



PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

DHR No. (to be completed by DHR staff) 118-5718

1. General Property Information

Property name: Keiser House (historic); Haas House (current)

Property address: 4408 Boonsboro Rd

City or Town: Lynchburg

Zip code: 24503

Name of the Independent City or County where the property is located: Lynchburg City

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

Building X Site Structure Object

2. Physical Aspects

Acreage: 1.72

Setting (choose only one of the following):

Urban Suburban Town X Village Hamlet Rural

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

Our property is located on Boonsboro Road, a continuation of historic Rivermont Avenue, about 1 mile west of the historic Rivermont district. Between the Rivermont district and our property, there are several architect-designed homes on Peakland Place and the home across the street from our home was designed by Architect Stanhope Johnson though we have been unable to identify if ours was architect designed.

Our home sits about 125 feet from the road with two low curved masonry walls that draw attention to the most noticeable feature of the home - four 30-foot Doric, square fluted columns supporting our front portico. Adjacent to the west side of the home is a towering 150-year-old red oak not to be outdone by 2 magnificent 70-foot magnolias down a gentle hill to the west amid mature pine and walnut trees. The front lawn is expansive, beautifully manicured fescue and somewhat unique in its size (1700 SF) and lack of significant slope. The entrance to the property is on Boonsboro Rd and is marked by two globe-topped fluted columns and 2 matching garden beds. The long straight 100-foot driveway is lined by two 30-foot maple trees that are beautiful in the fall. The north side of the property features a formal garden with fountain and arbor covered by a climbing rose from the historic Lynchburg City Cemetery. The formal garden is enclosed by an English laurel hedge beneath mature crepe myrtle trees. Adjacent to the formal garden is a green stone patio and green stone double staircase with rod iron railing, stone retention wall, and a beautiful meandering stone walking path that leads through a forested area with mature rhododendron, hollies, hemlock, dogwoods, and weeping cherries.

3. Architectural Description

Architectural Style(s): Georgian Revival

If the property was designed by an architect, landscape architect, engineer, or other professional, please list here: We were unable to find our home in any of the resources at our Jones Memorial Library – specifically, the Allen Chambers architecture book, Stanhope Johnson book, Craighill and Cardwell book, or the Virginia architecture book. Though not a historic architect - around 2000, Crowther Landscape Architecture assisted with some landscape improvements

If the builder is known, please list here: Not known

Date of construction (can be approximate): 1938

Narrative Description:

In the space below, briefly describe the general characteristics of the entire property, 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 architectural style, materials and method(s) of construction, physical appearance and condition (exterior and interior), and any additions, remodelings, or other alterations.

The home is our primary residence. The original home built around 1938 is a wood framed, brick veneer structure with a poured concrete foundation. The original footprint was around 1000 square feet and included a formal living room, foyer, quarter bath, small sitting room, Butler's pantry, attached garage, and galley kitchen on the first floor. The second floor included 2 bedrooms and one-half bath. In the late 50s and early 60s, first floor additions included: formal dining room, bay window added to the Butler's pantry room, and garage turned into a bedroom and full bath. Second-floor additions included: full bath and sitting room attached to the East bedroom and the front portico was added. In 2003, the North side of the original home was opened so that the galley kitchen opened into a den and breakfast area. Above this, 2 bedrooms were added. A mudroom and laundry room were also added adjacent to the new den. Upstairs, a full bath with walk-in shower and Jack and Jill closets were added to the West bedroom.

Crown molding and hardwood flooring was used throughout the home. The windows in the 1930s/1960s sections of the home remain original. The formal living room was constructed of plaster walls, hardwood flooring, a plaster medallion on the ceiling, and a 2 pair of French doors with decorative wood casing leading to the formal dining room. 3 triple-hung 6 single pane floor to ceiling windows provided ample light to the room. The foyer was constructed of plaster walls, hardwood flooring, chair rail, and included a straight wooden staircase and railing with wooden finials. The quarter bath was constructed with plaster walls, chair railing, wall hung porcelain sink with separate hot and cold cross handle fixtures, a porcelain toilet and 2 over 2 wooden side open window. The small sitting room incorporated wainscoting, built in bookcase, fireplace, and a triple hung 6 single pane floor to ceiling windows. The Butler's pantry was constructed using a hardwood parquet floor, plaster walls, wood paneling surrounding a bay window with built in bookshelves and 3 double hung 4 over 4 wood windows. The garage turned into a bedroom was constructed using hardwood floor on slab, plaster on masonry in some places and plaster on wood frame in others. The construction of the exterior wall is double wythe brick for 1 of the 2 exterior walls and the other is brick veneer on wood frame. 2 wooden double hung 6 over 6 windows are present. The bathroom adjacent included hardwood flooring, plaster walls, two 6 over 6 double hung windows, built in vanity, and porcelain shower/tub, porcelain toilet, and built-in closet. An office adjacent to the bathroom included plaster walls, two built in cabinets, and a 6 over 6 double hung wooden window. The mud room/laundry room has 1 new double hung 8 over 12 window, ceramic flooring, built in cabinets, and space for stand-alone washer and dryer. The kitchen/den is an open concept layout with granite countertops in the kitchen, built in cabinets, separate granite food prep sink, built in wet bar, octagonal breakfast

area extending off the corner of the room, fireplace, built in entertainment shelving, decorative transoms above original 1960s exterior door and new pair of exterior doors to aesthetically match the 1960s original. The breakfast area has double hung floor to ceiling 6 over 9 double pane windows and a transitional brass circle chandelier and transitional globe pendant lights. The current exterior doors walk out onto the greenstone double staircase and the back greenstone patio. The kitchen also features a 1930s original hidden closet door designed to look like shelving. This leads under the staircase with a small door at the very end where it appears special items may have been kept hidden. Adjacent to the kitchen/den is the formal dining room with fluted crown molding, wooden wainscoting, built in cabinets, a large 2-tier crystal chandelier, and two triple-hung 6 single pane windows.

Upstairs, the master bedroom incorporated a marble mantel for the fireplace and 3 wooden double hung single pane 6 over 6 windows. Attached to the bedroom are two jack and jill walk-in closets with window casing light switch. The master bathroom has two separate built-in vanities, a jacuzzi, and walk in ceramic tile shower with seating area, massage jets, and a glass door. There is a separate room for the porcelain toilet with a hexagonal double pane window providing light to this area. The bathroom opens exteriorly to a balcony overlooking the forested north side of the property and mountains in the distance. Sunsets are spectacular from this vantage point. The half bath above the front door utilized plaster walls with an arched ceiling above a square tub and porcelain tile shower and porcelain half wall. A wood 6 over 6 double hung window was used in this bathroom as well as a porcelain pedestal sink and toilet with built in toiletry closet. The east front bedroom was originally the master and is expansive with a built-in closet, and two built in book cases. This room led to a jack and jill door bathroom and small nursery. The bathroom was designed with a built-in toiletry cabinet, linen closet, porcelain floor, built in sink, separate built in vanity, square tub with porcelain tile walls, and 2 wooden double hung windows – 2 over 2 and 4 over 4.

The sub-living space included 3 separate dirt-floor crawl spaces and 2 basements. One basement contained the HVAC, main electrical panels, and hot water heater. The other basement had ceramic tile and decorative plywood attached by wood frame to the surrounding concrete foundation.

The attached 3 car garage is connected by a covered walkway. The design of the garage is a replication of the original garage and home.

Buckingham slate was used to construct the roof of the 1930s, 1960s and new garage roofs. EPDM for a flat part of the roof and faux slate were used on the 2000s addition. Copper edging was used in the 1960s to cover over failing hidden copper gutters around the existing roof at the time and this pattern was duplicated on the 2000s addition. Copper gutters were used for the entire home.

When we purchased the home 3 years ago, the interior and exterior were visibly in excellent condition with the exception of one of the basements which had dirt tracked in it from the adjacent crawlspace and several abandoned wires and cables.

Little did we know the issues lurking behind walls and beneath insulation in the attic and crawlspaces...

Briefly describe any outbuildings or secondary resources (such as barns, sheds, dam and mill pond, storage tanks, scales, railroad spurs, etc.), including their condition and their estimated construction dates.

None

4. Property's History and Significance

In the space below, briefly describe the history of the property, such as significant events, persons, and/or families associated with the property. Please list all sources of information used to research the history of the property. (It is not necessary to attach lengthy articles or family genealogies to this form.)

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

As far as we know, there was nothing special that occurred in this home nor someone special who lived here. That said, since we live on the main street in this part of Lynchburg, hundreds of cars pass by daily and we constantly get compliments on how beautiful our property is and how "they just don't make them like that anymore".

Pre 1974 deed entries

06/26/1937 KEISER, MANDA R [husband George A Keiser]

10/7/1958 \$42,000 KEISER, MANDA R to WHITE, J WELLFORD & MARJORIE G

8/27/1973 \$100,000 WHITE, J WELLFORD & MARJORIE G to JOHNSON, WILLIAM L & ESTHER G

After 1973 the property changed hands numerous times.

Joseph Everette Fauber, American architect, historian. Recipient William C. Noland award Virginia chapter American Institute of Architects, 1967.

Background

Fauber, Joseph Everette was born on August 15, 1908 in Charlottesville, Virginia, United States. Son of Joseph Everette and Alma (Carter) Fauber.

Education

Bachelor of Science in Architecture, University Virginia, 1929.

Career

Architectural draftsman Perry, Shaw & Hepburn, Boston, 1930-1932. Partner Fauber & Poston, Lynchburg, Virginia, 1933-1941. Chief architect Wiley & Wilson, Camp Ritchie, Maryland, 1941-1943.

Principal J. Everette Fauber, Junior (F.A.I.A.), Lynchburg, 1945-1980. Consultant Fauber-Garbee, Inc. Instructor University Virginia, 1929-1930.

Member, chairman Virginia Board Examiners Architects, Engineers and Land Surveyors, 1949-1959. Commonwealth of Virginia Preservation Coordinator, 1968-1973, 74-81. Member advisory board Historic Lexington, Inc., since 1969.

Membership

President Citizens Committee Greater Lynchburg, 1968. Member Lynchburg Planning Commission, 1950-1952. Trustee Patrick Henry Shrine, Red Hill, Virginia, 1976-1980.

Member Edenton History Commission, since 1977. Fellow American Institute of Architects (national committee on historic resources 1974-1977). Member Society Architectural Historians, Association for Preservation Technology, National Trust for Historic Preservation, Smithsonian Association, Association for Preservation Virginia Antiquities (life).

In 1967-1968, the **Jekyll Island Authority** hired architect J. Everett Fauber and landscape architect Clermont Lee to develop a master plan for what was then known as "Millionaire's Village." They called for the restoration of all historic structures and landscapes and the creation of a "Victorian Williamsburg" on the island. This ambitious plan was never fully implemented, but it did encourage work to begin in earnest to preserve the remaining structures of the Jekyll Island Club. <https://www.jekyllisland.com/history/historic-preservation/>

FAUBER, Joseph Everette, Jr. (1908- ca. 1986)
J. Everette Fauber studied architecture at the University of Virginia. He worked for architects S. J. Makielski (q.v.) and C. H. Hinnant (q.v.) and at Colonial Williamsburg with Perry, Shaw & Hepburn (q.v.) before establishing his own firm in Lynchburg. Fauber was registered to practice in Virginia by 1933. He was associated with Truehart Poston (q.v.) in the late 1930s.

Fauber taught courses in geometry, shades and shadows, and architectural design at the University of Virginia in 1929-1930. He was a member of the Virginia State Board of Examiners for Architects, Engineers, and Land Surveyors in 1950-1955.

Virginia projects:

1934: Lawrence W. Horton Residence, 1901 Link Road, Lynchburg (Chambers, pp. 468-469).

1936: Henry B. Glass Residence, 3819 Royal Boulevard, Lynchburg (Chambers, p. 468).

1937: Joseph Everette Fauber, Jr., Residence, 3921 Royal Boulevard, Lynchburg (Chambers, p. 468).

Fauber & Poston

1938: Dillard Residence, Amherst County (Koyl).

1940: Chatham Hall Chapel, Chatham (Koyl).

Harrison Truehart Poston

- Classmate of Fauber's at UVA School of Architecture
- Member of the American Institute of Architects (AIA) 1938-1961

By Henry H. Mitchell.

Saint Mary's Chapel and its ancient companion oak contribute significantly to the stately ambience of the Chatham Hall campus.

The chestnut oak, Chatham's oldest living "resident," is listed as a champion in the *Social Register of Native Big Trees in Virginia*. The trunk of this 350-year-old oak is more than 20 feet in circumference and its crown is more than 100 feet across.



The chapel was designed in the Jacobean Revival style by architects Joseph E. Fauber, Jr. and H. Truehart Poston of Lynchburg. Built in 1939, it contains stained glass windows depicting figures from the Bible and Christian tradition.



July 19, 1953 - To Check Auditorium Today - The lobby of the new Municipal Auditorium at the new E.C. Glass High School is a graceful preview of the auditorium design. The figure of Architect Truehart Poston at rear of lobby gives an indication of its spaciousness.

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

Private: X 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: John and Emma Haas

organization: _____

street & number: 4408 Boonsboro Rd

city or town: Lynchburg state: VA zip code: 24503

e-mail: jhaas8285@gmail.com telephone: 434-329-2085

Legal Owner's Signature: _____ Date: _____

• • 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: _____

6. Notification

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator, City Manager, and/or Town Manager

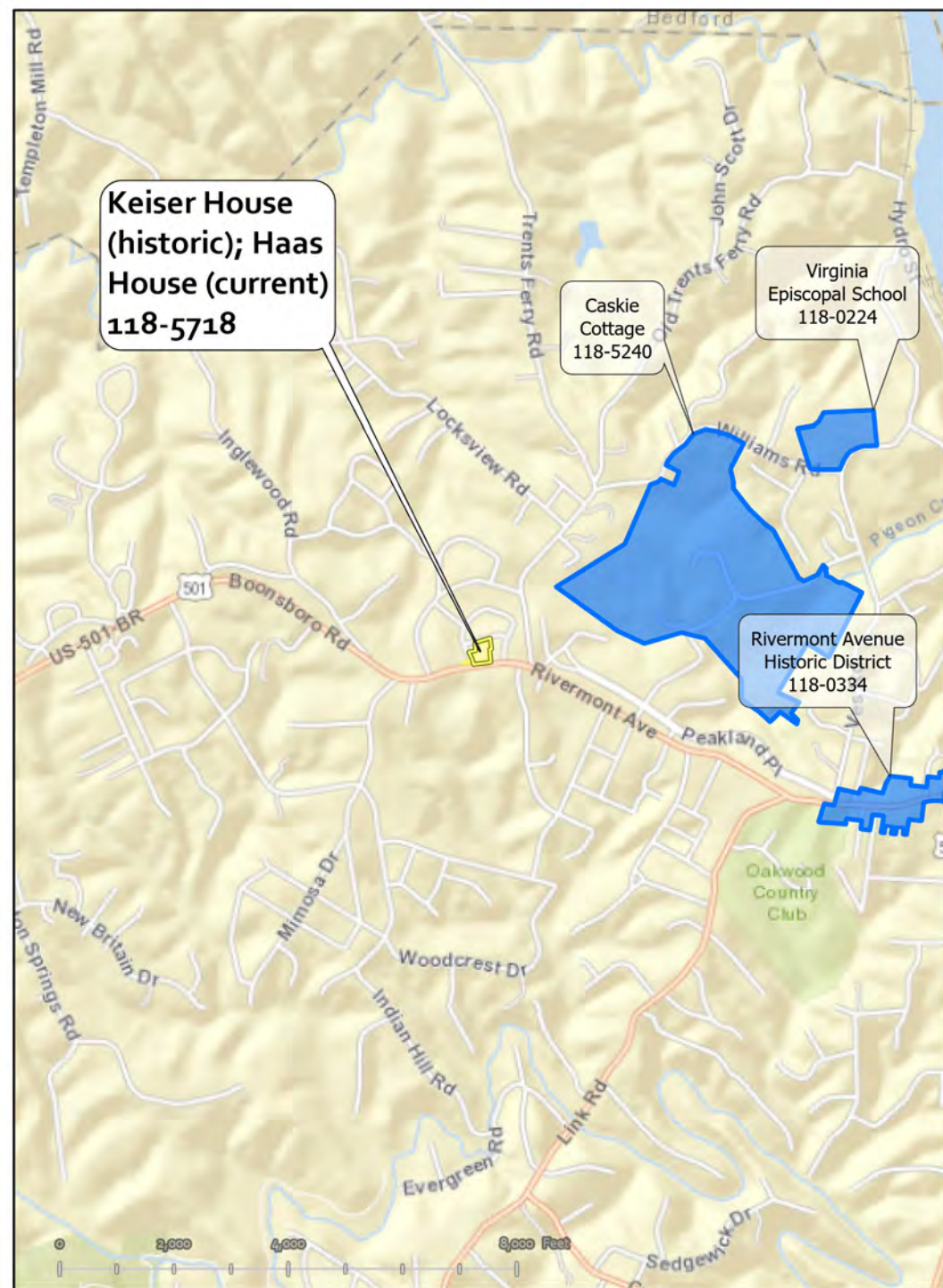
name/title: Wynter Benda, City Manager

locality: Lynchburg City

street & number: City Hall 3rd Floor 900 Church Street

city or town: Lynchburg state: VA zip code: 24504

telephone: 434-455-3990 email - Wynter.Benda@lynchburgva.gov



Keiser House (historic); Haas House (current)
City of Lynchburg, Lynchburg Quad
DHR ID: 118-5718

■ Listed Resources
■ 118-5718

Created By: D. Bascones/19/2022

Sources: VDHR 2020, ESRI 2020, VDOT 2020, VGIN 2020

Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.



DHR
Department of Historic Resources

Neighbor

Walking Path

Forest

Retention Wall

Arbor

Turf

Meadow Garden

Stone Patio

Garden

Fountain

Rhododendron

Formal

Garden

Driveway

Neighbor

Holly

Red oak

Stone Steps

Driveway

Greenway Ct

Magnolia

Walnut

Magnolia

Walnut

Pine

Catalpa

Catalpa

Catalpa

Dogwoods

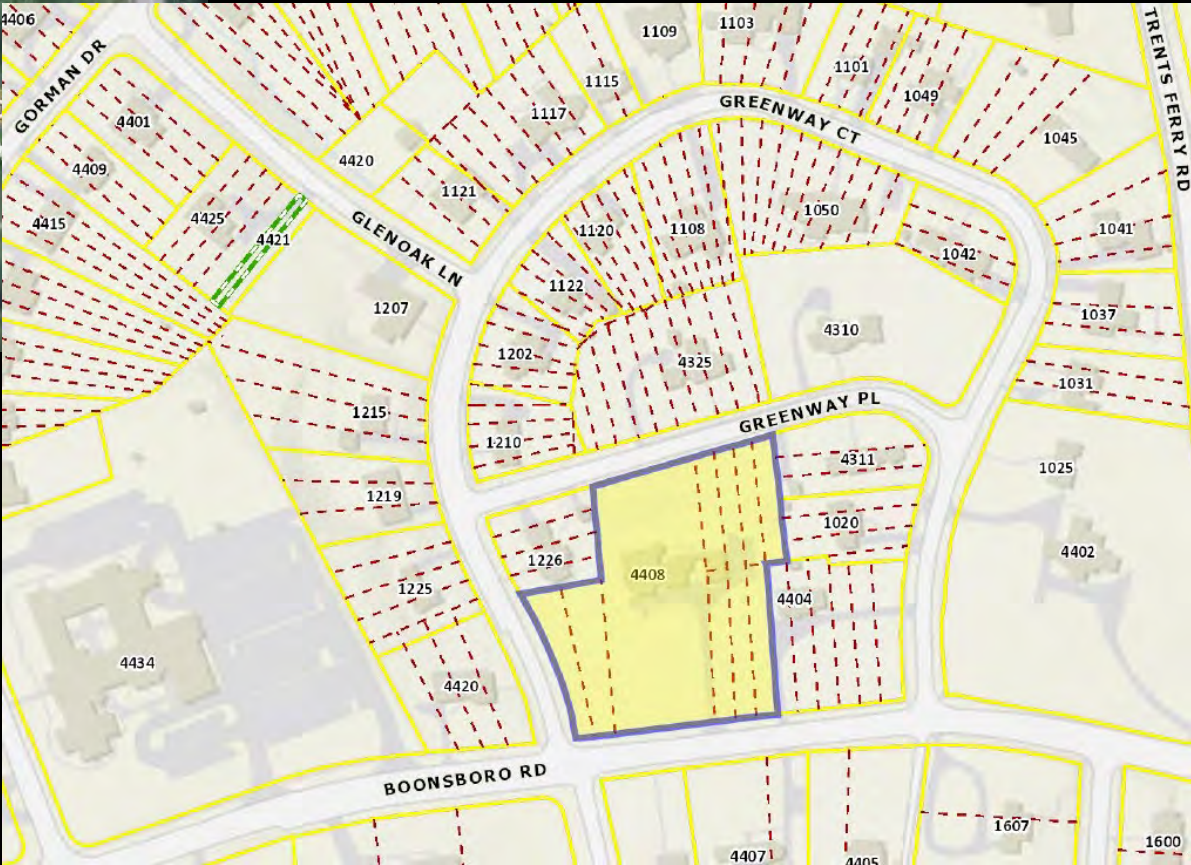
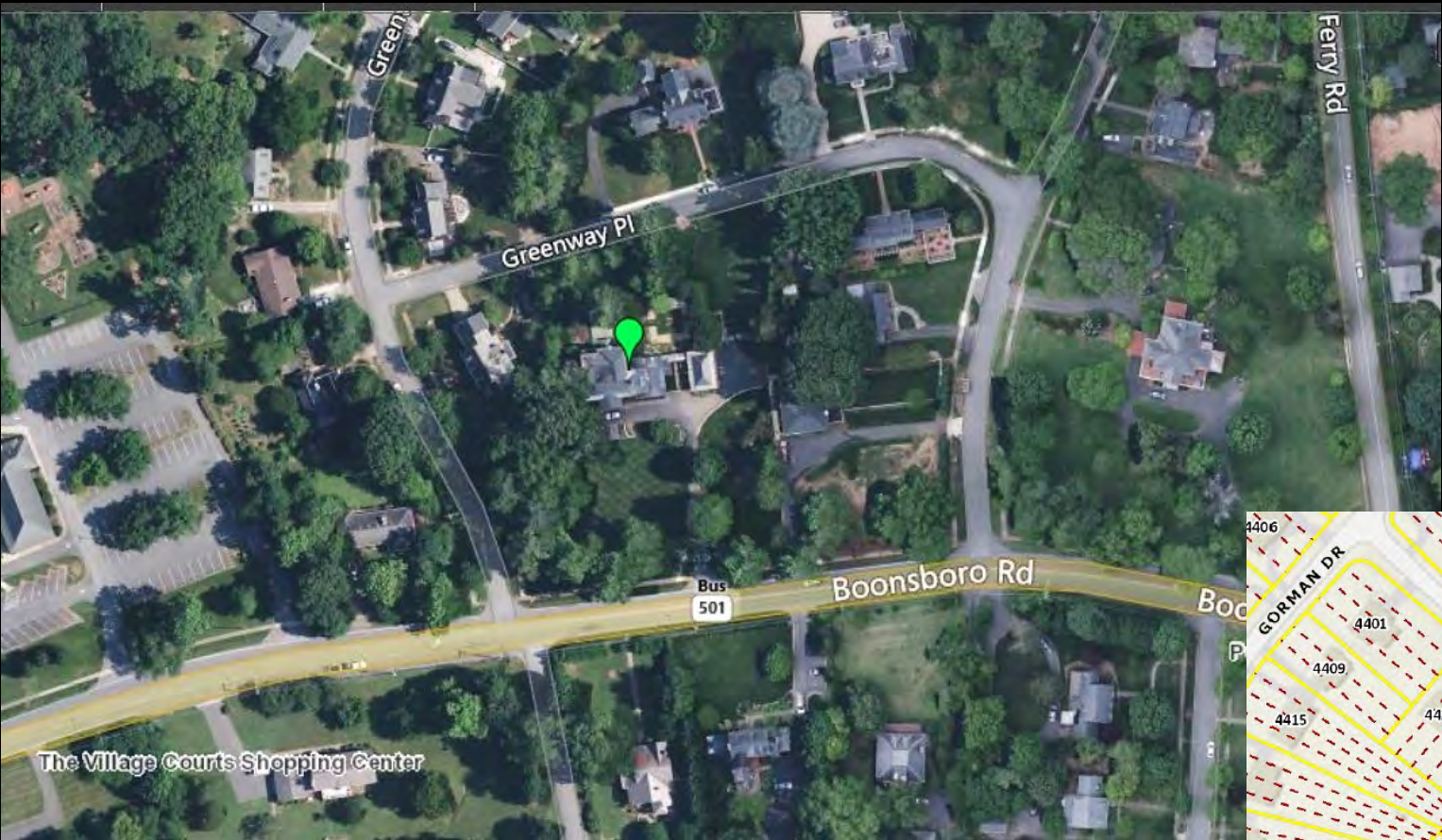
Magnolia

Maple

Maple

Magnolia

Catalpa





















Construction Permit Application, 12-27-1937

Document discovered Jan. 2023

Architect: Fauber & Poston

Owner: George Keiser

THE CITY OF LYNCHBURG, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
BUREAU OF INSPECTION
BUILDING INSPECTOR'S OFFICE

Permit No. 7837 Date 12-27-37 Date of Application 12-18-37
Fee 5.00 Plan No. _____

APPLICATION FOR A PERMIT TO BEGIN CONSTRUCTION

To the Inspector of Buildings:

Application is hereby made for a permit to begin to construct a structure.

The acceptance of the permit herein applied for shall constitute an agreement on the part to abide by all the conditions contained in the building code; and to comply with all other ordinances of the City of Lynchburg and the laws of the State of Virginia relating to the work to be done thereunder, and within fifteen days after completion, I will return this report to the Building Inspector, detailing the final cost of the structure completed under my oath and signature as follows:

Estimated cost structure	\$ <u>7,000.00</u>	Final cost structure	\$ _____
Estimated cost plumbing		Final cost plumbing	_____
Estimated cost heating	<u>Oil fuel</u>	Final cost heating	_____
Estimated cost electric		Final cost electric	_____
Total cost of structure	\$ <u>7,000.00</u>	Final total cost of structure	\$ _____

LOCATION AND DESCRIPTION OF BUILDING AND PROPERTY

Location: Street Carroll St between Brown St and Green St 1st Block 6 Plat. Greenway Cr
4218 House Number.

Architect Fauber & Poston Address _____
Builder W. J. Keiser Address _____

Size of lot: Front 10.8 Rear 10.8 Depth 2.20
Size of Building: Width 23 Depth 30'9" Height 2.5
Set-back line from street 16.5 feet; side yard: No. feet 5 R. If 2.6 L. If _____

In what Zoning District is lot? Res D
Is there an old building to be demolished? No
Purpose of building Dwelling
If dwelling, number of families one White or Colored W
Is there a store in any part? No Nature of business conducted _____
Number of rooms 2 No. stories 2 Material Brick Veneer
Material of foundation Concrete
Character of heating Hot Oil

Signature of owner Geo. A. Keiser Address La Fayette Court Apt 10
Signature of applicant _____ Address _____

I, _____, do solemnly swear (or affirm) that the figures inserted in the final statement of the cost of structure, etc., are correct.

Owner Geo. A. Keiser Address La Fayette Court Apt 10
Attorney in Fact _____ Address _____
Contractor or Superintendent _____ Address _____

STATE OF VIRGINIA, CITY OF LYNCHBURG, to-wit:
I, _____, a Notary Public for the City aforesaid in the State of _____
whose name _____ signed to the _____





















Trueheart Poston Design
Bedford County, Lynchburg vic.



July 19, 1953 - To Check Auditorium Today - The lobby of the new Municipal Auditorium at the new E.C. Glass High School is a graceful preview of the auditorium design. The figure of Architect Truehart Poston at rear of lobby gives an indication of its spaciousness.