

Werner, Jeffrey B

From: Werner, Jeffrey B
Sent: Thursday, September 22, 2022 9:12 AM
To: bradley@randomrow.com; kevin@randomrow.com
Subject: BAR Action - 9/20/2022 re: canopy Random Row Brewery

Certificate of Appropriateness

BAR 22-09-01
608 Preston Avenue, TMP 320014000
Individually protected Property
Owner: King Lumber Partners, LLC
Applicant: Bradley Kipp, Kevin McElroy / Random Row Brewery
Project: Random Row Brewery – covered patio area
Kevin McElroy kevin@randomrow.com
Bradley Kipp bradley@randomrow.com

Bradley, Kevin:

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on September 20, 2022. The following action was taken:

Lewis moved, Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed patio canopy at 608 Preston Avenue satisfies the BAR's criteria and is compatible with this property and other Individually Protected Properties, and that the BAR approves the application as submitted with the condition the colors will match the information provided by the applicant [1], the gutters and downspouts will be black, and staff will review the building permit drawings for consistency with this CoA [2].

Bailey, second. Approved 6-0.

[#1. see pdf *Random Row canopy - colors 9-20-2022*. #2. Staff noted this is required for all BPs related to an approved CoA.]

For specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzeuzyv3iclkx1a?b=nvdouryu5aooH1orqwxd>

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit.

(Link to Sec. 34-280: [CoA period of validity](#))

If you have any questions, please contact me at wernerjb@charlottesville.gov.

Sincerely,

Jeff

Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville

Neighborhood Development Services
City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@charlottesville.gov

**City of Charlottesville
Board of Architectural Review
Staff Report
September 20, 2022**



Certificate of Appropriateness

BAR # 22-09-01

608 Preston Avenue, TMP 320014000

Individually Protected Property

Owner: King Lumber Partners, LLC

Applicant: Bradley Kipp/Random Row Brewery

Project: Random Row Brewery – enclosed patio area



Background

Year Built: Site first developed in 1909
District: Individually Protected Property
Status: Contributing

608 Preston Avenue is a former industrial site developed by the King Lumber Company, a major lumber processing and distributing center. At one time, it was Charlottesville’s largest employer. King Lumber Company went out of business during the Great Depression, but the property continued to be used and developed in the intervening decades. The property was used for storage and later, as a Napa Auto Parts location. The site contains numerous buildings that relate to its industrial use. Its primary building is a three-story brick warehouse facing Preston Avenue. This stepped gable-fronted building was constructed in 1909. A one-story metal-clad annex is situated immediately west of the historic brick warehouse building. This annex was constructed sometime between 1957 and 1966 and was originally connected to the adjacent warehouse. In 2016, parts of this annex were demolished to create a new pedestrian gallery between the historic warehouse and the annex, transforming the annex into a freestanding building.

Prior BAR Reviews

December 18, 2007 – BAR conducts preliminary discussion on rehabilitation of historic King Building and alterations to adjacent annex.

http://weblink.charlottesville.org/public/0/edoc/622048/BAR_608%20Preston%20Avenue_Dec2007.pdf

March 18, 2008 – 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. 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.

http://weblink.charlottesville.org/public/0/edoc/622051/BAR_608%20Preston%20Avenue_March2008.pdf

April 15, 2008 – BAR reviews site plan for project, applicant requests deferral.

May 20, 2008 - BAR approved (8-0) the site plan design with the following conditions: Construction details for 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.

http://weblink.charlottesville.org/public/0/edoc/622052/BAR_608%20Preston%20Avenue_May2008.pdf

July 2008 – BAR recommended approval of a SUP to allow live music events.

August 27, 2012 – Administrative approval of 33-ft x 10-ft x 9-ft high patio cover with corrugated metal roofing. (Alteration to existing loading dock at rear elevation of single-story, metal-clad annex.)

http://weblink.charlottesville.org/public/0/edoc/622053/BAR_608%20Preston%20Avenue_Aug2012.pdf

February 17, 2015 - BAR approved (6-0) the renovation project as submitted. Project includes:

- Demolition of a portion of the annex to create an open pedestrian gallery between brick warehouse and annex
- New fire escape on brick warehouse
- Refurbish brick
- Recladding annex with corrugated galvalume siding
- New window configuration in annex

http://weblink.charlottesville.org/public/0/edoc/622049/BAR_608%20Preston%20Avenue_Feb2015.pdf

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

http://weblink.charlottesville.org/public/0/edoc/625050/BAR_608%20Preston%20Avenue_April2015.pdf

Application

- Submittal: Narrative of proposed alterations; current site photographs; elevation drawing of existing conditions; elevation drawing of proposed alterations; plan of proposed covered patio structure; swatch of proposed metal roofing material

CoA request for the construction of a metal canopy at the front (northeast) elevation of annex building.

Canopy will be supported by 6 steel I-beams that match I-beams at present front entrance as well as those supporting smaller canopy at building rear. Canopy will be clad in metal tuff-rib panel.

Discussion and Recommendation

This building is a contributing element to the King Lumber Company IPP at 608 Preston Avenue. This IPP encompasses the subject building, the 1909 brick warehouse immediately east, and two one-story industrial buildings at the rear. The subject building (Random Row Brewery) is not the site's primary historic structure and has already experienced substantial alterations from its original appearance.

Aerial photographs reveal that the structure was built sometime between 1957 and 1966 (see Appendix for photos). The structure was originally a one-story addition to the brick King Lumber Company warehouse.

However, in 2016, the site was substantially reconfigured. The annex was partially demolished to create a new pedestrian gallery separating it from the historic warehouse. As a result, the annex became a freestanding building. The annex was also entirely reclad in galvanized metal and its apertures were reconfigured to create larger windows.

Staff finds the use of industrial materials, like I-beams, consistent with the site's industrial history and the subject building's contemporary appearance. Because the building is not the IPP's primary historic structure and because it has already experienced such dramatic alterations, staff finds that the proposed project will contribute positively to the building's continued use.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed patio canopy at 608 Preston Avenue satisfies the BAR's criteria and is compatible with this property and other Individually Protected Properties, and that the BAR approves the application as submitted.

... as submitted with the following conditions:

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed patio canopy at 608 Preston Avenue does not satisfy the BAR's criteria and is not compatible with this property and other Individually Protected Properties, and that for the following reasons the BAR denies the application as submitted:

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

- (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;
- (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;
- (7) Any applicable provisions of the City’s Design Guidelines.

Pertinent Design Review Guidelines for Rehabilitation

[Chapter 4 Rehabilitation](#)

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.”
- 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, Avoid introducing inappropriate architectural elements where they never previously existed.

APPENDIX

Historic Aerial Photographs (from <https://geoportal.lib.virginia.edu/UVAImageDiscovery/>)

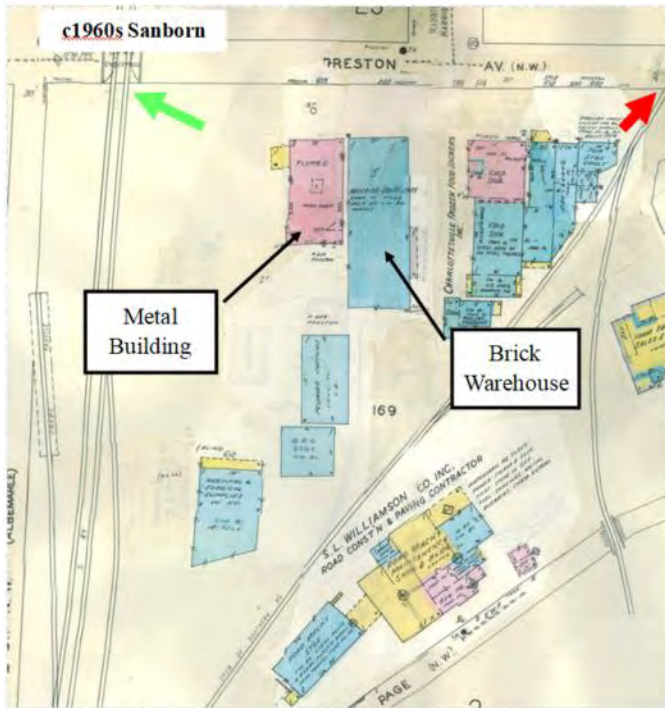
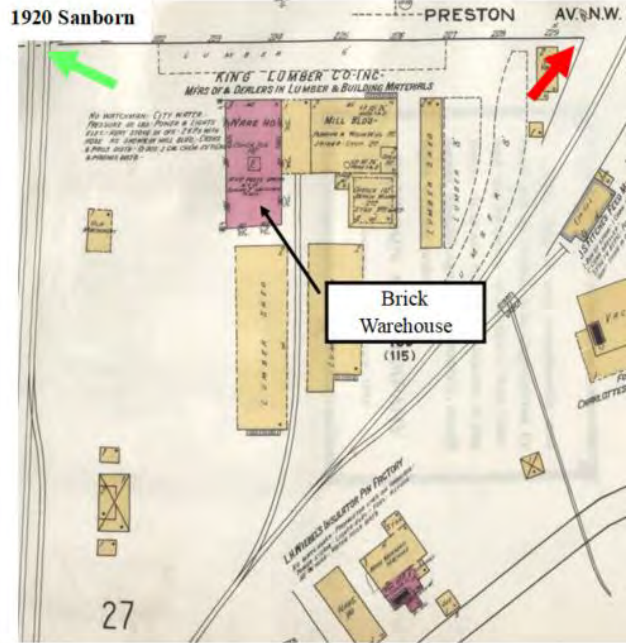
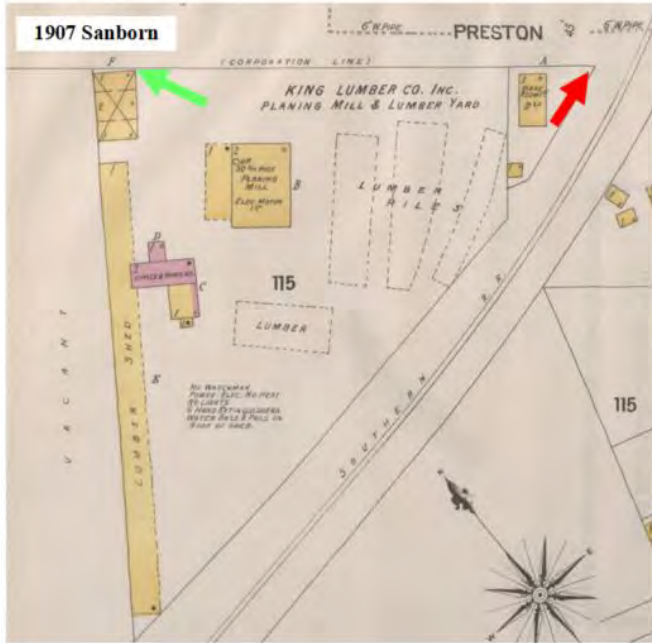
1957 (site of subject building highlighted):



1966 (subject building highlighted):



Sanborn Maps



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. 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). 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.

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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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.

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STATEMENT OF SIGNIFICANCE

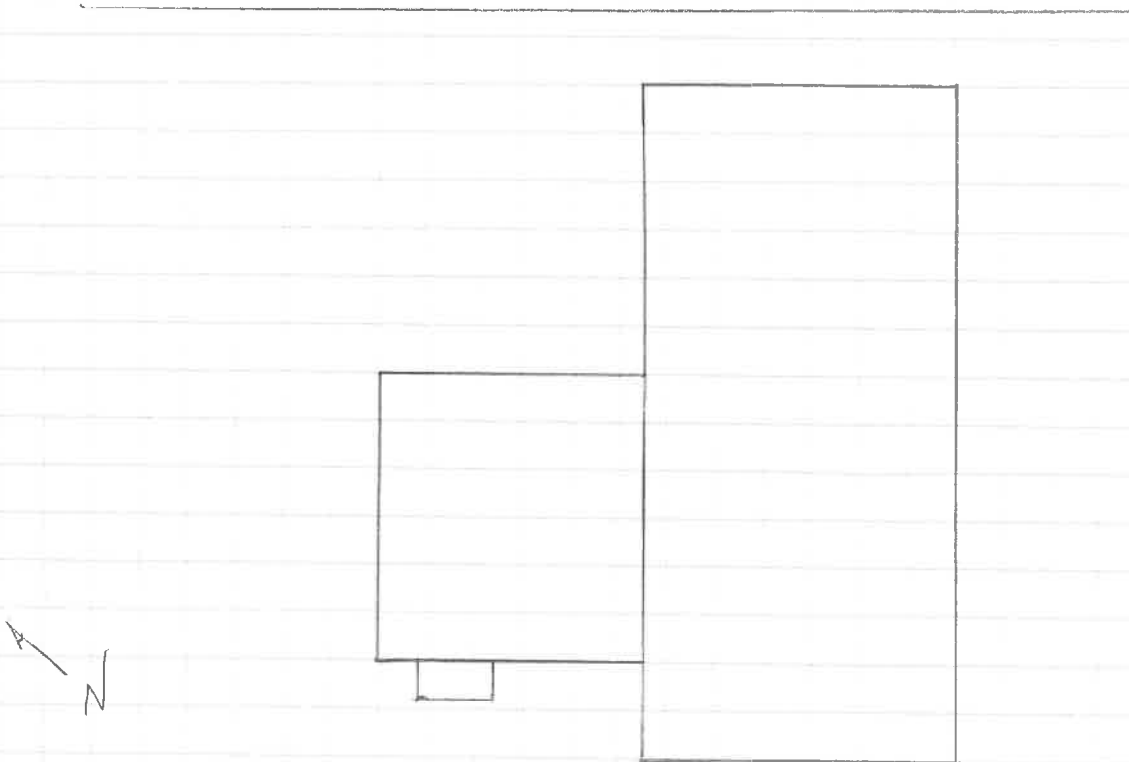
Built in 1909, the King Lumber Company is listed individually on the National Register of Historic Places as part of the Charlottesville Multiple Resource Area.

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.

KING LUMBER COMPANY WAREHOUSE
608 PRESTON AVE.

VDHR FILE NO. 104-222

Preston Ave.



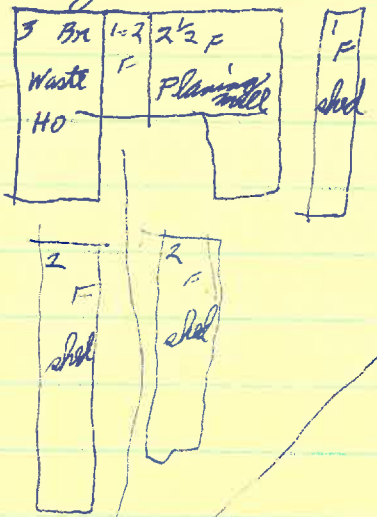
ANN HUPPERT
CITY OF CHARLOTTESVILLE COMMUNITY DEVELOPMENT
SUSAN E. SMEAD
PRESERVATION ASSOCIATES OF VIRGINIA

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



ADC District or IPP



**Board of Architectural Review (BAR)
Certificate of Appropriateness ADC Districts and IPPs**

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

Staff contact:
Jeff Werner wernerjb@charlottesville.gov

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
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 King Lumber Partners, LLC Applicant Name Kevin McElroy , Random Row Brewing Co.
Project Name/Description Covered patio at Random Row Brewing Co. Parcel Number 320014000
Project Property Address 608 Preston Avenue Ste. A

Applicant Information

Address: 608 Preston Ave, Ste A
Charlottesville, VA, 22903
Email: kevin @randomrow.com
Phone: (W) 434-284-8466 (C) 757-620-6919

Property Owner Information (if not applicant)

Address: 1208 Preston Avenue
C-vile, 22903
Email: markwgreen@gmail.com
Phone: (W) _____ (C) 434-409-3313

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] 8/26/2022
Signature Date
Kevin McElroy 8/26/2022
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 8-26-22
Signature Date
Mark Green 8/26/22
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Construct open roofed patio structure
(see attachments for detailed info)

List All 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: _____

Revised 2016

Random Row Brewing Co.
608 Preston Ave., Ste A
Charlottesville, VA 22903

Board of Architectural Review (BAR) Certificate of Appropriateness (ADC Districts and IPP's)

Attachments requested

(1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property : We are requesting approval to build an open structure with a roof covering our 912 sq.ft. patio space on the Preston Ave. facing side of our building. The structure would consist of 6 steel I-beams (3 in front and 3 in rear of proposed structure), similar to the existing I-beams that make up the structure of the entrance awning on the same side, roofed with Galvanized/galvalum colored tuff-rib panel (see attachment (3) for details on material). Since the COVID-19 pandemic, customers have been more interested in outdoor seating. As a result, we have expanded our seating capacity on our patio and attempted to extend the seasons with heaters and tents. Currently we are renting a large 20' x 20' tent and have additional 10' x 10' tents for rain and sun cover. To improve the aesthetics of our building, we are hoping to replace the tents with a permanent roof that will blend in with the current building.

(2) Photographs of the subject property and photographs of the buildings on contiguous properties :

Current front of building, picture taken from median of Preston Avenue, showing temporary tent structures:



Additional images of front of building:



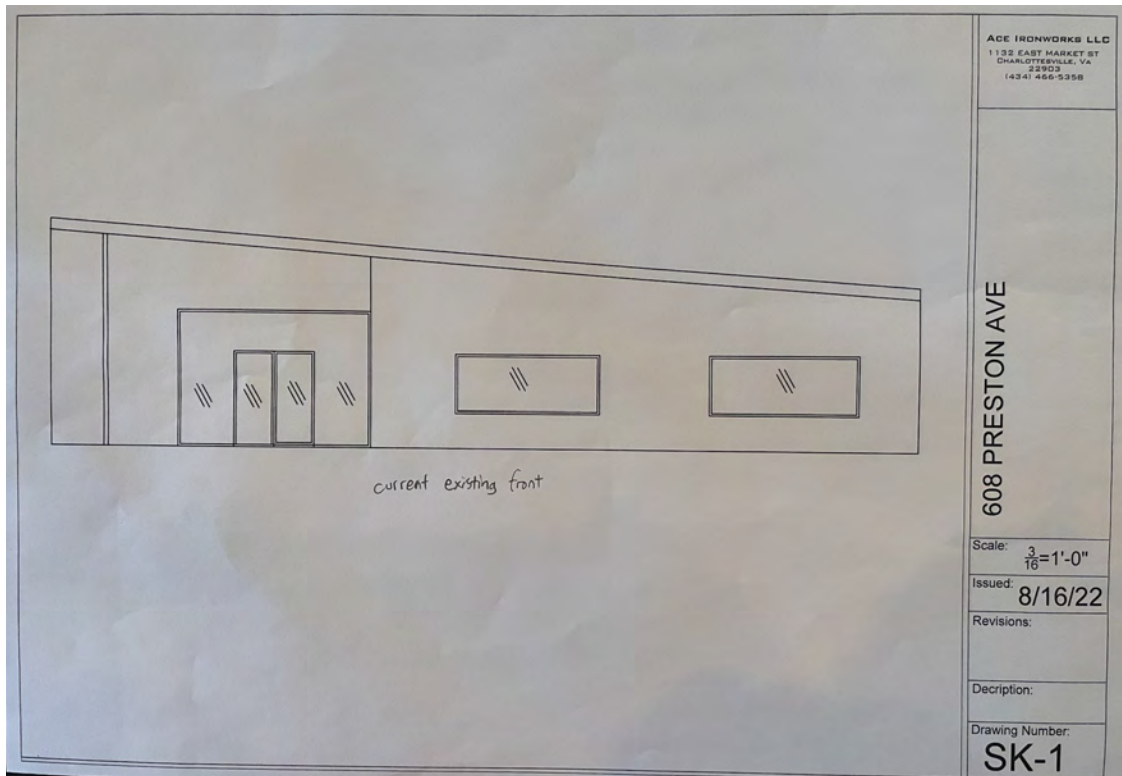
Rear of building, showing a similar, smaller covered patio structure that was previously approved by the BAR:



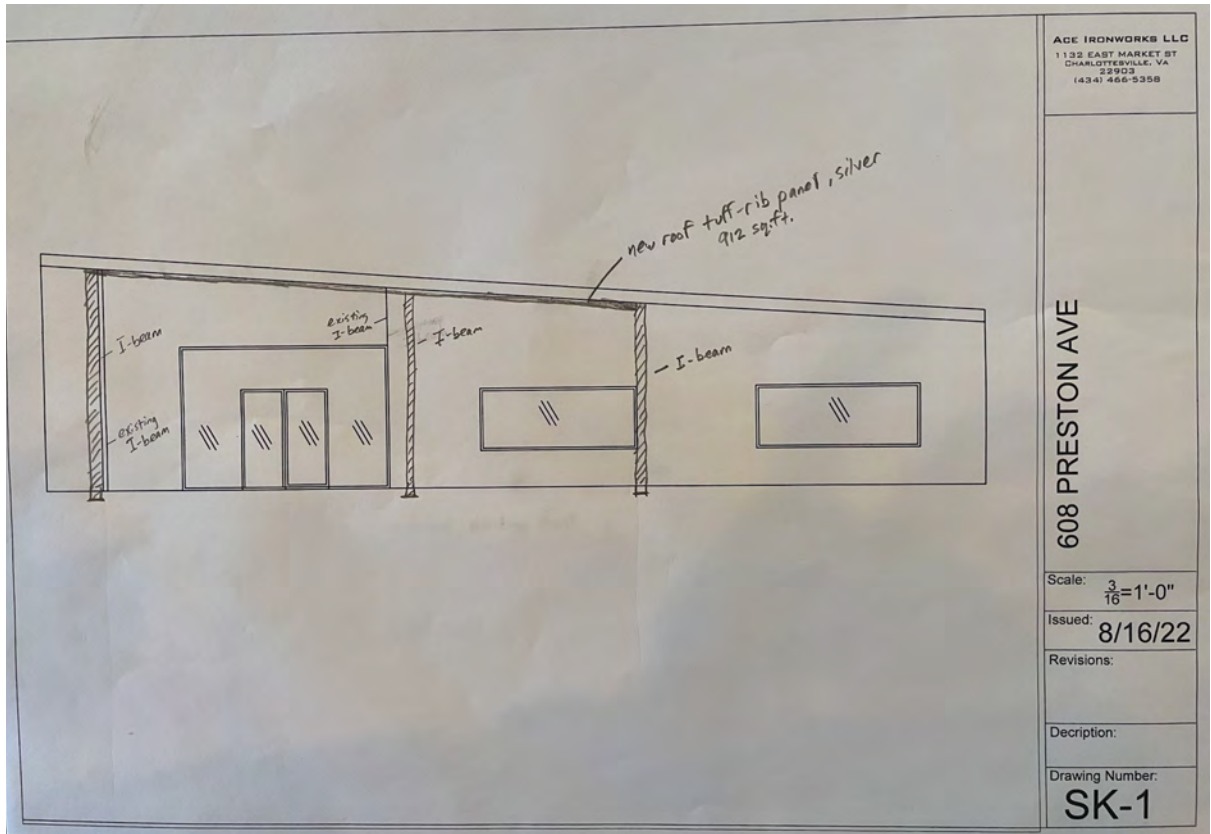
King Lumber Building adjacent to subject property:



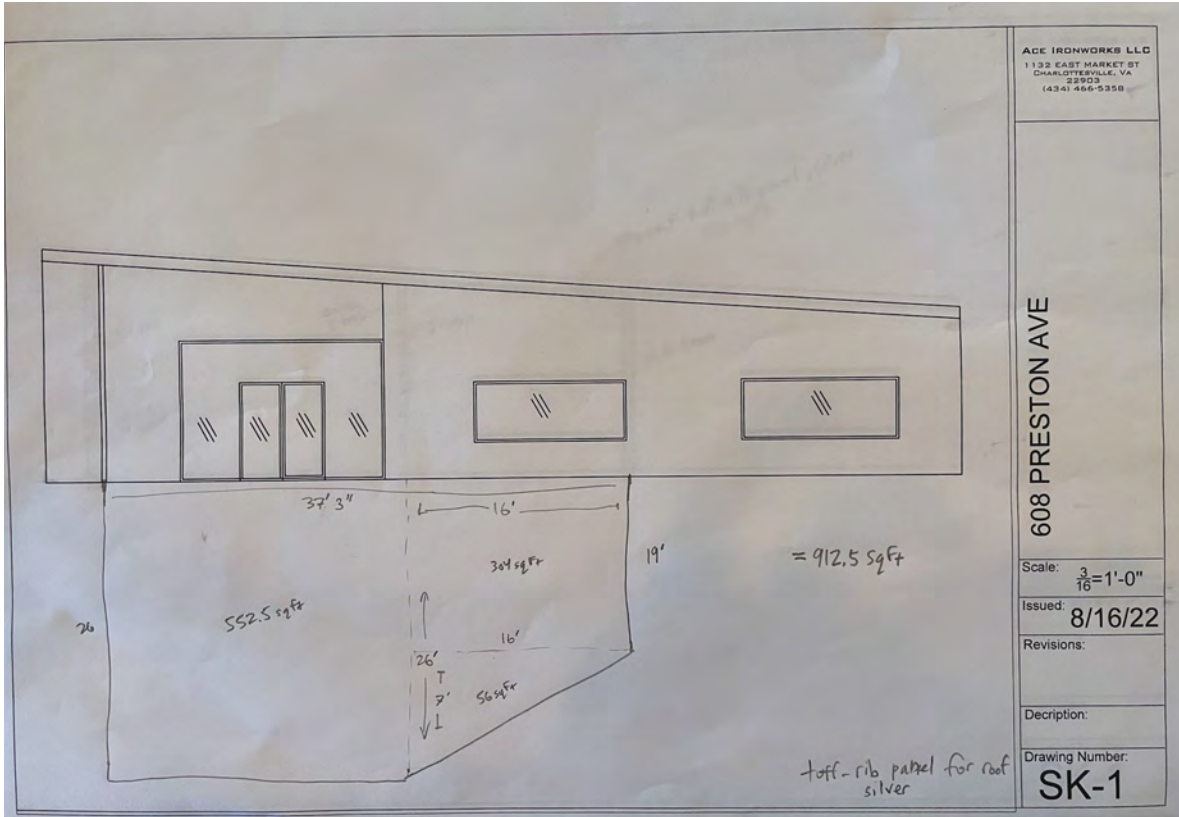
Drawing of existing frontage of building:



Conceptual drawing of proposed patio cover from front:



Drawing of proposed "floor plan" of covered patio structure, which is essentially the layout of the current patio space that the roofed structure will cover:



(3) One set of samples to show the nature (TUFF-RIB, Galvanized/galvalume)



P.O. Box 2245
4773 S. Valley Pike
Harrisonburg, VA 22801

Phone: 540-437-2324
Fax: 540-437-9399
www.marcometals.com

Standard Colors				Textured
Dark Green	Antique Bronze	Bright White	Ivory	Charcoal
Hunter Green	Light Brown	Bone White	Clay	Rural Red
Ivy Green	Brown	Bright Red	Tan	Evergreen
Hawaiian Blue	Charcoal	Brick Red	Light Gray	Burgundy
Gallery Blue	Black	Burgundy	Light Stone	Burnished Slate
		 		
Copper Metallic	Galvanized/Galvalume			Black

R-PANEL
26 GA



TUFF-RIB®
29 GA and 26 GA



5-V CRIMP
29 GA and 26 GA



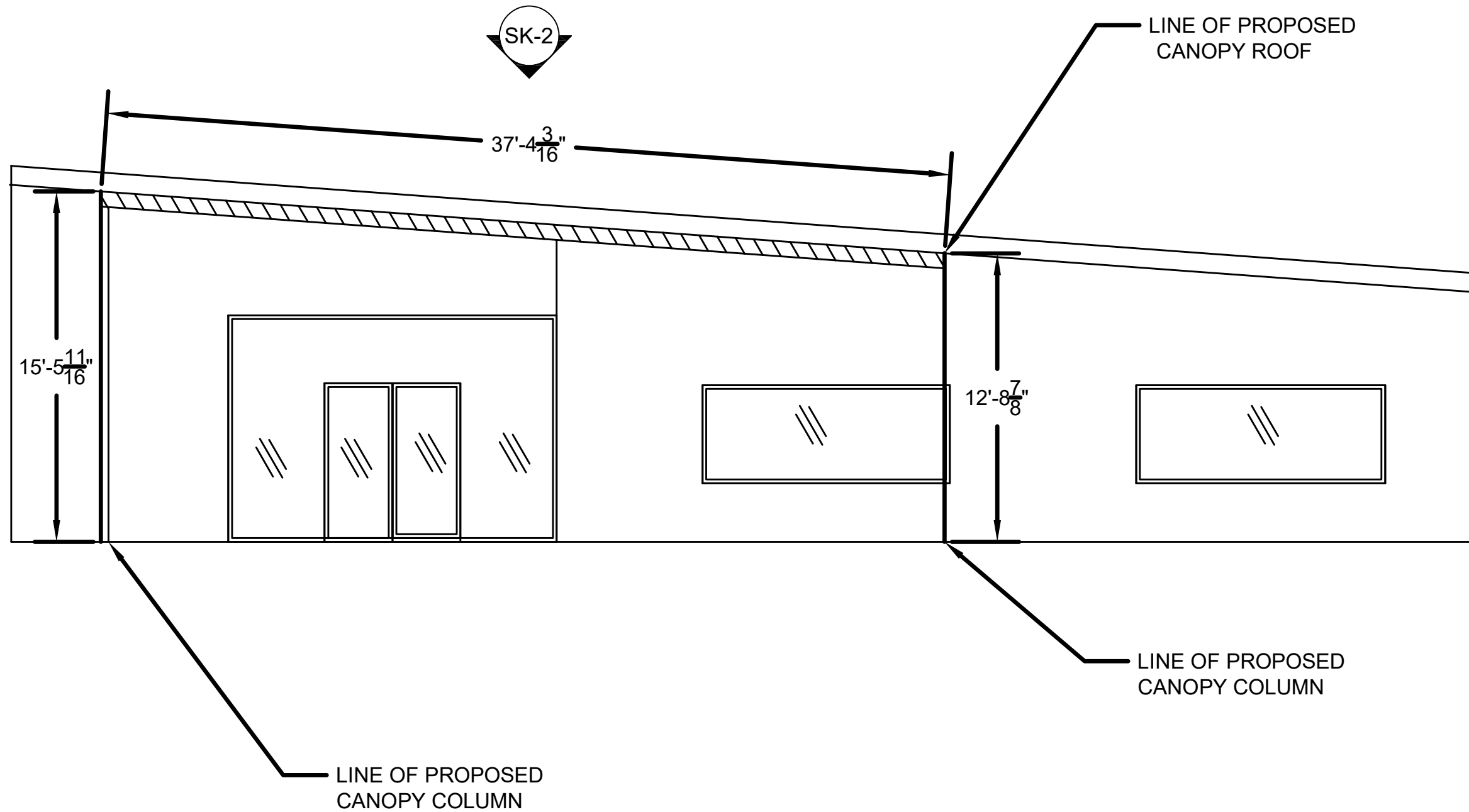



The above colors are intended only as an approximation of actual colors. Exact color chips can be supplied if required.

4/18 BM

- (4) The history of an existing building or structure, if requested: available upon request
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form): N/A
- (6) In case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR: N/A

ACE IRONWORKS LLC
389 WILDWOOD COURT
CHARLOTTESVILLE, VA
22901
(434) 466-5358



RANDOM ROW
608 PRESTON AVE

Scale: $\frac{3}{16} = 1'-0''$

Issued: 9/8/22

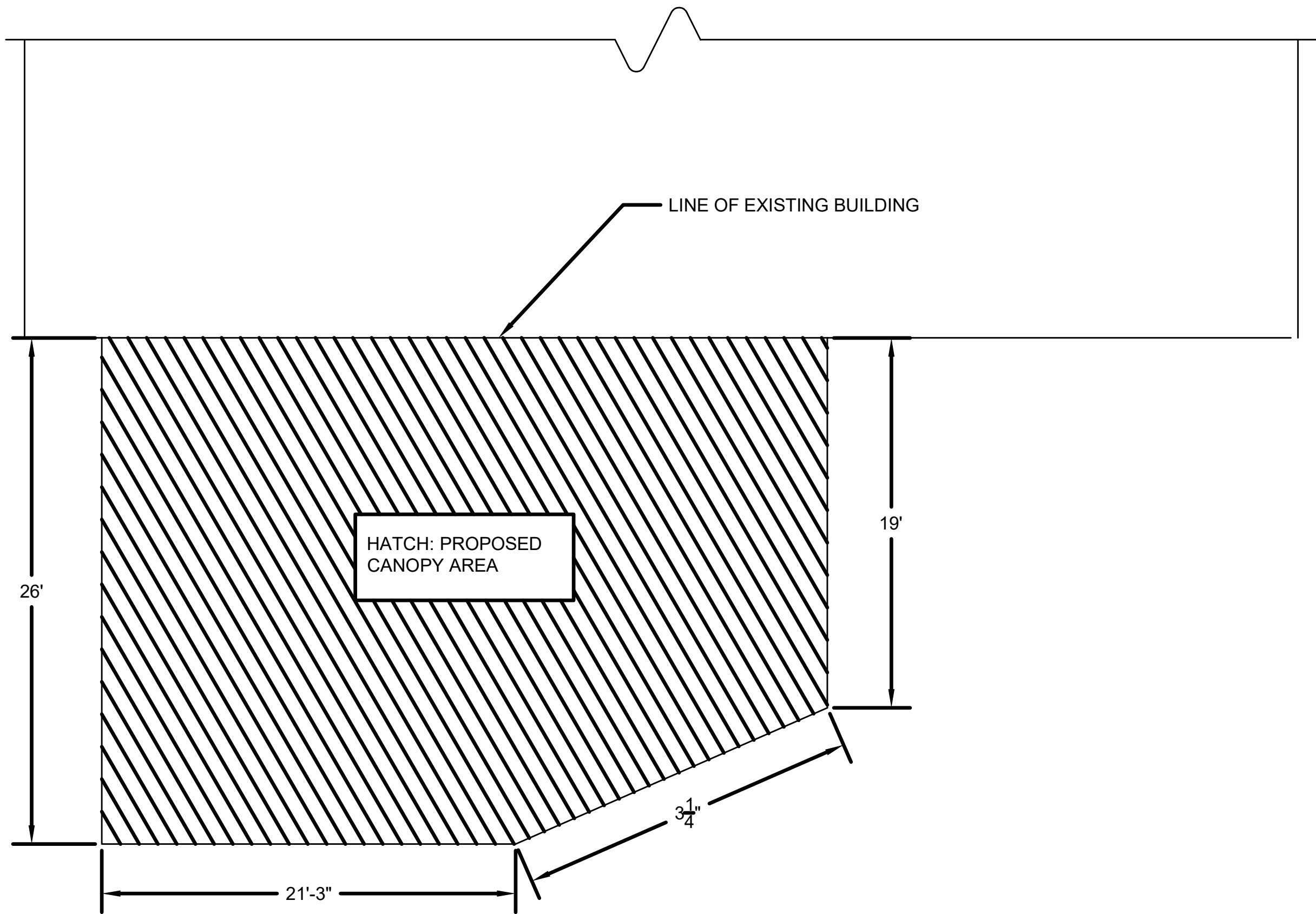
Revisions:

Decription:

Drawing Number:

SK-1

ACE IRONWORKS LLC
389 WILDWOOD COURT
CHARLOTTESVILLE, VA
22901
(434) 466-5358



RANDOM ROW
608 PRESTON AVE

Scale: $\frac{3}{16} = 1'-0''$

Issued: 9/8/22

Revisions:

Decription:

Drawing Number:
SK-2