

"The Best of the Old."

"Nothing to Lose but your shirt  
General store, grist mill, and  
Post Office Restoration proposal.

Resources -

Unused general store ca 1900 consisting  
of post office, grist mill, and  
cheese factory in rapidly  
deteriorated condition but  
having possibilities for restoration  
and rehabilitation -- as a store,  
community center, branch  
library, or what have you.

Centrally <sup>Hickory Grove in</sup>  
located in Northern P.W.  
County. Hickory Grove crossroads settlement <sup>was a</sup> local  
farmer's gathering place, prob. from  
1900 to 1940's, the only  
Genl. store, P.O., gas sta.,  
dairy + grist mill for miles

W. J. Gossam, one of a family of stockholders  
in P.W. county, owned the Higgin  
Gossam's General Store + P.O. from  
1912 to 1966. The Gossam family have the

traditionally, been a family of storeowners,  
with former general stores located throughout  
PW County. At present, there is one active  
General store in the county run by a  
Gossam - Jim Gossam's store is  
Highmarket. W.J. Gossam's house,  
next door to the old store & p.o.,  
is the residence of Mrs. Betty Wells,  
the owner of the property on which  
the Gen'l. store is located.

Mrs. Wells purchased the property  
in 1971, and has carefully  
restored the Gossam House to its  
former post-victorian handsomeness,  
& grandeur, while retaining its  
many homey qualities.

## possible problems.

1. Zoning - still commercial or has it reverted?

2. Building Code - wooden structure OK?

3. water + sewer probe.

water source: can well be re-drilled?

~~is there~~ or old well uncapped?

sewer - is there room for a septic field? tank?

4. new use - what new use can the building be put to?

1) ~~new use~~ must be compatible with the original or former use.

Store. but what kind?

2) Should be sensitive to the orig. ~~structure~~ <sup>appearance</sup>.

3) How can the new use ~~function~~ help shape the appearance of the area as it rapidly turns suburban?

5. What are the ownership considerations?

1) Does present owner wish to finance the restoration, at least in part, and

rent or lease it to new occupants?

2) Could that parcel be purchased outright by a group or indiv. wishing to restore it + convert it to a new use?

6. If the means cannot be found to restore the bldg. immediately, ~~is~~ is there any way of delaying demol. and shoring the bldg. up at least for a while?

○ legal?

○ tax incentives?

7. Trade union jealousy

8. Cheap labor prov. by students.  
make it educational  
continuous  
comprehensive

see J. Engelson about a const. leader  
+ work program.  
ask Ren about Teenagers to help  
in the carpentry.

Henriques about college student  
help.

Billette " " "

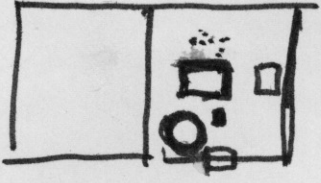
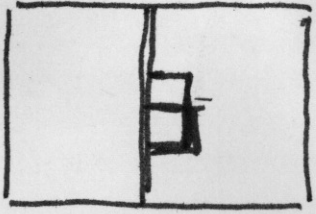
VPI " " "

Natl. Trust } money.  
Endowment }  
Va Hist Com. }

Schools in Manassas,  
Indust. School

H. H. Douglas.

PW County Assessors Office  
Contact NAME



H. J. cheese factory



Wells-Bridge. 221-3346.  
#105

7 221-4819

A.L.