



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$250 application fee. For all other projects requiring BAR approval, please include \$50 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been received. For projects that require only administrative approval, please include \$50 administrative fee. Checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next Board meeting by 5 p.m.

Information on Subject Property

Physical Street Address: 608 Preston Avenue
Charlottesville, VA 22902
City Tax Map/Parcel: 32-14

Name of Historic District or Property: King
Lumber Company Warehouse
Do you intend to apply for Federal or State Tax Credits for this project? Yes.

Applicant Jeff Dreyfus
Name: Bushman Dreyfus Architects
Address: 820-B EAST High Street
Charlottesville, VA 22902
Email: JD@bdarchitects.com
Phone: (W) 295-1936 x234 (H) _____
FAX: 434-297-1436

Signature of Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)
[Signature] 11/27/07
Signature Date

Property Owner (if not applicant)
Name: Andy McGinty CLL, LLC
Address: 1102 Little High Street
Charlottesville, VA 22902
Email: andy@colewaydevelopment.com
Phone: (W) - (H) 434.242.7412
FAX: -

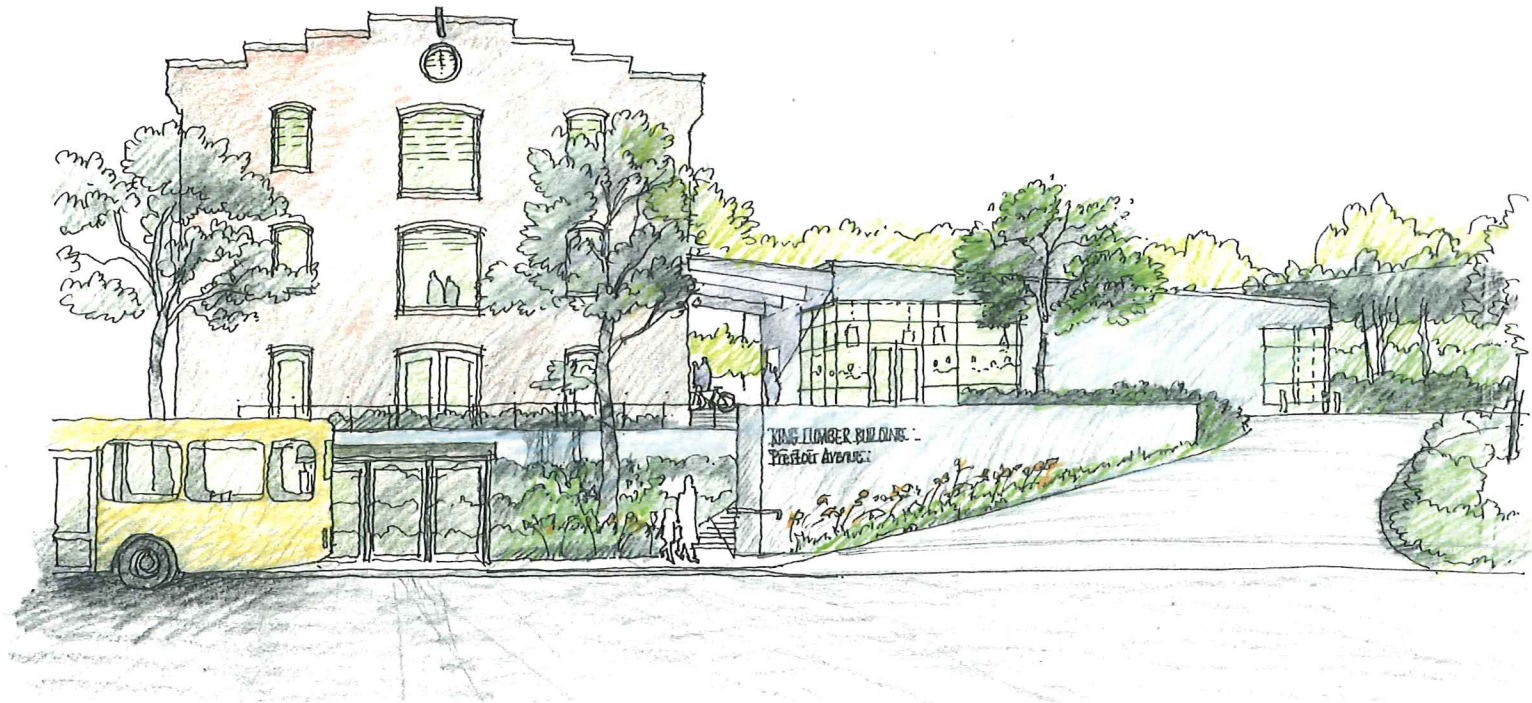
Property Owner Permission (if not applicant)
I have read this application and hereby give my consent to its submission.

Signature Date

Description of Proposed Work (attach separate narrative if necessary): see attached sheet
or title page of submitted booklets

Attachments (see reverse side for submittal requirements): _____

For Office Use Only	
Received by: _____	Approved/Disapproved by: _____
Fee paid: _____ Cash/Ck. # _____	Date: _____
Date Received: _____	Conditions of approval: _____
RECEIVED	
NOV 27 2007	



KING LUMBER BUILDING RENOVATION 608 PRESTON AVENUE

BAR PRELIMINARY SUBMISSION
NOVEMBER 27, 2007

Contents

- 1 Title
- 2 Location Map
- 3 Aerial Photograph
- 4 Context: Preston Avenue
- 5 Context: Neighboring Buildings
- 6 Existing Site Conditions
- 7 Existing Site Conditions
- 8 Existing Site Plan (1979 Permit)
- 9 Proposed Site Plan
- 10 Proposed Street Facade Sketch
- 11 Proposed Aerial View
- 12 Proposed Gallery View
- 13 Proposed Elevations: North - West
- 14 Proposed Elevations: South - East
- 15 Proposed Elevations: Annex
- 16 Window Elevation
- 17 Sanborn Tax Maps & Short Building History
- 18 Historical Photographs
- 19 1980 Landmark Building Survey

Description of proposed Work

Built in 1909, the King Lumber Company Warehouse is listed on the National Register of Historic Places. Also on the King Lumber site is a metal "annex" built in 1979. Both structures on the site qualify for historic tax credit money. Owner proposes to renovate both the three-story brick warehouse and the one-story metal annex building.

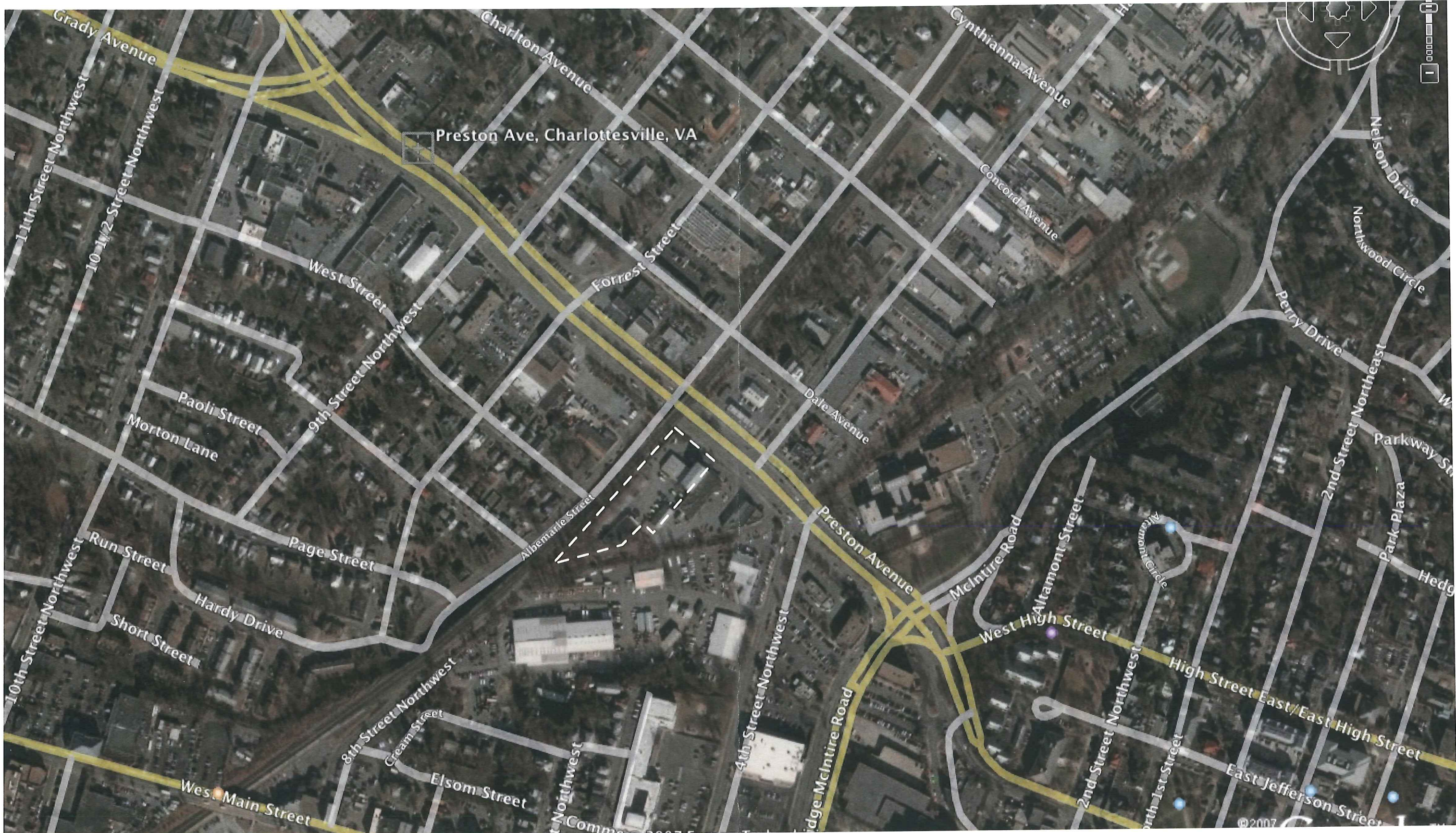
An exterior gallery space will be created between the two structures by peeling back the annex roof from the historic structure, revealing the existing steel frame. This gallery benefits the historic brick warehouse exterior by exposing the original openings on the western facade. It also creates a new pedestrian axis through the site, connecting the parking in the rear to the Preston Avenue entries. Currently, visitors arriving by car must walk in the drive aisles and around the annex in order to use the Preston Avenue entries. A new ramp is planned to connect the Preston Avenue sidewalk and bus stop with the elevated ground-floor building entries.

The historic brick structure will have its original openings restored on the South, West, and North facades. The metal annex building will be reskinned with corrugated metal and will feature new storefront glazing systems along the street facade and the gallery.

When finished, the building will be leased to various tenants as retail or restaurant on the ground floors and as office or residential on the upper floors.



Bushman Dreyfus Architects PLC
820 B East High Street
Charlottesville, VA 22902









Shell Car Wash



Shell Gas Station



Bodo's Bagels

across street



Brown's Cleaners



Reid's Super Market



Rail Road Bridge

neighbors



Industrial Building (CMU)



Industrial Buildings (METAL)



Pretty Hard Concrete

on site
rear of property



FRONT YARD & PRESTON AVE.



HISTORIC EAST FACADE & ANNEX



METAL ANNEX & SIDE DRIVE



METAL ANNEX & REAR PARKING



REAR HISTORIC EXTERIOR



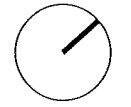
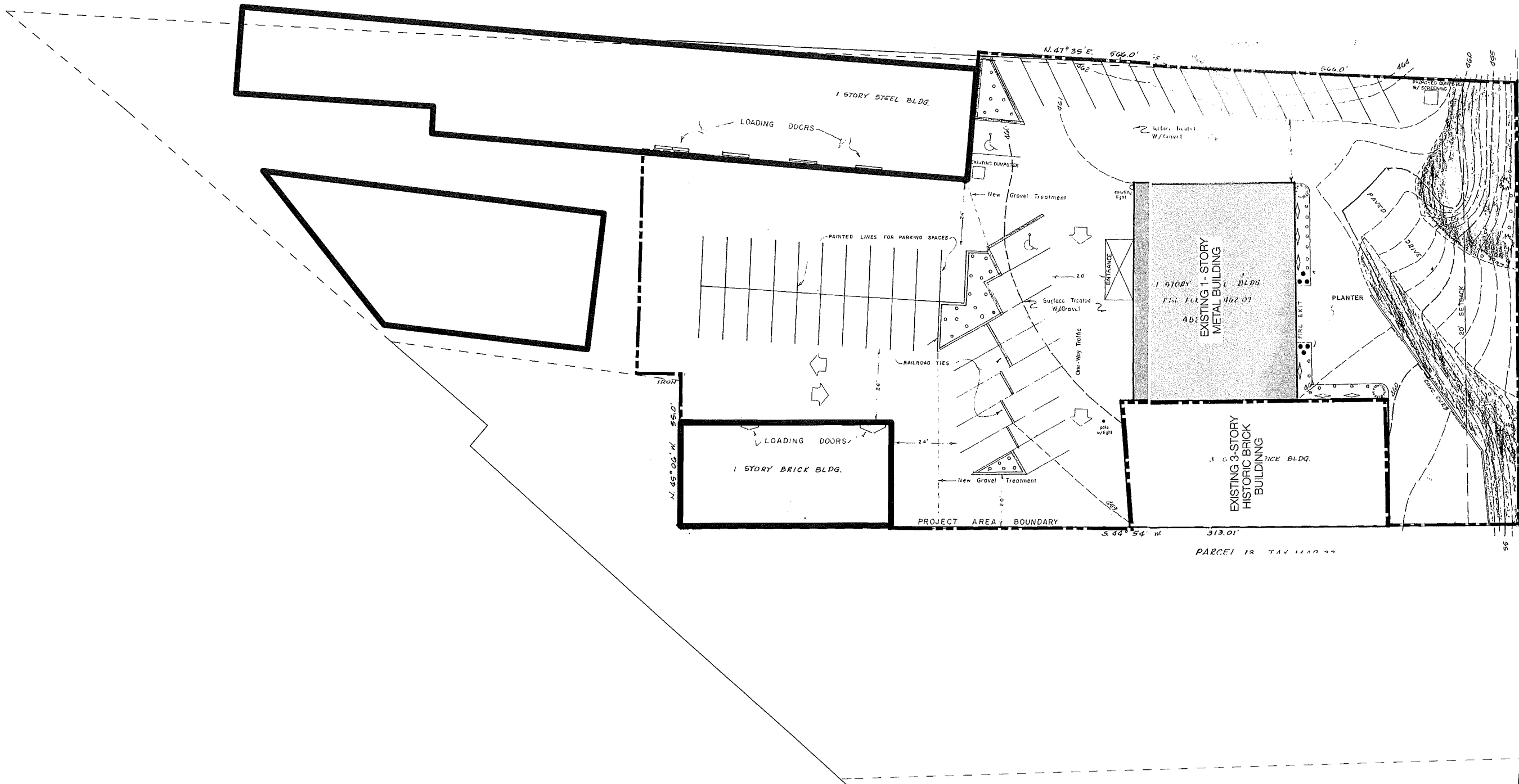
ORIGINAL OPENING



SIDE CONDITION WITH REID'S

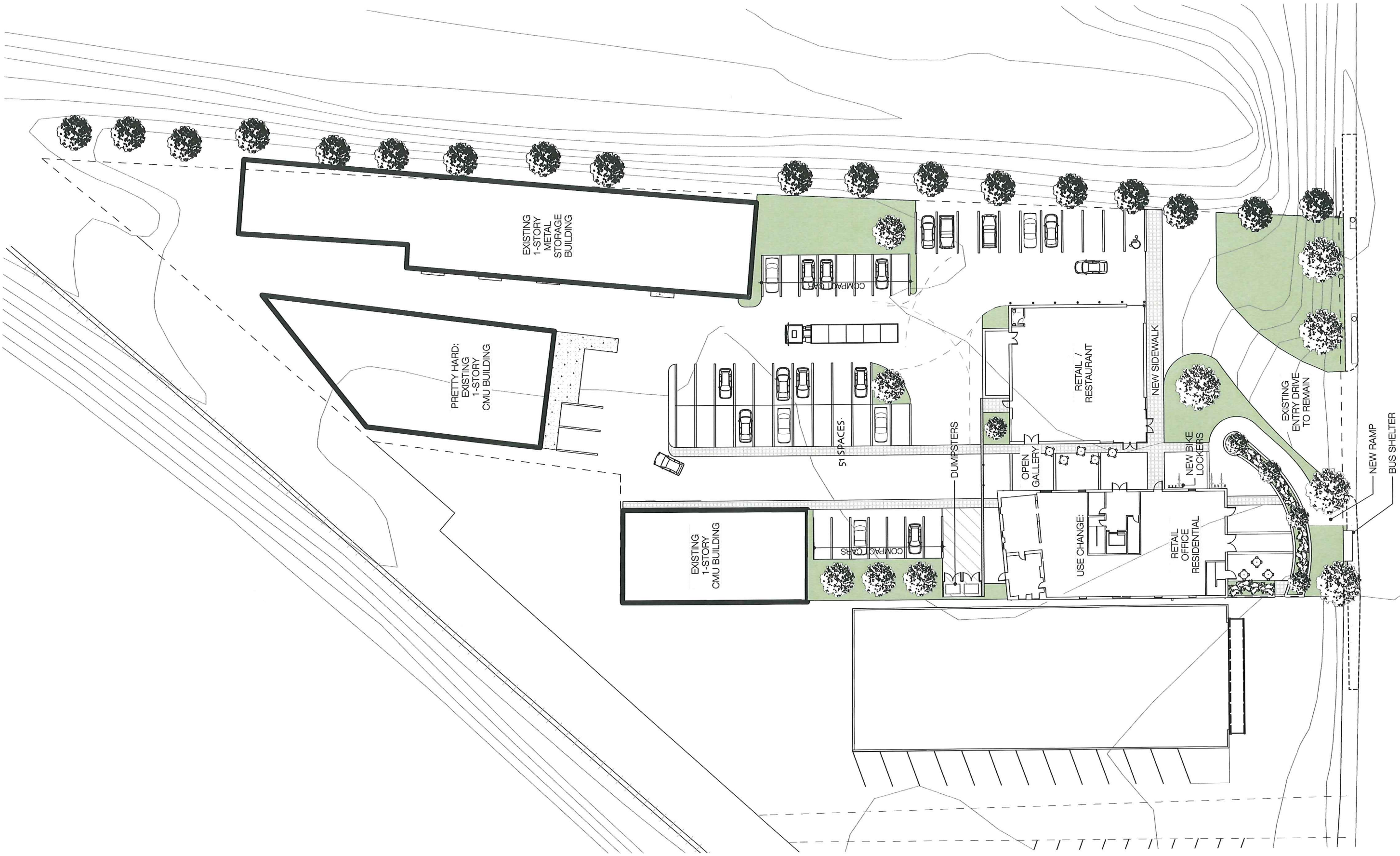


HISTORIC REAR EXTERIOR



SCALE: 1" = 40'

Existing Site Plan (1979 Permit)
 King Lumber Building, 608 Preston Avenue



Proposed Site Plan
 King Lumber Building, 608 Preston Avenue



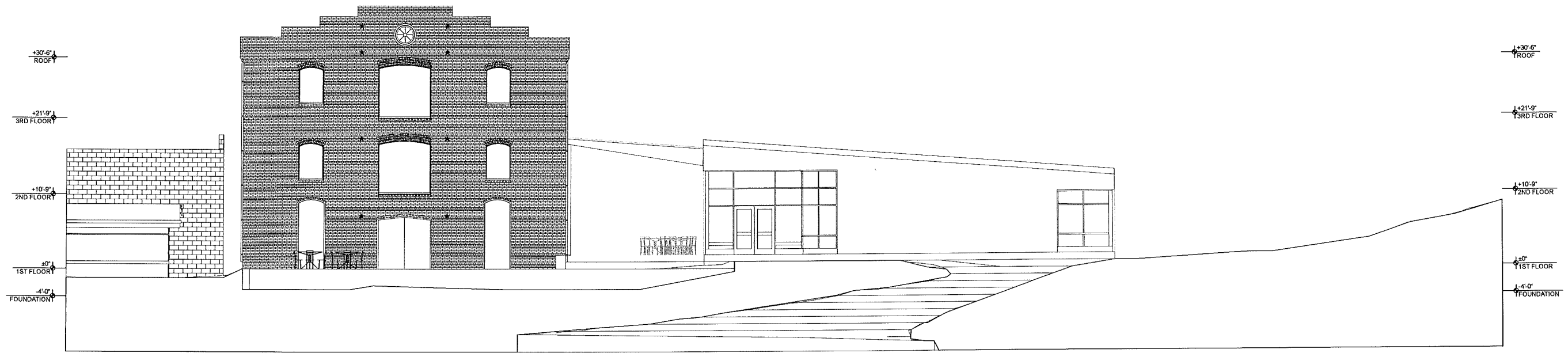
Proposed Street Facade Sketch **10**
King Lumber Building, 608 Preston Avenue



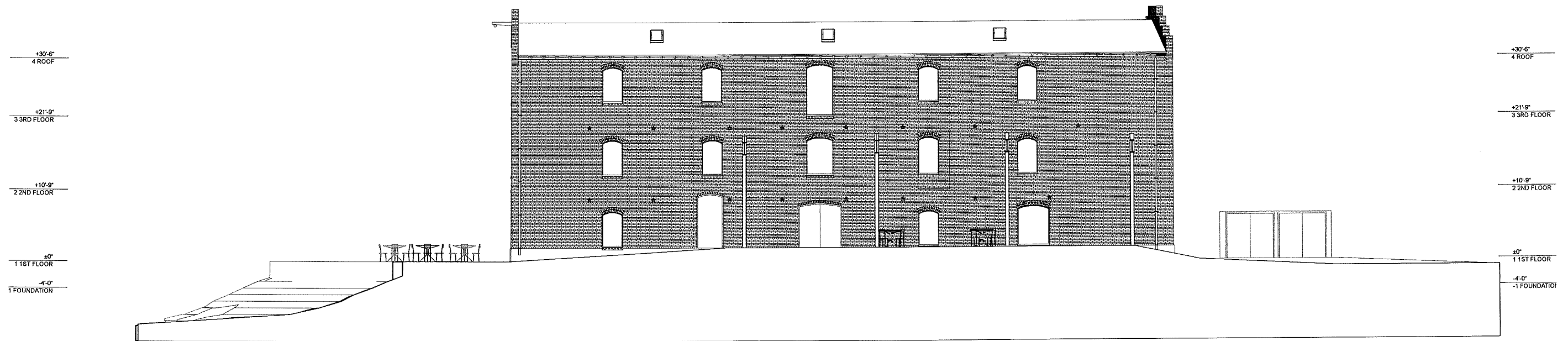
KING LUMBER BUILDING
Preston Avenue

Proposed Aerial View **11**
King Lumber Building, 608 Preston Avenue



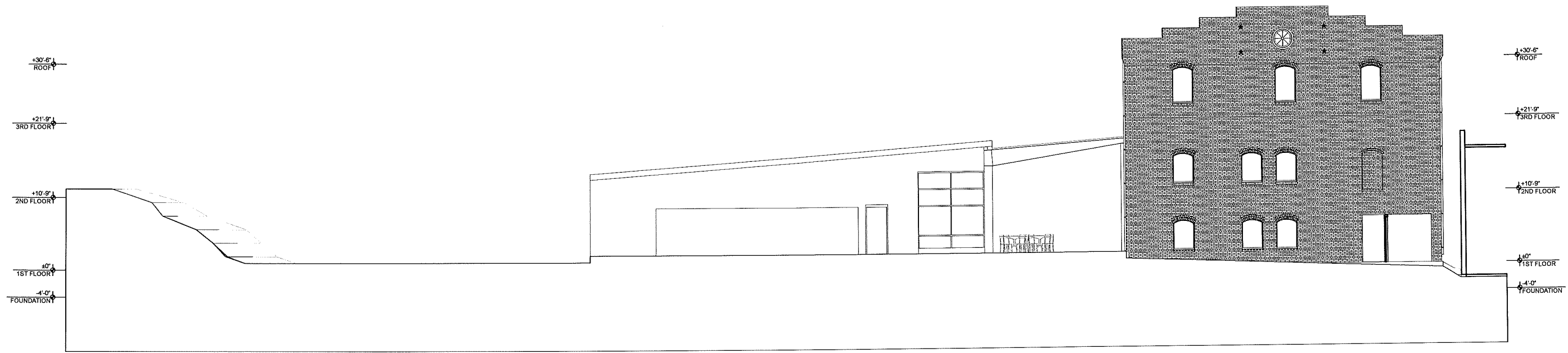


NORTH ELEVATION
SCALE: 1/16" = 1'-0"

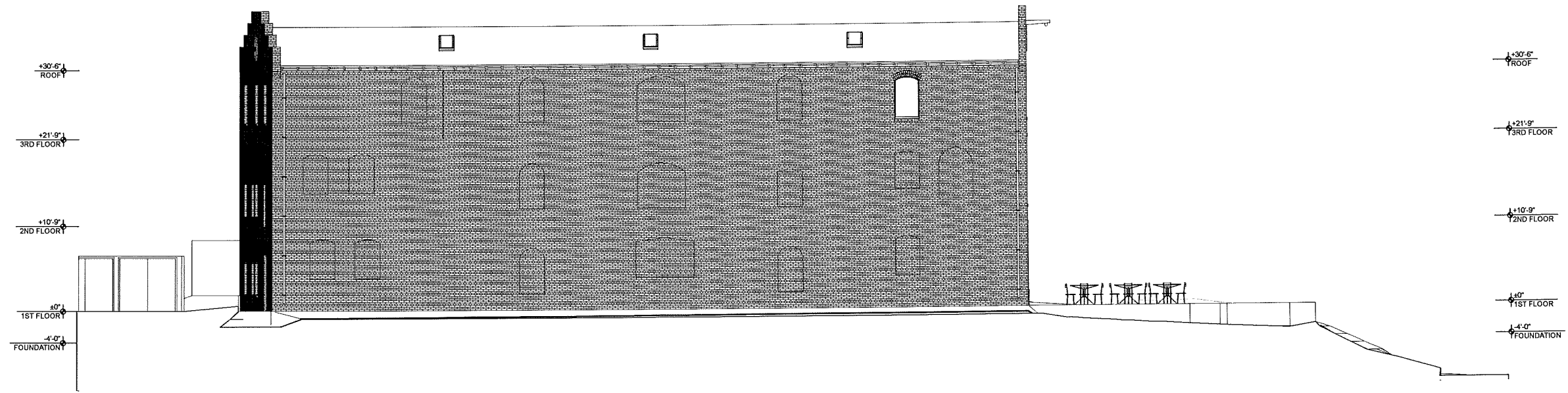


WEST ELEVATION
SCALE: 1/16" = 1'-0"

Proposed Elevations: North - West **13**
King Lumber Building, 608 Preston Avenue

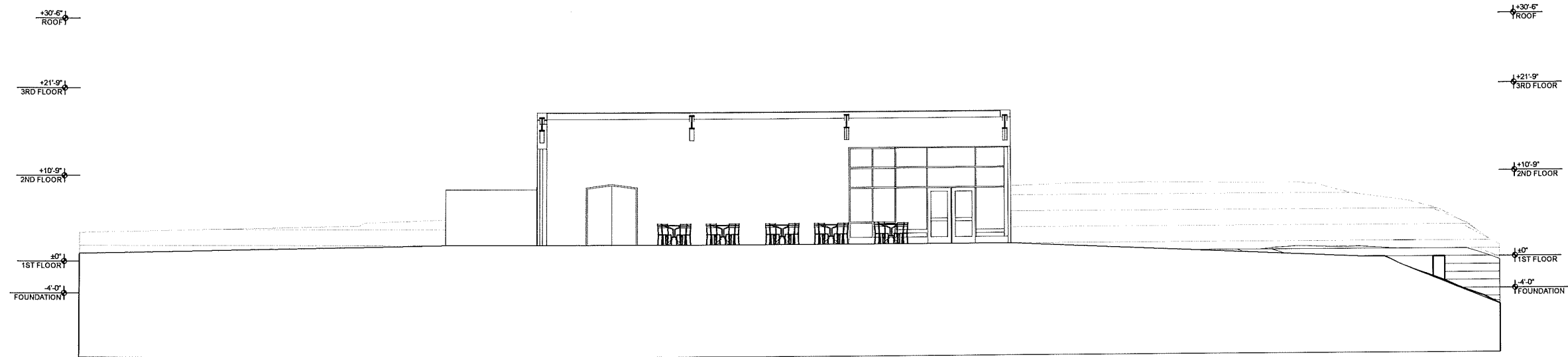


SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

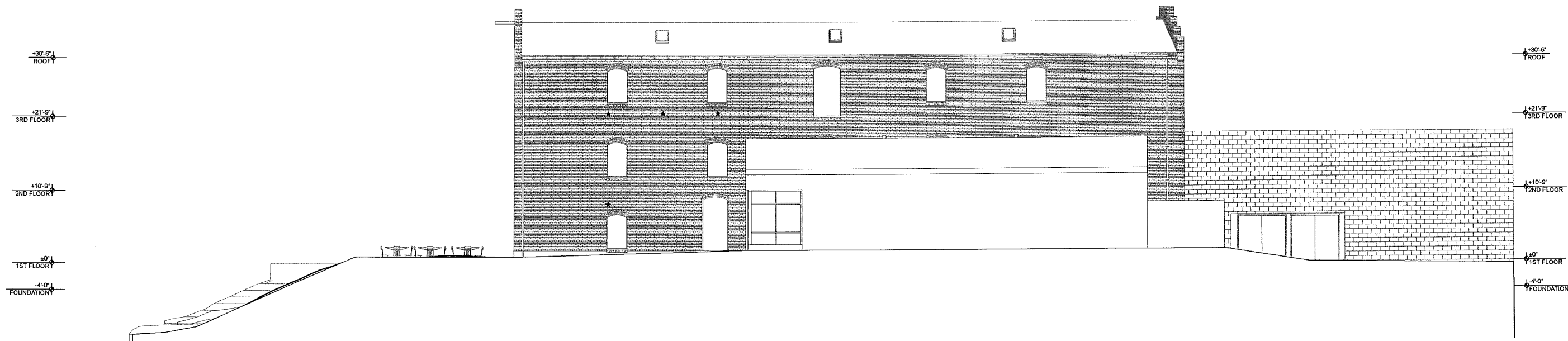


EAST ELEVATION
SCALE: 1/16" = 1'-0"

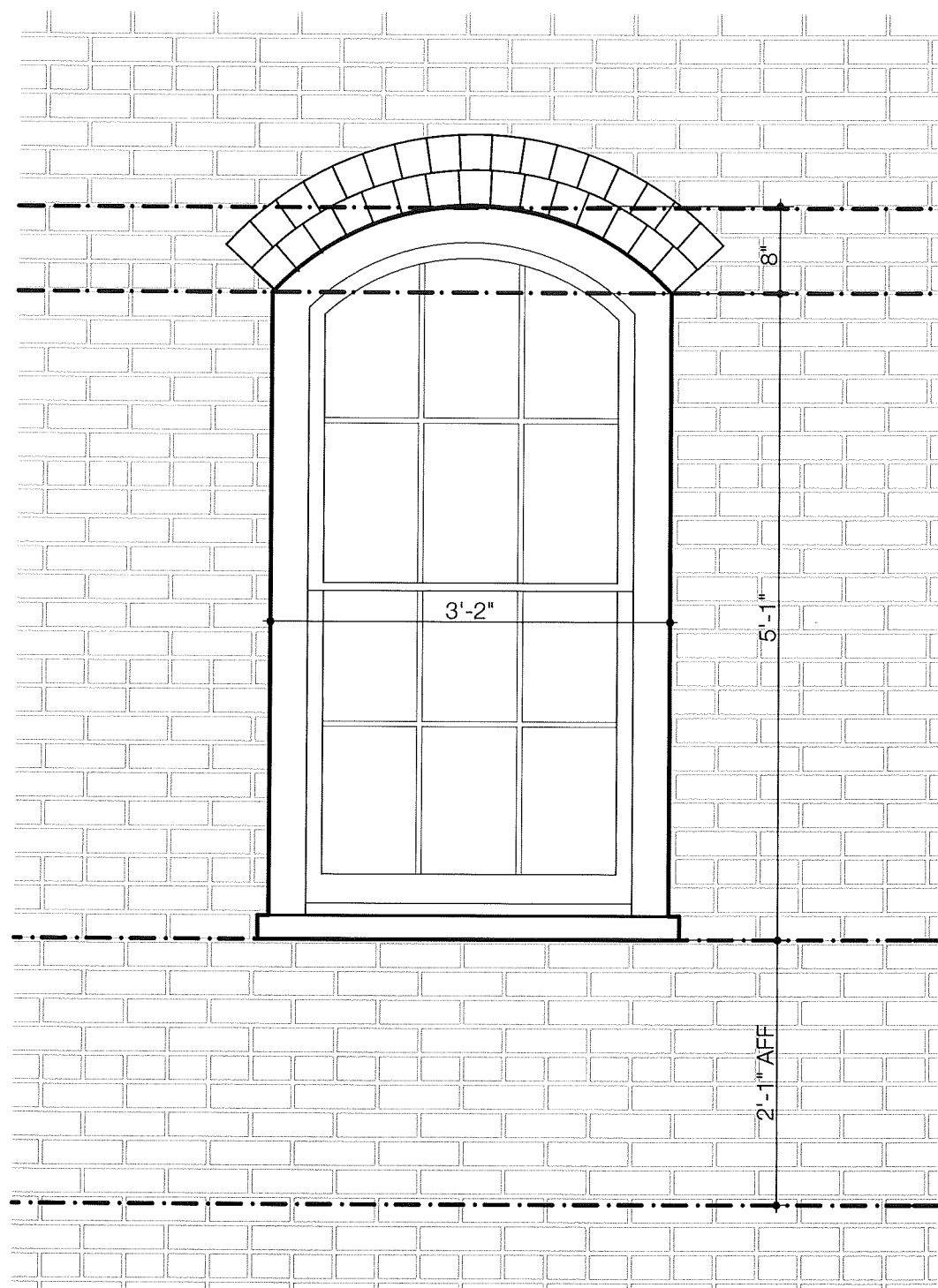
Proposed Elevations: South - East **14**
King Lumber Building, 608 Preston Avenue



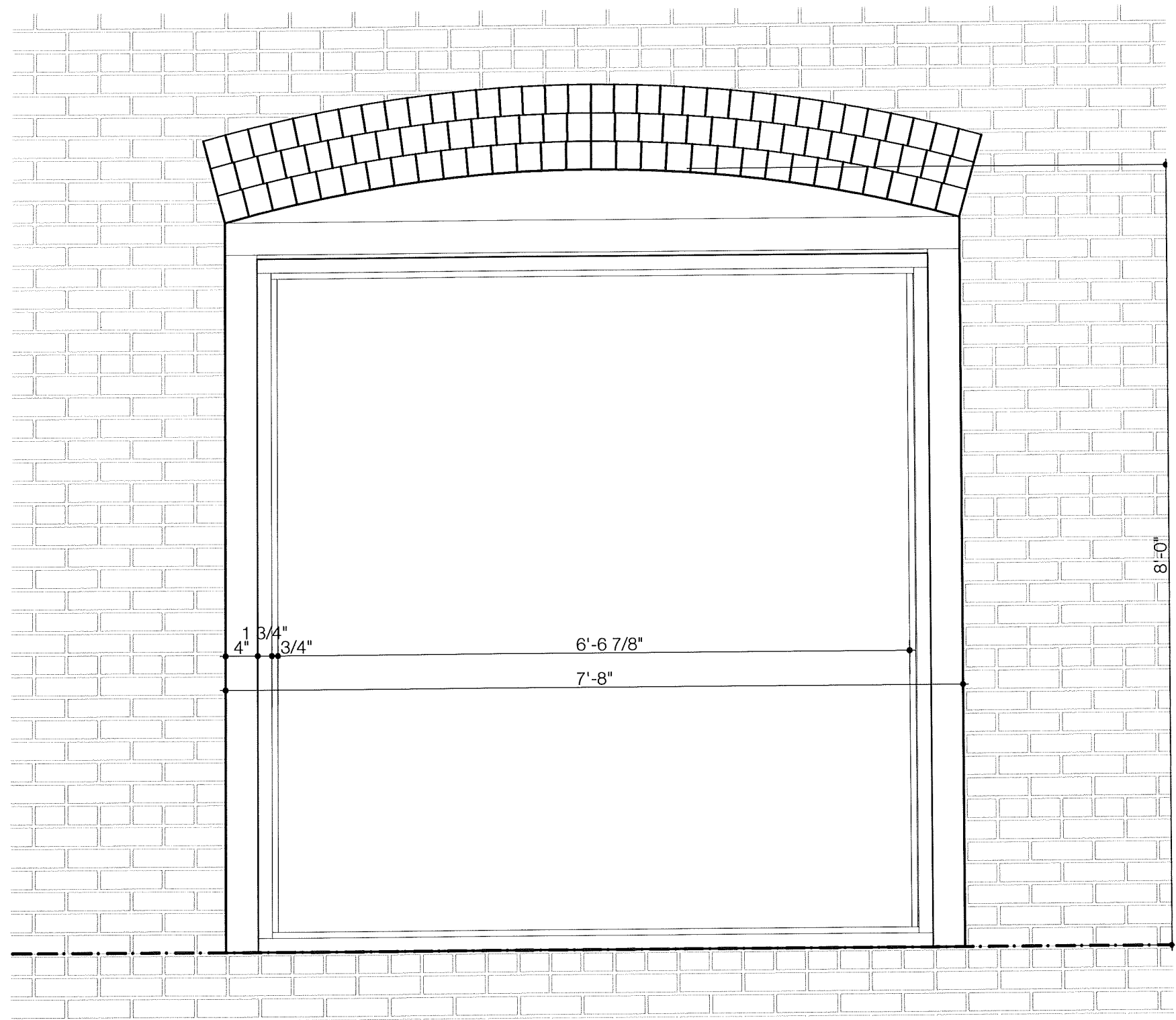
EAST ELEVATION FROM GALLERY
SCALE: 1/16" = 1'-0"



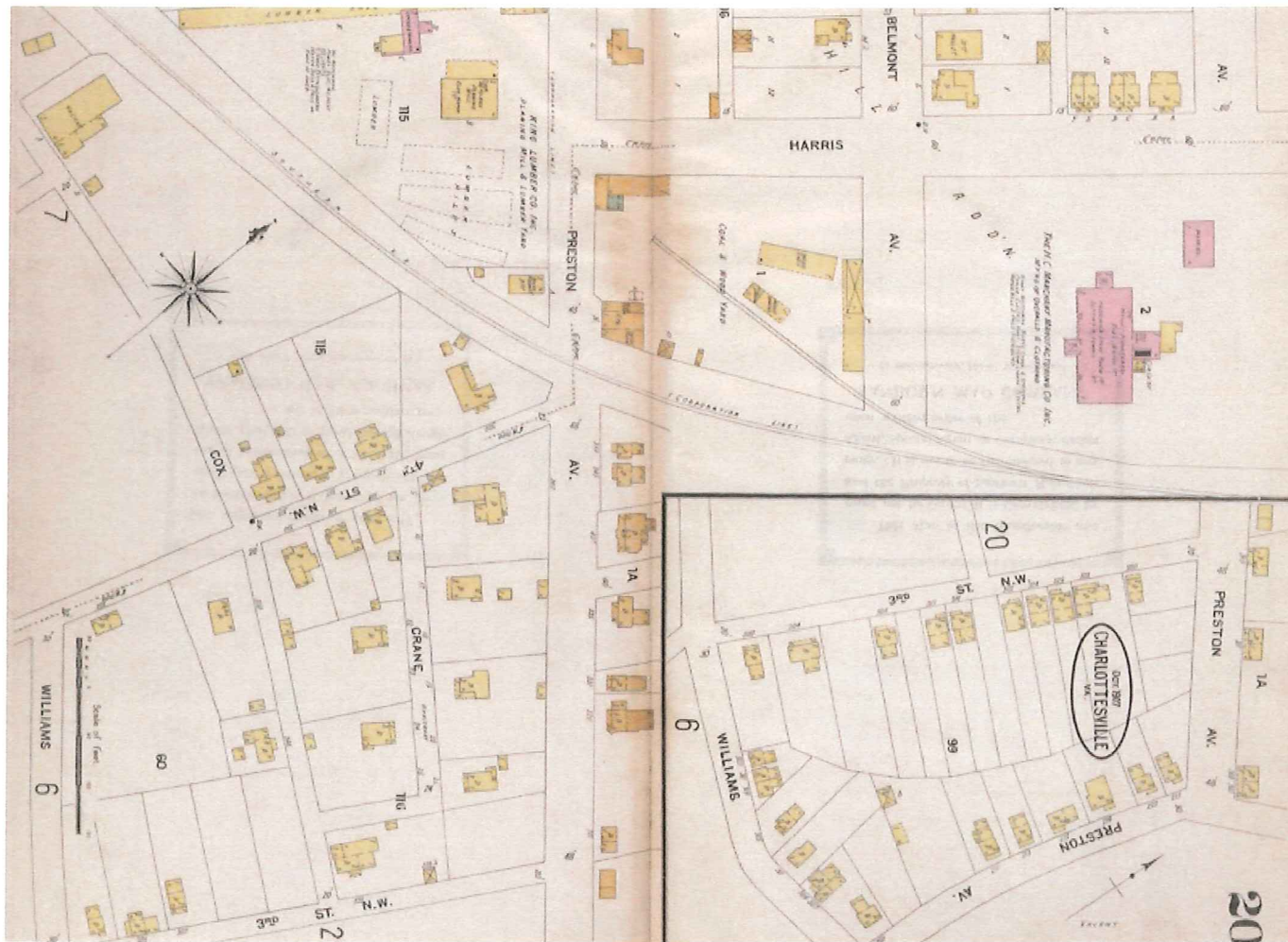
WEST ELEVATION
SCALE: 1/16" = 1'-0"



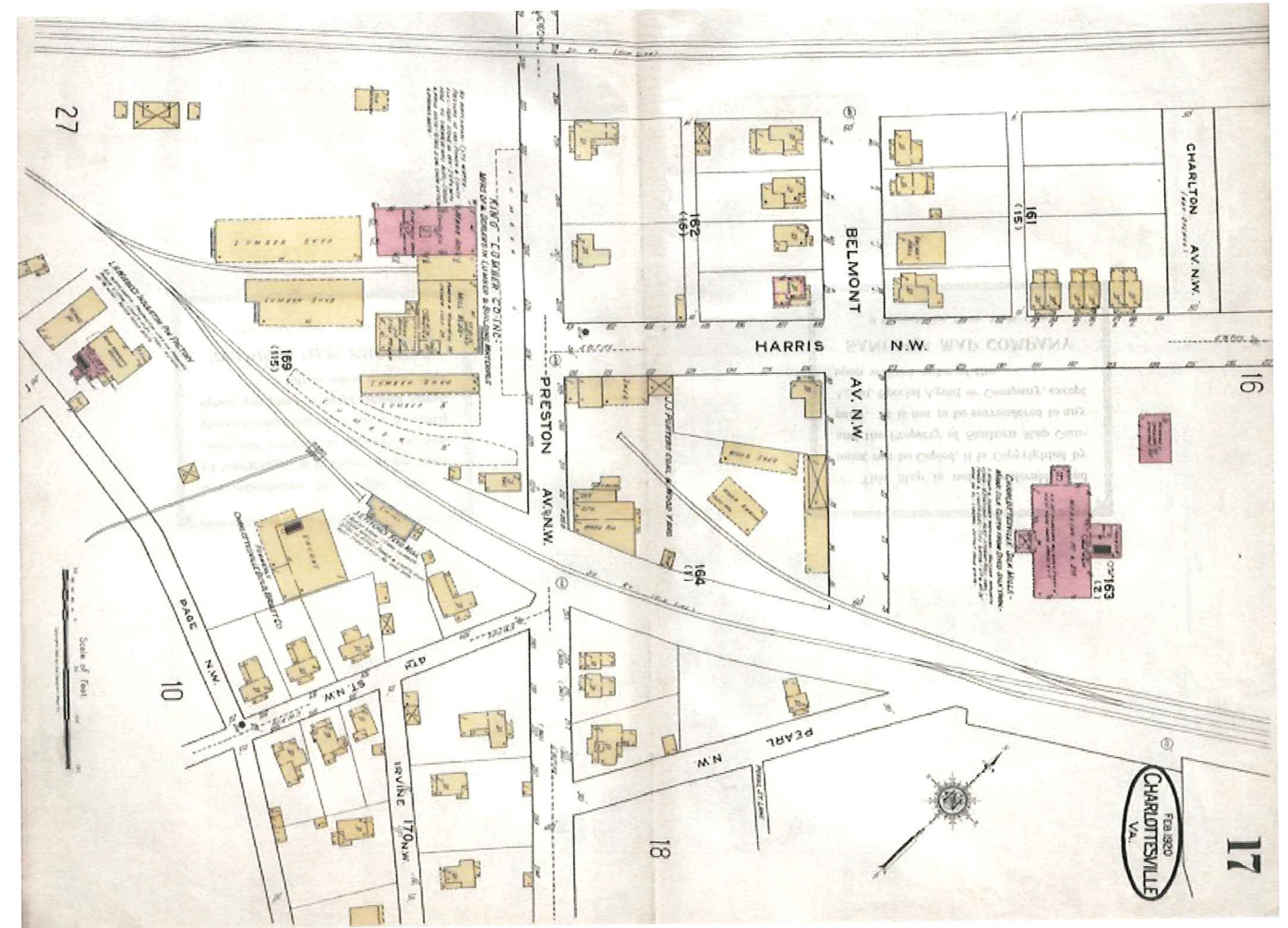
ORIGINAL SOUTH WINDOW: TYPICAL
SCALE: 3/4" = 1'-0"



NORTH LARGE WINDOW (TYP).
SCALE: 3/4" = 1'-0"



1907



1920

Significance

Built in 1909, the King Lumber Company is listed individually on the National Register of Historic Places as part of the Charlottesville Multiple Resource Area.

The King Lumber Company was one of Charlottesville's principal industries at the turn of the century. Founded in 1899 by Walter King, the King Lumber Company manufactured building materials that were used throughout the United States, including in many buildings at the University of Virginia. By 1920, the company was Charlottesville's largest employer, employing over 300 people with an annual payroll of over \$400,000. By the 1930's, the King Lumber Company had gone out of business, particularly because of the Great Depression, but largely because of the suicide of its owner. This building is all that remains of that once large manufacturing concern.

Architectural Description

This three-story brick building has stepped gables and corbeled cornice stops. Brick is laid in 6-course American bond and is now painted white on the sides visible from the street. The very low pitched gable roof is covered with standing-seam metal. The facade is three bays wide with warehouse doors in the center bay at each level. Those are the upper levels have now been bricked or boarded up, as have all the windows. There are entrance doors in both side bays at the first level. Windows are doors are segmental-arched. There is a wheel window in the gable end. The sides of the building are five bays long, also with warehouse doors in the center bay at each level. Fenestration is irregular on the rear elevation, and there are no warehouse doors.

Historical Description

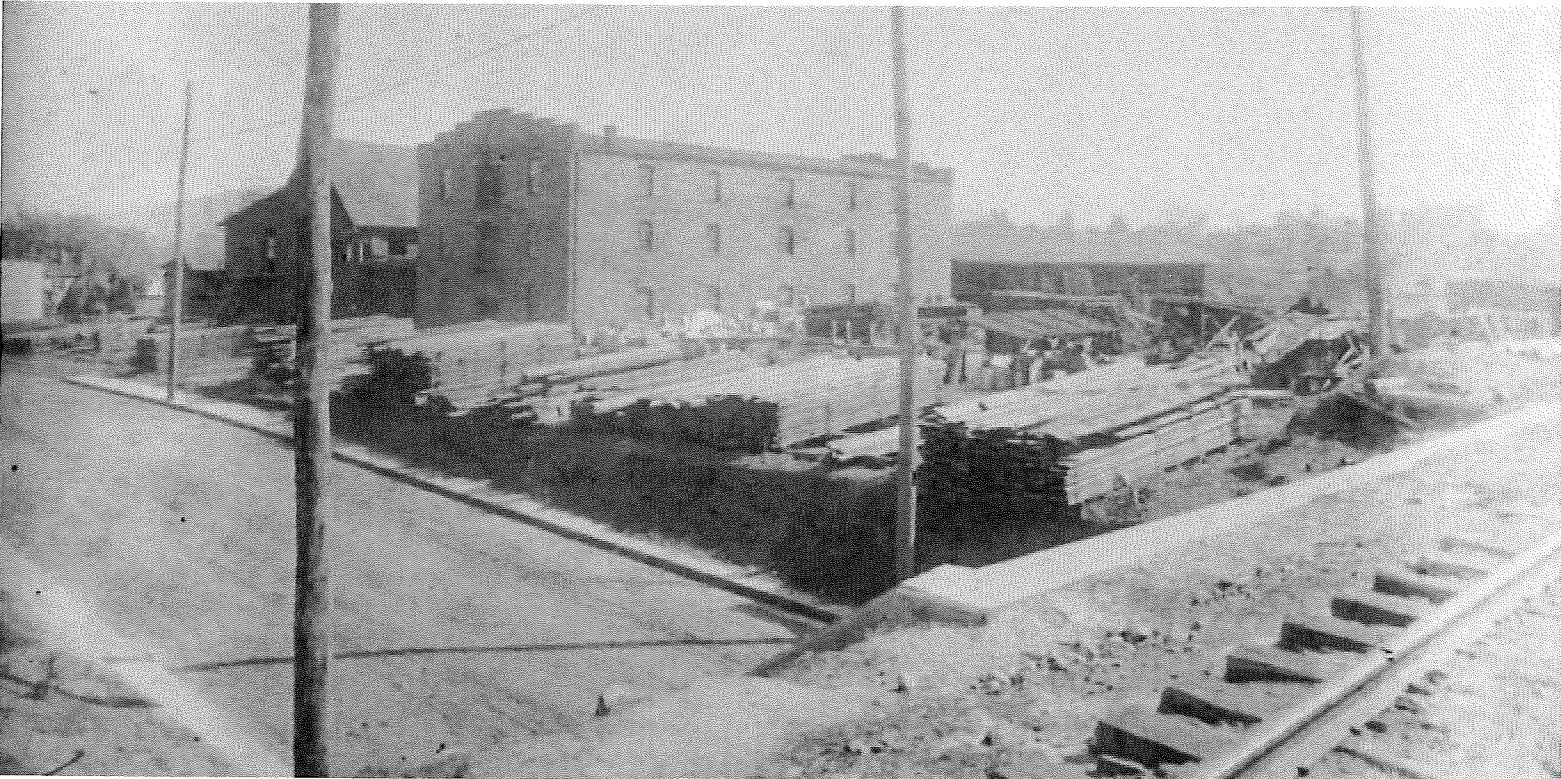
W.W. King bought this lot in 1899 and in 1917 transferred the title to King Lumber Company, of which he was president. Tax records indicate that this large brick warehouse was built in 1909. King Lumber Company apparently went out of business in the Depression, and this and an adjacent lot were sold to A. P. Walker in 1933. He owned the property until 1942. It was then subdivided and Earl H. Vaughan bought this warehouse and large lot in 1943. For the next 22 years he used the warehouse to store plumbing and heating supplies. The Carter Agency, Inc., bought it from Vaughan's widow in 1972.



1916 Preston Avenue



Blue Ridge Feed & Coal (undated)



1918 King Lumber Company



1918 King Lumber Company


*Architectural And Historic
 Survey*

KING LUMBER COMPANY WAREHOUSE

Identification

<p>STREET ADDRESS: 608 Preston Avenue MAP & PARCEL: 32-14 CENSUS TRACT AND BLOCK: 1-331 PRESENT ZONING: M-1 ORIGINAL OWNER: W. W. King ORIGINAL USE: Warehouse PRESENT USE: Warehouse PRESENT OWNER: Duane D. Carter, Exec. ADDRESS: Stribling Avenue, Extd. Charlottesville, Virginia</p>	<p>HISTORIC NAME: King Lumber Company Warehouse DATE / PERIOD: 1909 STYLE: Vernacular HEIGHT (to cornice) OR STORIES: 3 storeys DIMENSIONS AND LAND AREA: 163.7' x 566' (74,052 sq. ft.) CONDITION: Good SURVEYOR: Bibb DATE OF SURVEY: Summer 1980 SOURCES: City Records</p>
---	---

ARCHITECTURAL DESCRIPTION

This three-storey brick building has stepped gables and corbeled cornice stops. Brick is laid in 6-course American bond and is now painted white on the sides visible from the street. The very low pitched gable roof is covered with standing-seam metal. The facade is three bays wide with warehouse doors in the center bay at each level. Those at the upper levels have now been bricked or boarded up, as have all the windows. There are entrance doors in both side bays at the first level. Windows and doors are segmental-arched. There is a wheel window in the gable end. The sides of the building are five bays long, also with warehouse doors in the center bay at each level. Penetration is irregular on the rear elevation, and there are no warehouse doors.

HISTORICAL DESCRIPTION

W. W. King bought this lot in 1899 (City 18 9-308) and in 1917 transferred the title to King Lumber Company, of which he was president (DB 30-217). Tax records indicate that this large brick warehouse was built in 1909. King Lumber Company apparently went out of business during the Depression, and this and an adjacent lot were sold to A. P. Walker in 1933 (DB 80 213). He owned the property until 1942 (DB 110-71). It was then subdivided, and Earl H. Vaughan bought this warehouse and large lot in 1943 (DB 114-304). For the next 22 years he used the warehouse to store plishing and heating supplies. The Carter Agency, Inc., bought it from Vaughan's widow in 1972 (DB 336-400). Additional References: City DB 22-192, 112-100, 114-304, 351-481, 408-194; City 18 24-69.

SIGNIFICANCE

The King Lumber Company was one of Charlottesville's principal industries at the turn of the century. Founded in 1899 by Walter King, the King Lumber Company manufactured building materials that were used throughout the United States, including in many buildings at the University of Virginia. By 1920, the company was Charlottesville's largest employer, employing over 300 people with an annual payroll of over \$400,000. By the 1930's, the King Lumber Company had gone out of business, particularly because of the Great Depression, but largely because of the suicide of its owner. This building is all that remains of that once large manufacturing concern.



<p>STREET ADDRESS: MAP & PARCEL: VHDR FILE NUMBER: CITY FILE NUMBER: PRESENT ZONING: ORIGINAL OWNER: ORIGINAL USE: PRESENT USE: PRESENT OWNER: ADDRESS:</p>	<p>608 Preston Avenue 32-14 104-222 353 M-1 W. W. King Warehouse Warehouse Douglas P. & Patricia B. Jensen Route 7 Box 181A Charlottesville, VA 22901</p>
<p>HISTORIC NAME: DATE/PERIOD: STYLE: HEIGHT IN STORIES: DIMENSIONS AND LAND AREA: CONDITION: SURVEYOR: DATE OF SURVEY: SOURCES:</p>	<p>King Lumber Company Warehouse 1909 Vernacular 3 storeys 163.7' x 566' (74,052 sq. ft.) Good Bibb Summer 1980 City Records</p>