

# COMPLETE RENOVATION OF HISTORIC DOWNTOWN PROPERTIES

**T**WO HISTORIC PROPERTIES – 425 7th Street and 413 7th Street, known as the Musselman buildings – have been completely renovated according to historical standards and are now available for lease.

The Cave family constructed the first building at 425 7th Street around 1907, replacing an older frame home on the property. Around 1915, the Cave family built a duplex at 413 7th Street. Both buildings were solid, brick construction. The duplex was sold in 1955 to the Hurt family, who later sold it to the Musselman family for their growing business. In 1960, Musselman also purchased the home at 425 7th Street as additional space for his legal and accounting practice, Robert M. Musselman & Associates. He and his wife, Carolyn, were both attorneys and certified public accountants, and they served clients in these buildings for well over 40 years. In addition, Robert had a passion for training both law and accounting students. There are many lawyers and accountants who have memories of working in these buildings.

Today, Musselman's daughter, Susan Musselman Norfleet, along with her husband, Alan, own the buildings and have restored them following the standards set forth by the National Park Service and the Virginia Department of Historical Resources. In taking on this project, Susan desired to create a lasting tribute to her parents.

"This is one of the few Tax Credit Renovations in the area," Benton Downer of Downer & Associates pointed out. "This is a very difficult accreditation to achieve,"

In order to receive the designation and accreditation, almost all of the historical features of the buildings must be retained. In keeping with the standards of both the Virginia Department of Historical Resources and the National Park Service, the original windows, wood floors, plaster walls and other historical details were all retained.

"We have kept the historical character of the buildings but have made the buildings functional in today's environment," Susan noted.

Each of the buildings is approximately 3,000 square feet. The 425 7th Street building is available for one user while the duplex can be used by one tenant or easily divided for two tenants.

The buildings, only yards from the courthouses, would be outstanding locations for law firms, accounting offices, real estate firms or any type professional office. In the heart of the legal district, a presence at these buildings would deliver immediate prestige.

In addition to the two larger buildings, there is a smaller, stand-alone brick studio – once a garage – that is also being renovated.

There is ample parking for the buildings with 13 designated parking spots and the owners will soon begin construction on a new parking lot. Nelson Byrd Woltz, a local landscape architectural firm, has designed a landscape

plan for the two properties which features a new entrance off 7th Street.

The 425 7th Street building has seven large offices, plus a reception room, baths on each of the two floors, and enclosed porches upstairs and down. The duplex building at 413 7th Street offers 4 offices downstairs, plus a large reception room, front porch, enclosed rear porch and a bath.

The second level has 5 offices, plus a glassed in office over looking 7th Street. The enclosed rear porch has been converted into a kitchen area, and the bath, as are all baths in both buildings, now has ceramic tile and is fully modern.

The renovation projects on both buildings are scheduled to be completed by early summer.

To find out more about these two historic buildings for lease, contact Benton Downer at Downer & Associates at 434-296-0545, Ext. 1. Incentives are available to qualified tenant prospects for a limited time. For more information, visit [www.downerandassociates.com](http://www.downerandassociates.com).



One of the two historical Musselman buildings now for lease on 7th Street