

Architectural And Historic Survey



Identification

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

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
 PROPERTY SURVEY FORM
 RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0222-000

Property Name: Historic King Lumber Company Warehouse

NR Property Category: Building
 Wuzit: Warehouse

Tax Code: Section Parcel
 =====
 32 14

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 608 Preston Avenue Street

Location:

Vicinity of: Municipality: ZIP: 22903

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:
 Ownership: Private

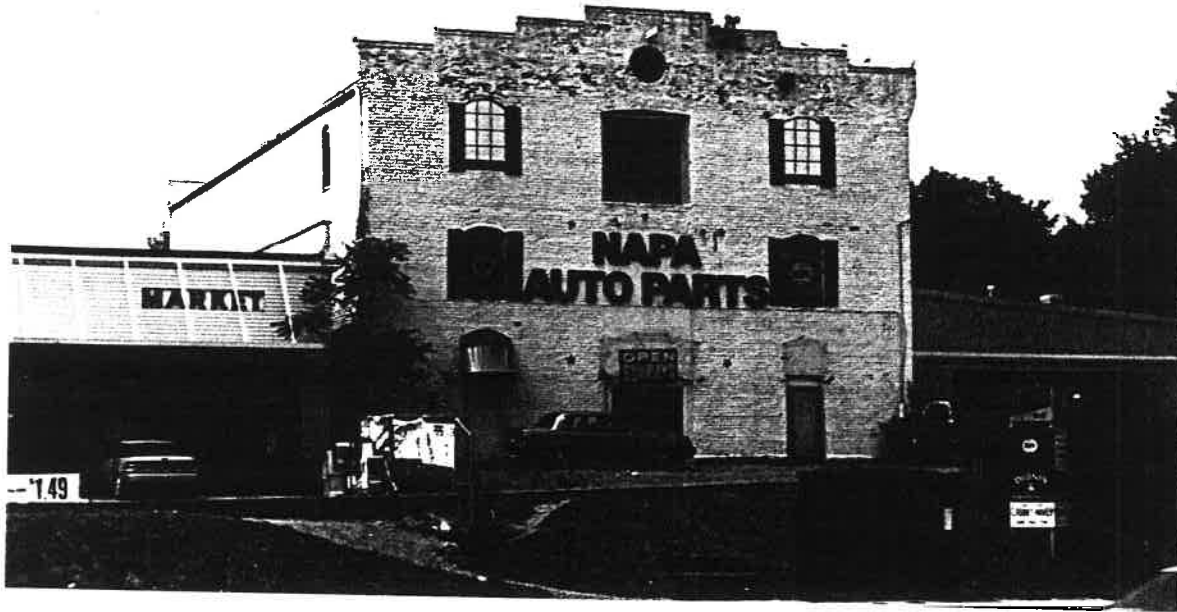
RESOURCE COUNT -

#	Category	Contributing?	TOTAL:	
1	Building	Contributing	1	
			Contrib:	1
			Non-Contrib:	0

WUZIT COUNT -

#	Wuzit	Contributing?	TOTAL:	
1	Warehouse	Contributing	1	
			Contrib:	1
			Non-Contrib:	0

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

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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.

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
 Estimated Construction Date: 1909
 Source of Date: Tax Records
 Physical Status: Existing
 Condition: Good
 Threat: None Known
 Degree of Historic Integrity:
 Association:
 Design:
 Feeling:
 Location:
 Materials:
 Setting:
 Workmanship:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

Architectural Style/Derivative: Vernacular

of Stories: 3.0 # of Bays Wide: 3 # of Bays Deep: 5
 Arch Config: Geo Config:
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		none visible	Brick	
Foundation			Masonry	
Roof		Gable	Metal	Standing seam
Windows		sash	Wood	single light

Brief Architectural Description of Primary Resource:

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 segmentally-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.

Brief Architectural Description of Additions and Alterations

Upper level doors and windows have been bricked or boarded up.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:

CRM MANAGEMENT EVENTS

MISSING DATA ELEMENT

CRM Event	Agency/Organization	Date
Survey	Community Development-Bibb/Huppert	/ /1980
IPS data entry-PAVA (Smead)		

Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:

HISTORICAL DESCRIPTION

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SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

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BIBLIOGRAPHY

Type of Record	Citation
City Records	
Charlottesville City Deed Books and Will Books	

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	13469	7 - 9	1/ /1994

32-14 ✓

M-1
163.7' x 566' (74,052)

608-610-612 Preston

WB 24-69	(straddling ave, extd)		
408-194	Duane D. Carter, Ex	1979	
351-481		1973	(highway)
336-400	Carter Agency, Inc	1972	plat 115-3
115-1	Amy Y. Vaughan	1971	"
"	Earl H & " "	1943	"
114-304	J. Emmett Gleason	"	"

CB found, brick walls, gable roof, 3 stories
freight elevator

1910-11 City Dir King Lumber Co, contractors & dealers
 1914-15 Same Walter W. King, pres, - Preston Ave west of Son RR
 King, Walter W - Preston Ave on Son RR
 " , Claude C, student " "
 Charles King & Son Inc, wholesale grocers

- 1953 City Dir Earl H. Vaughan, Inc - plumbing (& coal) = 608
- 1962 12/65 phone " " & heating
- 1970 11/66 phone Lowe's - bldg supplies ; Vaughan on Rose Hill Drive

warehouse

~~114-304~~
 114-304 Betty J. Watson (s) → J Emmett Gleason #48,000
~~488-194~~
 8/19/1943 parcel on south side Preston Ave; see plat 69-245
 bounded by Preston Ave & old & main lines of Sou RR
 "commonly called The King Lumber Company property"
 except parcel & impts sold to Ch' & Frazier Food Lockers, Inc
 6/15/43, DB 114-46
 same as 112-100
 see Sou RR rights 21-324 (1910) & 29-147

112-100 Char M & Annie A Walker → Betty J Watson
 9/22/1942 King Lumber Co Property
 same as 110-71, 3/12/1942, — AP Walker → Char M Walker
 80-213

80-213 John S Battle & Venable Minor, under 1931 deed of trust ⁽⁷⁸⁻²⁷⁵⁾
 8/10/1933 for W R Ellington & L King → AP Walker, at auction
 1) c 2 acre tract on Preston Ave (east)
 same as 30-217
 3) 2.86 acre tract adj first (west) ^(2.86)
 same as 33-192, except 1.58 ac → Sou RR ¹⁹¹⁵ (27-124) ^(-1.58)
 see plat 69-245 ^(1.28)
 These 2 tracts occupied by The King Lumber Co

(west)
 22-192 AD Cox (s) → King Lumber Company #5,000
 4/1/1911 2.86 acre lot bet Sou RR & Preston Ave
 same as 2-284

(east)
 30-217 WW & L E King → King Lumber Co
 5/15/1917 ^{2nd} tract w/ bldgs & impts
 same as 9-308

(east)

9-308

3/10/1899

Wm Dudley (wid), John W & Sallie C Dudley, SJ & Fannie M
 Dudley → W E King #600
 c 2-ac tract of appurtenances
 bounded on NE by Preston Ave, on W by lot formerly owned by
 Geo Perkins, & on SW & S by Ch & Rapidan RR (now Sew)
 same as 1889 for W & Dabney, tr

(east)

1-214

2/9/1889

W & Dabney, under 1884 deed of trust for Daniel D & M E Paris
 (AOD 83-307) → Geo W Dudley
 "lot of dwelling, outbldgs, & other impts" c 2 acres
 bounded by RR, Pres Ave, & Perkins

(west)

2-284

5/6/1891

Geo & Lizzie M. Perkins → A D W #2250
 2.86-ac lot

→ ... along east side 30' st $N 45^{\frac{3}{4}} E 813'$ to Preston, w of Preston
 - $47^{\frac{3}{4}} E 186 \frac{1}{2}'$ to start
 } begin S & Wheeler's new corner on Preston, w of Wheeler $S 36^{\frac{1}{4}} W 381 \frac{1}{2}'$
 to RR

King warehouse

1899	4th John W Dudley	so Pres. Ac.	600 + 400 = 1000	
1900, 02, 05	W W King	"	" + 900 = 1500	for Dudley, \$500 added for bldg
1906, 08	"	"	700 + 1000 = 1700	
1910	"	"	" + 2300 = 3000	bldg added
1910	"	"	1500 + 4500 = 6000	
1900	A D Cox	" "	900 + 0 = 900	
1911	"	" "	1400 + 0 = 1400	
1912	King Lumber Co	" "	" " "	

warehouse

3 stories

(low found)

prob very low gable roof, 55m

rear: irreg bond (2-8, prob meant to be 5-7) ^{unpainted} am
c 3 bays (3rd, rest irreg), reg arch, all boarded or bricked
ent doors, no warehouse
stepped gable, corbelled cornice stops
round wheel window at top
1-storey shed one onto it

west: 6-c am, white

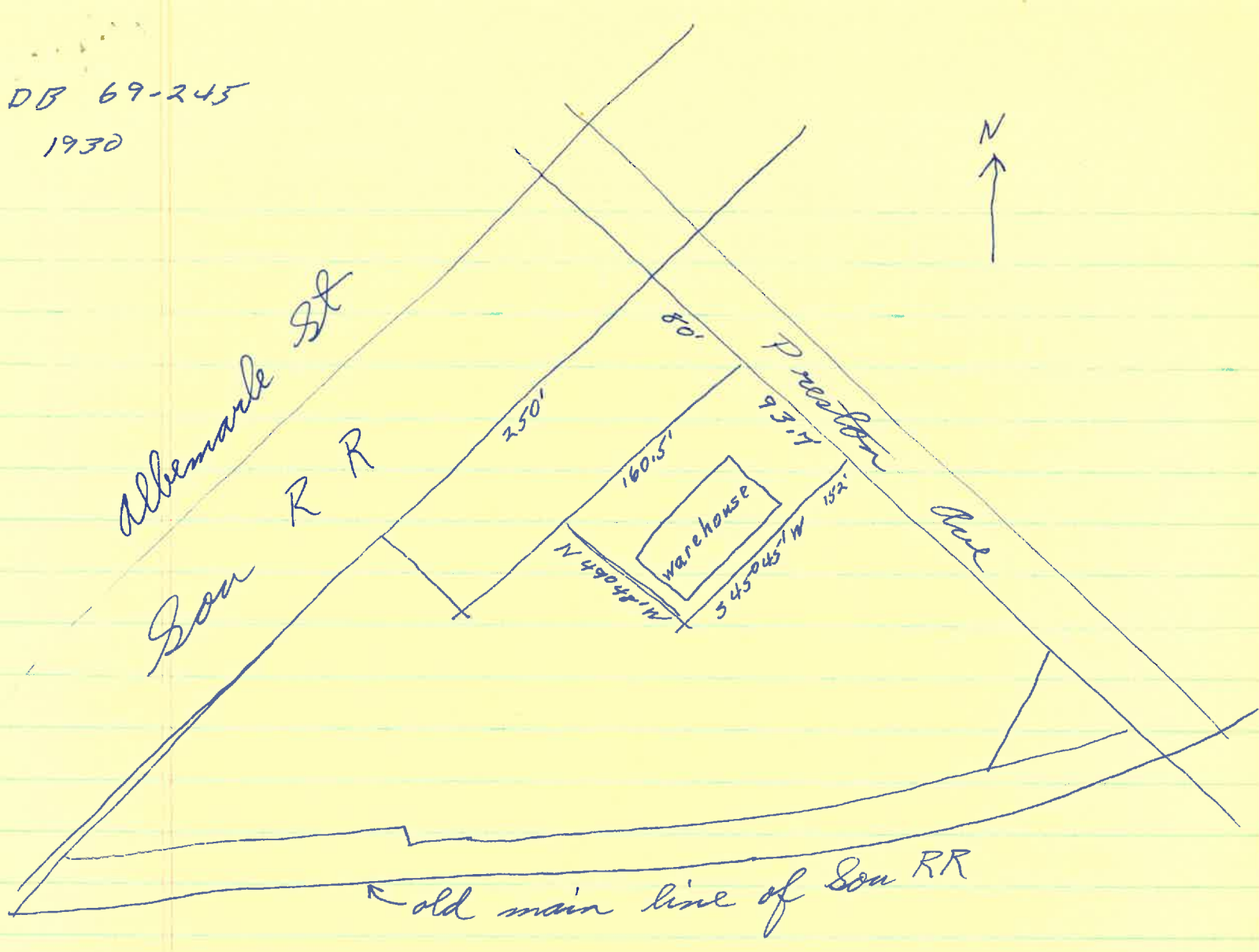
5 bays, reg arched, warehouse door center, all boarded

facade: 6-c am, white

3 bays; ^{reg arched} boarded-up windows in side bays 2nd & 3rd
" " & bricked warehouse doors in center " " "
" " " " " " 1st
" ent doors w/ bricked transoms in side " "
same stepped gables, wheel window

east: irreg fen, 5-bay at 3rd

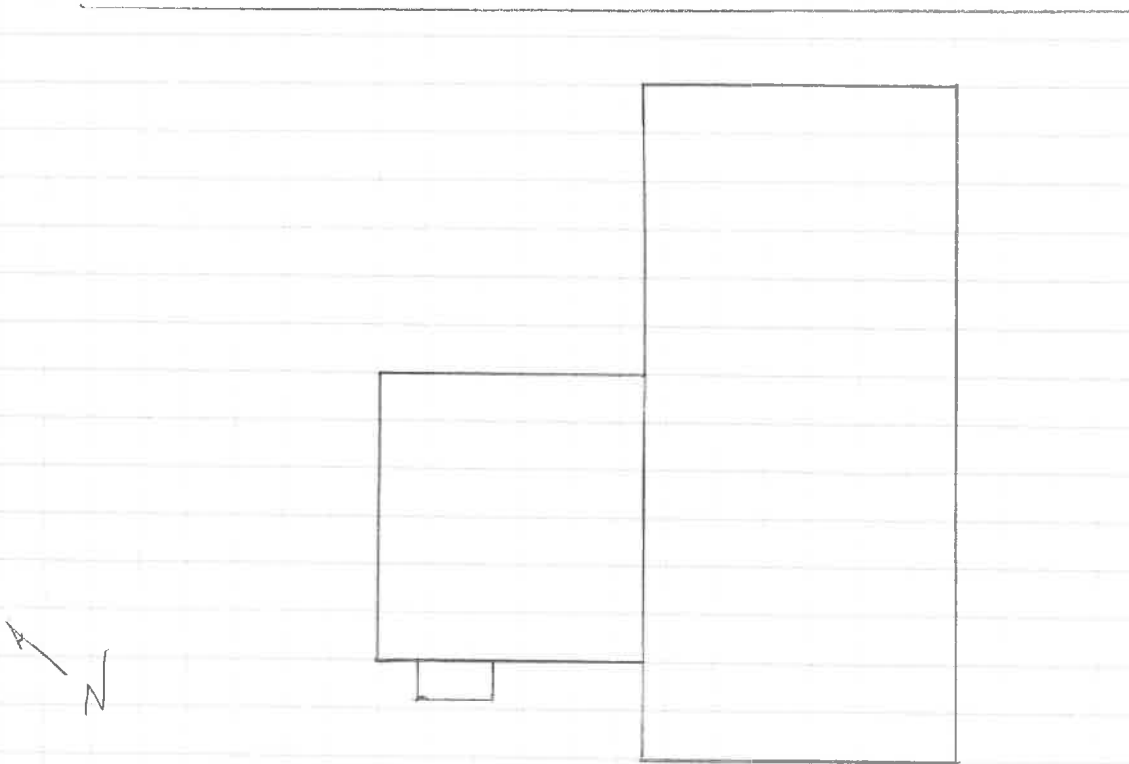
DB 69-245
1930



KING LUMBER COMPANY WAREHOUSE
608 PRESTON AVE.

VDHR FILE NO. 104-222

Preston Ave.



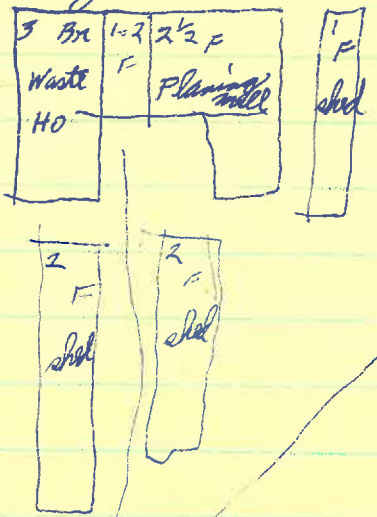
ANN HUPPERT
CITY OF CHARLOTTESVILLE COMMUNITY DEVELOPMENT
SUSAN E. SMEAD
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1994

1920 Sanborn map

King Lumber Co, Inc

(sic)



Date JAN 1994 File No. 104-222

Name KING LUMBER COMPANY WAREHOUSE
600 PRESTON AVE

Town CHARLOTTESVILLE

County _____

Photographer ANN C. HUPPERT

Contents 3 EXT. VIEWS

