

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 (C M R H),
 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 $\frac{1}{4}$ -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 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.

UTM: 17/719485/4213200

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number

Page 549

Multiple Resource Area
Thematic Group

Name Charlottesville Multiple Resource Area
State Virginia

Nomination/Type of Review

Date/Signature

41. White, John S., House

Substantive Review

Keeper

Ret.

Attest

42. Hill-Holladay House

Substantive Review

Keeper

Ret.

Attest

43. House at 867 Locust Ave.

Substantive Review

Keeper

Ret.

Attest

44. Landrum-Irving House

Substantive Review

Keeper

Ret.

Attest

45. House at 1025 Locust Ave.

Substantive Review

Keeper

Ret.

Attest

46. Smith, John A., House

Substantive Review

Keeper

Ret.

Attest

47. Phi Kappa Sigma House

Substantive Review

Keeper

Ret.

Attest

48. Hard Bargain

Substantive Review

Keeper

accept Lisa Dinkie 1/10/84

Attest

49. King Lumber Company
Warehouse

Substantive Review

Keeper

accept Patrick Andrews 8/10/83

Attest

50. Wyndhurst

(605 Preston Pl.)

Substantive Review

Keeper

Linda McClelland 10-20-80

Attest

Reserve ✓

X

*Architectural And Historic
Survey*



Graphics



Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000882

National Register of Historic Places

Note to the record

proposed move: 2018

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 7/24/2018 Date of Pending List: 8/16/2018 Date of 16th Day: 8/31/2018 Date of 45th Day: 9/7/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 9/4/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

United States Department of the Interior
National Park Service

Wyndhurst (Charlottesville MRA)
VIRGINIA

Working No. 9/7/82-2435
 Fed. Reg. Date: 2.1.83
 Date Due: 10/7/82 - 10/22/82
 Action: ACCEPT 10/21/82
 RETURN
 REJECT

- resubmission
- nomination by person or local government
- owner objection
- appeal

Federal Agency: _____

Substantive Review: sample request appeal NR decision

Reviewer's comments:

*Good Ex. of Greek Revival/Neoclassical
plantation house*

Recom./Criteria Accept C
 Reviewer L.M. Cleveland
 Discipline A. Hist
 Date 10/20/82
 _____ see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Area of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

USIT References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272 - 3504

Comments for any item may be continued on an attached sheet

National Register of Historic Places

Note to the record

Correspondence related to 2018 proposed move



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Matt Strickler
Secretary of Natural Resources

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

July 24, 2018

Joy Beasley
Keeper of the National Register of Historic Places
National Park Service 2280
Mail Stop 7228
1849 C St., NW
Washington, D.C. 20240

Re: Wyndhurst, City of Charlottesville, Virginia

Dear Ms. Beasley:

The Virginia State Review Board has approved relocation of Wyndhurst in Charlottesville, Virginia. Listed in the National Register of Historic Places in 1982, Wyndhurst is an antebellum dwelling locally significant as a vernacular interpretation of the Greek Revival style and due to its association with Thomas Preston, Rector of the University of Virginia.

Attached hereto is an abstract that describes the proposed relocation of Wyndhurst, including maps and photographs showing the property's current location and its proposed new site. The Virginia State Review Board's recommendations are provided at the end of the abstract. The full architectural and archaeological survey reports prepared as part of the application to move Wyndhurst follow the abstract.

Should you have any questions, please do not hesitate to contact me. I do appreciate your review of this request. Please let me know if there are any questions about the abstract and accompanying material. My direct phone line is 804-482-6087.

Sincerely,

Julie V. Langan
Director and State Historic Preservation Officer

Enclosure

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Abstract: Proposed Relocation of Wyndhurst, City of Charlottesville (DHR #104-0048)

Wyndhurst was listed in the National Register of Historic Places in 1982 as part of the Charlottesville Multiple Resource Area (MRA) nomination. Wyndhurst also is a contributing resource in the Rugby Road-University Corner Historic District, listed in 1984.

Due to the brevity of the MRA's documentation form for Wyndhurst, the property's areas and period of significance were not clearly defined at the time of NRHP listing. DHR's evaluation committee reviewed documentation about the property at a meeting on December 7, 2017. Based on the information below, the committee recommended that the property is locally significant under Criterion B in the area of Education for Thomas Preston's contributions as Rector of the University of Virginia and under Criterion C in the area of Architecture as the house is a rare extant example of a vernacular Greek Revival antebellum dwelling in Charlottesville. The property's period of significance is recommended as ca. 1857-1903, beginning with construction of the house and ending with Preston's death. At a meeting on March 15, 2018, the Virginia State Review Board concurred with the DHR's staff recommendations concerning the level, areas, and period of significance for Wyndhurst.

Description of Wyndhurst

Wyndhurst is a two-story, three-bay, double-pile, frame dwelling with a central-passage plan. It rises from a raised brick foundation laid in five-course American bond and the walls are clad with weatherboard siding. A low-pitch hipped roof with projecting eaves and a boxed cornice shelters the house. Two capped interior brick chimneys on either side of the central hall between the north and south rooms heat the original section of the house. The windows have double-hung, wood, 6/9 sash with architrave trim. A casement window was placed to the east of the central bay on the second floor when interior renovations occurred sometime during the second quarter of the twentieth century. A one-story, tetrastyle entry porch with Greek Revival-style details covers the central bay on the facade. The square posts and pilasters with inset panels support the low-pitched hip roof with a simple entablature. The raised porch stands on a brick-pier foundation with wooden steps and a simple railing. The four-panel, Greek Revival-style entrance door is surrounded by sidelights and a rectangular transom. Two one-story, frame additions extend from the dwelling's east elevation. Constructed prior to 1920, the earlier addition is a one-story extension with five double-hung, wood, 8/8 sash along its east wall. The second addition is a one-story, bowed extension with a brick foundation and weatherboard siding; based on Sanborn maps, it postdates 1929. A complex series of one- and two-story weatherboarded additions with a variety of window configurations stand on parged cinderblock and concrete foundations at the rear of the house (see Figure 1, below). These additions were built between ca. 1920 and ca. 1970 and are reflective of the building's evolution from a single-family residence to a boarding house to a multiple-unit apartment building for university students.

The double-pile, two-story, central passage plan of the original house features four rooms on each level. A wide dog leg stair, which dominates the central hall, features a turned newel post and square balusters with open stringer. The walls and ceilings are original plaster and the hardwood floors consist of random boards. The doors throughout the house are flat, four-panel doors, and the door and window trim is flat with a backband. Greek Revival-style mantels adorn the fireplaces in each room with simple, flat pilasters supporting a simple frieze and a mantel shelf. These mantels appear to date to the original 1857 construction of the house. The pre-1920 addition retains its unadorned plaster walls and ceilings with hardwood floors and simple trim. The interiors of the rear additions have

been modified, reflecting their utilitarian function and ongoing evolution, with finishes that post-date World War II.

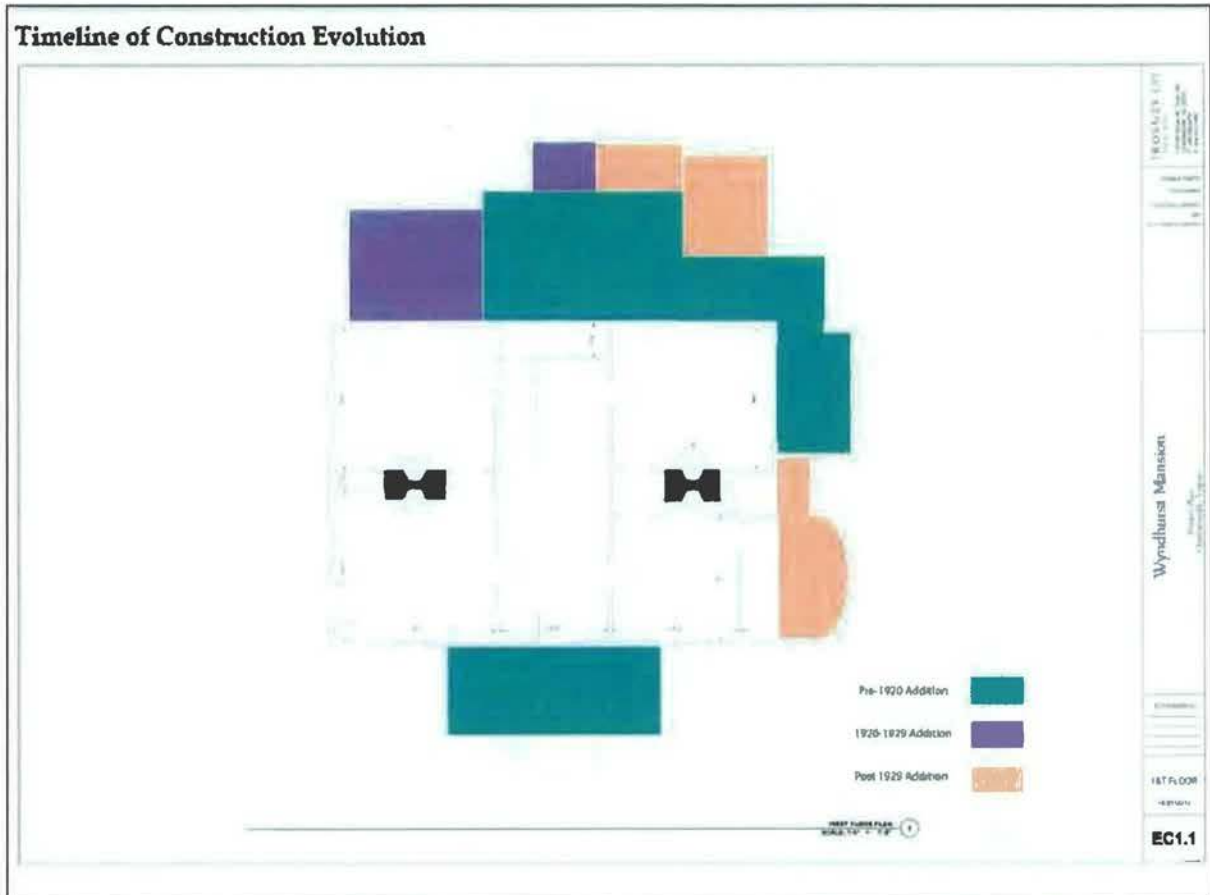


Figure 1. Current footprint of Wyndhurst, showing all additions to original block.

Historical Overview of Wyndhurst

The building at 605 Preston Court was likely built in 1857 by Sally Ann McCoy as the primary residence on a 102-acre parcel of farmland. Sally Ann McCoy and her husband William, together with six children, were recorded in the 1850 federal population census as residents of Ashby's District in Fauquier County, Virginia. William McCoy was listed as a farmer owning \$8,700 in real estate and 12 enslaved African Americans. By the summer of 1851, the couple had relocated to Albemarle County where William McCoy was appointed hotelkeeper at the Monroe Hill dormitories at the University of Virginia. William McCoy died in early 1857, however his wife appears to have continued to serve as University hotelkeeper, at least through 1858. In the 1860 federal population census, 60-year-old Sally Ann McCoy was recorded as a boarding house operator owing \$25,000 in real estate and living with three of her grown children as well as a University professor of surgery, B. W. Allen, and his wife. As they were recorded as residents of Fredericksville Parish, which lay north of the old Three Notched Road/University Avenue, it appears that Sally Ann McCoy was living at Wyndhurst by 1860.

In 1863, Thomas Lewis and Anna Maria Saunders Preston bought the 102.25-acre Wyndhurst tract from Sally Ann McCoy. According to the Virginia Historical Society, Thomas and Anna Preston owned 21 enslaved people before the Civil War. In 1864-1865, Thomas Preston was appointed Rector of the University of Virginia, his alma mater, and on March 3, 1864, Preston was one of three University representatives who met Union Brig. Gen. George A. Custer upon his arrival in Charlottesville and requested protection for the University and for the town. This act saved the historically significant architecture of the University of Virginia from the type of damage suffered at other Southern colleges and universities upon Union occupation. Several of the enslaved individuals owned by the Prestons, however, emancipated themselves by moving to Union-held territory.

The 1870 census taker recorded Thomas L. and Anna M. Preston at Wyndhurst together with three female children and three African American servants. Ten years later in 1880, the federal census taker listed Thomas L. Preston as a 67-year-old farmer residing with his wife Anna (age 54), their three adopted children, three boarders, and four African American servants. Immediately next door to the Prestons, possibly in present-day 611 Preston Place, the census taker recorded the family of Hezekiah "Kiah" Logan, who had once been enslaved by Thomas Preston.

In 1892, the farm was subdivided when the Prestons sold the bulk of their property to the Charlottesville Land Company, which subdivided and marketed the tract as Preston Heights.⁹ The Prestons reserved about 11 acres containing the house. Preston died on May 20, 1903, at Wyndhurst and Mrs. Preston continued living at Wyndhurst until her death in 1911. After her death, the land was again subdivided. Anna Preston Lockwood, the Preston's adopted daughter, inherited the property after her mother's death. Anna and her husband George Lockwood were located in St. Louis and therefore likely leased the property until they sold it to Preston Place Corporation in 1919. Preston Place Corporation subsequently subdivided the tract into 26 lots and laid out Wyndhurst Circle and Wyndhurst Way, precursors to the present-day Preston Place.

Wyndhurst itself remained a single-family dwelling but had four owners between 1919 and 1930. In 1930, Mrs. Charity Pitts acquired the building and converted it to a boarding house. The various rear additions on the dwelling likely date to Pitts's ownership. In 1970, Pitts's estate sold the property to Preston Court, Inc., and it was converted to an apartment building for university students.

Proposed Relocation of Wyndhurst

The Wyndhurst house is proposed to be moved approximately 648 feet north from 605 Preston Place to a vacant lot located at 504-512 Preston Place (Figures 2 and 3, below). Only the original dwelling and the pre-1920 addition are planned to be moved, along with the historic front porch; the later rear additions postdate the property's recommended period of significance.

The site for the proposed relocation was historically part of Wyndhurst's mid- to late 19th century acreage when it was a 102-acre farm. The Prestons subdivided their land in 1892, selling the majority of it to a land development company, which built the Preston Heights neighborhood. The Prestons retained 11 acres surrounding their dwelling. In 1919, the Preston family sold the farm to the Preston Place Corporation and the remaining 11 acres were subdivided into residential lots. In 1928, the Preston Court apartment building was constructed a short distance in front of Wyndhurst, occupying the former front yard.



Figure 2. Map showing current and proposed locations of Wyndhurst.



Figure 3. Aerial view showing current and proposed locations of Wyndhurst.

The lot at 504-512 Preston Place is located within the boundaries of the Rugby Road–University Corner Historic District. The proposed new site is currently vacant; a series of garages dating to 1929-ca. 1950 occupied this lot until they were demolished in 2008. The dwelling is proposed to be sited facing south, the same orientation as it presently has. Adjacent lots are occupied by historic-age single-family dwellings associated with the aforementioned suburban development Preston Place, which dates to 1919.

Before a building can be moved to a new location, National Park Service guidance requires that the proposed site be tested for the presence of significance archaeological deposits. An archaeological investigation was conducted at this parcel in 2017. The Phase I archaeological survey entailed systematic shovel testing across both the present parcel and the receiving parcel. Owing to the presence of the mid-nineteenth-century Wyndhurst within the present parcel and the high potential for associated archaeological deposits, systematic shovel testing within this parcel was conducted at 20-ft intervals, with a total of 21 shovel test pits. Within the vacant receiving parcel at 504-512 Preston Place, where only 20th-century garages are known to have stood, Phase I shovel testing was performed at 50-ft intervals, with a total of 9 shovel test pits. Shovel tests in both parcels measured 1.2 – 1.5 feet in diameter and were excavated to culturally sterile subsoil where possible; however very dense gravel and/or rocky fill halted almost all shovel tests excavated in the receiving parcel. The fill is assumed to date to the post-1919 suburban development. All soil removed during shovel

testing was screened through ¼-inch hardware cloth to ensure consistent artifact recognition and recovery. Standardized forms recording location, depth, soil stratigraphy, and artifact content were completed for each shovel test pit excavated. The locations of all excavated shovel tests were accurately plotted on a scaled map of the project area.

Testing of the lot at 504-512 Preston Place yielded few artifacts, owing at least in part to the importation of fill after 1919 to create a buildable lot for the Preston Place development. A small amount of miscellaneous early to mid-20th artifacts such as wire nails, window glass, and machine-made bottle glass were uncovered. Two artifacts—a fragment of ironstone ceramic and a piece of olive-green bottle glass—were recovered that may date to the nineteenth century, but their origin is unclear.

Testing of the dwelling's current site also was completed, and resulted in identification of an inactive glazed terracotta drain line buried less than one foot below grade and thought to be an early sanitary sewer line that exited the rear of the house. A portion of an early-19th century brick walkway was discovered at the northeastern corner of the house. An intact carved soapstone splash guard was found next to the southeast corner of the house. Broadly similar hand-carved stone splash guards have been observed in a variety of settings at the nearby University of Virginia and the form likely dates to the nineteenth century. Beneath the front porch of Wyndhurst, a large block of carved stone was found; the block closely resembles the rectangular pilaster bases used on the north and south porticos of the 1853 Robert Mills Rotunda Annex at the University; the annex was destroyed by fire in 1895.

Based on findings of the archaeological investigations, the proposed new site for Wyndhurst does not have significant archaeological deposits that would be affected by placement of the dwelling at this location. The dwelling's current location lacks significant archaeological deposits that could be affected by the dwelling's removal.

Recommendations of the Virginia State Review Board

At their meeting on March 15, 2018, the Virginia State Review Board made the following recommendations:

- That the proposed new site for the building is appropriate and, based on a Phase I archaeological investigation, has been shown not to contain significant archaeology;
- That the proposed method to move the building is appropriate, which is to include moving the 1857 original dwelling and the pre-1920 east addition as a single, intact building; dismantling the front porch prior to the move and reconstructing it after the building has been moved; and demolishing the post-1920 additions, which do not contribute to the building's significance;
- That the relocation, as proposed, will allow Wyndhurst to remain listed in the National Register of Historic Places.

The State Review Board further concurred with the DHR staff recommendations that the relocation of Wyndhurst meets National Park Service guidelines for moving a building in a way that allows it to remain listed in the National Register. Wyndhurst will be

- Moved the shortest distance possible while maintaining its historic orientation and an appropriate setting;

- Moved in the largest pieces feasible, as described above and in the accompany technical report;
- Moved to a location that has been demonstrated not to have significant archaeology;

Upon completion of the building's relocation, the property owner has agreed to prepare an update to the property's National Register nomination that will include a new cover sheet with the property's new address; and updates to each numbered section of the nomination, including a detailed description of the house and its setting and a detailed statement of significance. The updated nomination will be accompanied by current photographs and mapping.



Current location of Wyndhurst, with façade oriented to the south (an apartment building, at left, is in the property's former front yard), camera facing north/northwest.



Current location of Wyndhurst, east (side) and north (rear) elevations, camera facing southwest.



Google Streetview showing current location of Wyndhurst, west (side) elevation and side yard along Preston Place.



Current location of Wyndhurst, west (side) elevation and south façade, camera facing northeast.



Proposed receiving site for Wyndhurst at 504-512 Preston Place, camera facing north.

**Relocation Report for Wyndhurst (Preston Place, VDHR #002-0003)
Charlottesville, Virginia**



Hill Studio, Draft 12/05/2017

Table of Contents

Introduction.....	3
Historical Background.....	3
Architectural Description.....	6
Evaluation of Significance and Period of Significance	9
Threat to Property and Justification of Proposed Move	10
Appropriateness of Proposed New Location	10
Description of Relocation and Reconstruction Process	11
Summary of Phase 1 Archaeological Report.....	11
Appendix A: Current & Proposed Location Map	12
Appendix B: Documentary Photographs.....	13
Appendix C: Analysis of Construction Evolution.....	24
Appendix D: Updated VCRIS Intensive-Level Survey Report.....	25
Appendix E: Updated National Register Nomination	26
Appendix F: Wyndhurst (VDHR 002-0003 Relocation Phase I Archaeological Survey Report	27

1. Introduction

This relocation report requests preapproval from VDHR and NPS for the continued eligibility for National Register listing of Wyndhurst (VDHR# 002-0003), located at 605 Preston Place in Charlottesville, Virginia, following its proposed move to a new site. Wyndhurst was listed individually on the National Register in 1982 and is a contributing resource to the Rugby Road – University Corner Historic District (NRHP 1984). The historic setting and context of the ca. 1857 Greek Revival house has been compromised with the reduction of its property boundaries, the density of current zoning and surrounding development, and an inappropriate change in use. These existing conditions prevent the substantial investment required to convert back the historic house to a single-family dwelling and to properly renovate it. The move is necessary to protect the integrity of the historic building from continued deterioration and destruction due to its location and recent use as rental housing for students. The potential development value of the property also threatens the house with demolition as current zoning allows for the construction of an apartment building with seven four-story apartments on the site. The proposed site for the relocation of Wyndhurst is a vacant parcel located approximately 648 feet north of the current site and is on land that was historically associated with the original Wyndhurst tract.

2. Historical Background

(Significant portions of the following section are taken directly from the Wyndhurst Relocation Phase I Archaeological Survey, by Rivanna Archaeological Services, LLC. (2017). The full report is included in Appendix C.)

The building at 605 Preston Court was likely built in 1857 by Sally Ann McCoy as the primary residence on a 102-acre parcel of farmland. The adjacent one-story board and batten house at 611 Preston Place is believed to be earlier, having been constructed during the Kelly-Norris ownership of the property, if not earlier, and to have served as a slave, overseer, and/or tenant farmer dwelling. These are two of the two oldest buildings in the Rugby Road-University Corner Historic District.

Sally Ann McCoy and her husband William, together with six children, were recorded in the 1850 federal population census as residents of Ashby's District in Fauquier County, Virginia. William McCoy was listed as a farmer owning \$8,700 in real estate and 12 enslaved African Americans. By the summer of 1851, the couple had relocated to Albemarle County where William McCoy was appointed hotelkeeper at the Monroe Hill dormitories at the University of Virginia. William McCoy died in early 1857, however his wife appears to have continued to serve as University hotelkeeper, at least through 1858.¹ Built ca. 1779, the first structure at Monroe Hill was likely used as James Monroe's law office. The large Greek Revival house was constructed ca. 1814 for Monroe and his wife. The Monroes sold the property to Thomas Jefferson ca. 1816 for his college. The two arcaded ranges were constructed ca. 1848 for student

¹ Catalogue of the University of Virginia, Session of 1851-1852 (Richmond, VA: H. K. Ellyson, 1852); University of Virginia Board of Visitors Minutes June 25, 1825, 202; February 11, 1857, 40; June 25, 1856, 46; March 10, 1858, 68; September 1, 1859, 87.

housing as enrollment was exceeding the original dormitories on the Lawn. Therefore, the McCoy's were some of the first hotel-keepers for the Monroe Hill Hotel.²

In the 1860 federal population census, 60-year-old Sally Ann McCoy was recorded as a boarding house operator owing \$25,000 in real estate and living with three of her grown children as well as a University professor of surgery, B. W. Allen, and his wife. As they were recorded as residents of Fredericksville Parish, which lay north of the old Three Notched Road/University Avenue, it appears that Sally Ann McCoy was living at Wyndhurst by 1860.

In 1863, Thomas Lewis and Anna Maria Saunders Preston bought the 102.25-acre Wyndhurst tract from Sally Ann McCoy. On November 20, 1812, in Abingdon, Virginia, Thomas Lewis Preston was born into two of Virginia's oldest and most prominent families, the Prestons and the Buchanans. His father, Francis Preston, was a Virginia state senator and United States Representative, and Thomas Preston was the heir to the family's salt works in Saltville, Virginia. In the 1850s, he served two non-consecutive terms in the Virginia General Assembly. In 1862, Thomas L. Preston sold the salt works and his father's so-called "Preston House" in Saltville.³ By September 1863, Preston was writing letters from Albemarle County, postmarked "Wyndhurst," back to his wife Anna who remained for some time with her family in Campbell County.⁴ The letters make clear that Preston moved to Wyndhurst with a large number of slaves, who were put to work improving and farming the property. According to the Virginia Historical Society, he and Anna owned 21 slaves before the Civil War.⁵ In 1864-1865, Thomas Preston was appointed Rector of the University of Virginia, his alma mater, and on March 3, 1864 Preston was one of three University representatives who met Brig. Gen. George A. Custer upon his arrival in Charlottesville and "requested protection for the University, and for the town."⁶ This act saved the historically significant architecture of Jefferson's University of Virginia from the fate of other southern universities torched by Union troops. Unfortunately, Preston's own house was not spared as Wyndhurst was raided by Union soldiers while they were in Charlottesville. A letter delivered to law professor John B. Minor mentioned "several of [Preston's] servant boys have gone off and betrayed all his horses to the enemy." Preston's slaves were not the only ones to capitalize on the Union occupation and break free from their white owners. Minor noted in his

² Monroe Hill National Register of Historic Places Nomination Form. 2004.

http://www.dhr.virginia.gov/registers/Cities/Charlottesville/104-0124_Monroe_Hill,UVA_2004_Final_Nomination.pdf

³ Preston House, National Register of Historic Places nomination form, Virginia Historic Landmarks Commission staff, 1976; Allison Hurley, Thomas Lewis Preston: Southern Gentleman, Virginia Center for Civil War Studies, 2015), <http://www.civilwar.vt.edu/wordpress/Thomas-lewis-preston-southern-gentleman/>.

⁴ Numerous letters from Thomas Preston to his wife Anna are contained in the Preston-Davis Family Papers (reproduced in *Southern Women and Their Families in the 19th Century, Papers and Diaries; Series G, Part 2, Central Piedmont*), Reel 39, 0579-0582. The original letters are found in the Davis-Preston-Saunders papers [manuscript] 1840-1930, University of Virginia Special Collections.

⁵ Unknown No Longer. Virginia Historical Society. 2017.
<http://unknownnolonger.vahistorical.org/record/5820/376>

⁶ Ervin L. Jordan, Jr. "The University of Virginia during the Civil War." *Encyclopedia Virginia*, Virginia Foundation for the Humanities, March 24, 2016.

diary that this was a trend around the city, including the escape of his own enslaved African American, Henry.

The 1870 census taker recorded Thomas L. and Anna M. Preston at Wyndhurst together with three female children and three African American servants.⁷ Ten years later in 1880, the federal census taker listed Thomas L. Preston as a 67-year-old farmer residing with his wife Anna (age 54), their three adopted children, three boarders, and four African American servants. Immediately next door to the Prestons, possibly in present-day 611 Preston Place, the census taker recorded the family of Hezekiah “Kiah” Logan who had been enslaved by Thomas Preston.⁸

In 1892, the farm was subdivided when the Prestons sold the bulk of their property to the Charlottesville Land Company, which subdivided and marketed the tract as Preston Heights.⁹ The Prestons reserved about 11 acres containing the house. Preston died on May 20, 1903, at Wyndhurst and Mrs. Preston continued living at Wyndhurst until her death in 1911. After her death, the land was again subdivided. Anna Preston Lockwood, the Preston’s adopted daughter, inherited the property after her mother’s death. Anna and her husband George Lockwood were located in St. Louis and therefore likely leased the property until they sold it to Preston Place Corporation in 1919. Preston Place Corporation subsequently subdivided the tract into 26 lots and laid out Wyndhurst Circle and Wyndhurst Way, precursors to the present-day Preston Place.¹⁰ The house experienced four different owners from 1919 to 1930.¹¹

From 1930 to 1970, Mrs. Charity Pitts ran a renowned boarding house at Wyndhurst. According to a *Daily Progress* article, Mrs. Pitts “was known as the matriarch of the ‘Old Preston House’.” Born to a prominent Pennsylvania family, she grew up spending time at her family’s estate, “Sunnyside,” located beyond Monticello Mountain. After attending school in Switzerland, she married William Pitts, a Princeton graduate. Mrs. Pitts opened the boarding house when her husband, who was involved in Charlottesville’s lumber business, declared bankruptcy. Mrs. Pitts’s boarding house was known as the finest in Charlottesville. The meals she served to boarders and various guests gave her establishment its exceptional reputation. In fact, she reportedly had to set up tables in the long entrance halls and feed guests in shifts in order to accommodate everyone. Mrs. Pitts cook, Marie Givens, performed the cooking. Notable guests dined at Mrs. Pitts’s boarding house, including Lady Astor.¹² In the 1940 federal population census, she had two boarders—Edith Lapham, an 86-year-old widow, and Armistead Dobey, an unmarried 60-year-old U.S. Circuit Court judge. In 1950, Pitts’ boarders included Judge Dobey, the widows Jane B. Hildreth and Henrietta Kirkland, as well as Ann Patterson, an apparently

⁷ Thomas and Anna Preston had no children of their own but adopted Anna, Lucy, and Caroline Davis, children of Anna Preston’s sister Louisa Saunders Davis who died in 1867.

⁸ The Preston family letters reveal that Kiah Logan’s sister Delphia married another Preston slave, Harrison Robinson, following the death of Robinson’s first wife Millie, also a Preston slave, in 1863.

⁹ Albemarle County Deed Book 97:345.

¹⁰ City of Charlottesville Deed Book 34:38

¹¹ Eugenia Bibb. *Wyndhurst Architectural and Historic Survey*. Charlottesville, VA, 1980.

<http://weblink.charlottesville.org/Public/Browse.aspx?dbid=0&startid=650347&row=1&cr=1>

¹² David A. Maurer. “Charity Pitts ran a grand boarding house.” *Daily Progress*, Charlottesville, VA, C1, C10.

unmarried interior decorator.¹³ Charity Pitts' estate sold the property in 1970 to Preston Court, Inc., owner of the adjoining Preston Court Apartments, which subdivided the house into a series of autonomous apartment units that were leased, typically, to students through the remainder of the twentieth century.¹⁴ In spite of this conversion to apartments, much of the historic fabric of the original 1857 Wyndhurst house was retained when these alterations were made.

History of the Proposed New Site

At the northern end of Wyndhurst Circle/Preston Place Lot Nos. 12 and 13 were purchased from Preston Place Corporation by John W. Harris in 1920.³³ These two lots encompass the stream and pond depicted on the 1890 Preston Heights plat with no taxable improvements until 1928. Harris sold the property in 1928 to James W. and Ruth L. Hudson who immediately sold the two lots to Preston Court, Inc., the owners of Preston Court Apartments which were constructed that year in Lot Nos. 25 and 26 immediately south of Wyndhurst and fronting on Grady Avenue.³⁵ In 1929, Preston Court, Inc. built garages on the property to support the apartment building. The 1929 Sanborn Fire Insurance Company map shows the garages constructed by Preston Court, Inc. extending across Lot No. 13, the eastern of the two lots at the northern end of the circle. By 1950, additional garages and storage facilities had been constructed in Lot No. 12. At some date prior to 1963, an additional freestanding building was added to the western Lot No. 12.³⁶ This structure was later demolished by 1968 according to aerial photography. The remaining garages, constructed of stone, brick, and cinderblock, were standing in 1983 and identified as contributing resources to the Rugby Road-University Corner Historic District (NRHP 1984). An examination of historical aerial imagery in Google Earth Pro by Rivanna Archeological Services indicates that the garage structures were demolished completely during the latter half of 2008.

3. Architectural Description

Site

The house is oriented to the south on a 0.4-acre parcel that slopes gently to the west. The front of the house is oriented 90° from the street and directly faces the rear of the Preston Court Apartments. The house occupies the eastern half of the property, while the western portion consists of open, grassy land with several trees on the western boundary. To the west, the site is elevated from the street and partitioned off by a short, crumbling, stone wall. A set of stone stairs lead from the west elevation of the house down to the lawn. To the south, the house sits directly behind the western portion of the large Preston Court apartment building. A concrete gravel drive leads from the south elevation to the east at the rear of the house. The eastern edge of the property is also elevated from the street and partitioned off by a short, stone wall and hedge. To the north a wood fence separates the house from the property at 611 Preston Place.

¹³ Charlottesville City Directory 1950.

¹⁴ City of Charlottesville Deed Book 314:104; Charlottesville Historic Landmarks Survey, 605 Preston Place, and original research notes;
http://weblink.charlottesville.org/public/0/edoc/652143/605%20Preston%20Place_Historic%20Survey.pdf

Exterior

This two-story, three-bay, double-pile white weatherboarded frame house with a central-passage plan stands on a raised brick foundation laid in five-course American bond. A low-pitch hipped roof with projecting eaves and a boxed cornice shelters the house. Two capped interior brick chimneys on either side of the central hall between the north and south rooms heat the original section of the house. Double-hung sash 6/9 wood windows with architrave trim fenestrate the antebellum building. A casement window was placed to the east of the central bay on the second floor when interior renovations occurred sometime during the second quarter of the twentieth century. A one-story, tetrastyle entry porch with Greek Revival-style details covers the central bay on the facade. The square posts and pilasters with inset panels support the low-pitched hip roof with a simple entablature. The raised porch stands on a brick-pier foundation with wooden steps and a simple railing. The four-panel, Greek Revival-style entrance door is surrounded by sidelights and a rectangular transom.

Two one-story, weatherboarded additions are found on the east side elevation of the house and are connected by a weatherboarded hyphen with a casement window. The earlier of these two additions, which appears on the 1920 Sanborn Fire Insurance map, extends from the dining room at the north bay. The solid brick foundation of this addition is laid in stretcher bond and the bricks appear similar to the brick foundation of the original section of the house. Five, double-hung, wood-sash windows with 8/8 lights fenestrate this one-room, rectangular addition. On the interior, the floorboards on the addition are narrower than those of the original house and the base trim is simpler in profile. Based on the physical evidence, ownership history and the earliest Sanborn Fire Insurance map (1920), it appears that this addition was constructed in the late nineteenth century prior to Thomas Preston's death in 1903.

A one-room, bowed-end addition and hyphen project from the south bay of the east side of the house. Constructed after 1929, according to the Sanborn Fire Insurance map, this addition features three 6/6 double-hung, wood-sash windows on the bowed section and a casement window on the hyphen. The brick foundations of these two additions are laid in stretcher bond and parged. The interior plan of these additions consists of a small room in the bowed section and a bathroom in the hyphen. Given the post-1929 date of these additions, it is assumed they were made in association with Mrs. Pitts' boarding house operation. The addition of the small room of the bowed section may have been necessary to gain access to the bathroom and provide privacy.

A complex series of one- and two-story weatherboarded additions with a variety of window configurations stand on parged cinderblock and concrete foundations at the rear of the house. Based on a review of the 1920 and 1929 Sanborn Fire Insurance Maps, these additions date after 1920. The 1920 map shows a two-story addition extending across the rear of the house with a small, one-story porch at the northeast rear corner. Presumably, this wing served as the kitchen and servant's quarters with direct exterior access from the porch and interior access to the dining room through a former door that has been infilled with shelves.

By 1929, this rear wing had been replaced with a series of one- and two-story additions and the porch at the northeast corner appears to be extended. The existing conditions indicate that these

additions have since been expanded. The former rear porch has been incorporated into these additions as evidenced by the surviving beaded-board ceiling of the porch. Although the 2/2 sash windows on the one-story section at the northwest corner make this section appear to date to the late-nineteenth century, based on the 1920 Sanborn map, depicting a two-story wing in this location, and the poured concrete foundation, it appears that these windows may have been salvaged and reused. Additionally, the Colonial Revival style arched window on the second floor above this wing may be an infill to the former door opening to the second story of the earlier (pre-1929) rear wing.

Ranging in date from the 1920s to the mid-twentieth century, these rear additions are utilitarian in design and function as they housed the kitchen and other support activities.

Interior

The double-pile, two-story, central passage plan of the original house features four rooms on each level. A wide dog leg stair, which dominates the central hall, features a turned newel post and square balusters with open stringer. The walls and ceilings are original plaster and the hardwood floors consist of random boards. The doors throughout the house are flat, four-panel doors, and the door and window trim is flat with a backband. Greek Revival-style mantels adorn the fireplaces in each room with simple, flat pilasters supporting a simple frieze and a mantel shelf. These mantels appear to date to the original 1857 construction of the house.

The interior of the rear additions have been modified, reflecting their utilitarian function and ongoing evolution. The earliest wing at the northwest corner retains its unadorned plaster walls and ceilings with hardwood floors and simple trim, as well as four pane windows that likely date to the 1910s. The two other wings, which appear to date to the 1940s and later, include a mixture of post-World War II finishes and materials as well as the remnants of an earlier rear porch.

The interior of the original house has been minimally altered after its conversion from a boarding house to apartments during the last quarter of the twentieth century. The wide openings between the central hall and the front rooms have been infilled to separate these rooms and the original rear entrance at the end of the hall has been closed off with a paneled partition. Small bathrooms and kitchens have been incorporated into primarily the additions of the 1857 house rooms to serve the individual units. A dropped ceiling at the front of the hall on the first floor conceals modern plumbing from new bathrooms and kitchens on the second floor. The addition of a two-story rear wing replaced the original window on the stair landing with a door. These changes, however, do not change the basic plan of the original house and have not damaged or obscured character-defining features. For the most part, the modifications are “additive” and constructed in a manner that can easily be removed to restore the original plan.

4. Evaluation of Significance and Period of Significance

Wyndhurst was listed individually on the National Register of Historic Places in 1982 as part of a multiple-building nomination. Although the 1982 individual nomination is not specific, based on the property's history and physical integrity, Wyndhurst is eligible for listing with significance on the local level under criterion B, for its association with Thomas Lewis Preston, and Criterion C as a rare surviving example of a Greek Revival style frame dwelling dating to the antebellum period in Charlottesville.

Wyndhurst was built ca.1857 as a single-family residence by Sally Ann McCoy, an early hotel keeper at the University of Virginia. Thomas L. Preston purchased the 102-acre farm of Wyndhurst in 1863 and lived there until his death in 1903. Following the death of his widow in 1911, his heirs subdivided the property and subsequently sold it in 1919.

The period of significance for Wyndhurst extends from 1857, the date of its original construction, to 1903 when Thomas L. Preston died. Following Preston's ownership, the land was further subdivided and the house converted to a boarding house and apartments.

Additionally, Wyndhurst is a contributing resource to the Rugby Road – University Corner Historic District (NRHP 1984). As such, the property is also eligible under Criterion A for its association with the development of the Preston Place neighborhood within the district.

The current owners of Wyndhurst propose to relocate the house 648 feet to the north to a new site that was historically associated with the 102-acre tract of land purchased by Sally Ann McCoy in 1857. The new site is also included within the boundaries of the Rugby Road-University Corner Historic District. The original section of the 1857 Greek Revival style frame house will be relocated along with the early (pre-1919) addition on the east side of the house. The rear kitchen additions, which date from the 1920s to the mid-twentieth century and have been modified over the years, will not be relocated due to their construction after the period of significance and their lack of physical and architectural integrity.

Following the proposed relocation, Wyndhurst will retain its physical integrity of setting, material, design, workmanship, feeling and association to convey the architectural and historical significance for the period 1857 to 1903, for which it is listed on the National Register. The house will continue to be eligible under Criterion B for its association with Thomas Lewis Preston, as it will remain on land that was part of the tract owned by Preston from 1863 until his death in 1903. The house will also continue to be eligible under Criterion C, as a rare, surviving, Greek Revival style, frame house dating to the antebellum period in Charlottesville. Finally, Wyndhurst will continue to contribute to the Rugby Road-University Corner Historic District for its association with the development of the Preston Place neighborhood within the district.

5. Threat to Property & Justification of Proposed Move

Although rarely used, National Register guidelines recommend moving a historic resource as an appropriate preservation measure under critical circumstances, especially threat of destruction due to use and/or environment. While no matter how careful the movers, the historic resource will lose some historic fabric during a move. However, this is justifiable if the alternative is the demolition of the building or the loss of a significant amount or all of the building's historic fabric.

The Wyndhurst house should be moved approximately 648 feet north from 605 Preston Place to a vacant lot located at 5-116 Preston Place in order to protect its historic fabric and architectural integrity. This antebellum, frame house was once located at the center of a 102-acre farm. After the Preston family sold the farm to the Preston Place Corporation in 1919, the land was subdivided into residential lots. In 1928, the Preston Court apartment building was constructed to the south, immediately in front of Wyndhurst, occupying the former front yard. From 1930 to 1970, the former single-family residence served as a boarding house before being converted to autonomous apartments in 1970 for college students.

Since the 1930s, the house has not been used for its original purpose as a single-family dwelling. The student renters have caused considerable wear on the historic fabric of the structure over the years. Additionally, the house is surrounded by fraternity houses. The current student-housing market and zoning, which allows for an apartment building with seven four-bedroom apartments to be constructed on the parcel, will not support a return of the house to the original single-family use in its current location. Due to its current surroundings and lack of private residential yard, the use of the house is limited to rental housing as apartments. This use is not appropriate for the historic house as it threatens the architectural integrity and historic fabric through the wear-and-tear of rental housing and the lack of the financial incentive to properly maintain the property. The current location is unattractive as an owner-occupied single-family home, which would be the best use to preserve its historic fabric and architectural integrity.

6. Appropriateness of Proposed New Location

The proposed new site for Wyndhurst is historically associated with the house, as it was part of the original 102-acre tract of land purchased by Sally Ann McCoy in 1857. Additionally, the new lot is located within the boundaries of the Rugby Road – University Corner Historic District and the relocated house will continue to contribute to the district. The proposed new site is currently vacant so no structure will be demolished as a result of the move. The siting of the house to face south on its new lot will maintain the historic orientation. Most importantly for the future maintenance and preservation of Wyndhurst, the lot proposed for its relocation is currently bounded by lots containing other single-family, owner-occupied homes.

7. Description of Relocation and Reconstruction Process

The total length of the move is 648.13 feet along Preston Place to the northeast (two parcels over and across the street). Prior to moving Wyndhurst, the resource will be thoroughly documented with photographs and drawings. All documentation materials will be submitted to VDHR as part of the updated data entry in the Virginia Cultural Resource Information System (VCRIS). The two-story, three-bay, double-pile section of the house, including the chimneys, will be moved in one piece to the proposed new site by a contractor experienced in moving historic frame structures. 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 approximately the same height off adjoining grade as at the existing site. The front porch, which is of frame construction, will be dismantled and reassembled on site, re-using the columns, balustrade and pickets, stair and stair rail, architrave, trim, and salvageable ceiling and floor material. The two early-twentieth century additions on the east side will be moved with the original house. The more utilitarian additions at the rear (north) of the structure will be demolished.

8. Summary of Phase 1 Archaeological Report

The Phase I archaeological investigation conducted in November 2017 by Rivanna Archaeological Services included a thorough background review of the history of ownership, occupation, and use of both the present and receiving parcels. Visual inspection and systematic shovel testing of both lots was conducted under the direction of Steve Thompson. All artifacts recovered during fieldwork were catalogued and analyzed. The summary report of the Phase 1 archeological investigation for the relocation of Wyndhurst is provided in Appendix C.

APPENDIX A: CURRENT & PROPOSED LOCATION MAP



Parcel map showing current site and proposed site.

APPENDIX B: DOCUMENTARY PHOTOGRAPHS



South Elevation, view NE



East Elevation, post 1929 addition and hyphen, view SW



East Elevation (l), rear additions (r), view SW



North (rear) elevation, view SE



Northwest addition with concrete slab foundation



North (l) and West (r) elevations, view SE



First floor, hall with stair and paneled partition at the rear



First floor, SE side addition



First floor, NE room, historic mantle pictured



First floor, NE side addition



First Floor, SW room



First Floor, rear NE addition adjoining main house, view SW



First Floor, rear NE addition adjoining main house, beaded board ceiling detail



First Floor, rear NE addition to addition, view NE



First Floor, rear middle addition, view NW



First floor, NW addition



Rear addition off of the stair landing between first and second floors



Second Floor stair hall, view SW



Second Floor, NW room



Second Floor, SE room, view NW



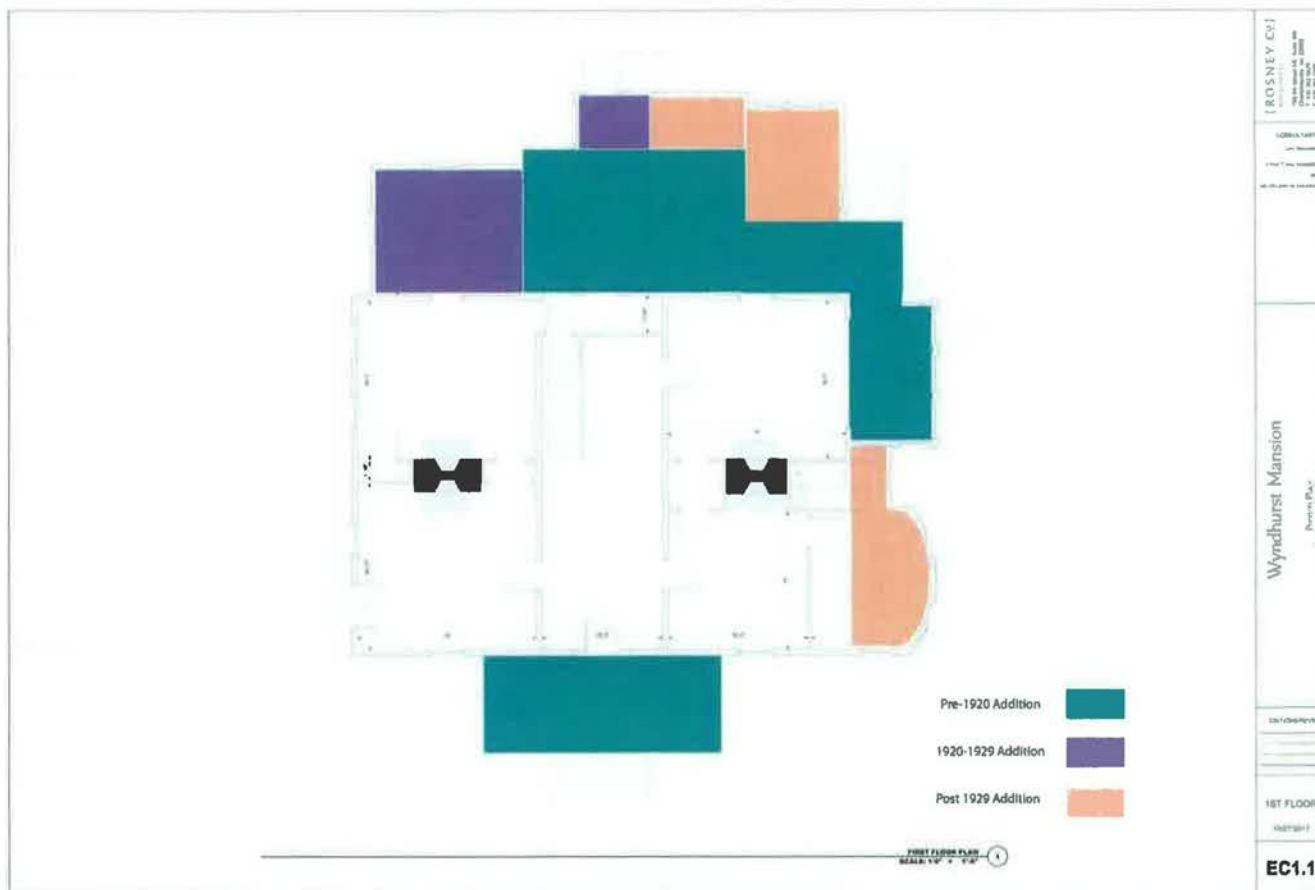
Second Floor, NE room, view SW



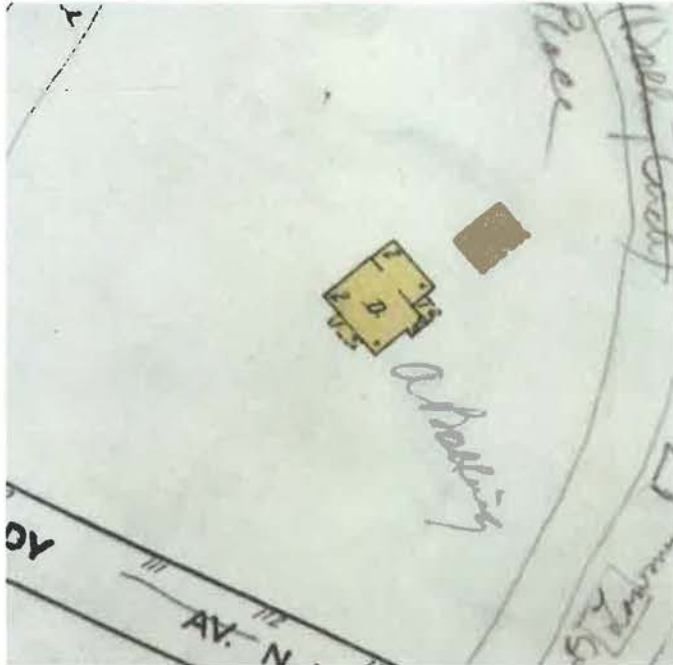
Second Floor, rear bathroom addition, view north

APPENDIX C: ANALYSIS OF CONSTRUCTION EVOLUTION

Timeline of Construction Evolution

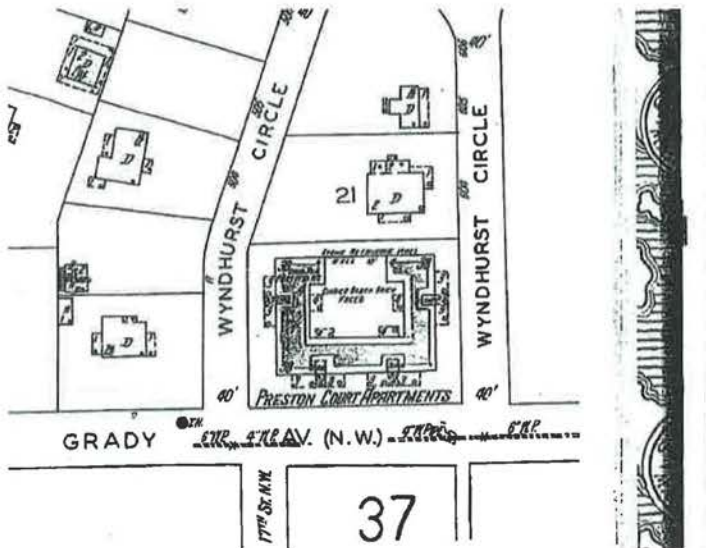


1920 SANBORN MAP



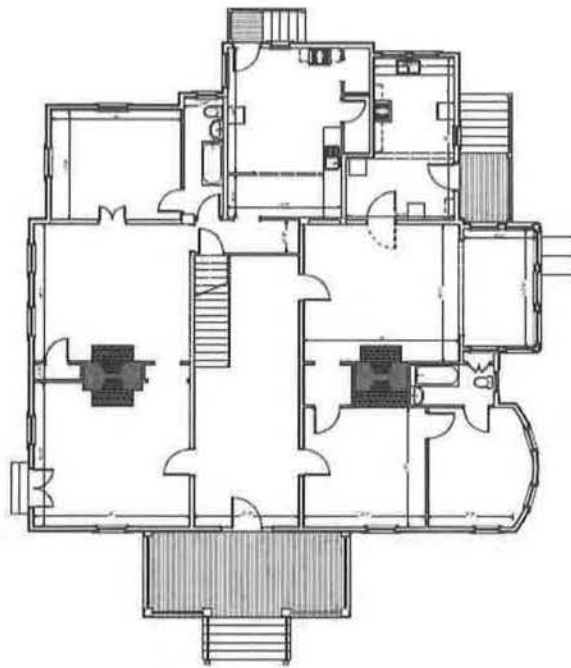
- One-story, orthogonal addition to dining room at north bay of east side.
- Two-story wing at northwest rear corner and one-story porch at northeast rear corner
- No bowed addition with hyphen at south bay of east side
- No central porch/addition off rear wing

1929 SANBORN MAP



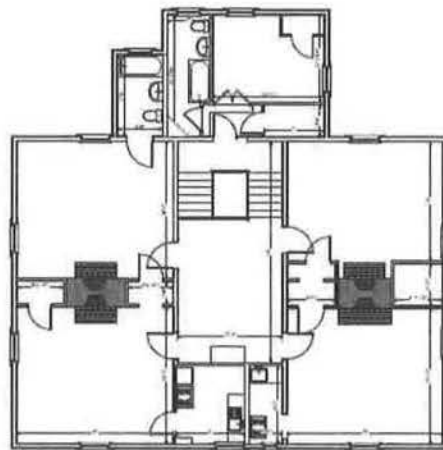
- No change to east side of house (bowed addition and hyphen do not exist)
- Two-story rear wing replaced with series of one- and two-story additions

EXISTING/POST 1929 FLOOR PLAN



1:1000 1/4" = 1'-0"

(BOSNEY CP)
 Wynburgh Mansions
 1st Floor
 EC1.1



1:1000 1/4" = 1'-0"

(BOSNEY CP)
 Wynburgh Mansions
 2nd Floor
 EC1.2

- Bowed addition and hyphen at front/south bay of east side elevation
- Rear additions expanded at center bay and east corner, incorporating former porch



Wyndhurst (VDHR 002-0003) Relocation Phase I Archaeological Survey, Charlottesville Tax Map Parcels 5-111, 5-116A-E

Stephen M. Thompson, November 8, 2017

Introduction

On November 1, 2017, Rivanna Archaeological Services (RAS) performed a Phase I archaeological study associated with the planned relocation of Wyndhurst, a ca. 1857 two-story frame house listed on the National Register of Historic Places (NRHP) and located at 605 Preston Place in Charlottesville, Virginia. The goal of the Phase I study was to identify potentially significant archaeological resources that might be impacted by the relocation of Wyndhurst. The Phase I study concerned both the c. 0.4-acre *present* parcel where the house now stands in addition to the currently vacant c. 0.34-acre *receiving* parcel at 504-512 Preston Place where the house will be relocated. The present parcel corresponds to Charlottesville Tax Map Parcel (TMP) 5-111. The receiving parcel, designated “Lot 1” on a site plan prepared by Rosney Co. Architects and dated September 7, 2017, is comprised of TMP 5-116A, 5-116B, 5-116C, and portions of 5-116D and 5-116E (**Figure 1**).

The Phase I archaeological investigation included a thorough background review of the history of ownership, occupation, and use of both the present and receiving parcels, visual inspection and systematic shovel testing of both lots, cataloging and analysis of artifacts recovered during fieldwork, and preparation of this summary report.

Steve Thompson served as Principal Investigator and Project Archaeologist. He was assisted in the field by Ben Ford, Nick Bon-Harper, and Timmis Maddox. Mr. Bon-Harper also prepared the artifact catalog. All staff involved with this project meet or exceed the professional qualifications promoted by the US Secretary of the Interior and the Virginia Department of Historic Resources.

Environmental and Historical Background

Preston Place lies along the eastern flank of long, generally southwest-northeast trending ridge approximately 1.3 miles northwest of Charlottesville’s Court Square. The spine of this ridge is roughly defined by the Rugby Road-Dairy Road-Meadowbrook Road corridor. Geologically, both the present and receiving parcels are underlain by a dike of Ordovician age amphibolite—the so-called University amphibolite dike.¹ Amphibolite is a very dense and hard metamorphosed igneous rock intruded between layers of older rock. The resistance to erosion of amphibolite accounts in part for the prominence of the University-Rugby Road ridge. Soils within the Preston Place project area belong to the Culpeper Series but have been heavily modified by

¹ Wilber A. Nelson, *Geology and Mineral Resources of Albemarle County*. Charlottesville, Virginia, Virginia Division of Mineral Resources, Bulletin 77, 1962, 37.

urban development. Culpeper soils are common to Piedmont uplands in central Virginia and are typically deep and well-drained.²

In terms of local hydrology, Preston Place is located at the headwaters of an unnamed tributary of Schenks Branch. Although now confined to buried stormwater lines, topographical considerations as well as historical maps and plats suggest the stream originated between the western leg of Preston Place and Rugby Road and that its course roughly followed the northern leg of Preston Place to its intersection with Cabell Avenue, at which point it descended steep slopes to the area now occupied by Ash Tree Townhomes and Cambridge Square Apartments before crossing old Barracks Road/Preston Avenue and passing through Washington Park. Possibly, the headwater springs of this unnamed stream provided mid-nineteenth-century Wyndhurst with its water supply.

A review of previously recorded archaeological sites in the Virginia Department of Historic Resources' V-CRIS database reveals limited prehistoric remains within the current Charlottesville city limits. On the University-Rugby Road ridge, at least one prehistoric projectile point dating to the Middle Archaic Period (6500 – 3000 BC) has been recovered from a site on Carr's Hill (44AB0194), while chronologically non-diagnostic lithic artifacts have been collected from the artificially graded slopes of Madison Bowl (44AB0070), and along the railroad cut near the Rugby Road bridge (44AB0069). Non-diagnostic prehistoric lithic artifacts have also been collected from road cuts roughly 0.35 miles east of Preston Place near the intersection of Preston Avenue and Cabell Avenue (44AB0119) and along the stream bottom near the intersection of Preston and Madison avenues (44AB0059). Additional prehistoric lithic artifacts of indeterminate age have been collected from the surface of a site (44AB0058) within the Jackson P. Burley Middle School baseball diamond roughly one-quarter mile to the east. A number of similarly small prehistoric sites containing non-diagnostic lithic artifacts were recorded further downstream along Schenks Branch as it passes through McIntire Park.³ Although based largely on casual finds, this evidence is consistent with prevailing models of prehistoric settlement and land use systems in which upland areas were the focus of repeated, typically short-term visits by relatively small groups of prehistoric foragers and hunters throughout the long (12,000-year) course of Native American occupation of the Eastern Woodlands, resulting in broad low density scatters of stone tools and manufacturing/maintenance debris. Owing to the frequent lack of chronologically or functionally diagnostic artifacts, such sites typically have extremely limited research value.

Colonization of the central Virginia Piedmont by Virginians of European and African descent began during the early eighteenth century and the first lands in the future area of Albemarle County were patented in the early 1730s. Wyndhurst and Preston Place are located within the northernmost of two adjoining 400-acre tracts patented in 1735 by Abraham Lewis, of Hanover

² John B. Carter et al., *Soil Survey of Albemarle County, Virginia*. Washington, D.C., USDA Soil Conservation Service, 1985, 158-159. Soil Survey Staff, Natural Resources Conservation Service, USDA, Web Soil Survey, <http://websoilsurvey.sc.egov.usda.gov/>, accessed October 30, 2017.

³ Donna Seifert, Juliette Gerhardt, Lynn Jones, Jacky Taylor, *Phase I Cultural Resources Investigation, Route 250 Bypass Interchange at McIntire Road, Charlottesville, Albemarle County, Virginia*. Report prepared by John Milner and Associates for VDOT, 2007.

County, when the region was still part of Goochland County.⁴ The tract was bounded roughly by the line of present-day University Avenue to the south, University Hall to the west, Venable School to the east, and to the north reached the area of the intersection of Preston Avenue, Barracks Road, and Rugby Road. Unlike his brother David Lewis, who patented roughly 3,000 acres with his brother-in-law Joel Terrell immediately to the west, Abraham Lewis never moved to the area.⁵ In 1742, Abraham Lewis sold his northern 400-acre tract containing the future Wyndhurst to fellow Hanover County resident Alexander McKinsey (aka McKinsie, McKinzie).⁶ Little is known of McKinsey, although he was among the group of Albemarle County residents who signed the Declaration of Independence on April 21, 1779.⁷ Alexander McKinsey probably occupied the tract he acquired from Abraham Lewis, as he appears in county road orders from the 1780s and 1790s as among those responsible for maintaining the Three Notched Road immediately west of Charlottesville. In a 1792 order, McKinsey was named as adjoining James Monroe who at that time owned the lands that would become the University of Virginia.⁸ By 1803, Alexander McKinsey had died and his executors sold off this 400-acre tract to three purchasers—James Stark (18.75 acres), William Garner (103.24 acres), and James Burnley (250 acres).⁹ By October 1814, John Nicholas had acquired nearly three-quarters of the 400-acre Lewis/McKinsey tract in addition to more than 100 acres adjoining it to the east and roughly 45 adjoining acres to the north. Later in 1814, Nicholas sold 440 acres containing the future site of Wyndhurst to Charlottesville merchant John Kelly (**Figure 2**).¹⁰ Reportedly, the high ground along the ridge towards the western side of the tract purchased by John Kelly was Thomas Jefferson's preferred choice in 1817 for the site of the University of Virginia, however Kelly refused to sell.¹¹

It is unclear whether John Kelly ever occupied the property. In 1828, Kelly purchased a lot at the corner of Park and Maple streets where he built a large brick house that he occupied at the time of his death in 1830,¹² however where Kelly lived prior to construction of this house is not known. The inventory of Kelly's estate compiled at the time of his death contained considerable agricultural equipment, suggesting that Kelly farmed his land west of Charlottesville even if he did not occupy it personally. In his will, John Kelly left property described as "my farm lying above Charlottesville containing four hundred seventy-five acres" to his daughter Cynthia T. Norris, wife of Kelly's business partner and town trustee, Opie Norris.¹³ Opie Norris died in 1839. His widow, John Kelly's daughter, appears to have lived in her husband's house, the so-called Butler-Norris House at 410 E. Jefferson Street on Charlottesville's Court Square, until her

⁴ Virginia Land Office Patents, Book 16, 1735, 40, 44. See Also Edgar Woods, *Albemarle County in Virginia* (Charlottesville, VA: The Michie Company, 1901), 254-255.

⁵ Woods, *Albemarle County in Virginia*, 254-255.

⁶ Goochland County Deed Book 4:128-129, 4:419-420.

⁷ Woods, *Albemarle County in Virginia*, 365.

⁸ Nathaniel Mason Pawlett, *Albemarle County Road Orders 1783 – 1816* (Charlottesville, VA: Virginia Highway & Transportation Research Council, 1975), 15, 22, 28, 30.

⁹ Albemarle County Deed Book 14:272, 14:282, 17:100.

¹⁰ Albemarle County Deed Book 19:145.

¹¹ Phillip A. Bruce, *History of the University of Virginia, 1819-1919: The Lengthened Shadow of One Man*, Vol. 1 (New York, NY: The McMillan Co., 1920), 143, 157-158.

¹² *Early Charlottesville: Recollections of James Alexander, 1828-1874*, ed. Mary Rawlings (Charlottesville; ACHS, 1942), 38, note 46; "Charlottesville's Sacred Spaces," n.d., p. 8, <http://www.charlottesville.org/home/showdocument?id=41590>.

¹³ Albemarle County Will Book 10:133.

death in 1872.¹⁴ In 1852, as part of the settlement of a case brought against the estate of Opie Norris, a 102.25-acre portion of Norris's estate was sold to William T. McCarty. McCarty sold the property, illustrated in **Figure 3**, five years later in 1857 to Sally Ann McCoy for \$6,000.¹⁵

According to land tax records researched by Eugenia Bibb, Sally Ann McCoy likely built the two-story frame house known as Wyndhurst at present-day 605 Preston Place in 1857-1858.¹⁶ The adjacent one-story board and batten house at 611 Preston Place is believed to be earlier, having been constructed during the Kelly-Norris ownership of the property, if not earlier, and to have served as a slave, overseer, and/or tenant farmer dwelling.¹⁷

Sally Ann McCoy and her husband William, together with six children, were recorded in the 1850 federal population census as residents of Ashby's District in Fauquier County, Virginia. William McCoy was listed as a farmer owning \$8,700 in real estate and 12 enslaved African Americans. By the summer of 1851, the couple had relocated to Albemarle County where William McCoy was appointed hotelkeeper at the Monroe Hill dormitories at the University of Virginia. William McCoy died in early 1857, however his wife appears to have continued to serve as University hotelkeeper, at least through 1858.¹⁸ In the 1860 federal population census, 60-year-old Sally Ann McCoy was recorded as a boarding house operator owing \$25,000 in real estate and living with three of her grown children as well as a University professor of surgery, B. W. Allen, and his wife. As they were recorded as residents of Fredericksville Parish, which lay north of the old Three Notched Road/University Avenue, it appears that Sally Ann McCoy was living at Wyndhurst by 1860.

In 1863, Sallie Ann McCoy and children sold the 102.25-acre Wyndhurst tract to Thomas L. and Anna Maria Saunders Preston.¹⁹ Thomas Lewis Preston was from Abingdon in far southwestern Virginia, the son of Virginia state senator and United States Representative Francis Preston and heir to the family's salt works in Saltville, Virginia. In 1862, Thomas L. Preston sold the salt works and his father's so-called "Preston House" in Saltville.²⁰ By September 1863, Preston was writing letters from Albemarle County, postmarked "Wyndhurst," back to his wife Anna who remained for some time with her family in Campbell County.²¹ The letters make clear that

¹⁴ *Recollections of James Alexander*, 36, note 41; Woods, *Albemarle County in Virginia*, 242-243; will of Cynthia T. Norris, Albemarle County Will Book 28:463.

¹⁵ Albemarle County Deed Book 52:228, 56:214.

¹⁶ Charlottesville Historic Landmarks Survey, 605 Preston Place, and original research notes; http://weblink.charlottesville.org/public/0/edoc/652143/605%20Preston%20Place_Historic%20Survey.pdf

¹⁷ Charlottesville Historic Landmarks Survey, 611 Preston Place, and original research notes; http://weblink.charlottesville.org/public/0/edoc/652147/611%20Preston%20Place_Historic%20Survey.pdf.

¹⁸ Catalogue of the University of Virginia, Session of 1851-1852 (Richmond, VA: H. K. Ellyson, 1852); University of Virginia Board of Visitors Minutes June 25, 1852, 202; February 11, 1857, 40; June 25, 1857, 46; March 10, 1858, 68; September 1, 1859, 87.

¹⁹ Albemarle County Deed Book 61:156.

²⁰ Preston House, National Register of Historic Places nomination form, Virginia Historic Landmarks Commission staff, 1976; Allison Hurley, Thomas Lewis Preston: Southern Gentleman, Virginia Center for Civil War Studies, 2015), <http://www.civilwar.vt.edu/wordpress/thomas-lewis-preston-southern-gentleman/>.

²¹ Numerous letters from Thomas Preston to his wife Anna are contained in the Preston-Davis Family Papers (reproduced in *Southern Women and Their Families in the 19th Century, Papers and Diaries*; Series G, Part 2, Central Piedmont), Reel 39, 0579-0582. The original letters are found in the Davis-Preston-Saunders papers [manuscript] 1840-1930, University of Virginia Special Collections.

Preston moved to Wyndhurst with a large number of slaves, who were put to work improving and farming the property. In 1864-1865, Thomas Preston was appointed Rector of the University of Virginia, his alma mater, and on March 3, 1864 Preston was one of three University representatives who met Brig. Gen. George A. Custer upon his arrival in Charlottesville and “requested protection for the University, and for the town.”²²

The 1870 census taker recorded Thomas L. and Anna M. Preston at Wyndhurst together with three female children and three African American servants.²³ Ten years later in 1880, the federal census taker listed Thomas L. Preston as a 67-year-old farmer residing with his wife Anna (age 54), their three adopted children, three boarders, and four African American servants. Immediately next door to the Prestons, possibly in present-day 611 Preston Place, the census taker recorded the family of Hezekiah “Kiah” Logan who had been enslaved by Thomas Preston.²⁴

In 1892, Thomas and Anna Preston sold the bulk of their property to the Charlottesville Land Company, which subdivided and marketed the tract as Preston Heights (**Figure 4, Figure 5**).²⁵ The Prestons retained ownership of an approximately 11-acre parcel containing Wyndhurst. Thomas Preston died in 1903 and his widow, Anna Preston, remained at Wyndhurst until her death eight years later in 1911. The subdivision plat of Preston Heights depicted a pond in the lower, northern part of the Preston Reservation, however it is not clear whether this was an existing or planned landscape feature. A second pond located within “Hampton Park” further downstream in the area of present-day Cambridge Square Apartments was also depicted on the plat and seems to have occupied what likely was considered low lying, undevelopable land.

In 1903, following Thomas Preston’s death, his widow deeded a half-interest in Wyndhurst to their adopted daughter Anna Preston Lockwood, wife of George R. Lockwood of St. Louis, Missouri.²⁶ When Anna Preston died in 1911, she bequeathed in her will the remaining half-interest in the property to her daughter.²⁷ It is not known who occupied Wyndhurst following the death of Anna Preston, though presumably Anna and George Lockwood, who remained in St. Louis, leased the property. In 1919, Anna P. and George R. Lockwood sold the 11-acre Wyndhurst property to the Preston Place Corporation, which subdivided the tract into 26 lots and laid out Wyndhurst Circle and Wyndhurst Way, precursors to the present-day Preston Place (**Figure 6**).²⁸ The Prestons’ Wyndhurst occupied Lot No. 24. Sanborn Fire Insurance maps produced in 1920, however show the area of the Preston Place as occupied only by the two-story frame Wyndhurst and either one or two apparently associated buildings to the immediate north,

²² Ervin L. Jordan, Jr., “The University of Virginia during the Civil War,” *Encyclopedia Virginia*, Virginia Foundation for the Humanities, March 24, 2016, https://www.encyclopediavirginia.org/University_of_Virginia_During_the_Civil_War_The.

²³ Thomas and Anna Preston had no children of their own but adopted Anna, Lucy, and Caroline Davis, children of Anna Preston’s sister Louisa Saunders Davis who died in 1867.

²⁴ The Preston family letters reveal that Kiah Logan’s sister Delphia married another Preston slave, Harrison Robinson, following the death of Robinson’s first wife Millie, also a Preston slave, in 1863.

²⁵ Albemarle County Deed Book 97:345.

²⁶ City of Charlottesville Deed Book 30:396.

²⁷ Albemarle County Will Book 32:95.

²⁸ City of Charlottesville Deed Book 34:28

the larger and closest of which corresponds to the early-nineteenth-century Caperton house at present-day 611 Preston Place (**Figure 7, Figure 8**).

Soon after purchasing and subdividing the tract, the Preston Place Corporation sold to Albert S. Bolling Lot Nos. 23 and 24, described as “all those two certain lots or parcels of land, with improvements thereon consisting of the old Preston Mansion house known as ‘Wyndhurst’” in addition to a ten-foot-wide strip of land along the north side of Lot Nos. 25 and 26.²⁹ Charity S. Pitts acquired Lot 24 together with the adjoining ten-foot-wide strip in 1930,³⁰ and operated Wyndhurst as a boarding house for the next 40 years. At least during her early ownership of the property, Mrs. Pitts catered to professionals as well as retirees and widowed persons. In the 1940 federal population census, she had two boarders—Edith Lapham, an 86-year-old widow, and Armistead Dobey, an unmarried 60-year-old U.S. Circuit Court judge. In 1950, Pitts’ boarders included Judge Dobey, the widows Jane B. Hildreth and Henrietta Kirkland, as well as Ann Patterson, an apparently unmarried interior decorator.³¹ Charity Pitts’ estate sold the property in 1970 to Preston Court, Inc., owner of the adjoining Preston Court Apartments, which subdivided the house into a series of autonomous apartment units that were leased, typically, to students through the remainder of the twentieth century.³²

At the northern end of Wyndhurst Circle/Preston Place Lot Nos. 12 and 13 were purchased from Preston Place Corporation by John W. Harris in 1920.³³ These two lots encompass the stream and pond depicted on the 1890 Preston Heights plat (**Figure 4, Figure 5**). City of Charlottesville land tax books indicate that between 1921 and 1928 John W. Harris was taxed on the two lots, valued at \$1,000, and that the lots contained no taxable buildings or other improvements.³⁴ Harris sold Lot Nos. 12 and 13 in 1928 to James W. and Ruth L. Hudson who immediately sold the two lots to Preston Court, Inc., the owners of Preston Court Apartments which were constructed that year in Lot Nos. 25 and 26 immediately south of Wyndhurst and fronting on Grady Avenue.³⁵ In 1929, Preston Court, Inc. paid taxes on Lot Nos. 12 and 13, now valued at \$3,000 due to \$2,000 of new improvements, identified as a garage by a notation in the margins of the 1929-1930 land tax book. The 1929 Sanborn Fire Insurance Company map shows the garages constructed by Preston Court, Inc. extending across Lot No. 13, the eastern of the two lots at the northern end of the circle (**Figure 9**). By 1950, additional garages and storage facilities had been constructed in Lot No. 12 to serve the residents of the Preston Court Apartments (**Figure 10**). Although difficult to determine when it was constructed, an additional freestanding building was added to the western Lot No. 12 by 1963 (**Figure 11**).³⁶ Mr. Fletcher Stevens, who grew up in the house built by his grandfather in the 1930s at 615 Preston Place across the street

²⁹ City of Charlottesville Deed Book 34:349, 35:305.

³⁰ City of Charlottesville Deed Book 70:489.

³¹ Charlottesville City Directory 1950.

³² City of Charlottesville Deed Book 314:104; Charlottesville Historic Landmarks Survey, 605 Preston Place, and original research notes;

http://weblink.charlottesville.org/public/0/edoc/652143/605%20Preston%20Place_Historic%20Survey.pdf

³³ City of Charlottesville Deed Book 35:426.

³⁴ City of Charlottesville Land Tax Books, Office of Clerk, City of Charlottesville.

³⁵ City of Charlottesville Deed Book 61:194, 62:88; Maral Kalbian, Preston Court Apartments, National Register of Historic Places nomination form, 2007.

³⁶ Although not depicted on the 1950 Sanborn map, the structure may be visible on aerial photographs taken in 1937 and in 1959.

from the garages, recalls the foundations of what he believed to have been an unfinished building this location, which was leveled for parking in the late 1960s or early 1970s.³⁷ Historic aerial photography reveals that this western freestanding building had been demolished by 1968, and it was not depicted on a topographical map of the City of Charlottesville produced in 1970 (**Figure 12, Figure 13**). The remaining garages, constructed of stone, brick, and cinderblock, were photographed in 1983 as part of the Rugby Road-University Corner Historic District National Register of Historic Places nomination process, which considered the complex of auxiliary buildings as a contributing resource to the district (**Figure 14**).³⁸ Examination of historical aerial imagery in Google Earth Pro indicates that the buildings were demolished completely during the latter half of 2008.

Description of Phase I Project Area

As mentioned, the Phase I archaeological survey project area is comprised of both the *present* parcel, at 605 Preston Place, and the *receiving* parcel, an approximately 0.34-acre lot at 504-512 Preston Place. The 0.4-acre present parcel at 605 Preston Place is maintained largely as mowed lawn with an informal graveled drive and parking area immediately east of the rear of the house. At the time of the Phase I survey, only a portion of the present parcel was accessible due to the presence of temporary construction dumpsters southwest of the house and of a heavily graveled construction access drive around the east and south sides of the building associated with the active renovation of the Preston Court Apartment building (**Figure 15, Figure 16**). Terrain immediately surrounding the house is roughly level, however approximately 30 west of the house the lot slopes fairly steeply down to Preston Place. The receiving parcel was also maintained as mowed lawn, and appears to have been the focus of significant cutting and filling associated with construction of the early twentieth-century garages. Areas of dense gravel and remnant concrete slab were visible on the surface. The rear (north) of the lot appears to have been cut into a gentle slope while the its eastern and southern portions appear to contain up to four feet of fill. The northwestern portion of the receiving was covered with large stone debris, presumably associated with garage demolition ten years ago, rendering this area of the property inaccessible to the Phase I archaeological survey (**Figure 17, Figure 18**).

Archaeological Methods and Results

The Phase I archaeological survey entailed systematic shovel testing across both the present parcel and the receiving parcel. Owing to the presence of the mid-nineteenth-century Wyndhurst within the present parcel and the high potential for associated archaeological deposits, systematic shovel testing within this parcel was conducted at 20-ft intervals. Within the vacant receiving parcel, where only 20th-century garages are known to have stood, Phase I shovel testing was performed at 50-ft intervals. Shovel tests in both parcels measured 1.2 – 1.5 feet in diameter and were excavated to culturally sterile subsoil, at least where possible. As discussed below, very dense gravel and/or rocky fill halted almost all shovel tests excavated in the receiving parcel. All soil removed during shovel testing was screened through ¼-inch hardware cloth to ensure consistent artifact recognition and recovery. Standardized forms recording location, depth, soil stratigraphy, and artifact content were completed for each shovel test pit excavated. Upon

³⁷ Personal communication, November 1, 2017.

³⁸ Staff, Charlottesville Department of Community Development and Virginia Historic Landmarks Commission, Rugby Road – University Corner Historic District, National Register of Historic Places nomination form, 1983, continuation sheet 31.

completion, shovel tests will be backfilled and manually compacted. The locations of all excavated shovel tests were accurately plotted on a scaled map of the project area (**Figure 19**). Artifacts recovered during shovel testing were bagged by STP location and returned to the RAS for cleaning, identification, and analysis. A catalog of all artifacts recovered during the Phase I study is included as Table 1 at the end of this report.

As illustrated in **Figure 19**, the Phase I survey included excavation of 21 shovel test pits (STPs) placed, where possible, at 20-ft intervals across the present parcel and nine STPs placed at 50-ft intervals across the receiving parcel. Within the present parcel at 605 Preston Place, shovel testing typically encountered relatively well-developed surface soils to a depth of one foot overlying red silty clay subsoil. Along the southern side of the parcel (STPs 3, 4, 5), disturbed soils were encountered to depths exceeding 1.5 ft and likely are associated with the construction of the adjacent Preston Court Apartments. Along the northern edge of parcel, two STPs (10, 18) exposed an inactive glazed terracotta drain line buried less than one foot below grade and thought to be an early sanitary sewer line that exited the rear of the house. At the northeastern corner of the house, the initial placement of STP 20 encountered a buried brick-paved walkway (**Figure 20**). Measuring approximately 3.5 ft wide and running parallel to the eastern façade of the house, the brick walk is laid in a basket weave pattern and utilizes a number of bricks marked “MANKIN.” Mankin was a Richmond based company begun around 1902 and active through World War II. Mankin brick, which was hand-formed wood-mold brick, was used for construction of the original Virginia Museum of Fine Arts (opened 1936), at UVa during Rotunda restorations in 1939, construction of Silliman College at Yale (opened 1940), Baseball Hall of Fame in Cooperstown, NY (opened 1939), and reconstructions at Colonial Williamsburg (beginning in late '20s-early 30's).³⁹ Construction of the walk probably dates to Charity Pitts' ownership and suggests an earlier configuration of the rear door and porch.

Sparse artifacts were recovered from 12 of the 21 excavated shovel tests and in terms of material and age are broadly consistent with what is known historically of the construction and occupation of Wyndhurst. Among the 53 artifacts recovered from the present parcel were 14 fragments of coal, which likely was widely used for heating following the arrival of the railroad to Charlottesville in the 1850s. Architectural artifacts include four machine cut nails, one wire nail, fragments of roofing slate (8), a single fragment of handmade brick, a single fragment of window glass, a clear glass chandelier fragment, a fragment of lightbulb glass, three fragments of glazed terracotta sewer/drain pipe, and piece of synthetic caulk. Domestic artifacts include three fragments of nineteenth-twentieth century ceramic tableware and five fragments of containing glass, typically dating to the twentieth century. Notably, the ceramics were all recovered from a single shovel test (STP 20) located off the northeastern corner of the rear of the house. None of the recovered material culture suggests occupation or use of the parcel prior to the construction of Wyndhurst around the middle of the nineteenth century.

During the course of the Phase I survey, two large architectural objects were observed within the present parcel. These include an intact carved soapstone splash guard located against the southeast corner of the house. The splash guard bears an inscription reading “AUX ARMES

³⁹ Susan Smead, Marc Wagner, Rhonda J. Allen, and Philip C. Licking, Mankin Mansion (043-0068), National Register of Historic Places nomination form, 1993, 8-15 – 8-16; University of Virginia Board of Visitors minutes, April 7, 1939, 318; October 3, 1939, 334.

CITOYE” at its head above a crudely incised image of a sword running down its right side (Figure 21). Broadly similar hand-carved stone splash guards have been observed in a variety of settings at the nearby University of Virginia and the form likely dates to the nineteenth century. Beneath the front porch of Wyndhurst, a large block of carved stone closely resembles the rectangular pilaster bases used on the north and south porticos of the 1853 Robert Mills Rotunda Annex at the University (Figure 22, Figure 23). The Annex was completely destroyed by fire in 1895, however architectural fragments from the demolished building likely were salvaged and used as garden and yard ornaments.

Phase I testing in the receiving parcel encountered dense, rocky fill in eight of the nine excavated shovel tests. A dense surface layer of gravel overlying very rocky deposits was documented in STP 1, 4, and 9 and in these locations excavation had to be halted 1.0 – 1.5 ft below grade. In STPs 4 and 9, iron manganese staining and mottling due to repeated saturation was noted, suggesting a high water table in this area. Dense rocky fill was also encountered in STPs 2, 3, 5, 6, and 7. This material may, in part, be associated with demolition of the early twentieth-century garages, but probably also reflects deliberate filling and leveling of the area prior to their construction. Artifacts recovered from these shovel test pits include wire nails (2), fragments of window glass (3), clear twentieth-century machine-made bottle glass (1), and a fragment of machine-made brick. No deliberate fill was encountered in STP 8, excavated at the base of the steep slope along the eastern margin of the receiving parcel. Here, gleyed soil associated with frequent saturation due to a high water table was encountered 0.5 ft below grade and extending to at least 1.1 ft below grade. Two artifacts were recovered from this shovel test—a fragment of ironstone ceramic and a piece of olive-green bottle glass—that may date to the nineteenth century. Because topography and historic maps indicate a former stream in this area, it is very possible that these artifacts may have been dumped or transported to this low-lying location, quite likely from nearby Wyndhurst. In all likelihood, the dense fill encountered elsewhere within the receiving parcel represents an effort to transform this area into developable land during the early-twentieth-century suburban expansion of Charlottesville.

Conclusions and Recommendations

General topographical considerations and existing understanding of local eighteenth- and nineteenth-century settlement based on documentary evidence suggested that the project area associated with planned the relocation of Wyndhurst has a relatively high potential to contain prehistoric and/or historic period archaeological remains. However, systematic Phase I shovel testing did not document significant archaeological resources in either the present or receiving Wyndhurst parcels. Furthermore, the receiving parcel appears to have been heavily impacted by twentieth-century development. While the possibility cannot be excluded that deep intentional fill deposits in the receiving parcel have buried significant archaeological remains, the apparent pre-development character of this area suggests that this unlikely. Therefore, it is this study’s conclusion that the planned relocation of Wyndhurst poses no threat to significant historic resources.

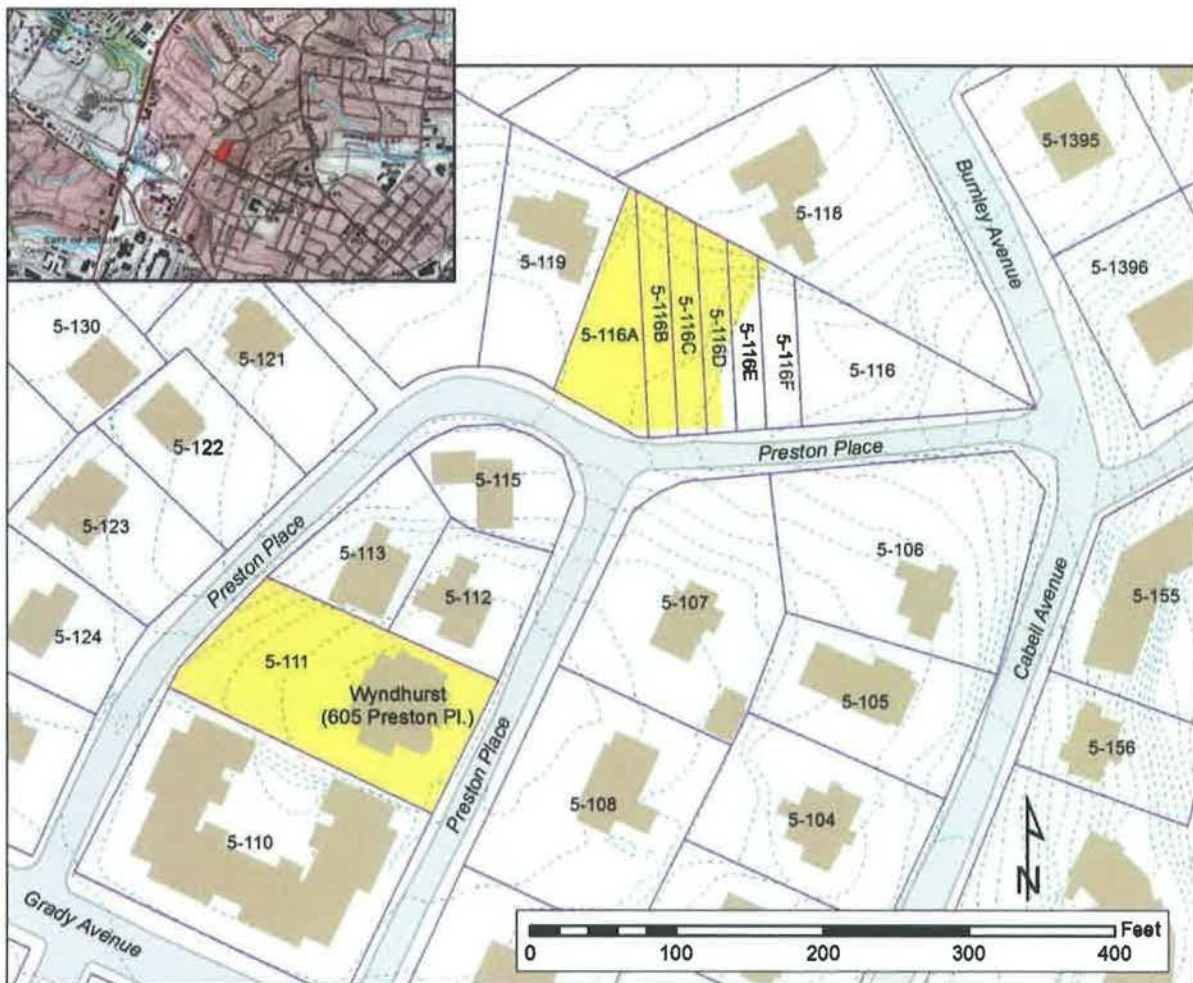


Figure 1: Map highlighting (in yellow) the two parcels (with City of Charlottesville parcel IDs) within which Phase I archaeological survey was conducted (City of Charlottesville planimetric data, USGS 7.5 minute series Charlottesville East and Charlottesville West quadrangles). Preston Place is highlighted in red on the inset map.

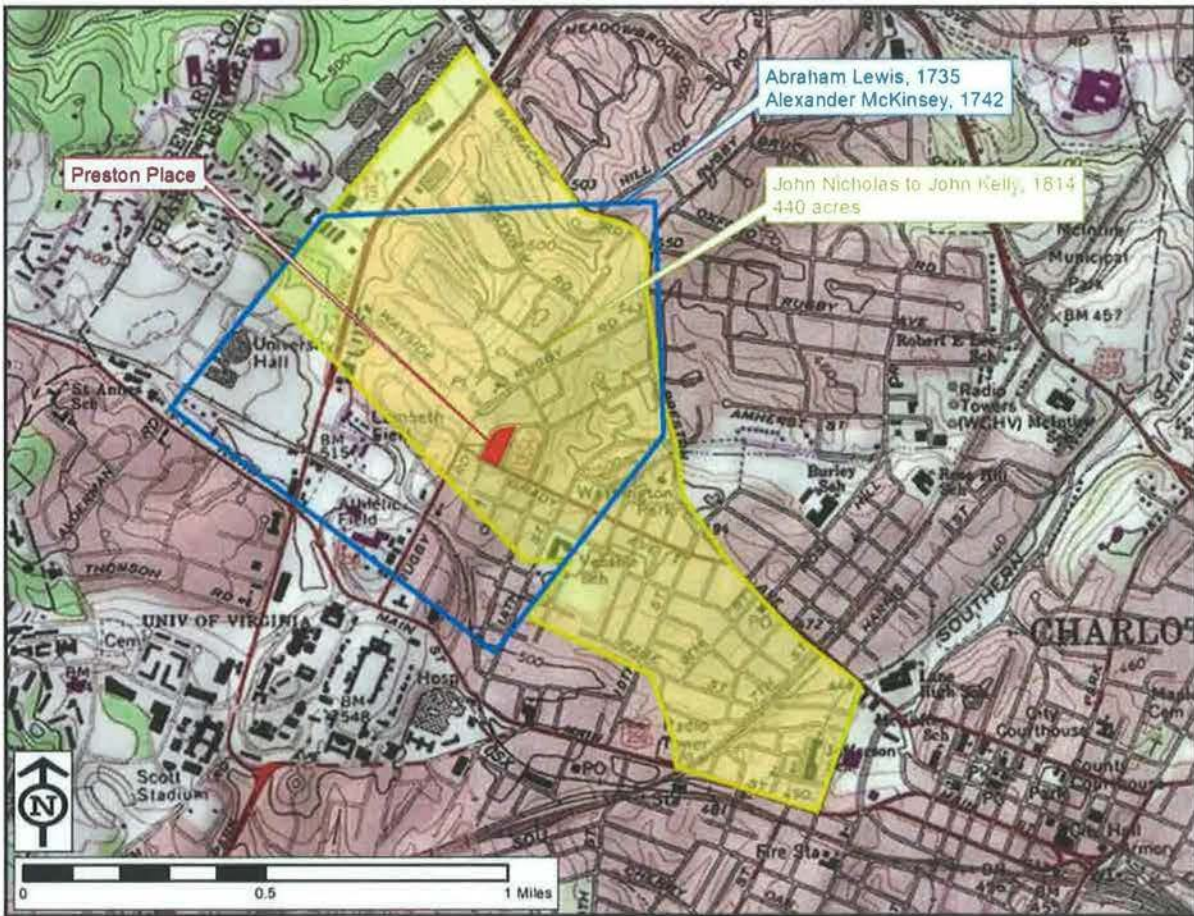


Figure 2: Detail of USGS 7.5-minute series Charlottesville East and Charlottesville West quadrangles showing (in blue) the approximate outline of the northern of two 400-acre land grants made to Abraham Lewis in 1735 and which Lewis sold to Alexander McKinsey in 1742, and the 440-acre tract (in yellow) purchased by Charlottesville merchant John Kelly from John Nicholas in 1814.

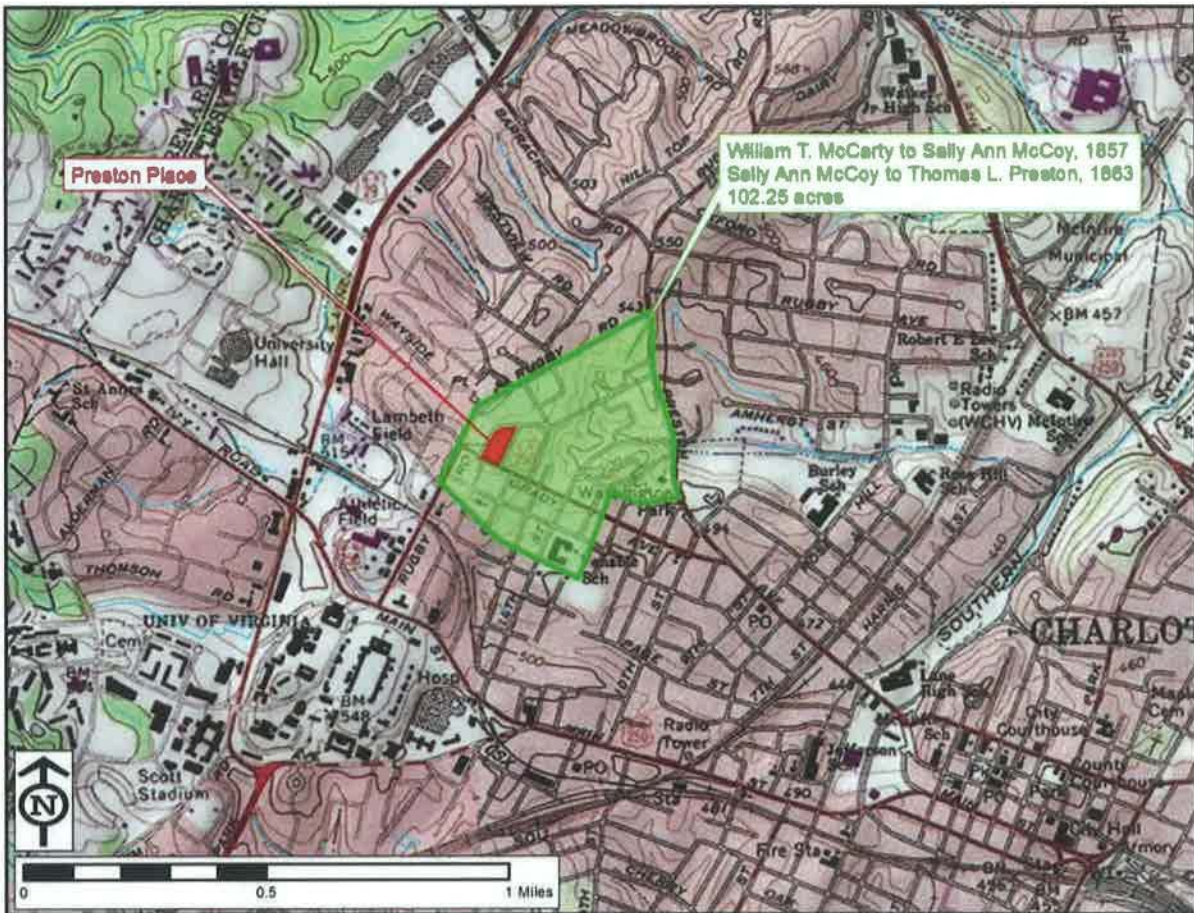


Figure 3: Detail of USGS 7.5-minute series Charlottesville East and Charlottesville West quadrangles showing the limits of the 102.25-acre tract purchased by William T. McCarty from the estate of Opie Norris in 1852 and sold by McCarty to Sally McCoy in 1857.

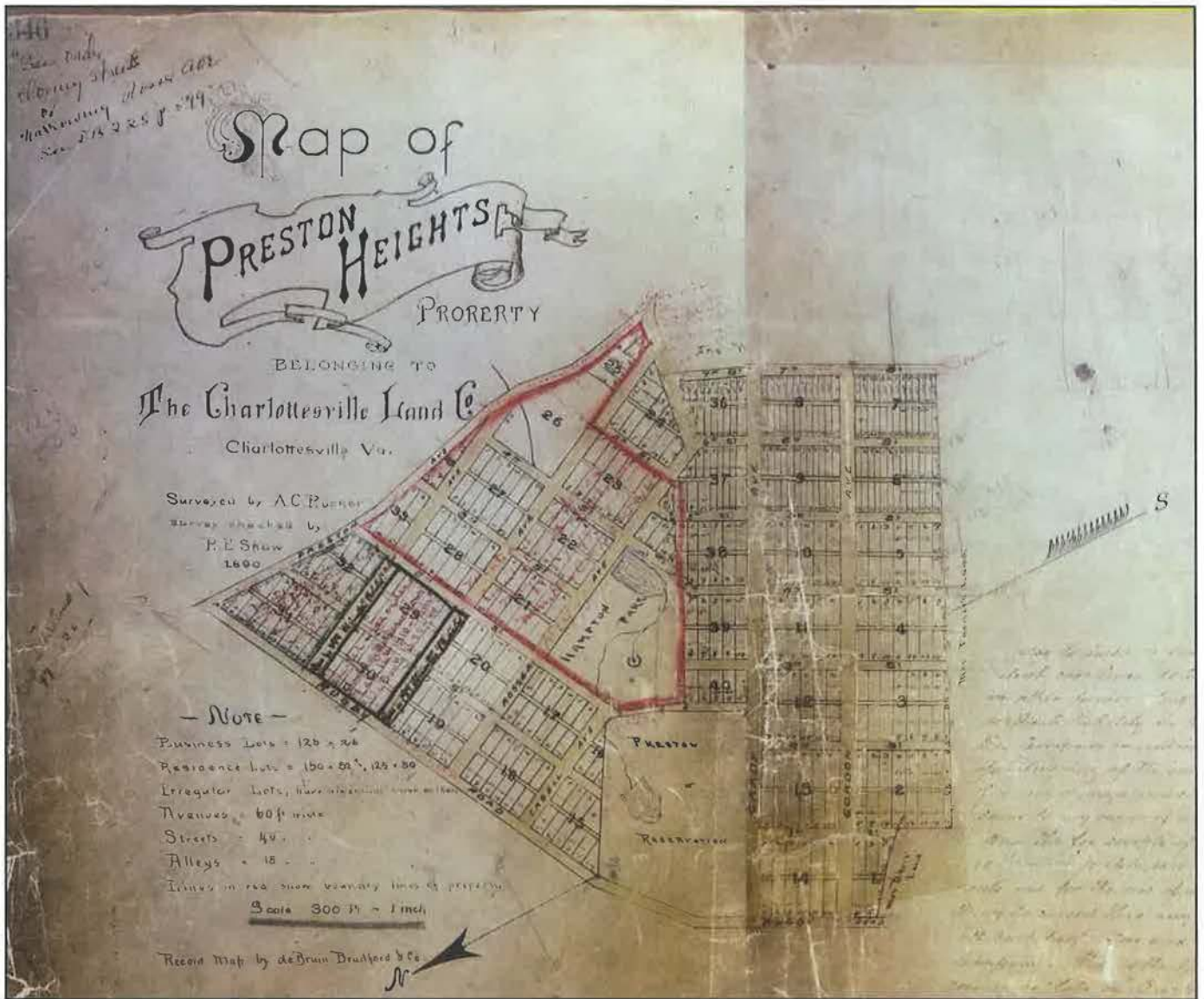


Figure 4: Plat of Preston Heights, 1890, Albemarle County Deed Book 97:346-347. Note the area labeled "Preston Reservation" and the pond and stream towards its northern edge.

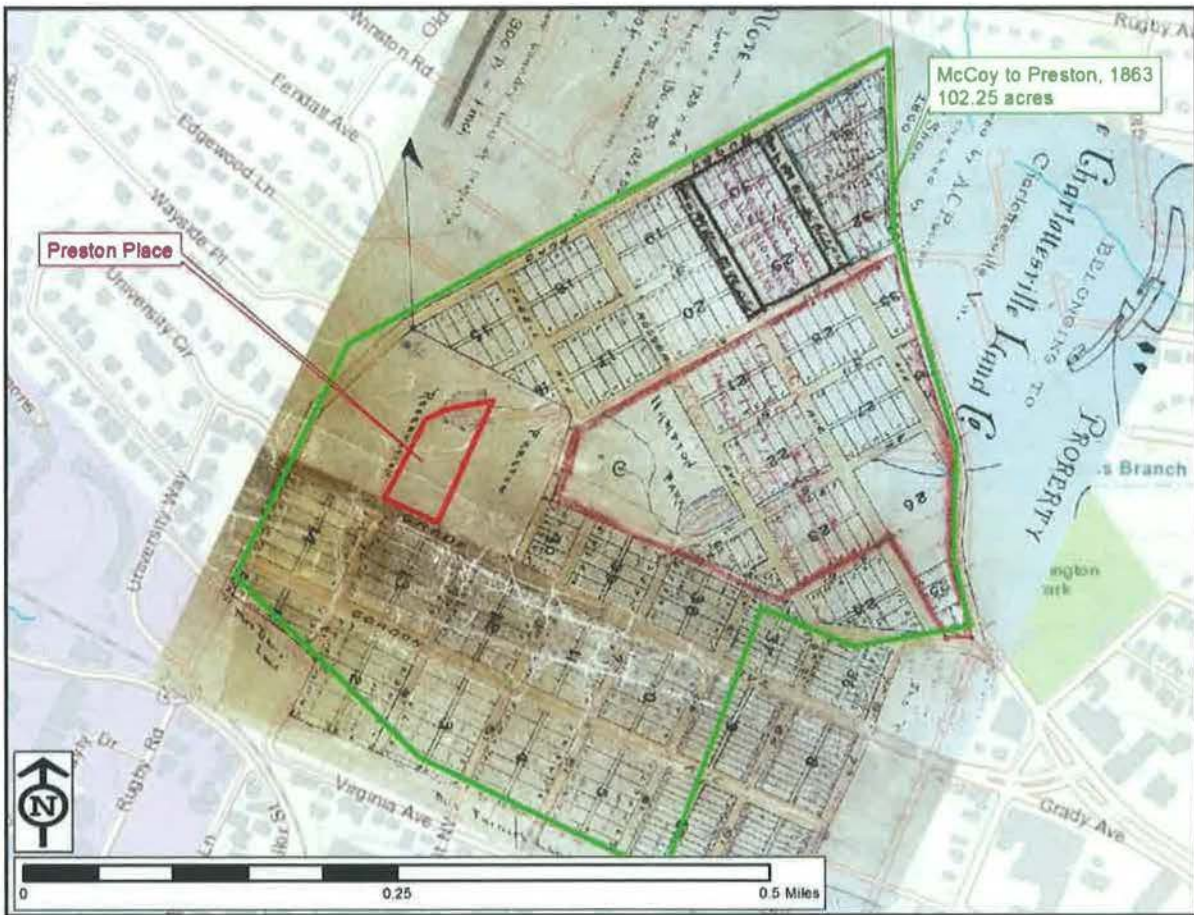


Figure 5: Charlottesville Land Company 1890 plat of Preston Heights overlaid on a present-day map with Preston Place highlighted within the "Preston Reservation."

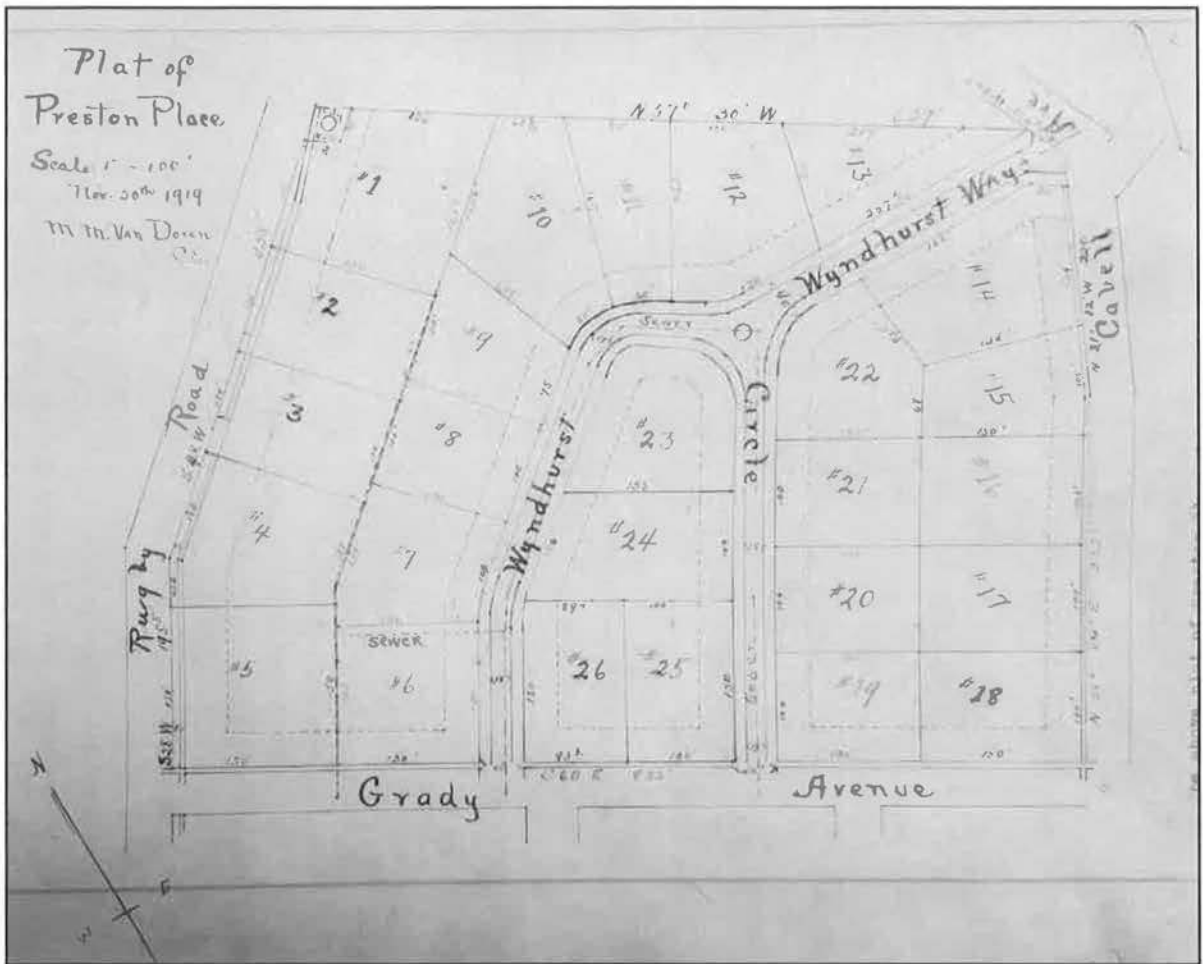


Figure 6: The Preston Place Corporation's 1919 subdivision plat of Preston Place. City of Charlottesville Deed Book 34:478.

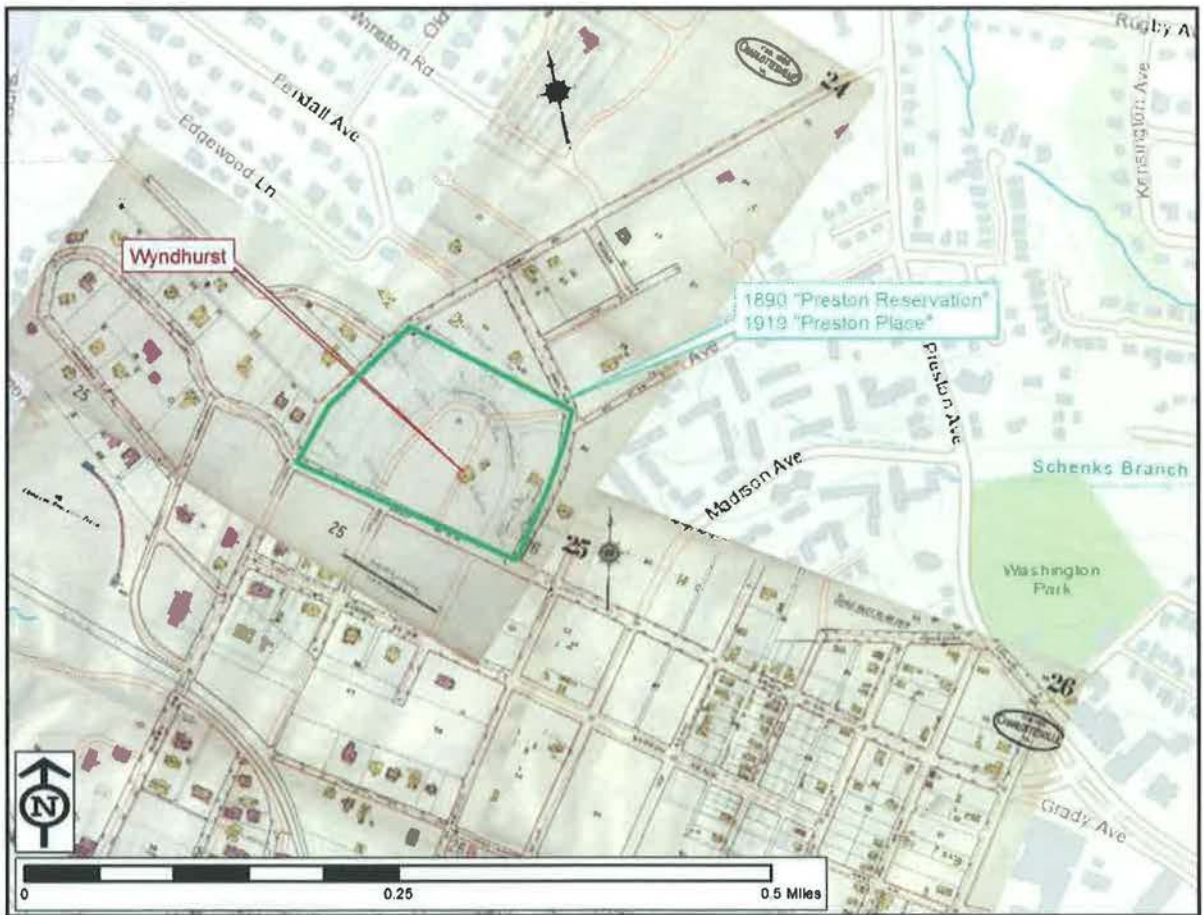


Figure 7: Detail of 1920 Sanborn Fire Insurance Company map sheets 24, 25, and 26 showing Wyndhurst and the area of Preston Place overlaid with present-day streets. Note that only one associated building is shown immediately north of Wyndhurst and that both buildings are improperly oriented on this version of the 1920 Sanborn map (compare with Figure 8). The approximate course of Wyndhurst Circle/Preston Place has been penciled in. From a 1920 Sanborn map book held by the University of Virginia (<http://gis.lib.virginia.edu/geoserver/SanbornCVL/wms?service=WMS&version=1.1.0&>).

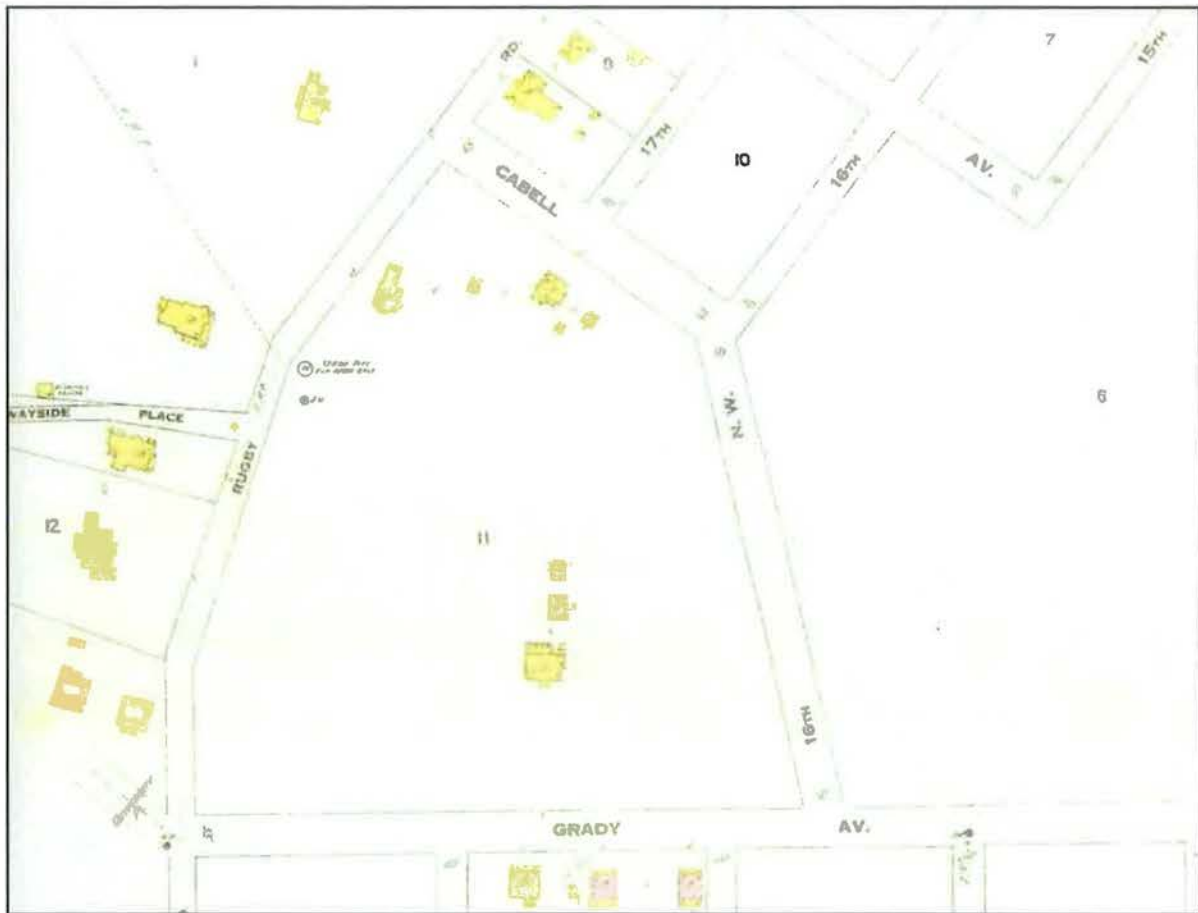


Figure 8: Detail of 1920 Sanborn Fire Insurance Company map sheet 1, showing Wyndhurst and two nearby support building (courtesy of the Albemarle-Charlottesville Historical Society). This version of Sanborn's 1920 map of Charlottesville appears to predate the version reproduced in Figure 7.

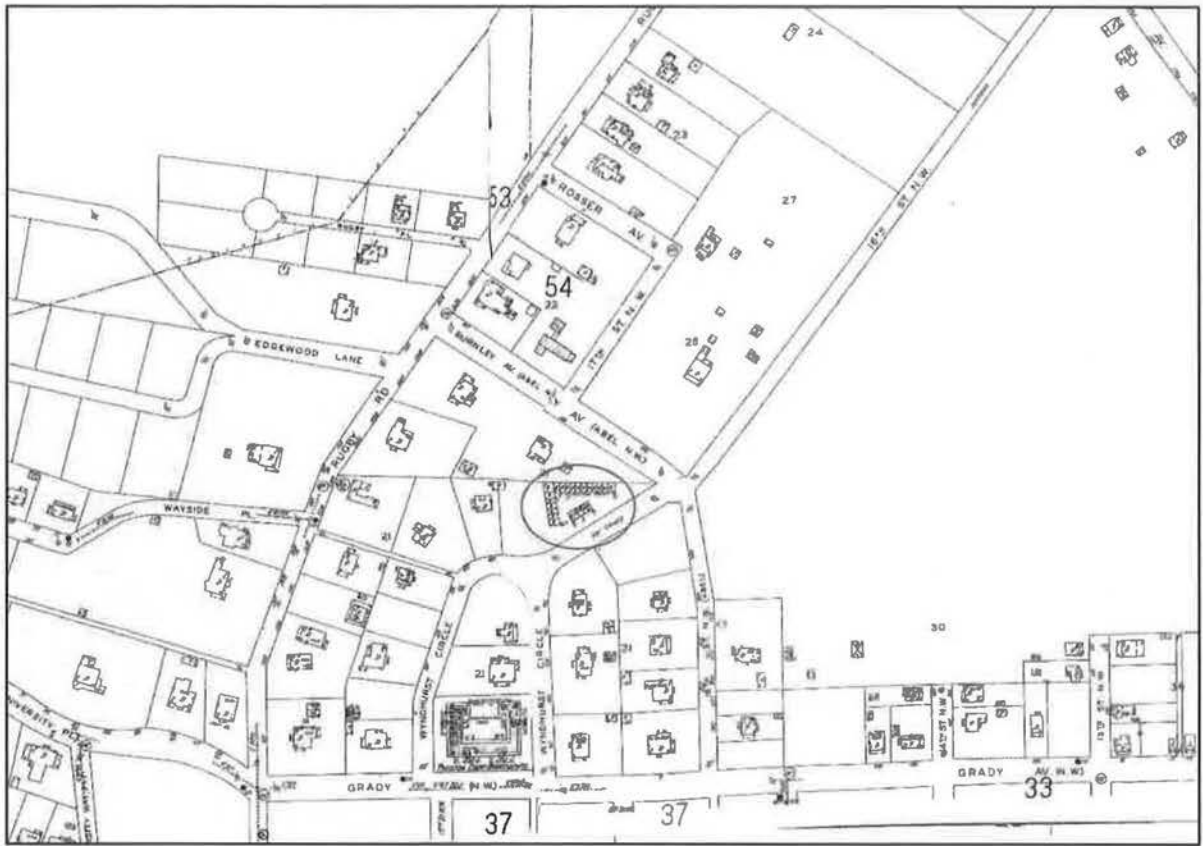


Figure 9: Detail of 1929 Sanborn Fire Insurance Company map sheets 53 and 54 showing the garages constructed in Preston Place Lot No. 13 by the owners of Preston Court Apartments (ProQuest digital Sanborn Maps).

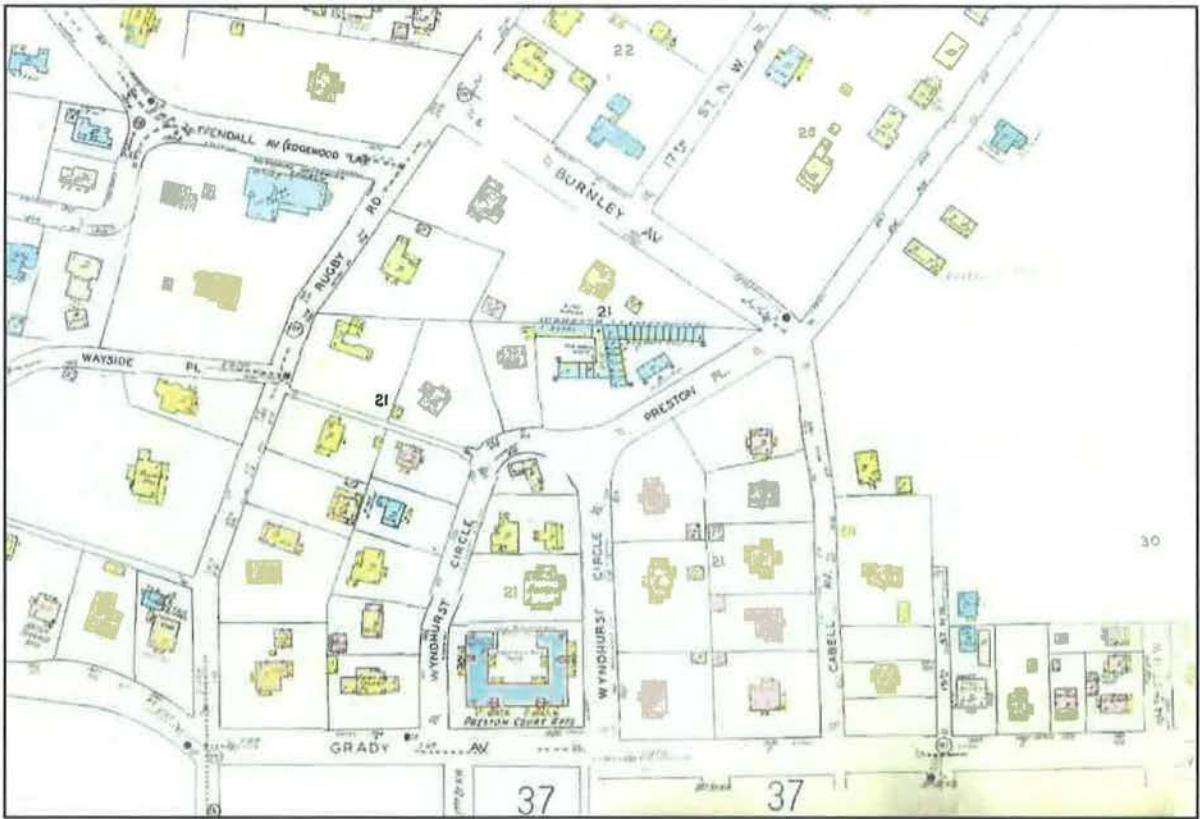


Figure 10: Detail of 1950 Sanborn Fire Insurance Company map sheets 53 and 54 showing garages in Preston Place Lot Nos. 12 and 13 (courtesy of the Albemarle-Charlottesville Historical Society).



Figure 11: 1963 aerial photograph showing freestanding building south of garage/storage buildings in Preston Place Lot no. 12 (USGS, Photo ID 1VAOZ00010107, March 18, 1963; <https://earthexplorer.usgs.gov/>).



Figure 12: 1968 aerial photograph showing an area cleared for parking immediately south of the garage/storage buildings in Preston Place Lot No. 12 (USGS, Photo ID 1VBYL00010125, March 19, 1968; <https://earthexplorer.usgs.gov/>).

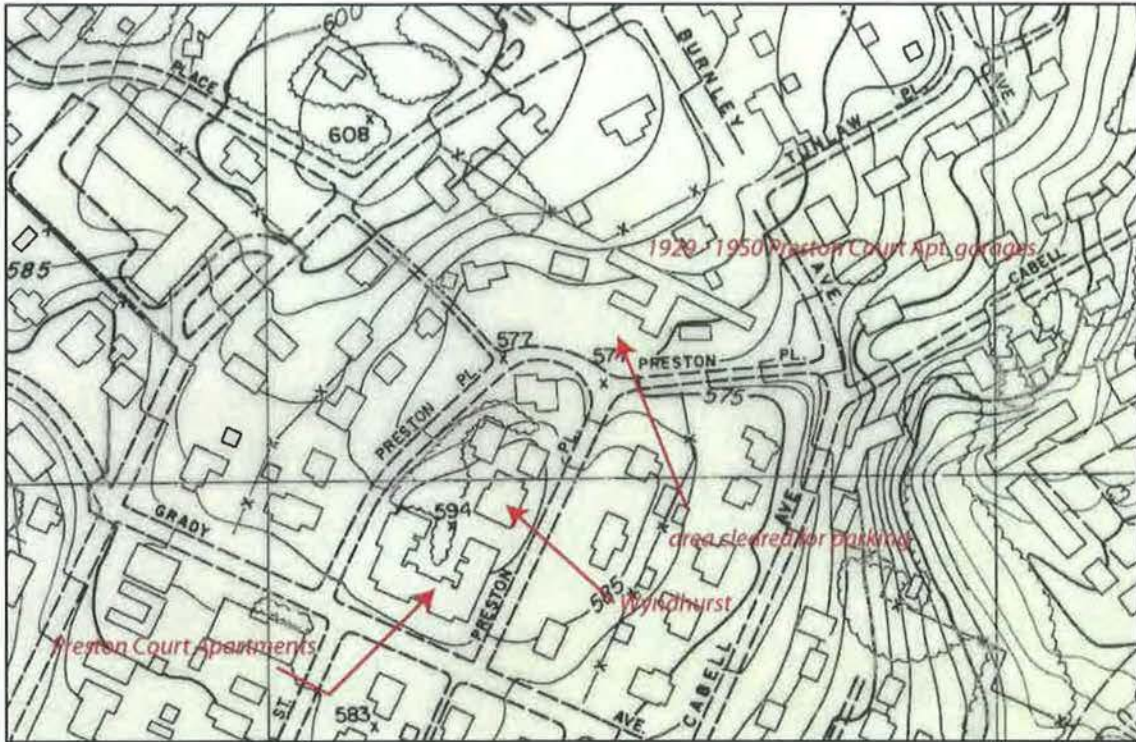


Figure 13: Detail of 1970 topographic map of Charlottesville (1:200 scale). Charlottesville Department of Neighborhood Services.



Figure 14: View of garages and storage buildings in Preston Place Lot Nos. 12 and 13 in 1983. Virginia Department of Historic Resources site file for VDHR 104-0133-0120.



Figure 15: View to the west across the northern side of the present parcel at 605 Preston Place. The front (south) façade of Wyndhurst is visible to the right and the rear (north) façade of Preston Court Apartments to the left. Note the heavily graveled construction access drive.



Figure 16: View to the southwest from the northeastern corner of the present parcel at 605 Preston Place. Note the orange dumpster in the right background and the sloping terrain in the foreground.



Figure 17: View to the north from the southwestern corner of the receiving parcel at 504-512 Preston Place. The residence at 620 Preston Place is visible to the left (west). The rear (south) façade of 1702 Burnley Avenue is visible beyond the retaining wall (the former back wall of the garages) in the background. Note the area of dense rock debris within the parcel in front of the retaining wall.



Figure 18: View north from the southeastern corner of the receiving parcel. Note the steep drop-off indicative of fill along the dividing line between historic Preston Place Lot Nos. 12 and 13.

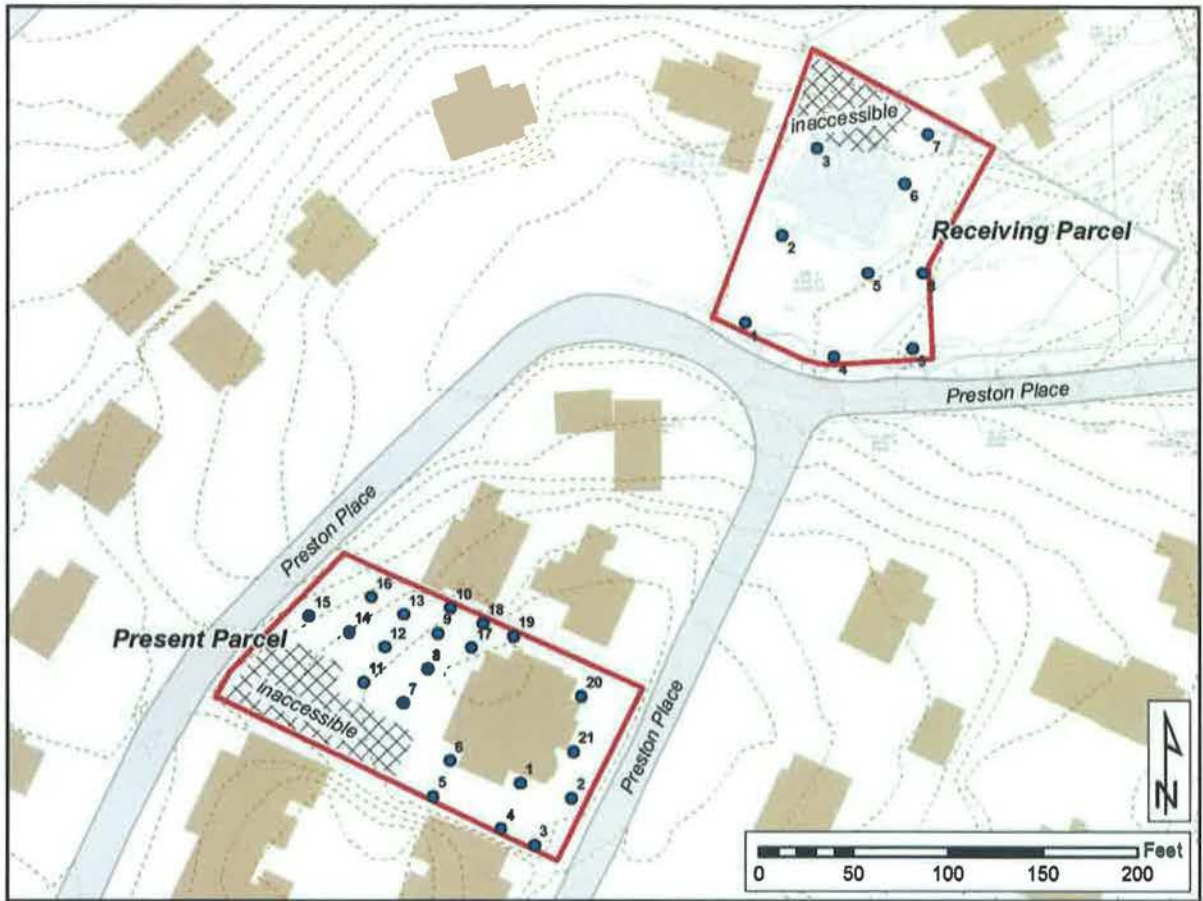


Figure 19: Map showing the locations and numbers of Phase I shovel test pits excavated at the present and receiving Wyndhurst parcels.



Figure 20: View facing west of the section of brick-paved walk exposed off the northeast corner of Wyndhurst.



Figure 21: Carved soapstone splash guard, with detail, at the southeast corner of Wyndhurst.



Figure 22: Fragment of carved architectural stone discovered below the front porch of Wyndhurst. Note the similarity to the Rotunda Annex pilaster bases visible in Figure 22.

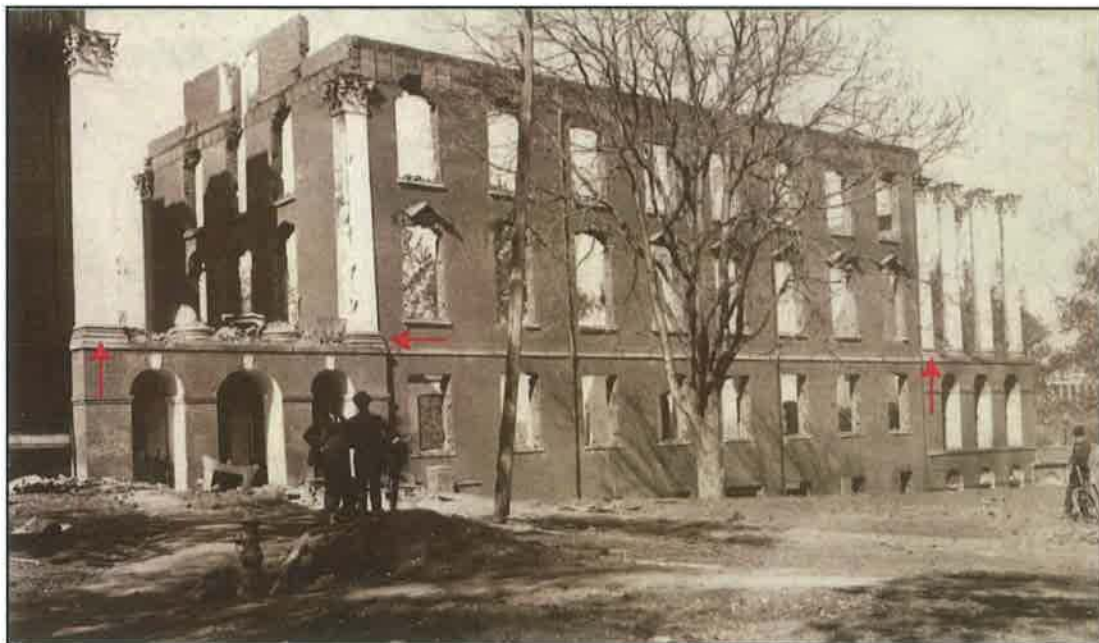


Figure 23: The Rotunda Annex following the fire of October 25, 1895. Red arrows point to the pilaster bases on the north and south porticos (University of Virginia, Special Collections Library, prints00087).

Present Parcel				
STP	Description	Count	Earliest Date of Manufacture	Notes
1	caulk, synthetic	1		
1	ceramic sewer pipe	3	1850's	
1	container glass, brown, bottle base, with embossed mark: overlapping O and diamond with central 'I', '9' on left, '3' on right	1	1933	Owens Illinois Glass Company/ Steator Illinois plant / 1933
1	indeterminate hardware, copper alloy half-cylinder	1		
1	indeterminate hardware, iron rod	1		75mm x 12.5mm
1	light bulb glass	1	1880	
1	wire nail	1	1860	
2	chandelier crystal? clear, leaded glass. Triangular cross section, with drilled hole	1		
4	brick, hand made	1		
5	coal	5		
5	cut nail	2	1805	
7	coal	2		
7	container glass, clear, machine made	2	1905	
7	window glass	1		
9	cinder	1		
9	coal	2		
11	coal	2		
11	slate	2		
11	US Penny, 1979	1	1979	
12	cut nail fragments	2	1805	
15	coal	2		
19	armored electrical cable	2	1898	Patent No US630501 A
19	container glass, clear, ind	1		
20	aluminum foil packaging	1		
20	container glass, clear, mold blown	1		
20	European hardpaste porcelain with blue transfer printed bird	1	probably L 19th or E 20th Century	
20	Ironstone, tableware, plate/saucer rim with fine black band	1	1840	
20	plastic bread bag clip	1	1952	http://www.kwiklok.com/kwik-lok-history.php
20	slate	6		
20	whiteware teacup handle, blue transfer printed decoration, geometric	1	1820	
21	coal	1		
21	cut nail	2	1805	
Receiving Parcel				
STP	Description	Count	Dating info	Notes
2	wire nail	1	1860	
2	window glass	1		
2	brick, machine made?	2		
3	container glass, clear, machine made	1	1905	
3	window glass	2		
5	wire nail	1	1860	
7	brick, machine made	1		65mm x 93mm
8	ironstone, rim to a large bowl or chamber-pot	1	1840	
8	container glass, olive, mold blown	1		

Table 1: Catalog of artifacts recovered during Phase I shovel testing of the present and receiving parcels associated with the planned relocation of Wyndhurst (002-0003).

H32(2280)

J. Gabbert
9-4-18

SEP -4 2018

Ms. Julie V. Langan
State Historic Preservation Officer
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221

Dear Ms. Langan:

Thank you for the letter of July 24, 2018, regarding the proposed move of Wyndhurst, located in Charlottesville, Virginia, a property listed in the National Register of Historic Places. The house is being moved in order to promote its preservation and return to its original use. Its current location has been compromised by construction of apartments that diminish the historic setting of the house. It is proposed to be moved to location nearby that is both historically associated with the property and will also allow for a more historic setting. You have included documentation justifying the move and describing the new site.

The original listing of the house was under Criterion C for its architectural significance. Your review board also recommended significance under Criterion B related to Thomas Preston. Although the new location was historically associated Wyndhurst and Preston, by moving the house the associative qualities under Criterion B are diminished or destroyed. It will not be eligible under Criterion B, but the house will remain listed in the National Register during the move. The new location is appropriate in terms of setting and feeling. Based on the description of the planned move, including demolition of later additions, the house will reflect the characteristics that made it eligible. Final approval of continued listing of the house on its new site will be issued after the move. After the house has been relocated, please provide a letter notifying us of the date of the move, along with photographs of the house in its new location, a new verbal boundary description, acreage figure, UTM point, and maps. Once we have received this documentation we will issue a final approval of the house's continued listing in the National Register.

We appreciate the interest of the house's owners in preserving this historic building and look forward to hearing of the successful move.

Sincerely,

JIM GABBERT

Jim Gabbert, Historian
National Register of Historic Places

bcc: 7228 Ernstein

Basic File Retained In 7228

FNP:JGabbert:OP:09-4-2018:S:\NR\Gabbert\Virginia\Wyndhurst Move.doc