

CITY OF CHARLOTTESVILLE
"A World Class City"



Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

April 7, 2008

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

Certificate of Appropriateness Application and Preliminary Review

BAR 08-03-05

608 Preston Avenue

TM 32 P 14

Bushman Dreyfus Architects / Andy McGinty

Final Submission of proposed rehabilitation including partial demolitions, and Preliminary Site Plan

Certificate of Appropriateness Application

BAR 08-04-01

608 Preston Avenue

TM 32 P 14

McKee Carson, Applicant

King Lumber final site plan

Dear Mr. Dreyfus,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on 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.

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.

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

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 should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in one year (February 19, 2009), 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 construction. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 970-3130 or scala@charlottesville.org.

Sincerely yours,



Mary Joy Scala
Preservation and Design Planner

cc:

Andrew McGinty
CLL-LLC
1102 Little High Street
Charlottesville, VA 22902

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 15, 2008**



Certificate of Appropriateness Application and Preliminary Review

BAR 08-03-05

608 Preston Avenue

TM 32 P 14

Bushman Dreyfus Architects / Andy McGinty

Final Submission of proposed rehabilitation including partial demolitions, and Preliminary Site Plan

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.**

Application

The applicant is requesting a certificate of appropriateness for the site plan. The site will be redesigned to add a front patio, landscaping, and reconfigured parking for 54 spaces, plus "double parking" areas for 14 spaces. The existing front auto entrance from Preston Avenue will be retained. A new pedestrian ramp and wall are proposed from the City sidewalk to the front patio. The wall has been redesigned with a rough cedar and steel fence that is maximum 8 feet high at the sidewalk. There is also a wall with fence shown between the Reid's parking area and the front of King Lumber that is maximum 5 feet high on the terrace side; maximum 8 feet high from Reid's parking lot. The other, lower site walls are concrete. The patio and sidewalk areas consist of areas of concrete and concrete pavers.

The wall signage has been removed. Signage will be submitted later for approval.

Proposed landscaping along Preston Avenue includes 4 Thornless Honey Locust; 3 Eastern Red Cedars; 3 Redbuds, one Dogwood, Beech hedge, Little Bluestem grass, lawn grass, and Pennsylvania Sedge ground cover.

The rear parking lot is asphalt with concrete pavers to provide tandem parking. The parking lot plantings are not specified.

Criteria 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;*
- (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 Site Design Ch 2

C. Walls & fences

- 5. For new fences, use materials that relate to materials in the neighborhood.*
- 6. Take design clues from nearby historic fences and walls.*
- 7. Chain-link fencing, split rail fences, vinyl plastic fences, and concrete block walls in general should not be used.*
- 8. If street-front fences or walls are necessary or desirable, keep them below four (4) feet in height and use traditional materials and design.*
- 9. Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
- 10. Avoid fences over six (6) feet in height.*
- 11. Fence structure should face the inside of the fenced property.*
- 12. Relate commercial privacy fences to the materials of the building. If the*
 - a. commercial property adjoins a residential neighborhood, use brick or painted*
 - b. wood fence or heavily planted screen as a buffer.*
- 13. Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
- 14. Retaining walls should respect the scale, materials and context of the site and adjacent properties.*

Discussion and Recommendations

While this property is individually protected, not part of an ADC district, it is a part of the Preston Avenue Entrance Corridor. Pedestrian connections are encouraged from the sidewalk and car to buildings, between buildings, and between corridor properties and adjacent residential areas. Reid's Supermarket is planning to landscape the area in front of their store, and to create a new stair centered on the building to connect the sidewalk to the front parking area. There is currently a chain link fence separating these two properties at store level. Staff encourages the applicant to create pedestrian interactions between the properties and between the building and the street.

The walls at Preston Avenue and adjacent Reid's include a fence on top constructed of rough cedar and 1" x 6" weathered steel straps. This construction is unusual but in this case may evoke railroad ties or a lumber yard. The heights of both wall/fences are excessive based on the guidelines. The lower concrete site walls are appropriate, as are the concrete/concrete pavers patio and sidewalk areas.

The front landscaping has been simplified, as requested.

The rear parking lot landscaping must conform with the site plan requirements for interior parking lot landscaping, which includes medium shade trees. This will be confirmed during review of the site plan by the neighborhood planner.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed site plan for the King Lumber Building satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted (or with the following conditions....).

McKEECARSON

LANDSCAPE ARCHITECTS ■ CONSULTING ENGINEERS ■ LAND PLANNERS

25 March 2008

Neighborhood Development Services
City of Charlottesville

Attn.: Mary Joy Scala
Re.: King Lumber Building Site Plan Revisions

RECEIVED

MAR 25 2008

NEIGHBORHOOD DEVELOPMENT SERVICES

Dear Mary Joy,

Pursuant to our March 18th, 2008 presentation to the Board of Architectural Review we are submitting updated site plan information for final review. The following are our changes based on the BAR's recommendations:

- 1) We reduced the height of the entrance wall by two and a half feet (2'-6") and removed signage from it all together.
- 2) We reduced the height of the screen wall between Reid's and the King Lumber terrace by two feet (2'-0") to a maximum height of five feet ten inches (5'-10").
- 3) We revised the landscape to be in character to the historic use of the property as a lumber yard. We removed the massive shrub plantings and have proposed native grasses that would occupy the hill along Preston Ave.

We are celebrating the regional Piedmont ecology with the selected plant species while recalling the site's historic use. Typically a lumber yard would not have a 'maintained' landscape and would be characterized by successional species that would occupy unused areas of the property. In its current state we are grouping these species in a specified area of the site that is currently 'unusable'. The chosen species are those that have been cultivated over time and are now widely utilized and acceptable garden plants. They are also low maintenance, drought tolerant, and long lived specie that are capable of handling the specific site conditions.

If you have any questions or comments regarding these revisions or require further documentation please don't hesitate to contact us.

Regards,

Hunter McCardle

Affiliated with Field Sport Concepts, Ltd.

301 East High Street ■ Charlottesville, VA 22902

p: 434 . 979 . 7522 ■ f: 434 . 977 . 1194 ■ mc@mckeecarson.com ■ www.mckeecarson.com



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

RECEIVED

FEB 27 2008

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.

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

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Information on Subject Property

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

Name of Historic District or Property: _____

KING WMBER COMPANY WAREHOUSE

Do you intend to apply for Federal or State Tax

Credits for this project? YES.

Applicant

Name: BUSHMAN DREYFUS ARCHITECTS
Address: 820-B EAST HIGH STREET
CHARLOTTESVILLE, VA 22902
Email: JDC@BDARCHITECTS.COM
Phone: (W) 295-1936 (H) _____
FAX: 297-1436

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

[Signature] 2/26/08.
Signature Date

Property Owner (if not applicant)

Name: ANDY MCGINTY
Address: 610 PRESTON AVENUE
CHARLOTTESVILLE, VA 22902
Email: ANDY@COVEWAYDEVELOPMENT.COM
Phone: (W) 242-7412 (H) _____
FAX: 866-266-0977

Property Owner Permission (if not applicant)

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

[Signature] 2/26/2008
Signature Date

Description of Proposed Work (attach separate narrative if necessary): SEE ATTACHED

Attachments (see reverse side for submittal requirements): 10 BOOKLETS WITH 28 PAGES EACH

For Office Use Only

Received by: A. Barnore
Fee paid: \$50.00 Cash/Ck. # 10846
Date Received: 2/27/08

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

KING LUMBER BUILDING RENOVATION 608 PRESTON AVENUE

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BAR FINAL SUBMISSION 26 FEBRUARY 2008

Description of proposed Work

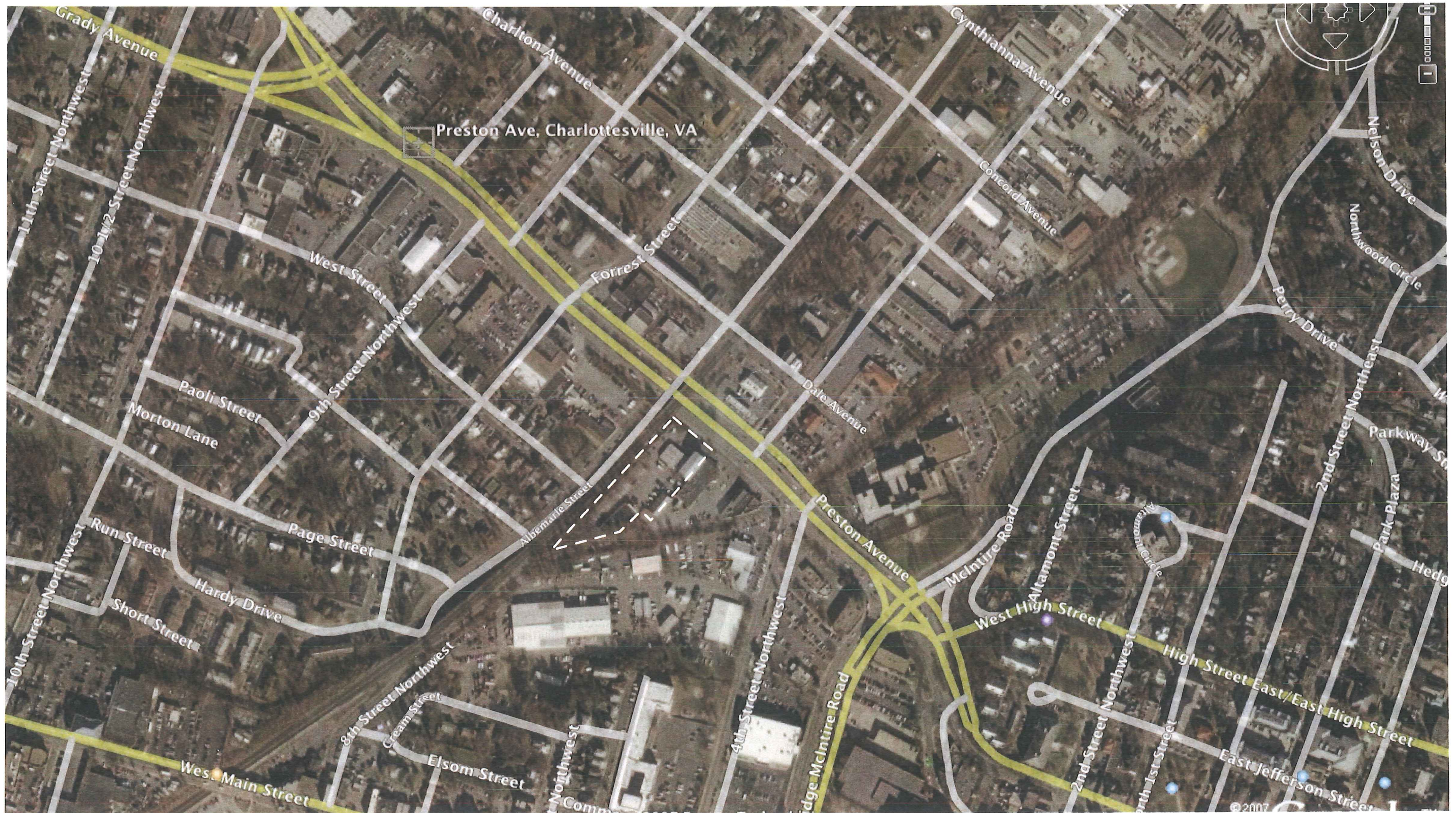
Built in 1909, the King Lumber Company Warehouse is listed on the National Register of Historic Places. Also on the King Lumber site is a metal "annex" built in 1979. Both structures on the site qualify for historic tax credit money. Owner proposes to renovate both the three-story brick warehouse and the one-story metal annex building. An exterior gallery space will be created between the two structures by peeling back the annex roof from the historic structure, revealing the existing steel frame. This gallery benefits the historic brick warehouse exterior by exposing the original openings on the western facade. It also creates a new pedestrian axis through the site, connecting the parking in the rear to the Preston Avenue entries. Currently, visitors arriving by car must walk in the drive aisles and around the annex in order to use the Preston Avenue entries. A new ramp is planned to connect the Preston Avenue sidewalk and bus stop with the elevated ground-floor building entries.

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

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



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820 B East High Street
Charlottesville, VA 22902



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Location Map

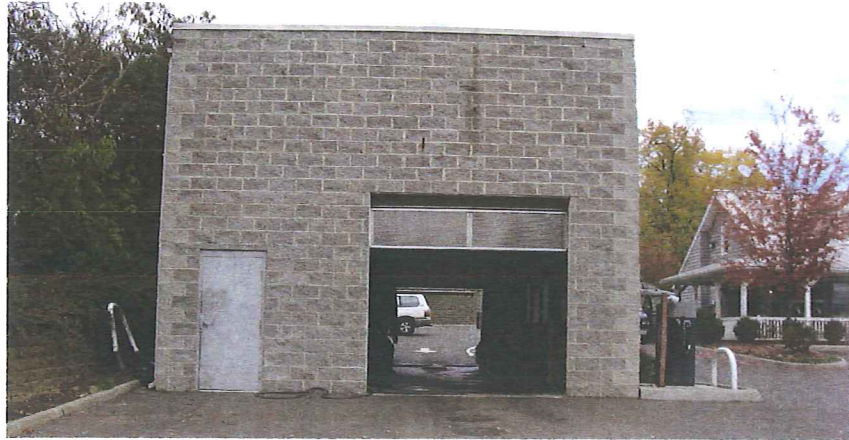
King Lumber Building, 608 Preston Avenue



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Charlottesville, VA 22902

Aerial Photograph
King Lumber Building, 608 Preston Avenue





Shell Car Wash



Shell Gas Station



Bodo's Bagels

across street



Brown's Cleaners



Reid's Super Market

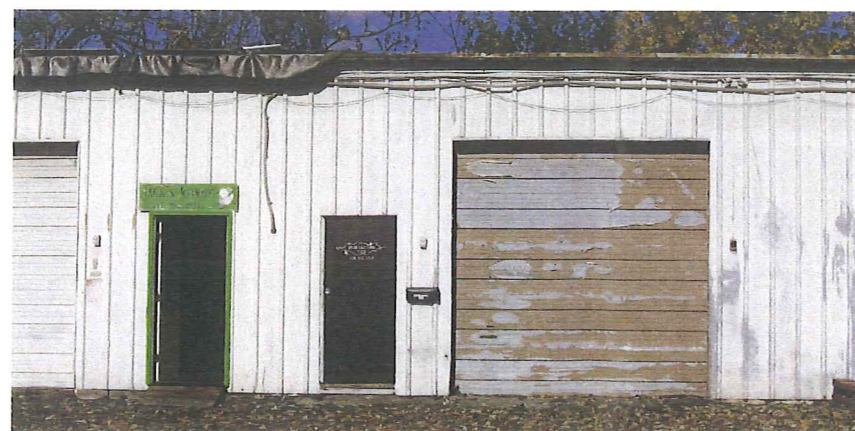


Rail Road Bridge

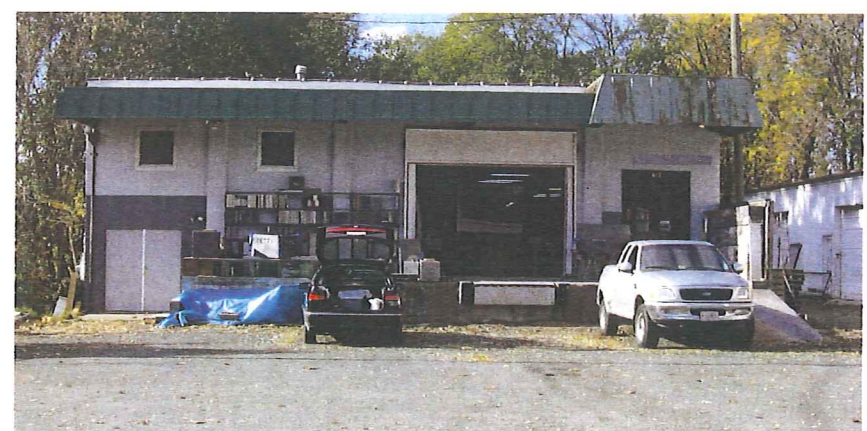
neighbors



Industrial Building (CMU)

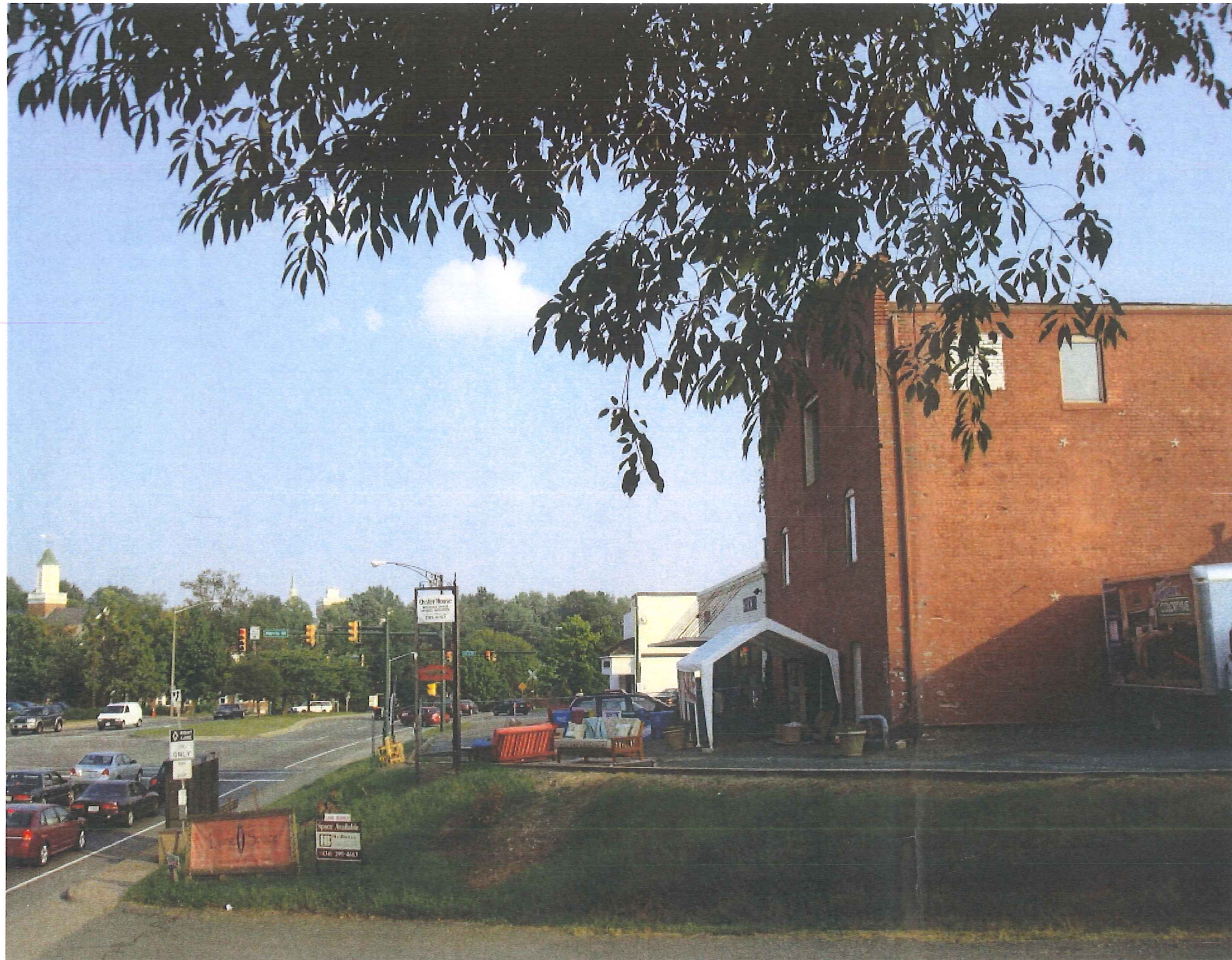


Industrial Buildings (METAL)



Pretty Hard Concrete

on site
rear of property



FRONT YARD & PRESTON AVE.



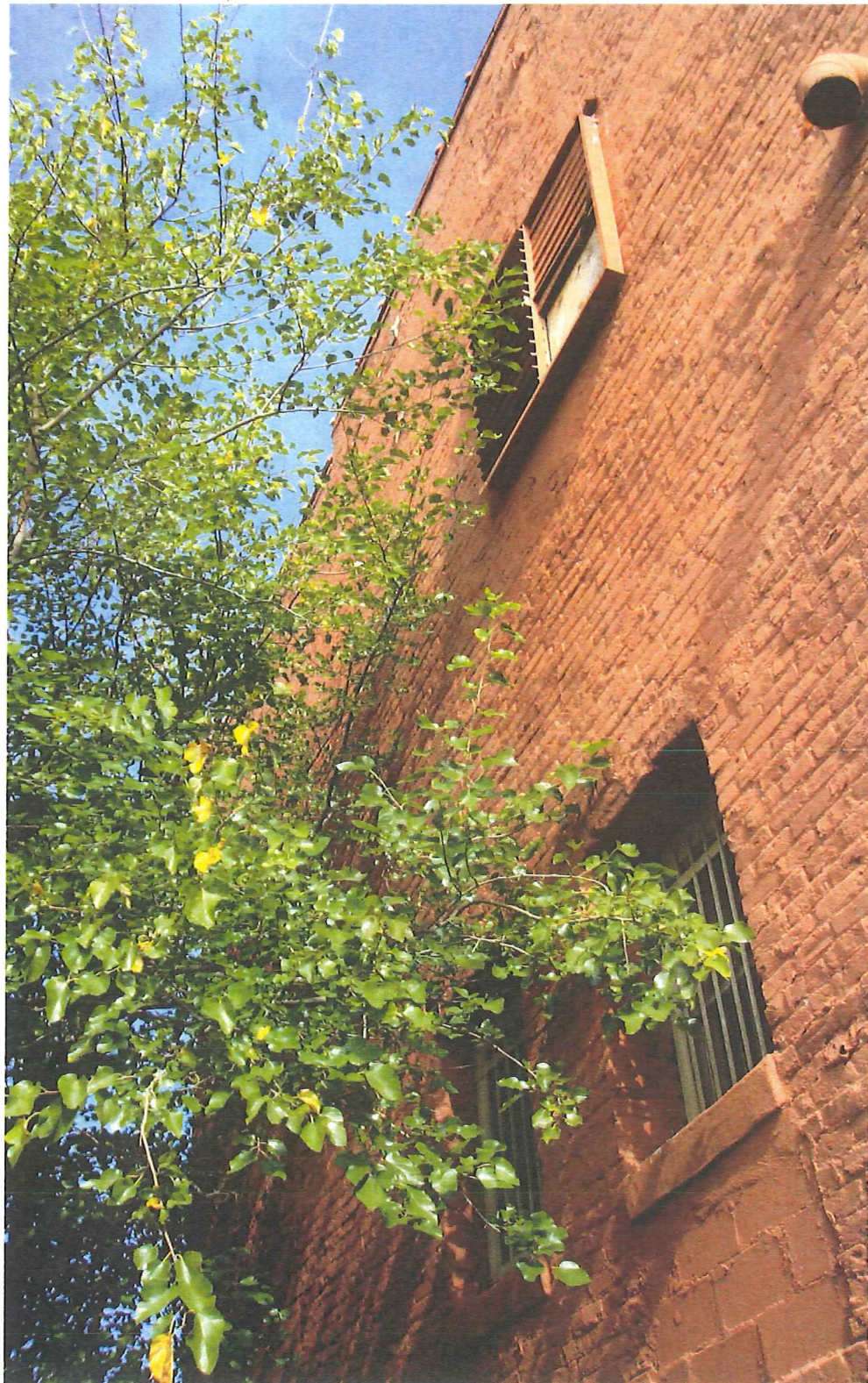
HISTORIC EAST FACADE & ANNEX



METAL ANNEX & SIDE DRIVE



METAL ANNEX & REAR PARKING



REAR HISTORIC EXTERIOR



ORIGINAL OPENING



SIDE CONDITION WITH REID'S

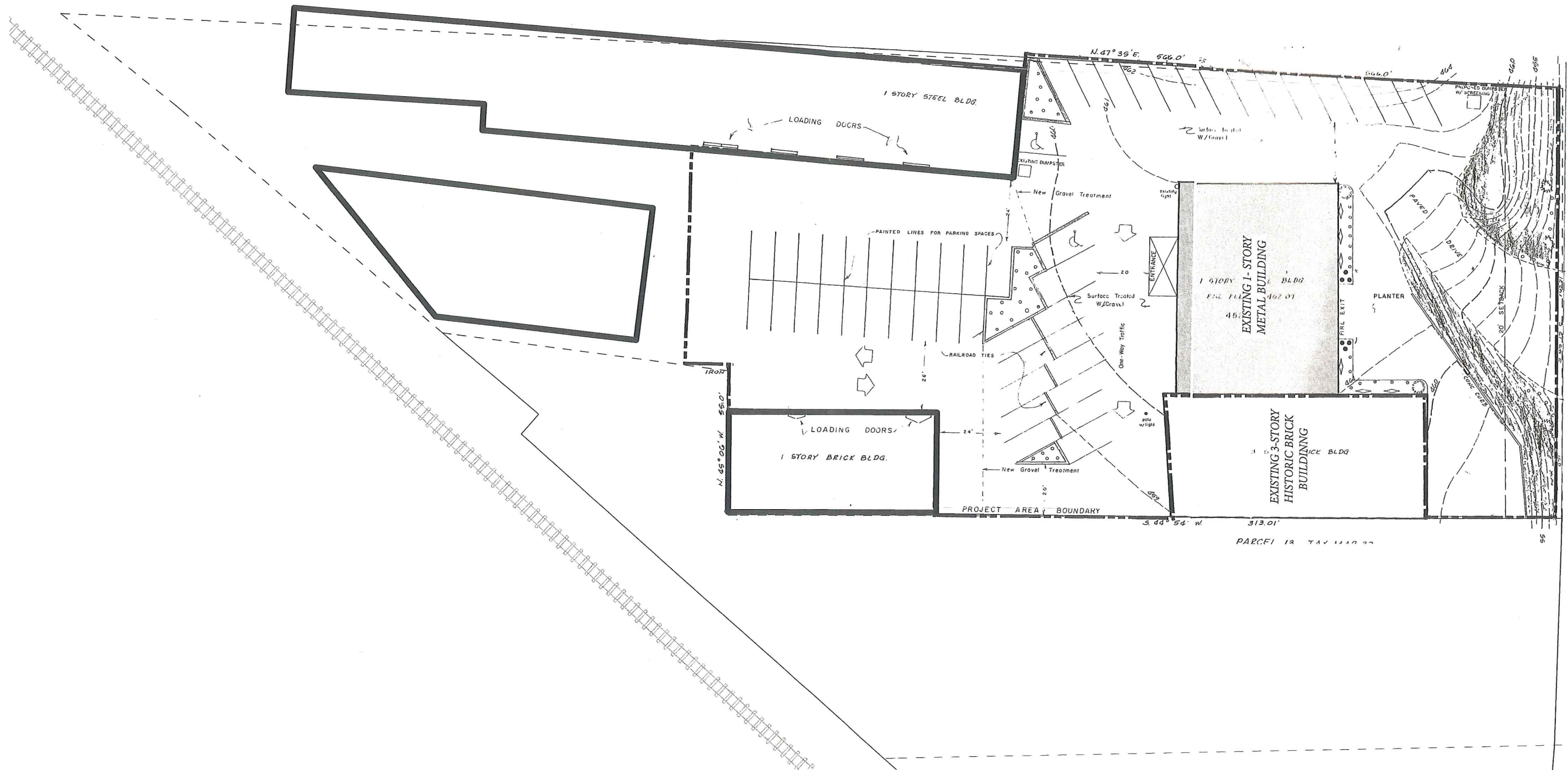


HISTORIC REAR EXTERIOR



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Charlottesville, VA 22902

Existing Site Conditions
King Lumber Building, 608 Preston Avenue



SCALE: 1" = 40'

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



SCALE: 1" = 40'

Proposed Site Plan

King Lumber Building, 608 Preston Avenue



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Charlottesville, VA 22902





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CONSULTING ENGINEERS
LAND PLANNERS

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Proposed Street Facade Sketch
King Lumber Building, 608 Preston Avenue



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Proposed view looking East along Preston Avenue
King Lumber Building, 608 Preston Avenue



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Proposed view looking West across Preston Avenue

King Lumber Building, 608 Preston Avenue



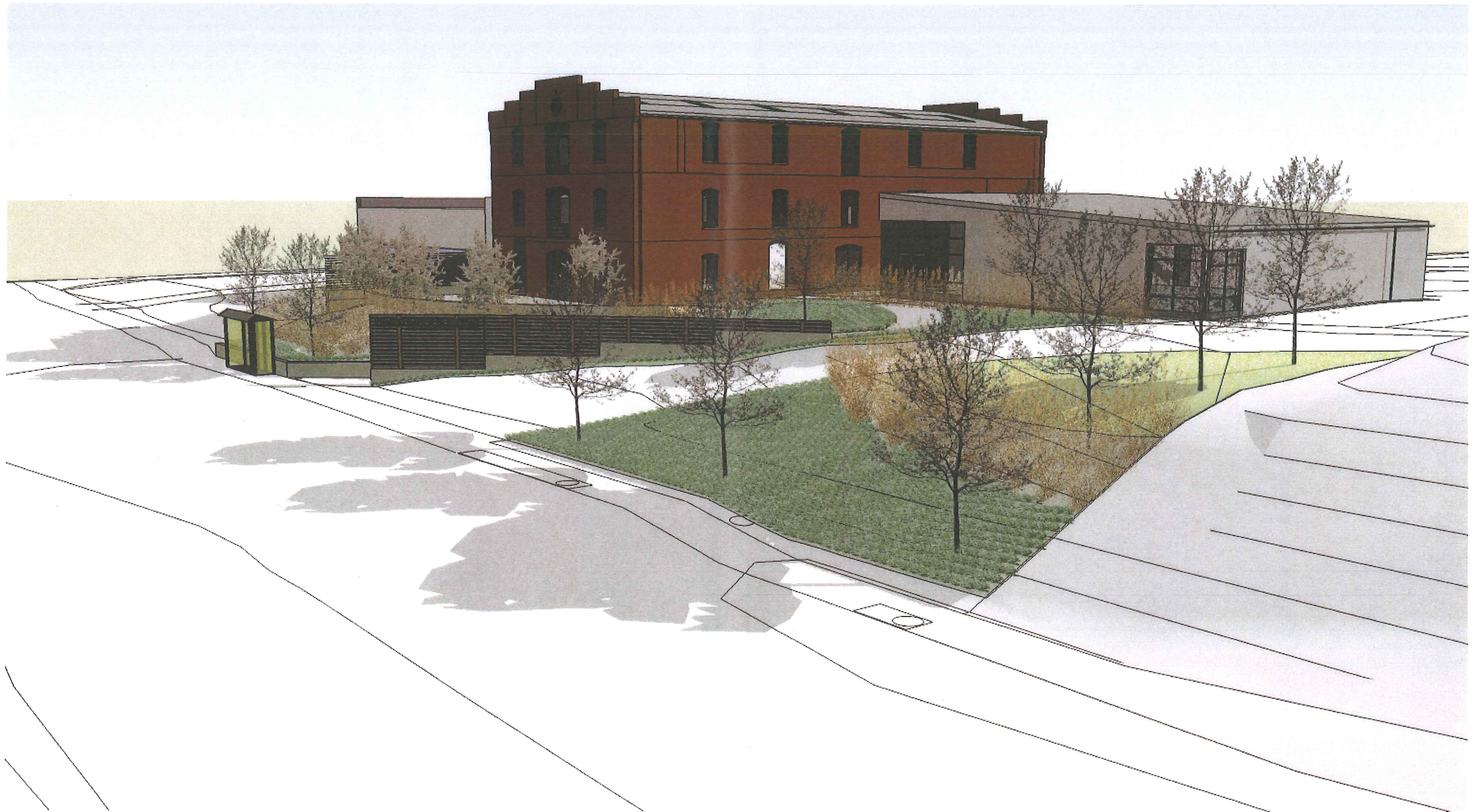
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Proposed view looking back to Preston Avenue

King Lumber Building, 608 Preston Avenue



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Proposed view of site from railroad trestle bridge
King Lumber Building, 608 Preston Avenue



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Proposed aerial view of site
King Lumber Building, 608 Preston Avenue



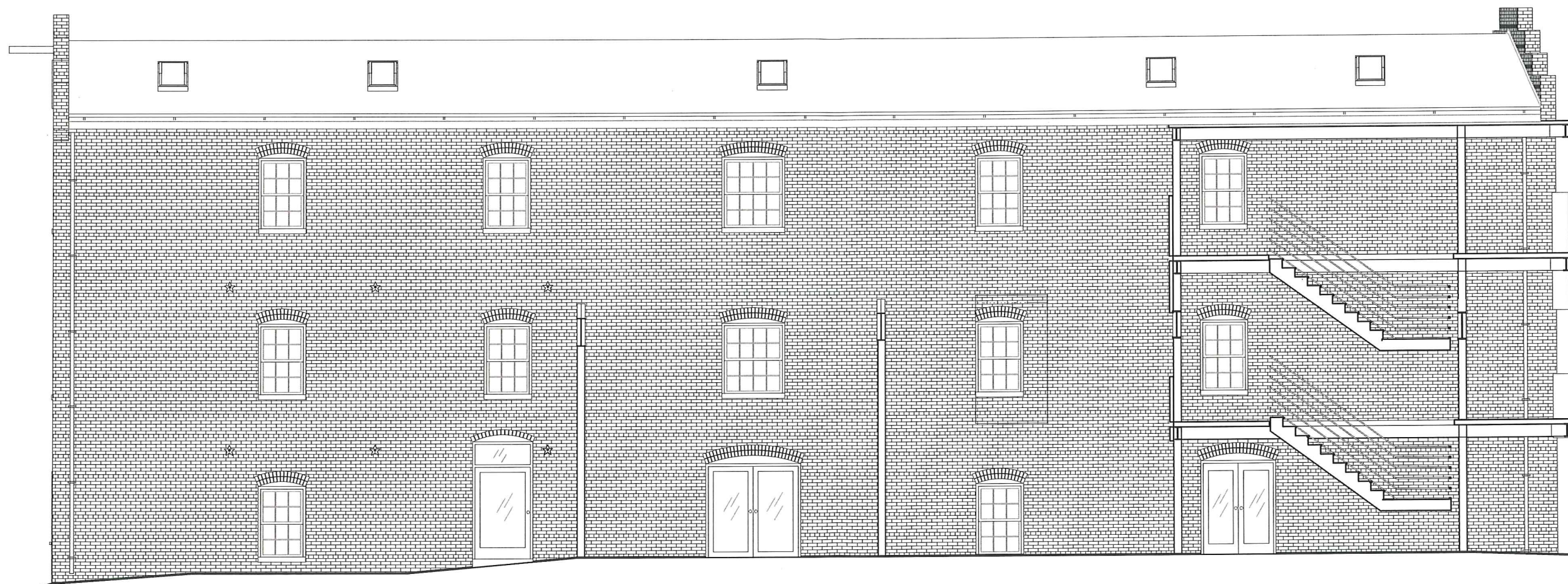
SCALE: 1/8" = 1'-0"

Proposed Elevations: North
King Lumber Building, 608 Preston Avenue

17



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Charlottesville, VA 22902



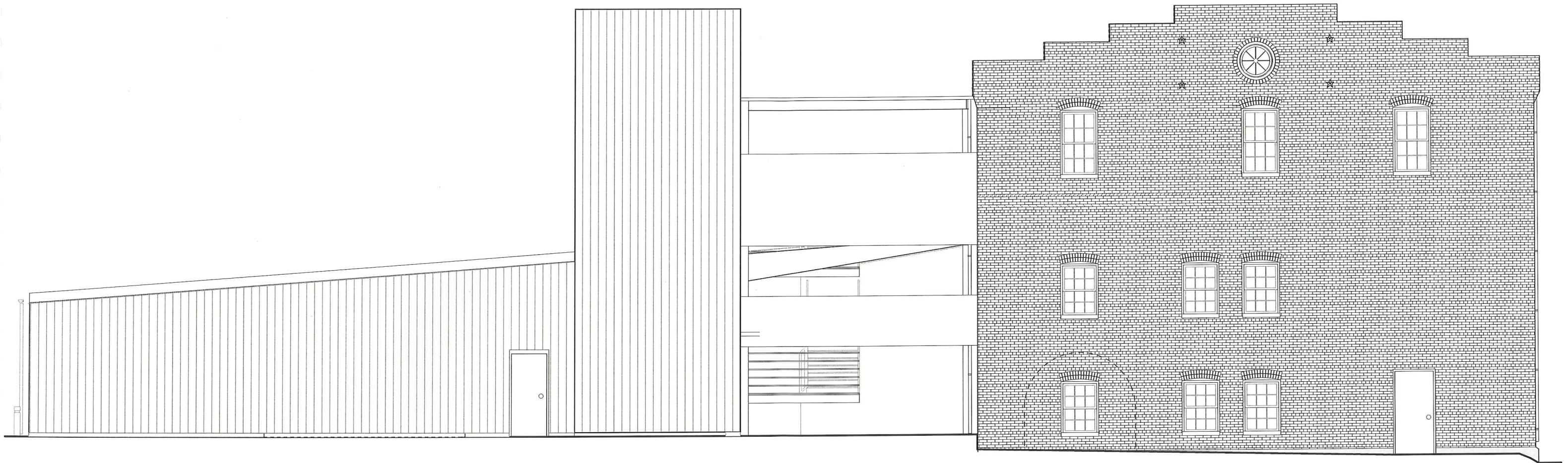
SCALE: 1/8" = 1'-0"

Proposed Elevations: West
King Lumber Building, 608 Preston Avenue

18



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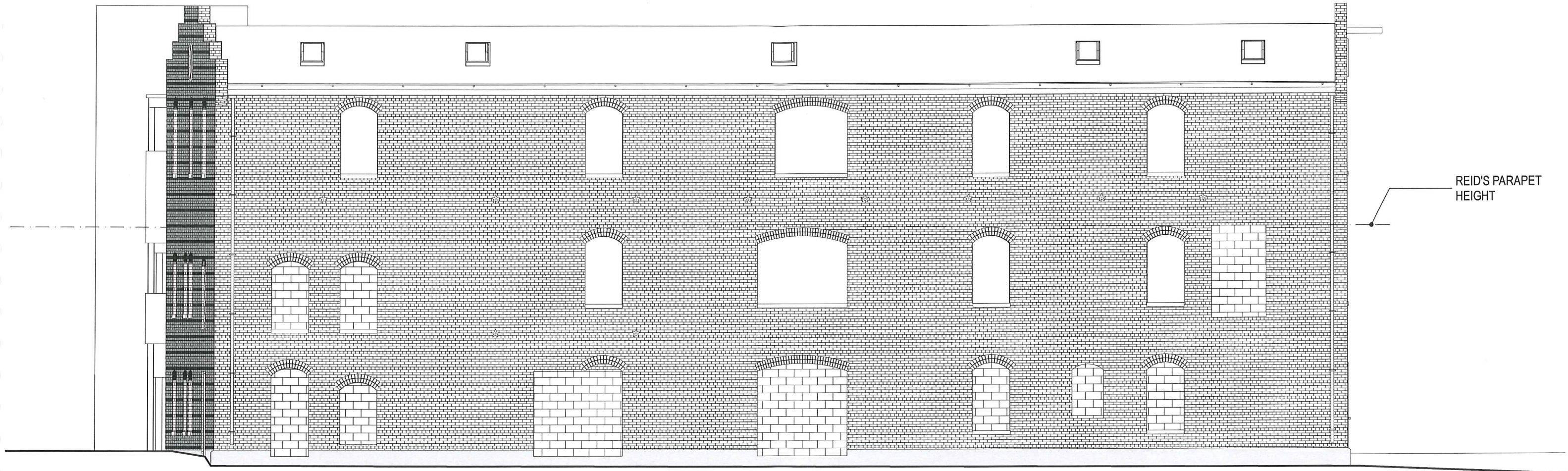
SCALE: 1/8" = 1'-0"

Proposed Elevations: South
King Lumber Building, 608 Preston Avenue

19



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Charlottesville, VA 22902



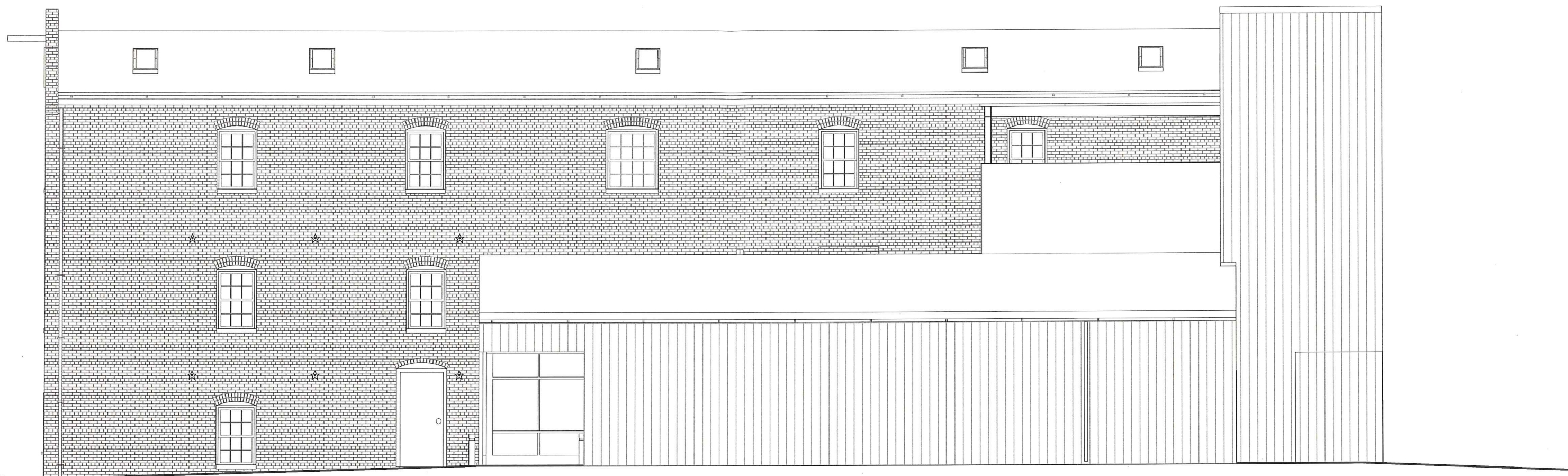
REID'S PARAPET
HEIGHT



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820 B East High Street
Charlottesville, VA 22902

SCALE: 1/8" = 1'-0"

Proposed Elevations: East
King Lumber Building, 608 Preston Avenue



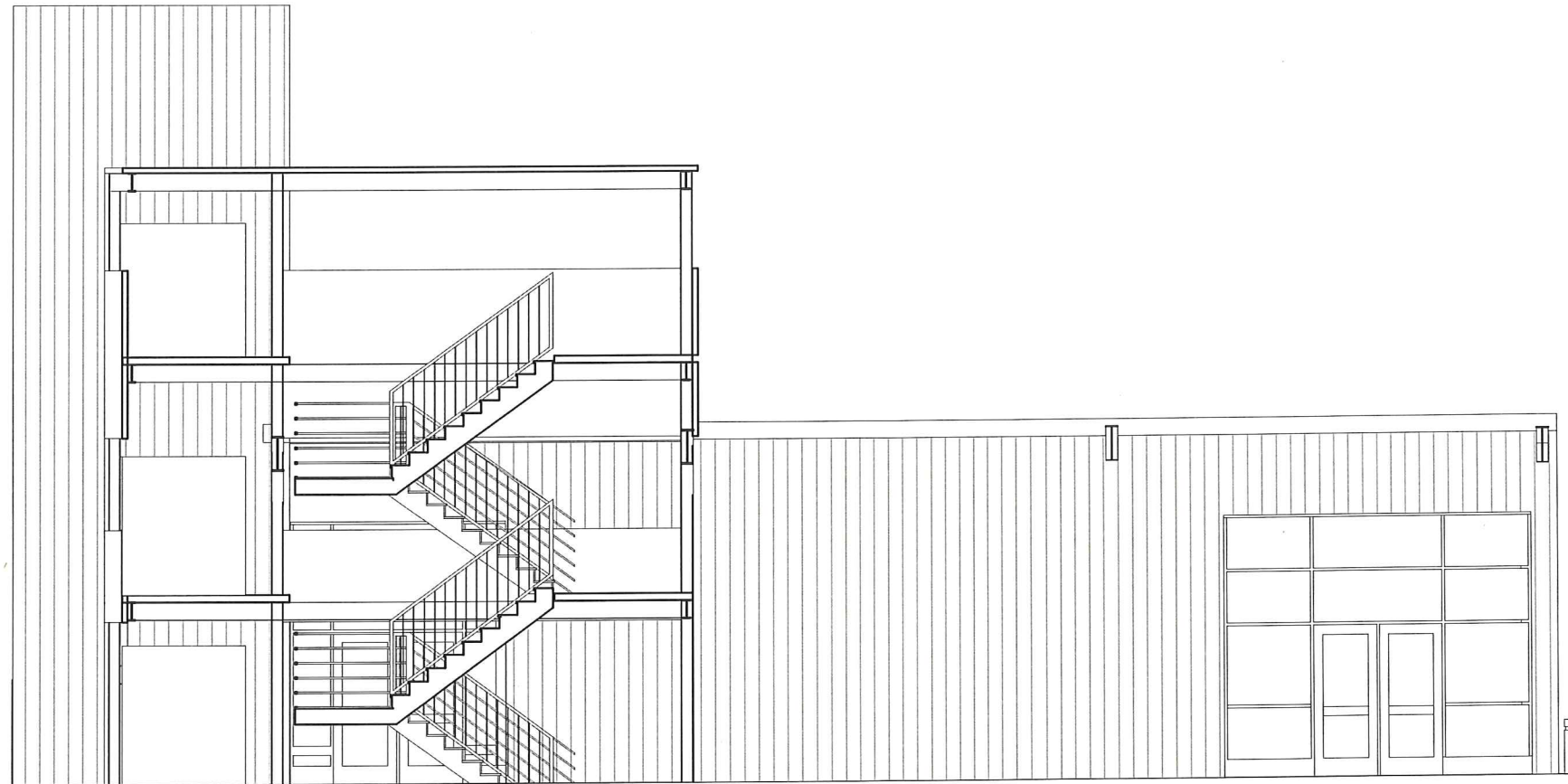
SCALE: 1/8" = 1'-0"

Proposed Annex Elevations: West
King Lumber Building, 608 Preston Avenue

21



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Charlottesville, VA 22902



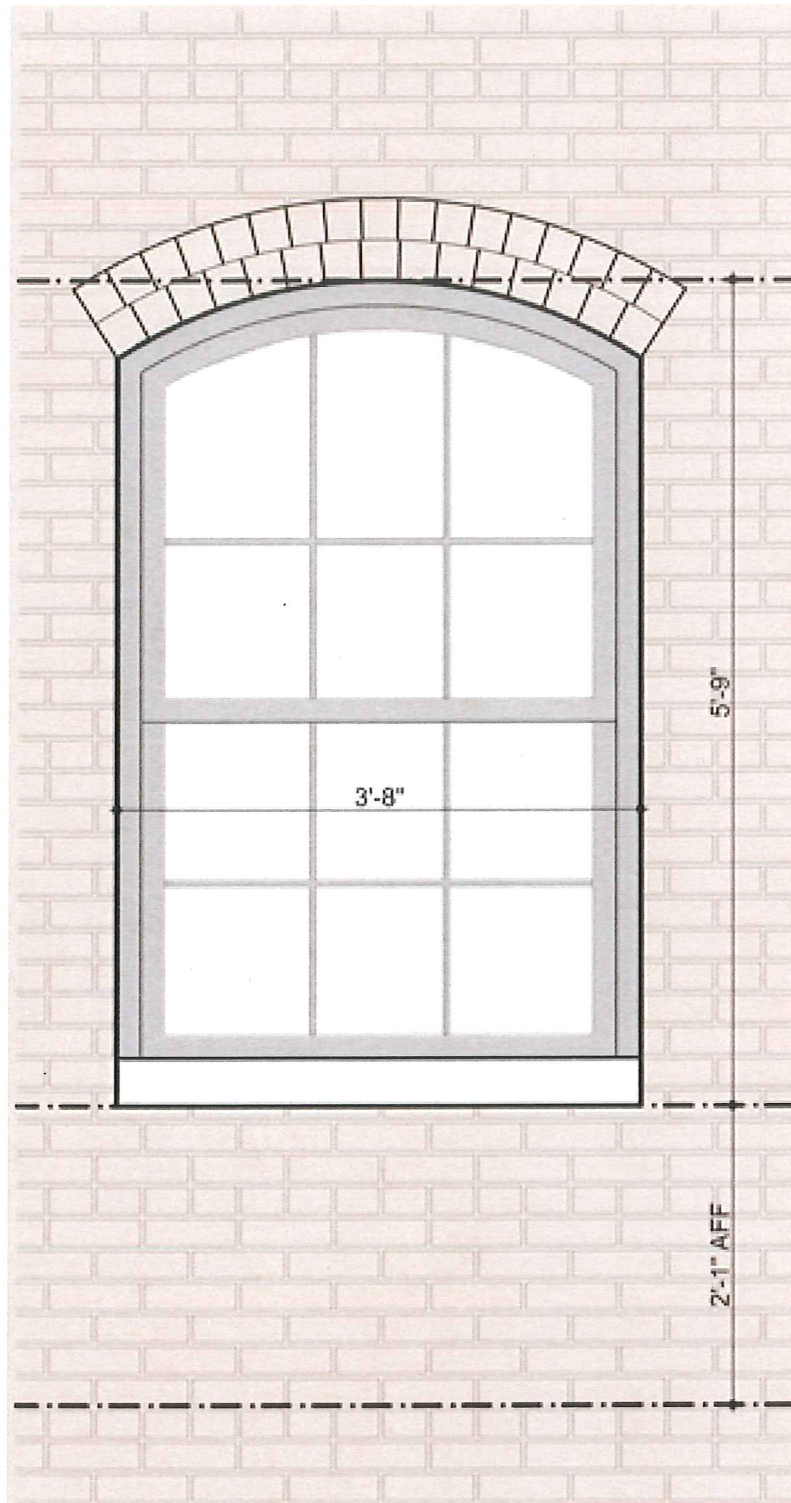
SCALE: 1/8" = 1'-0"

Proposed Annex Elevations: Gallery (East)

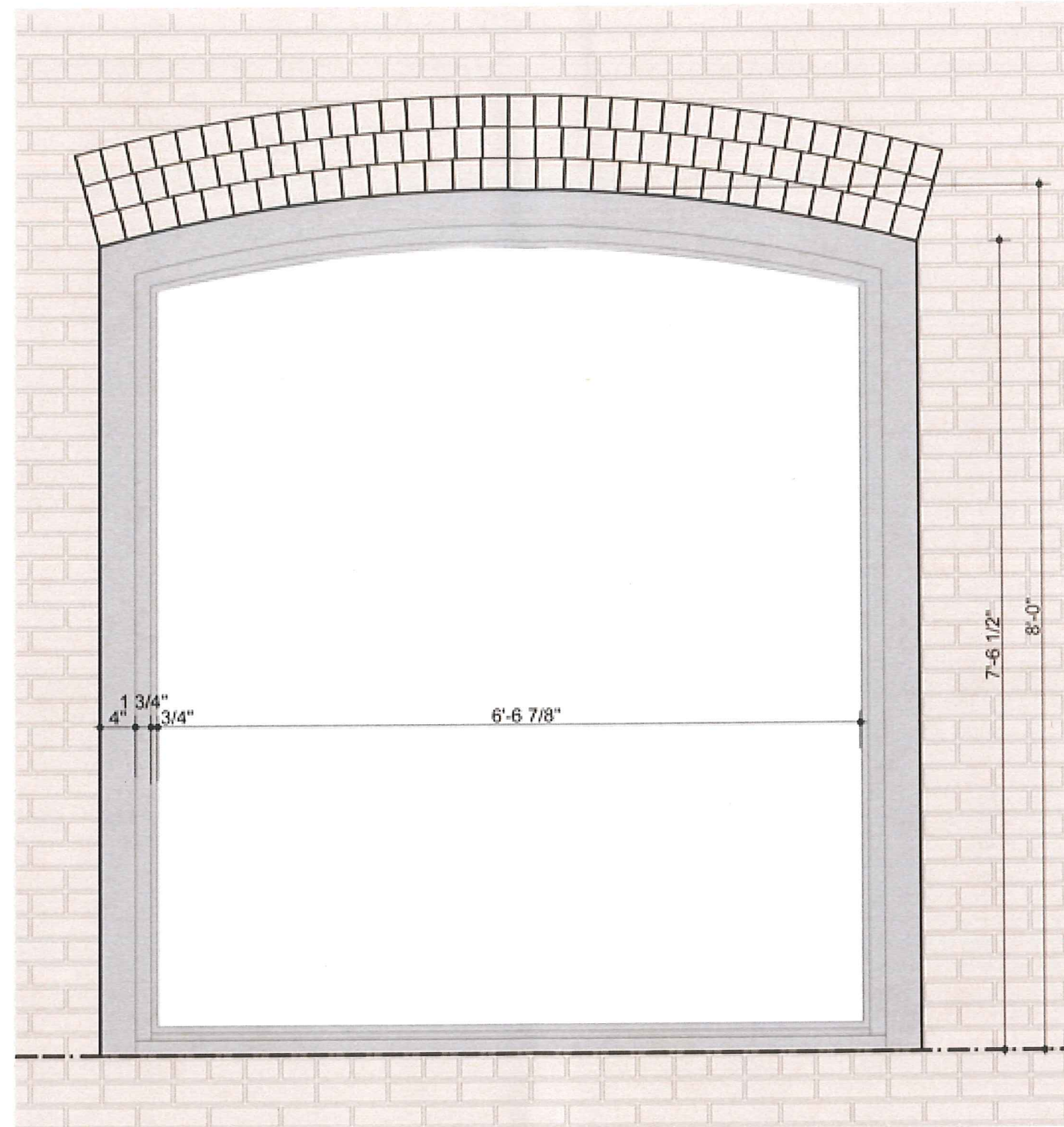
King Lumber Building, 608 Preston Avenue



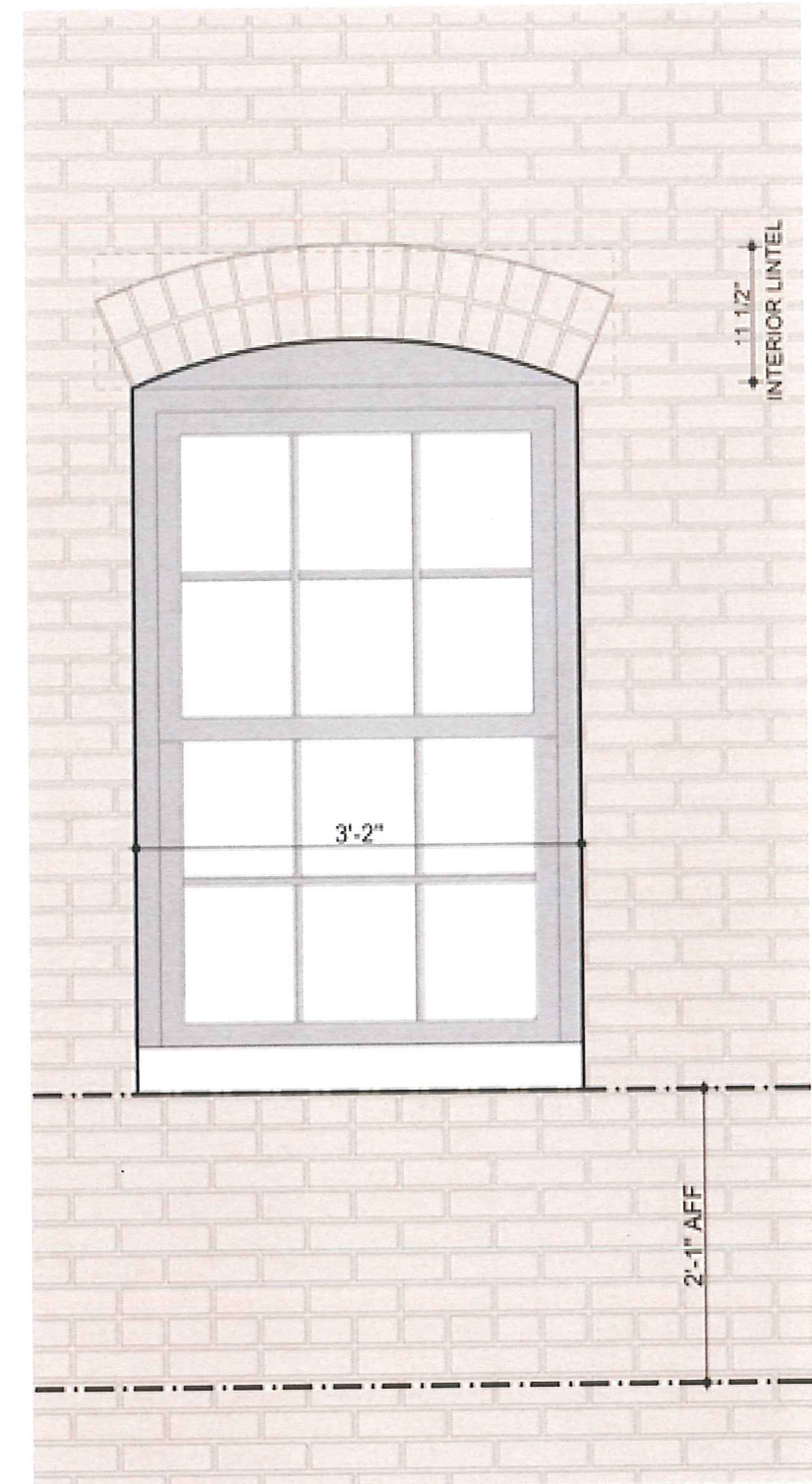
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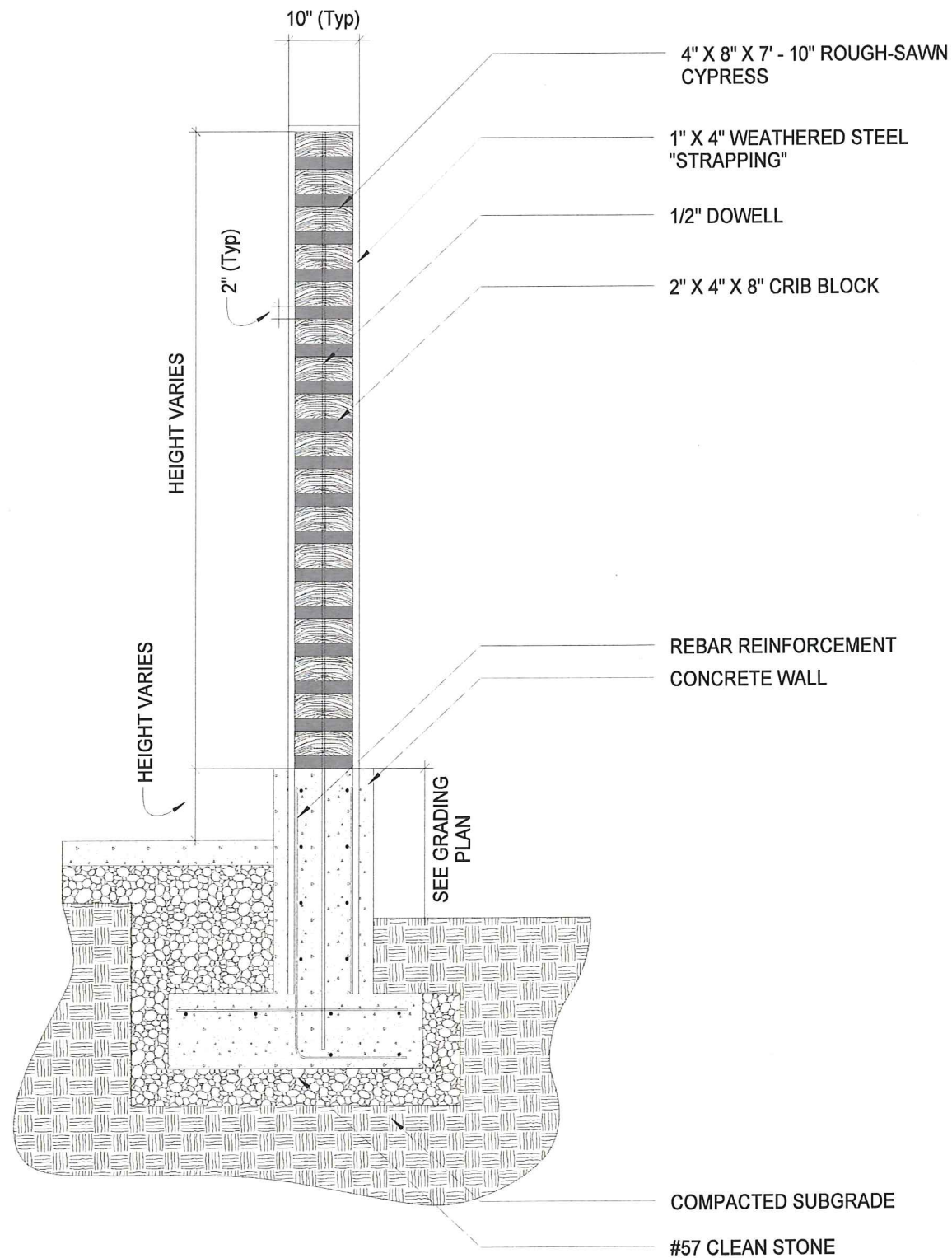
NORTH SMALL WINDOW (TYP.)
SCALE: 3/4" = 1'-0"



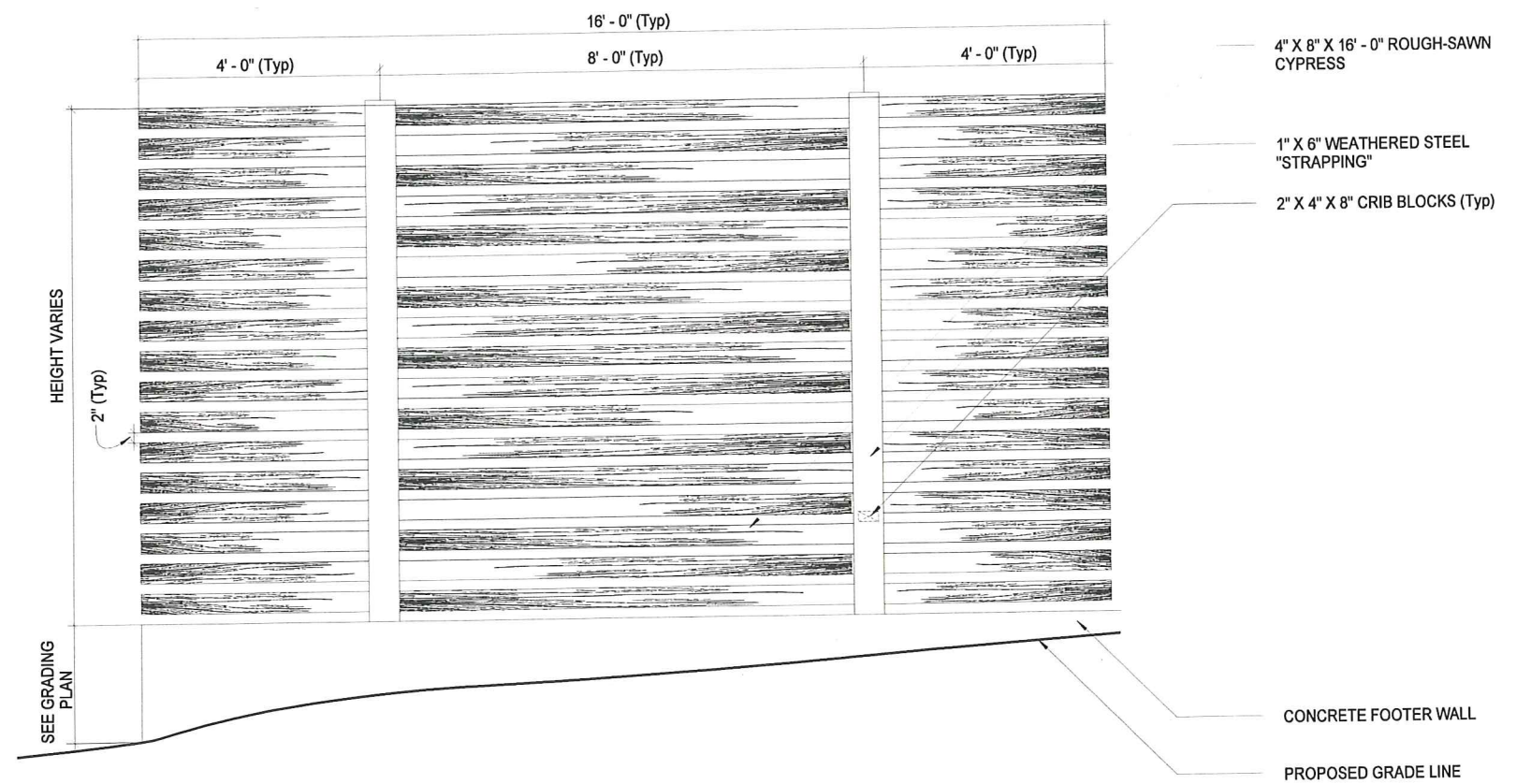
NORTH LARGE WINDOW (TYP.)
SCALE: 3/4" = 1'-0"



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



SLAT WALL : section N.T.S



SLAT WALL : elevation N.T.S



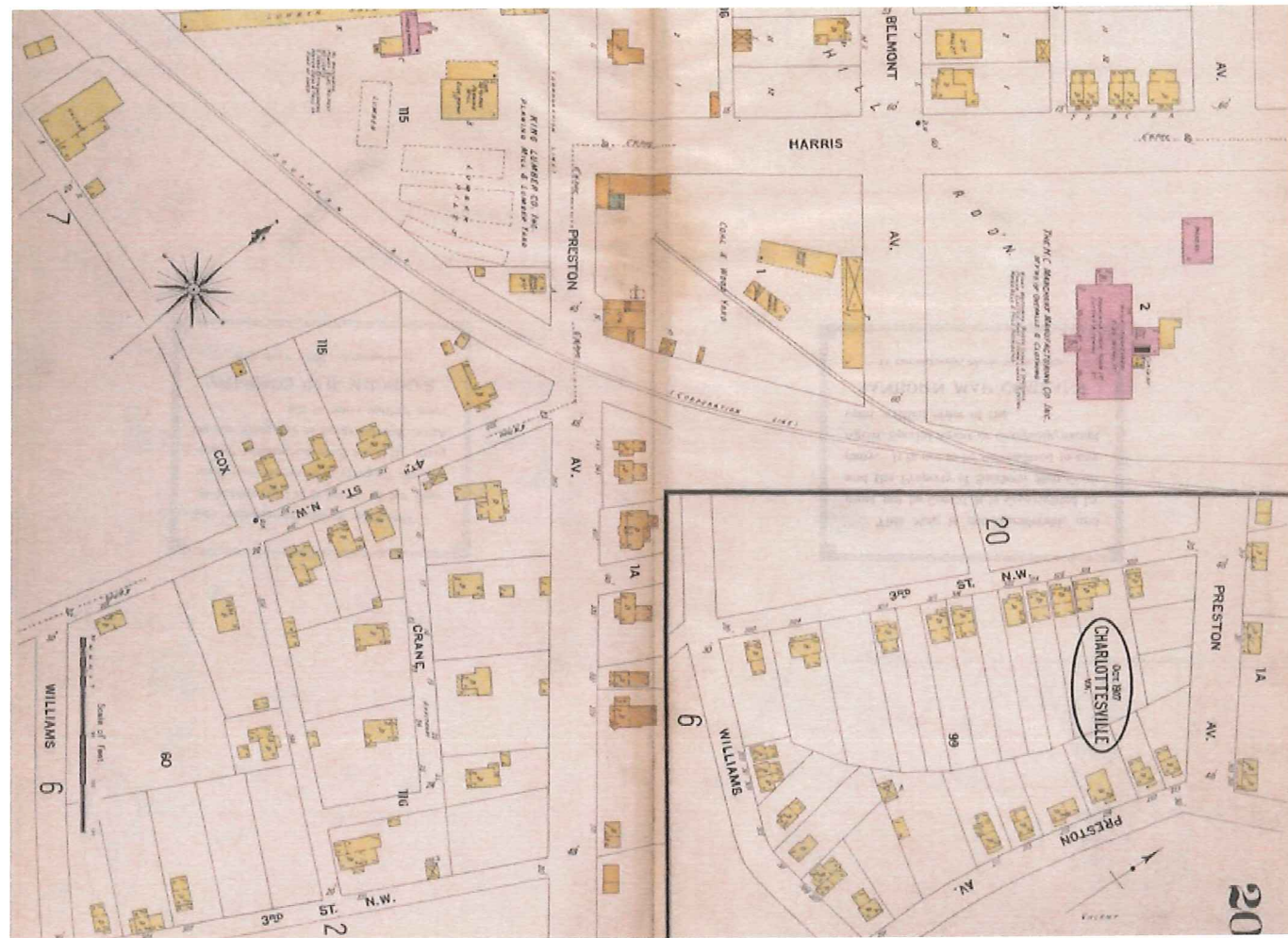
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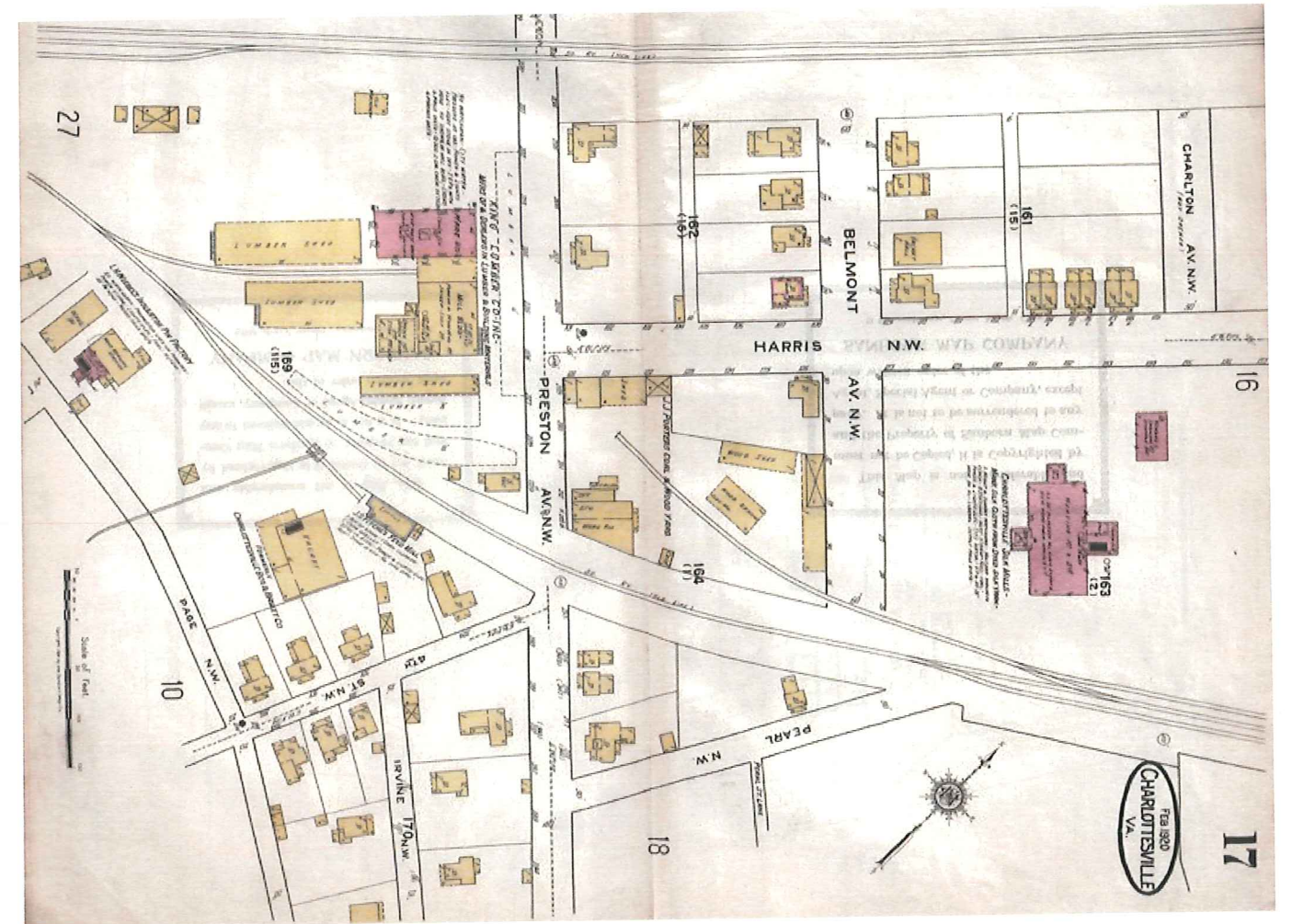
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Schematic Wall Section + Elevation
King Lumber Building, 608 Preston Avenue

25



1907



1920

Significance

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

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

Architectural Description

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

Historical Description

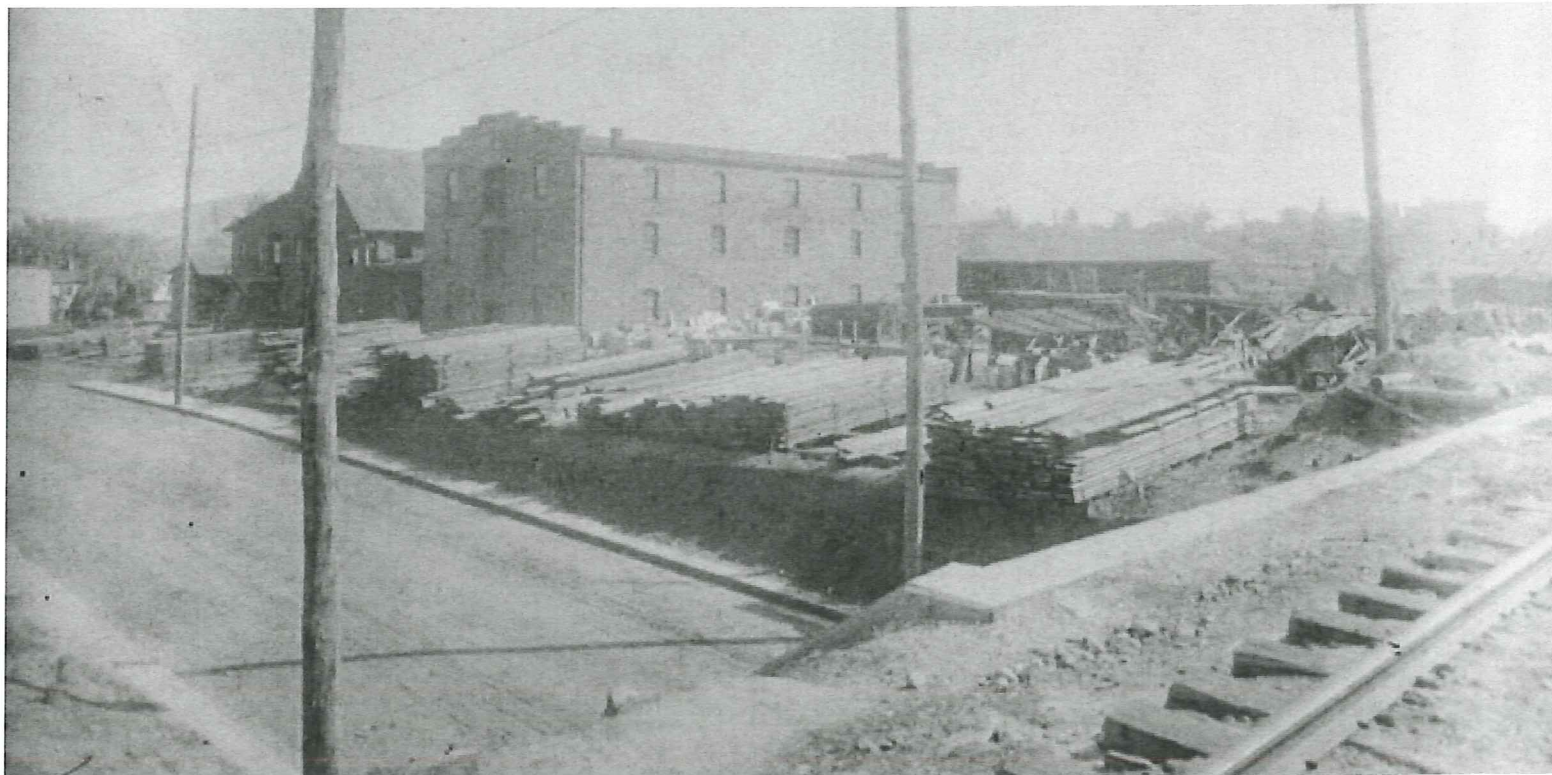
W.W. King bought this lot in 1899 and in 1917 transferred the title to King Lumber Company, of which he was president. Tax records indicate that this large brick warehouse was built in 1909. King Lumber Company apparently went out of business in the Depression, and this and an adjacent lot were sold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



1916 Preston Avenue



Blue Ridge Feed & Coal (undated)



1918 King Lumber Company



1918 King Lumber Company



Architectural And Historic
Survey



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: Dianne 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. 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 DB 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:
MAP & PARCEL:
VHDR FILE NUMBER:
CITY FILE NUMBER:
PRESENT ZONING:
ORIGINAL OWNER:
ORIGINAL USE:
PRESENT USE:
PRESENT OWNER:
ADDRESS:

608 Preston Avenue
32-14
104-222
353
M-1
W. W. King
Warehouse
Warehouse
Douglas P. & Patricia B. Jensen
Route 7 Box 181A
Charlottesville, VA 22901

HISTORIC NAME:
DATE/PERIOD:
STYLE:
HEIGHT IN STORIES:
DIMENSIONS AND LAND AREA:
CONDITION:
SURVEYOR:
DATE OF SURVEY:
SOURCES:

King Lumber Company Warehouse
1909
Vernacular
3 storeys
163.7' x 566' (74,052 sq. ft.)
Good
Bibb
Summer 1980
City Records

20

HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT



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

1980 Landmark Building Survey
King Lumber Building, 608 Preston Avenue

28

100

④

⑤

VA



14

18

27

ALBEMARLE N.W.

BELMONT

HARRIS

2416 N.W. 17th Court

AY. M.W.

PRESTON AVON, W.

10

Scale of Feet

Notes of a Consultant to a Major Publishing Movement

Dr. Maryam, (1977)
 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656

Address: 27 N. Main

27



Block Bldg In Back
(not a dance hall)

→ exposed roof (see photo of color)
→ roof



Revere Pewter - unpainted end of
stucco building
(matches stucco)



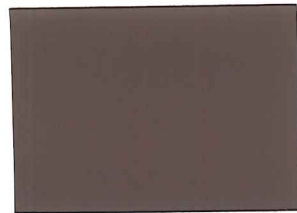
Powell Buff
metal building

lighter color for overhead doors

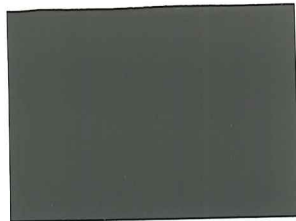
Hunter McCardle bringing color for
metal wing (matches Reich's)

Andy McGinty 242-7412

Pat Jensen 242-1554



2114-30 desert shadows
sombras del desierto



2134-30 iron mountain
montaña de hierro



OC-17 white dove
paloma blanco

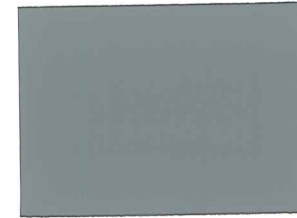


Color accuracy is ensured only when tinted in quality Benjamin Moore® paints. Color representations may differ slightly from actual paint. Visit our Color Studio for more exact color samples.

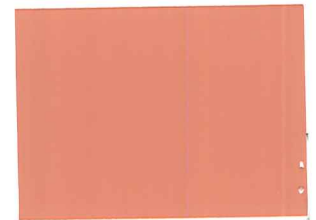
La exactitud del color sólo se asegura cuando se aplica tinte a pinturas de alta calidad Benjamin Moore®. Las representaciones del color pueden diferir ligeramente de la pintura actual. Visite nuestro Estudio de Creación de Colores para ver muestras más exactas.



990 hampshire taupe
gris pardo de hampshire



1607 englewood cliffs
acantilado de englewood



040 peaches 'n cream
duraznos con crema



BUSHMAN DREYFUS ARCHITECTS P.C.
820 EAST HIGH ST
CHARLOTTEVILLE VA 22902

301 East High Street
Charlottesville, VA 22902
P: 434-977-1114
www.bushman-dreyfus.com

McKEECARSON
LANDSCAPE ARCHITECTS
CONSULTING ENGINEERS
LAND PLANNERS

OLD KING LUMBER BUILDING
608 PRESTONCHARLOTTEVILLE
CLL LLC

CHECKED
DRAWN

Planting Plan
03/18/2008

L11



amelanchier arborea : SERVICEBERRY



carex pennsylvanica : PENNSYLVANIA SEDGE



cornus florida 'Cherokee Princess' : FLOWERING DOGWOOD



fagus sp. : BEECH HEDGE



fraxinus americana 'Autumn Purple' : WHITE ASH



hamamelis vernalis 'Carnea' : WITCHHAZEL



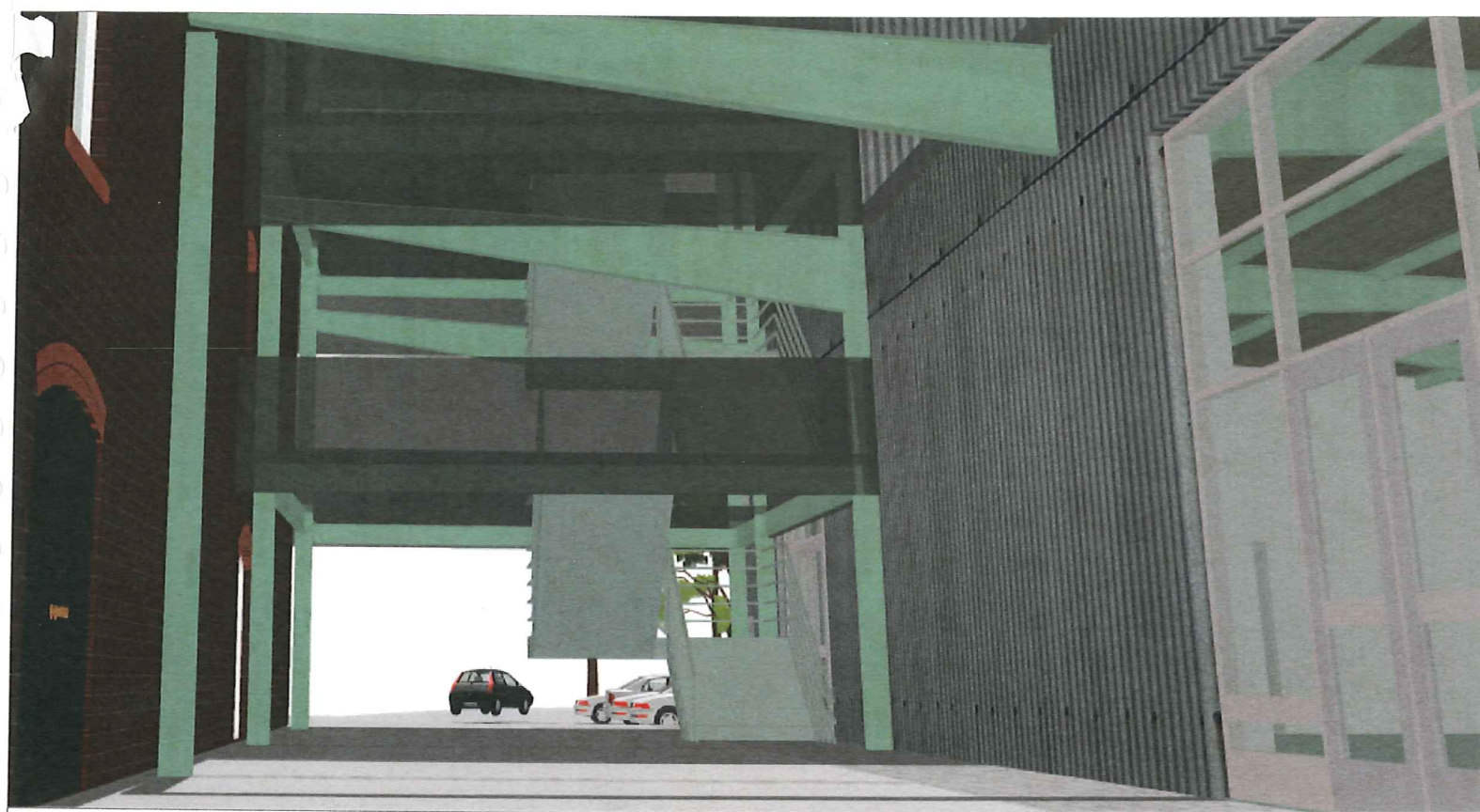
quercus acutissima : SAWTOOTH OAK





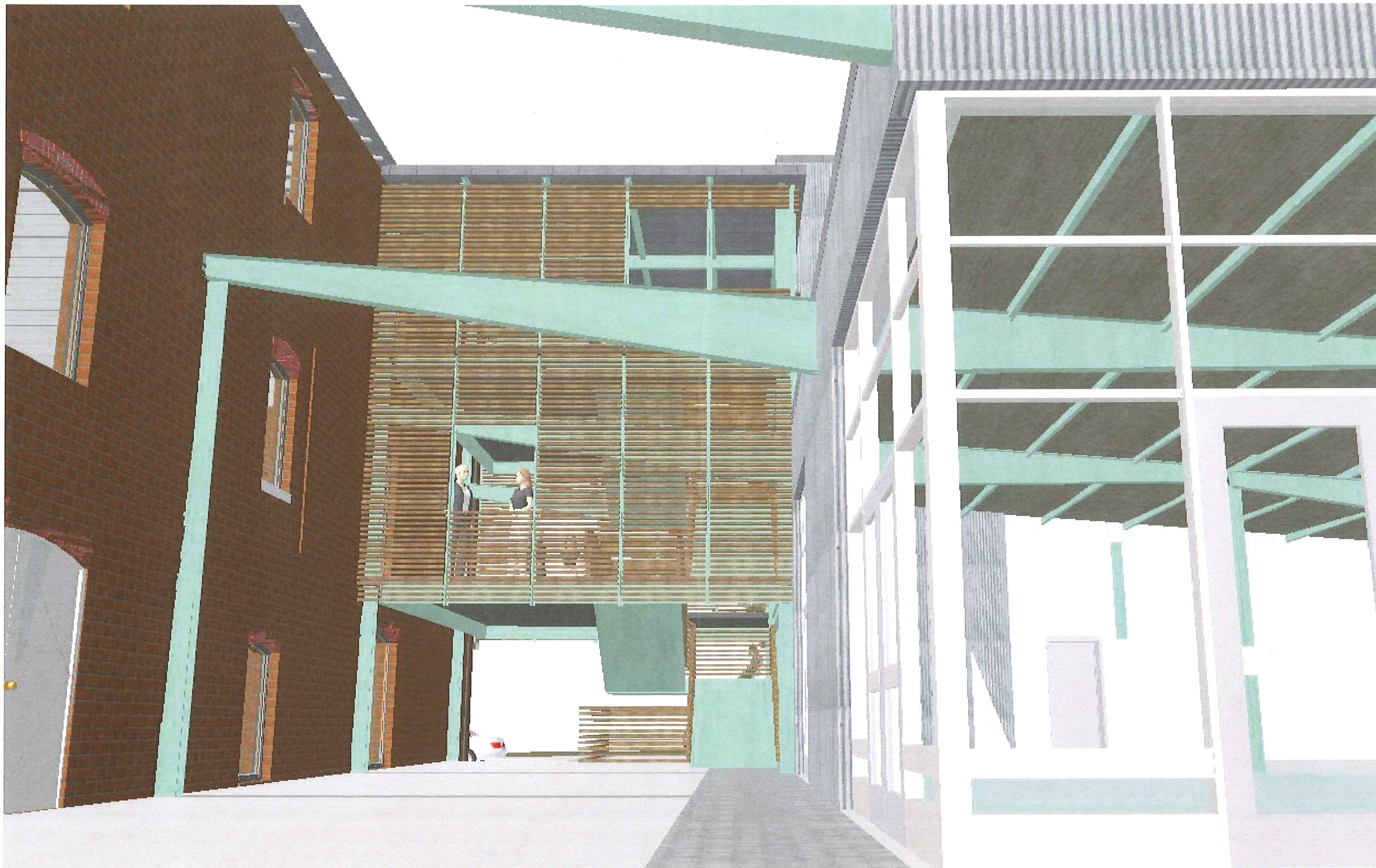
KING LUMBER
608 Preston Ave.





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





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

View 2 (1) **30**
King Lumber Building, 608 Preston Avenue



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

View 3 (1) **31**
King Lumber Building, 608 Preston Avenue



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

View 4 **32**
King Lumber Building, 608 Preston Avenue

Scala, Mary Joy

From: Syd Knight [sk@vanyahres.com]**Sent:** Monday, March 17, 2008 6:18 PM**To:** adams-wh@trainarchitects.com; Brian Hogg; esb42@virginia.edu; fw@wolf-ackerman.com; jwall2040@earthlink.net; Osteen, Michael; Scala, Mary Joy**Subject:** March Meeting

I'm sorry and slightly embarrassed to be in the position of having to apologize once again for missing a regular meeting. I've had a series of meetings at Berry College in Georgia that has taken me out of town every two weeks for the last several months; hopefully, this will be the last for a little while. At any rate, please accept my apologies once again.

This looks like a full and eventful agenda. I see that the Second Street house is coming back before us. I'll not comment directly on the architecture, but I think that my concerns regarding the site may have some relevance to the building as well. Simply put, I'm still wrestling with the question of whether this program is too ambitious for the site and the neighborhood context. I think that the architects have made a concerted effort to reconcile their clients' wishes with the BAR's guidelines; I'm not sure that there is much more that they could do, but I'm also not sure that it will be enough to satisfy the guidelines.

The way they are handling parking is a good example. They responded to the neighbors' (and some of our) concerns by turning the parking access from the front of the building to the side. When we pointed out what a large amount of earth this took out of the hillside and how the 18-foot wide driveway that resulted allowed them to potentially park too many cars in front of the house, they worked to screen the void in the hillside and reduced the width of the driveway. They have definitely made improvements, and yet...it seems to me that accommodation of the automobile is dictating the form of this site to an extent and in a manner that is not compatible with this urban neighborhood.

The only other application that I would make comment on is the King Lumber project, specifically the site plan and proposed planting plan. I believe that the overall project has a great deal going for it and generally meets the guidelines, but I believe that the planting plan can still be improved. One of the central themes of the comments we made at the preliminary review was that the building's simplicity is its strength. It is a relatively prosaic structure; any improvements should respect its humble origins. I think that, by and large, the architects are respecting that comment with the buildings but they are losing sight of the same goal in the landscape. I find it fussy and over-designed. In most of the images submitted with the application, the building seems out of synch with its surroundings. It (the building) reminds me of the family dog who gets dressed up in lacy doll clothes and stuck in a baby carriage; more than anything, it just looks a little embarrassed. Specifically, I would ask if they could stick to shade trees, turf and fewer shrubs (both quantity and number of species). I don't think that the understory trees and the large masses of shrubs are compatible with the buildings.

Thanks for indulging me once again. I really hope that we can stop meeting like this.

Syd Knight
Van Yahres Associates
Campus Planning and Site Design
800 East High Street
Charlottesville, VA 22902
ph. 434/295.4734 fax. 434/295.6844
Cell 434/953.3497
Website <http://www.vanyahres.com>

3/21/2008

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Wednesday, March 12, 2008 8:39 AM
To: 'Jeff Dreyfus'
Subject: King Lumber questions and comments

What are the proposed roof materials for the KL building and the annex?
 What are the materials used on the annex stair tower? (Looks liked smoked glass)
 What is the purpose of the square tower?
 What are the building colors now proposed ?
 Why don't the east elevation windows have muntins?
 Will the muntins be permanently affixed to the exterior glass with spacer bars between the glass?

What is the age of the rear shed to be demolished? You should address the demolition criteria for the shed:

Sec. 34-278. Standards for considering demolitions.

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;
 - (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;
 - (3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
 - (4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
 - (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
 - (6) The degree to which distinguishing characteristics, qualities, features or materials remain;
- (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.
- (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;
- (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
- (e) Any applicable provisions of the city's Design Guidelines.

Design Review Guidelines – Demolition Criteria

1. The standards established by the City Code (see above).
2. The public necessity of the proposed demolition.
3. The public purpose or interest in land or buildings to be protected.
4. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.

3/12/2008

5. Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.
6. The reason for demolishing the structure and whether or not alternatives exist.
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.

Mary Joy Scala, 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

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Tuesday, March 04, 2008 3:05 PM
To: 'Jeff Dreyfus'
Subject: preliminary comments on King lumber

I need a little better description of your proposal.
Exactly which windows are being re-opened, closed up or replaced?

Even if you are opening up former openings we have to review it as a partial demolition.

I'll need cut sheets for the new windows.
I'll need a material sample board at the meeting.

The BAR does not usually approve a fence in the front that exceeds 4 feet. Please reconsider the fence adjacent Reid's.

Monument signs may not exceed 6 feet in height, or 24 sq ft in area. The wall/signage at the entrance does not meet our sign ordinance.

Mary Joy Scala, 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

Scala, Mary Joy

From: jd@bdarchitects.com
Sent: Tuesday, March 04, 2008 8:02 PM
To: Scala, Mary Joy
Cc: nfeaver@bdarchitects.com; jb@bdarchitects.com
Subject: King Lumber

Mary Joy,

Thanks for your email. Responses to your items follow:

I need a little better description of your proposal.
Exactly which windows are being re-opened, closed up or replaced?

Even if you are opening up former openings we have to review it as a partial demolition.

RESPONSE: We will print and deliver drawings that show the existing and proposed opening to show which are being re-opened/demolished and deliver to you tomorrow.

I'll need cut sheets for the new windows.
I'll need a material sample board at the meeting.

RESPONSE: We will submit a cut sheet on the windows to you. We will bring a material sample and color board to the meeting.

The BAR does not usually approve a fence in the front that exceeds 4 feet.
Please reconsider the fence adjacent Reid's.

RESPONSE: is there something in the entry corridor regs that states 4' is the maximum height of a fence? I do not see anything about maximum fence height in the Entry Corridor regulations. Is it a limitation noted in the zoning ordinance?

Monument signs may not exceed 6 feet in height, or 24 sq ft in area. The wall/signage at the entrance does not meet our sign ordinance.

RESPONSE: We didn't realize the screen wall would be considered a part of a monument sign. We will explore options such as removing the sign from that wall and other alternatives. Thanks for bringing this to our attention.

I'm out of town until Friday but continue to be available by email.
Thanks, Mary Joy, for your preliminary comments and giving us the opportunity to respond ahead of time.

Jeff D.