

**From:** Scala, Mary Joy  
**Sent:** Thursday, February 19, 2015 3:03 PM  
**To:** Scott Colley (scottcolley@hughes.net)  
**Subject:** BAR Action Feb 17, 2015 – 611 Preston Place

February 19, 2015

John Scott and Christine H Colley  
5992 Turkey Sag Road  
Keswick, VA 22947

**Certificate of Appropriateness Application**

BAR 15-02-02  
611 Preston Place  
Tax Parcel 050112000  
Scott and Christine Colley, Owner  
Exterior changes

Dear Applicant,

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

**The BAR approved (6-0) the application as submitted with the following *suggestions* the applicant should consider:**

- 1. Put glass inside windows instead of outside;**
- 2. Repair instead of replace the roof;**
- 3. Preserve ice house as well as possible.**

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

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

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

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner

**Mary Joy Scala, AICP**  
Preservation and Design Planner  
City of Charlottesville



**Board of Architectural Review (BAR)  
Certificate of Appropriateness**

**RECEIVED**

**FEB 02 2015**

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

NEIGHBORHOOD DEVELOPMENT SERVICES

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 4 p.m.

Owner Name	<u>John Scott Colley and Christine H. Colley</u>	Applicant Name	<u>Same as owner</u>
Project Name/Description	<u>Renovation of Preston Cottage</u>		Parcel Number <u>050112000</u>
Property Address	<u>611 Preston Place Charlottesville, VA 22903</u>		

**Applicant Information**

Address: 5992 Turkey Sag Road  
Kreswick, VA 22947  
Email: scottcolley@hughes.net  
Phone: (W) \_\_\_\_\_ (H) 434 984-1431  
FAX: \_\_\_\_\_

**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.)

John Scott Colley Christine H. Colley 01/30/15  
Signature Date  
John Scott Colley Christine H. Colley 30 Jan 2015  
Print Name Date

**Property Owner Information (if not applicant)**

Address: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

**Property Owner Permission (if not applicant)**

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

Do you intend to apply for Federal or State Tax Credits for this project? Yes

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_ Date \_\_\_\_\_

Description of Proposed Work (attach separate narrative if necessary): Interior and limited exterior renovation of 611 Preston Place, a home dating to the early 19th century.

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

1. Two-Part Narrative of Proposed Changes
2. Photographs and samples of proposed paint for wood trim
3. Layout, diagrams, and physical survey

<b>For Office Use Only</b>	Approved/Disapproved by: _____
Received by: <u>J. Barnore</u>	Date: _____
Fee paid: <u>\$125<sup>00</sup></u> Cash/Ck. # <u>1145</u>	Conditions of approval: _____
Date Received: <u>2/2/2015</u>	_____
<u>P15-0018</u>	_____



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Received by: J. Burnore
Fee paid: \$100 Cash/CK. # 1147
Date Received: 2/2/2015
P15-0017

Approved/Disapproved by: M J Sealon
Date: Feb. 2, 2015
Conditions of approval: Admin approval only for #1
Heating + Cooling

**Mary Joy Scala**      Preservation and Design Planner, Department of Neighborhood Development Services

Here are our applications for certificate of appropriateness for changes planned at 611 Preston Place. We have identified items in our application document which might be approved administratively in hopes approval might be a little faster on those and allow our contractor to work in logical order. We hope it is possible to decide the routine items before the more complex items have completed review so that the contractor can begin his work. We close on our Keswick house on March 2<sup>nd</sup> and need to vacate by the end of March!

There are very few external changes to the house itself. Those changes boil down to:

- replacement of the roof with a copy of the existing roof in the modern version of standing seam,
- new roof color, new trim color,
- a protective chimney cap,
- addition of glass storm doors to both front doors, new gutter form on side and back of house
- possibly moving kitchen vent to another position of the back slope of kitchen roof

Landscaping changes are:

Fencing: adding 3.5' unpainted simple picket fencing on street and NE sides to complete fence, unify style from street view, and open views of the house.

Icehouse: fill in to make the remains safer and allow use of front yard by people and dogs.

Grade drive and SW side so water flows away from the house.

Install brick on sand terrace in side entry court to replace landscaping removed to do geothermal installation. This will be the walkway to the main door, and replace a mulched area.

Widen planting beds along foundation and existing fences to replant shrubs 3' from the foundation and add perennials.

Many thanks. Yours, Scott and Christine Colley

[scottcolley@hughes.net](mailto:scottcolley@hughes.net); 434-984-1431

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



**Certificate of Appropriateness Application**

BAR 15-02-02

611 Preston Place

Tax Parcel 050112000

Scott and Christine Colley, Owner

Exterior changes

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**Background**

611 Preston Place is an Individually Protected Property and is located in the Rugby Road-University Circle-Venable Neighborhood ADC District. This vernacular style home, c. 1812-1820, was probably built to house slaves. The previous owners, the Capertons, occupied the house since the late 1960's.

**Application**

The applicants recently purchased this house and are anxious to begin both interior and exterior improvements. Staff approved administratively Item #1 in the proposal, the installation of a geothermal heating and cooling system with geothermal wells located in the driveway. The contractor is currently in discussion with engineers from the City regarding environmental requirements for the wells.

The BAR is being asked to approve the other exterior changes including:

2. Re-grade driveway to direct drainage away from the foundation. Replave "V" wooden gutters over the side entrance with ½ round white metal gutters;
3. Repair water-damaged batten area and add rodent screening;
4. Re-paint window frames gray; add glass panes to outside of upper floor windows;
5. Extend the privacy fencing around back downhill corner. Install 3.5 ft. unpainted picket fencing along remainder of downhill side, street frontage, and along driveway to front corner of house, and between driveway and courtyard. Replace existing gates.
6. Replace both existing floods with similar three-light and two-light motion sensitive fixtures;
7. Replace old kitchen vent;
8. Add glass storm doors with narrow black metal frames to each of the three front doors;
9. Replace existing roof with pre-finished black steel standing seam metal roof in the same existing configuration. Pan width will match existing; 1' seams will be hand-crimped;
10. Repair and re-point the brick chimney; add black metal cap;
11. Fill in excavated old ice house;
12. Remove old boxwoods and replace with smaller dwarf form;
13. Remove brick walkway to front and rebuild 37" wide;
14. Re-plant landscaping near kitchen door at front;
15. Remove all shrubs within 2 ft. of foundation and replant 3 ft. out;
16. Install brick patio laid in sand at side entry court.

**Criteria, Standards, and Guidelines**

## **Review Criteria Generally**

*Sec. 34-284(b) of the City Code states that,*

*In considering a particular application the BAR shall approve the application unless it finds:*

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

## **Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

## **Pertinent Guidelines for Rehabilitation include:**

### **C. WINDOWS**

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

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

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2) Retain original windows when possible.*
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6) Replace historic components of a window that are beyond repair with matching components.*

- 7) *Replace entire windows only when they are missing or beyond repair.*
- 8) *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9) *Reconstruction should be based on physical evidence or old photographs.*
- 10) *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11) *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12) *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13) *If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14) *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15) *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
- 16) *Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 17) *Storm windows should not damage or obscure the windows and frames.*
- 18) *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
- 19) *The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.*
- 20) *In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
- 21) *The size of the shutters should result in their covering the window opening when closed.*
- 22) *Avoid shutters on composite or bay windows.*
- 23) *If using awnings, ensure that they align with the opening being covered.*
- 24) *Use awning colors that are compatible with the colors of the building.*
- 25)

## **Pertinent Design Review Guidelines for Site Design**

### ***B. PLANTINGS***

*Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.*

- 1) *Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.*
- 2) *Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3) *Use trees and plants that are indigenous to the area.*
- 4) *Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*

- 5) *Replace diseased or dead plants with like or similar species if appropriate.*
- 6) *When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7) *Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8) *Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

### C. WALLS AND FENCES

*There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.*

- 1) *Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
- 2) *When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3) *Match old fencing in material, height, and detail.*
- 4) *If it is not possible to match old fencing, use a simplified design of similar materials and height.*
- 5) *For new fences, use materials that relate to materials in the neighborhood.*
- 6) *Take design cues from nearby historic fences and walls.*
- 7) *Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
- 8) *Traditional concrete block walls may be appropriate.*
- 9) *Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.*
- 10) *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
- 11) *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
- 12) *Fences should not exceed six (6) feet in height in the side and rear yards.*
- 13) *Fence structures should face the inside of the fenced property.*
- 14) *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.*
- 15) *Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
- 16) *Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
- 17) *Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

### E. WALKWAYS & DRIVEWAYS

*Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.*

- 1) *Use appropriate traditional paving materials like brick, stone, and scored concrete.*



- 2) *Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
- 3) *Gravel or stone dust may be appropriate, but must be contained.*
- 4) *Stamped concrete and stamped asphalt are not appropriate paving materials.*
- 5) *Limit asphalt use to driveways and parking areas.*
- 6) *Place driveways through the front yard only when no rear access to parking is available.*
- 7) *Do not demolish historic structures to provide areas for parking.*
- 8) *Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.*

### **Discussion and Recommendations**

This is a thoughtfully and sensitively planned, and thorough application. This charming house will continue to be well-protected.

The applicant should advise the roofer not to use any vents on the ridges that would appear institutional. Otherwise, staff has no comments.

### **Suggested Motions**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations and for Site Design, I move to find that the proposed exterior changes satisfy the BAR's criteria and guidelines and are compatible with this Individually Protected Property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application as submitted.

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 611 Preston Place  
Map and Parcel: 5-112  
Census Tract & Block:  
Present Owner: Bernard M. Caperton  
Address: 611 Preston Place  
Present Use: Residential  
Original Owner:  
Original Use: Residential

## BASE DATA

Historic Name: Wyndhurst  
Date/Period: Circa 1812-20  
Style: Vernacular  
Height to Cornice:  
Height in Stories: 1 1/2  
Present Zoning: R-3  
Land Area (sq.ft.): 7,240 sq. ft.  
Assessed Value (land + imp.): 2820 + 8340 = 11,160

## ARCHITECTURAL DESCRIPTION

Wyndhurst takes its name from the adjoining property that belonged to the Preston family. This building probably served as a servants dwelling or for similar purposes for the Preston house. Nonetheless, it probably predates that building and may have been a tenant farmer's dwelling in the early 1800's. It is one of the few old board and batten buildings remaining in Charlottesville. Its main one and a half story section with a steep gable metal roof and two front dormers is quite simple. There is a large central chimney block, serving four fireplaces, that originally divided the interior in half, each side having a single room per floor. The front wall has no windows, but a board door on each side. A wooden exterior stairway parallel to the wall between these led to the upper floor. Doors to the upper rooms opened off a small recessed entry the width of the chimney. Originally, there were no interior connections between the 2 sides. Along the front runs an attached porch whose shed roof is continuous with that of the house and is supported by naturally shaped wooden posts resting on the ground level stone floor. Much of the original structure remains, but the house has had numerous changes and additions in its long history. Before Agnes Symmers acquired the property an addition was built on the back, probably by the Fletchers, with a kitchen and a room on the 1st floor and bathrooms above. An interior stairway was built in one corner and the 2 halves opened to one another. Russell Dexter renovated the building (1962-3) and installed new windows. The present owner has made several additions, enlarging the rear addition and adding a new kitchen wing.

## HISTORICAL DESCRIPTION

It is possible that this building was designed as a double occupancy tenant farmer's dwelling before 1814 (some sources claim 18th century origins for the dwelling). In 1814 it was located on a 500 acre farm amassed by John Nicholas. It previously served James Brook and John Carr as a 125 acre farm before 1800 (ACDB 13-319). The Nicholas farm passed through several owners, notably John Kelly (ACDB 19-145, 20-426) as well as Opie Norris, his son-in-law and nephew (ACDB 133-4). After the Norris family it was briefly owned 1854-7 by William McCarty (ACDB 52-228) who sold it to Sally McCoy. By this time the large tract was broken up and the farm included 102 1/2 acres. It was this property that Thos. L. Preston and his wife Anna acquired from Sally McCoy in 1863 (ACDB 61-156). Preston Hgts. & Preston Pl. derive their name from this family. In 1890 86 acres were sold to A.D. Payne and F.A. Massie (ACDB 93-139) and in Sept. 1919 Lots 23 and 26 on Wyndhurst Cl. (DB 34-478) were conveyed by the Anna M. Preston heirs and (primarily Anna Lockwood) to the Preston Pl. Corp. In 1920 they were sold to A.S. Bolling who bought Lots 24 and 25 in 1919. In 1928 Lots 23 & 24 were acquired by Jane Hildreth from whom in 1933 Sarah and Marshall Fletcher acquired the remaining part of these lots. They sold it with the house to Agnes Symmers in 1935, who lived there until 1962. The property was acquired in 1967 by the present owner. Dumas Malone lived here for a short time while at U.Va.

## SIGNIFICANCE

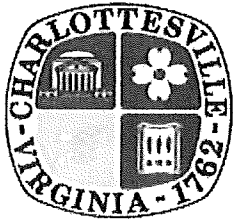
This house is an interesting very early 19th century vernacular building, pre-dating the Wyndhurst manor house next door. It was originally built to house slaves. John Kelly was one of its earliest owners. It is said that the the time Thomas Jefferson was assembling land for construction of the University of Virginia, John Kelly refused to sell him any of his 500 acre farm located immediately to the north of the present University grounds. Jefferson is reported to have replied that Kelly "is a fool, but if we can't get the best site for the University, we must be content with the best we can get."

## CONDITIONS

Good

## SOURCES

Mr. Bernard M. Caperton  
City Records  
County Records



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Print Name \_\_\_\_\_ Date \_\_\_\_\_

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FAX: \_\_\_\_\_

### 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.)

John Scott Colley Christine H. Colley 01/30/15  
Signature Date  
John Scott Colley Christine H. Colley 30 Jan 2015  
Print Name Date

### Property Owner Information (if not applicant)

Address: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

### Property Owner Permission (if not applicant)

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

Do you intend to apply for Federal or State Tax Credits for this project? Yes

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_ Date \_\_\_\_\_

Description of Proposed Work (attach separate narrative if necessary): Interior and limited exterior renovation of 611 Preston Place, a home dating to the early 19th century.

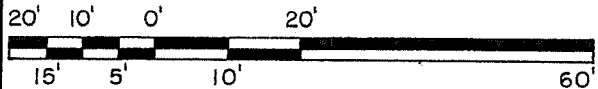
List All Attachments (see reverse side for submittal requirements):

- Two-Part Narrative of Proposed Changes
- Photographs and samples of proposed paint for wood trim
- Layout, diagrams, and physical survey

For Office Use Only  
Received by: \_\_\_\_\_ Date: \_\_\_\_\_  
Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_ Conditions of approval: \_\_\_\_\_  
Date Received: \_\_\_\_\_

**PLAT SHOWING BOUNDARY  
AND PHYSICAL SURVEY OF  
A PORTION OF  
LOT 23  
PRESTON PLACE  
KNOWN AS 611 PRESTON PLACE  
CHARLOTTESVILLE  
VIRGINIA**

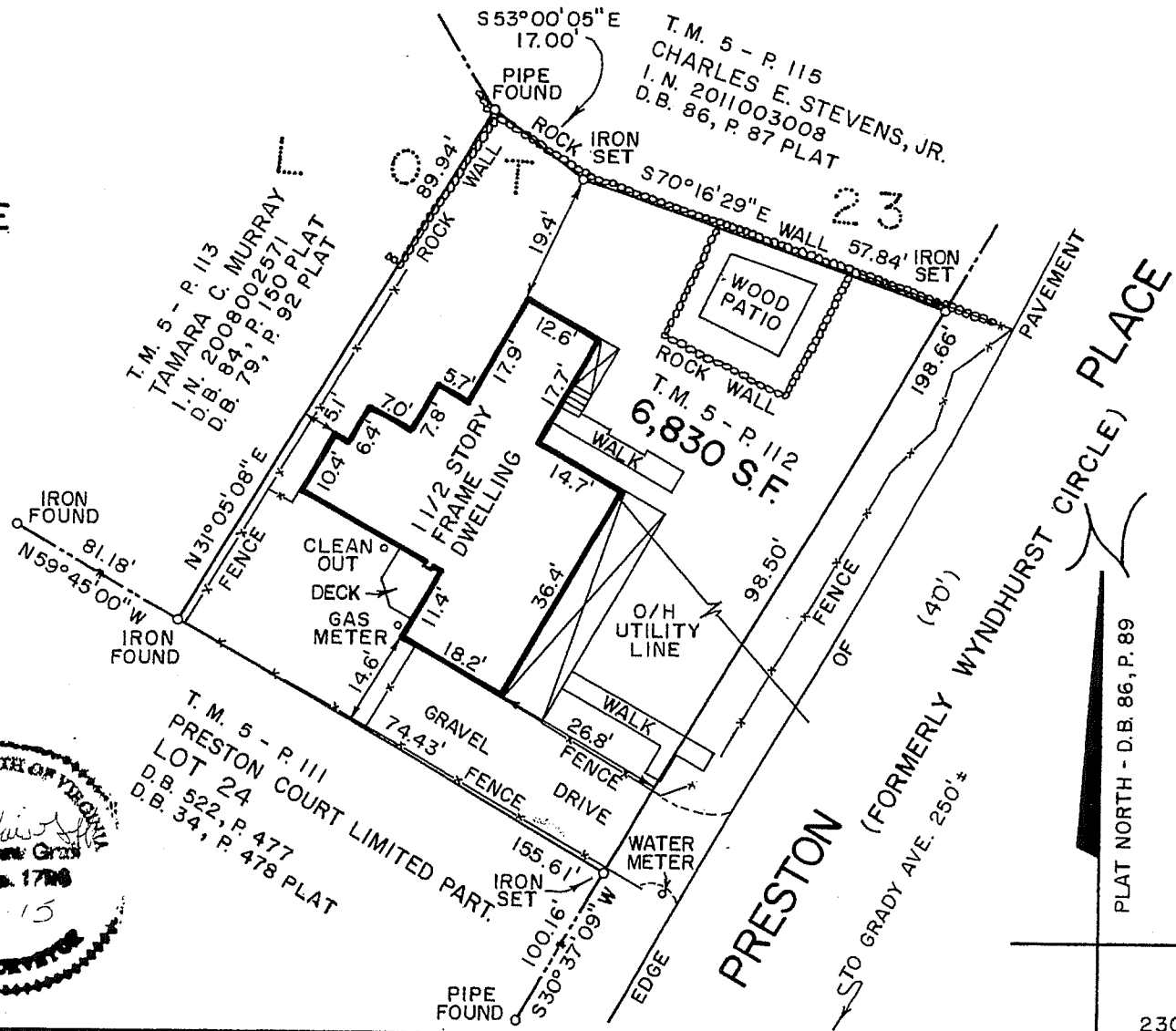
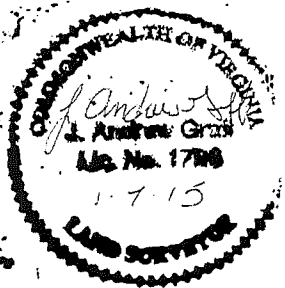
FOR  
JOHN S. & CHRISTINE H. COLLEY  
SCALE : 1" = 20'  
DATE : JAN. 7, 2015



OLD ALBEMARLE SURVEYING, LLC  
700 EAST HIGH STREET  
CHARLOTTESVILLE, VIRGINIA 22902

**NOTES :**

1. OWNER - MARY H. N. CAPERTON & MARY G. CAPERTON, TRS.
2. REFERENCE - D.B. 529, P. 347  
D.B. 86, P. 89 PLAT  
D.B. 34, P. 478 PLAT
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. THIS PROPERTY DOES NOT LIE IN ZONE A (SPECIAL FLOOD HAZARD AREA) ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 510033 0286 D.
5. NO TITLE REPORT FURNISHED, EASEMENTS AND OTHER ENCUMBRANCES NOT SHOWN MAY EXIST.



## **Application for Charlottesville Board of Architectural Review Certification, Part I:**

**Administrative Matters:** 611 Preston Place

Scott and Christine Colley

### **Description of Proposed Work**

Note: The heart of the project is interior improvements, including heating and air conditioning systems, kitchen renovation, and downstairs bath upgrades. Planned exterior changes are few, and most are replacements of deteriorating or poorly functioning features. The most visible exterior changes proposed are a new standing seam steel roof, a chimney “cap” to protect flues from rain and birds, landscaping changes to open the view of the house to the street, and a more consistent, functional fence. We have divided the projects submitted for certification of appropriateness into two lists: Part I concerns the items we understand might be decided administratively, and Part II concerns items we understand must go to the BAR meeting in February. We are dividing the application in hopes some matters can be decided relatively quickly so that our contractor can proceed.

### **Part I:**

**1. Heating and Cooling.** Heat is supplied by a 1950’s gas boiler and hot water radiators, supplemented by baseboard electric units. Cooling is supplied by vintage window units (photos 15, 29). The systems are unsightly, mechanically inefficient, and superannuated. We plan to remove radiators and pipes, add ductwork, and replace existing heating/air conditioning with a geothermal system. If geothermal is impracticable due to space limitations and/or cost, we will substitute a modern heat pump.

Most of the project is interior: the outdoor wells will be underground and invisible when finished, and no exterior unit is required. However, the process of drilling geothermal wells in the driveway—the only accessible space—will entail temporary disruption to the drive and adjoining back entry area to operate drilling derrick and dig a temporary catchment pit to handle water used to bring up tailings (Photos 25, 26, 29). It will be necessary to remove the existing fence across the drive, and the shallow pool and surrounding landscaping in the side entry courtyard.

Proposed changes: Rather than restore the area disturbed by the well-drilling process to its present state, we would like to re-grade the area to improve drainage (See Item 2). The landscaping around the decorative side yard pool presently has an Asian flavor. Rather than replace those elements as they are now, we plan to take the opportunity to improve the soil and simplify the landscaping style. We propose to replace the existing mulch area with a brick walkway from the driveway gate into the entrance courtyard. (See Item 5 below for the replacement fencing.) We will add evergreen shrubs such as boxwood, camellia, and cherry laurel along the privacy fencing in the side entry courtyard to soften the appearance of the fencing. We will enlarge the perennial bed along the edge of the house (photo 21), and add a narrow perennial bed on the street side of the revised fence. (See Item 5.) We will extend existing vinca ground cover and fill in with mulch. Vinca and mulch now cover much of the front

and side yards. This entry court is not visible from the street. Hence it is included among items with little impact on the public presentation of the house.

**2. Drainage.** On the uphill (Southwest) side of the house, the siding comes nearly to grade (photos 25, 26, 27, 28). The grade drops substantially, and on the downhill side, about 3' of foundation is visible. Repeated additions of mulch and gravel have raised the grade along the present driveway, and water flows toward the house. There are few gutters, and only two downspouts, so rain water soaks the ground at the foundation. As a result, the lower parts of the siding boards are exposed to considerable water, and parts are rotted away.

Proposed changes: Re-grade the driveway after geothermal drilling, lowering the grade by about eight inches so that water can flow downhill from the siding away from the foundation. Reshape existing flower border along the SW wall of the rear addition to the house to slope away from the house. Install a French drain just outside the bed to convey water around the back of the house where it can flow downhill and naturally disperse in the vinca bed on the downhill side of the house. Replace "V" wooden gutters over the side entrance (photo 19, 20) with half round white metal guttering connected to a downspout on the back corner of the house, and connect to the underground drains. The goal is to protect the brickwork where water now drains freely (photos 21, 22, 23, 24), prevent dripping on the entry route, and to carry water away from the house. The only elements that will show are the gutters and downspout, both in the entry courtyard and behind the older front block of the house.

**3. Siding.** The board and batten siding is badly deteriorated at the base (photos 26, 28, 29), especially along the driveway on the uphill side of the core of the house. Battens have pushed away from the house an inch in places, leaving gaps that admit water flowing down the siding, and at the bottom, holes for entry of insects and possibly other small creatures.

Proposed changes: Screw boards and battens down tightly, and caulk joints. Prime and paint siding white. Close gaps at grade with metal screen as needed to minimize varmint access to crawl space. The white paint to be used will match the existing paint that is on the house.

**4. Windows.** Windows are twentieth century and vary in form (photos 12, 13, 25, and others). Two large divided light windows in the dining area (main original room) and in the added kitchen wing are fitted with plain glass over the whole window to add insulation value. Upper floor windows are mid-twentieth-century divided light without any insulation to the glass.

Proposed changes: Repaint window frames in Sherwin Williams Dovetail, a mid-value flat gray. (Color sample attached.) Add glass panes to outside of upper floor windows that have no insulation. Existing windows have a shallow rabbet that allows addition of a plain glass pane secured by a narrow wood molding, eliminating the need for metal framed storm windows.

**5. Fencing.** The property is almost completely fenced with four different styles of fencing in varying heights. (photos 2, 26, 25, 30, 39, 19) A "privacy" type unpainted plank fence runs along the outside of the drive and continues along the uphill (Southwest) side and most of the back property line. The

downhill (Northeast) property line runs along the top of a stone wall (photo 4), with adjoining property several feet below. Inside the top of the wall there is a loose 2' wire fence. The street frontage (Southeast side) has 3.5' privacy fencing with gates in the center, and deteriorating rail fencing at the corners of the property and along the inside of the drive. The privacy fencing is in good condition; in the entry court beside and behind the house, it will serve well to enclose the owners' dogs. Along the street, it is a bit forbidding, and blocks view of the house.

Proposed changes: Extend the privacy fencing around the back downhill corner of the property to provide privacy for close neighbors; recycle materials from existing front privacy fence to match weathered look. Install 3.5' unpainted picket fencing along the remainder of the downhill side of the property, along the street frontage, and along the drive to the front corner of the house, and across the drive close to the existing position of the fence between the drive and the side entry courtyard. Install double gate at present position of double gate on street, and single gates at present position of gate from drive to yard, and at present position of gate from end of drive to side entry courtyard.

**6. Outdoor lighting.** There is a two-light flood on the back corner of the front block which lights the way from the drive into the entry courtyard and to the side entrance, and a single flood to the left of the door. (Present light located just out of top right of photo 9.)

Proposed changes: Replace both with similar three-light and two-light motion sensitive fixtures to improve coverage of the entry path. Not visible from the street.

**7. Roof Vent.** An existing 2' round vent on the back slope of the kitchen roof serves the fan over the cooktop. The position of the cooktop will be changed in the kitchen renovation. (See photo 9 for a similar vent; back kitchen roof is too close to property line fence to photograph)

Proposed change if present vent cannot be reached from new position: remove old vent and replace with a similar one higher on the slope of the same roof. Since the attic above the kitchen is open, it should be possible to run the line from the fan to the old vent, but if that is impractical, we would like to move the vent.

**8. Plain Glass Storm Doors:** One of the three doors on the front of the house already features a plain glass wood frame storm c. 1970 construction. (photos 7, 8, 50, 52)

Proposed changes: We propose adding modern insulated glass storm doors with narrow black metal frames to each door to insulate the house against the cold and add security. Narrow frames will make the original wooden doors fully visible from the street.

## Part II

**9. Roof and Flashing.** The existing standing seam roof has deteriorated. Parts are cracked, bent, and thinning. Paint is peeling, and colors from serial painting projects do not match.



Proposed changes: Remove the existing roof and flashing. Replace with a pre-painted black steel standing seam roof, retaining the materials and configuration of the present roof. Roof to be installed by Blue Ridge Roofing, which has experience with historic buildings. Material used is Englent and Sheffield coil stock, pre-finished with low glass 35-year guaranteed gavalumium. Intervals between seams custom set to match existing roof. 1" double lock standing seams are hand crimped. (Blue Ridge Roofing can address technical questions: 434-979-0501.) Color will be low gloss black. The goal is to replace a roof in need of painting and repair with a new one with improved paint durability. Replace flashing with new material in same pattern as the existing roof. No changes to configuration of the roof.

**10. Chimney and flues.** The central chimney has suffered considerable mortar loss (photo 32), and the mortar cap (photo 36, 35) is broken and decayed. There are four flues, three of which have been fitted with protective sleeves and dampers. The chimney is open to the elements, allowing entry of birds and animals and exposing the interior masonry to rain and snow.

Proposed changes: Point the brickwork following the existing pattern, and repair the masonry to match the existing work. Add a metal screen to prevent entry of birds and animals. Add a damper to the fourth flue, and add a black metal roof or cap to limit water damage to the chimney interior. Cap to be crafted to custom dimensions from galvanized stock and painted black to match the roof. Only the protective metal cap will be visible and different from the existing appearance.

**11. Foundations and partially excavated remains of old ice house.** (photos 38, 39, 40, 41) To the right of the porch, as viewed from the street, are the remains of an old outbuilding. We understand these remains are not listed on the original protection of the house. On the plat we have (see attached copies) there is a "wood patio" in this position. It appears that the most recent owners, in residence from the late 1960's, dug out the entry steps and a bowl-shaped part of the below-grade interior of what appears to be an ice house. Found masonry fragments were piled along probable wall lines, and latticed benches were installed in the excavation, apparently for seating. The result is a four-foot-deep cavity with loose, rough stone steps, partly filled by dirt, and over-grown by vinca ground cover and mature shrubs. The ruin is not visible from the street, since the level of the yard is 2-3' above street level. As is, the cavity presents a significant falling hazard, and probably meets the insurance definition of an "attractive nuisance." The old seats inserted at the base of the cavity are deteriorated, and the steps uneven, loose, and treacherous. The cavity offers a possible habitat to nuisance reptiles and animals. It occupies a significant portion of a very small yard, significantly restricting landscaping and use of the front yard.

Proposed changes: Fill in cavity with dirt, and allow existing vinca to continue to grow over the area. Approximately 1' of wall—essentially what is visible now—will remain visible above the ground cover, revealing the plan of the old structure. The structure will be protected in its original state and location, the curious will be protected from injury, and the present owners' liability will be reduced. Most important, the front yard may be used safely by owners and their dogs.

**12. Boxwoods along front porch.** Four boxwoods along the front porch have grown leggy and tall enough to obscure the view of the house from the street. In combination with the yard's elevation above street level, they give the place a forbidding look. (Photos 6, 7, 10, 11, 12)

Proposed changes. Remove old boxwoods, amend soil, and replace with smaller dwarf form boxwoods and perennials. Some of the old boxwoods might be re-used to soften privacy fences at the rear of the property.

**13. Walkway from drive to front porch:** (Photos 30, 31) The old walkway gate in the road frontage fence is inaccessible due to a steep grade from the street, tangles of surface tree roots, and parked cars. Since neither front door can be locked from the exterior with a key, residents use the side door. Visitors approach the front door through a gate in the rail fencing bordering the driveway. A brick walk with a soldier border leads into the yard, and makes a 90 degree turn toward the front porch. The gate opening is 30," and the width between the soldier courses that protrude above the walk surface is 21.5". The already cramped space at the gate and turn is further reduced by overgrown boxwoods.

Proposed changes: replace the deteriorated rail fence with the same 3.5' unpainted picket fencing proposed for the street frontage and the head of driveway. Install a matching gate 34" wide. Prune the boxwoods to reduce incursion into walk. Remove the brick walkway, refurbish sand base, and rebuild with the soldier bricks horizontal and flush with the walkway. The resulting walk would be a comfortable 37" wide, with no high border to trip over.

**14. Walkway from kitchen door.** (photos 12, 15) The door in the SE wall of the kitchen opens to a tiny landing, steps along the kitchen foundation leading down to the ground, and a 90 degree turn away from the house onto a brick walkway bordered with treated lumber. A boxwood planted at the bottom of the steps encroaches half the width of the brick walk.

Proposed changes: Remove the boxwood and re-plant elsewhere as part of effort to soften bare privacy fencing. Renew border of planting bed at foot of steps and plant with shade perennials including hostas, hellebores, and Siberian bugloss.

**15. Shrubs placed too close to foundation.** All around the house, shrubs are placed within a foot of the foundation. Most are small, and do not threaten the foundation now, but some of the hollies are six feet tall, and all of these shrubs will continue to grow. (Photos 14, 15, 16, 17, 21)

Proposed Changes: Remove shrubs within 2' of the foundation and replant/replace at 3' out. Widen foundation planting beds, and fill in with shade perennials such as hostas, solomon's seal, hellebores, and bleeding hearts.

**16. Driveway gate and side entrance.** This is the main everyday route into the house for residents. The existing fence (photo 26) and shallow pool will be taken out to allow access to machinery to drill geothermal wells. (See Part I, item 1.) Rather than replace the fence exactly as is, we propose to use the

same 3.5' unpainted picket fencing, as on the street frontage and about half the NE side to unify appearance and open up views from the street. In the side entry courtyard, the existing surface is mulch. The level will come down somewhat in the process of re-grading to improve drainage and protect the siding (see Part I, Item 2).

Proposed changes: In addition to replacing the existing fencing, we propose to create a 24" wide planting bed on the driveway side of the fence, and plant it with dwarf evergreen shrubs and perennials. (Species to be designated later when we can see how much sun this area gets in the summer.)

We would like to install a brick patio on sand terrace in the entry court. Pavers with a hand-made look such as Jefferson pavers would be the material. The inside corner of the terrace will be the existing wood decking stair landing at the side entrance. One side will be run along the drive fence between the gate and planting bed that begins at the corner of the house, so that one steps onto the terrace on entering through the gate. The second side will run parallel to the SW wall of the back extension of the house, along the edge of the widened 4' foundation planting bed. (Photo 21, and Garden plan drawing.) The SW and NW extensions are hard to plan before the grading, because the grading process will determine where the terrace can go. The proposed roughly 16 x 16 terrace is a stand-in to indicate maximum size. The final shape will likely be smaller than 16 x 16, rectangular rather than square, and closer to the house than the fences. The terrace will slope down from NE to SW to aid in conducting water away from the house. This area will be re-graded after geothermal drilling, to fit with the driveway re-grading. We will adjust the depth and extent of grading in the courtyard to minimize damage to the roots of the two trees growing along the SW fence and along the NW fence. The terrace will extend only as it can maintain the slight downward slope without excessive damage to roots. Outside the terrace, the ground in the courtyard will slope up slightly to the existing perimeter fence and trees, to be landscaped with evergreen shrubs along the fence, and perennials and ground covers closer to the terrace.

## Proposal for Certificate of Appropriateness

### 611 Preston Place

#### Sketches

1. 611 Preston Place, Present (January 2015). Rough drawing of the house plan prior to renovation.

2. 611 Preston Place Proposed Changes. Rough drawing of plan with proposed changes:

Kitchen: Peninsula counter gone, counters go around perimeter, island added.

Study: 5' wall separating hall from study eliminated

Living-Dining rooms: Closet and Bookcase on street side of chimney removed.

A two-sided built-in desk/bathroom counter now acts a room divider, open above head height. A glass divider will be added to gain bathroom privacy while keeping the view of the c. 1969 beams. This does not show at plan level.

Dining room fireplace: remove wood stove and brick infill that reduced size of original opening to fit the stove. Repair fireplace opening, add gas logs.

3. 611 Preston Place Garden, Jan. 2015. Rough drawing of landscaping prior to renovation.

4. 611 Preston Place Garden Changes proposed. Rough drawing of landscape changes envisioned:

Driveway: regrade to drop grade and protect building from drainage.

Entry Court: regrade to fit with drive level. Remove shallow pool and berm; widen planting bed along the house; build brick on sand terrace approximately 16 x 16' where roots of indicated trees allow. Plant evergreen shrubs along privacy fence to soften it.

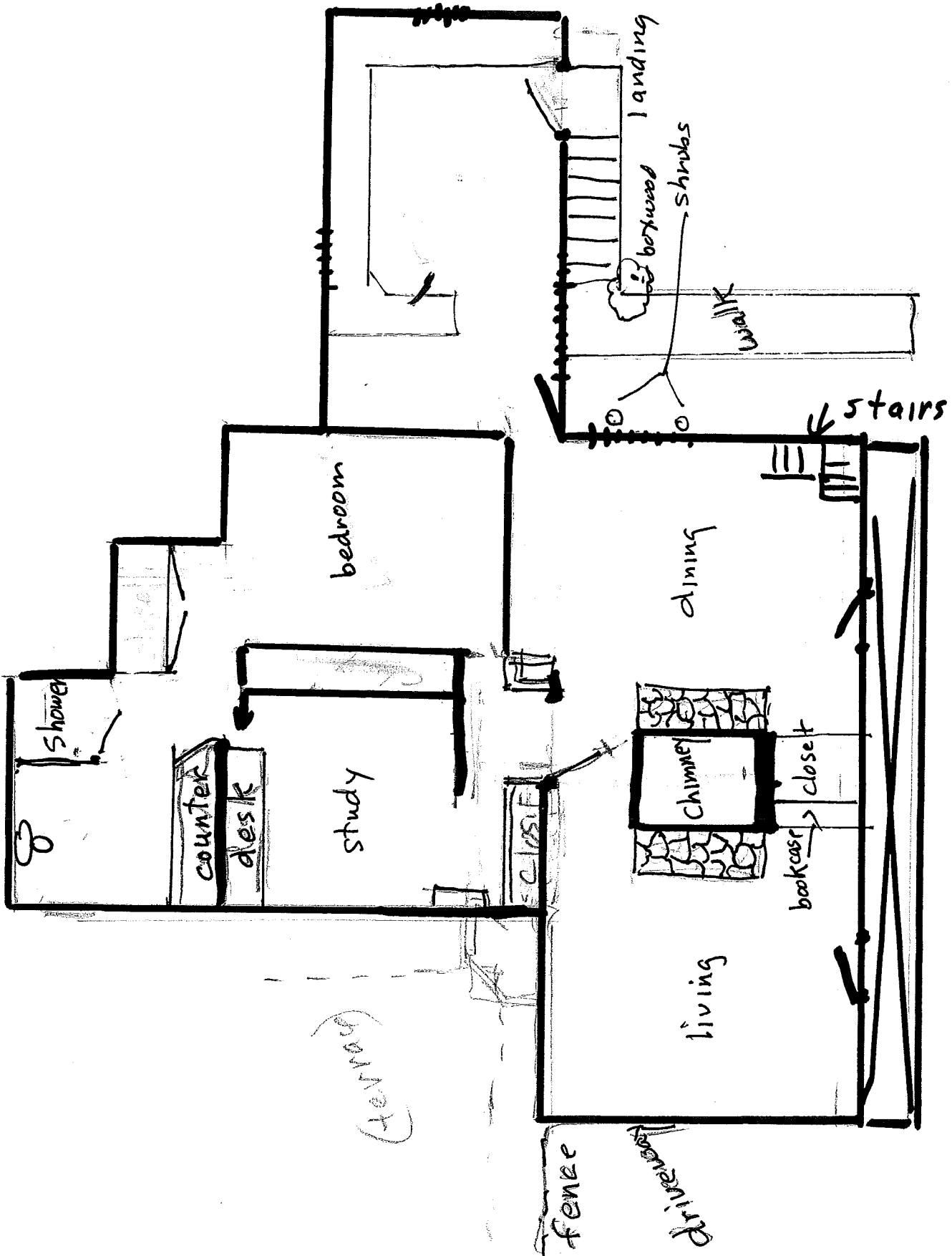
N. side of front yard: fill in partial excavation of old outbuilding to grade level, plant vinca.

Central area of front yard: Remove leggy, overgrown boxwoods to open view of house and replace with smaller boxwoods and perennials.

South side of front yard along driveway: remove deteriorated split rail fence and gate. Replace with 3.5' unpainted picket fence and gate, prune boxwoods. Remove overgrown boxwoods at street corner to build same picket fence across frontage.

5. Fencing: Present fencing is of several heights and types. Privacy fencing along the drive and around the entry court will stay. Privacy fencing from the front will be recycled to extend this style along the back property line. The property line from NW corner to road, across road frontage, and across drive to be fenced with 3.5' unpainted picket fencing with a simple pointed top and treated 4x4" posts to unify the view from the street. (Indicated on garden sketches)

611 Preston Place  
Present, Jan. 2015



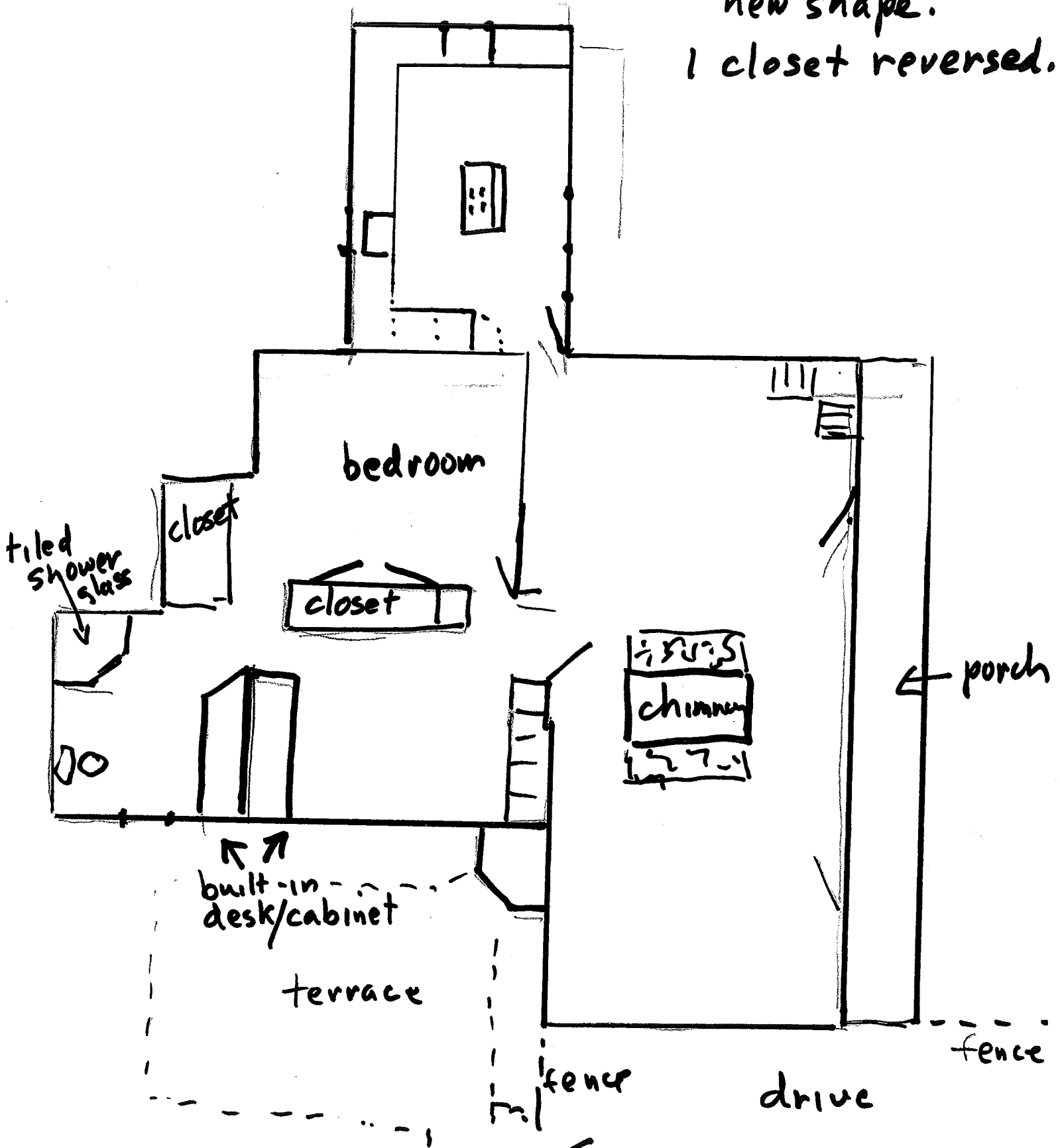
611 Preston Place

# Proposed Changes to house.

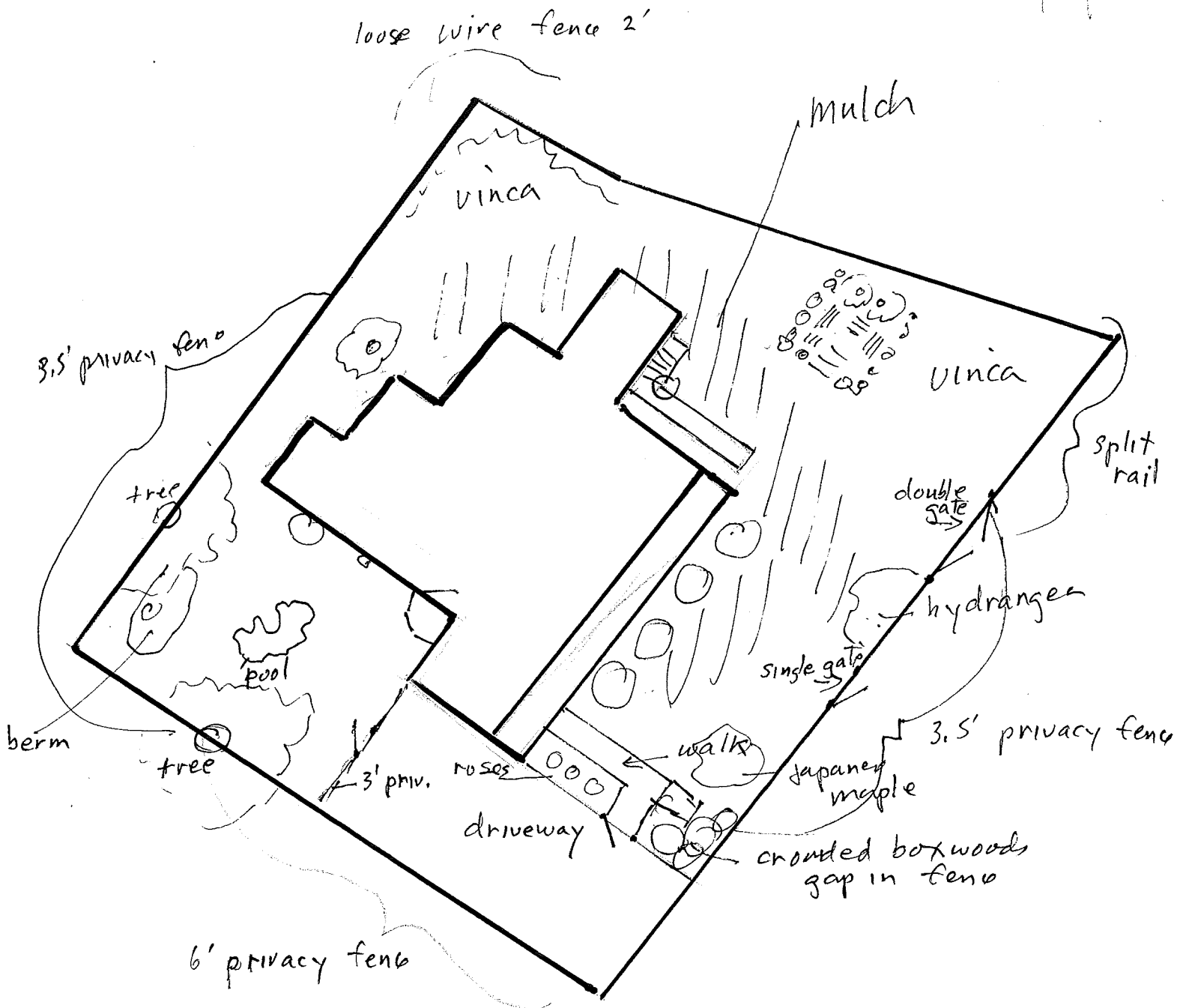
1 1969 wall removed.

bath enclosed, shower tiled, +  
new shape.

1 closet reversed.



# 611 Preston Place Garden, Jan. 2015

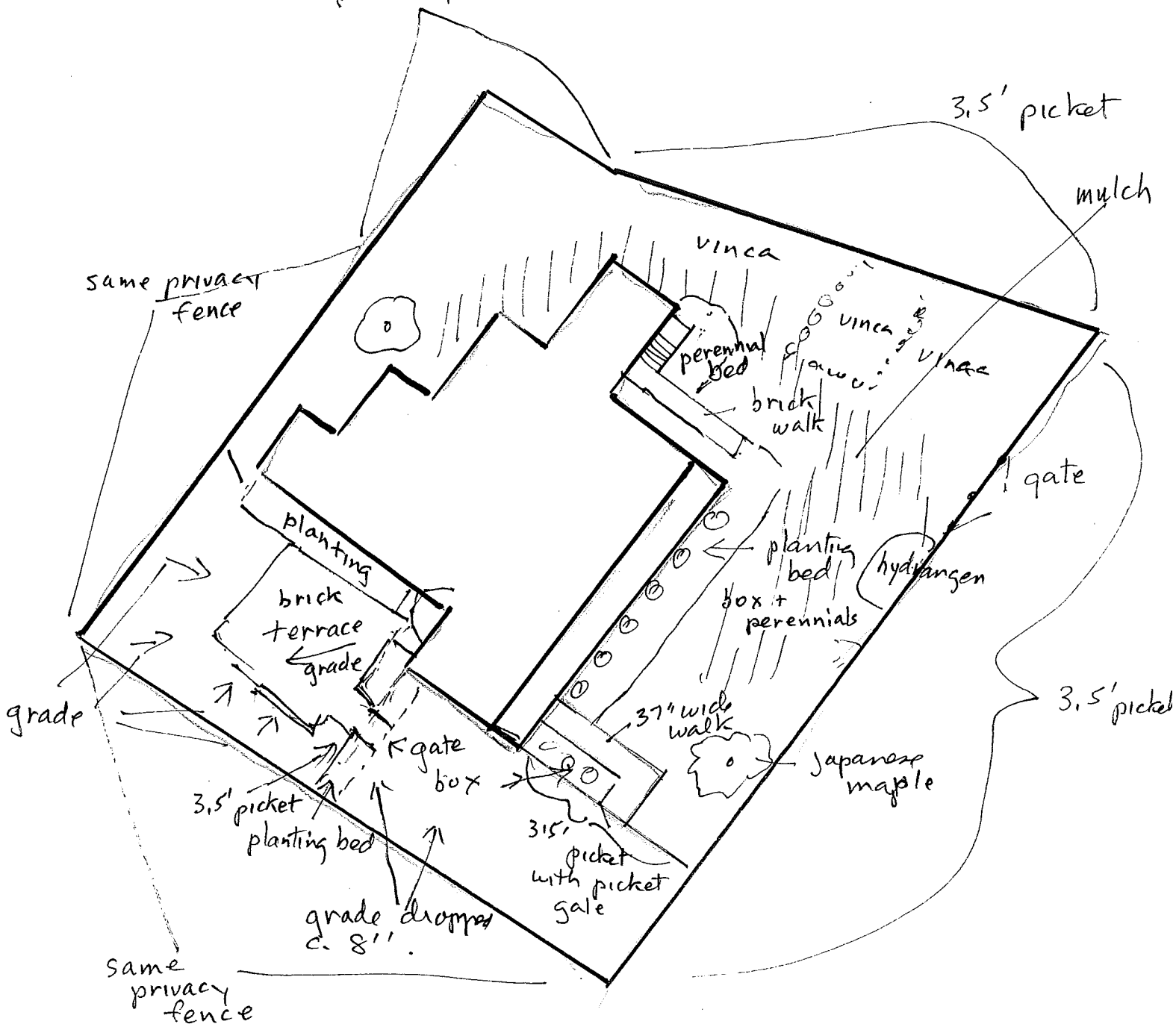


# 611 Preston Place

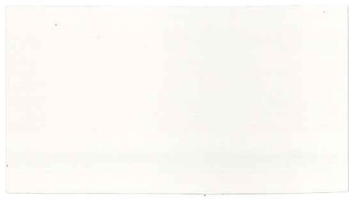
## Garden changes proposed.

3.5' picket except for existing privacy fence along drive + around back.

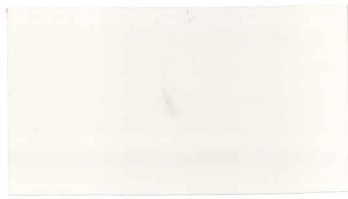
privacy fence 3.5'







Eider White SW 7014



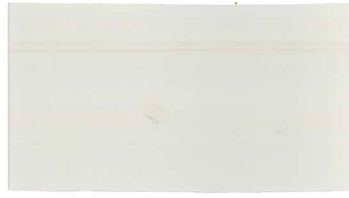
Simple White SW 7021



Incredible White SW 7028



Aesthetic White SW 7035



Repose Gray SW 7015



Alpaca SW 7022



Agreeable Gray SW 7029



Accessible Beige SW 7036



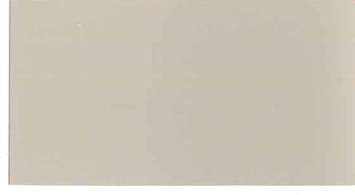
Mindful Gray SW 7016



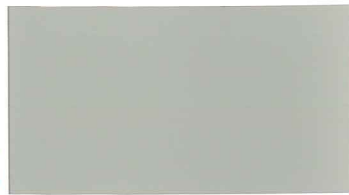
Requisite Gray SW 7023



Anew Gray SW 7030



Balanced Beige SW 7037



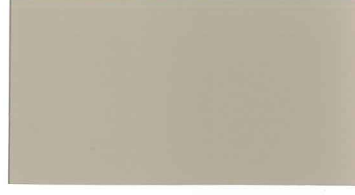
Dorian Gray SW 7017



Functional Gray SW 7024



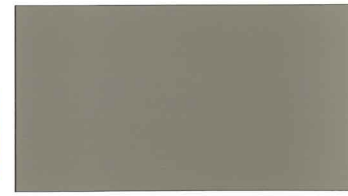
Mega Greige SW 7031



Tony Taupe SW 7038



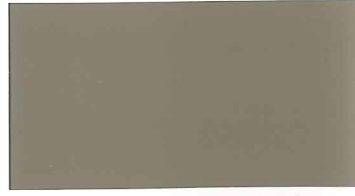
Dovetail SW 7018



Backdrop SW 7025



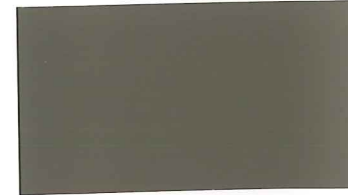
Warm Stone SW 7032



Virtual Taupe SW 7039



Gauntlet Gray SW 7019



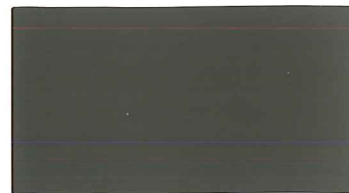
Griffin SW 7026



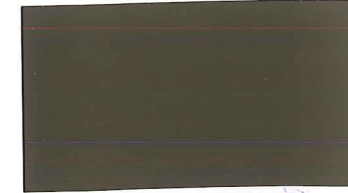
Brainstorm Bronze SW 7033



Smokehouse SW 7040



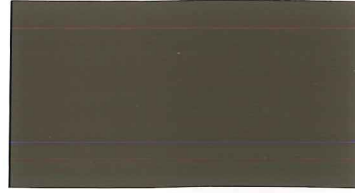
Black Fox SW 7020



Well-Bred Brown SW 7027



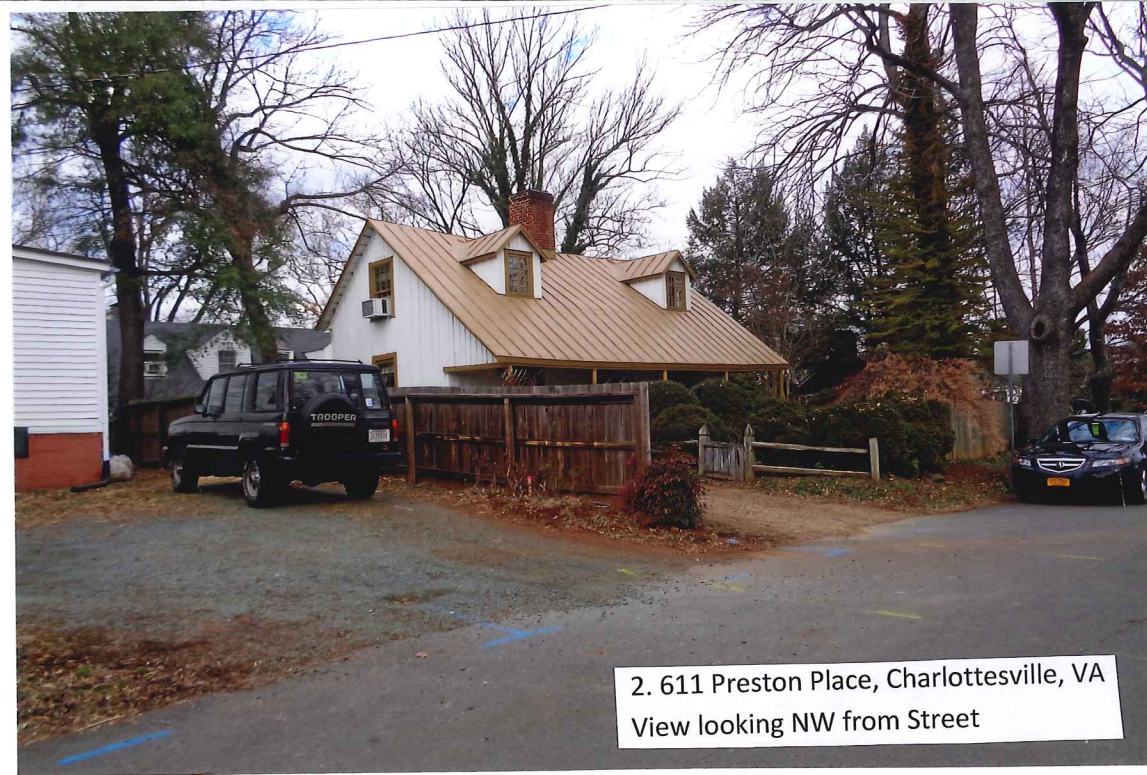
Status Bronze SW 7034



Van Dyke Brown SW 7041

Handwritten blue text: "Mindful", "Dorian", "Dovetail" written vertically on the left side of the page.





2. 611 Preston Place, Charlottesville, VA  
View looking NW from Street



1. 611 Preston Place, Charlottesville, VA  
View of street looking NNE.



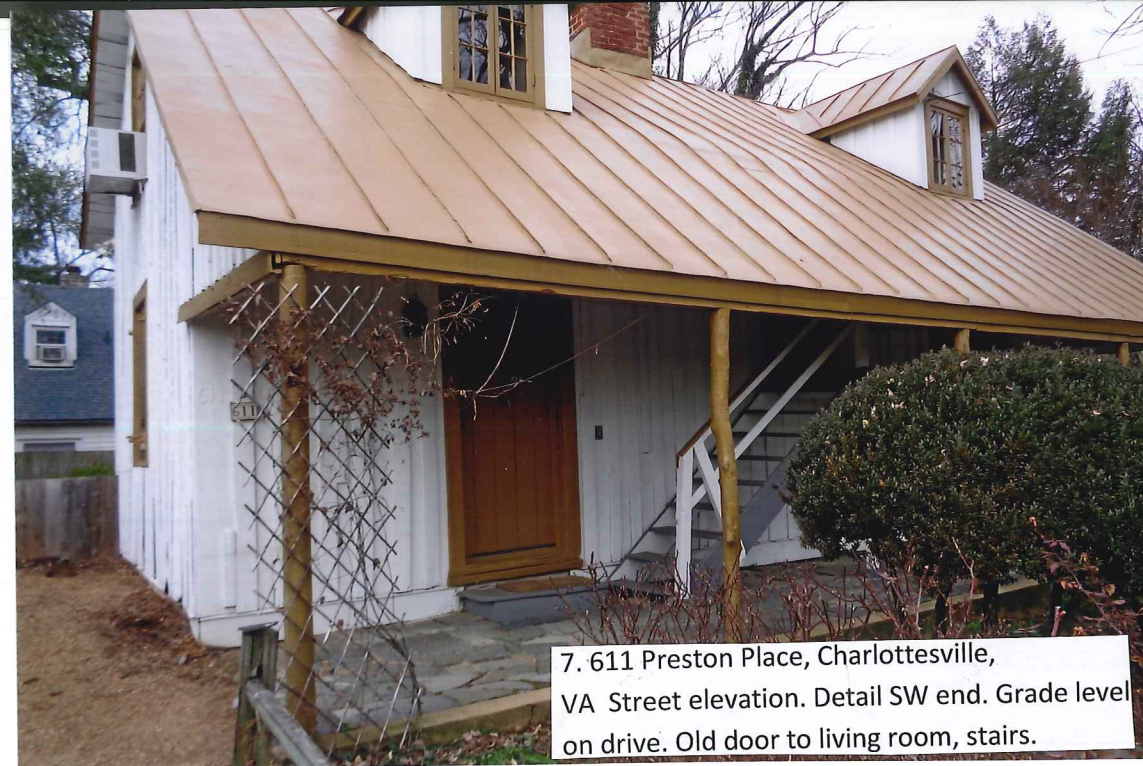
4. 611 Preston Place, Charlottesville, VA  
Close view wall on NE property line, no sidewalk



3. 611 Preston Place, Charlottesville, VA  
Looking SW. Neighbor to NE, Wall on NE Property line



8. 611 Preston Place, Charlottesville, VA  
Street elevation. Detail of door to dining room



7. 611 Preston Place, Charlottesville, VA  
Street elevation. Detail SW end. Grade level on drive. Old door to living room, stairs.



5. 611 Preston Place, Charlottesville, VA  
Street view opposite # 611



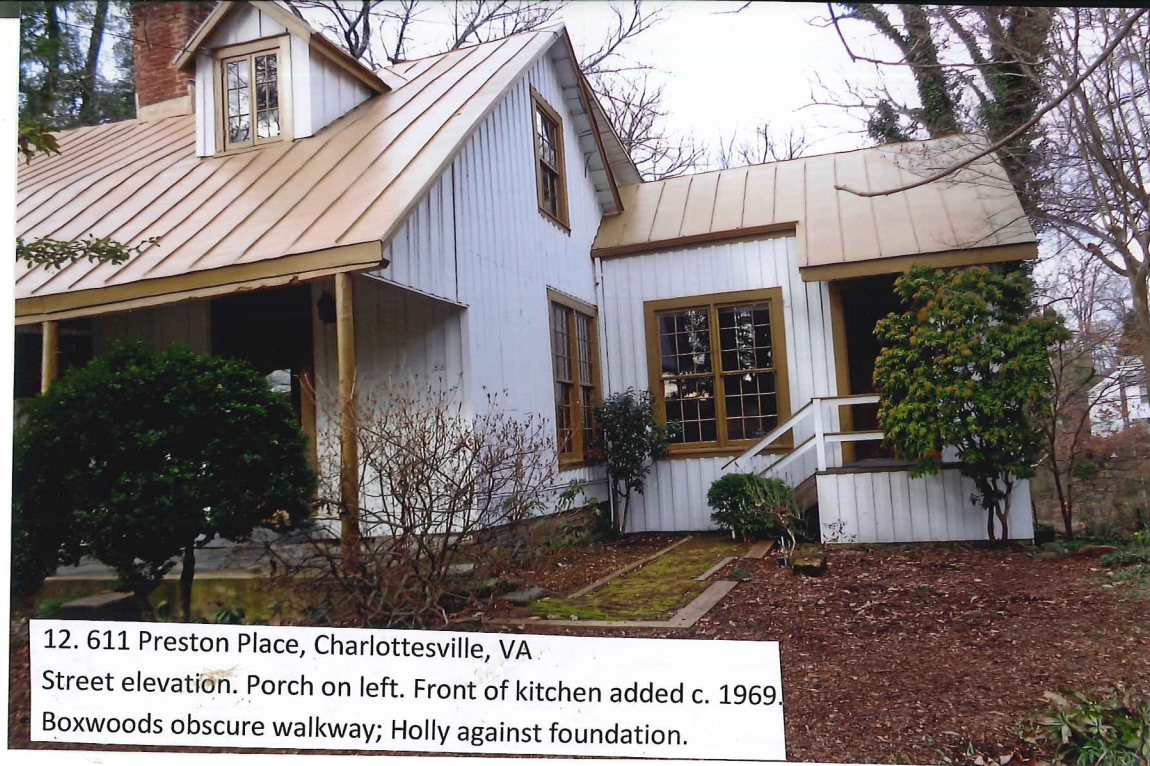
9. 611 Preston Place, Charlottesville, VA  
Street elevation. Detail join of original rafters and porch structure.



6. 611 Preston Place, Charlottesville, VA  
Street elevation. Boxwoods obscure front; Roof bump where porch joins main block.



14. 611 Preston Place, Charlottesville, VA  
Street elevation. Detail of corner: main block on left, kitchen on right. Holly planted 8" from foundation.



12. 611 Preston Place, Charlottesville, VA  
Street elevation. Porch on left. Front of kitchen added c. 1969.  
Boxwoods obscure walkway; Holly against foundation.



13. 611 Preston Place, Charlottesville, VA  
Street elevation. Detail of kitchen stairs, walk.  
Boxwood blocks path at turn onto walk.



10. 611 Preston Place, Charlottesville, VA  
Street elevation. Detail of 4 leggy boxwoods that obscure house.



11. 611 Preston Place, Charlottesville, VA  
Street elevation. Detail of NE corner of porch.



16. 611 Preston Place, Charlottesville, VA  
NE elevation. NE wall of kitchen, stair landing on left.  
On right, back or NW wall close to property line.



18. 611 Preston Place, Charlottesville, VA  
NW elevation. Back of house, early 20<sup>th</sup> c. addition.



15. 611 Preston Place, Charlottesville, VA  
NE Elevation. Front porch on left, 1969 kitchen on right.



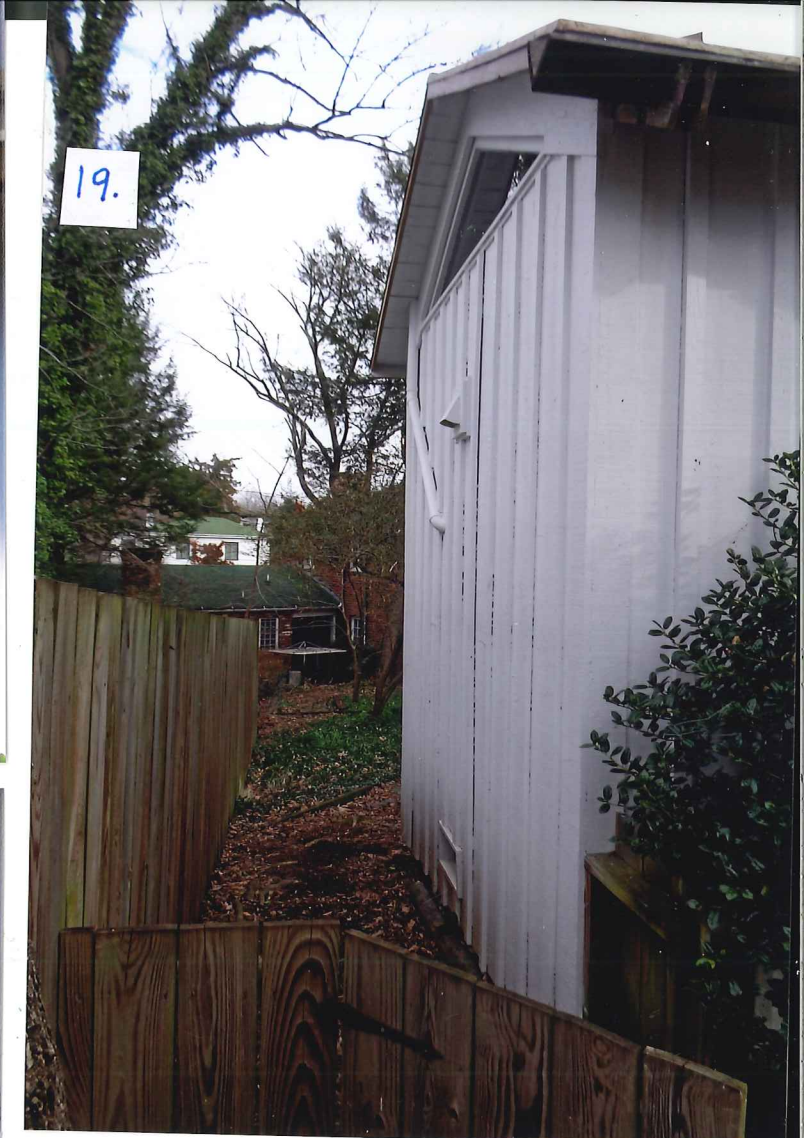
17. 611 Preston Place, Charlottesville, VA  
Back or NW elevation. Back wall of kitchen.



22. 611 Preston Place, Charlottesville, VA  
SW entry court. View of rear chimney & roof angles. Water damage.



20. 611 Preston Place, Charlottesville, VA  
Back or NW elevation. Detail of "V" gutter, potential to gush over fence



19.



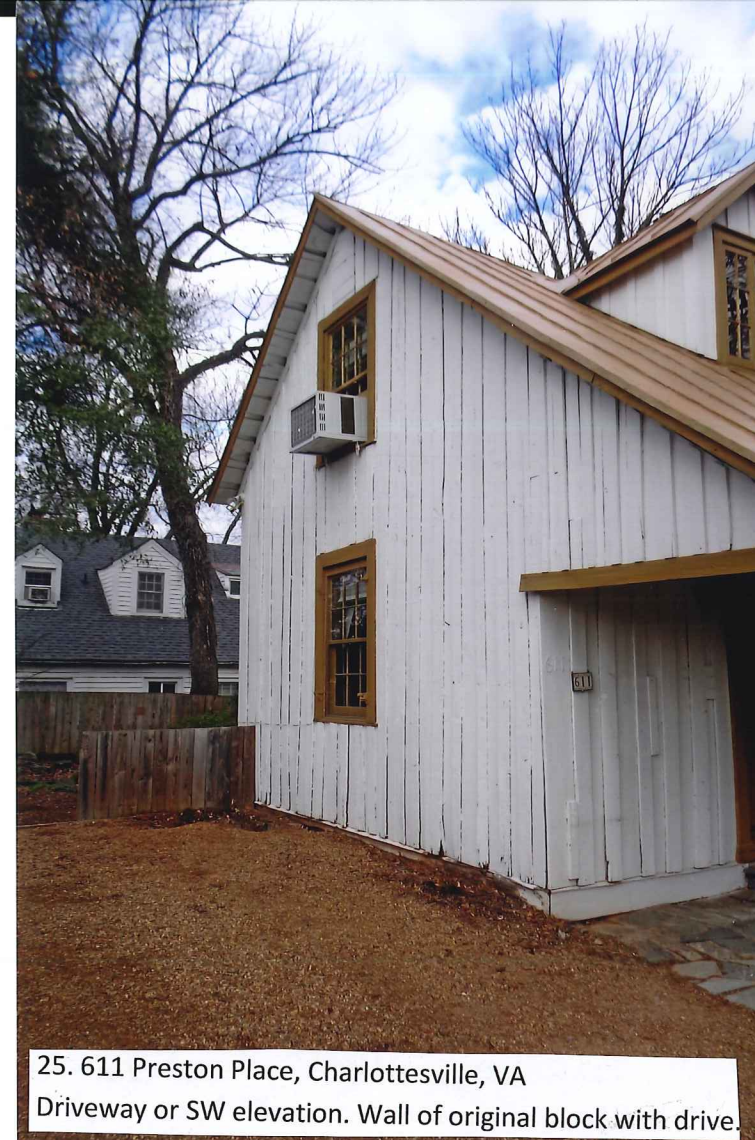
23. 611 Preston Place, Charlottesville, VA  
SW Side entry court. Detail of chimney & eaves with damage.



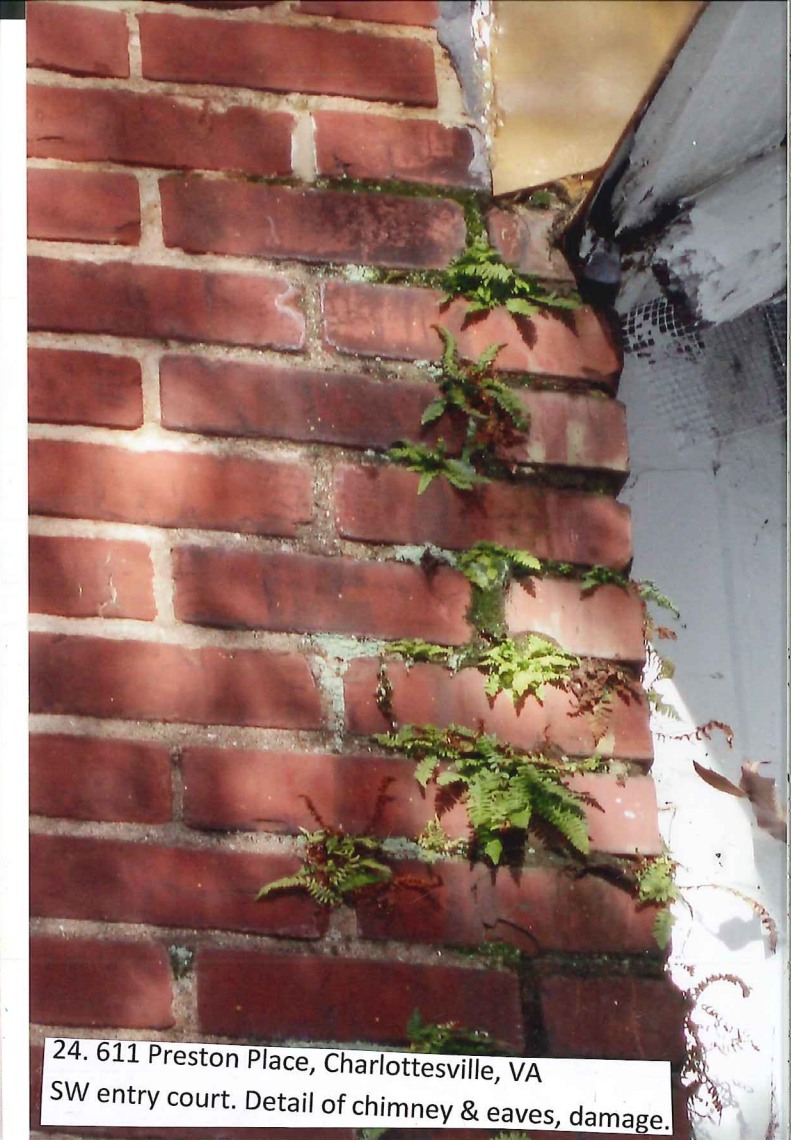
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28. 611 Preston Place, Charlottesville, VA  
Driveway area. Detail of water damaged siding along drive.



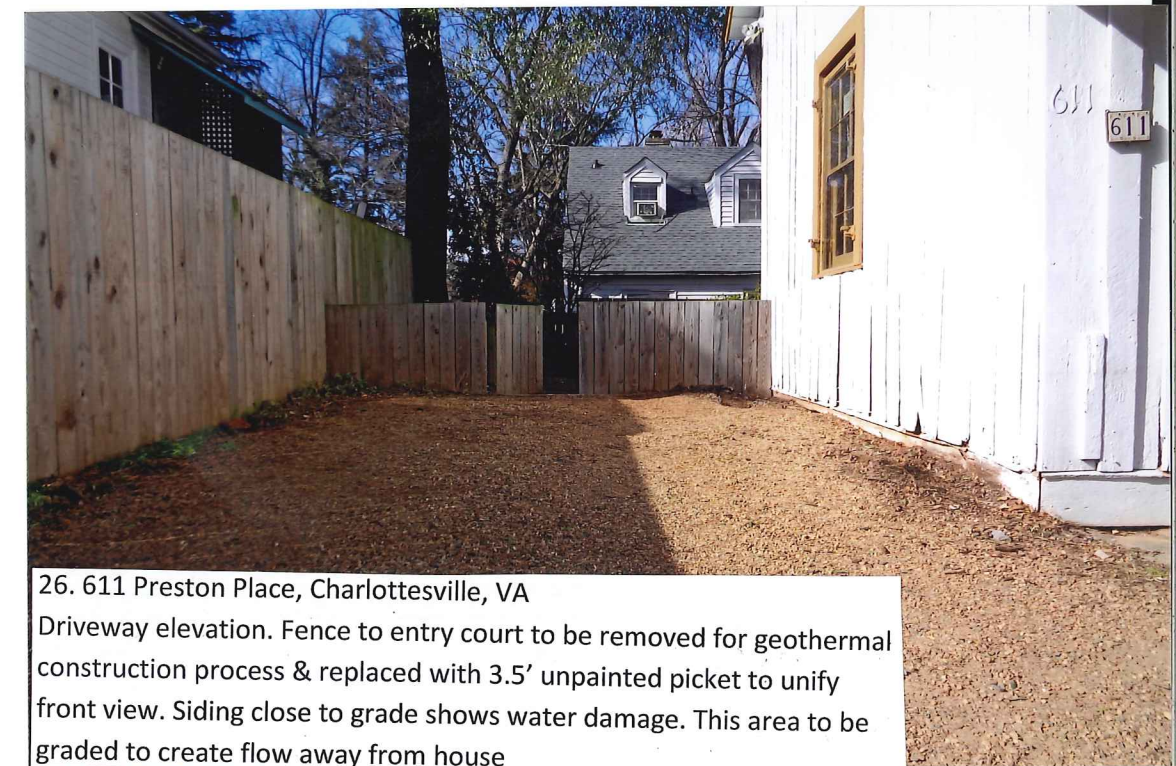
25. 611 Preston Place, Charlottesville, VA  
Driveway or SW elevation. Wall of original block with drive.



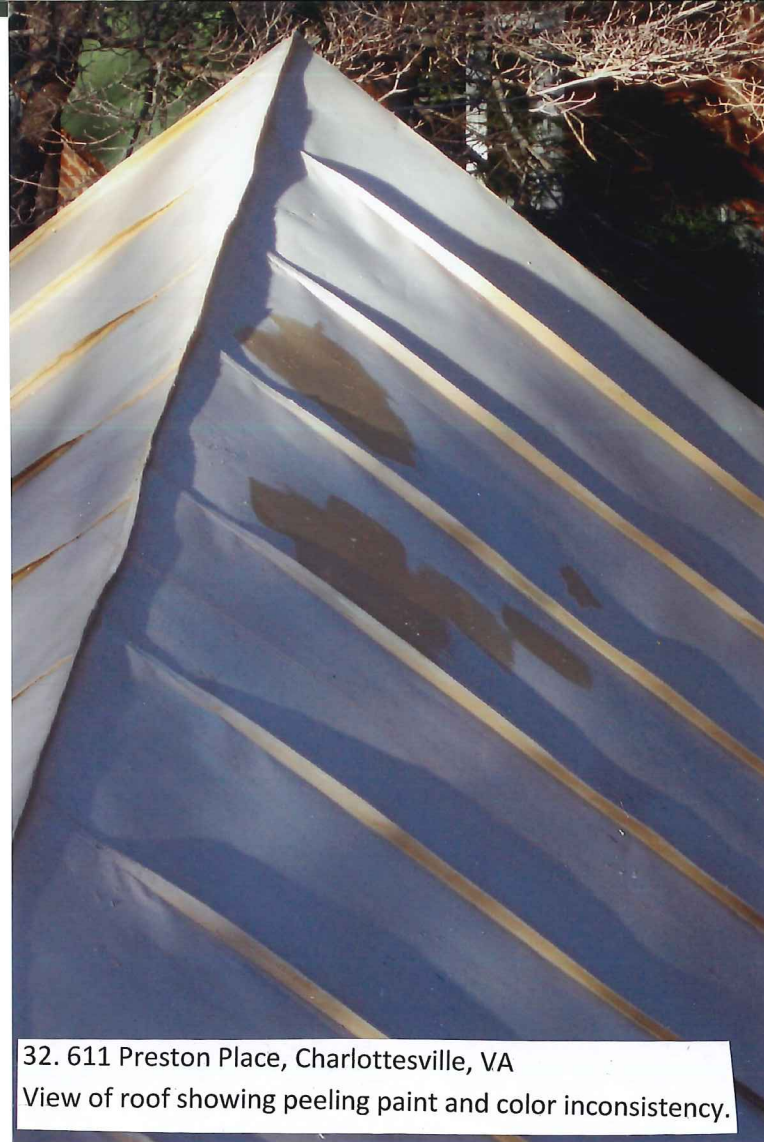
24. 611 Preston Place, Charlottesville, VA  
SW entry court. Detail of chimney & eaves, damage.



27. 611 Preston Place, Charlottesville, VA  
Driveway area. Detail of corner of foundation of porch, drive to left, shows very high grade.



26. 611 Preston Place, Charlottesville, VA  
Driveway elevation. Fence to entry court to be removed for geothermal construction process & replaced with 3.5' unpainted picket to unify front view. Siding close to grade shows water damage. This area to be graded to create flow away from house



32. 611 Preston Place, Charlottesville, VA  
View of roof showing peeling paint and color inconsistency.



31. 611 Preston Place, Charlottesville, VA  
Driveway. Detail of gate & walkway leading into front yard.  
Walk is too narrow for safety, & soldier courses are a trip hazard



29. 611 Preston Place, Charlottesville, VA  
Driveway elevation. Detail of upper siding & AC unit.



30.





35.



34. 611 Preston Place, Charlottesville, VA  
Roof detail showing peeling paint.



33. 611 Preston Place, Charlottesville, VA  
Roof detail showing peeling paint.



37. 611 Preston Place, Charlottesville, VA  
Central chimney, detail of brickwork.



36. 611 Preston Place, Charlottesville, VA  
Top of central chimney. Chipped mortar collar.



40. 611 Preston Place, Charlottesville, VA  
Icehouse. Close view looking E. Wall remains,  
regular bowl shaped excavation, mature shrubs.



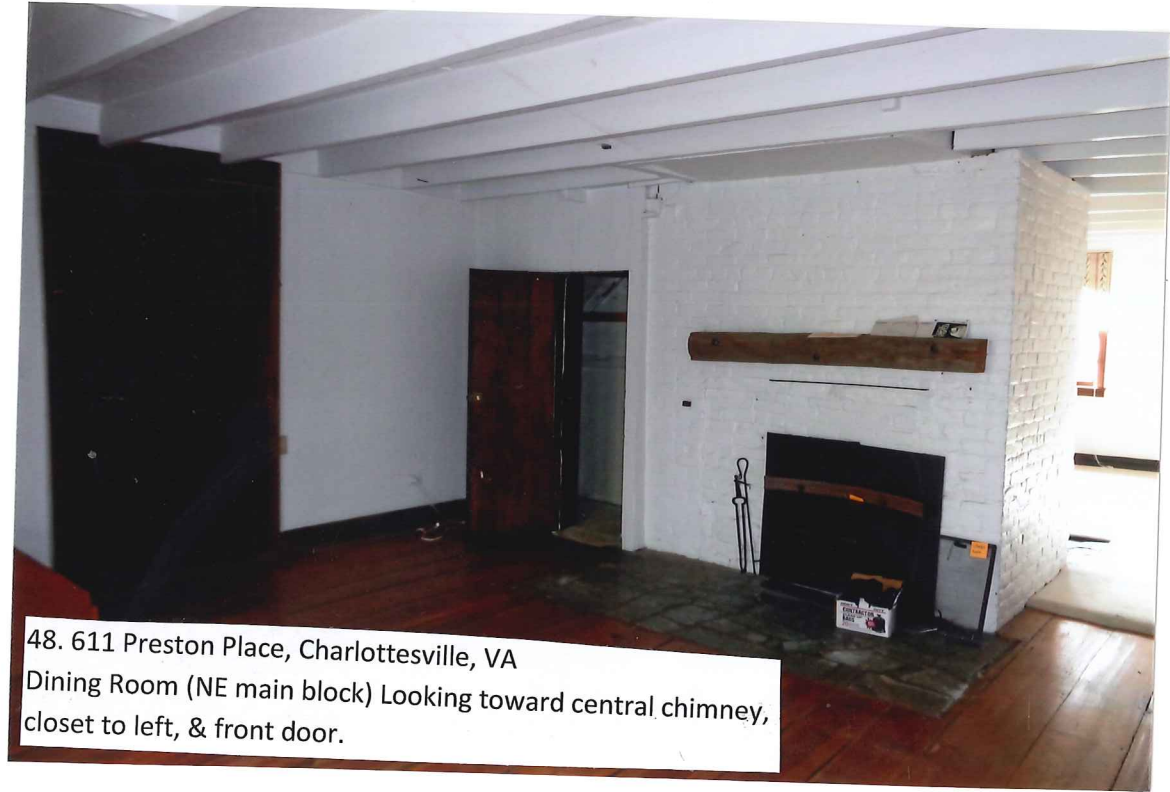
38. 611 Preston Place, Charlottesville, VA  
Icehouse. Remaining and placed stones on grade,  
and excavated cavity. Drop to neighboring property.



41. 611 Preston Place, Charlottesville, VA  
Icehouse. Looking E at steps.



39. 611 Preston Place, Charlottesville, VA  
Icehouse looking East. Deteriorating seating and floor lattices.  
Inconsistent fence types on street frontage.



48. 611 Preston Place, Charlottesville, VA  
Dining Room (NE main block) Looking toward central chimney,  
closet to left, & front door.



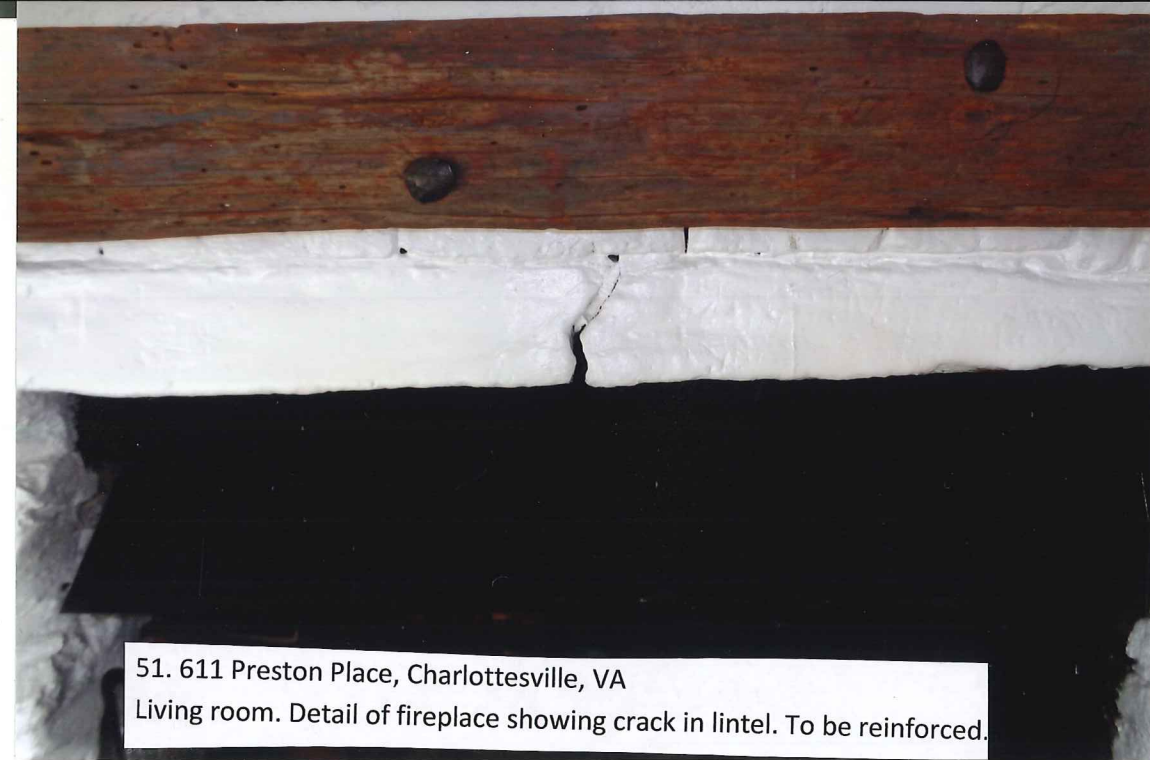
44. 611 Preston Place, Charlottesville, VA  
Hall from side entry. View from door to mair



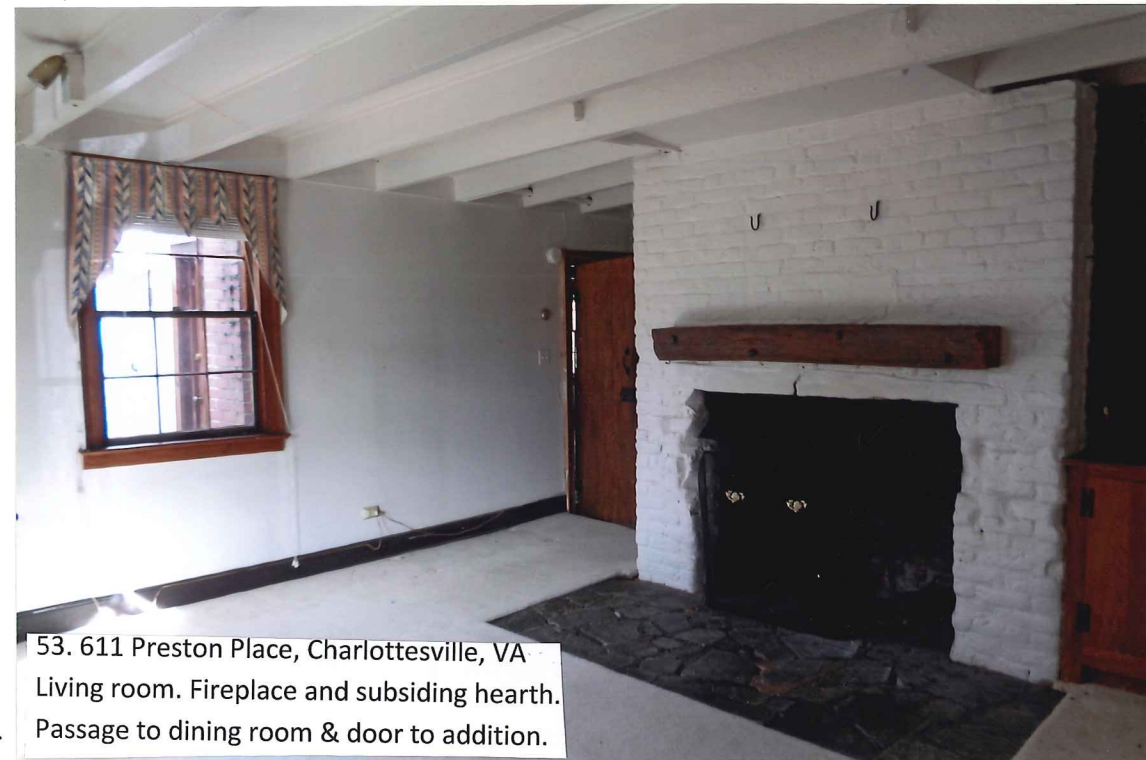
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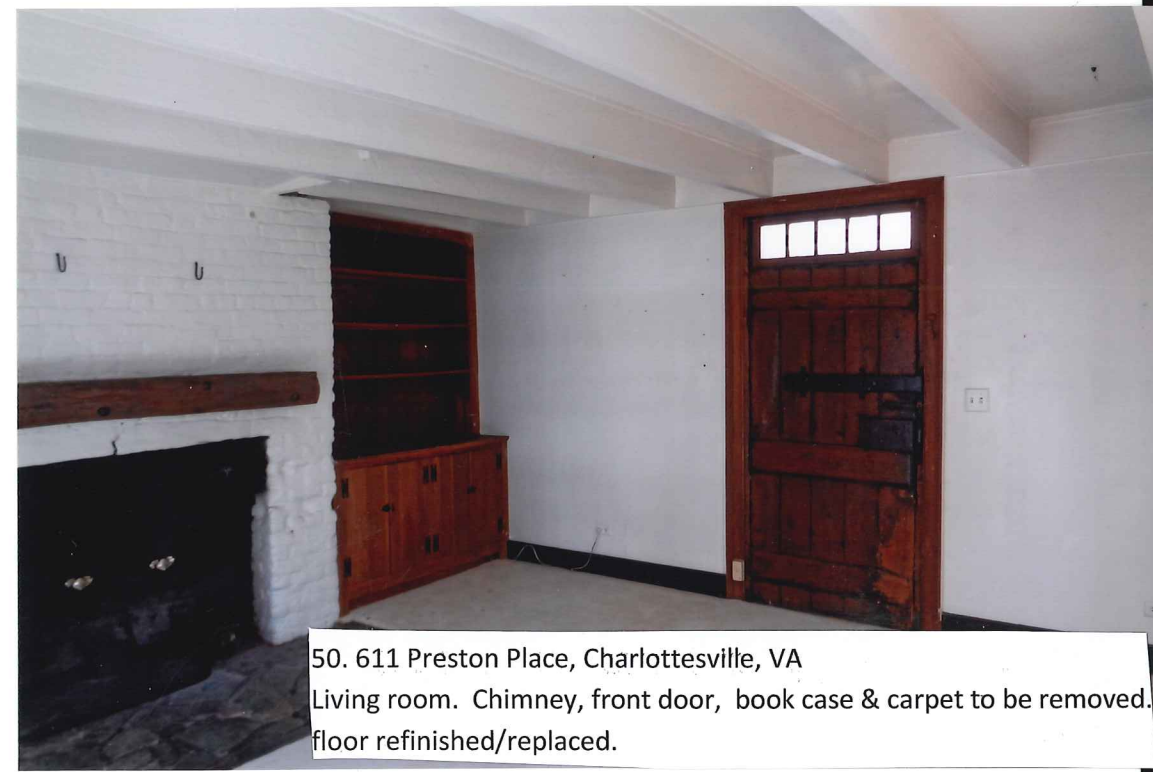
52. 611 Preston Place, Charlottesville, VA  
Living room. Detail front door.



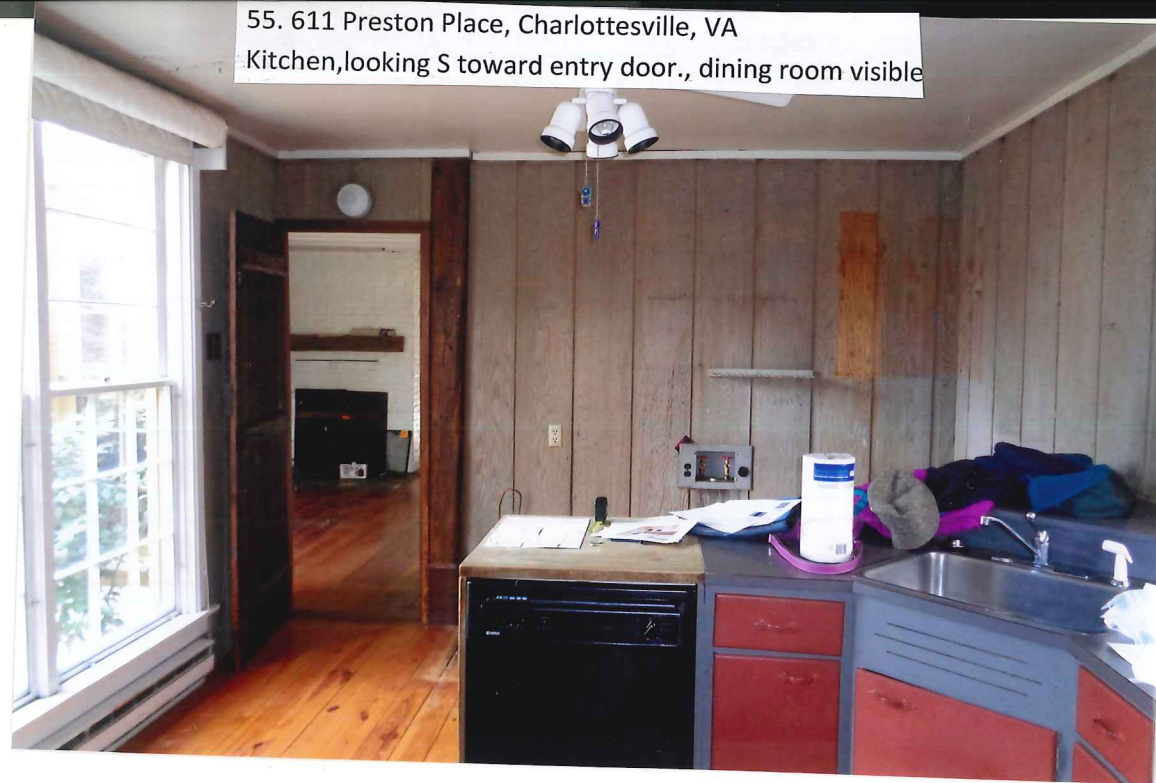
51. 611 Preston Place, Charlottesville, VA  
Living room. Detail of fireplace showing crack in lintel. To be reinforced.



53. 611 Preston Place, Charlottesville, VA  
Living room. Fireplace and subsiding hearth.  
Passage to dining room & door to addition.



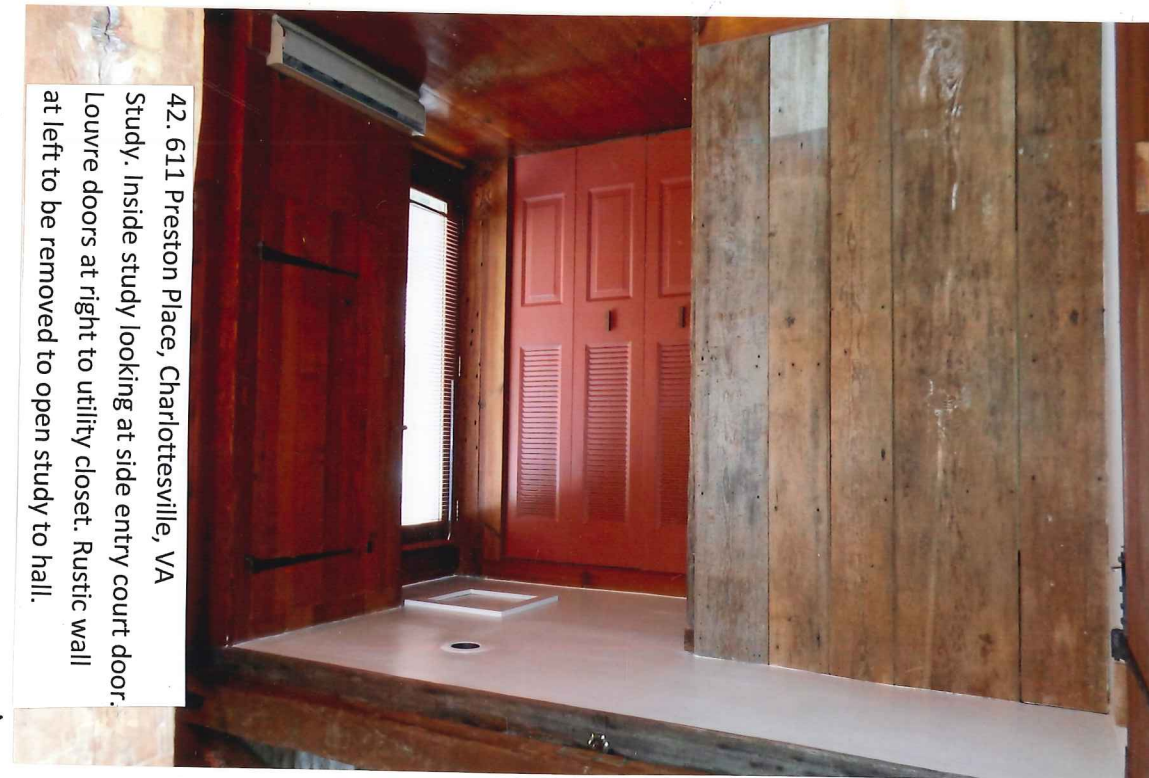
50. 611 Preston Place, Charlottesville, VA  
Living room. Chimney, front door, book case & carpet to be removed.  
floor refinished/replaced.



55. 611 Preston Place, Charlottesville, VA  
Kitchen, looking S toward entry door., dining room visible



54. 611 Preston Place, Charlottesville, VA  
Kitchen, c. 1969. From entrance. Looking N. cabinetry, cooktop, dishwasher, sink.



42. 611 Preston Place, Charlottesville, VA  
Study. Inside study looking at side entry court door. Louvre doors at right to utility closet. Rustic wall at left to be removed to open study to hall.



56. 611 Preston Place, Charlottesville, VA  
Kitchen looking NE. Inside of street side wall with exterior door and windows.