

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 406 E. Main Street
 Map and Parcel: 28-48
 Census Track & Block:
 Present Owner: Wiley's Inc.
 Address: 410 E. Main St.
 Present Use: Department Store
 Original Owner: A. V. Conway & P. B. Oberdorfer
 Original Use: Hardware Store

BASE DATA

Historic Name: Conway & Oberdorfer Building
 Date/Period: 1915
 Style:
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: B-4
 Land Area (sq.ft.): 19.11' x 155.17' (2965 sp. ft.)
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

Without a storefront of its own, this building is distinguished only by the ornate frieze on the parapet. It is two stories tall and three bays wide. Construction is of brick laid in stretcher bond on the facade and painted cream. The modern Colonial Revival storefront of the building on the east, with coupled Tuscan pilasters supporting a simple cornice, extends across the facade of this building. Above the storefront, slightly projected corner piers extend above the parapet. Windows are double-sash, 1-over-1, with concrete sills and lintels extending across the entire facade between the piers. Above the windows, the wall is corbelled out even with the piers. The facade is crowned by a heavy projecting cornice with modillions and a frieze decorated with dentils and moulded garlands, extending between the piers. Above the cornice, a plain parapet between the piers conceals a shed roof covered with sheet tin that slopes to the rear. The one-storey rear addition is built of brick laid in 5-course American bond and has half-size segmental-arched windows.

HISTORICAL DESCRIPTION

S. M. Keller and J. W. Lipop replaced a 1½-storey house on this site with a two-storey brick store building in 1873. James W. Marshall, who had been renting the building for his dry goods store, bought it in 1888 (City DB 1-85). He apparently either enlarged or rebuilt it c. 1891, and when he sold it in 1904 it was described as "a 3-storey brick and iron store house" (DB 16-17). P. S. Oberdorfer and A. V. Conway bought it in 1907 (DB 18-299), and for the next few years it was occupied by the Albemarle Hardware Co. In 1914 a fire which completely destroyed the Keller Building next door, heavily damaged this building as well, leaving it 72% destroyed, according to tax records. It was rebuilt the next year. No old photographs have been found to show what changes may have been made in the facade. Conway bought Oberdorfer's share in 1916 (DB 29-294) and sold the building in 1929 to J. P. and Sallie H. Sensabough, who operated an electric appliance store there (DB 64-362). They sold it in 1934 to Hollis Rinehart and J. Dean Tilman, Sr. (DB 82-186). The building was occupied by Gleason's Food Market in the mid-1940's and by Ellington's (a dress shop) in the late 1940's and early 1950's. Wiley's Inc., leased the building c. 1956 for the expansion of its store at 410 E. Main St. and has occupied it since that time. The storefront was rebuilt so that the only access is through 410 E. Main St. The firm purchased the building in 1964 (DB 259-245). Additional Deed References: ACDB 68-743, 74-535; City DB 16-383, 17-460, 193-**GRAPHICS** 289, 259-239; City WB 9-66.

CONDITIONS

Good

SOURCES

City/County Records
 Barbara Wiley Shirley
 Gordon E. Wiley, Jr.
 Alexander, Recollections of Early Charlottesville
 Sanborn Map Co. - 1896, 1907, 1920, 1969

406 E. Main Street

Architectural Description:

Without a storefront of its own, this building is distinguished only by the ornate frieze on the parapet. It is two stories tall and three bays wide. Construction is of brick laid in stretcher bond on the facade, and ~~5-course American bond on the rear elevation.~~ The facade is painted cream. The modern Colonial Revival storefront of the building on the east, with coupled Tuscan pilasters supporting a simple cornice, extends across the facade of this building. Above the storefront, slightly projecting picorner piers ~~of the facade~~ continue above the parapet. Windows are double-sash, 1-over-1 light, with concrete sills and lintels extending across the entire facade between the piers. Above the windows, the wall is corbelled out even with the piers. The facade is crowned by a heavy projecting cornice with modillions and a frieze decorated with dentils and moulded garlands, extending between the piers. Above the cornice, a plain parapet between the piers conceals a shed roof covered with sheet tin that slopes to the rear. The one-storey rear addition is built of brick laid in 5-course American bond and has half-size segmental-arched windows.

This eastern building was occupied by A. Brunn & Co., dry goods. Keller received this replacing a 1 $\frac{1}{2}$ -storey frame house on the site.

Historical Description:

S. M. Keller and Joseph W. Lipop purchased the lot upon which this building and the adjacent one at 404 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". Keller received the eastern building when they divided the property in 1879 (ACDB 74-535). James W. Marshall, who had been renting the building for his dry goods store, bought it in 1888 (City DB 1-85). He may have enlarged the building, perhaps c. 1891, because when he sold it in 1904, it was described as "a 3-storey brick and iron store house" (DB 16-17). For the next three years Old Dominion Printing Co. owned and conducted business from this building. P. B. Oberdorfer and A. V. Conway bought it in 1907, and for the next few years it housed the Albemarle Hardware Co. (DB 18-299). Then in 1914 a fire which completely destroyed the Keller Building next door, heavily damaged this building as well, leaving it 72% destroyed, according to tax records. It was rebuilt the next year. No old photographs have been found to show what changes may have been made in the facade. Conway bought Oberdorfer's share in 1916 (DB 29-294) and sold the building in 1929 to J. P. and Sallie H. Sensabough, who operated an electric appliance store there (DB 64-362). They sold it in 1934 to Hollis Rinehart and J. Dean Filman, Sr. (DB 82-186). The building was occupied by Gleason's Food Market in the mid-1940's and by Ellington's (a dress shop) in the late 1940's and early 1950's. Wiley's, Inc., leased the building c. 1956 for the expansion of its store at 410 E. Main Street and has occupied it since that time. The storefront was rebuilt so that the only access is through 410 E. Main. ~~The one-storey rear addition~~ The firm purchased the building in 1964 (DB 259-245). Additional ~~References~~ Deed References: City DB 16-383, 17-460, 193-289, 259-239; City WB 9-66.

3:35 4:10
4:00 4:30

→ Wileys (406 E)

82-186 J P + Sallie H. Sensibaugh → Hollis Rinehart + Jean Tilman
6/22/1934 406 E Main, 19 1/2' x 155' 2"
same as 64-364
see 7-140, 1896 eastern party wall agreement
(^{west} Marshall + ^{east} Norman)
29-295, 1915 western party wall agreement
("warehouse in the rear of the orig 70' bldg on this property")

64-364 Sensibaugh → L F Smith + E V Walker, dad of trust
3/16/1929 same as 64-362

64-362 AV + Fannie E Conway → J P + Sallie H Sensibaugh #3000
3/16/1929 lot w/ ingets at 406 E Main
same as 18-299, ~~RA~~ R A Watson → Conway + P B Oberdorfer
29-294, 8/28/1916, Oberdorfer's int → Conway

18-299 R A Watson, trustee → P B Oberdorfer + AV Conway #7,025
3/21/1907 lot on south side E Main, 19 1/2' x 155' 2"
same as 17-460

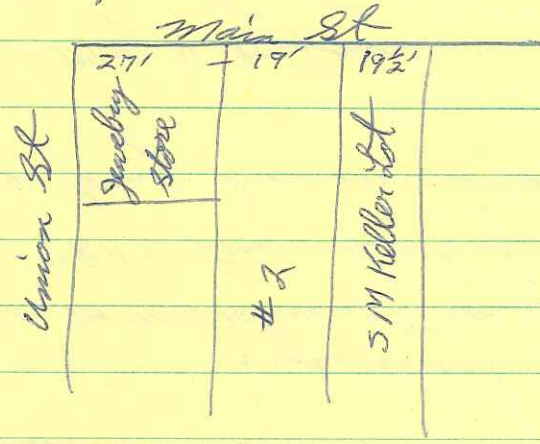
+ John Hancock
17-460 Thos M Maxwell + Thos W Maxwell (Old Don Printing Co)
9/18/1906 → R A Watson, dad of trust
now doing business on Main St bet Keller + Norman

16-383 C C + May N Hoffman → T M Maxwell + A T Hancock #6000
8/29/1905 lot on south side E Main, 19 1/2', bet Keller + Norman
same as 16-17 + 16- (Hancock's share → Hoffman)

16-17 Carrie M + J W Marshall → John T Hancock + C C Hoffman #5,750
12/1/1904 lot 19 1/2' lot on south side E Main
" + has upon a 3-storey brick + iron store house known as
"406"
same as 1-85
1903
deeds of trust 14-381

1-85- Spotswood m & ^{Georgiana Keller} ~~(see Keller)~~ & Thos S & Louisa B Keller
 10/26/1888 → James ^{Wm} Marshall \$4500

lot on south side main st w/ store occupied by sd Marshall,
 the SM Keller lot on plat
 part of ACDB 74-535, 1879, deed of partition of Lycop



ACDB Jos W Lycop & SM Keller own jointly parcel of land ^{on Main St} ~~(see Keller)~~
 74-535 beginning 28' 1/2" east of Union St (NE corner of
 6/14/1879 J W Lycop's house), 38' 7/2" east along Main,
 south 180'

We desirous of making partition of part of above
 to Lycop: 19' 3", western half of property, adjoining his house
 "to center of partition between the 2 storehouses located on
 the property"
 to Keller: eastern half

~~67-158 Henry & Christianna Hartman → Smith & Norman \$1600
 3/10/1871 lot part of lot known as the Points Property & immed
 east of property, lately sold to AD Smith & James M Smith
 27 1/2', back to water~~

~~68-89 BC & Anne V Flanagan & Sam B & Sally O White
 6/30/1873 → Smith & Norman \$6250
 lot w/ all bldgs on SW corner Main & Court St
 "now known as the Virginia House (late Points Property)"~~

ACD 13

~~68-535~~

68-743

2/1/1874

E. Sig. M. Johnson, Beati & Mary E. Johnson, R. E. & Catherine E Vandegrift, Anne M. Johnson -> SM Keller & Jas. W. Lippox \$2500
 "property on south side Main which late Wm. S. Johnson purchased for Robt C. Noel 1846 (44-226), except lot sold 1872 (68-335) to Lippox
 (Browns) -> orig lot ~~part~~ part of Lot 32, 66' 9" on Main

that would incl:

Browns	28' 1/2"	(DB 74-535)
Keller's	19' 3"	"
406	19' 3"	"
	<u>66' 4 1/2"</u>	

Tax summary

1872	Johnson	1500 + 2500 = 4000	
1874	Lippox	450 + 3000 = 3450	for Johnson, impts added
1874-75	Johnson	750 + 3500 = 4250	
1875	Keller & Lippox	1000 + 3000 = 4000	
1878	"	500 + 1500 = 2000	(divided)
1881	Keller	1000 + 2000 = 3000	} (Keller (404) decreased 1891 & was unchanged 1892; i. impts must have been added to this bldg for 1872)
1885-1890	" / Marshall	700 + 2500 = 3200	
1891	Marshall	1000 + 4500 = 5500	
1892-1893	"	" + 4500 = 5500	
1894-1895	1896 "	" + 4500 = 5500	
1897-1898	1905 "	" + 4500 = 5500	
1906-1907		1500 + 3000 = 4500	
1913-1914		2000 + 3600 = 5600	
1915		" + 1800 = 3000	fire
1916-1917		2500 + 4000 = 6500	(rebuilt)

Tax 406E

1888, 89, 90	Lippop and S M Keller	L 32	+ 2000 = 3000	(there's a adj lot around)
1885	" " & Lippop	"	+ 3000 = 4000	1885 - off part 1194120 Chio 1886 Kane % of estate
1881	" " "	"	+ 1500 = 2000	
1878	" " & Lippop	"	+ 3000 = 4000	
1875	" " "	"	750 + 3500 = 4250	for Wm S Johnson est
1872	Wm S Johnson est	"	1500 + 2500 = 4000	
1875	J W Lippop	L 32	+ 3000 = 3750	
1872	Wm Johnson est	L 32	754 + 3500 = 4254	part off to Lippop's impts added
1874	J W Lippop	"	750 + 3000 = 3750	for Wm S Johnson est, impts added

Brought
This is prob 400E
& there are 404-406E

∴ bought & built ~~1872-74~~ 1873
divided 1878-81 (1879 deed)

1913, 14	1st Oberdorfer & Conway	406 E Main	2000 + 3600 = 5600	
1915	" "	"	" + 1000 = 3000	damaged by fire
1916	" "	"	2500 + 4000 = 6500	
1917	" "	"	" " "	
1889, 90	" "	"	+ 2000 = 3000	
1891	" "	"	+ 2500 = 3200	
1892, 93	" "	"	+ 4000 = 5200	(Keller's did not increase)
1876, 98	J Willie Marshall	part L 32	1000 + 4500 = 5500	
1901, 02	Mrs Carrie M. "	" 406 Main	" " "	for W Marshall
1905	Hancock & Hoffman	" "	" " "	for Mrs Carrie "
1907, 1906	Maxellus & Hancock	406 Main	1500 + 3000 = 4500	

416-418 (AD Smith) also damaged:
 2000 + 2700 = 4700
 " + 2000 = 4000
 2500 + 3500 = 6000

2-storey, 3-bay

brick (cream, trim too), stretcher

new facade storefront, 0 ent, see 410
faced w/ tin where old cornice was??

2nd storey wind ~~and~~ ^{area} recessed bet pl corner piers
1/1 wind w/ sills & lintels across whole recess
piers cont above plain parapet

heavy & ornate entab below parapet
fringe of ^{dentils} wind w/ moulded garlands & dentils
modillions

rear wall 3rd storey blackened

14 B rear ^{section} wall 5 c am, seg arched wind $\frac{1}{2}$ dge