

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 800 Delevan Street
Map and Parcel: 30-19
Census Tract & Block: 5-104
Present Owner: F. Bradley Peyton III, et al.
Address: P.O. Box 3387, City
Present Use: Residence, Single-family
Original Owner: Thomas S. Hawkins
Original Use: Residence

BASE DATA

Historic Name: Rose Cottage/Peyton House C.A.P.H.
Date/Period: 1856, 1900, 1910
Style: Vernacular Greek Revival/Italianate
Height to Cornice:
Height in Stories: 2
Present Zoning: M-2
Land Area (sq.ft.): 135,472
Assessed Value (land + imp.): 32,100

ARCHITECTURAL DESCRIPTION

Rose Cottage apparently began as a simple three-bay, single-pile, two storey rectangular form in a vernacular mixture of Greek Revival and Italianate styles. The western bay is somewhat larger, giving an off-center appearance to the central bay. Plan is two-over-two rooms with a center hall. The presence of brick piers with brick and/or concrete block infill would suggest that the house was originally supported only on piers and that the basement under the main section and western wing is a later addition. Construction is frame sheathed with flush weatherboard on the facade and beaded weatherboard on the sides and rear. A shed roof covered with standing-seam tin is concealed behind a parapet cornice supported by frieze brackets. Two chimneys of brick are located one within each end wall. Windows (possibly later) are two-over-two-light, double hung sash, and the entry door is flanked by plain pilasters and has a simple transom light. A small pediment apparently covered the door, but was either removed or has been hidden by the addition in the 1920's or 30's of a single-storey Colonial Revival porch across the front of the house. Additions noted in the Tax records of 1901 and 1911 include matching, single-storey, one-room wings with gable roofs to either side and a two-storey, two-over-two-room, center-chimney house that stands perpendicular to the main house off the southwest corner and is now joined to it by an enclosed porch. Windows in the wings and ell are six-over-six light, double-hung sash and appear quite old; they may possibly be originally from the main section of the house.

HISTORICAL DESCRIPTION

Tax records of 1857 under the name of Thomas S. Hawkins note "from William B. Phillips, added for improvements \$900". Hawkins purchased 2+ acres from Phillips (Co. DB 55-268) and built a house (\$900 improvements) by the end of 1856. In July 1858, Hawkins sold the house and lot (2 3/4 acres) to Thomas C. Keller (Co. DB 56-636). The property was purchased from the widow and children of Keller in 1880 by John S. Barbour, the receiver of the Washington City, Virginia Midland, and Great Southern Railroad Company (Co. DB 77-225). When the Railroad built its station in 1885, the house became the station master's residence; and in February 1891, F. Bradley Peyton, the station master, purchased the property from the Virginia Midland Railway Company, successor of the above Railroad (City DB 6-200). Tax records indicate additions to the house in 1900 and possibly again in 1910. The property is still in the Peyton family. See also: City DB 6-201(plat), WB 4-430, DB 283-64, WB 20-64.

GRAPHICS

CONDITIONS

Poor

UTM: 17/720130/4211960

SOURCES

County and City Records
F. Bradley Peyton, III

United States Department of the Interior
National Park Service

Substantive Review

Rose Cottage/Peyton House (Charlottesville MRA) VIRGINIA

Working No. 9/7/82-2435

Fed. Reg. Date: _____

Date Due: 10/7/82 - 10/22/82

Action: ACCEPT
 RETURN 10/21/82
 REJECT

Federal Agency: _____

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

*problem with lack of statement of significance
(please see reverse)*

Recom./Criteria Return
Reviewer J McClelland
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

Please provide statement of 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

Please provide a statement of significance which explains why this property is considered significant, and under which National Criteria it is being nominated. If the property is nominated under criterion "c", please provide the local architectural context (for this type of bld) from which to evaluate the property's significance.

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____
 Quadrangle name _____
 UMT 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 Patrick Anders/Linda McClelland

Signed Linda McClelland Date 10/20/82 Phone: 202 272-3504

Comments for any item may be continued on an attached sheet

LANDMARK



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SIGNIFICANCE

The Rose Cottage/Peyton House is an interesting vernacular combination of the Greek Period and Italianate styles. It is the only large house remaining in Charlottesville with an Italianate bracketed parapet cornice concealing a shed roof. Thirty years after it was built, the Union Station was built in its former front yard and it was used for some years as the station master's residence.

CONDITIONS

Poor

UTM: 17/720130/4211960

SOURCES

County and City Records
F. Bradley Peyton, III

4-83

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 2 of 9

Multiple Resource Area
Thematic Group

Name Charlottesville Multiple Resource Area
State Virginia

Nomination/Type of Review

Date/Signature

11. ^{1st} Wood House *Substantive Review* Keeper Ret.

Attest _____

- 12. St. Anthony Hall *Substantive Review* Keeper Ret.

Attest _____

13. ^{1st} Page-Payne House *Substantive Review* Keeper Ret.

Attest _____

14. Bethel Baptist Institutional Church *Substantive Review* Keeper Ret.

Attest _____

15. ^{1st} Rosser Cottage #1 *Substantive Review* Keeper Ret.

Attest _____

16. Rugby *Substantive Review* Keeper Ret.

Attest _____

17. ^{1st} Rosser Cottage #2 *Substantive Review* Keeper Ret.

Attest _____

18. Holly Hill (Martin-Wilder House) *Substantive Review* Keeper Ret.

Attest _____

19. Rose Cottage/Peyton House *Substantive Review* Keeper accept Patrick Andrews 8/10/83

Attest _____

20. Jordan-Morgan-Haden House *Substantive Review* Keeper Ret. Report - CD 1/10/84

Attest _____

Result:
R
Result:
R
Result:
R

X

✓
Result:
R

11

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Rose Cottage/Peyton House (Charlottesville MRA) ^{Substantive Review}
Charlottesville (Independent City)
VIRGINIA

Working No. 9.7.82-2435
Fed. Reg. Date: 2-7-84
Date Due: 8/13/83
Action: ACCEPT 8/10/83
 RETURN
 REJECT
Federal Agency: _____

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

statement of significance provided on resubmission and info. in main cover form (section 7 p 7) of resubmission show that the building is a significant example of Victorian Vernacular architecture within the context of the MRA

Recom./Criteria accept C
Reviewer Patrick Andrus
Discipline Historian
Date 8/10/83
_____ 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

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Condition		Check one	Check one
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<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

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- completeness
- clarity
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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

*requested. Statement of significance provided
on resubmission*

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM 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: _____

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