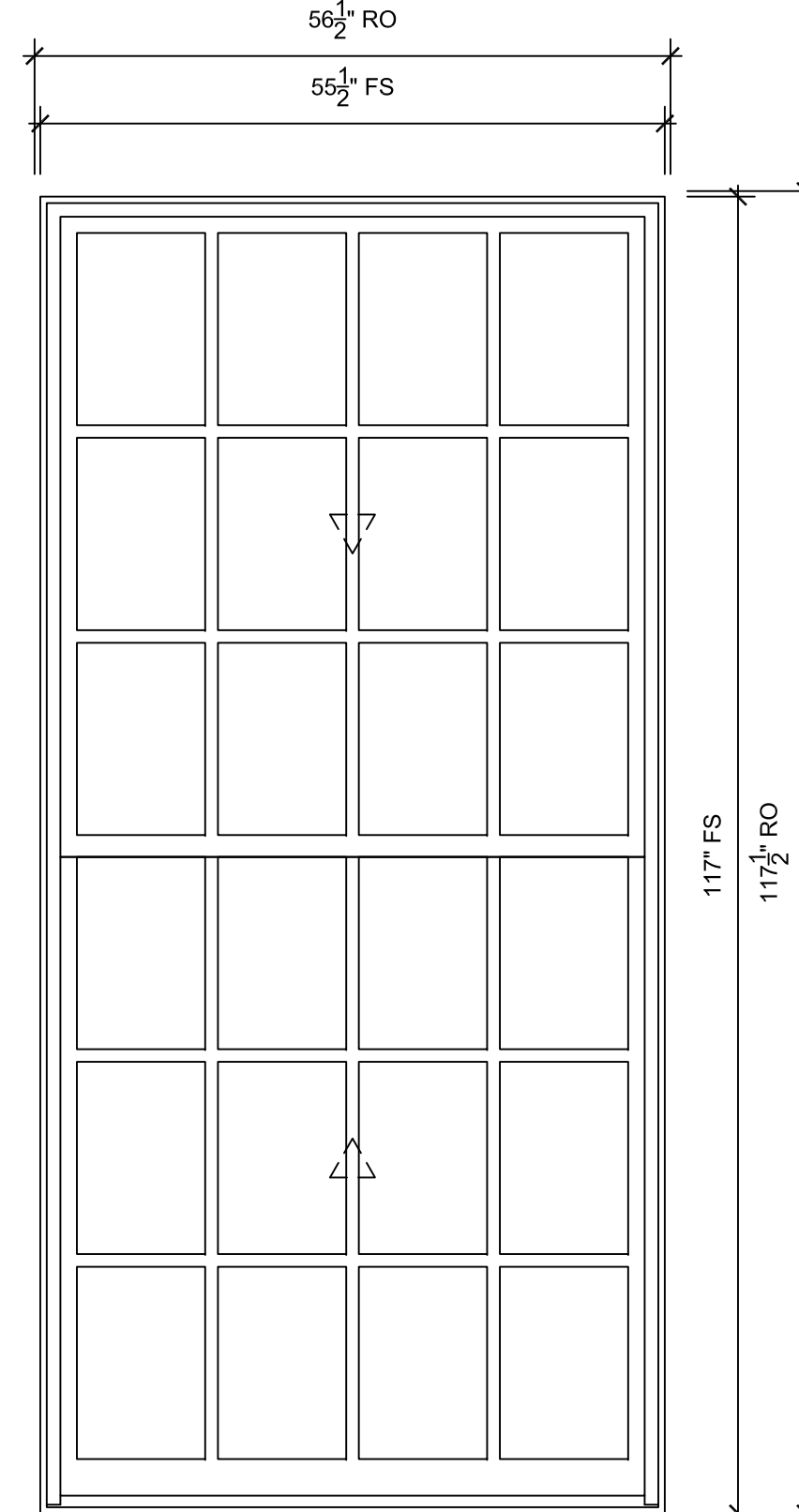
**LOWER**  
SCALE: 3/4" = 1'-0"

- ⊕ Head
- ⊕ Sill
- ⊕ Checkrail
- ⊕ Jamb
- ⊕ Divided Lite



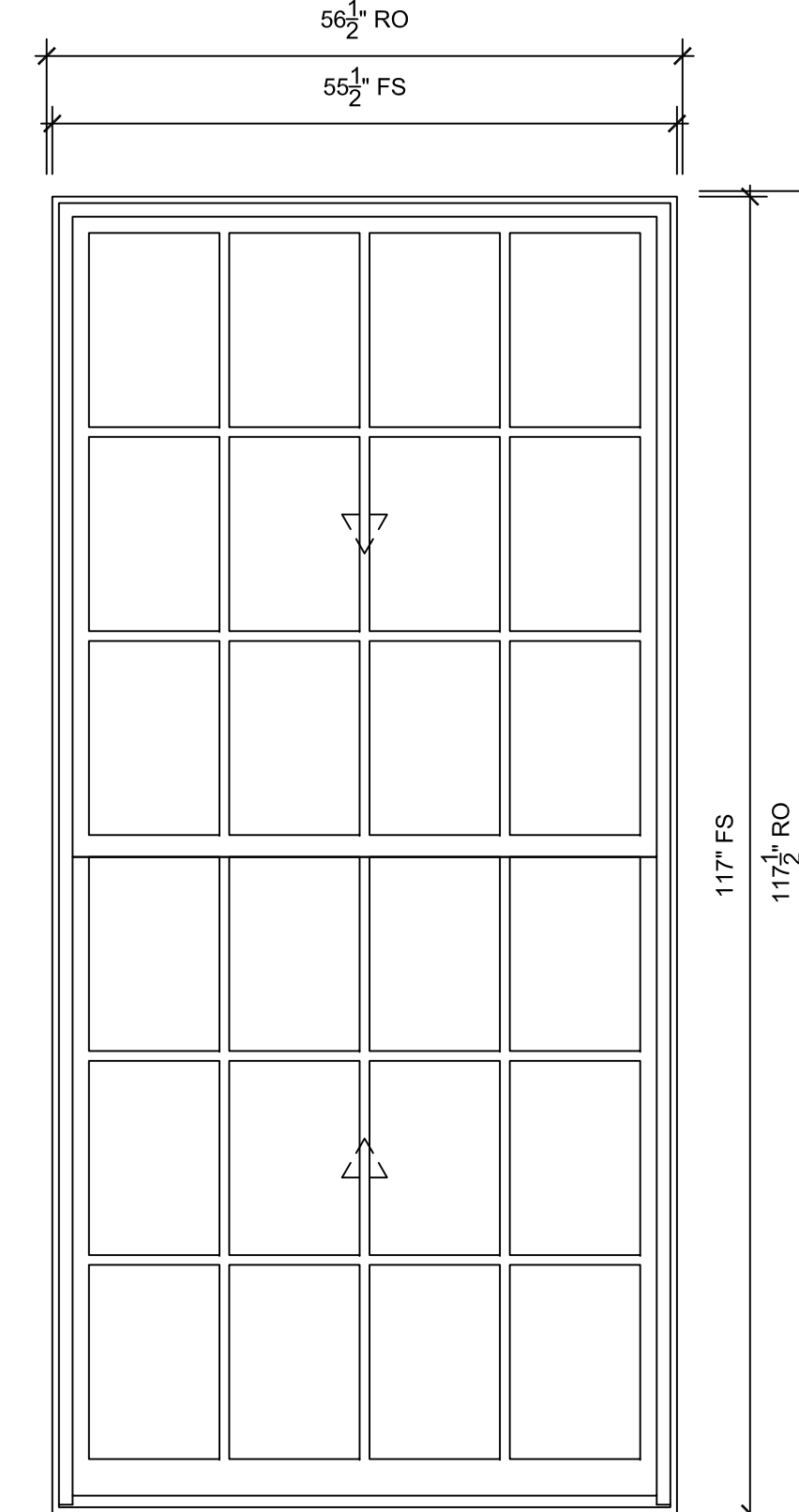
**FIRST**  
SCALE: 3/4" = 1'-0"

- ⊕ Head
- ⊕ Sill
- ⊕ Checkrail
- ⊕ Jamb
- ⊕ Divided Lite



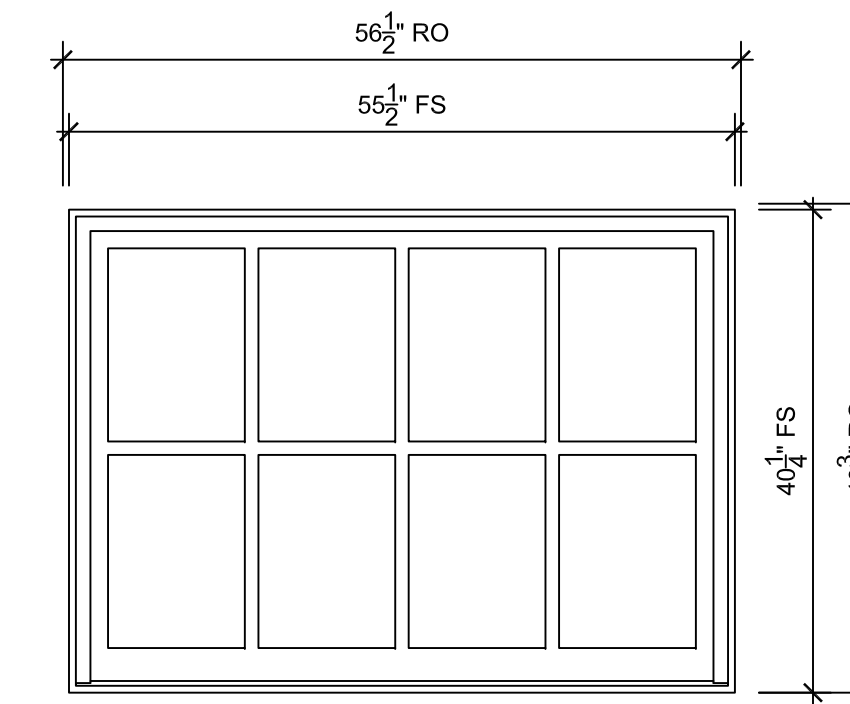
**SECOND**  
SCALE: 3/4" = 1'-0"

- ⊕ Head
- ⊕ Sill
- ⊕ Checkrail
- ⊕ Jamb
- ⊕ Divided Lite



**SECOND 7/8" OPTION**  
SCALE: 3/4" = 1'-0"

- ⊕ Head
- ⊕ Sill
- ⊕ Checkrail
- ⊕ Jamb
- ⊕ Divided Lite

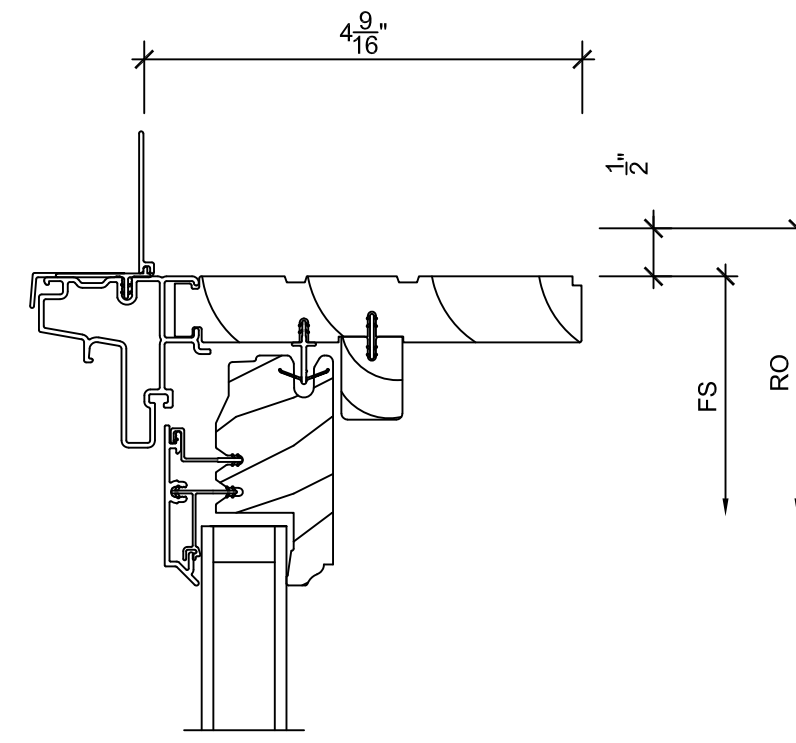


**SECOND TRANSOM**  
SCALE: 3/4" = 1'-0"

- ⊕ Head
- ⊕ Sill
- ⊕ Jamb
- ⊕ Divided Lite

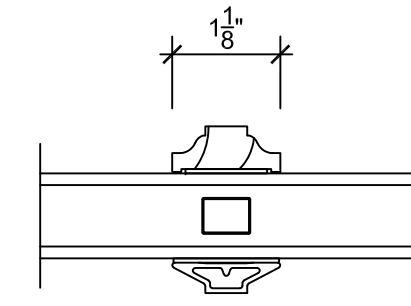
FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

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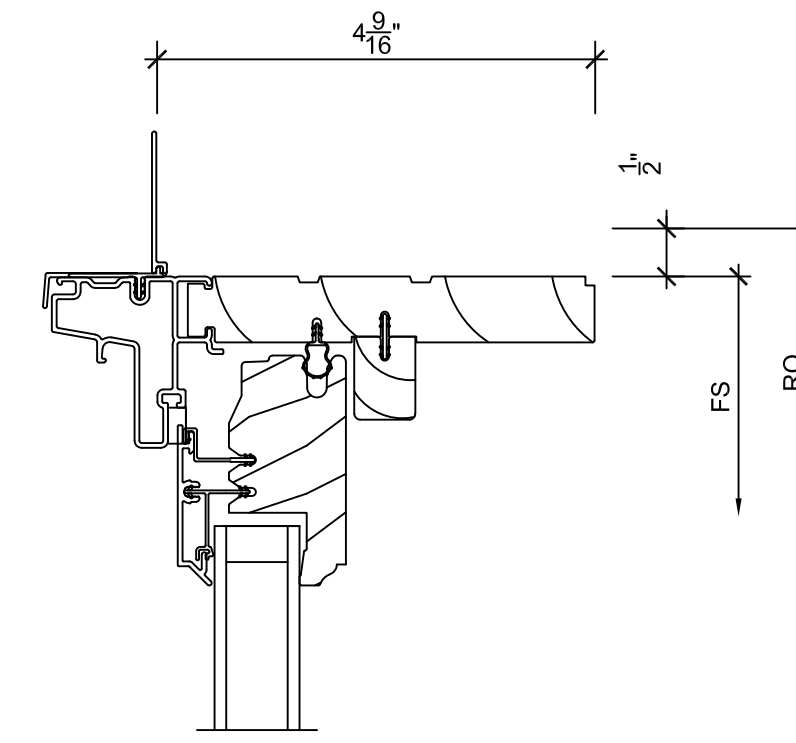
1  
2 Head

SCALE: 6" = 1'-0"



4  
2 Divided Lite - 1 1/8" Muntin

SCALE: 6" = 1'-0"

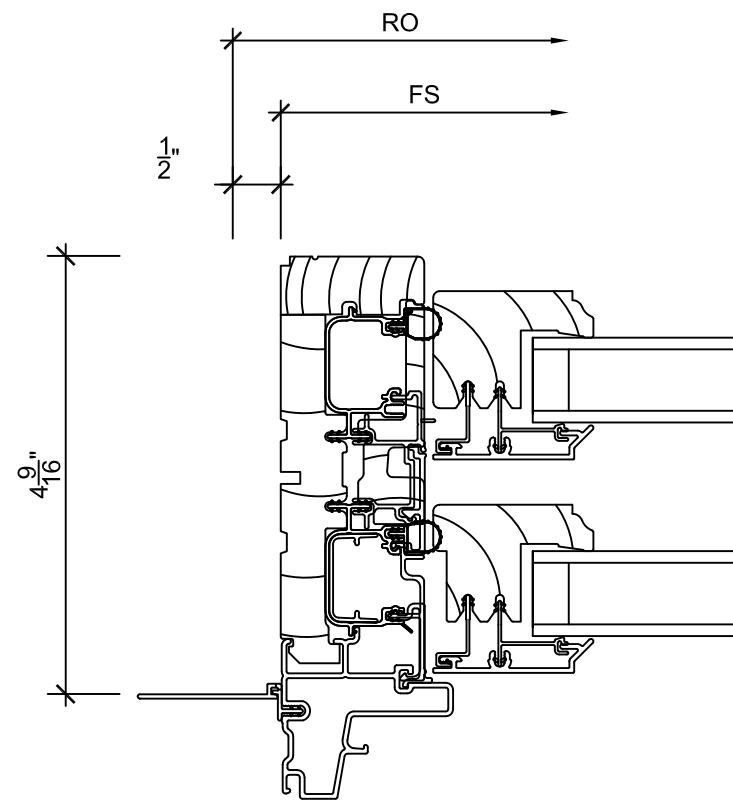


7  
2 Head

SCALE: 6" = 1'-0"

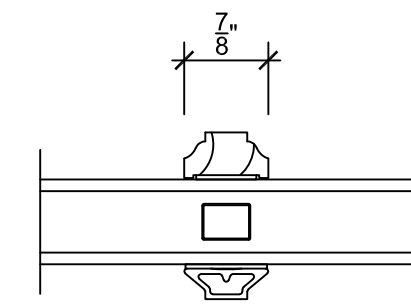
10  
2 NOT USED

SCALE: 6" = 1'-0"



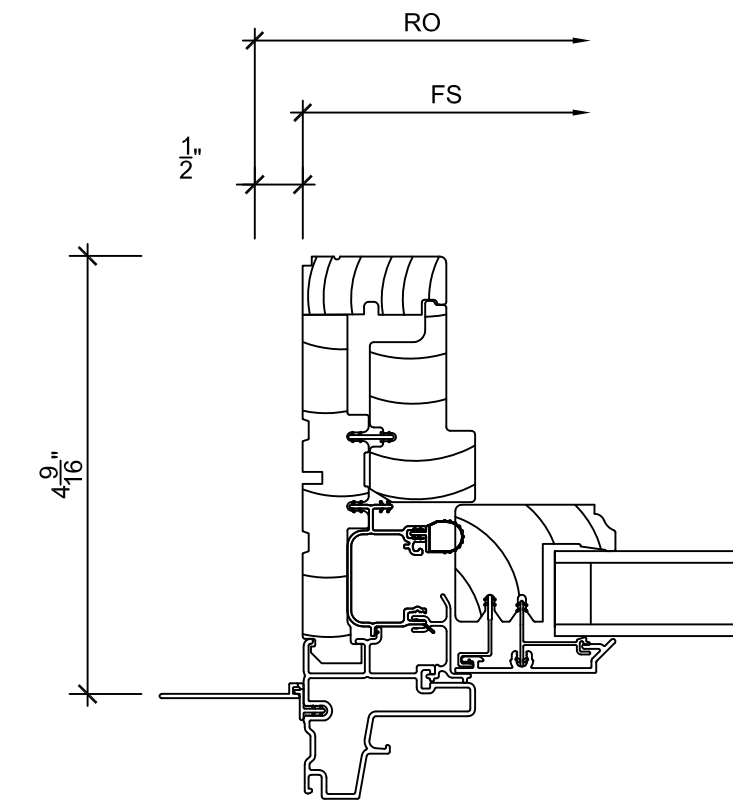
2  
2 Jamb

SCALE: 6" = 1'-0"



5  
2 Divided Lite - 7/8" Muntin

SCALE: 6" = 1'-0"

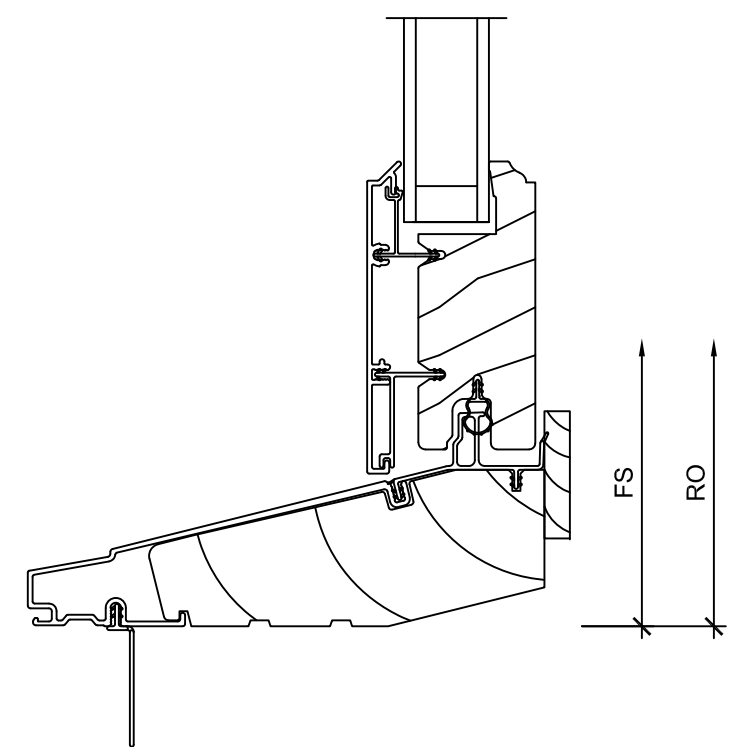


8  
2 Jamb

SCALE: 6" = 1'-0"

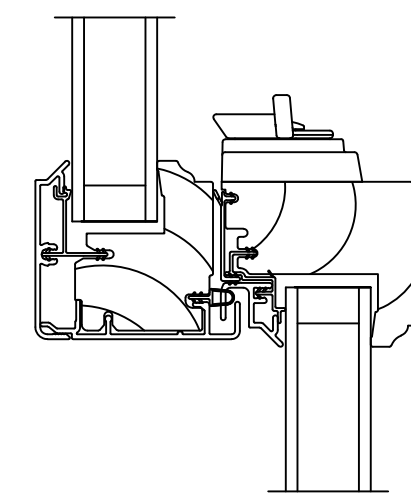
11  
2 NOT USED

SCALE: 6" = 1'-0"



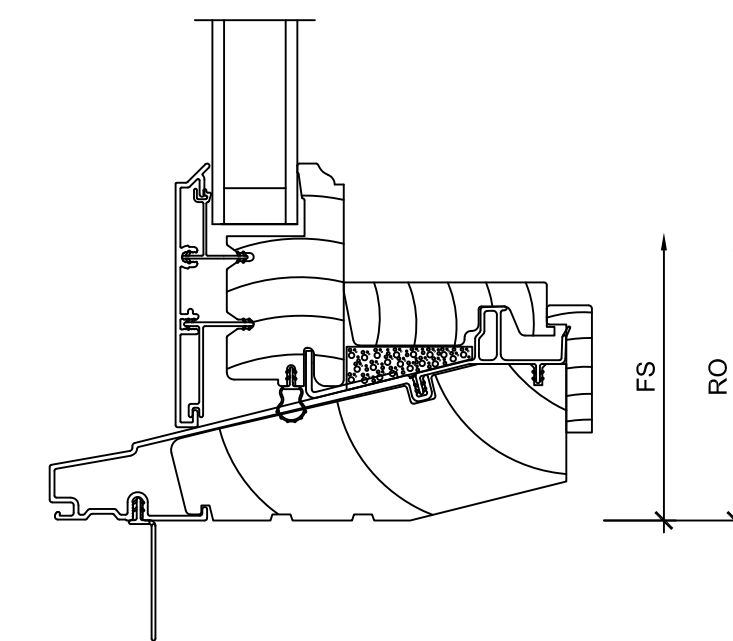
3  
2 Sill

SCALE: 6" = 1'-0"



6  
2 Checkrail

SCALE: 6" = 1'-0"



9  
2 Sill

SCALE: 6" = 1'-0"

12  
2 NOT USED

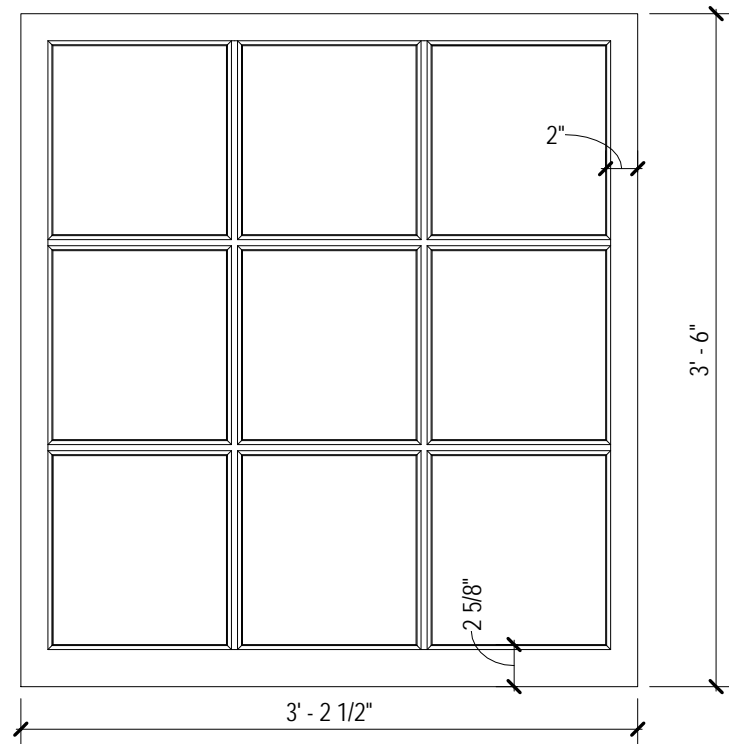
SCALE: 6" = 1'-0"

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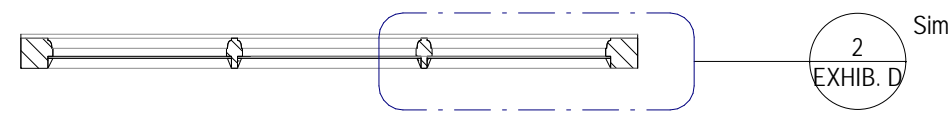
PROJECT: GreeWesC 051018 / Weschler Clad  
DIST/DEALER: GASTON & WYATT INC  
DRAWN: MARK WINGERO  
QUOTE#: 26DDGPJ  
CREATED: 08/12/2018  
REVISION:



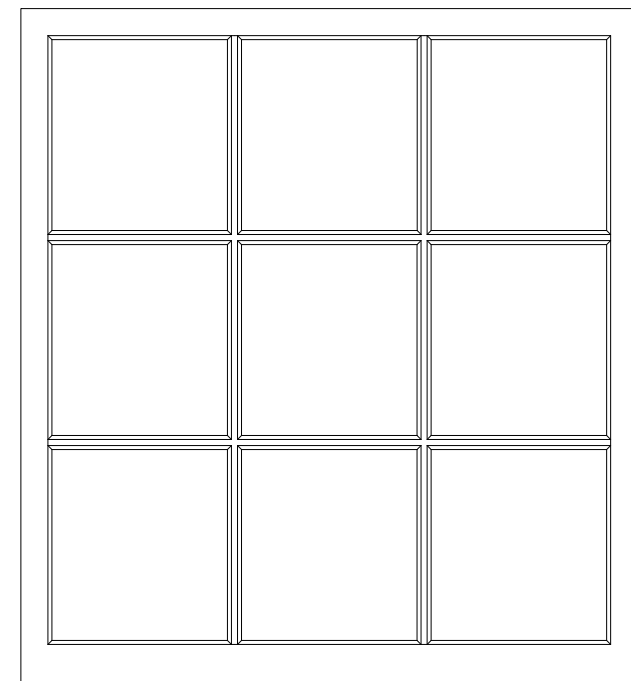
Purple Cherry Architects



INTERIOR



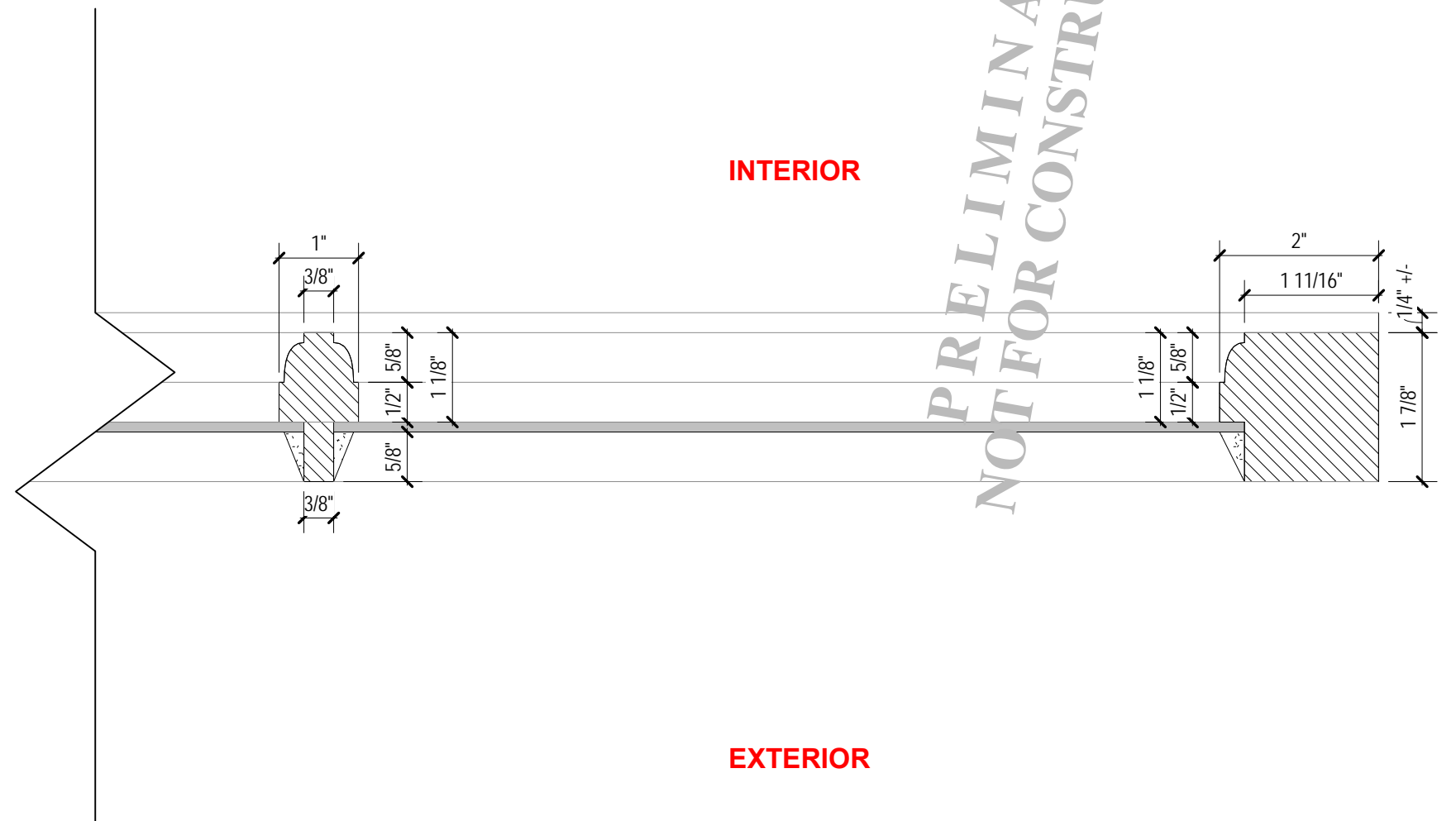
EXTERIOR



2 1/8"

EXISTING HISTORICAL FRONT SASH TO BE REPLICATED

1" = 1'-0"



INTERIOR

EXTERIOR

PRELIMINARY  
NOT FOR CONSTRUCTION

EXISTING HISTORICAL SASH PROFILES

6" = 1'-0"

18-018 NEW DOMINION BOOKSHOP