

**From:** Mess, Camie  
**Sent:** Tuesday, August 15, 2017 2:59 PM  
**To:** juliekdixon@hotmail.com  
**Subject:** BAR Action - 605 Preston Place and 506-512 Preston Place - Aug. 14th, 2017

August 15, 2017

Preston Place Neighborhood Investments PC, LP, and Preston Place Properties, LLC  
ATTN Julie Dixon

**Re: Certificate of Appropriateness Application**

BAR 17-08-12

605 Preston Place and 506-512 Preston Place

Tax Parcel 050111000 and 050116A00-050116E00

Preston Place Neighborhood Investments PC, LP, and Preston Place Properties, LLC, Owner/Julie Dixon,  
Applicant

Move building and demolition of wall

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 14, 2017. The following action was taken:

**Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions and Moving, I move to find that the proposed (1) moving of 605 Preston Avenue house, porch and chimneys, and the east side additions to 506-512 Preston Place, and (2) demolition of the rear additions of the house satisfy the BAR's criteria and guidelines and is compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC district, and that the BAR approves the application as submitted. Mohr seconded. The motion passed (4-2, with Gastinger and Schwarz opposed).**

**Bault moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions and Moving, I move to find that the proposed demolition of part of the stone wall at 500-512 Preston Place satisfy the BAR's criteria and guidelines and is compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC district, and that the BAR approves the application as submitted. Mohr seconded. The motion passed (6-0).**

This certificate of appropriateness shall expire in 18 months (February 14, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3398 or [messc@charlottesville.org](mailto:messc@charlottesville.org).

Sincerely yours,

Camie Mess  
Assistant Historic Preservationist

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
August 14, 2017**



**Certificate of Appropriateness Application**

BAR 17-08-13

506-512 Preston Place

Tax Parcel 050116A00-050116E00

Preston Place Properties, LLC, Owner/Julie Dixon, Applicant

Renovation of building

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**Background**

605 Preston Place is an Individually Protected Property located in the Rugby Road-University Circle-Venable Neighborhood ADC District, built in 1857. Also known as Wyndhurst, this was the manor house of the 100-acre farm that is now the Preston Heights section of the city. It is a typical 2-story, 3-bay, double-pile white weatherboarded house with Greek Revival details. Historic survey is attached.

500 Preston Place is a contributing structure in the Rugby Road-University Circle-Venable Neighborhood ADC District. The wall was part of a series of stone garages thought to be built in the 1930s to serve the Preston Court Apartments. The historic survey is attached.

Most of the original garages were demolished without BAR review, under a site plan approval for townhouses that was approved prior to the historic district being established. The townhouses were never built, and the site plan has now expired. The seven townhouse lots will be re-divided.

**Application**

The applicant is proposing an addition to the relocated Wyndhurst mansion that wraps around the (north) back and (west) side of the house. The addition allows for the addition of a kitchen and bathroom without altering the original layout of the home. The siding will be wood. New roofs, gutters and downspouts will match existing.

A new foundation will be constructed of hand-molded brick veneer, with the first floor height at the same height as existing. The existing front porch will be dismantled and reassembled. Two interior chimneys will be moved intact. The roofs, gutters, and downspouts will match those on the original building. The applicant intends to reuse existing windows and doors when possible. New windows and doors, if necessary, will be solid wood. Sill and casing will be wood. Porches will be IPE or painted wood with wood columns and rails.

**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 Design Review Guidelines for New Construction and Additions**

*P. Additions*

*Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:*

- 1. Function and Size*
  - a. Attempt to accommodate needed functions within the existing structure without building an addition.*
  - b. Limit the size of the addition so that it does not visually overpower the existing building.*
- 2. Location*
  - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.*
  - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
  - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*
- 3. Design*
  - a. New additions should not destroy historic materials that characterize the property.*
  - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 4. Replication of Style*
  - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*

- b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*
5. *Materials and Features a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*
6. *Attachment to Existing Building*
- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
- b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

### **Discussion and Recommendations**

Viewing the front of the building, only the addition porch and secondary entrance are visible, which are set back from the face of the original structure. Most of the addition, including the part visible from the front, is one story tall. Only the portion above the rear entrance to the addition is two stories tall. Thus the addition is secondary to the original structure.

The drawing is missing of the proposed east elevation, from which the one-storey additions will be removed, and replaced with new window locations.

The materials proposed—matching roofs and gutters, wood doors and windows, wood siding, and brick foundation—are compatible with the original structure. The BAR may want to confirm that the original windows in the house will be repaired rather than replaced. The material and finish of the proposed new standing seam roof are needed.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed renovations satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC district, and that the BAR approves the application as submitted (or with the following modifications...).

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
August 14, 2017**



**Certificate of Appropriateness Application**

BAR 17-08-12

605 Preston Place and 506-512 Preston Place

Tax Parcel 050111000 and 050116A00-050116E00

Preston Place Neighborhood Investments PC, LP, and Preston Place Properties, LLC,

Owner/Julie Dixon, Applicant

Move building and demolition of wall

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**Background**

605 Preston Place is an Individually Protected Property located in the Rugby Road-University Circle-Venable Neighborhood ADC District, built in 1857. Also known as Wyndhurst, this was the manor house of the 100-acre farm that is now the Preston Heights section of the city. It is a typical 2-story, 3-bay, double -pile white weatherboarded house with Greek Revival details. Historic survey is attached.

500-512 Preston Place contains a contributing structure in the Rugby Road-University Circle-Venable Neighborhood ADC District. The wall was part of a series of stone garages thought to be built in the 1930s to serve the Preston Court Apartments. The historic survey is attached.

Most of the original garages were demolished without BAR review, under a site plan approval for townhouses that was approved prior to the historic district being established. The townhouses were never built, and the site plan has now expired. The seven townhouse lots will be re-divided.

**Application**

The applicant is requesting approval to move the Wyndhurst Mansion to a different parcel on Preston Place. The applicant wants to move the original portion of the house to a lot that is neighbored by similar large, single family, structures. The location of the house is currently surrounded by higher density development, including several fraternities and sororities. In addition, the front of the house faces the rear of Preston Court Apartments. The bulk of the house structure will be moved intact, though the front porch will be dismantled and reassembled on the new site. All other additions to the building will be demolished.

In addition, the applicant is proposing the demolition of a portion of a wall on the 500-512 Preston Place lots, neighboring the relocation site. Portions of the wall functioning as a retaining wall will be left in place.

**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.*

### **Standards for Considering Demolitions and Movings**

*According to City Code Section 34-278 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 of property; **1857***

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

**The building is a contributing structure within in the Rugby Road- University Corner National Register and Virginia Register district.**

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

**Preston Heights and Preston place were named after Thomas L. and Anna Preston, who acquired this property in 1863.**

*(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;*

**The architectural style is vernacular with Greek Revival details.**

*(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*

**It could be reproduced but would not be historic.**

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

**The exterior of the house is intact. There have been several additions.**

*(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.*

**Wynhurst is linked to 611 Preston Place next door, which predated this building and served as its servant's quarters. Wynhurst was the original manor house on a 100-acre farm.**

*(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.*

**No structural report has been submitted.**

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

**The plan is to move the building, keeping the porch but removing other additions.**

*(e) Any applicable provisions of the city's Design Guidelines.*

### **Pertinent Design Guidelines - Demolitions and Moving**

#### **Review Criteria for Moving Historic Buildings**

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

2. *The public necessity of the proposed move. **There is no public necessity.***

3. *The public purpose or interest in land or buildings to be protected. **There is a public purpose to protect this building.***

4. *The effect upon the existing character of the setting of the structure or area and its surroundings. **The new surroundings for the building are more appropriate for the character of the farmhouse than its current surroundings***
5. *Whether or not the proposed relocation site would have a detrimental effect on the structural soundness of the building. **This still needs to be addressed by the applicant.***
6. *Whether or not the proposed relocation would have a negative or positive effect on other sites or structures within the historic district. **The current site will likely receive higher density development, which may be more appropriate than the historic structure.***
7. *Whether or not the proposed relocation site would be compatible with the architectural aspects of the structure. **The receiving site is more compatible with the structure, given its surroundings, than the current site. It will be surrounded by similarly sized single family structures on large lots.***
8. *Whether or not the proposed relocation is the only practical means of saving the structure from demolition. **Under its current ownership, and given its current protections, the building is not under threat of demolition***
9. *Whether or not the structure would remain protected. **The owners are working with the Virginia Department of Historic Resources to keep the building registered. Locally, the structure would remain in the same ADC district and still be an IPP.***

#### **Design Guidelines for Moving**

1. *Move buildings only after all alternatives to retention have been exhausted.*
2. *Contact the Virginia Department of Historic Resources first if the building is to remain listed on the Virginia Landmarks Register and the National Register of Historic Places.*
3. *Seek assistance in documenting the building in its original site before undertaking the move.*
  - a. *Photograph the building and the site thoroughly.*
  - b. *Measure and document the existing conditions and building if the move will require substantial reconstruction.*
4. *Thoroughly assess the building's structural condition in order to minimize any damage that might occur during the move.*
5. *Select a contractor who has experience in moving buildings and check references.*
6. *Secure the structure from vandalism and potential weather damage before and after its move.*
7. *If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open space in the district.*
8. *Whenever possible, move buildings intact.*

#### **Review Criteria for Demolition**

1. *The standards established by the City Code, Section 34-278.*
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.*
5. *Whether or not the proposed demolition would adversely or positively affect 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.*

#### **Design Guidelines for Demolition**

1. *Demolish a historic structure only after all preferable alternatives have been exhausted.*

2. Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.
3. If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.

### Discussion and Recommendations

The Wyndhurst Mansion is one of the two oldest structures in this district. It was formerly the main dwelling on a 100-acre farm that once encompassed a large part of this District. The building was then used as student housing from the 1930s and onward. The owners intend to restore the building as a single family home after the move.

There are three parts to this application: Moving the main house; demolishing additions to the house; and demolishing parts of the stone wall on the receiving site.

Overall the reasons given for moving the structure are appropriate for the preservation of the structure and its integrity. The current site would be more appropriate for higher density development while the receiving site is more suitable for the historic farmhouse. The applicant will work with the DHR to maintain the status of the structure.

The applicants plan to move the original structure intact (with the exception of the porch, which will be dismantled and reassembled), which is recommended in the guidelines. All other additions to the original structure are planned to be demolished. The historic survey dated 1980 notes that "The east side additions and the first two-storey rear addition had been made by the Prestons;" (owners between 1863 and 1919). "most of the others were probably made by Mrs. Pitts" (owner after 1930). The two east side additions include a small, one-storey addition with bowed end, and a one-storey enclosed sun parlor. The condition of these and the older, rear, two-storey addition is not known.

The applicant should clarify their plans to hire a contractor, document the existing structure (with photos and measured drawings), and ensure the safe relocation of the structure. In addition, staff assumes that several trees will have to be removed for the relocation of the structure as the street is narrow.

The applicants are proposing a demolition of part of the wall on the neighboring site. This demolition would allow the site to have larger lot sizes. The part of the wall functions as a retaining wall will not be demolished.

### Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions and Moving, I move to find that the proposed ~~X~~ moving of 605 Preston Avenue house, porch and chimneys to 506-512 Preston Place, and (2) demolition of ~~other~~ <sup>east side addition</sup> additions and (3) ~~demolition of part of the stone wall at 500-512 Preston Place~~ <sup>rear</sup> satisfy the BAR's criteria and guidelines and is compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC district, and that the BAR approves the application as submitted (or with the following modifications...).

SB  
TM - 2nd  
4

4-2 BG  
CAS opposed.



**605 Preston Place (Wyndhurst)**



<b>STREET ADDRESS:</b>	605 Preston Place
<b>MAP &amp; PARCEL:</b>	5-111
<b>PRESENT ZONING:</b>	R-3
<b>ORIGINAL OWNER:</b>	John Kelley
<b>ORIGINAL USE:</b>	Farmhouse
<b>PRESENT USE:</b>	Multi-Family
<b>PRESENT OWNER:</b>	Preston Court Limited Partnership
<b>ADDRESS:</b>	Preston Court Limited Partnership 413 7th Street NE Charlottesville, Va. 22901
<b>DATE/ PERIOD:</b>	1857
<b>STYLE:</b>	Vernacular
<b>HEIGHT IN STORIES:</b>	2 stories
<b>DIMENSIONS AND LAND AREA:</b>	5,196 sq ft/0.433 acres
<b>SOURCES:</b>	Charlottesville City Records and 2004 Architectural Survey
<b>CONTRIBUTING:</b>	Yes

**ARCHITECTURAL DESCRIPTION**

This 2-story, 3-bay, hip-roofed, vernacular frame dwelling was constructed ca. 1857 and is now divided into apartments. It is clad in weatherboard and has a symmetrical 3-bay front, two interior brick chimneys, 6/6 and 6/9 windows, a raised brick basement, a

tetrastyle 1-story front porch, and later additions at rear and east side. Built as the main dwelling on a large farm that once encompassed a large part of this District, this double-pile, central-passage-plan house is one of the two earliest buildings in the District. It served as a student boarding house between ca. 1930 and 1970 and is a contributing resource in the District. City Council previously designated this property as an Individually Protected Property. This means that at the time of that designation it was located outside the existing local historic districts in the city but was deemed by City Council to be of special historic, cultural, or architectural value.

# Architectural And Historic Survey



## Identification

**STREET ADDRESS:** 605 Preston Place  
**MAP & PARCEL:** 5-111  
**CENSUS TRACT AND BLOCK:** 2-502  
**PRESENT ZONING:** R-3  
**ORIGINAL OWNER:** Sally Ann McCoy, et al  
**ORIGINAL USE:** Residence  
**PRESENT USE:** Rental Property (4 apartments)  
**PRESENT OWNER:** Preston Court, Inc.  
**ADDRESS:** c/o Mrs. J. L. Hartman  
Box 254  
Charlottesville, Virginia

**HISTORIC NAME:** Wyndhurst  
**DATE / PERIOD:** 1857  
**STYLE:** Vernacular  
**HEIGHT (to cornice) OR STORIES:** 2 storeys  
**DIMENSIONS AND LAND AREA:** 100' x 171.7' (18,880 sq. ft.)  
**CONDITION:** Good  
**SURVEYOR:** Bibb  
**DATE OF SURVEY:** Winter 1980  
**SOURCES:** City/County Records  
Mrs. J. L. Hartman

## ARCHITECTURAL DESCRIPTION

Wyndhurst is a typical 2-storey, 3-bay, double-pile white weatherboarded house with Greek Revival details. It is set on a high foundation of brick laid in 5-course American bond. It has a low-pitched hip roof covered with standing-seam metal with projecting eaves and boxed cornice. Capped chimneys centered between the two rooms on each side of the central hall serve fireplaces in all the original rooms. Windows are double-sash with architrave trim and black louvered shutters, 6-over-9 light at the first level and shorter 6-over-6 light at the second. A one-storey entrance porch covers the center bay of the facade. It has a low-pitched hip roof with boxed cornice and plain frieze, four square pillars with inset panels, and a simple balustrade. The 4-paneled Greek Revival style entrance door has sidelights over panels and a rectangular transom. Interior doors are also 4-paneled with architrave trim. Ceilings are quite high. A 3-flight open stair with turned newels and simple balustrade rises from the extremely wide central hall. A small one-storey addition with bowed end covers the south (front) bay of the east elevation. Its windows are 6-over-6 light. A one-storey enclosed sun parlor with wide 8-over-8 light windows covers the north bay of the east elevation. These two additions are connected by a one-storey hyphen and both have foundations of brick laid in stretcher bond. A complex series of one- and two-storey additions covers the rear elevation. They are weatherboarded and set on cinderblock and concrete foundations. Some windows are 2-over-2 light. There is one circular-headed window at the second level.

## HISTORICAL DESCRIPTION

In 1857 Sally Ann McCoy et al purchased a 102 $\frac{1}{2}$ -acre tract that had been part of the Opie Norris estate (ACDB 56-214). Tax records indicate major construction activity, probably this house, in 1857. She sold the entire farm to Thomas L. and Anna M. Preston in 1863 (ACDB 61-156). The house was raided by Union soldiers during the brief occupation of Charlottesville in March 1865. The farm was subdivided in 1892, (Preston Heights plat ACDB 97-346), reserving ten acres with the house. After the deaths of Colonel and Mrs. Preston, that was also subdivided (City DB 34-28 and 478). The house had four owners between 1919 and 1930 when it was purchased by Charity S. Pitts (Mrs. William Pitts) (DB 70-489). For many years Mrs. Pitts operated a popular boarding house for University students. The east side additions and the first two-storey rear addition had been made by the Prestons; most of the others were probably made by Mrs. Pitts. Preston Court, Inc., which had built Preston Court Apartments on what had originally been Wyndhurst's front lawn, bought the house when Mrs. Pitts retired in 1970 (DB 314-104) and divided it into four apartments, retaining most of the original fabric. Additional References: ACDB 106-139, 126-130; ACWB 32-95; City DB 30-396, 34-349, 35-305, 57-334, 58-358, 59-485.

## SIGNIFICANCE

Wyndhurst was the manor house of the 100-acre farm now comprising the Preston Heights section of the city. It was raided by Yankee soldiers during the brief occupation of Charlottesville in March 1865. It is a large vernacular structure with Greek Revival details.





**PRESTON PLACE**

**500 Preston Place**



<b>STREET ADDRESS:</b>	500 Preston Place
<b>MAP &amp; PARCEL:</b>	5-116
<b>PRESENT ZONING:</b>	R-3
<b>ORIGINAL OWNER:</b>	
<b>ORIGINAL USE:</b>	Garages
<b>PRESENT USE:</b>	Garages
<b>PRESENT OWNER:</b>	Preston Court Limited Partnership
<b>ADDRESS:</b>	413 7 <sup>th</sup> Street NE Charlottesville, Va. 22902
<b>DATE/ PERIOD:</b>	1930s
<b>STYLE:</b>	Vernacular
<b>HEIGHT IN STORIES:</b>	1.0 stories
<b>DIMENSIONS AND LAND AREA:</b>	0.186 acres
<b>SOURCES:</b>	Charlottesville City Records and 2004 Architectural Survey
<b>CONTRIBUTING:</b>	Yes

**ARCHITECTURAL DESCRIPTION**

This series of garages and parking area were constructed for the Preston Court Apartments at 1600 Grady Avenue. Set back from the road, this long zigzagging string of stone-faced, flat-roofed garage and storage units appears to have been constructed in the 1930s. These interesting buildings are in fair condition and are slated to be demolished and replaced with town houses. They are contributing resources in the District.





**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 Email [scala@charlottesville.org](mailto:scala@charlottesville.org)

**RECEIVED**

**JUL 28 2017**

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
Make checks payable to the City of Charlottesville.  
The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name	<u>MIKE BEVIER</u>	Applicant Name	<u>JULIE DIXON</u>
Project Name/Description	<u>PRESTON PLACE PROJECT</u>		Parcel Number <u>5-111</u>
Project Property Address	<u>605 PRESTON PLACE AND 5-116 PRESTON PLACE</u>		

**Applicant Information**

Address: 108 FIFTH STREET SE SUITE 306  
CHARLOTTESVILLE VA 22902  
Email: JULIEKDIXON@HOTMAIL.COM  
Phone: (W) \_\_\_\_\_ (C) 4343914947

**Owner of 605 Preston Place:**

Neighborhood Investments – PC, LP  
Neighborhood Investments – PP, Inc., General Partner  
810 Catalpa Ct., Charlottesville, VA 22903

By *Richard Spurzem* Pres  
Richard Spurzem, President of Neighborhood  
Investments – PP, Inc.

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

**Signature of Applicant**

I hereby attest that the information I have provided is, to the  
best of my knowledge, correct.

*Julie Dixon* 25 JULY 2017  
Signature Date

JULIE DIXON 25 JULY 2017  
Print Name Date

**Owner of 504-512 Preston Place:**

Preston Place Properties, LLC  
712 Rugby Road, Charlottesville, VA 22903

By *Michael BeVier*  
Michael BeVier, Member/Manager  
Preston Place Properties, LLC

**Description of Proposed Work (attach separate narrative if necessary):** WE PROPOSE MOVING THE WYNDHURST MANSION FROM ITS CURRENT LOCATION TO A PARCEL LESS THAN 300' AWAY ON THE SAME ROAD AT 5-116 PRESTON PLACE. WE FURTHER REQUEST PERMISSION TO MADE ADDITIONS TO THE STRUCTURE AND TO REMOVE A PORTION OF AN EXISTING STONE WALL TO COMBINE EMPTY PARCELS INTO SINGLE FAMILY LOTS.

**List All Attachments (see reverse side for submittal requirements):**  
NARRATIVE DESCRIPTION INCLUDING PHOTOGRAPHS, ARCHITECTURAL AND HISTORIC SURVEY AND HOUSE MOVERS PROPOSAL

<b>For Office Use Only</b>	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	



**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 Email [scala@charlottesville.org](mailto:scala@charlottesville.org)

RECEIVED  
JUL 26 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
Make checks payable to the City of Charlottesville.  
The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name MIKE BEVIER Applicant Name JULIE DIXON  
Project Name/Description PRESTON PLACE PROJECT Parcel Number 5-111  
Project Property Address 605 PRESTON PLACE AND 5-116 PRESTON PLACE

**Applicant Information**

Address: 108 FIFTH STREET SE SUITE 306  
CHARLOTTESVILLE VA 22902 -  
Email: JULIEKDIXON@HOTMAIL.COM  
Phone: (W) \_\_\_\_\_ (C) 4343914947

**Signature of Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 25 JULY 2017  
Signature Date

JULIE DIXON 25 JULY 2017  
Print Name Date

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

Address: MIKE BEVIER  
712 RUGBY ROAD CHARLOTTESVILLE VA 22902  
Email: MBEVIER@MORBANC.COM  
Phone: (W) \_\_\_\_\_ (C) 434

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

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

[Signature] 7/25/17  
Signature Date

MIKE BEVIER 25 JULY 2017  
Print Name Date

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

**Description of Proposed Work (attach separate narrative if necessary):** WE PROPOSE MOVING THE WYNDHURST MANSION FROM ITS CURRENT LOCATION TO A PARCEL LESS THAN 300' AWAY ON THE SAME ROAD AT 5-116 PRESTON PLACE. WE FURTHER REQUEST PERMISSION TO MADE ADDITIONS TO THE STRUCTURE AND TO REMOVE A PORTION OF AN EXISTING STONE WALL TO COMBINE EMPTY PARCELS INTO SINGLE FAMILY LOTS.

**List All Attachments (see reverse side for submittal requirements):**  
NARRATIVE DESCRIPTION INCLUDING PHOTOGRAPHS, ARCHITECTURAL AND HISTORIC SURVEY AND HOUSE MOVERS PROPOSAL

**For Office Use Only**  
Received by: [Signature]  
Fee paid: \$375<sup>00</sup> Cash/Ck. # 3307  
Date Received: 7/26/2017  
Revised 2016 P17-0133  
Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_



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

RECEIVED

JUL 28 2017

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130 Email [scala@charlottesville.org](mailto:scala@charlottesville.org)

NEIGHBORHOOD DEVELOPMENT SERVICES

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Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
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Owner Name	MIKE BEVIER	Applicant Name	JULIE DIXON
Project Name/Description	PRESTON PLACE PROJECT	Parcel Number	5-111
Project Property Address	605 PRESTON PLACE AND 5-116 PRESTON PLACE		

**Applicant Information**

Address: 108 FIFTH STREET SE SUITE 306  
CHARLOTTESVILLE VA 22902  
Email: JULIEKDIXON@HOTMAIL.COM  
Phone: (W) (C) 4343914947

**Signature of Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

	25 JULY 2017
Signature	Date
JULIE DIXON	25 JULY 2017
Print Name	Date

**Owner of 605 Preston Place:**

Neighborhood Investments – PC, LP  
Neighborhood Investments – PP, Inc., General Partner  
810 Catalpa Ct., Charlottesville, VA 22903

By Pres  
Richard Spurzem, President of Neighborhood  
Investments – PP, Inc.

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

**Owner of 504-512 Preston Place:**

Preston Place Properties, LLC  
712 Rugby Road, Charlottesville, VA 22903

By   
Michael Bevier, Member/Manager  
Preston Place Properties, LLC

**Description of Proposed Work (attach separate narrative if necessary):** WE PROPOSE MOVING THE WYNDHURST MANSION FROM ITS CURRENT LOCATION TO A PARCEL LESS THAN 300' AWAY ON THE SAME ROAD AT 5-116 PRESTON PLACE. WE FURTHER REQUEST PERMISSION TO MADE ADDITIONS TO THE STRUCTURE AND TO REMOVE A PORTION OF AN EXISTING STONE WALL TO COMBINE EMPTY PARCELS INTO SINGLE FAMILY LOTS.

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

NARRATIVE DESCRIPTION INCLUDING PHOTOGRAPHS, ARCHITECTURAL AND HISTORIC SURVEY AND HOUSE MOVERS PROPOSAL

**For Office Use Only**

Received by: \_\_\_\_\_  
Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_  
Date Received: \_\_\_\_\_

Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_



# { ROSNEY CO }

ARCHITECTS

25 July 2017

City of Charlottesville

Board of Architectural Review

Re: 605 Preston Place and Preston Place (formerly Wyndhurst Way) single family development plan

Dear Members of the Board of Architectural Review:

Our application for review contains three separate components, all interrelated. First, we request permission from the Board to relocate the structure currently at 605 Preston Place to a single family parcel created by re-dividing the existing seven townhouse lots on the former Wyndhurst Way and a portion of the adjoining property at 1702 Burnley Road recently purchased by Michael J. and Lilian BeVier. Mr. and Mrs. BeVier, have lived at 712 Rugby for over 40 years and have been active in protecting the Rugby and Venable neighborhoods, They recently completed a full renovation of the historic house at 1702 Burnley Road. Their proposed new divisions creating single family residential lots along the section of Preston Place formerly known as Wyndhurst Way (see amendments) has been tentatively approved by the City. Their proposal aims to protect this area as a single family residential community protected by restrictive zoning. This solution makes the most sense for the area overall and enjoys the support of many neighbors and local residents as it offers the greatest benefit to stakeholders broadly. For this submission, we have divided the discussion into three components:

1. We request permission to relocate the house currently located at 605 Preston Place
2. We request approval of proposed additions to the rear of the relocated house
3. We request permission to remove a portion of the existing stone wall at the rear of the site along Preston Place formerly known as Wyndhurst Way

## PART 1

### RELOCATION OF STRUCTURE AT 605 PRESTON PLACE

In an effort to preserve the integrity of and to avoid the continuing deterioration of the structure at 605 Preston Place in the City of Charlottesville, we request permission to relocate the original portion of the residence to an empty lot two parcels away that we believe to be well suited for single family residence of this stature. For purposes of organizing this discussion, we employ the use of the National Park Service Standards for Moving a State and Federal Landmark Application (included). We intend to complete the work with consultation from the Department of Historic Resources, who are on record having approved the moving of structures in the past (Bowling Eldridge House moved from Halifax County to Bedford County), and to maintain the structure's status as a listed, contributing structure to its historic district. Our goal is to arrest its current and continuing decline and to restore it to its original use as a single-family residence in surroundings befitting its stature.

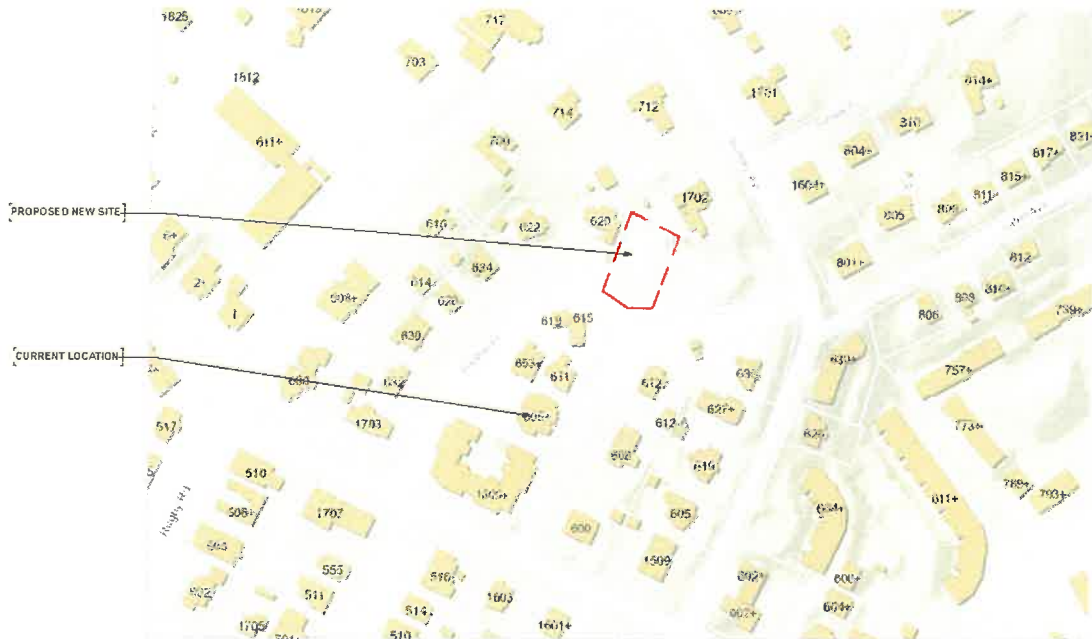
1. When constructed in 1857, the home was originally comfortably sited at the center of a 102-acre parcel (see Architectural and Historic Survey attached). The lot on which it currently sits is an R-3 lot, large enough to contain an additional 8 housing units (a total of 32 bedrooms) by right which would strangle the mansion at its edge. While the building has been abandoned for multiple years, the current use of the structure has been as a four-unit apartment building rented to University students who have caused significant wear on historic material. The structure's current surroundings and use are a direct threat to its architectural integrity and longevity. Further, its close proximity to the Preston Court Apartments makes it undesirable as an owner occupied, single family residence. As you can see in the image below, the original farm house front porch faces the rear of the imposing building adjacent.



View of the Front of the House showing Apartment Building Corner

2. The owners of both parcels are in full agreement on this proposal.
3. There are no known additional structures on this site that would impact this move.
4. There is no known archaeology at the original site that would be negatively impacted by this move.

5. The distance of the proposed move is shown below:



*Locational Map*



*Location with Distance Marker Noted between Sites*

6. The lot at 5-116 Preston Place to which we propose the move is a far more appropriate site for this historic structure than its current location. It is not only empty, but it is surrounded on all sides by substantial single-family residences, and has a historic connection to the mansion as part of the original 102 acre parcel purchased by Sally Ann McCoy in 1857.

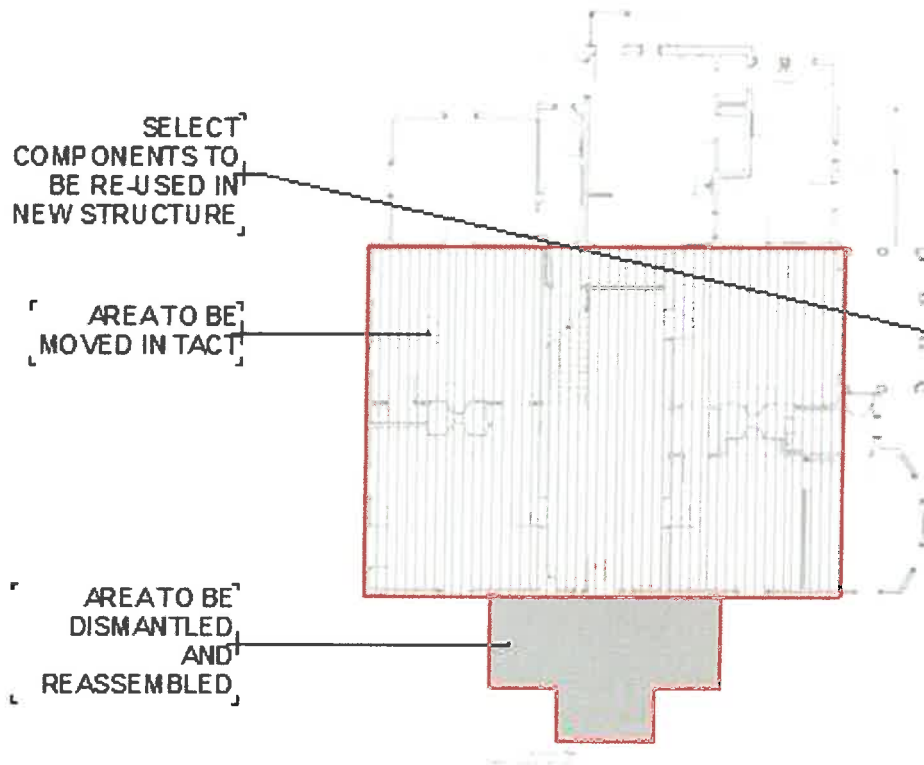


*Receiving Site*

7. In keeping with the Secretary of the Interior's Preferences, the owners intend to complete an archaeology report on the *present site* prior to application with the Park Service.
8. In keeping with the Secretary of the Interior's requirements, the owners intend to complete an archaeology report on the *receiving site* prior to application with the Park Service.



9. The bulk of the structure will be moved INTACT to the new site. The structure will be released from its current foundation and transported to a new foundation on the receiving site. No material in the block outlined below will be demolished, including the two interior chimneys, which will be moved intact. The foundation on the new site will use hand molded brick veneer on the exterior and will establish the first floor height finished elevation at the same height as the existing site. The front porch will be dismantled and reassembled on site re-using columns, balustrade and pickets, stair and stair rail, architrave, trim and salvageable ceiling and floor material. The newer additions around the perimeter, of varying ages, will be carefully demolished, preserving any historic material that is reasonable to reuse on additions at the receiving site.





*Mansion West Elevation*



*Mansion East Elevation*



*Mansion Northwest Elevation*





*Mansion Southwest Elevation*

In summary, and in reference to the City of Charlottesville's *Review Criteria for Moving of Historic Buildings*, I will highlight the positive impact of the requested relocation on the surrounding area. Specifically, we believe that this is the most reasonable method for saving the structure in posterity and will be undertaken at great expense and effort on the part of the owners. We request the Board of Architectural Review's permission to save this historic structure through its relocation.

108 5<sup>th</sup> Street SE, Suite 306

Charlottesville, VA 22902

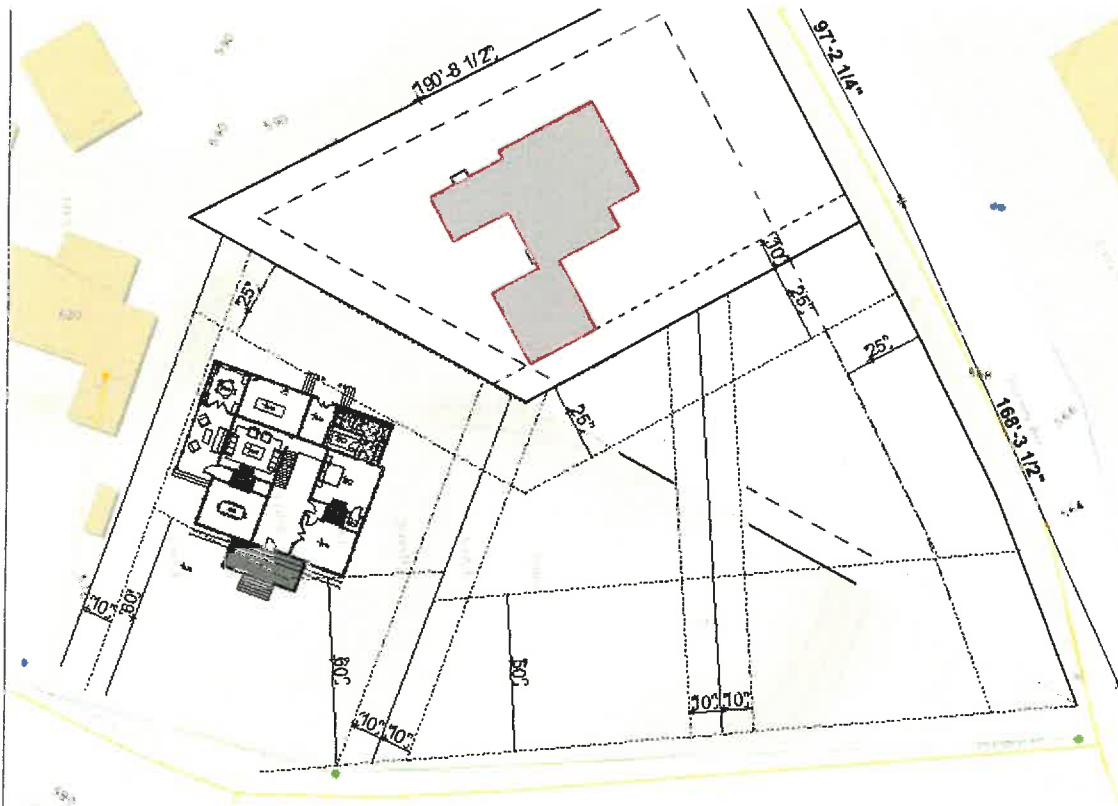
[www.rosneyarchitects.com](http://www.rosneyarchitects.com)

## PART 2

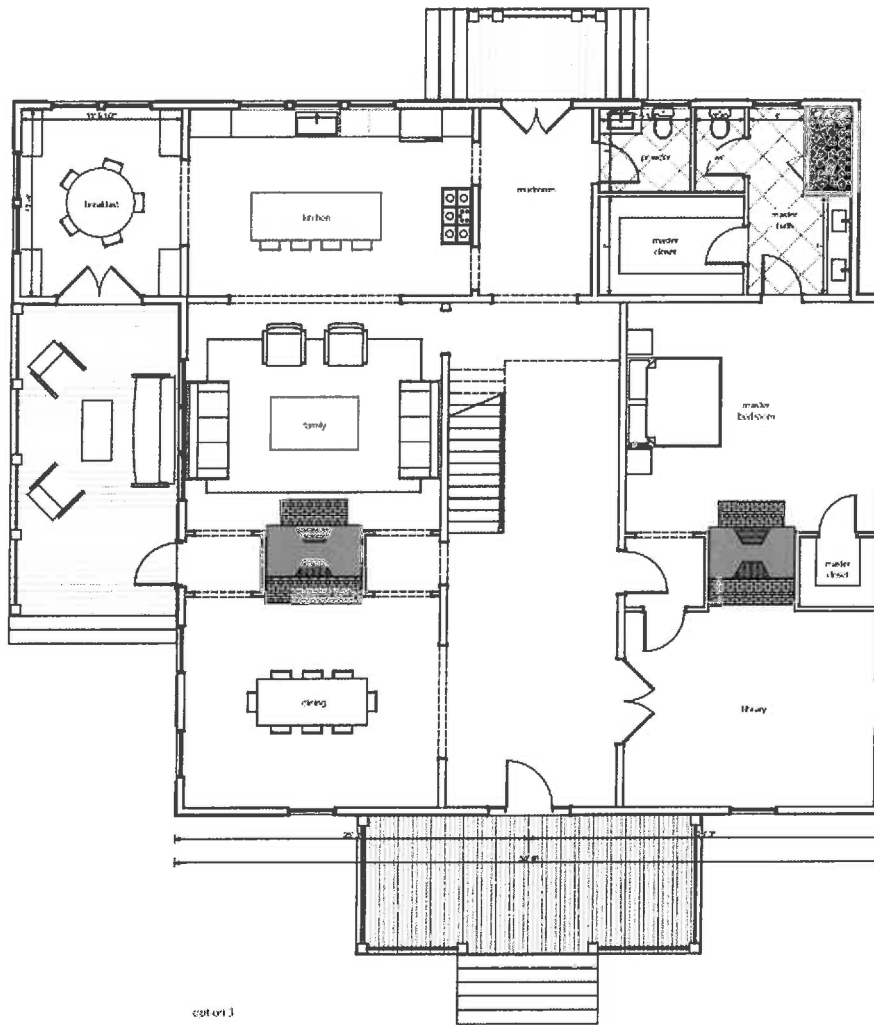
### PROPOSED ADDITIONS TO THE RELOCATED 605 PRESTON PLACE STRUCTURE

We propose an addition to the relocated structure that preserves the primary volumes inside the house. This solution utilizes perimeter additions to house the modern conveniences including bathrooms and a kitchen. Material choices will be compatible with the existing structure using hand molded brick around the foundation and solid wood siding on stories above. New roofs, gutters and downspouts will match original. New windows and doors (where existing cannot be re-used) will be solid wood, SDL and casing will be primed wood, profiled to match existing. Porches will be either IPE or painted wood floor with solid wood columns and rail components.

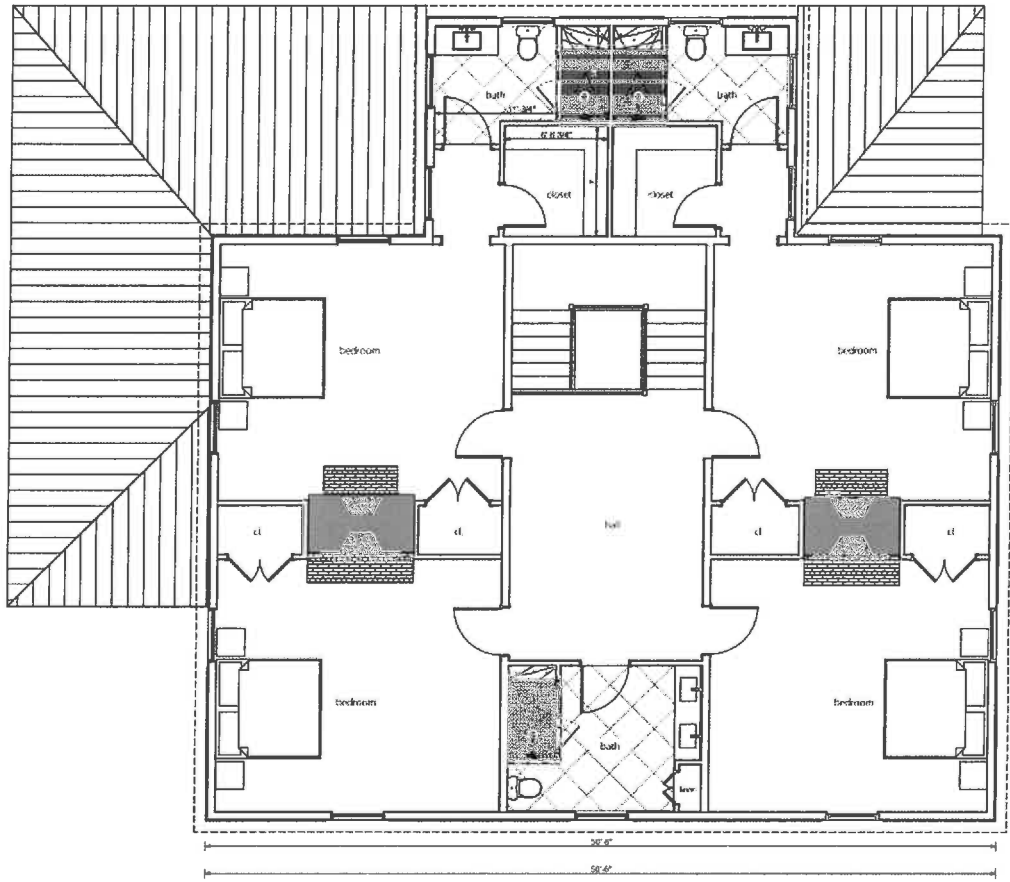
All of the additions remain secondary to the primary volume. (See amendment for existing conditions plans.)



*Conceptual GIS overlay site plan*



caption 3



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0" 1



BACK ELEVATION  
SCALE: 1/4" = 1'-0" 1



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

### PART 3

#### DEMOLITION OF A PORTION OF EXISTING STONE WALL AT PRESTON PLACE

While the original use of the existing stone wall at the rear of the lots is unknown, there is a significant portion that still performs a retaining function between a variation in grades. It is this section that we propose to preserve and maintain in its current use. We propose to remove only the section of the existing stone wall that is not serving any retaining function. In addition to serving no retaining purpose, the proposed section for removal continues to deteriorate in integrity and further has the unintended consequence of separating the lot at 1702 Burnley Road from the land adjacent, creating a strange triangle of uninhabitable land. If this division were to remain in place, it would prevent the creation of single family lots in this area as it would prohibit the creation of reasonably sized and oriented parcels. We believe that this division could be a large part of the reason that these lots have yet to be developed as single family residences. Allowing us to bridge the gap between the lots on Preston Place and Burnley Road creates reasonably sized lots with the appropriate street frontage and relationship to their surroundings.



NOTES:

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.  
THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.  
OWNER OF RECORD TMP 5-118: BURNLEY PROPERTIES 3, L.L.C, INSTRUMENT NO. 2015:3728  
OWNER OF RECORD TMP 5-116 & 5-166.A THRU 5-166.F: PRESTON PLACE PROPERTIES, L.L.C, INSTRUMENT NO. 2016:3668

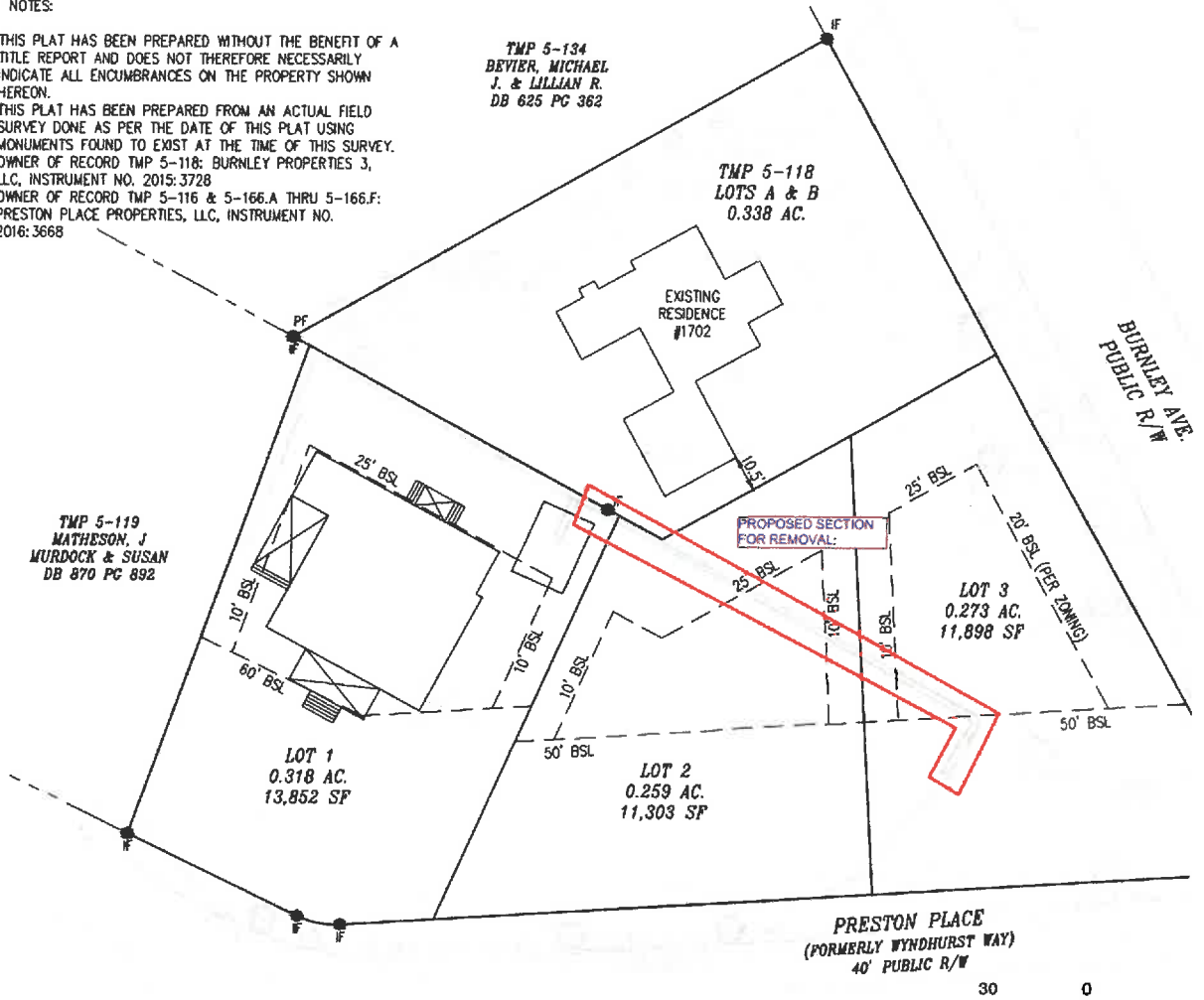


Diagram highlighting area for removal (paint marks on site also indicate division)



Proposed section to be maintained: see clear step down and change in construction method between areas to be maintained and demolished

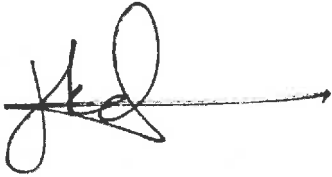


Area to be demolished



East edge of proposed section to be demolished

Sincerely,

A handwritten signature in black ink, appearing to read 'JKD', with a long horizontal line extending to the right from the end of the signature.

Julie Kline Dixon

The Rosney Co. Architects

NOTES:

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
3. OWNER OF RECORD TMP 5-118: BURNLEY PROPERTIES 3, LLC, INSTRUMENT NO. 2015: 3728
4. OWNER OF RECORD TMP 5-116 & 5-166.A THRU 5-166.F: PRESTON PLACE PROPERTIES, LLC, INSTRUMENT NO. 2016: 3668

TMP 5-134  
BEVIER, MICHAEL  
J. & LILLIAN R.  
DB 625 PG 362

TMP 5-118  
LOTS A & B  
0.338 AC.

EXISTING  
RESIDENCE  
#1702

LEGEND  
BSL BUILDING SETBACK LINE  
IF IRON PIN FOUND  
PF IRON PIPE FOUND

TMP 5-119  
MATHESON, J  
MURDOCK & SUSAN  
DB 870 PG 892

LOT 1  
0.318 AC.  
13,852 SF

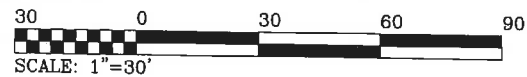
LOT 2  
0.259 AC.  
11,303 SF

LOT 3  
0.273 AC.  
11,898 SF

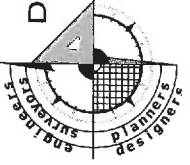
BURNLEY AVE.  
PUBLIC R/W

RECORD NORTH  
DB 940 PG 656

PRESTON PLACE  
(FORMERLY WYNDHURST WAY)  
40' PUBLIC R/W



**Dominion  
Engineering**



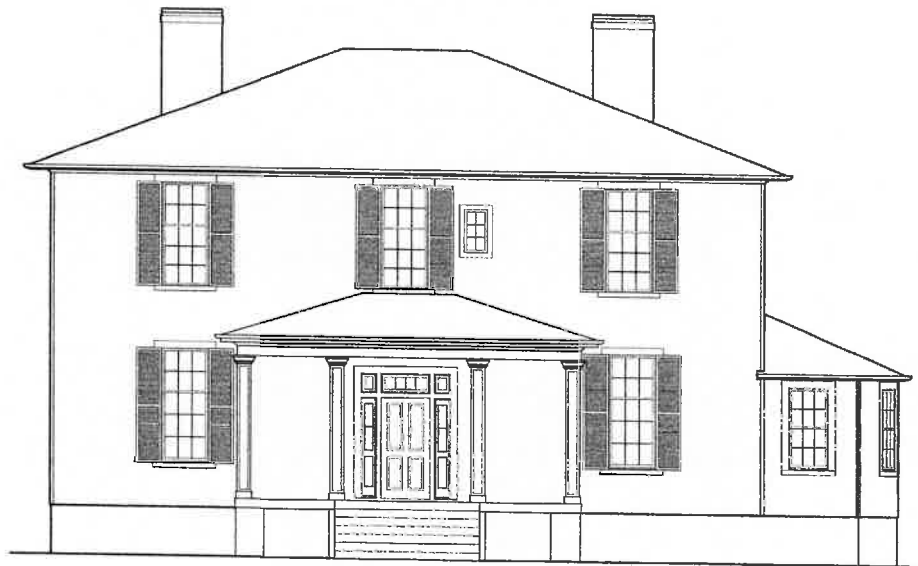
172 South Falmagne Drive  
Charlottesville, VA 22911  
434.879.4121 (p)  
434.979.1661 (f)  
domineng.com

PRELIMINARY HOUSE SITE & BOUNDARY LINE EXHIBIT  
TAX MAP 5  
**PARCELS 116, 116.A-F & 118**  
LOTS 12 & 13, PRESTON PLACE & LOT A  
CITY OF CHARLOTTESVILLE, VIRGINIA

DATE	REVISION	DATE	DATE

SHEET: **V1**  
1 OF 1  
DRAWN BY: BRV  
CHECKED BY: WDS

PROJECT NO.: 17.0078



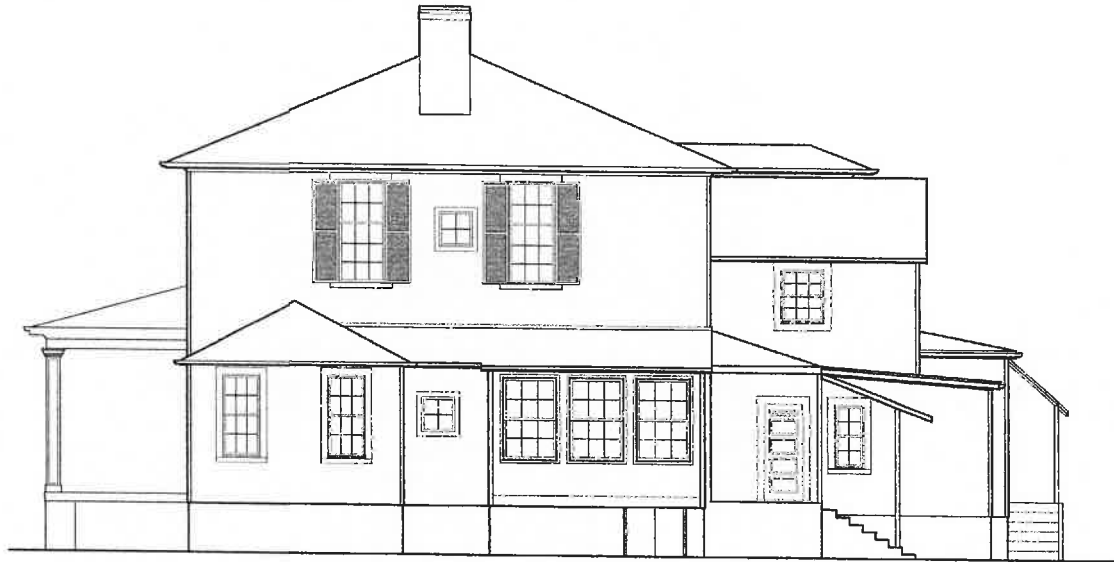
 South Elevation  
 SCALE 1/8" = 1'-0"

REVISIONS	DATE	BY	CHKD.
	03/24/04		Checked


Pitt House  
 605 Preston Place  
 Charlottesville, Virginia

2007-08 S. N.E.  
 Charlottesville  
 (434) 977-4380

Dalgleish  
 Construction  
 Gilliam  
 Paxton  
 Architects

1 East Elevation  
AS-G SCALE: 1/4" = 1'-0"

Project Name: 645 Preston Place Charlottesville, Virginia		Date: 02/24/04		Scale: 1/4" = 1'-0"	
Designer: AS-G		Client: [Blank]		Status: [Blank]	
Architect: [Blank]		Date: [Blank]		Project: [Blank]	
200 First St. SE Charlotte, NC 28205 (704) 377-4800		[Blank]		[Blank]	
Drafted by: [Blank]		[Blank]		[Blank]	



1 North Elevation  
 scale: 1/8" = 1'-0"

Approved by:	
Checked by:	
Date:	

Client:	
Date:	
Sheet:	

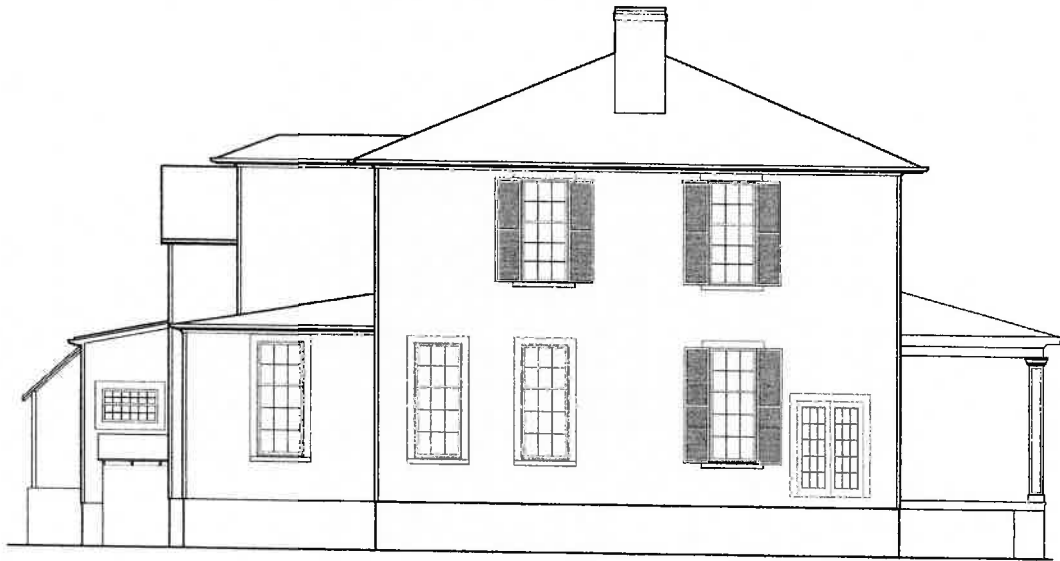
Project:	
Phase:	
Scale:	

**Pitt House**  
 645 Preston Place  
 Charlottesville, Virginia

Joe Hill, S.  
 645 Preston Place  
 Charlottesville, VA 22902  
 (813) 977-0696

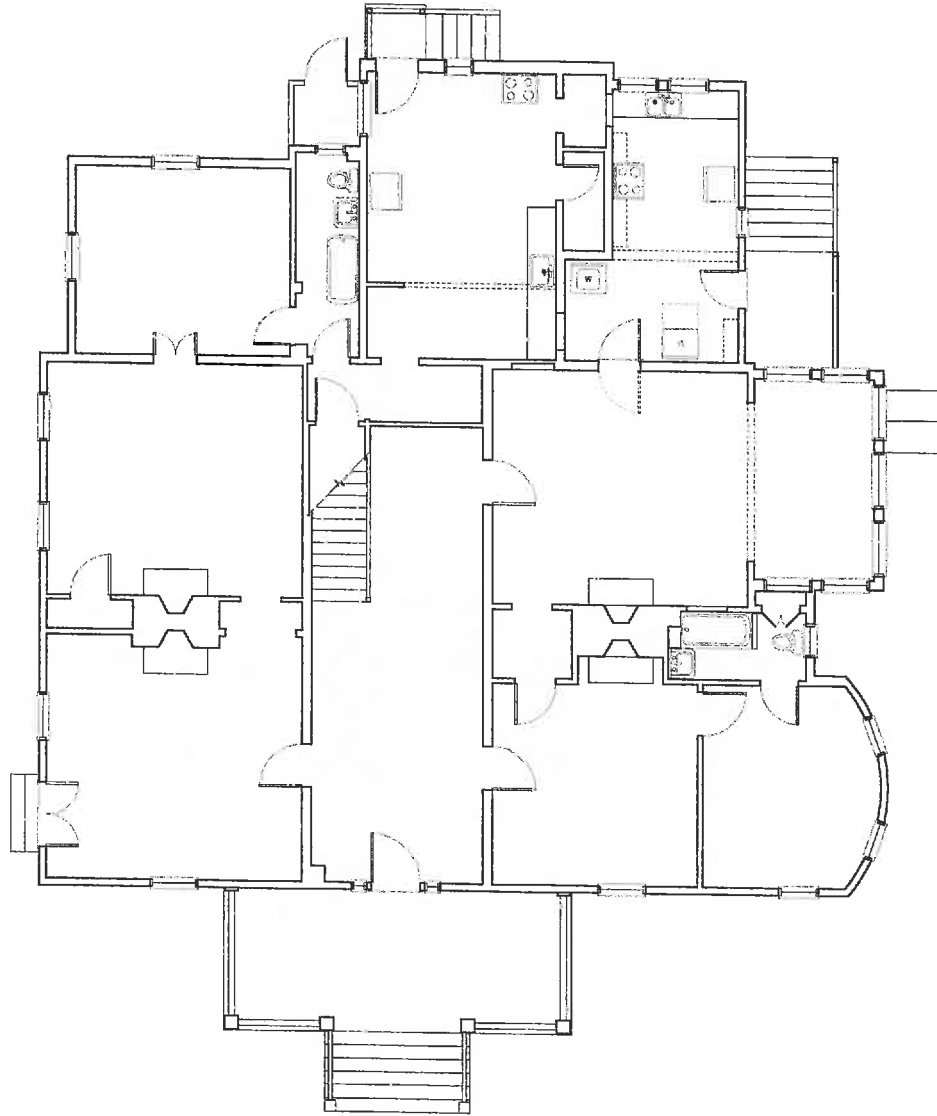
Paul Jacob  
 1000  
 1000  
 1000  
 1000





1 West Elevation  
SCALE: 1/4" = 1'-0"

Date: 10/25/24 Drawn: PLO Checked:		Project: 2024-001	Revision: 1	Date: 10/25/24	Scale: 1/4" = 1'-0"
Pitt House 605 Preston Place Charlottesville, Virginia		Joe E. E. S. S. Virginia 22902 (541) 977-4498		D. J. E. S. E. J. S. G. J. S. P. J. S. R. J. S.	



1 First Floor Plan  
 AS-2 SCALE 1/8" = 1'-0"

Revisions	Date	By

Comments	Date	By

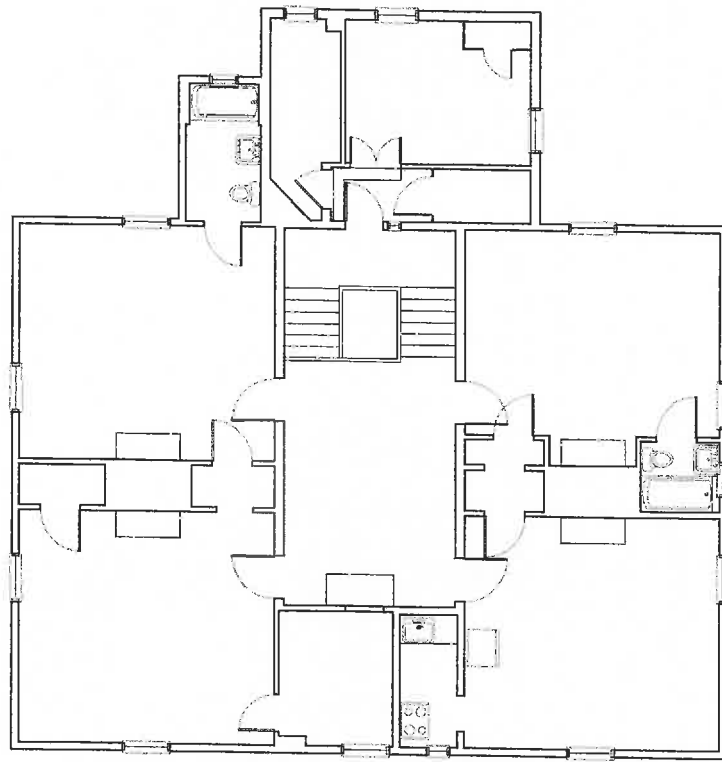
Revisions	Date	By


Pitt House  
 605 Preston Place  
 Charlottesville, Virginia

100 Pitt St, N1  
 Memphis, TN 38102  
 (615) 971-4400

Daniel  
 Eichen  
 Gilpin  
 Laxon  
 Architects

AS-2



1 Second Floor Plan  
AS-3 SCALE 1/8" = 1'-0"

Project No.	101-101
Sheet No.	AS-3
Date	02/10/04

Client	RLD
Drawn	RLD
Checked	

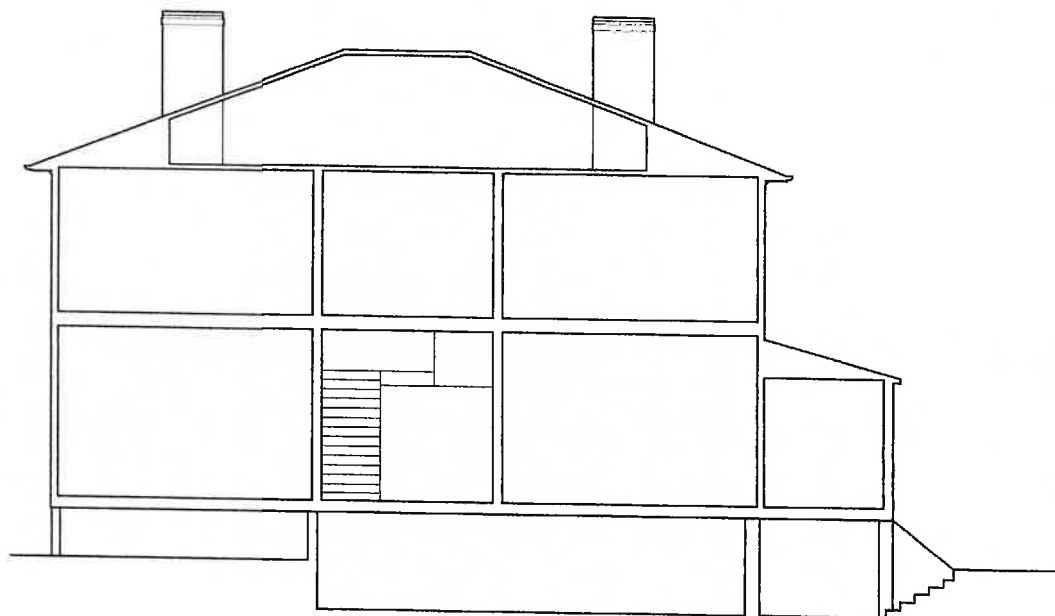
Revised	By	Date

PHH House  
665 Puckett Place  
Charlottesville, Virginia

180 East 8th St  
Charlottesville, VA 22902  
(434) 377-4400

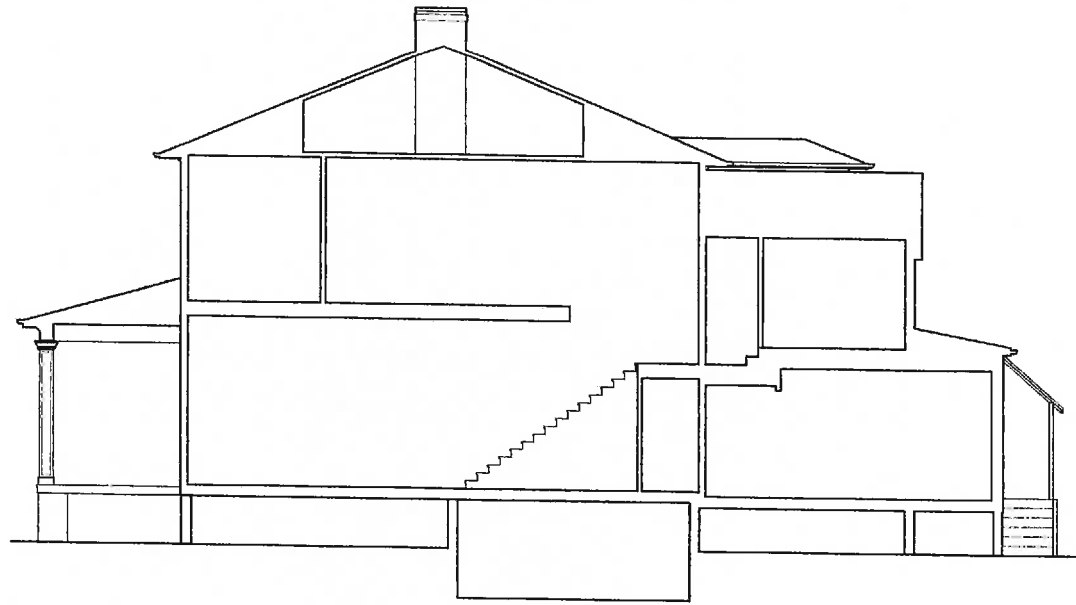
Daleloch  
Pekiman  
Culpin  
Paxson  
Architects

AS-3



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

PROJECT 605 Preston Place Charlottesville, Virginia	
DESIGNER David R. Gifford P.A.	DATE 10/24/04
DRAWN BY R.C.G.	CHECKED BY R.C.G.
SCALE 1/8" = 1'-0"	SHEET NO. 1 OF 1



1 Section  
 AS 10 SCALE 1/8" = 1'-0"

Author	Checked
Date	1/15/2004
Drawn	R.G.

Review	By	Date


Pitt House  
 605 Preston Place  
 Charlottesville, Virginia

2004 Feb 15, 2004  
 Virginia  
 (804) 977-4866

Project  
 Name  
 Location  
 Date


# Architectural And Historic Survey



## Identification

STREET ADDRESS: 605 Preston Place  
 MAP & PARCEL: 5-111  
 CENSUS TRACT AND BLOCK: 2-502  
 PRESENT ZONING: R-3  
 ORIGINAL OWNER: Sally Ann McCoy, et al  
 ORIGINAL USE: Residence  
 PRESENT USE: Rental Property (4 apartments)  
 PRESENT OWNER: Preston Court, Inc.  
 ADDRESS: c/o Mrs. J. L. Hartman  
 Box 254  
 Charlottesville, Virginia

HISTORIC NAME: Wyndhurst  
 DATE / PERIOD: 1857  
 STYLE: Vernacular  
 HEIGHT (to cornice) OR STORIES: 2 storeys  
 DIMENSIONS AND LAND AREA: 100' x 171.7' (18,980 sq. ft.)  
 CONDITION: Good  
 SURVEYOR: Bibb  
 DATE OF SURVEY: Winter 1980  
 SOURCES: City/County Records  
 Mrs. J. L. Hartman

## ARCHITECTURAL DESCRIPTION

Wyndhurst is a typical 2-storey, 3-bay, double-pile white weatherboarded house with Greek Revival details. It is set on a high foundation of brick laid in 5-course American bond. It has a low-pitched hip roof covered with standing-seam metal with projecting eaves and boxed cornice. Capped chimneys centered between the two rooms on each side of the central hall serve fireplaces in all the original rooms. Windows are double-sash with architrave trim and black louvered shutters, 6-over-9 light at the first level and shorter 6-over-6 light at the second. A one-storey entrance porch covers the center bay of the facade. It has a low-pitched hip roof with boxed cornice and plain frieze, four square pillars with inset panels, and a simple balustrade. The 4-paneled Greek Revival style entrance door has sidelights over panels and a rectangular transom. Interior doors are also 4-paneled with architrave trim. Ceilings quite high. A 5-flight open stair with turned newels and simple balustrade rises from the extremely wide central hall. A small one-storey addition with bowed end covers the south (front) bay of the east elevation. Its windows are 6-over-6 light. A one-storey enclosed sun parlor with wide 8-over-8 light windows covers the north bay of the east elevation. These two additions are connected by a one-storey hyphen and both have foundations of brick laid in stretcher bond. A complex series of one- and two-storey additions covers the rear elevation. They are weatherboarded and set on cinderblock and concrete foundations. Some windows are 2-over-2 light. There is one circular-headed window at the second level.

## HISTORICAL DESCRIPTION

In 1857 Sally Ann McCoy et al purchased a 102 $\frac{1}{4}$ -acre tract that had been part of the Opie Norris estate (ACDB 56-214). Tax records indicate major construction activity, probably this house, in 1857. She sold the entire farm to Thomas L. and Anna M. Preston in 1863 (ACDB 61-156). The house was raided by Union soldiers during the brief occupation of Charlottesville in March 1865. The farm was subdivided in 1892, (Preston Heights plat ACDB 97-346), reserving ten acres with the house. After the deaths of Colonel and Mrs. Preston, that was also subdivided (City DB 54-28 and 478). The house had four owners between 1919 and 1930 when it was purchased by Charity S. Pitts (Mrs. William Pitts) (DB 70-489). For many years Mrs. Pitts operated a popular boarding house for University students. The east side additions and the first two-storey rear addition had been made by the Prestons; most of the others were probably made by Mrs. Pitts. Preston Court, Inc., which had built Preston Court Apartments on what had originally been Wyndhurst's front lawn, bought the house when Mrs. Pitts retired in 1970 (DB 514-104) and divided it into four apartments, retaining most of the original fabric. Additional References: ACDB 106-139, 126-130; ACWB 32-95; City DB 30-396, 34-349, 35-305, 57-334, 58-358, 59-485.

## SIGNIFICANCE

Wyndhurst was the manor house of the 100-acre farm now comprising the Preston Heights section of the city. It was raided by Yankee soldiers during the brief occupation of Charlottesville in March 1865. It is a large vernacular structure with Greek Revival details.

UTM: 17/719485/4213200



## Scala, Mary Joy

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**From:** julie kline dixon <juliekdixon@hotmail.com>  
**Sent:** Wednesday, August 09, 2017 12:44 PM  
**To:** Scala, Mary Joy  
**Cc:** Saunders, Reid  
**Subject:** Re: 605 Preston Place  
**Attachments:** Historic survey.pdf

Mary Joy and Reid -

Sure. The owners have been working with Marc Wagner at DHR and intend to engage the services of Alison Blanton and her preservation team at Hill Studio in Roanoke to work with the move. As stated, the goal is to maintain status as a contributing structure within its district. I'd be happy to meet you all over at the site and property to review and discuss in person as this is a complex situation.

As you will see below, Marc recommends first step with BAR followed by required archaeology reports at both sites. Historic Survey for the building is also attached as I think I neglected to attach that (which is interesting) to the application.

I appreciate your follow up.

Julie

**From:** Wagner, Marc (DHR) [mailto:Marc.Wagner@dhr.virginia.gov]  
**Sent:** Tuesday, March 28, 2017 11:56 AM  
**To:** Richard T. Spurzem <richard@neighborhoodprops.com>  
**Subject:** RE: 605 Preston Court

Richard:

Here are three firms that I found on our Professionals list that are in Charlottesville. I think they all provide archaeology services. Land and Community would likely do a joint project with another firm to add in archaeology. You had mentioned that you were working with Hill Studio. You may ask them if they would provide the Move Report/archaeology service? My recommendation is that you have one primary firm oversee a Move report and archaeology (it will happen faster).

Here is the complete list if you want to seek more firms outside of Charlottesville.

[http://www.dhr.virginia.gov/pdf\\_files/VDHR\\_HistoricTradesDir.pdf](http://www.dhr.virginia.gov/pdf_files/VDHR_HistoricTradesDir.pdf)

COMPANY CONTACT ADDRESS CITY STATE ZIP PHONE EMAIL  
WEBSITE ...

[www.dhr.virginia.gov](http://www.dhr.virginia.gov)

DHR Historic Trades Directory 6/26/2017 COMPANY CONTACT ADDRESS CITY STATE ZIP PHONE EMAIL  
WEBSITE n 6 t y e s e n g e y . g r A e s y P l g w s d SPECIALTY

Commonwealth Cultural Resources Group, Inc.  
Andrew Weir  
300 W. Main St, Suite 201  
Charlottesville  
VA  
22903  
434-979-1617  
[ajweir@ccrginc.com](mailto:ajweir@ccrginc.com)  
ccrginc.com

Land and Community Associates  
Genevieve Keller  
P.O. Box 92  
Charlottesville  
VA  
29902  
434-295-3880  
[genevieve.keller@gmail.com](mailto:genevieve.keller@gmail.com)

Rivanna Archaeological Services, LLC  
Steve Thompson  
410 E. Water Street, Suite 1100  
Charlottesville  
VA  
22902  
434-293-3108  
[info@rivarch.com](mailto:info@rivarch.com)  
rivarch.com

Marc C. Wagner  
Architectural Historian, Eastern Region Preservation Office  
Virginia Department of Historic Resources  
2801 Kensington Avenue  
Richmond, Virginia 23221  
804-482-6099  
F:804-367-2391  
Web: <http://www.dhr.virginia.gov>  
*Follow Virginia Department of Historic Resources on Facebook:*  
[Virginia Department of Historic Resources](#)

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**From:** Wagner, Marc (DHR) [<mailto:Marc.Wagner@dhr.virginia.gov>]  
**Sent:** Thursday, March 23, 2017 12:48 PM  
**To:** Richard T. Spurzem <[richard@neighborhoodprops.com](mailto:richard@neighborhoodprops.com)>  
**Subject:** RE: 605 Preston Court

Hi Richard:

Looking for a good model for a "Move Report" is challenging since we do not do this very often. I found the report for Bowling Eldridge House. It was moved from Halifax County to Bedford

County. This is a move distance of 90 miles, as I recall. It was very controversial and staff did not approve, but our Boards and the NPS were OK with it, to our surprise. The move you are proposing is more favorable.

The owners of Bowling Eldridge chose to use the format of the National Register form. This is not required, but it did give us a lot of information on the house that was in the original application. I would draw you attention to the beginning of the document where the owners make a case for moving the house. Wyndhurst does not have a full nomination completed for it, just a 1980 survey form. It was listed as part of a group nomination, and that process does not even exist today. So you don't have access to a full nomination.

Perhaps a lot of what you are preparing for BAR can be used for our purposes? If you send long that document, it may work for us as well (except that we require the archaeology).

The Bowling Eldridge move was done in 2003 when we did not ask about the way, the manning in which, a building was going to be moved. So when you draft out an overview of the proposed move, I would make clear that you are not disassembling the building, but also note, and perhaps this is best done on a plan sheet, what parts of the building will be removed and not replaced and parts that will be reassembled (porch). Note whether you can use original parts of the porch or other removed sections for your reassembly work.

At the end of the report there's a schematic that shows an archaeology phase I test had been done on the property. This is very schematic! We may need a little more detail about the archaeology than what was provided here.

I will provide that short list of professionals who may be helpful on the archaeology. I am working a presentation this afternoon so the list will follow next week.

I do want to come out and take a closer look at the house within the next few months as you are working on this.

I know you will have questions!

Sincerely,  
Marc

Marc C. Wagner  
Architectural Historian, Eastern Region Preservation Office  
Virginia Department of Historic Resources  
2801 Kensington Avenue  
Richmond, Virginia 23221  
804-482-6099  
F:804-367-2391  
Web: <http://www.dhr.virginia.gov>  
*Follow Virginia Department of Historic Resources on Facebook:*  
[Virginia Department of Historic Resources](#)



**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 Email [scala@charlottesville.org](mailto:scala@charlottesville.org)

RECEIVED

JUL 28 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name	MIKE BEVIER	Applicant Name	JULIE DIXON
Project Name/Description	PRESTON PLACE PROJECT		Parcel Number 5-111
Project Property Address	605 PRESTON PLACE AND 5-116 PRESTON PLACE		

**Applicant Information**

Address: 108 FIFTH STREET SE SUITE 306  
CHARLOTTESVILLE VA 22902  
Email: JULIEKDIXON@HOTMAIL.COM  
Phone: (W) (C) 4343914947

**Signature of Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

	25 JULY 2017
Signature	Date
JULIE DIXON	25 JULY 2017
Print Name	Date

**Owner of 605 Preston Place:**

Neighborhood Investments – PC, LP  
Neighborhood Investments – PP, Inc., General Partner  
810 Catalpa Ct., Charlottesville, VA 22903

By Pres  
Richard Spurzem, President of Neighborhood  
Investments – PP, Inc.  
Do you intend to apply for Federal or State Tax Credits  
for this project? POTENTIALLY

**Owner of 504-512 Preston Place:**

Preston Place Properties, LLC  
712 Rugby Road, Charlottesville, VA 22903

By   
Michael BeVier, Member/Manager  
Preston Place Properties, LLC

**Description of Proposed Work (attach separate narrative if necessary):** WE PROPOSE MOVING THE WYNDHURST MANSION FROM ITS CURRENT LOCATION TO A PARCEL LESS THAN 300' AWAY ON THE SAME ROAD AT 5-116 PRESTON PLACE. WE FURTHER REQUEST PERMISSION TO MADE ADDITIONS TO THE STRUCTURE AND TO REMOVE A PORTION OF AN EXISTING STONE WALL TO COMBINE EMPTY PARCELS INTO SINGLE FAMILY LOTS.

**List All Attachments (see reverse side for submittal requirements):**  
NARRATIVE DESCRIPTION INCLUDING PHOTOGRAPHS, ARCHITECTURAL AND HISTORIC SURVEY AND HOUSE MOVERS PROPOSAL

<b>For Office Use Only</b>	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	
Revised 2016	

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
www.charlottesville.org



August 1, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

**Certificate of Appropriateness Application**

BAR 17-08-12

605 Preston Place and 506-512 Preston Place

Tax Parcel 050111000 and 050116A00-050116E00

Preston Place Neighborhood Investments PC, LP, and Preston Place Properties, LLC, Owner/Julie Dixon, Applicant

Move building and demolition of wall

**Certificate of Appropriateness Application**

BAR 17-08-13

506-512 Preston Place

Tax Parcel 050116A00-050116E00

Preston Place Properties, LLC, Owner/Julie Dixon, Applicant

Renovation of building

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Monday, August 14, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner