

From: Scala, Mary Joy
Sent: Wednesday, May 27, 2015 9:54 AM
To: 'markwgreen@gmail.com'
Subject: BAR Actions - May 19, 2015 - 612 Preston Avenue

May 27, 2015

King Lumber Partners, LLC
c/o Mark Green
109 Robinson Woods
Charlottesville, VA 22903

Certificate of Appropriateness Application

BAR 15-05-01
612 Preston Avenue
Tax Parcel 320014000
King Lumber Partners, LLC, Owners/ Mark Green, Applicant
Demolition of Metal Sheds

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 19, 2015. The following action was taken:

The BAR approved (9-0) the demolition 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 (November 19, 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.

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
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 19, 2015**



Certificate of Appropriateness Application

BAR 15-05-01

[608-]612 Preston Avenue

Tax Parcel 320014000

King Lumber Partners, LLC, Owners/ Mark Green, Applicant

Demolition of Metal Sheds

Background

The former King Lumber Building (1909) is an Individually Protected Property. Therefore, the entire property is subject to BAR review.

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.

February 17, 2015 - The BAR approved (6-0) the renovation project as submitted (rendering attached).

April 21, 2015 - The BAR approved the revisions to the renovation plan.

Application

The applicant is requesting demolition of a row of metal sheds located in the rear yard.

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 Demolitions include:

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

(1) The age of the structure or property;

The shed structure does not appear on the 1920 Sanborn map.

(2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;

The King Lumber property is listed on the National register. The shed is probably not individually eligible.

(3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with a historic event;

There are no known associations.

(4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remain example within the city of a particular architectural style or feature;

It does not.

(5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

The metal shed is not a distinctive building.

(6) The degree to which distinguishing characteristics, qualities, features or materials remain;

The shed is deteriorating.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

This property contains several storage buildings but they do not appear to have significance.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

A structural report has not been prepared nor requested. The building appears to be in fair, but worsening, condition.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and
The applicant plans to demolish the entire length of shed.

(e) Any applicable provisions of the City's Design Guidelines

1) *The standards established by the City Code, Section 34-278.*

See above.

2) *The public necessity of the proposed demolition*

There is no public necessity to demolish this building.

3) *The public purpose or interest in land or buildings to be protected.*

There is no public purpose in saving this building.

4) *Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*

Relocation would not be a preferable alternative.

5) *Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*

It would positively affect other historic buildings..

6) *The reason for demolishing the structure and whether or not alternatives exist.*

It is being demolished for additional parking.

7) *Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.*

A report has not been prepared nor requested.

Discussion and Recommendations

The date of the rear shed is unknown, and it does not appear on the 1920 Sanborn map. In 2008 the BAR approved demolition of the northern end (55 feet length) of the rear shed, but it was never demolished. This request for demolition of the entire shed is appropriate.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, I move to find that the proposed demolition of the rear shed satisfies the BAR's criteria and guidelines and is compatible with this Individually Protected Property, and that the BAR approves the application as submitted.



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 \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make 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 BAR meeting by 3:30 p.m.

Owner Name	<u>King Lumber Partners LLC</u>	Applicant Name	<u>same</u>
Project Name/Description	<u>King Lumber</u>	Parcel Number	<u>320014000</u>
Property Address	<u>412 Preston Ave</u>		

Applicant Information

Address: 109 Robinson Woods
Charlottesville VA 22903
 Email: markwgreen@gmail.com
 Phone: (W) 434-409-3313 (H) _____
 FAX: _____

Property Owner Information (if not applicant)

Address: same
 Email: _____
 Phone: (W) _____ (H) _____
 FAX: _____

Do you intend to apply for Federal or State Tax Credits for this project? no

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] 4-24-15
 Signature Date

Mark Green, Manager 4-24-15
 Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

 Signature Date

 Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Demolish metal sheds

List All Attachments (see reverse side for submittal requirements):

site plan + photos

For Office Use Only

Received by: [Signature]
 Fee paid: 125.00 Cash/Ck. # 1468
 Date Received: 4/22/15

Approved/Disapproved by: _____
 Date: _____
 Conditions of approval: _____

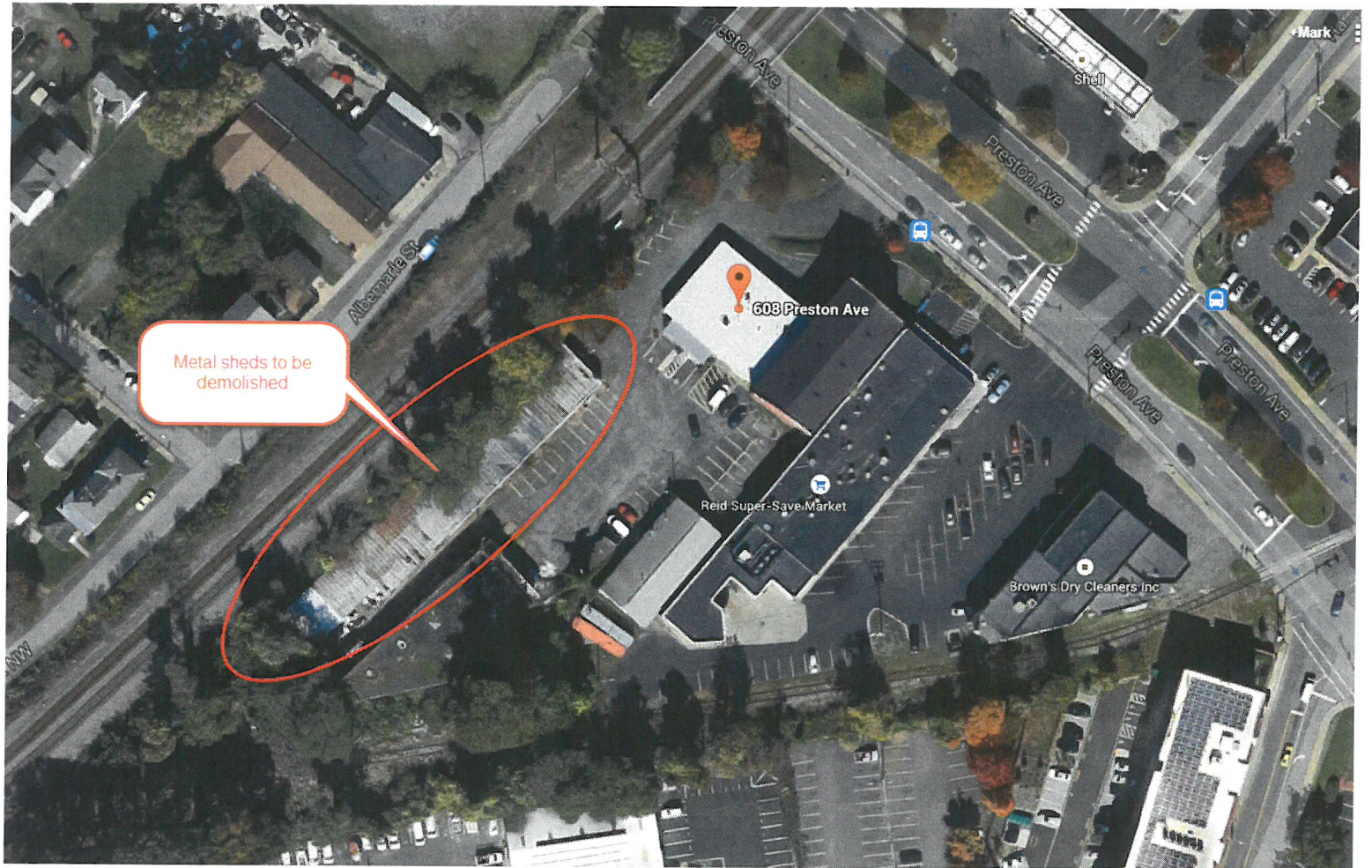
4-24-15

Justification for demolition of metal sheds at the King Lumber Property

There is a long row of metal sheds along the railroad tracks on the west side of the King Lumber property at 608-612 Preston Avenue. The sheds are utilitarian and have no architectural or historic significance. They are in very poor condition, especially toward the back of the site. They are rusted, leaky, and damaged in many areas.

We do not know the age of the sheds, but they are not associated with the historic King Lumber building or pre-Depression operation of the King Lumber Company on the property.

As part of the renovation and re-purposing of the King Lumber building and site, the sheds are being demolished to provide construction staging areas and ultimately additional on-site parking and circulation areas.



Metal sheds to be demolished

608 Preston Ave

Reid Super-Save Market

Brown's Dry Cleaners Inc

Alameda St

Preston Ave

Preston Ave

Preston Ave

Preston Ave

Mark St





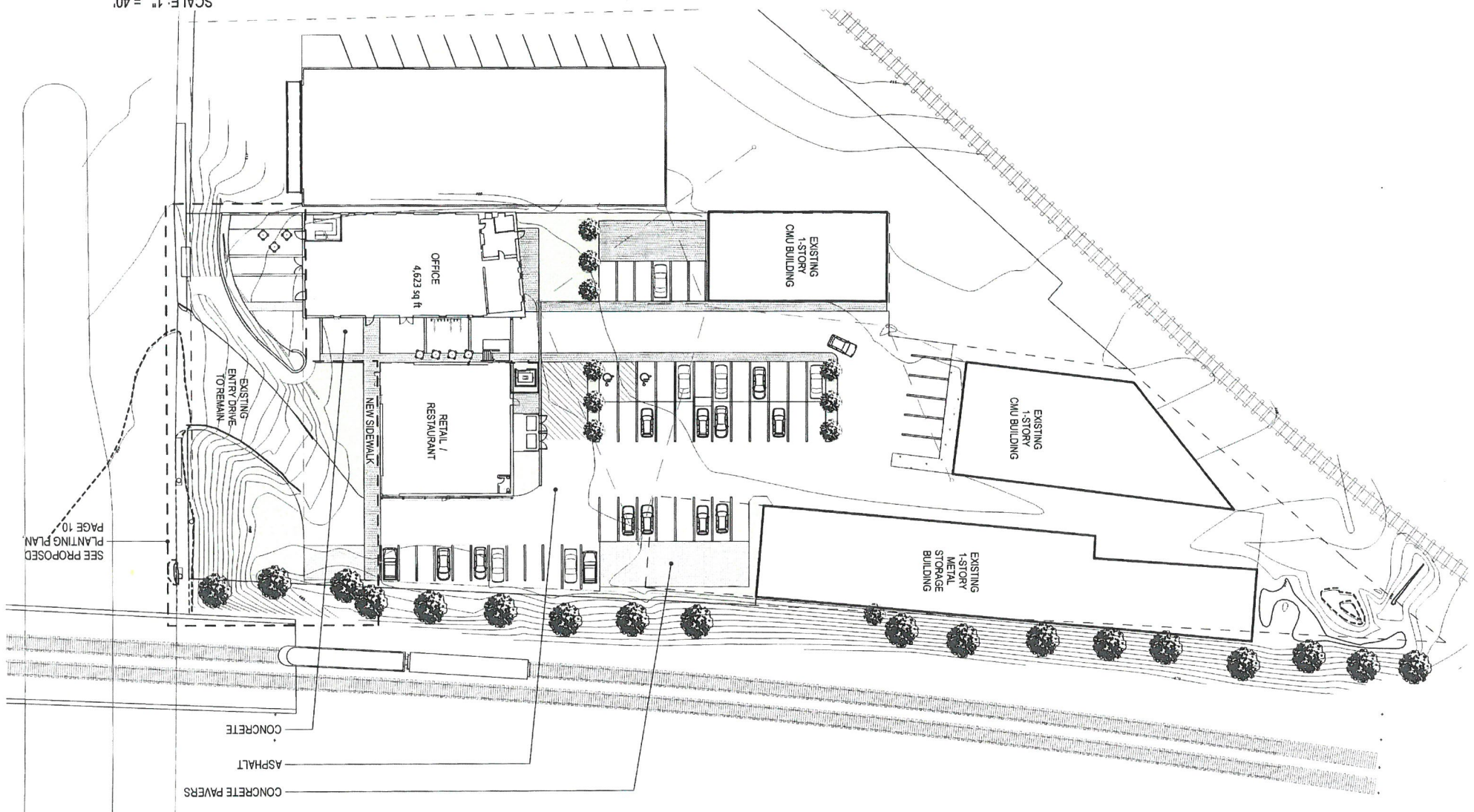
2008 demo of
Renn Street

King Lumber Building, 608 Preston Avenue

Proposed Site Plan

SCALE: 1" = 40'

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SEE PROPOSED
PLANTING PLAN
PAGE 10.



Existing Site Plan (1979 Permit)

SCALE: 1" = 40'

