

Marshall Main Street Program

708 Archer Avenue

Telephone (217-826-9023)

BUILDING SURVEY

Structure Address: 522 Archer Ave.

Date: 3-2012

Reference No.: 08081318304038
Block 23 N 1/3 of lot 8

Prepared by: J. Ruh



Name of Present Business: Gracie's Downtown Mall

Type of Business: antiques

Present Business Owner: Ron + Gracie Deisher

Estimated Construction Date: 1872 by Chenowith

Original Business Use: stoves, tinwares Bryan's Hardware

Historic Name: Chenowith block - Keifer Drug Store - purchased 1925

Any drawings or pictures of early building available: yes

Marshall Main Street Program

708 Archer Avenue

Telephone (217-826-9023)

BUILDING SURVEY

Structure Address: 522 Archer Ave

Date: July 1, 2011

Reference No.: _____

Prepared by: Jo Rich



Name of Present Business: Gracie's Downtown Mall

Type of Business: antiques

Present Business Owner: Ron + Gracie

Estimated Construction Date: 1871 or 1872

Original Business Use: Stoves Tinwares Bryan's Hardware

Historic Name: Chenawith block - Keefer Drug Store - building 1925^{purchased}

Any drawings or pictures of early building available: yes

legal desp
middle $\frac{1}{3}$ of lot 8 block 23

Kefer

Marshall Main Street Program

708 Archer Avenue

Telephone (217-826-9023)

BUILDING SURVEY

Structure Address: 522 Archer Avenue Date: July 2007

Reference No.: _____ Prepared by: Eleanor Macke



Name of Present Business: Gracie's Downtown Mall

Type of Business: antiques

Present Business Owner: Ron and Gracie Deisher

Estimated Construction Date: 1872

Original Business Use: Stoves Tinware Bryants Hardware

Historic Name: Chenoweth block - Keifer Drug Store - comes into building 1925

Any drawings or pictures of early building available: yes

Marshall Main Street Program

BUILDING SURVEY

Telephone (217) 826-9023

Structure Address: 522 Archer Ave.

Date: Aug. 18, 1998

Reference No.: _____

Prepared By: Damian T. Macey



Name of Present Business: Gracie's Mall

Type of Business: Antique Shop

Present Building Owner: Ron Deisher

Estimated Construction Date: _____

Original Business or Use: Drug Store

Historic Name: Keifer Drugs (Between 1913 To 19)

Any drawings or pictures of early building available: _____

Marshall Main Street Program

BUILDING SURVEY

Telephone (217) 826-9023

Structure Address: 522 Archer Ave

Date: Aug. 18, 1978

Reference No.: _____

Prepared By: _____

Awnings	<input checked="" type="checkbox"/>	First Floor	<input type="checkbox"/>	Second Floor
Material	<input type="checkbox"/> Canvas	<input type="checkbox"/> Aluminum		
	<input checked="" type="checkbox"/> Constructed	<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Roofing Material	
Doors	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal	<input checked="" type="checkbox"/> Glass	
	<input checked="" type="checkbox"/> Clear glass in door 30% +	<input type="checkbox"/> Clear	<input type="checkbox"/> Mostly solid wood	
	<input type="checkbox"/> Sidelite	<input type="checkbox"/> Clear	<input type="checkbox"/> Stained, leaded, or beveled	
	<input type="checkbox"/> Transom	<input type="checkbox"/> Clear	<input type="checkbox"/> Stained, leaded, or beveled	
Cornice	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Decorative/Dentil	<input checked="" type="checkbox"/> Style <u>Italianate</u>	
	<input checked="" type="checkbox"/> Brackets	<input type="checkbox"/> Panels, Windows	<input type="checkbox"/> Other _____	
Main Entrance	<input type="checkbox"/> Centered	<input type="checkbox"/> Off center to right	<input checked="" type="checkbox"/> Off center to left	
	<input type="checkbox"/> Entrance to upper floors	<input type="checkbox"/> Side entrance (Corner Building)		
Unique Ornamental Trim	<input type="checkbox"/> Bay	<input type="checkbox"/> Tower or Turret	<input type="checkbox"/> Balcony	
	<input type="checkbox"/> Arches	<input type="checkbox"/> Ornamental Column or Parts	<input type="checkbox"/> Decorative wooden	
	<input type="checkbox"/> Decorative Metal Work	<input type="checkbox"/> Decorative Stone Work	<input type="checkbox"/> Decorative Brick	
	<input type="checkbox"/> Outside Stairs	<input type="checkbox"/> Simple	<input type="checkbox"/> Decorative Metal	
	<input type="checkbox"/> Decorative Cross Beam	<input type="checkbox"/> Wood		
	<input type="checkbox"/> Decorative Rosettes			

Present Colors: Walls: white Sidewalk _____
 Windowtrim: white (If corner) _____
 Doors: Aluminum
 Awning: Permanent
 Stairs: _____

2nd Floor Use: Unused Storage Apt. Office

3rd Floor Use: N/A Unused Storage Apt. Office

Marshall Main Street Program

BUILDING SURVEY

Telephone (217) 826-9023

Structure Address: 522 Archer Ave

Date: Aug. 18, 1998

Reference No.: _____

Prepared By: Damian T. Macey

Any original or early interior features still in tact (lights, tin ceiling, etc.)

Integrity of original structure:

- Unaltered
- Slight modification on the building
- Slight modification 1st floor only
- Major modification entire building
- Major modification 1st floor only

Ease to restore original appearance:

- Very easy Restore windows, take down awnings, etc.

- Moderate Remove Awning, Restore Early wood Frame Display
Windows, Remove Aluminum Frame Door, Replace
Stair Entrance on Front

- Difficult

- Very Difficult

~~Drawings in Building File~~

2000 - 2001

Gracie's Antique Mall



ILLINOIS MAIN STREET
ILLINOIS HISTORIC PRESERVATION AGENCY

Date: 4-13-01

To: Pat Malammon, Program Manager
708 Archer Ave., Box 85 ; Marshall, IL 62441

From: Christina Mitchell, Illinois Main Street Project Designer

Re: 522 Archer Ave.

For your information Per your request

Remarks: _____

500 EAST MADISON STREET SPRINGFIELD, IL 62701
MAIN: 217.782.4836 FACSIMILE: 217.524.7525
Jim Johnston, AIA 217.357.7851 jjohnsto@hpa084rl.state.il.us
Chris Knorr 217.782.9336 cknorr@hpa084rl.state.il.us
Anthony Rubano 217.782.7459 arubano@hpa084rl.state.il.us
Christina Mitchell 217.703.3054 cmitchel@hpa084rl.state.il.us



ILLINOIS MAIN STREET

ILLINOIS HISTORIC PRESERVATION AGENCY

April 12, 2001

Mr. Ronald and Mrs. Marcella Deisher
301 Archer Ave.
Marshall, IL 62441

Dear Mr. and Mrs. Deisher:

Enclosed are the drawings, recommendations, and preliminary cost estimate for your building at 301 Archer Avenue. The proposed changes include: removal of the wood siding, paint scheme, new awnings, signage, and two storefront restorations.

For the building's paint scheme I chose Sherwin Williams' *New Colonial Yellow* (SW 2853), *Caribbean Coral* (SW 2854), and *Fairfax Brown* (SW 2856), to highlight the important features of the building, and Sherwin Williams' *Sycamore Tan* (SW 2855) as the overall base color. Although removing the paint from the brick is feasible, it may be cost prohibitive. At this point, the existing paint offers a protective layer for the soft brick underneath. For these reasons, I recommend you repaint the masonry with a more brick-like color such as *Sycamore Tan*.

Your building may need some repointing. Repointing is the process of removing deteriorated mortar from joints of a masonry wall and replacing it with new mortar. The mortar type and mix is very important when repointing historic buildings. Considering the age of your building, I think that you have a lime-based mortar. Therefore, it is important that lime-based mortar be used when repointing. Don't use portland-cement-based mortar because it is denser, harder, and less permeable than lime-based mortars. When repointing, any loose or disintegrated mortar should be removed by hand tooling it out. Hand tooling, which preserves the brick and the historic joint size, is imperative on your building because of the age and softness of your brick. Only remove the mortar that is damaged. You probably don't need to repoint the entire building, which will reduce your cost considerably and give you a better product. Without knowing the extent of damaged mortar joints, I could not include it on the enclosed cost estimate. The new mortar must match the historic mortar in texture, composition, and joint profile. Since the building will be painted, it is not necessary to match the color of the new mortar to the old. Properly done, repointing restores the visual and physical integrity of the masonry. I have enclosed Preservation Brief 2 that provides a general guidance on the appropriate material and methods for repointing historic masonry buildings.

500 EAST MADISON STREET SPRINGFIELD, IL 62701
MAIN: 217.782.4836 FACSIMILE: 217.524.7525
Jim Johnston, AIA 217.557.7851 jjohnsto@hpa084r1.state.il.us
Chris Knorr 217.782.9336 cknorr@hpa084r1.state.il.us
Anthony Rubano 217.782.7459 arubano@hpa084r1.state.il.us
Christina Mitchell 217.785.5054 cmttchel@hpa084r1.state.il.us

Before painting, the brick should be free of dirt, loose mortar, peeling or scaling paint, and any other foreign materials. I suggest that you use a garden hose, a medium soft bristle brush, and possibly a household detergent to clean the brick. Keep in mind that no exterior painting should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F. I have enclosed Preservation Brief 1, which provides guidance on the techniques of cleaning.

The pressed-metal cornice should be retained and painted as indicated. By properly preparing the metal, the paint will last longer. To clean the cornice of all dirt, loose paint, and rust, scrape it by hand with a wire brush. Any paint that strongly adheres to the surface may remain. Areas of potential water infiltration should be addressed. Smaller areas may be sealed with a paintable, waterproof, silicon exterior caulking. Areas where the metal is missing or has pulled away from the substrate creating larger gaps should be replaced or mechanically attached by your contractor and waterproofed with caulk. Perhaps Pat can suggest sheet-metal craftsmen in the area who can appropriately repair any such damage. The entire cornice should be primed with a rust-inhibitive primer, such as Sherwin Williams DTM Acrylic Primer/Finish. Two finish coats of exterior latex paint can then be applied.

Since it appears that your upper-façade windows are original, I urge you to retain and repair them. By properly weather-stripping the windows and adding interior wood storm windows, the historic windows become as energy-efficient as new insulated windows at a fraction of the cost. The interior storms can easily be removed during the summer months so that the windows remain operable. Priming and painting the upper-façade windows will not only give your building a more lively appearance, it will also preserve and protect the historic wood. I have enclosed Preservation Brief 9, which deals with the repair of historic wooden windows. Properly maintained, historic windows will literally last indefinitely. New windows will last at best 20 years (if you're lucky), at which point they must be completely replaced.

The building's storefront dates from the mid to late 1950s. It has acquired a significance and character of its own and has become part of the historic fabric of the building and the street. It is of clear-anodized aluminum, enameled steel panels, and textured stack-bond brick, popular materials of the day. They are in good condition, and they just need a thorough cleaning. For the aluminum, I suggest you use a non-abrasive cleanser, like Bon Ami, and a plastic Scotchbright scouring pad (no steel wool!). Keep the area wet and gently scrub. Rinse well. The aluminum should appear as bright as the day it was installed! The trick is not to scrub too hard or you will remove the protective anodized coating. The enameled panels have a coating of glass baked onto a steel sheet. Clean these panels as you would any glazed surface, using warm water, a mild detergent, and a sponge. Do not use abrasives. The steel substrate will rust if exposed to the air. Holes or deep chips can be covered with clear

silicone exterior caulk. This will prevent water infiltration and further rusting. Any rust spots should be primed with a rust converter and the spots camouflaged with matching paint. I have enclosed an article about the history of enameled-steel panels.

The rigid canopy is an integral element of the storefront. It should be retained and repaired. Its roof should be flashed, and any damaged wood should be replaced. The aluminum edging can be cleaned as I have described above. Not only is it good preservation to retain this distinctive element, it is economical. Any new sunshading device (awning or canopy) will be far more expensive than repairing the existing canopy. I do not recommend painting the unpainted brick on the storefront.

The existing internally-lit-plastic sign is not historically appropriate to the Main Street District. It also doesn't necessarily project an appropriate image for an antique store. Instead, I have designed a hanging sign comprised of vinyl graphics adhered to a plywood or PVC-board substrate. The sign can be lit with gooseneck fixtures attached on both sides as shown. "Gracie's" is in the *Kaufmann Bd BT* font with "Antiques on Archer" in the *Futura Hv BT* font. The new sign will complement the new paint scheme than the existing sign.

The enclosed cost estimate is intended to give you a very rough figure on the costs of the proposed façade renovation. Keep this in mind when planning for your project. I hope these suggestions meet with your approval. Should you have any questions regarding any of the information I have included, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Christina Mitchell". The signature is written in black ink and is positioned below the word "Sincerely,".

Christina Mitchell
Illinois Main Street Designer

cc: Pat McCammon



Illinois Historic Preservation Agency

Old State Capitol • Springfield, IL • 62701

CHRISTINA L. MITCHELL

Project Designer
Preservation Services Division

Phone: 217/785-5054

Fax: 217/524-7525

E-mail: cmitchel@hpa084r1.state.il.us

~~Free for the Deisher file~~

2000

Gracie's Antique Mall

October 31, 2000

Mr. Chris Knorr
Illinois Main Street Designer
Illinois Historic Preservation Agency
One Old State Capitol Plaza
Springfield, IL 62701

Dear Chris:

I am enclosing a Design Assistance Request from Ron and Gracie Deisher for a building they own and occupy as an antique shop at 522 Archer Avenue.

We're looking forward to the November 20 site visit. After a phone conversation yesterday, we may have another request in the same block. It came as a complete surprise, so I'm not sure if it will materialize or not.

Thanks for your help.

Sincerely,

Pat McCammon
Program Manager

COPY

Enc.



THE NORTH SIDE OF W. ARCHER AVE. (from left to right):

1. The Gillead Shaw Home
2. Dress Shop
3. Whallon's Shoe Store (The Bargain Store)
4. Edward J. Hughes - Dry Goods, Clothing, Shoes
5. City Drug Store (Upstairs, Office of Jay Swern)
6. E.E. Howel's Hardware Store (Rolls of fence wire in front)
7. D.D. Doll's Grocery
8. The Keifer Drug Store
9. M. Grabenheimer's Clothing Store

THE EAST SIDE OF SIXTH ST. (from left to right):

1. The Clark County Democrat Printing Office
2. Walker Spotts' Meat Market
3. Doctor's Office (Upstairs, John Merrick's Photographic Studio)
4. Bubeck and Gallagher's Furniture Store and Funeral Parlor
5. Marshall Mutual County Fire Insurance Company

522 ARCHER

ADDRESS 522 ARCHER

NAME OF BUSINESS GRACIES DOWNTOWN MALL

TYPE OF BUSINESS ANTIQUES

NUMBER OF STORIES 3

TYPE OF USE IF ANY 2ND FLOOR EMPTY

3RD FLOOR EMPTY

APPROXIMATE WIDTH OF BUILDING 20 FT.

ON CORNER LOT? YES NO

NUMBER OF PARKING PLACES IN FRONT _____

NUMBER OF PARKING PLACES ON SIDE 1

UNIQUE FEATURES OF BUILDING:

CARS ON WINDOWS - CHIMNEY NEEDS REPAIR
OVERALL BLDG IN FAIRLY GOOD SHAPE

COMPLETED BY J. Swartz

522 Archer Avenue - Middle 1/3 Lot 8 Block 23

M R Chenowith	1871	Grabenheimer Building next to Bradley and Doll to be replaced with 3 story brick 75 feet long leaving only rotten Dulaney shell standing on the corner.	22 Sept 1871 CCH
Bryan's Hardware	1886		13 July 1886 CCH
Dr. A W Kilgore	1886	Office in Chenowith's building over Bryan's Hardware	13 July 1886 CCH
Hardware	1892	Hardware 1st floor, Office 2nd floor, GAR 3rd floor	Sanborn Maps
Hardware	1897	Hardware 1st floor, Office 2nd floor, vacant 3rd floor	Sanborn Maps
Grocery	1906	Grocery	Sanborn Maps
Schofield Bros Grocery	1906	M R Chenowith building	29 Nov 1946 CCH
Foster Martin	1906	Foster Martin purchased the 3 story brick on Main just west of Hamilton	29 Nov 1946 CCH
Otto Ross	1908	Rosa retiring, sold shoe and furnishing goods to partner, J A Hutchison same stand north of square 1 door east of Doll's Grocery	12 Aug 1908 CCH
J A Hutchison	1908	Same as above	12 Aug 1908 CCH
Keifer Drug Co.	1910	Moved drug store to Main Street 2nd door west of 6th	12 Jan 1910 MH
Drug store	1912	Drugs	Sanborn Maps
Keifer's Drug Store	1920s	Specialty - goat's milk	George Mitchell Book
Fred and Addie Keifer	1925	Purchased middle 1/3 lot 8 block 23	19 March 1925
Drug store	1926	Drugs	Sanborn Maps
Keifer Drug Co.	1936	40th Anniversary - in business since 1895	25 Sept MH
Keifer's Drug Store	1940	522 Archer	1940 Phone book
Orchid Beauty Shop	1940	522 1/2 Archer	1940 Phone book
Drug store	1943	Drugs	Sanborn Maps
Keifer's Drug Store	1949	Broken into through front door, narcotics taken, left through back.	18 June 1949
Omar Blankenship	1950	Purchased business. Helen Mott & Elizabeth Morgan still employed.	Ron Deisher note
Blankenship Rexall Drug Store	1950		Edie Breneman
Hook's Drugs	1965	Bought out Blankenship's drug business	Juanita Blankenship
Empty		Hook's Drugs moved to Marshall Square. Blankenship's owned building	Juanita Blankenship
Marshall Choice		Newspaper published by Joe and Patty McCannnon	Juanita Blankenship
Gracie's Antique Mall	1995	Blankenship sold blding to Gracie Taylor (now Deisher)	Juanita Blankenship
Bennett & Bennett		2nd floor	Juanita Blankenship
Beauty Shop		2nd floor	Juanita Blankenship
Walter Morgan		apartment 2nd floor	Juanita Blankenship
Omar Blankenship	1950	apartment 2nd floor	Juanita Blankenship
Nelson		apartment 2nd floor	Juanita Blankenship
Masonic Lodge		3rd floor	Juanita Blankenship
City Band		practiced on the 3rd floor	Juanita Blankenship
Thomas Craig		office on 3rd floor	Juanita Blankenship
Gracie's Antique Mall		Italianate with 8 brackets on cornice, capwork on upper windows. Remodeled storefront with metal awning. "Built by Kawnee" on front door.	

522 Archer

BRUGS

NEPER DA



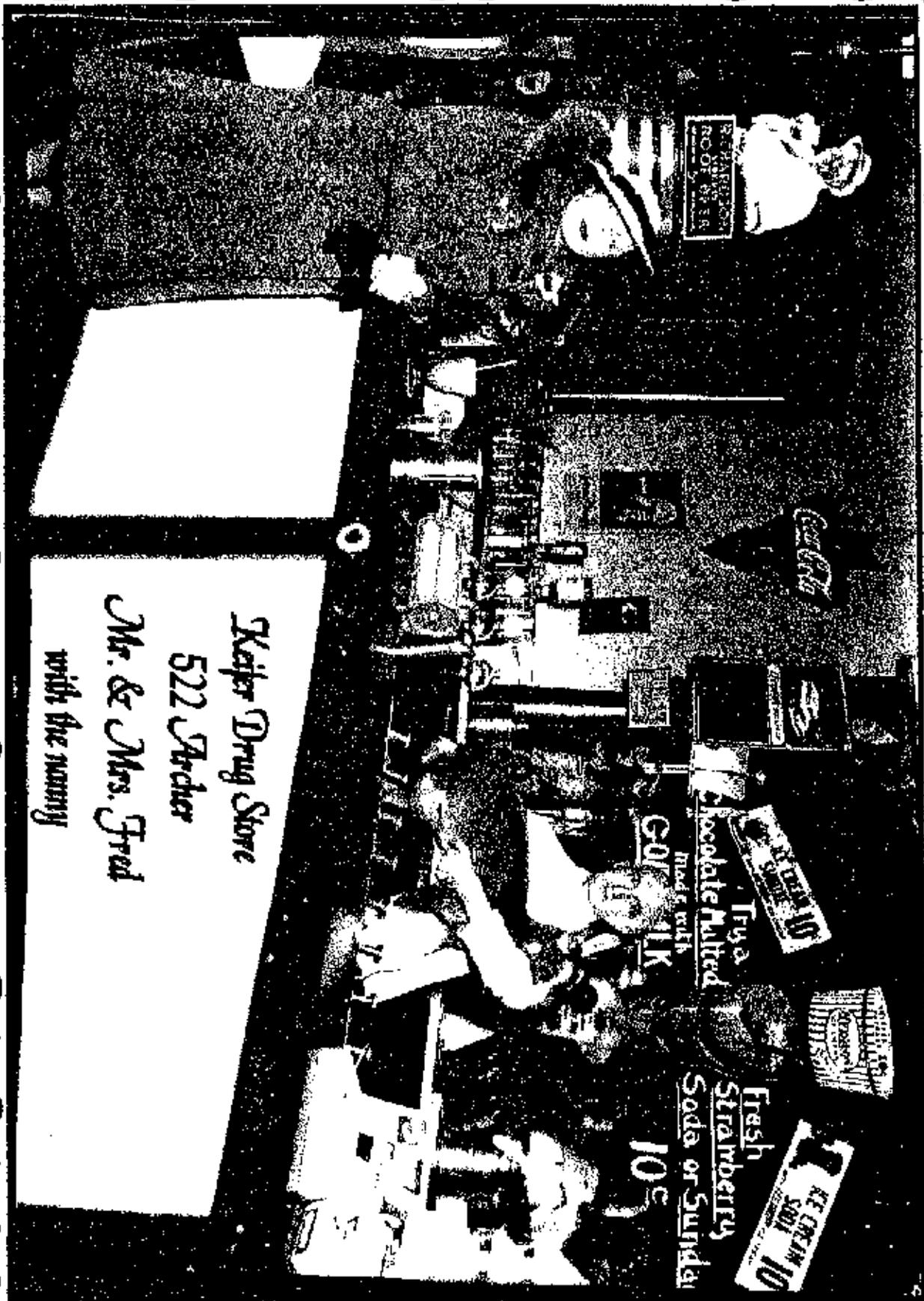
Archer Ave. Marshall, ILL.

Archer Avenue
Marshall, Illinois

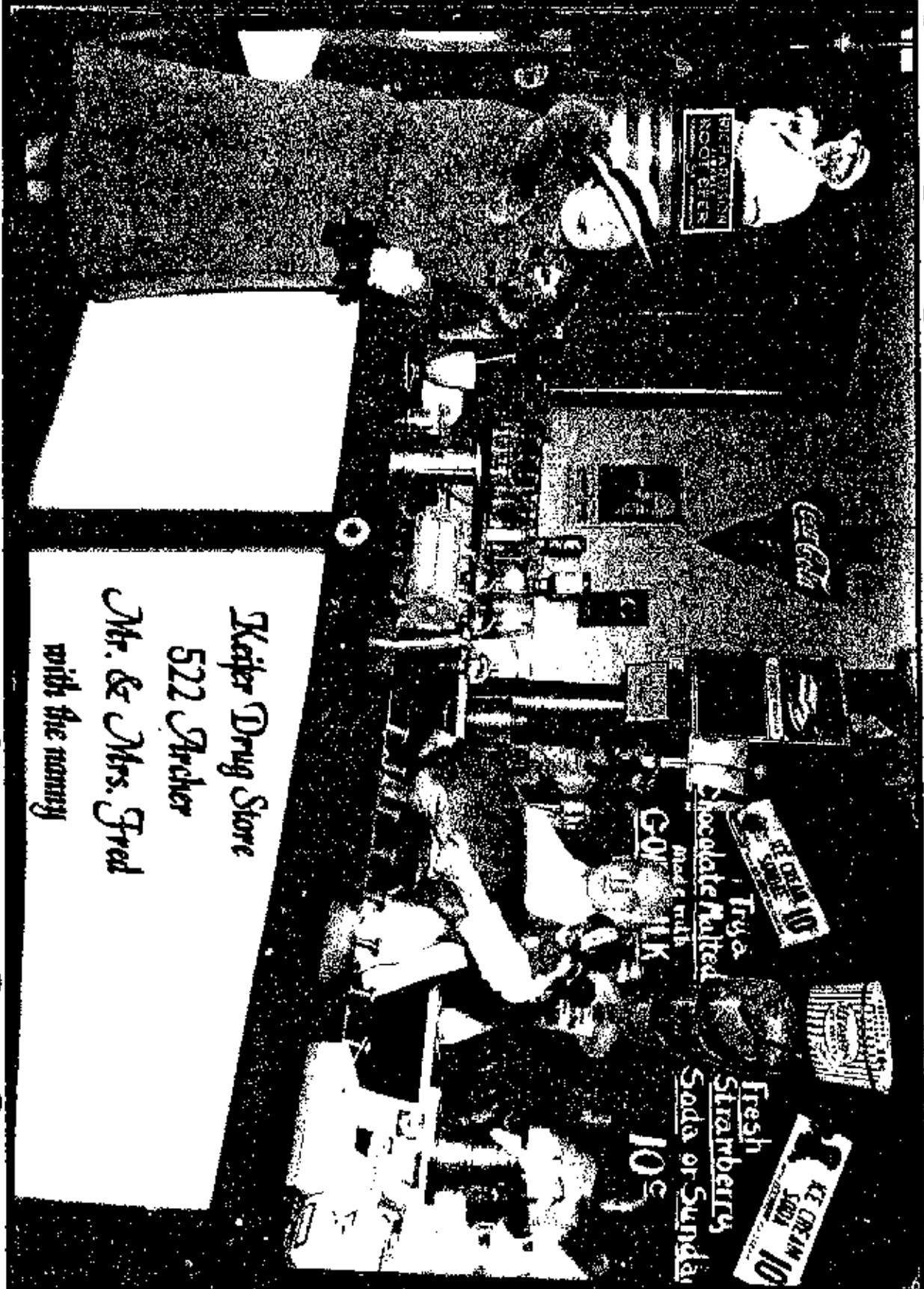


Archer Ave. Marshall, Ill.

Archer Avenue
Marshall, Illinois



*Keifer Drug Store
522 Archer
Mr. & Mrs. Fred
with the nanny*



DISAPPEARING
KODAK PAPER

Try a
Chocolate Nutted
GOYER MILK
Made with
Milk

Fresh
Strawberry
Soda or Sundae
KE-O-RAM 10
10c

Kiefer Drug Store

522 Archer

Mr. & Mrs. Fred

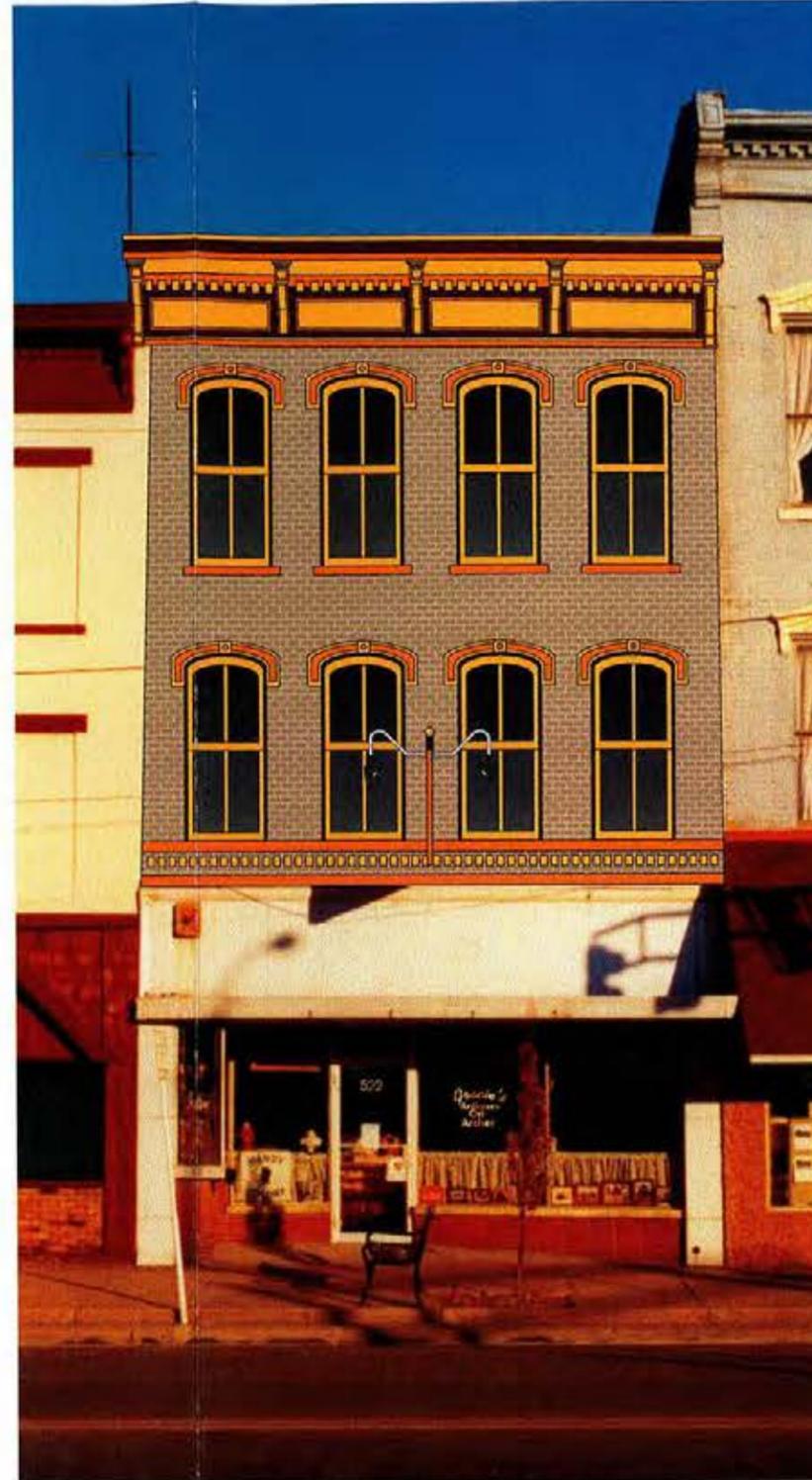
with the nanny



EXISTING CONDITIONS



PROPOSED SIGN DESIGN



PROPOSED DESIGN

PAINT COLORS:



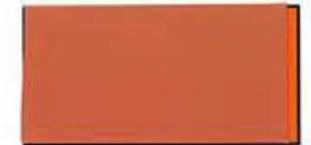
BRICK:

SHERWIN WILLIAMS: SYCAMORE TAN (SW 2855)



TRIM:

SHERWIN WILLIAMS: NEW COLONIAL YELLOW (2853)



ACCENT:

SHERWIN WILLIAMS: CARIBBEAN CORAL (SW 2854)



DETAILS:

SHERWIN WILLIAMS: FAIRFAX BROWN (SW 2856)

NOTE: The Illinois MAIN STREET Program, through the Illinois Historic Preservation Agency, has provided this free design assistance to qualified property/business owners in the officially designated MAIN STREET project areas. The rendering on this sheet is a conceptual view of the facade renovation based on information supplied to the staff architects. Should obscured architectural details or problems be revealed during the work, the local project manager and/or the staff architects should be consulted.



ILLINOIS MAIN STREET

ILLINOIS HISTORIC PRESERVATION AGENCY
500 East Madison Street Springfield, Illinois 62701 217.782.4836
DEPARTMENT OF COMMERCE AND COMMUNITY AFFAIRS

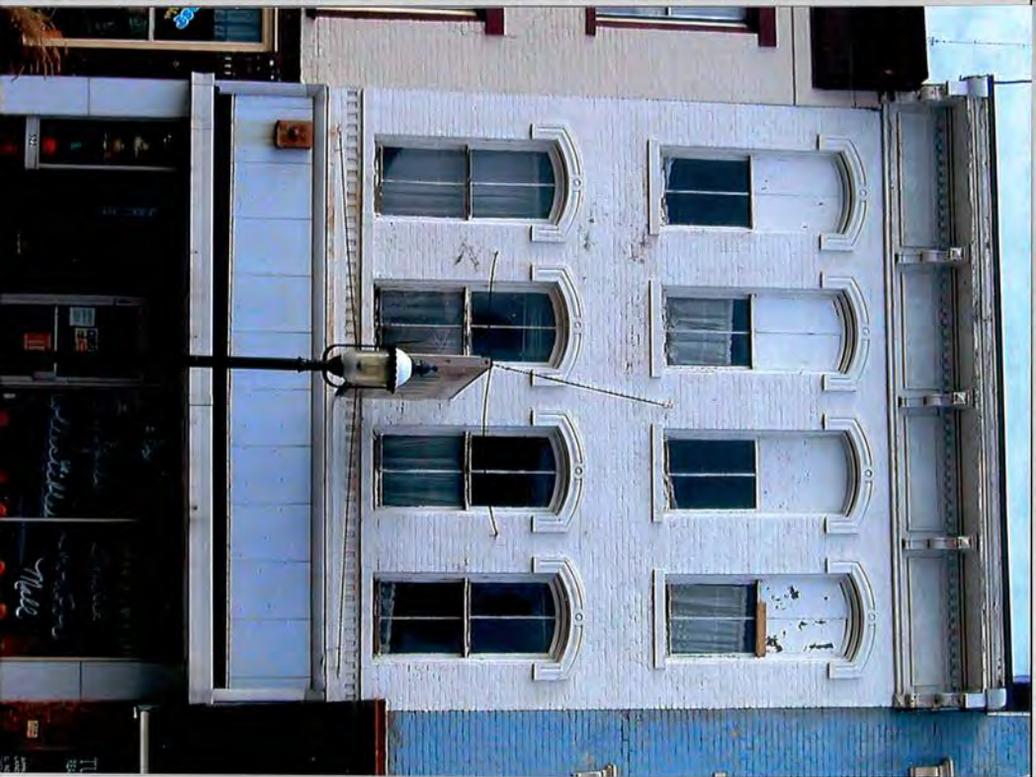
GRACIES ANTIQUE MALL

522 ARCHER AVE., MARSHALL

ELEVATION

Not to Scale

Drawn By	Project Number
CLM	200085
Date	Sheet Of
4/01	1 1



Rowles Downtown Mall

2006

522 Archer