From: Scala, Mary Joy
Sent: Friday, February 20, 2015 10:19 AM
To: 'markwgreen@gmail.com'
Cc: 'Jeff Bushman'
Subject: BAR Action - Feb 17, 2015 - 608 Preston Ave

February 20, 2015

King Lumber Partners, LLC
109 Robinson Woods
Charlottesville, VA 22903

Certificate of Appropriateness Application
BAR 15-02-04
608 Preston Ave
Tax Parcel 320014000
King Lumber Partners, LLC, Owners/ Mark Green, Applicant
Renovate historic structure: demolish shed, add a fire escape, refurbish and paint exterior brick, re-open brick windows

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 17, 2015. The following action was taken:

The BAR approved (6-0) the renovation project as submitted.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (August 17, 2016), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 17, 2015

Certificate of Appropriateness Application
BAR 15-02-04
608 Preston Ave
Tax Parcel 320014000
King Lumber Partners, LLC, Owners/ Mark Green, Applicant
Renovate historic structure: demolish shed, add a fire escape, refurbish and paint exterior brick, re-open brick windows

Background

The former King Lumber Building (1909) is an Individually Protected Property. Therefore, the entire property is subject to BAR review. The applicant has provided excellent historical background information, the historic survey, and photos of historic and current conditions.

December 18, 2007 – A preliminary discussion took place. Minutes attached. Comments made: Continue to reduce the impact of the wall; ramp is less architectural; wall did signify entrance at street; perhaps a lower wall; painted signs on wall a great idea; use multi pane windows to add scale; do not undermine the workaday quality; strategy to open up is great; don't like extra parking; paint should mimic original in terms of light/dark contrast; create contrast from Reid's.

March 18, 2008 – The BAR approved (7-0) as submitted demolition of part of the rear shed, concrete loading area, part of annex roof and walls and certain openings in King Building both to restore historic openings and to alter window openings and doors.

The BAR approved (7-0) the rehab of the King Building and additions to the annex with the condition that the design of the connector piece be required to be revised to be more open (revised elevation to be submitted for staff approval) and the BAR requested that the orientation of the stair be studied in an effort to reduce the size of the balcony landings; and that the elevator be investigated to make it as low as possible; and that the color of the steel is to be approved by staff. The approval includes the proposed color to repaint the brick if the applicant chooses to do that. The site plan including the height of the wall (to possibly be reduced) will come back to the BAR for approval. The signage must be approved separately. In general, simpler signage is better; check with staff on monument signage regulations; straightforward landscaping is preferred.

April 15, 2008 - The applicant requested deferral. The BAR said they do not care to review the rear parking lot site plan. The BAR requested a section and pavement/plaza materials and patterns; they asked the applicant not to obscure the base or left side of the façade with landscaping; they questioned the honey locust species; and noted that the new design (axial relationship) is well done.

May 20, 2008 - The BAR approved (8-0) the site plan design with the following conditions: Construction details for the 2 benches and detail for the termination of sawcut of poured-in-place terraces and any other handrail details that become necessary are to come back for staff approval.

Application

The applicant is requesting a certificate of appropriateness for the following exterior work to the main 3-story historic brick building and attached 1-story metal shed annex. No site work is proposed.

1. Demolish a portion of the attached metal shed to create an open gallery walkway between the two structures;
2. Add a fire escape stair to the west side of the main building;
3. Add a fire stair and elevator to the annex structure that connect to the main building with two bridges at the second and third levels;
4. Refurbish and re-paint the brick;
5. Replace the annex siding with corrugated galvalume siding. The proposed stair tower will be clad in perforated corrugated galvalume siding.
6. Re-open bricked in windows and install new windows and doors throughout.
7. Add new storefront to Annex.

The applicant is applying for Rehabilitation Tax Credits.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,
In considering a particular application the BAR shall approve the application unless it finds:
(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

(1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated form the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

(4) The effect of the proposed change on the historic district neighborhood;
(5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
(6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Rehabilitation include:

B. FACADES AND STOREFRONTS

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

1) *Conduct pictorial research to determine the design of the original building or early changes.*
2) *Conduct exploratory demolition to determine what original fabric remains and its condition.*
3) *Remove any inappropriate materials, signs, or canopies covering the façade.*
4) *Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
5) *Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
6) *When designing new building elements, base the design on the "Typical elements of a commercial façade and storefront" (see drawing next page).*
7) *Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
8) *Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.*
9) *Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.*
10) *Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,*
11) *Avoid introducing inappropriate architectural elements where they never previously existed.*

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

1) *Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
2) *Retain original windows when possible.*
3) *Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
4) *If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
5) *Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
6) *Replace historic components of a window that are beyond repair with matching components.*
7) *Replace entire windows only when they are missing or beyond repair.*
8) *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
9) *Reconstruction should be based on physical evidence or old photographs.*
10) *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
11) *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
12) *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
13) *If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
14) *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
15) *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
16) *Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
17) *Storm windows should not damage or obscure the windows and frames.*
18) *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
19) *The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.*
20) *In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
21) *The size of the shutters should result in their covering the window opening when closed.*
22) *Avoid shutters on composite or bay windows.*
23) *If using awnings, ensure that they align with the opening being covered.*
24) *Use awning colors that are compatible with the colors of the building.*

H. Masonry

Masonry includes brick, stone, terra cotta, concrete, stucco, and mortar. Masonry is used on cornices, pediments, lintels, sills, and decorative features, as well as for wall surfaces. Color, texture, mortar joint type, and patterns of the masonry help define the overall character of a building. Brick is used for the construction of building walls, retaining walls, fencing, and chimneys.

1) *Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.*
2) *When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.*
3) *When repointing masonry, duplicate mortar strength, composition, color, and texture.*
   a. Do not repoint with mortar that is stronger than the original mortar and the brick itself.
   b. Do not repoint with a synthetic caulking compound.
4) *Repoint to match original joints and retain the original joint width.*
5) *Do not paint unpainted masonry.*

Pertinent Guidelines for New Construction and Additions

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1. *Function and Size*
   a. Attempt to accommodate needed functions within the existing structure without building an addition.
   b. Limit the size of the addition so that it does not visually overpower the existing building.
2. *Location*
   a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
   b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
   c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
3. *Design*
   a. New additions should not destroy historic materials that characterize the property.
   b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
4. *Replication of Style*
   a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
   b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
5. *Materials and Features*
   a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
6. *Attachment to Existing Building*
   a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
   b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Discussion and Recommendations

The proposed changes will make a very positive contribution to the Preston Avenue streetscape.

In 2008 the windows were proposed to be Jeld Wen Premium Wood, double hung, aluminum clad, in color Chestnut Bronze. The applicant should confirm the type of new windows and doors that are being proposed.

The BAR may or may not wish to review future signage.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and for New Construction and Additions, I move to find that the proposed renovation plan for the King Lumber Building satisfies the BAR's criteria and guidelines and is compatible with this Individually Protected Property, and that the BAR approves the application as submitted (or with the following modifications....).

KING LUMBER COMPANY WAREHOUSE

STREET ADDRESS:	608 Preston Avenue
MAP & PARCEL:	32-14
VHDR FILE NUMBER:	104-222
CITY FILE NUMBER:	353
PRESENT ZONING:	M-1
ORIGINAL OWNER:	W. W. King
ORIGINAL USE:	Warehouse
PRESENT USE:	Warehouse
PRESENT OWNER:	Douglas P. & Patricia B. Jensen
ADDRESS:	Route 7 Box 181A Charlottesville, VA 22901
HISTORIC NAME:	King Lumber Company Warehouse
DATE/PERIOD:	1909
STYLE:	Vernacular
HEIGHT IN 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

KING LUMBER COMPANY WAREHOUSE

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. Fenestration is irregular on the rear elevation, and there are no warehouse doors.

HISTORICAL DESCRIPTION

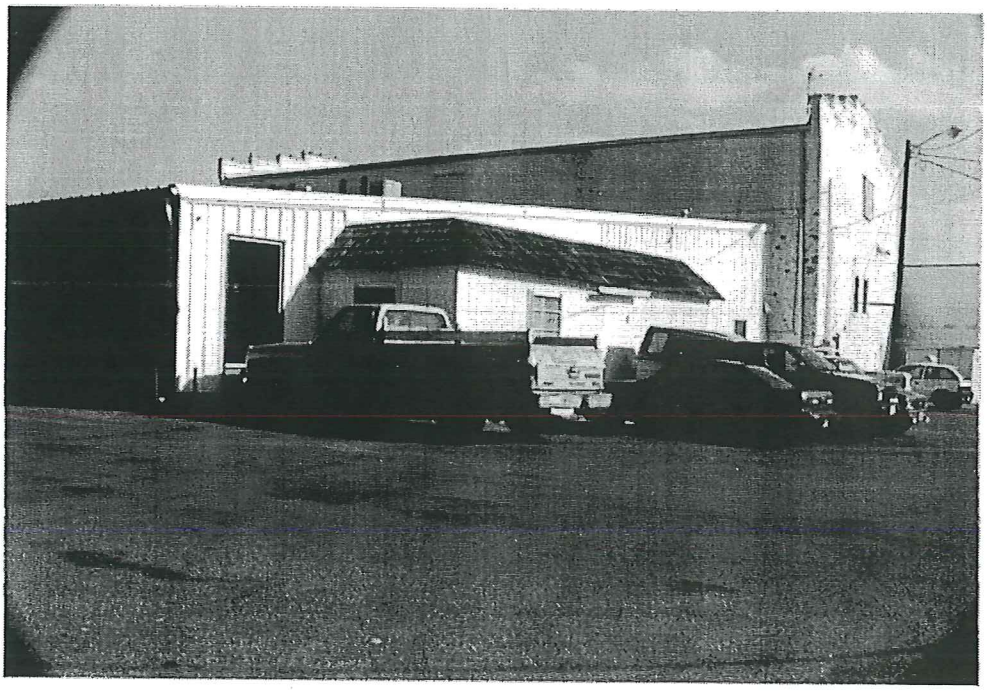
W.W. King bought this lot in 1899 (City DB 9-308) and in 1917 transferred the title to King Lumber Company, of which he was president (DB 30-217). Tax records indicate that this large brick warehouse was built in 1909. King Lumber Company apparently went out of business during the Depression, and this 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 plumbing and heating supplies. The Carter Agency, Inc., bought it from Vaughan's widow in 1972 (DB 336-400). In 1988 William M Carter's widow sold it to Douglas P. and Patricia B. Jensen (DB 522-482). Additional References: City DB 22-192, 112-100, 114-304, 351-481, 408-194; City WB 24-69.

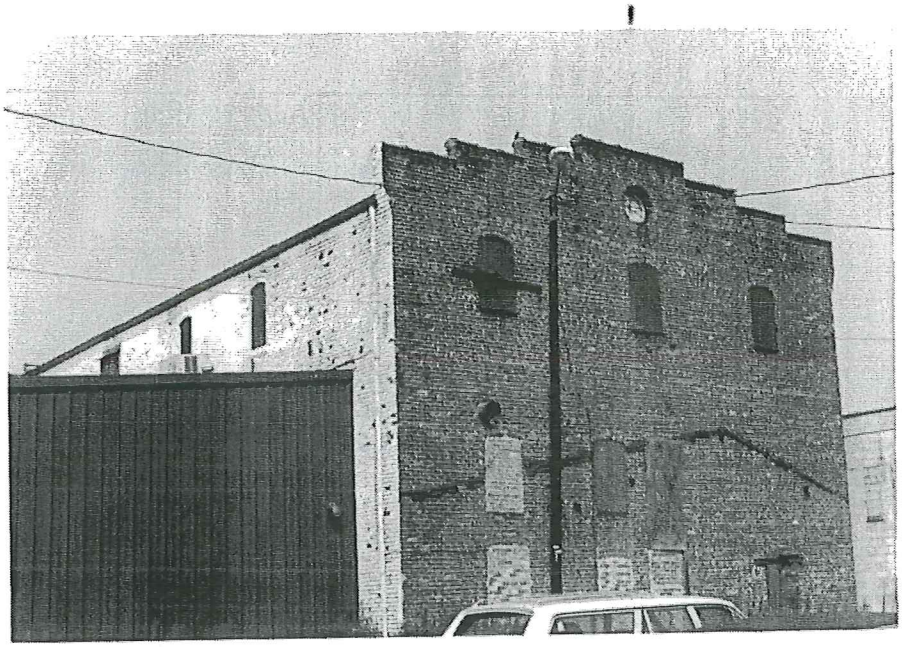
STATEMENT OF SIGNIFICANCE

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.

1980
photos





Undated photos

PROJECT PROPERTY DESIGNATIONS

- Constructed 1909
- Individually Protected Property (IPP) overlay

2007 VERSION OF PROJECT

- Was granted a COA April 7, 2008
- Has an approved NPS Tax Credit Part Two Application

2015 VERSION OF PROJECT - DESCRIPTION OF SCOPE

- Demolish a portion of the existing metal shed adjacent to the historic brick building and create an open gallery walkway between the two structures.
- Add a fire escape stairway to the outside of the building.
- Incorporate an exterior fire stair and elevator into the annex structure, and serve the historic brick building by means of two bridges connecting across the open gallery.
- Refurbish and paint the exterior brick wall. Replace the Annex siding with new.
- Re-open bricked-in windows, and install new windows and doors throughout.
- No site work is proposed at this time other then repair of deteriorated paving. As there is no change of use group, a new site plan is required for this scope of work.

KING LUMBER BUILDING RENOVATION
608 PRESTON AVENUE

BAR PRELIMINARY SUBMISSION
JANUARY 27, 2015

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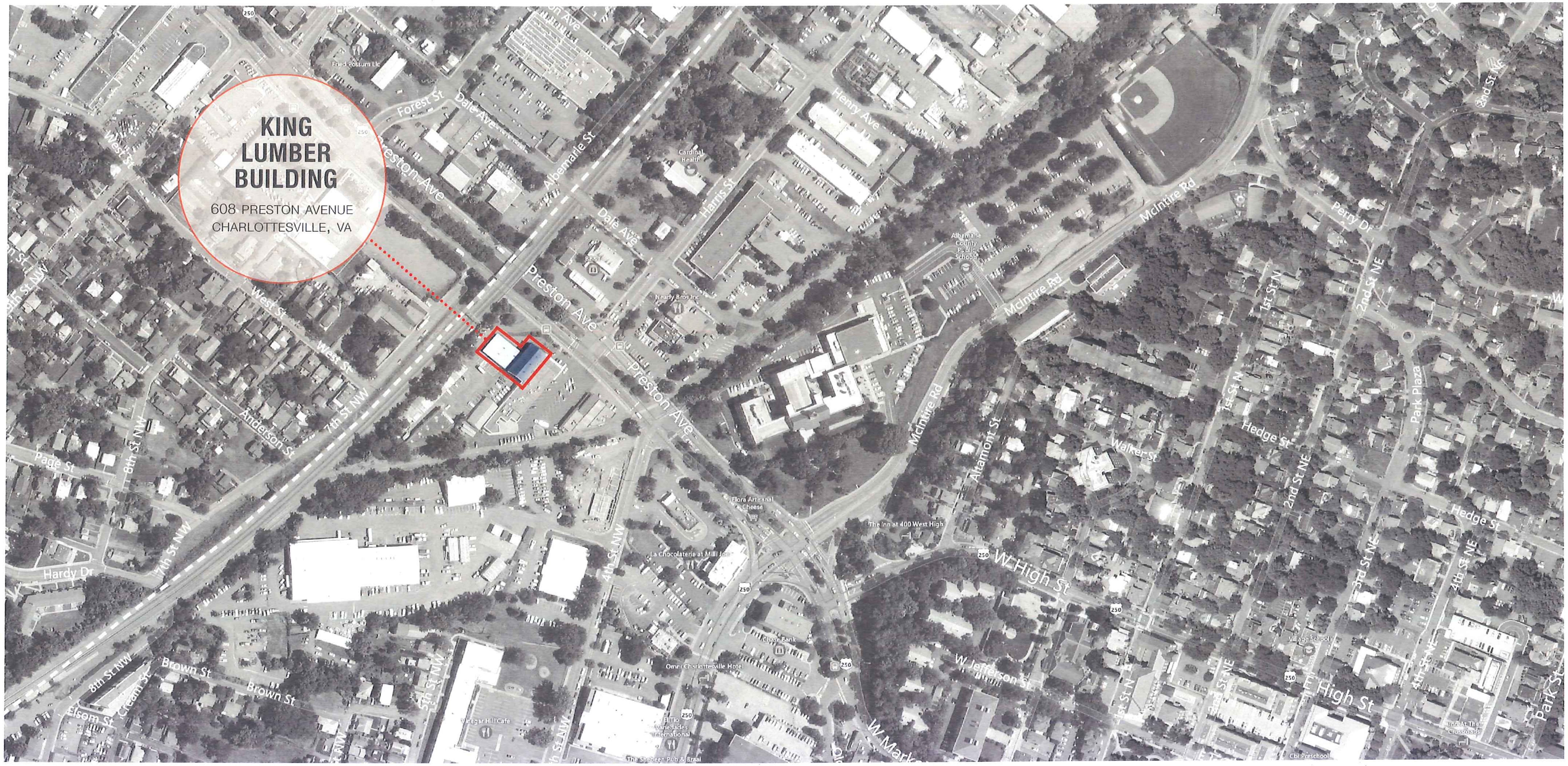
BUSHMAN DREYFUS

BUSHMAN DREYFUS ARCHITECTS PC
820 B East High St. Charlottesville Virginia 22902
434.295.1936 | www.bdarchitects.com


KING
LUMBER
BUILDING
608 PRESTON AVENUE
CHARLOTTESVILLE, VA
Preston Ave
Forest St
Dale Ave
Albemarle St
Harris St
Henry Ave
McIntire Rd
Perry Dr
2nd St NE
1st St N
West St
Anderson St
7th St NW
8th St NW
Page St
Hardy Dr
Brown St
4th St NW
5th St NW
W High St
W Jefferson St
Altamont St
Walker St
Hedge St
Park Plaza
High St
Park St
3rd St NE
4th St NE

BROWN'S CLEANERS

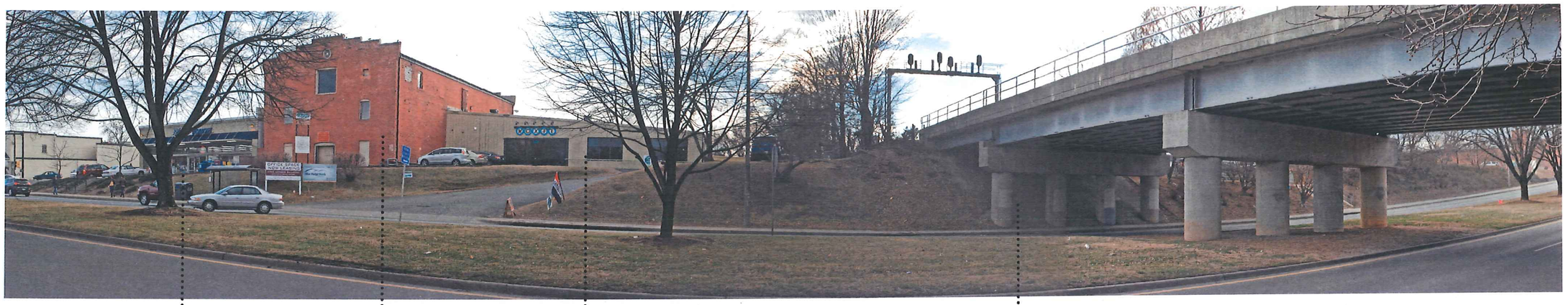
REID MARKET

KING LUMBER BUILDING

ANNEX

RAILROAD OVERPASS

SHELL GAS STATION



REID MARKET

KING LUMBER BUILDING

ANNEX

RAILROAD OVERPASS


MOXIE
OFFICE SPACE
NOW LEASING

SIGNIFICANCE

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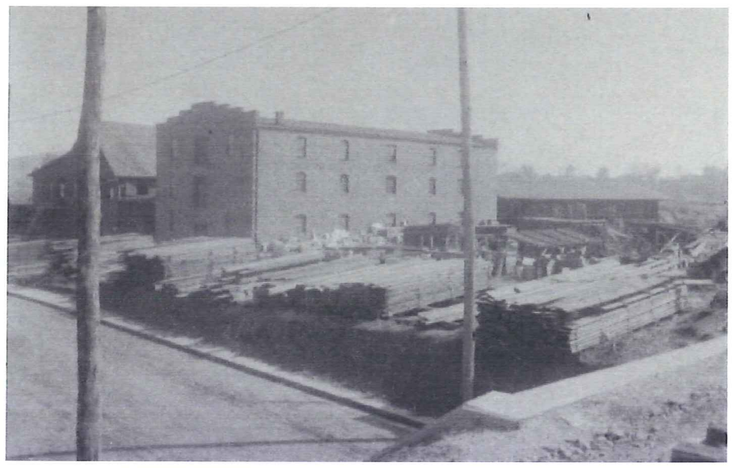
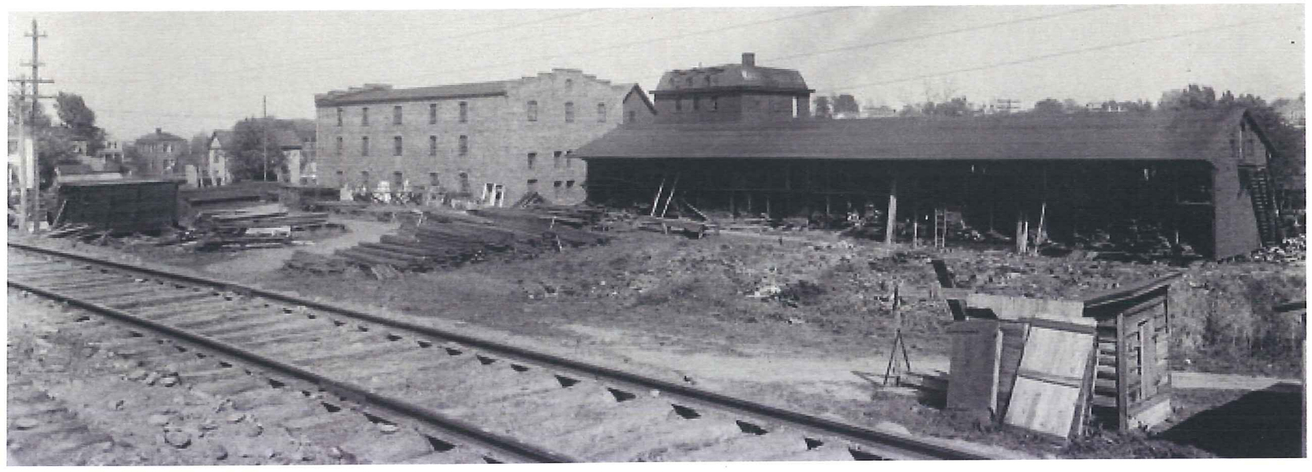
Source: 1980 Landmark Building Survey

BLUE RIDGE FEED & COAL | UNDATED

PRESTON AVENUE | 1916



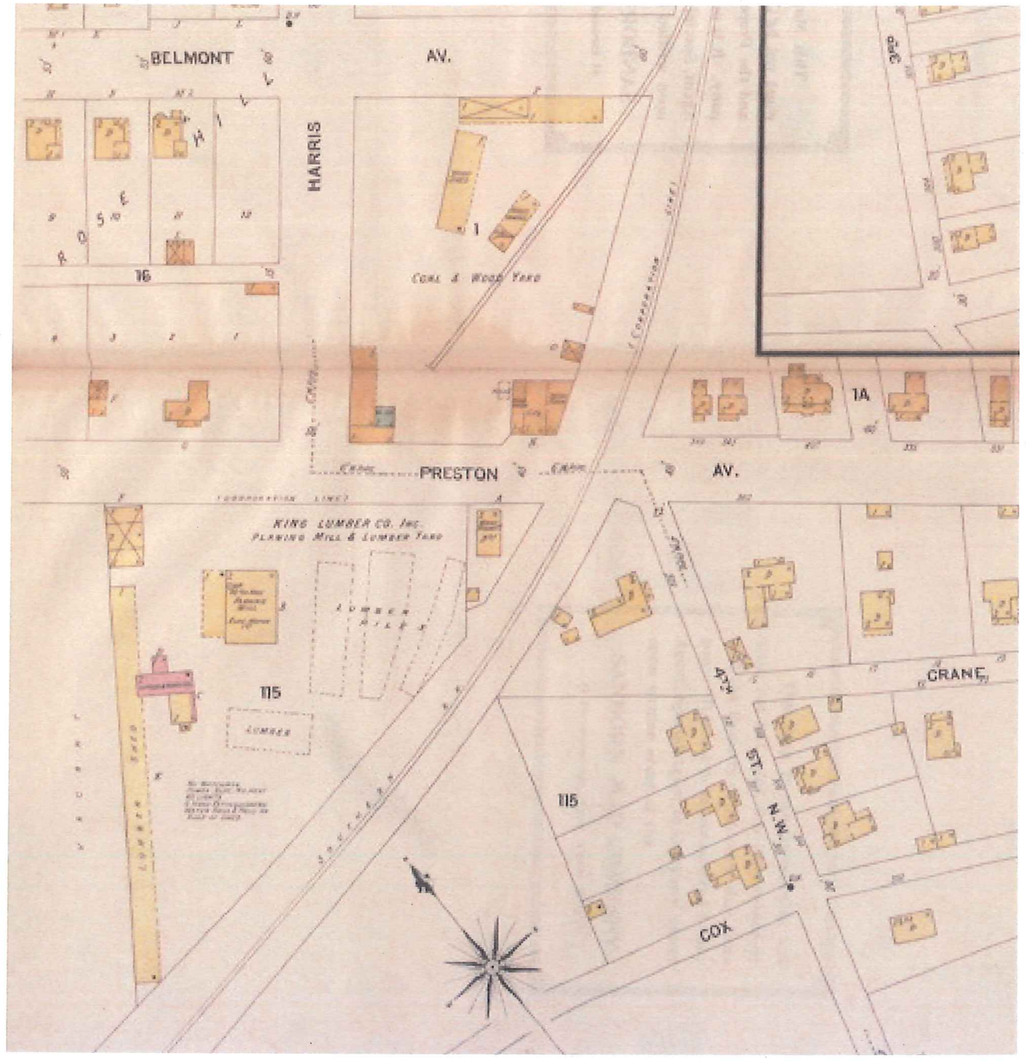
KING LUMBER COMPANY | 1918



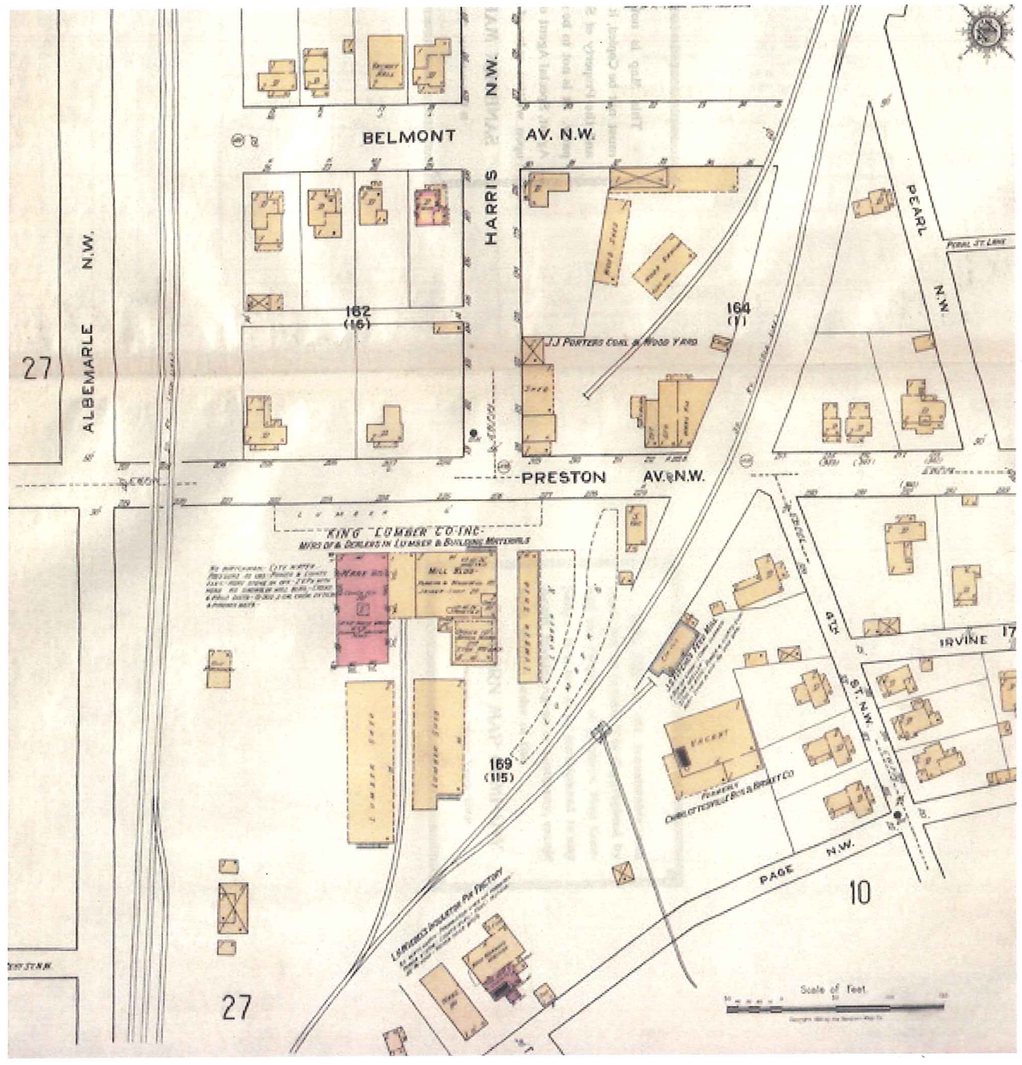
KING LUMBER COMPANY | 1918

KING LUMBER BUILDING
608 PRESTON AVENUE

BUSHMAN DREYFUS



1907



1920

KING LUMBER BUILDING
608 PRESTON AVENUE

BUSHMAN DREYFUS

Architectural And Historic Survey

Identification

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: Duanne D. Carter, Exec.
ADDRESS: Stribling Avenue, Extd.
Charlottesville, Virginia

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

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. Fenestration is irregular on the rear elevation, and there are no warehouse doors.

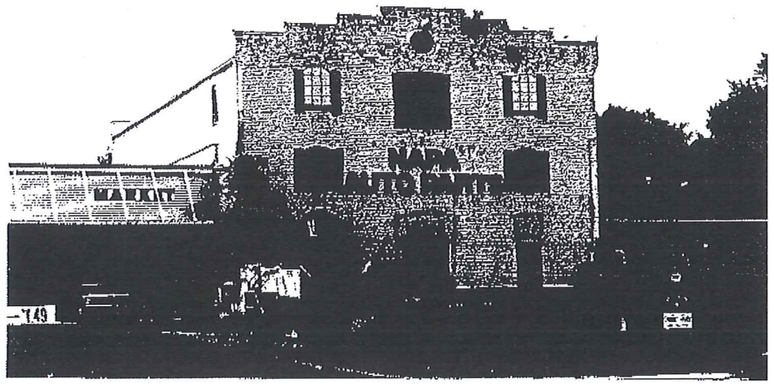
HISTORICAL DESCRIPTION

W. W. King bought this lot in 1899 (City DB 9-308) and in 1917 transferred the title to King Lumber Company, of which he was president (DB 39-217). 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 plumbing and heating supplies. The Carter Agency, Inc., bought it from Vaughan's widow in 1972 (DB 338-400). Additional References: City DB 22-192, 112-100, 114-304, 351-481, 408-194; City WB 24-69.

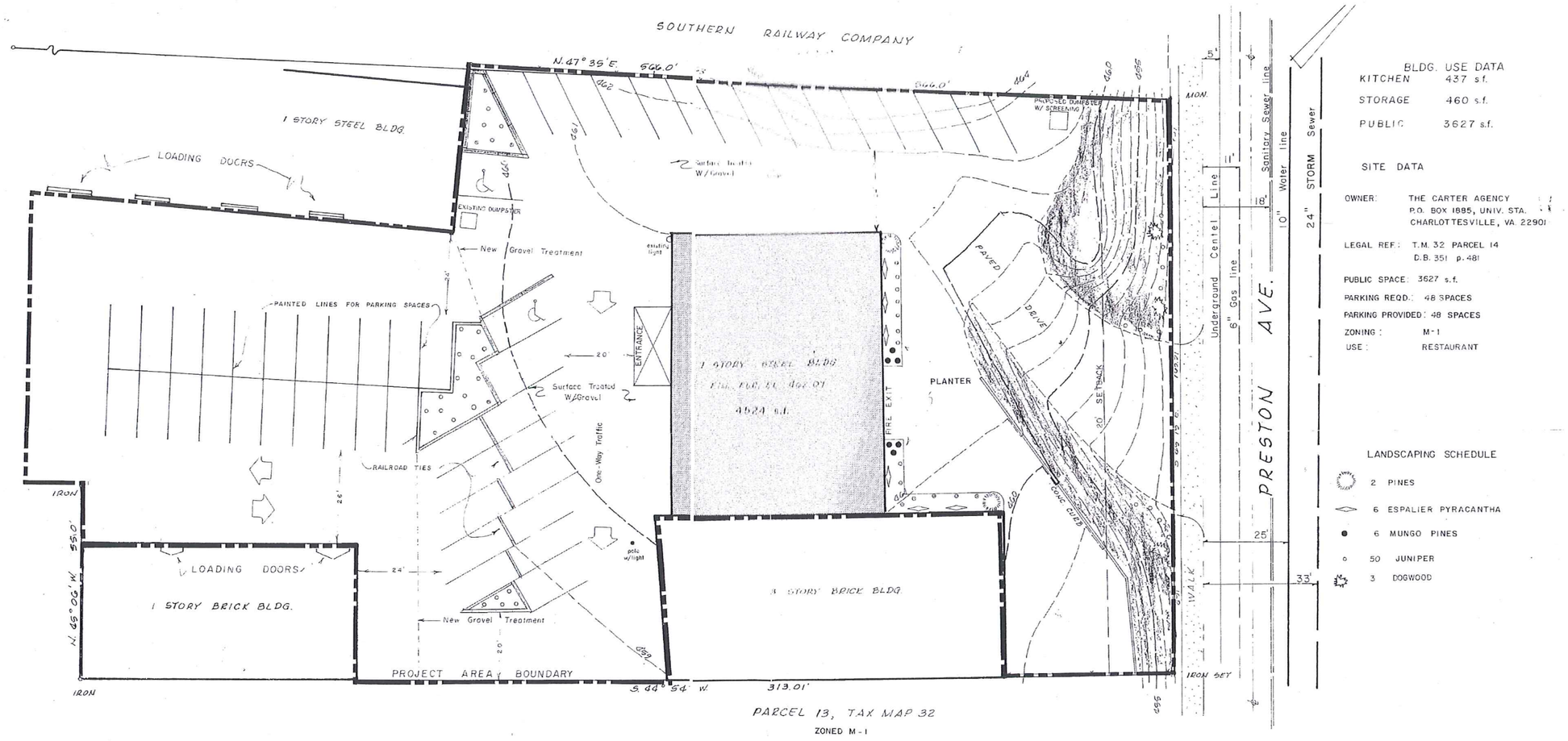
SIGNIFICANCE

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.

HISTORIC LANDMARKS COMMISSION – DEPARTMENT OF COMMUNITY DEVELOPMENT



STREET ADDRESS:	608 Preston Avenue
MAP & PARCEL:	32-14
VHDR FILE NUMBER:	104-222
CITY FILE NUMBER:	353
PRESENT ZONING:	M-1
ORIGINAL OWNER:	W. W. King
ORIGINAL USE:	Warehouse
PRESENT USE:	Warehouse
PRESENT OWNER:	Douglas P. & Patricia B. Jensen
ADDRESS:	Route 7 Box 181A Charlottesville, VA 22901
HISTORIC NAME:	King Lumber Company Warehouse
DATE/PERIOD:	1909
STYLE:	Vernacular
HEIGHT IN 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



BLDG. USE DATA

KITCHEN	437 s.f.
STORAGE	460 s.f.
PUBLIC	3627 s.f.

SITE DATA

OWNER: THE CARTER AGENCY
P.O. BOX 1885, UNIV. STA.
CHARLOTTESVILLE, VA. 22901

LEGAL REF.: T.M. 32 PARCEL 14
D.B. 351 p. 481

PUBLIC SPACE: 3627 s.f.

PARKING REQD.: 48 SPACES

PARKING PROVIDED: 48 SPACES

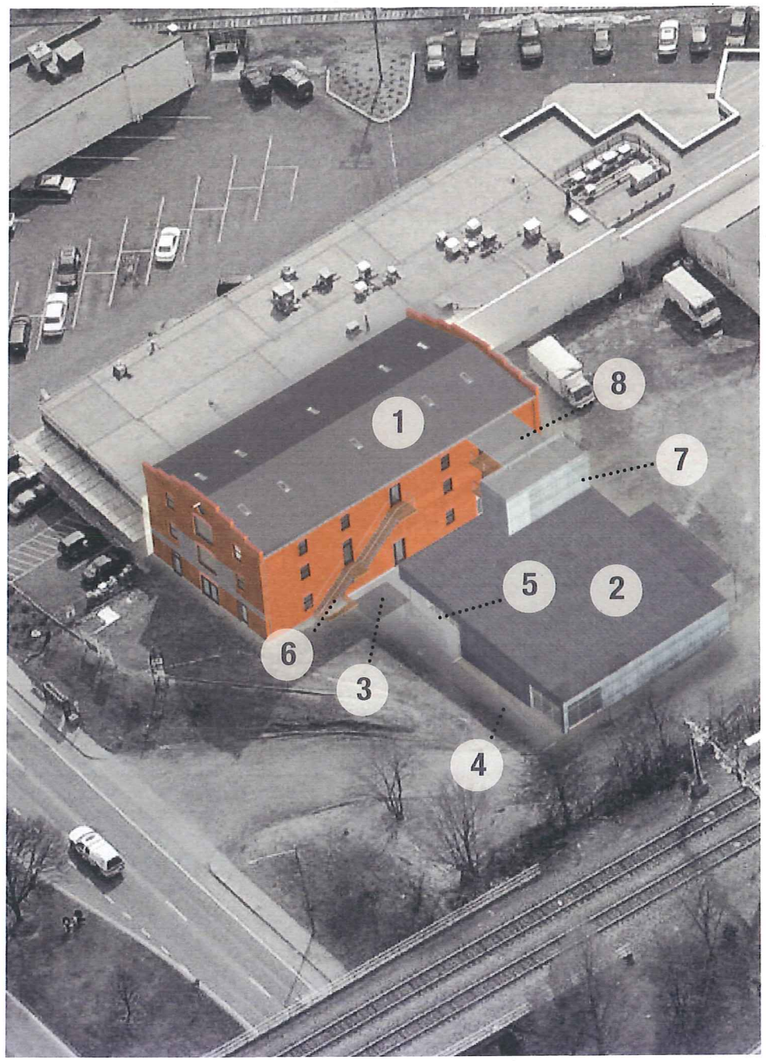
ZONING: M-1

USE: RESTAURANT

LANDSCAPING SCHEDULE

- 2 PINES
- 6 ESPALIER PYRACANTHA
- 6 MUNGO PINES
- 50 JUNIPER
- 3 DOGWOOD

EXISTING



PROPOSED

1 KING LUMBER BUILDING
(3 STORY BRICK WAREHOUSE TO BE RENOVATED WITH EXTERIOR GALLERY)

2 ANNEX BUILDING
(1 STORY METAL ANNEX TO BE RENOVATED)

3 PORTION OF ANNEX TO BE REMOVED AND REPLACED WITH A PEDESTRIAN GALLERY THAT PROVIDES NEW AXIS OF CIRCULATION THROUGH SITE

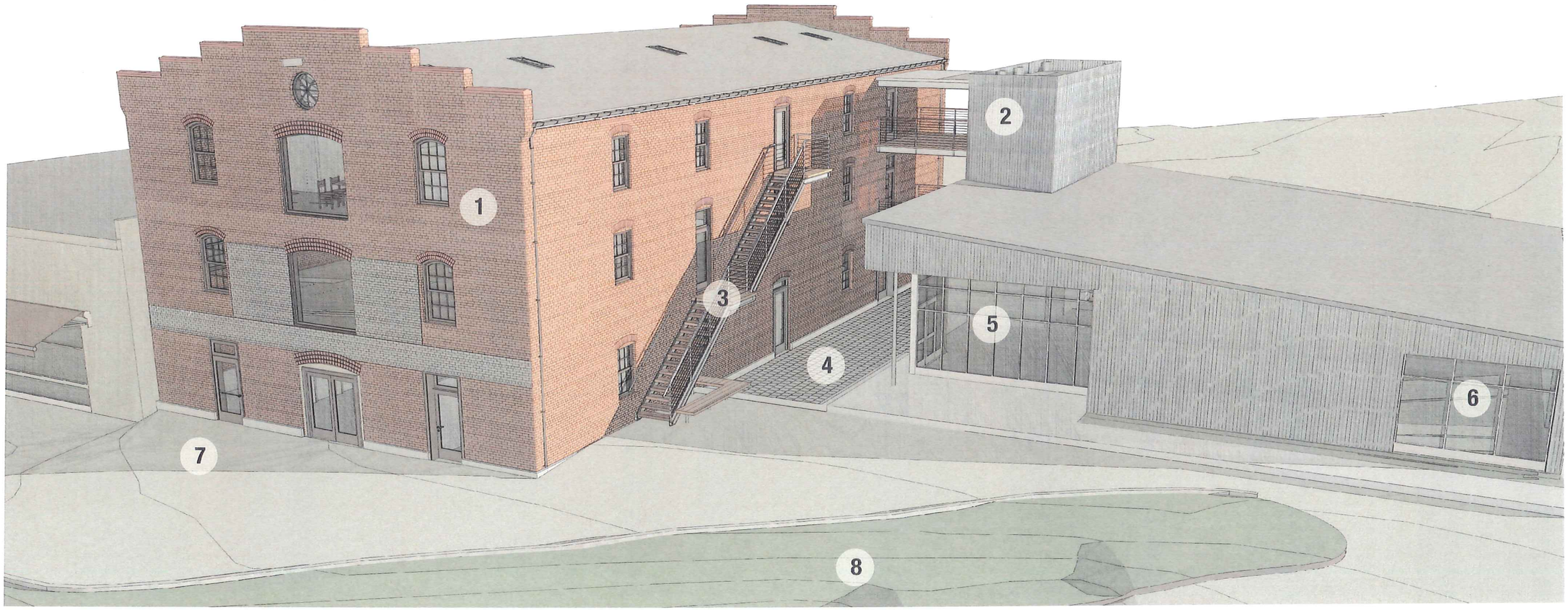
4 SURROUNDING SITE TO REMAIN UNTOUCHED, WITH THE EXCEPTION OF A NEW SIDEWALK ALONG NORTH EDGE OF ANNEX

5 NEW CORNER ENTRANCE TO ANNEX, OFF OF PEDESTRIAN GALLERY

6 NEW EXTERIOR STAIR

7 NEW TOWER ATTACHED TO ANNEX, WITH STAIR AND ELEVATOR

8 BRIDGE CONNECTING NEW STAIR TOWER TO KING LUMBER WAREHOUSE



1 BRICK TO BE REPAIRED AND REPAINTED

2 NEW STAIR/ELEVATOR TOWER WITH BRIDGES CONNECTING TO WAREHOUSE

3 NEW EXTERIOR STAIR

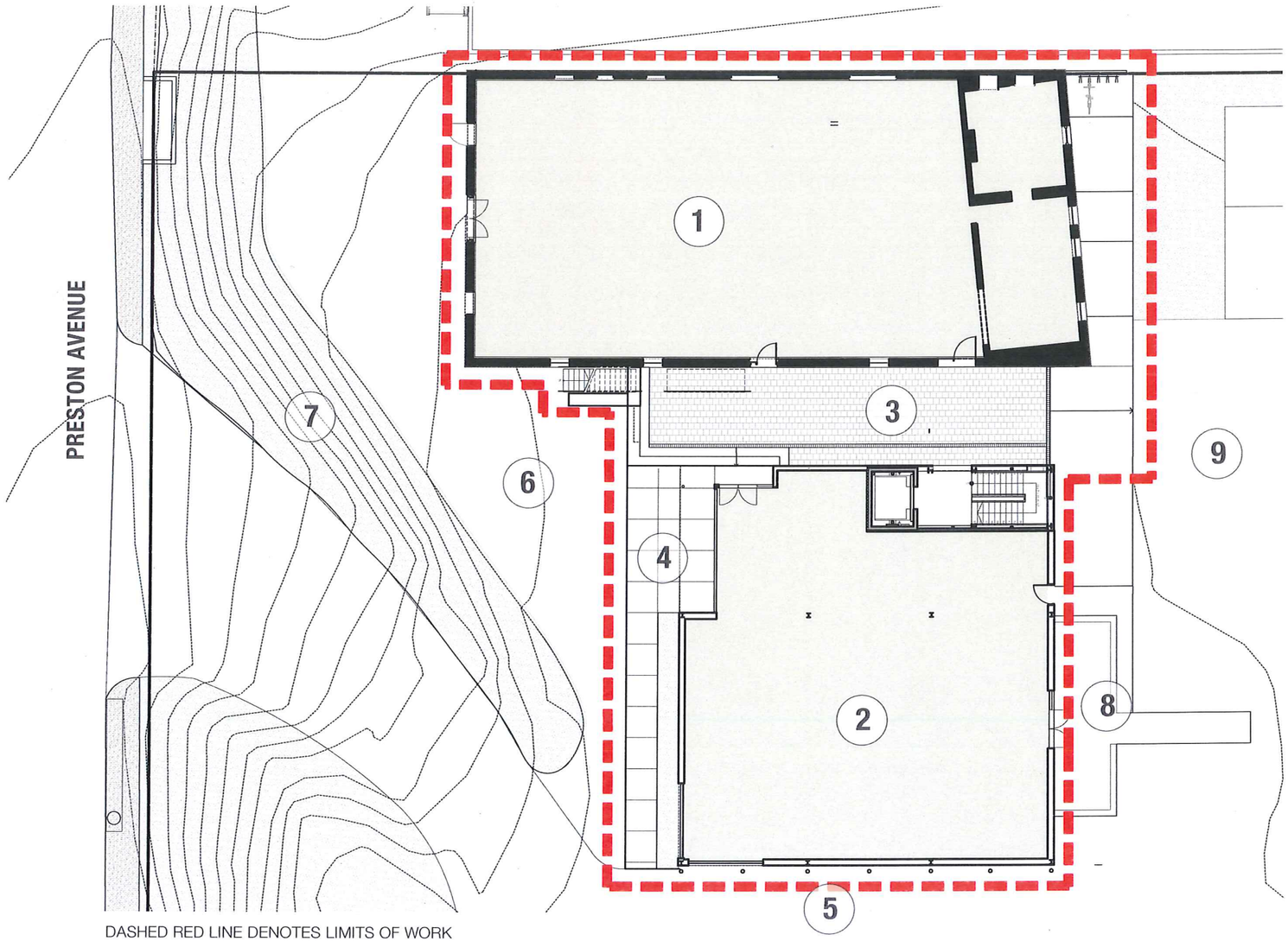
4 NEW PEDESTRIAN BREEZEWAY BETWEEN WAREHOUSE AND ANNEX

5 EXISTING ANNEX OPENING TO BE RECONFIGURED AS NEW GLAZED STOREFRONT ENTRY

6 EXISTING OPENING TO RECEIVE NEW WINDOW UNIT

7 EXISTING ASPHALT TO REMAIN; REPAIR AS NECESSARY

8 EXISTING LANDSCAPE TO REMAIN (NOT IN PROJECT SCOPE)



DASHED RED LINE DENOTES LIMITS OF WORK

1 KING LUMBER BUILDING

2 ANNEX BUILDING

3 NEW EXTERIOR GALLERY SPACE BETWEEN THE TWO STRUCTURES WILL PROVIDE A PEDESTRIAN AXIS THROUGH THE SITE

4 NEW SIDEWALK PATH ALONG ANNEX

5 REPAIR AND REPLACE GUARD AS NECESSARY ON WEST SIDE OF ANNEX

6 EXISTING ASPHALT SURFACE TO REMAIN; REPAIR AS NEEDED

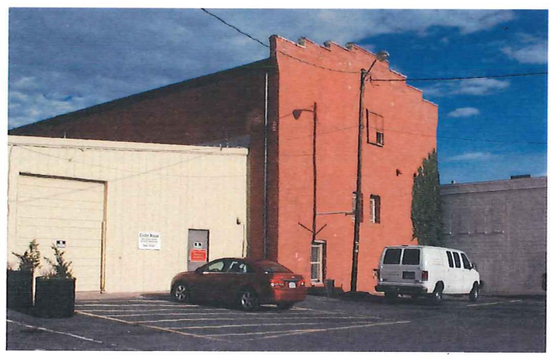
7 EXISTING PLANTED AREA / MEDIAN TO REMAIN

8 EXISTING COVERED BACK PORCH AND ACCESSIBLE RAMP AT ANNEX TO REMAIN

9 EXISTING REAR PARKING TO REMAIN

EXISTING VIEW

EXISTING VIEW



1 BRICK FACADE TO BE REPAIRED AND REPAINTED

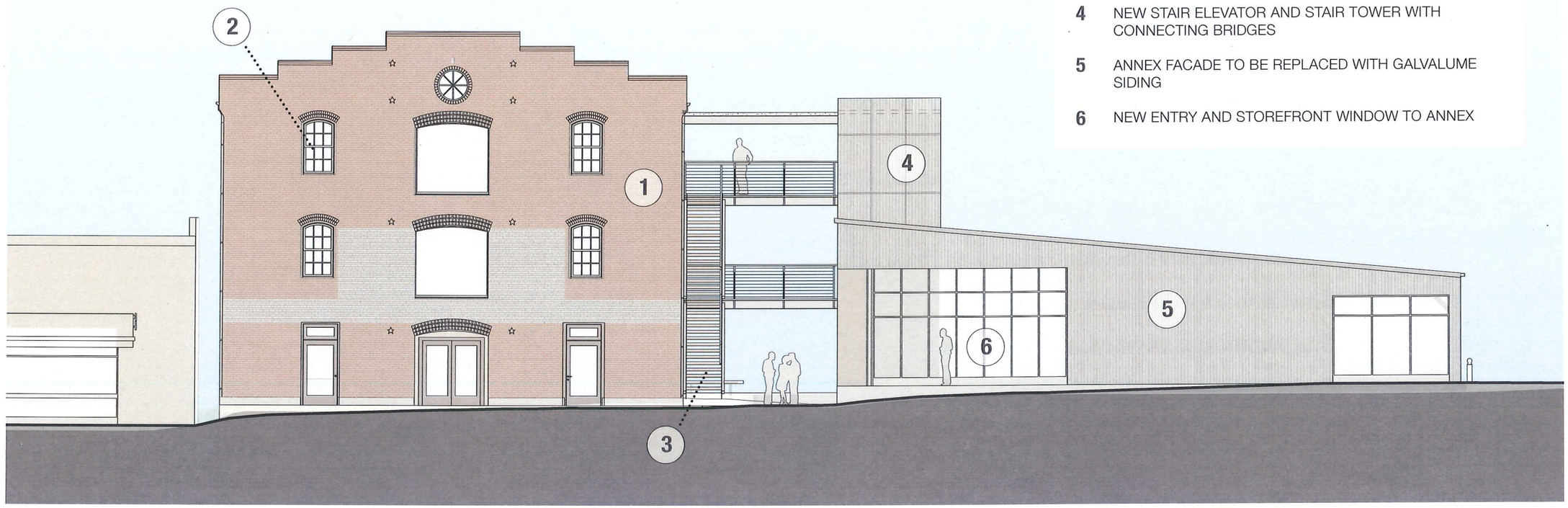
2 EXISTING AND BRICKED OPENINGS TO BE RESTORED AND REPLACED WITH NEW WINDOWS AND DOORS

3 NEW EXTERIOR STAIR

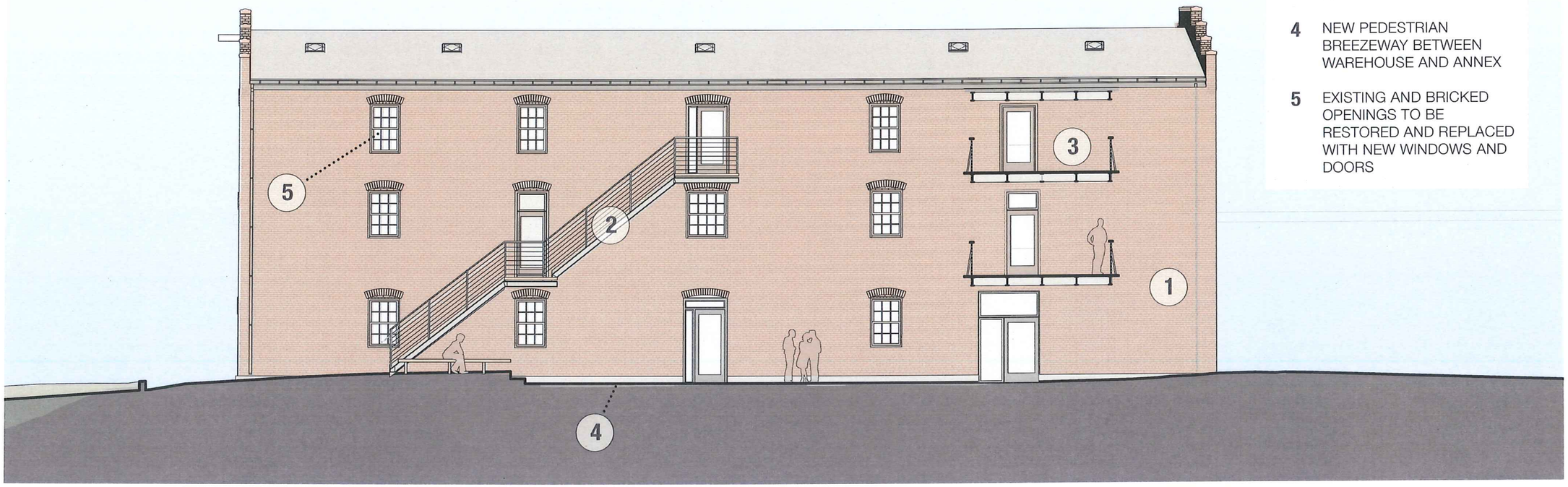
4 NEW STAIR ELEVATOR AND STAIR TOWER WITH CONNECTING BRIDGES

5 ANNEX FACADE TO BE REPLACED WITH GALVALUME SIDING

6 NEW ENTRY AND STOREFRONT WINDOW TO ANNEX



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 BRICK FACADE TO BE REPAIRED AND REPAINTED

2 NEW EXTERIOR STAIR

3 BRIDGES CONNECTING NEW STAIR TOWER TO KING LUMBER WAREHOUSE

4 NEW PEDESTRIAN BREEZEWAY BETWEEN WAREHOUSE AND ANNEX

5 EXISTING AND BRICKED OPENINGS TO BE RESTORED AND REPLACED WITH NEW WINDOWS AND DOORS

WEST ELEVATION
SCALE: 3/32" = 1'-0"

1 BRICK FACADE TO BE REPAIRED AND REPAINTED

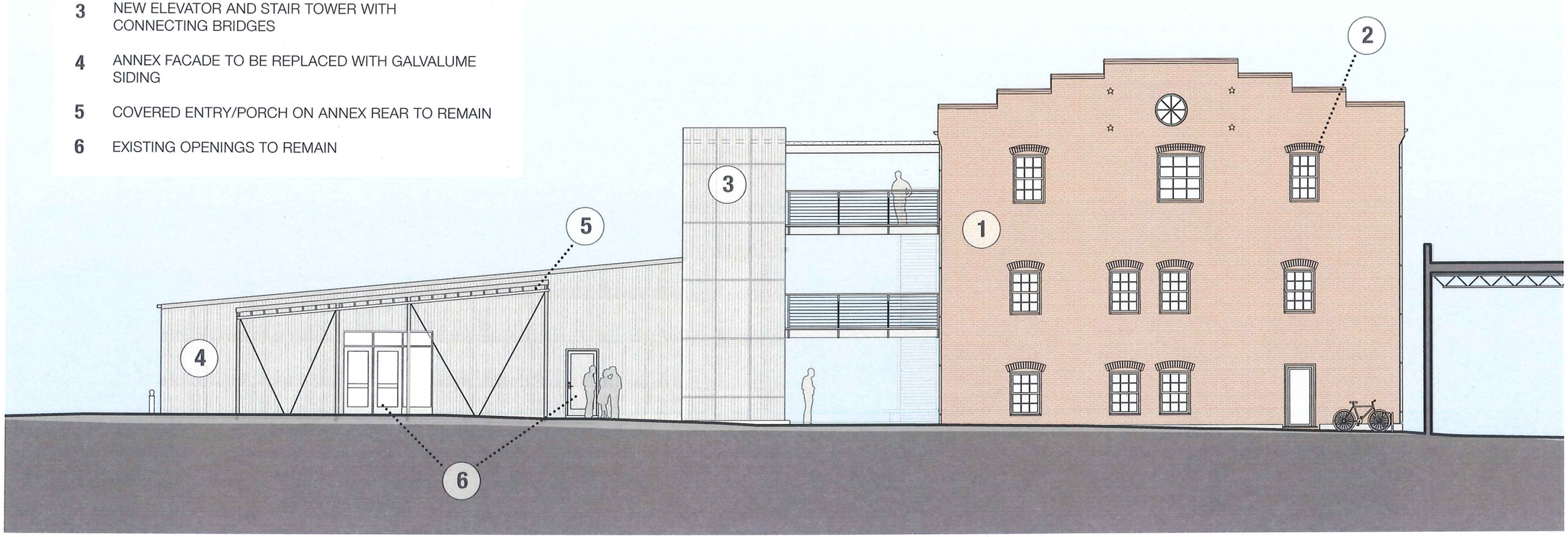
2 EXISTING AND BRICKED OPENINGS TO BE RESTORED AND REPLACED WITH NEW WINDOWS AND DOORS

3 NEW ELEVATOR AND STAIR TOWER WITH CONNECTING BRIDGES

4 ANNEX FACADE TO BE REPLACED WITH GALVALUME SIDING

5 COVERED ENTRY/PORCH ON ANNEX REAR TO REMAIN

6 EXISTING OPENINGS TO REMAIN

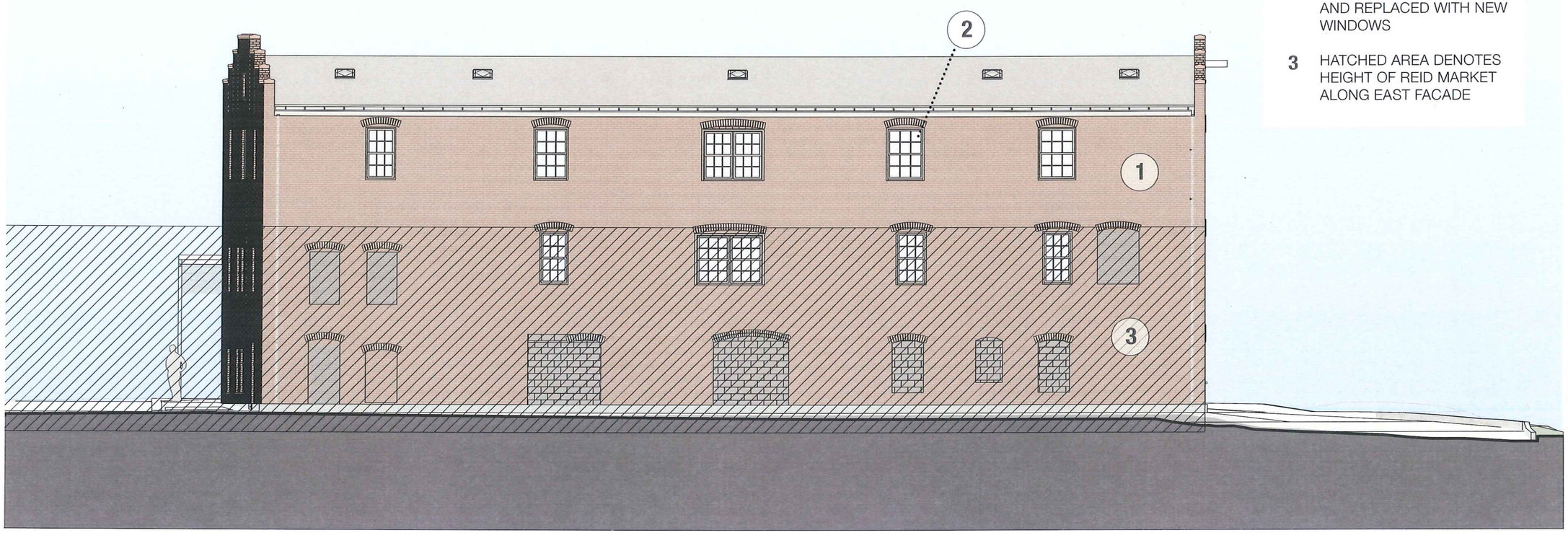


SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

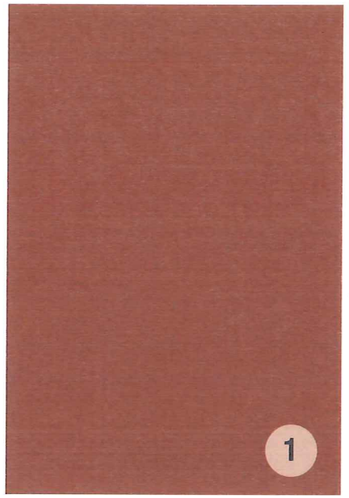
1 BRICK FACADE TO BE REPAIRED AND REPAINTED

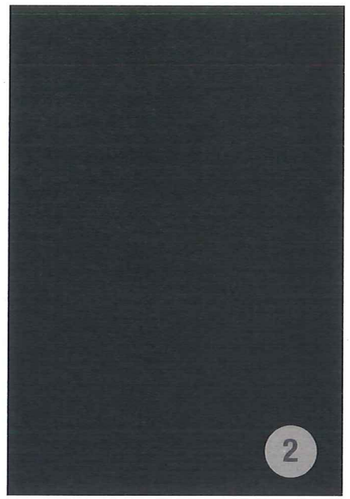
2 OPENINGS SHOWN AS GLAZED TO BE RESTORED AND REPLACED WITH NEW WINDOWS

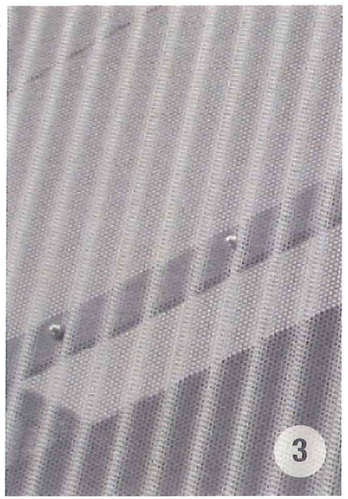
3 HATCHED AREA DENOTES HEIGHT OF REID MARKET ALONG EAST FACADE

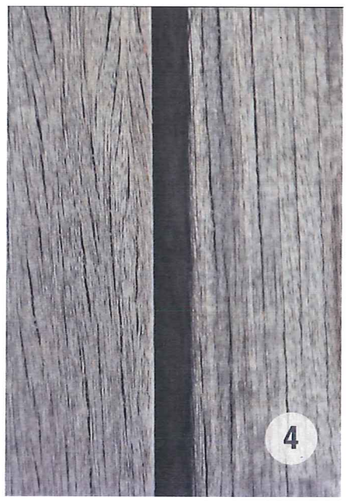


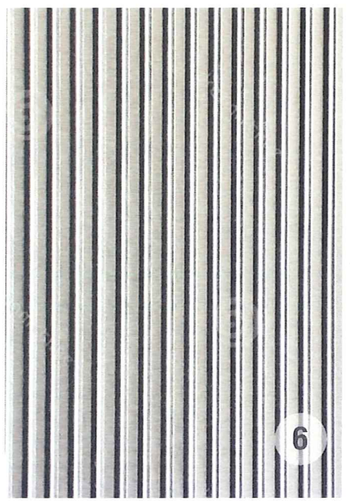
EAST ELEVATION
SCALE: 3/32" = 1'-0"











1 BRICK: PAINTED WITH
BENJAMIN MOORE 2094-30
GIANT SEQUOIA

2 WINDOWS:
WOOD, DOUBLE HUNG,
ALUMINUM -CLAD IN
CHESTNUT BRONZE COLOR

3 PERFORATED METAL FACADE

4 BRIDGE: IPE DECK BOARDS

5 EXPOSED STEEL STRUCTURE:
HOT DIPPED GALVANIZED STEEL

6 REPLACEMENT SIDING

NOTE: ALL MATERIALS AND COLORS
LISTED ABOVE PREVIOUSLY APPROVED
AT APRIL 7, 2008 COA MEETING