

LANDMARK



SURVEY

London 1501 1977

IDENTIFICATION

Street Address: 800 Delevan Street
Map and Parcel: 30-19
Census Track & 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
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.

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GRAPHICS

CONDITIONS

Poor

SOURCES

County and City Records
F. Bradley Peyton, III

LANDMARK



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Thomson / Fall 1977

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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

SOURCES

County and City Records
F. Bradley Peyton, III

(6) Rose Cottage. This frame house, built in 1858, was once owned by the Virginia Midland Railroad and was used as the station master's house. The house consists of two distinct but connected parts, the more prominent one facing the railroad with a one story porch in front. On either side are one story gable roofed wings, the western one serving as a connector to a two story, gable roof building.

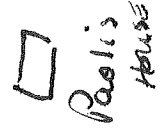
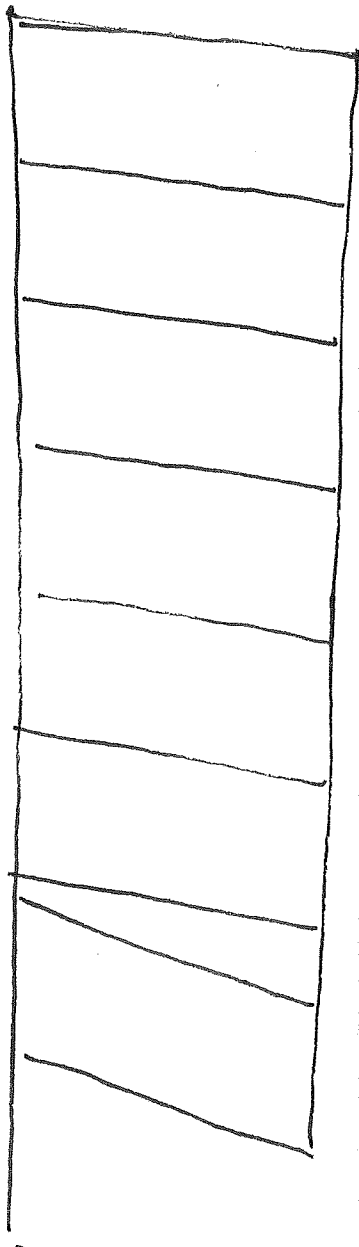
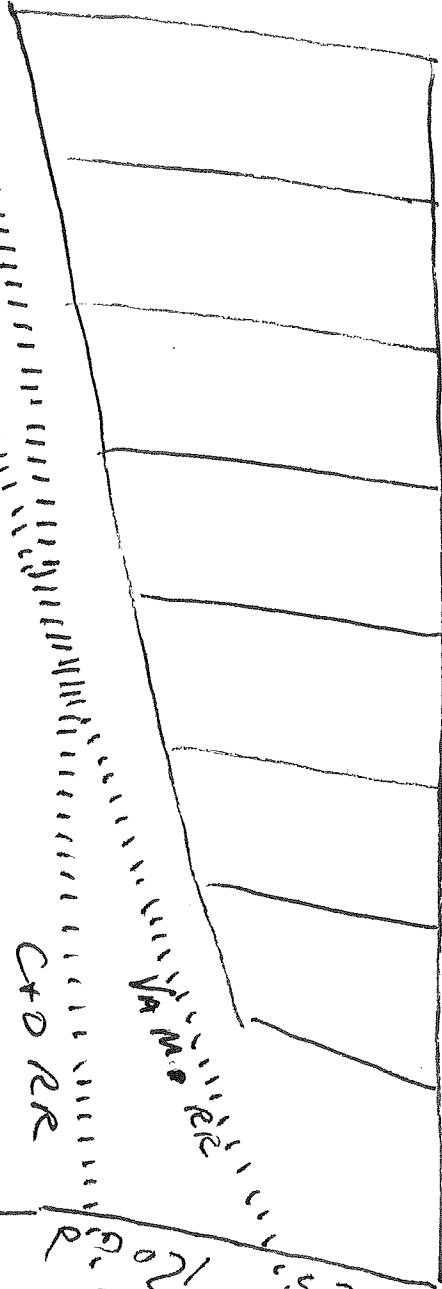
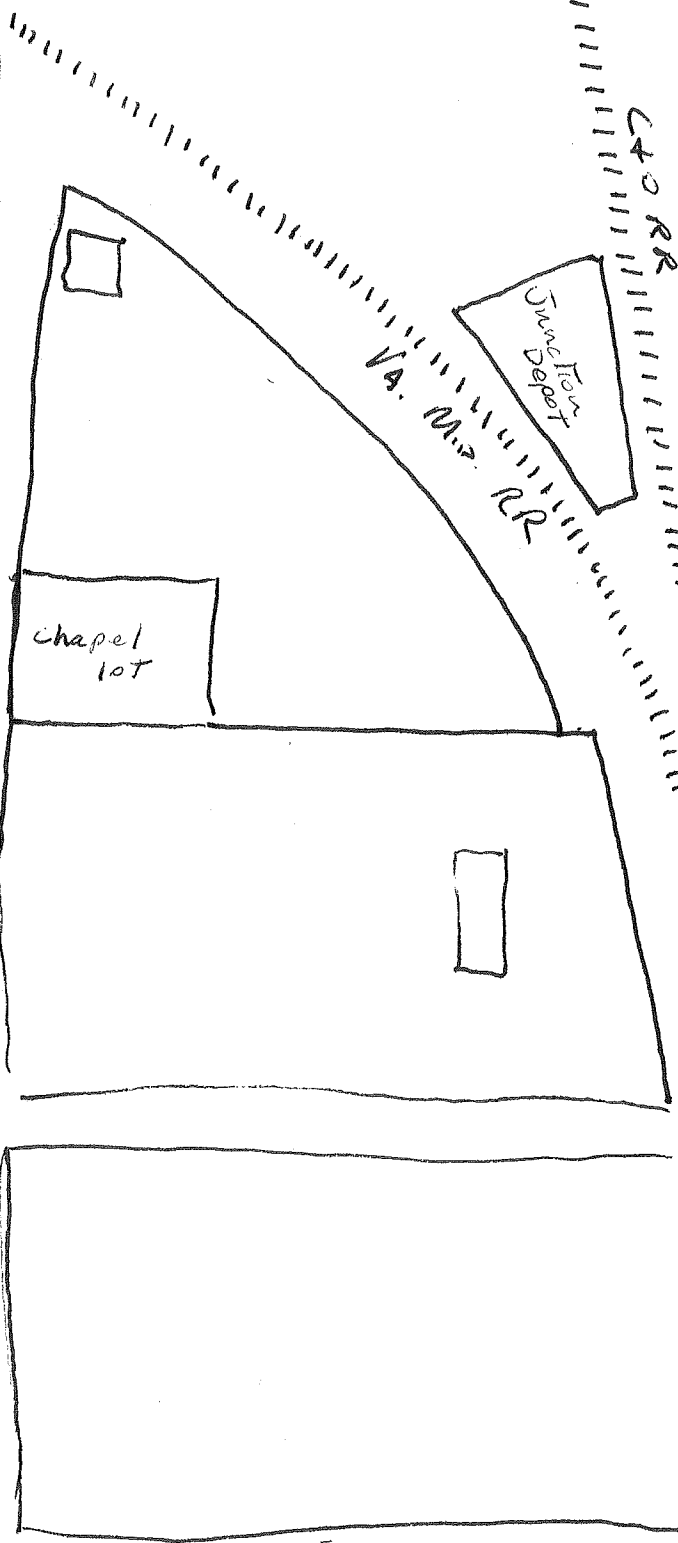


COPY

CLERK'S OFFICE
CORPORATION COURT
CHARLOTTESVILLE, VA.

J.T.E. Simms
May 1888

UNIVERSITY
AVE



(9th St)

Fishes Road

Peyton Hse (Rose Cottage)

Delevar St.

30-19

(801 Ester St.)

Pres Owners:

~~Peyton~~ Peyton, F. Bradley, ~~Tr~~ et al 12-16-75

P.O. Box 3387, Chville WB 20-64

Harris, Genevieve P 11-4-66 DB 283-64

plt DB 6-200

Peyton, F.B. Jr. Tr. DB 144-152 plt 65-456

Wynne, SL.

Lot

3.11 a.

land 31100

imp 1000

Tot 32100

W.B. 20-64 → 78

from Genevieve P. Harris
to nephew ~~Francis Clayton~~
Francis Bradley Peyton, III et al.

DB 283-64, 11 Oct 1966

from Clay M. Peyton + Ruth N (ux),
Charles L.B. Peyton Jr. + Betty S. (ux)
Ann Moon Peyton widow
Josephine P Flood + Robert N. (ux)
F. Bradley Peyton III + Gertrude B (ux)
to Genevieve P. Harris.

2.84a near the Railroad Junction. Depot (Union Sta)
a $\frac{5}{6}$ th undivided interest

From Marion B Peyton to above heirs on her
death in 1938, intestate

WB 4-430, 17 Jun 1932, recd 8 Feb 1933

from F.B. Peyton to his wife Marion B. Peyton

DB 6-200, 2 Feb 1891, recd 31 July 1895

from Virginia Midland R.R. Railway Co.

to F.B. Peyton + Marion B (ux)

2.84a known as the "Keller lot" Plat DB 6-201

ALB Co.

DB 77-225, 16 Nov 1880

from Mrs. L.E. Paoli (widow of Thos C. Keller)

W.H. Carter + Ella J Carter (w)

James S. Keller

Alonzo J. Doverecks + Ida L. (w)

Lucy V. Peregoroy + W.E. (w) Peregoroy(?)

Ella J Carter, James S Keller, Ida L. Doverecks(?) +

Lucy V. Peregoroy(?), heirs + children of Thos C. Keller.

to John S. Barbour, Receiver of the Washington City,
Virginia Midland and Great Southern R.R. Co.

2³/₄ a.

DB 56-636, 23 July 1858

from Thomas S. Hawkins + Mary E. (w)

to Thomas C Keller

2³/₄ a w/ improvements thereon.

See also DB 57-2, in which the residence of

Thos S. Hawkins on said lot is mentioned

~~check Allan W. Hawkins~~

DB 55-268, 15 May 1856, 6 Aug 1856

from Wm B. Phillips

to Thomas S. Hawkins

lot, 2 a. 3 roads, 9¹/₂ poles.

land bought from Ralph S. Dudley by Phillips

X
OVER

Tax Records
1857 St. ANNES PARISH
HAWKINS THOS S.

From WM B. PHILLIPS,
ADDED FOR IMPROVEMENTS \$900

ROSE PROPERTY

DB 55-418, 5 Nov 1856

fr. R.T.W. Duke, Commissioner under decree of Circuit Court
dated 28 May 1856

to Daniel Perrow

"The Grove" on the SW side of the street
leading from Cville to U Va + adjoining the lot of
Wm Jefferies + others.

DB 42-459, 2 Oct 1843 D/T

from John M Rose, Sr., + his children John N. Rose Jr.,
Robert Rose, Maria Rose, + Patrick Rose
to Daniel Perrow + John Thompson Jr (Trustees)

"The Grove"

DB 35-243 16 Sept 1837

fr. John N. Rose, Jr. (of Alabama)
to Mary Rose (mother)

"The Grove" 6 1/2 a

"w/ a brick building + other impts."

DB 31-382, 12 May 1834

fr. E. W. Reinhart + Catherine H.
to John N Rose Jr.

"The Grove" 6-7 a

DB 30-313, 19 Oct 1832

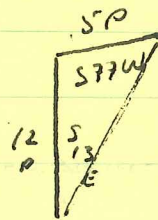
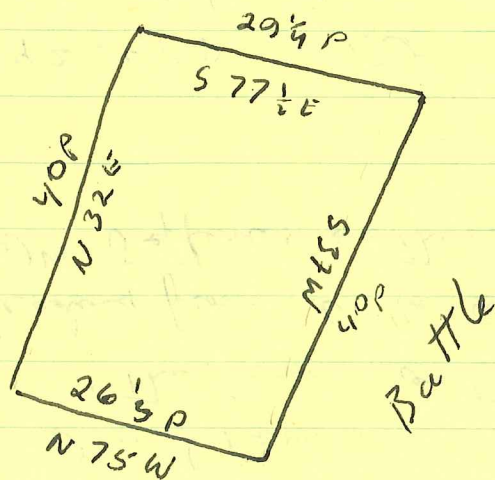
fr. James R. Miller + Emily
to E. W. Reinhart
"The grove" 6-7a

DB 30-311, 19 Oct 1832

fr. Meredith W.D. Jones
to James R. Miller

DB 25-443, 7 July 1825

fr. Horace Wellford + Rebecca
to James Miller



D13 47-279, 5 May 1849

from Ralph S. Dudley + Florella (uxor)

to William B Phillips

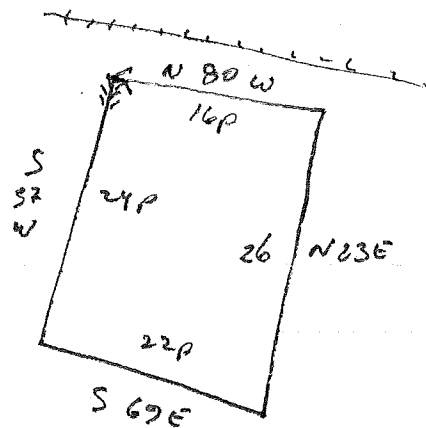
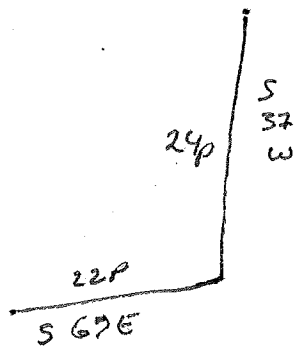
2a 3a 9 & p

part of lands purchased of Genl John H Cooke

adj lands of Cooke, Rose + Fife + Ralph S Dudley

+ a row 30' w for pub street from western side

of the lot on which Genl Dudley has recently erected
a brick dwelling

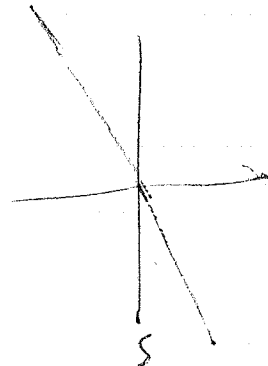


$$\begin{array}{r} 16\frac{1}{2} \\ 24 \\ 64 \\ 32 \\ \hline 12 \\ \hline 396 \end{array}$$

$$\begin{array}{r} 16 \\ 256 \\ 264 \end{array}$$

$$\begin{array}{r} 16\frac{1}{2} \\ 26 \\ \hline 96 \\ 32 \\ \hline 13 \\ \hline 42\frac{1}{2} \end{array}$$

27



DB 47-337 - 1 Mar 1849

fr. John H. Cooke
to Ralph S. Dudley.
4a 55p \$675

"Which lot of land The said Ralph Dudley
has lately erected two dwelling houses,
one brick and the other a frame house, and
other out houses

DB 47-279 5 May 1849

fr. Ralph S. Dudley & Florella (ux)
to Wm B. Phillips

\$373.64 2a 3rd 9½p

~~DB 47-226, 24 June 1848 Contract
betw Ralph S. Dudley & Tucker Isaacs
That Isaacs will paint the new brick
bldg now in the progress in bldg.~~

27'



200'



100'



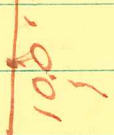
150'



100'



100'



33



1896

for C+ORR

1897

"

1898

"

1900

"

600

1901

F B Peyton

800

\$ 200 for dupts

1910

6000

1911

1500



Vernacular.

Style: ~~Italianate~~ / Greek Revival

Three bay, single pile, 2 Storey
center hall.

2 1 story, 1 room wings w gable roofs. (Col Rev)
^{later}_{ding} basement under main house + W wing.

Shed roof, standing seam Tin

Frame const, covered w/ beaded weatherboard
back + sides, flush on facade of main
section.

Central ~~bay~~ door off center to East (West bay larger)

Parapet cornice w/ frieze brackets

Windows 2 over 2 in main house

6 over 6 in wings + Ell.

C.R. porch

Ell - 2nd House - joined by enclosed porch

2 storey 2 over 2 on piers

Randomly placed windows

frame w/ weather board

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ROSE COTTAGE - PEYTON HOUSE
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THE UNIVE

James Williams' Children

$0 \frac{40}{100}$ A

LANE

F. A. Manoni's Estate

$\frac{32}{100}$ Acres

Robert Shaw

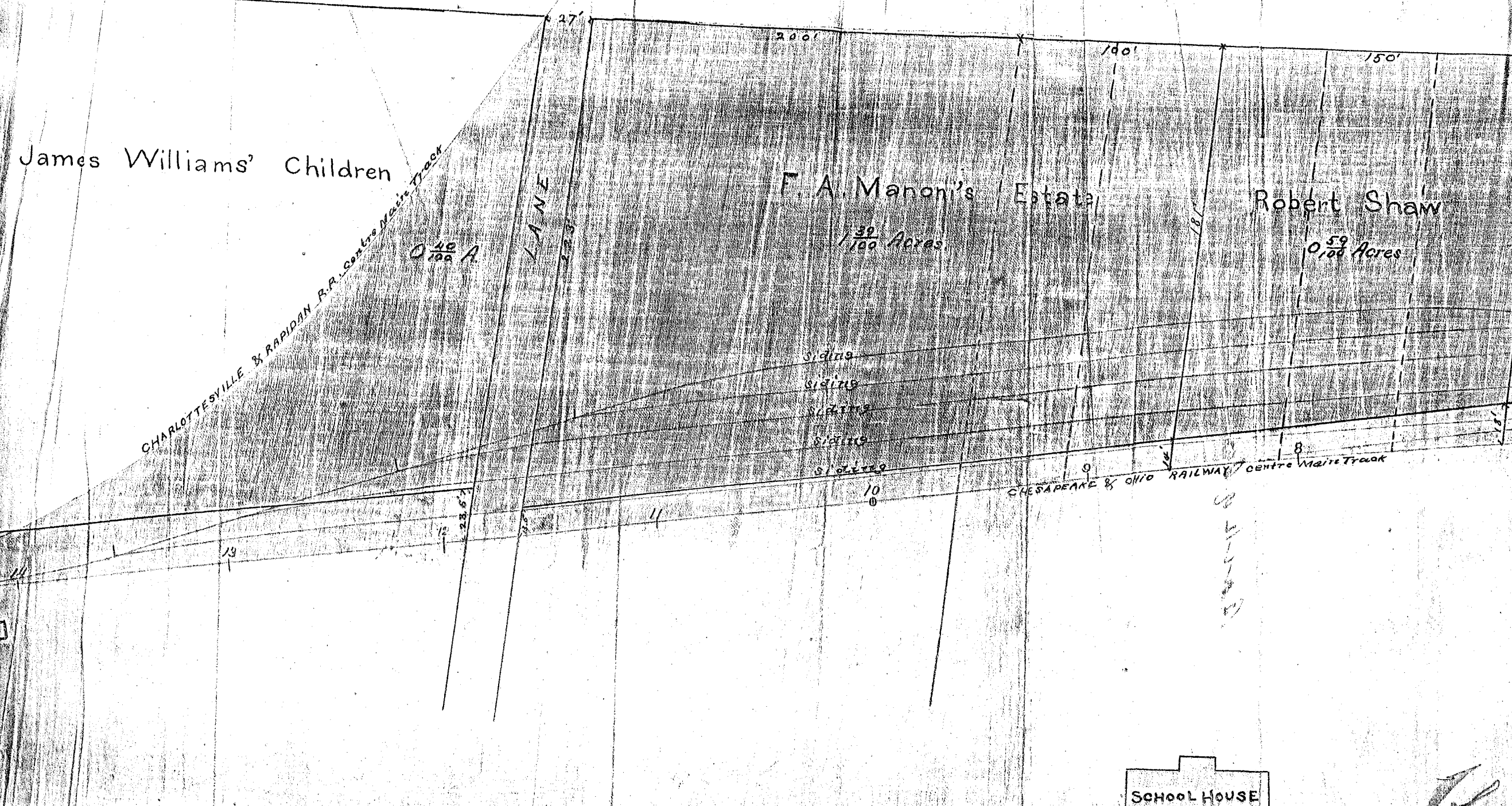
$0 \frac{59}{100}$ Acres

CHARLOTTESVILLE & RAPIDAN R.R. Centre Main Track

CHESAPEAKE & OHIO RAILWAY Centre Main Track

Siding
Siding
Siding
Siding
Siding

SCHOOL HOUSE







Continued From Page B1

broken into the boarded-up house. He said he has found the remains of small fires and pornographic materials in the house and his insurance company will no longer cover him for it, according to the board minutes.

Members of the review board ruled against Peyton. They charged him and his family with "demolition by neglect," deliberately letting the 135-year-old house fall apart. Peyton denied the charge.

"We've fixed worse houses than that," said city planning director Satyendra S. Huja. "If you have the will, you can do it."

Peyton declined to discuss the house for this story. The City Council will decide the issue Tuesday night.

It was built in 1856 by one Thomas S. Hawkins. In 1885 the nearby railroad bought it for the stationmaster to live in. Six years later, F. Bradley Peyton, the stationmaster, bought it from the railroad, according to city records.

Two small wings were added in 1900 and a second two-story building was attached in 1910. Designated a historic landmark in the 1970s, it was rented from 1976 — when Scott Peyton's great-aunt died — until last spring.

Peyton family members, who live

Members of the review board have charged Peyton and his family with "demolition by neglect."

on Seven Oaks Farm in western Albemarle County, boarded up the house last spring when the city condemned it.

City officials say the Peytons have several alternatives other than complete renovation: sell the property, sell off just the part with the house on it, tear down the later additions and fix the oldest part, or at least fix the roof and walls enough to prevent further decay.

"Once you destroy it, the heritage is gone," Huja said.

Zoning administrator: historic house owners allowed to demolish it

By NICK JOHNSON
of The Progress staff

Charlottesville officials cannot prevent the owners of a fire-gutted historic house from demolishing the remaining structure, the city zoning administrator ruled Tuesday.

But the owners must get approval from the Board of Architectural Review before they rebuild on the 800 Delevan St. site, administrator Fred Boger said.

The property owners, the Peyton family of Greenwood, and members of the architecture board have differed over the fate of the house since before the March 7 fire. The blaze destroyed the original 1856 wooden house, where the Charlottesville railroad stationmaster once lived, but left two turn-of-the-century wings standing.

Boger ruled that the Charlottesville historic preservation ordinance does not protect the wings because they were built after 1885.

The ordinance, however, does protect the wooded 2.8-acre site. Several board members said Tuesday its ancient elm trees and an ancient hand-dug, brick-lined well are worth preserving. The site loca-

tion behind the train station on West Main Street also made it historic, they said.

Designating a site, rather than a building, as historic is an unusual step. City Attorney W. Clyde Gouldman II said the ruling fell in a "gray area" of the ordinance.

The Peytons may appeal Boger's decision to the Board of Zoning Appeals.

A planned revision of Charlottesville's historic preservation laws further complicates the conflict. The version now before the City Council would give the architecture board power over the site and other historic locations, with or without buildings on them.

Wrangling over the Fifeville site dates back to May, when the city condemned the building. The Peyton family, which has owned the house for a century, asked for permission to tear it down because it feared liability for trespassers on the property.

The board unanimously rejected the request. With a little work, board members said, the Peytons could have prevented the deterioration. The City Council upheld the decision.

Fire

Continued From Page A1

drug use and the remains of small fires inside the building in the past, and suspects trespassers might have been responsible for the fire.

The blaze began at only one location in the house. An arsonist normally sets a fire in more than one place, Taliaferro said.

Thursday's fire gutted the main house, which was built in 1866. Two wings and a two-story attachment added in the early 1900s are still standing.

"It was an old structure with a lot of flame inside and by the time someone noticed the fire, it was probably going pretty good," Taliaferro said. "Once the fire gets going in an old structure, it will roll into the walls and go straight to the attic because there are no fire walls

or blocks built into it."

Peyton first sought permission to demolish the house last year. He said it had fallen into disrepair and would require \$300,000 to restore.

The Charlottesville Board of Architectural Review denied his request, and the City Council rejected an appeal last month by a 3-1 vote. City officials said the home was a designated landmark protected by city ordinance. They said Peyton allowed it to fall apart.

Wrangling over the building will not end even with its most historic portion in ashes.

The architecture board on Thursday held a lunchtime meeting in the building's front yard. Fire officials had declared the blackened walls of the main structure unsafe, and board members agreed to allow their demolition.

But they said the bulldozer must not raze the intact additions. Board members said they wanted to retain legal and political leverage, possibly to force reconstruction of the house.

"It's frustrating to keep losing historic properties," board chairman Larry Herbert said.

Peyton said he will keep negotiating with the city in hopes of coming up with a solution to please everyone. He said his family, which has owned the building for a century, has no specific plans for the wooded lot and only wanted to tear it down because it was unsafe.

"I think it's regrettable that it's come to a burned-out shell," he said.

■ Staff reporter Bryan McKenzie contributed to this report.



Progress photos by J.T. Anesi

City firefighters battle a Thursday morning fire that destroyed a dilapidated 135-year-old house on Delevan Street behind the Amtrak station. Investigators haven't determined the blaze's cause.

Blaze guts Fifeville house at center of razing dispute

Early-morning fire doesn't extinguish historical squabble

By NICK JOHNSON
of The Progress staff

Fire destroyed a 135-year-old Charlottesville historic landmark Thursday, less than three weeks after the City Council refused to let the owner tear it down.

The dilapidated two-story wooden house behind the Amtrak station in the Fifeville neighborhood apparently caught fire after midnight. Firefighters received an alarm at about 12:30 a.m. and found the building at 800 Delevan Street in flames when they arrived.

Investigators had not determined a cause Thursday night. A crime laboratory will test samples of burned areas for traces of combustible fluids or chemicals that would suggest arson, Charlottesville Fire Chief Julian Taliaferro said.

A chair in the living room apparently caught fire and the flames spread to the ceiling and walls, Taliaferro said.



The Charlottesville Board of Architectural Review congregated for a lunchtime meeting in front of the gutted landmark.

"Whether someone started it on purpose, or someone was inside the house and accidentally started it with careless smoking, we don't know yet," Taliaferro said. "Somebody had said they saw the chair in the home several weeks ago."

The house served as the official residence of the Charlottesville

railroad stationmaster in the 1800s. City inspectors condemned it in May.

Scott Peyton of Greenwood, whose family owned the house, said people have broken into it several times in the last year. He said he has found evidence of

Please see Fire, Page A9



Progress photo by Matt Gentry

The owner of this old Fifeville house says the building is a dangerous eyesore, and wants it demolished. City Council will decide the house's fate Tuesday.

Razing questions

Be it hazard or architectural hallmark, Fifeville house may soon be history

By NICK JOHNSON
of The Progress staff

A hundred years ago, the Charlottesville railroad stationmaster lived in a pleasant, two-fireplace house overlooking the train station.

Today, the stationmaster's great-grandson says the Fifeville house is an eyesore and a hazard, and he wants to tear it down.

So far city officials have said no. They say the condemned two-story house at 800 Delevan St. is a historic landmark, an emblem of the railroad's bygone glory days and an "interesting vernacular combination of the Greek Period and Italianate styles" popular in the mid-1800s.

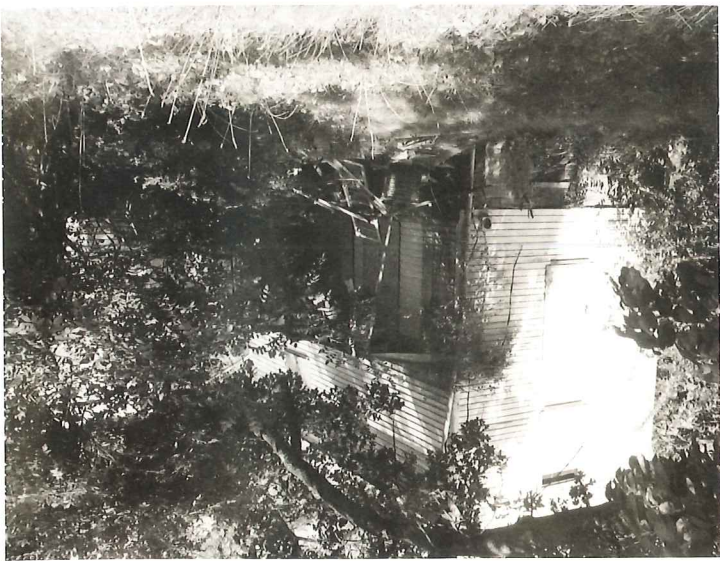
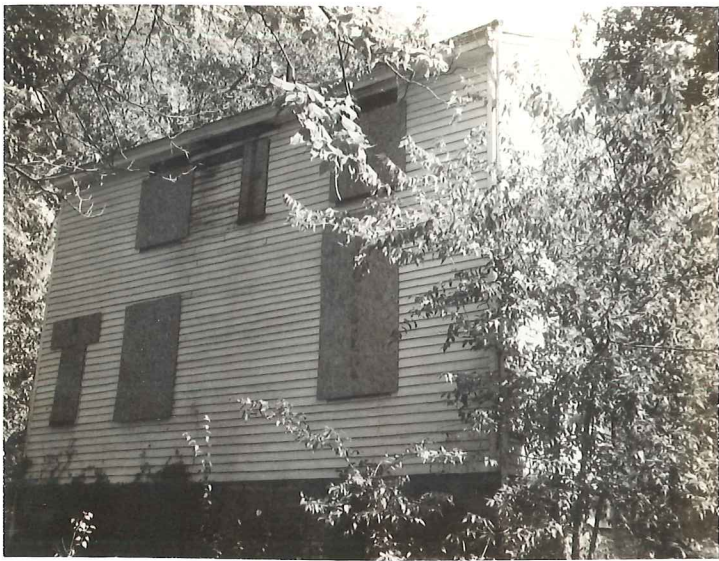
The house simply deteriorated over the years, according to architect Dale Hamilton, who inspected the structure for the owners last spring. He said it needs a new basement, new porches, new plaster, new chimneys, some new brick work, new plumbing, new heating, new wiring, and other work.

Full restoration would cost \$300,000, Hamilton estimated.

"It's a charming little house, without any question," Hamilton said. "But we really question whether it is worth spending that kind of money."

Owner Scott B. Peyton told the Charlottesville Board of Architectural Review at a hearing last fall that squatters have

Please see House, Page B2



To _____

Date _____ Time _____ A.M.
P.M.

WHILE YOU WERE OUT

M _____

of _____

Area Code _____
& Exchange _____

TELEPHONED		PLEASE CALL	
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		URGENT	
	RETURNED YOUR CALL		

Message MR + Mrs. HUBBARD

off 295-7135

Res. 295-1434

TENANTS - ROSE COTTAGE

Operator _____

GINN'S 4-006055

30-19

ESTES ST. "opposite
(Cleveland St. "Union Sta.")

"Ad" (assessor) once a
week?

always came across RR tracks
when Va. Midland RR
bldg.



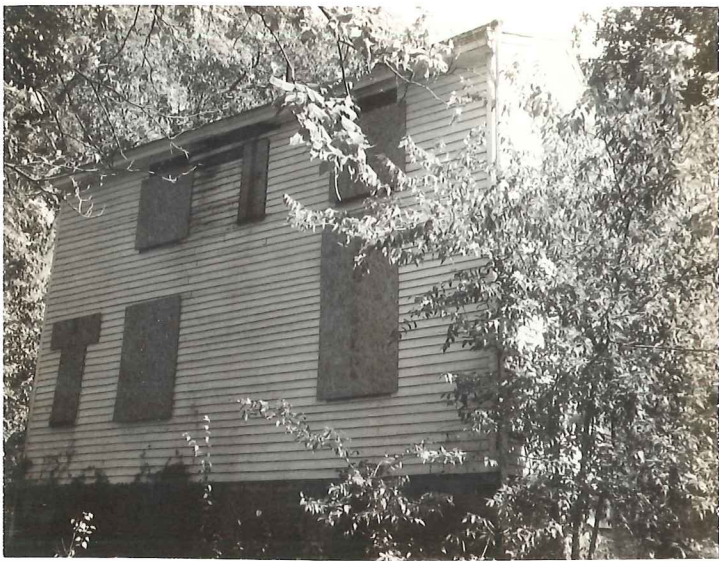
8 rooms
(2 bldgs)

GENEVIEVE HARRIS
1966 283-64
F.B. PEYTON 144-152
S.L. VYNNIE 6-200

orig part of use
"Rose Cottage"
one section used
by RR

5600 + 300 = 5900
NO ZONE
NO LOT SIZE

#174



To _____

Date _____ Time _____ A.M.
P.M.

WHILE YOU WERE OUT

M _____

of _____

Area Code _____
& Exchange _____

TELEPHONED		PLEASE CALL	
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		URGENT	
	RETURNED YOUR CALL		

Message MR + Mrs. HUBBARD

off 295-7135

Res. 295-1434

TENANTS - ROSE COTTAGE

Operator _____

GINN'S 4-006055

30-19

ESTES ST. "opposite
(Cleveland St. Union Sta."

"Ad" (assessor once a
year?)

always came across RR tracks
when Va. Midland RR
bldg.

orig part of use
"Rose Cottage"
the section used
by RR

8 rooms
(2 bldgs)

GENEVIEVE HARRIS
1966 283-64

F.B. PEYTON 144-152

S.L. VYNNIE 6-200

#174

5600+300=5900
NO ZONE
NO LOT SIZE





owner: Genevieve P. Harris live: mee

Seven Oaks
Greenwood, Va.

my
aunt
grandpa's ^{adopt} daughter
orig: S.L. Wynne

Bradley Peyton
his grandparents

old rest. + hotel
adjacent
to this - but
sidings
went through

F. Bradle, P. Sr.
came from Danville
c. 1875, maybe
earlier
quite young

used to cross at grade level here
before street cars

c. 1900

107

210
STATION MASTER'S HOUSE
ESTES STREET
Aug. 1974

FRONT

107

210
STATION MASTER'S HOUSE
ESTES STREET
Aug. 1974

BACK