



# VIRGINIA HISTORIC LANDMARKS COMMISSION

## HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7216

Page 1 of 2

Street address 1530 Virginia Ave.  
Town/City Charlottesville

Historic name \_\_\_\_\_ Common name \_\_\_\_\_

Material

<input type="checkbox"/> wood frame (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____ ) <input checked="" type="checkbox"/> brick (bond: <input type="checkbox"/> Flemish, <input checked="" type="checkbox"/> stretcher, <input type="checkbox"/> _____-course American, <input type="checkbox"/> _____ ) <input type="checkbox"/> stone ( <input type="checkbox"/> random rubble, <input type="checkbox"/> random ashlar, <input type="checkbox"/> coursed ashlar, <input type="checkbox"/> _____ ) <input type="checkbox"/> log (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____ ) <input type="checkbox"/> stucco <input type="checkbox"/> concrete block <input type="checkbox"/> enameled steel <input type="checkbox"/> other: _____	<input type="checkbox"/> cast iron <input type="checkbox"/> terra cotta <input type="checkbox"/> glass and metal
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Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input checked="" type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input type="checkbox"/> not visible <input checked="" type="checkbox"/> standing seam metal ? <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input checked="" type="checkbox"/> 2 main block <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 w/ 3 sides <input type="checkbox"/> 6 <input type="checkbox"/> _____

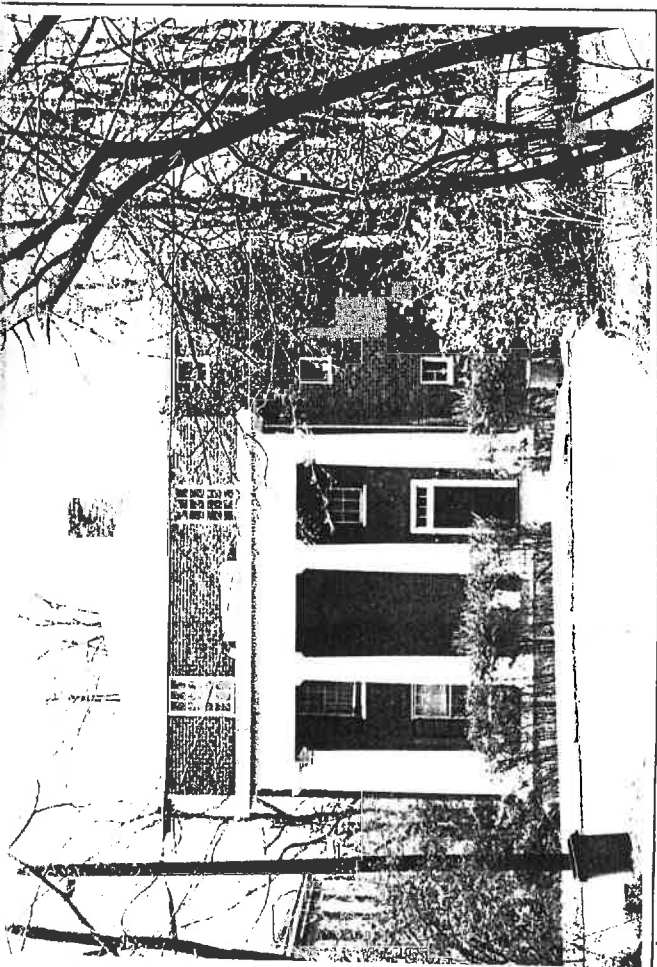
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Tetrastyle Roman Doric portico with full entablature.

Building type

<input checked="" type="checkbox"/> detached house <input type="checkbox"/> detached town house <input type="checkbox"/> row house <input type="checkbox"/> double house	<input type="checkbox"/> garage <input type="checkbox"/> farmhouse <input checked="" type="checkbox"/> apartment building <input type="checkbox"/> gas station	<input type="checkbox"/> government <input type="checkbox"/> commercial (office) <input type="checkbox"/> commercial (store) <input type="checkbox"/> railroad <input type="checkbox"/> industrial <input type="checkbox"/> school <input type="checkbox"/> church <input checked="" type="checkbox"/> fraternity house
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Style/period *Colonial* Jeffersonian Revival      Date c. 1910      Architect/builder \_\_\_\_\_

Location and description of entrance Small, plain entry with toplight.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

otherwise undistinguished

This three-story house is given importance by its handsome tetrastyle Roman Doric portico. The west wing, which is set back from the main facade, was apparently added in the mid-19th century to accomodate bathrooms, a stairwell, and other service facilities.

Historical information

This was built to serve as a fraternity house, but the name of the original fraternity is not known. This may have been the home of Phi Alpha fraternity in 1931, judging from the City Directory.

*It became apartments by the 1950's.*

City Directory; Sanborn Maps; Alex. G. Gilliam Jr. interview.

Surveyed by Jeff O'Dell, VHLC      Date 4-83; 8-83

1530 Va Ave

486-137	Griggly, Oscar	1986	#159,000	pat 210-373
354-132	John D. Marx	1974		"
339-240	Joe C. Palumbo & Wyatt E. Duane	1972		"
270-318	Gilbert S. <sup>500</sup> Campbell	1965		"
117-377	"	1944		37-312
92-93	Eugene M. Rea	1937		"

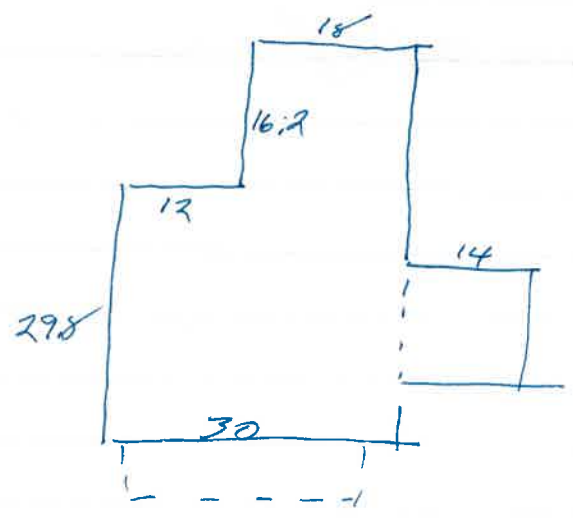
35 + base

"old", built 1920

brick, found.

1 brick veneer, metal hips roof

Peyton-Campbell House  
c. 1908-1910



1923 Phi alpha (U Va annual)

1927 " ml

1.

1953 4 appts (ΣAM ml)

1962 3 " " "

1968-1972  
~~1970~~ ΣAM

ΦA  
1929, 31 ~~ASΦ~~ at 1526, no 1530

1936, 38, <sup>40</sup>1526 = 1530 Eugene Rea - farm room - "The Rea Home"

1945 Agnes Totta

1950, 64, <sup>66, 67</sup>apple

Va Ave

3-5, 2-bay, pile cent block w  
w/ 3-5 stair wing w  
3-5 rear wing covers ~~ent~~ cent  
matches  
stretcher band

high found (5-Can), front yard filled in

low-pitched 55 m hip roof w/ proj eaves, boxed cornice  
& pl fringe, Phida gutters

int capped chim

2-5 flat-roofed Tuscan portico covers facade of cent block;  
4 columns, entab w/ dented fringe, 1st floor  
2 plasters

wind in cent block

6/6 w/ moulded trim & lowered shutters 1st 2 levels facade  
sq shorter, 0 shutters 3rd  
stair wing: int 4-l casement ~~ent~~ at each level front, 6/6 rear  
6/6 in rear wing

ent w bay facade; 5 panel  
4-l rec'd transom, arch. trim

side ent in w end stair wing, new ent porch

1530 Va Ave

- 270-375 E L Bailey est → Gilbert S & E Lent Campbell <sup>\$300</sup>  
 8/1/1963 25' x 60' tract south of lot 3 on plat 270-375  
 part of 84-248, 1934, bank → Bailey
- 114-349 Eugene M & Anna M Rea → Gilbert S & Ellen  
 7/19/1944 Campbell  
 60' on Va Ave x 125' back  
 Lot 3 on plat DB 37-32, except rear 25'  
 same as 92-93
- 92-93 Anne Rea & Preston Sady → Eugene M Rea  
 8/10/1935 lot w/ imp'ts 60' on Va Ave...  
 same as 78-336
- 78-336 John S Brewer, under 1928 deed of trust for Ma Holding  
 8/15/1933 Assoc, Inc (DB 60-428) → Anne E Rea  
 lot w/ imp'ts 60' on Va Ave...  
 same as 60-424
- 60-424 Geo & Ruth D Bidmore → Ma Holding Assoc, Inc <sup>\$14,500</sup>  
 4/12/1925 lot 60' on Va Ave...  
 same as 33-384  
 except rear 25' → AN Peyton 1923 (DB 46-126)  
 no mention of bldg.
- 33-384 AN Peyton (wid) → Geo Belmer <sup>\$6500</sup>  
 8/3/1919 lot on SW side of Va Ave  
 meter & bounds given in relation to ~~lot~~ "the house"  
 "being a lot on which the furthest west house on  
 the S side of Va Ave now stands"  
 part of ACDB 136-292

ACDB  
136-292  
10/24/1907

deed of partition between AN Peyton (now unmarried)  
& Stella A + Thorp Carver  
ACDB 133-73, 1906, Lawson H. Turner → AN Peyton <sup>8-10 acres</sup>  
Mrs Carver paid half  
~~to Peyton~~  
plot p 294 - lots N of Va Ave; 15th St; C & D;  
166' line along alley at S

136-296  
10/24/1907

deed of trust  
" It is understood that Peyton contemplates the speedy  
erection of a dwelling house on Lot 1"  
(at W end, N of Va Ave - prob ΔΔΔ or ~~House~~ <sup>Σπ</sup> House)

Year	Owner	Tax	Value	Notes
1917, 19, 20	A. N. Peyton	1.77	U Va	1500 + 7000 = 8500
" " "	"	1.77	" N side Va Ave	800 + 6500 = 7300
" " →	"	4.75	"	1200 + 6600 = 7800
1920	"	2 houses Va Ave	"	800 + 4000 = 4800
"	Geo Belmer	60 x 150, S side Va Ave	"	200 + 3000 = 3200
1915	A N Peyton	1.27	U Va	1000 + 6000 = 7000
" , 12	"	1.0	"	500 + 6500 = 7000
" →	"	4.71	"	1100 + 6600 = 7700
1912	"	0.127	"	1000 + 4000 = 5000
" →	"	4.112	"	1200 + 4600 = 5800

*Annotations:*  
 - 6 houses W side RR, E side RR, 1 house on Va Ave, 1 on 15th St.  
 - 2 houses on Va Ave, 1 on 15th St.  
 - off → Belmer & Estate for AN Peyton  
 - 4 new houses added

46-126  
240-223  
339-240  
~~354-132~~  
486-57

117-379  
240-378



STREET ADDRESS: 1530 Virginia Avenue  
 MAP & PARCEL: 9-122  
 CENSUS TRACT AND BLOCK:  
 PRESENT ZONING: R-3  
 ORIGINAL OWNER: A. N. Peyton  
 ORIGINAL USE: Rental Property?  
 PRESENT USE: Rental Property (4 apartments)  
 PRESENT OWNER: Grizzly Associates  
 ADDRESS: P. O. Box 668  
 Charlottesville, VA 22906  
 HISTORIC NAME: Peyton-Campbell House  
 DATE/PERIOD: c. 1908-1915  
 STYLE: No Identifiable Style  
 HEIGHT(to cornice)OR STORIES: 3 storeys  
 DIMENSIONS AND LAND AREA: 60' x 150' (25,600 sq. ft.)  
 CONDITION: Being Rehabilitated  
 SURVEYOR: Bibb  
 DATE OF SURVEY: Summer 1986  
 SOURCES: City/County Records  
 Sanborn Map Co.  
 Charlottesville City Directories

#### ARCHITECTURAL DESCRIPTION

An almost windowless 3-storey wing projecting awkwardly from one side and a pretentious portico set at ground level give this otherwise undistinguished building a sense of disproportion and imbalance. The main block is three storeys tall, two bays wide, and double pile with an original three-storey wing covering the western half of the rear elevation. Set on a steeply sloping lot, the house is set on a high foundation constructed of brick laid in 5-course American bond, with the front yard filled in up to first storey level. The walls are veneered with brick laid in stretcher bond. The building has a low-pitched hip roof covered with standing-seam metal with Philadelphia gutters. It has projecting eaves with a boxed cornice, and a plain frieze. An interior capped chimney serves fireplaces on all three levels. Windows are double-sash, 6-over-6 light, with moulded trim. Those at the first and second storey levels of the facade are slightly taller and have louvered shutters. A two-storey flat-roofed Tuscan portico covers the facade. Its four columns support an entablature with dentiled frieze. Its concrete floor is at ground level, contributing to the awkwardness of the facade. The 8-paneled entrance door in the western bay of the facade has architrave trim and a four-light rectangular transom. The small western wing contains the stair hall and the kitchens. It has 6-over-6 light windows on the rear elevation, but only small, square 4-light casement windows on the facade to light the stair well. There is an entrance with a small entrance porch at the end of this wing. The floor plans of the apartments are somewhat awkward as they have no hallway.

#### HISTORICAL DESCRIPTION

A deed of trust at the time that A. N. Peyton purchased a tract of land south of the Preston Heights subdivision in 1907 stated that he "contemplated the speedy construction of a dwelling house" on the north side of what is now Virginia Avenue (ACDB 133-73, 136-292 & 296). Tax records show that he built several houses on the tract during the next decade. When he sold this one to George Gilmer in 1911, the

deed described it as "the furthest west house on the south side of Virginia Avenue" (City DB 33-384). The building has been occupied by several fraternities over the years, and tradition says that it was originally built as a fraternity house and later converted into apartments. That would explain the awkward addition containing kitchens and stair well. It was, however, added before 1920 if it is not original. Phi Alpha Fraternity occupied the house as early as 1922-23. Its house corporation, Mu Holding Associates, Inc. bought it in 1928 (DB 60-424), but lost it during the Depression. Anne E. Rea, (Mrs. Eugene M. Rea) bought it in 1933 (DB 78-336) and conducted a boarding house there before selling in 1944 to Gilbert S. & Ellen T. Campbell (DB 92-93, 117-379), who sold it to Joseph C. Palumbo and Wyatt E. Owens in 1972 (DB 339-240). The building was rented as four apartments from the mid 1940's to the mid 1960's and again in the 1970's. Sigma Alpha Mu Fraternity occupied the house from 1968 to 1972. John D. Marr bought the house in 1974 (DB 354-132) and sold it in 1986 to Grizzly Associates (DB 486-139), who are completely rehabilitating it.

Additional References: ACDB 133-73;1 City DB 270-378