



**VIRGINIA**  
**HISTORIC LANDMARKS COMMISSION**  
 SURVEY FORM

File no. 104-70  
 Negative no(s). 5061 (12)

Historic name County/Town/City Albemarle, Charlottesville Street address or route number 169 Rugby Road USGS Quad Charlottesville West, Va. Original owner Original use dwelling Present owner U. of Va. Present owner address Present use offices Acreage	Common name U. of Va. Learning Disabilities Research Institute Date or period c. 1915 Architect/builder/craftsmen Source of name Source of date Stories Foundation and wall const'n Roof type
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State condition of structure and environs fair

State potential threats to structure  
 Note any archaeological interest

Should be investigated for possible register potential?    yes \_\_\_ no X

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

169: frame (asbestos shingles) on low brick foundation; 2 1/2 stories; hip roof; 4 bay 2nd floor, 3 bay 1st floor with 3 bay addition on south; 1 story, 1 bay wooden porch with chamfered columns. Builders Queen Anne. c. 1915. center roof gable with window, simple cornice. Entrance in center bay. fenestration varied - lower 1 light sash, 16 over 1 light, 2 over 2 light, large 1 over 1 light with transom. 2 interior chimneys. addition - 1 story; flat roof; 3 bay; Colonial Revival entrance in center bay. 1 over 1 light sash. 1 exterior end chimney.

garage in rear

Interior inspected? no

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

Not shown on 1907 Sandborn map  
 1920 Sandborn map shows this as boarding house.  
 1969 Sandborn map shows as apartments

Sources and bibliography

Published sources (Books, articles, etc., with bibliographic data.)

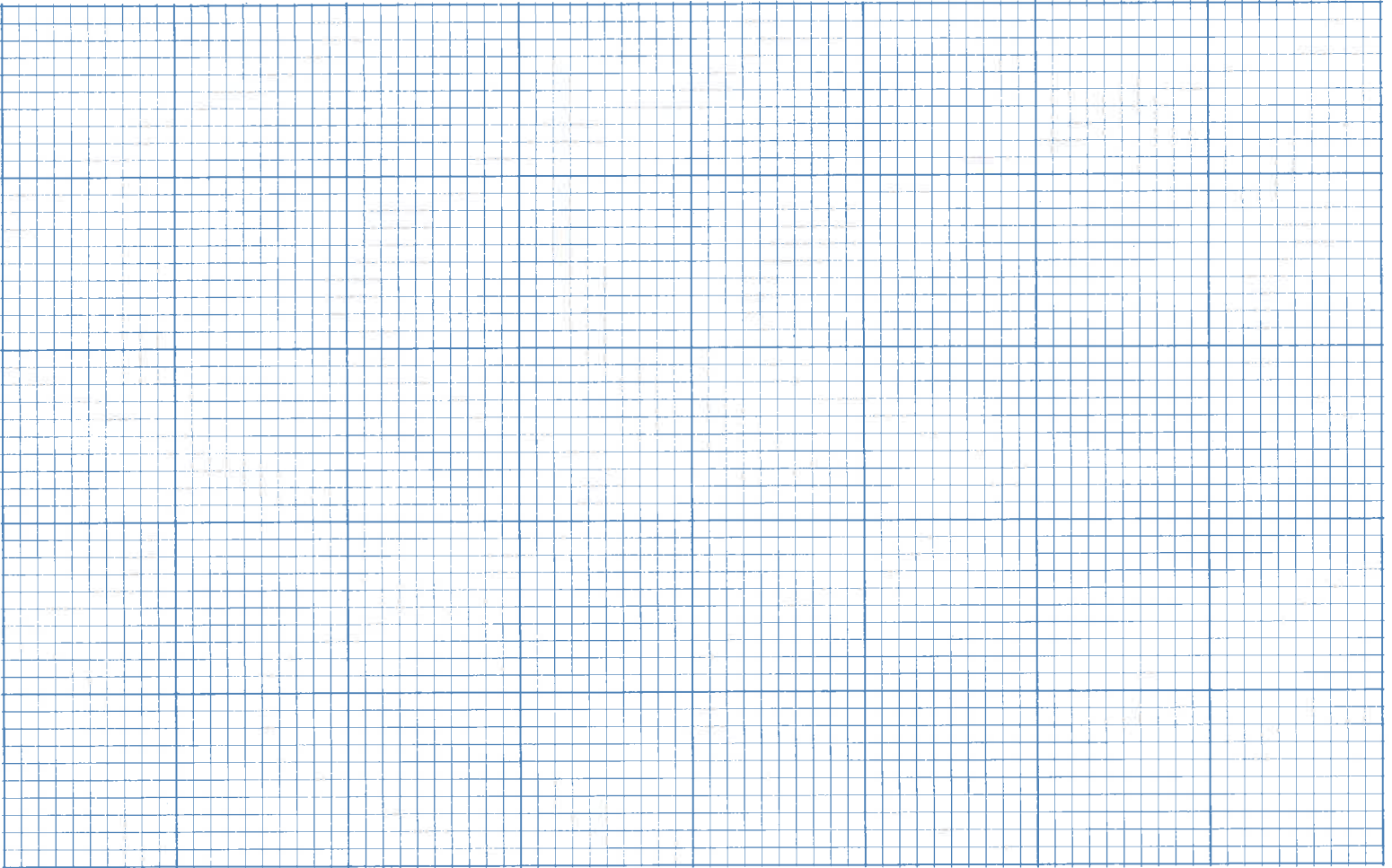
Primary sources (Manuscript documentary or graphic materials; give location.)

1920 Sandborne map  
1969 " "

Alderman library U. of Va.  
Charlottesville Planning Dept.

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

Karen Kummer

Date

U. of Va. Arch. History Grad. Student

March 1980



# VIRGINIA HISTORIC LANDMARKS COMMISSION

## HISTORIC DISTRICT SURVEY FORM

File No. 104-130

Negative no(s) 7297

Street address 164 Rugby Road  
Town/City Charlottesville

Owner: University of Virginia

Historic name Peyton House

Common name

- Material
- wood frame (siding:  weatherboard,  shingle,  aluminum,  bricktex,  \_\_\_\_\_) *asbestos now*
- brick (bond:  Flemish,  stretcher,  \_\_\_\_\_-course American,  \_\_\_\_\_)
- stone ( random rubble,  random ashlar,  coursed ashlar,  \_\_\_\_\_)
- log (siding:  weatherboard,  shingle,  aluminum,  bricktex,  \_\_\_\_\_)
- stucco
- concrete block
- enameled steel
- other: \_\_\_\_\_
- cast iron
- terra cotta
- glass and metal

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" 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 checked="" 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 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 checked="" type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	

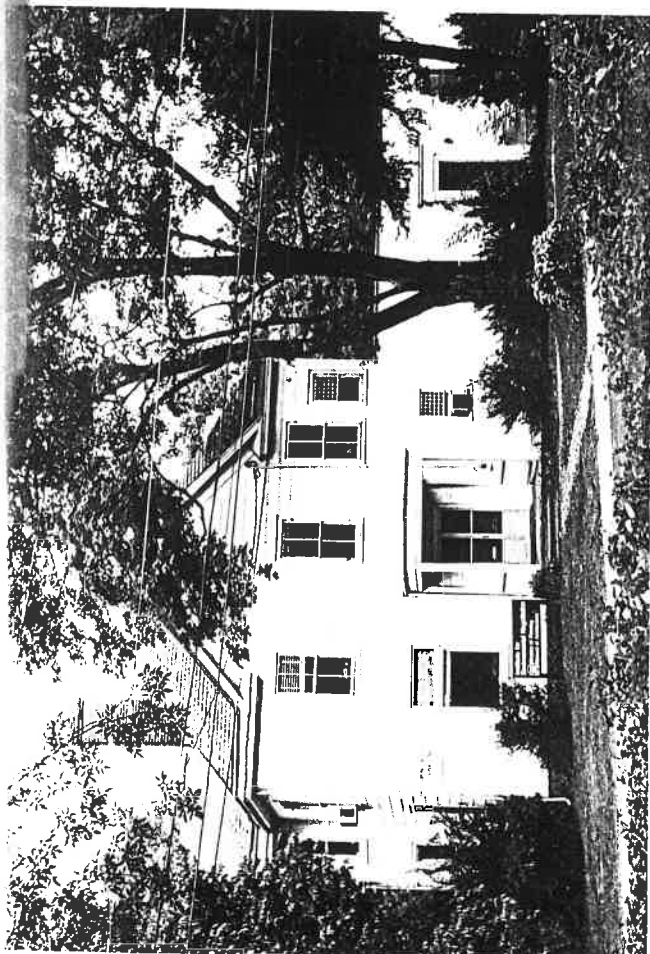
Building type

<input checked="" type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input checked="" type="checkbox"/> <i>university offices</i>

Style/period Colonial Revival/Queen Anne      Date ca. 1910      Architect/builder

Location and description of entrance Plain entry; double-leaf doors

Note: Two mid-20th-century outbuildings stand on the property; neither contribute to the Historic District



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

This eclectic house—one of the few frame dwellings along Rugby Road—combines elements of the Colonial Revival and Queen Anne styles. The house achieves visual interest from its complex massing, with front cross-gable <sup>and</sup> two-story polygonal side bay; and <sup>from its</sup> varied-size front windows. Except for a side extension and recent asbestos-shingle cladding, the house remains largely in its original state.

Interiors also remain largely intact, with an original ell-plan stair, original mantels and other detailing.

Historical information

This house was built some time between 1907 and 1920, when it appears as a boarding house on the 1920 Sanborn Map. It served for several decades as a boarding house, and in the late 1960s was rented as student apartments.

The University of Virginia uses the building for offices, having made relatively few physical changes to it. The Institute for Environmental Negotiation, affiliated with the School of Architecture, is housed here.

Source Sanborn maps; City Directory; Eugenia Bibb

Surveyed by Jeff O'Dell, VHLC

Date 9-83

City of Charlottesville - Rugby Rd.-University Corner H.D.

DEPARTMENT OF HISTORIC RESOURCE  
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0004

Other DHR Number: 104-70 Property Date(s) 1915 ca

PROPERTY NAMES	EXPLANATION
164 Rugby Road	Address-Current
Peyton House	Current

County/Independent City: Charlottesville  
State: Virginia  
Magisterial District:

Tax Parcel: 9-154

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:  
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
164 -	Rugby Road	Current

Vicinity: Town/Village/Hamlet: Charlottesville

Name of National Register Historic District:  
Rugby Road-University Corner Historic District

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:  
Lot slopes downward to rear, with evergreen and medium-sized deciduous trees for plantings; parking lot located immediately adjoining to southwest.

Ownership: Private NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic
1.1	2	Office/Office Bldg.	Historic
1.2	1	Shed	Non-historic
1.3	1	Mobile Home	Non-historic

TOTAL: 5  
 Historic: 3  
 Non-Historic: 2

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	3	Interior	Brick	Common Bond
Chimney	1	Semi-exterior	Brick	Common Bond
Cornice	0	Boxed	Wood	
Foundation	0	Continuous	Brick	5-course Amer.Bond
Roof	0	Hipped	Asphalt	Shingle
Walls	0	Frame	Wood	Asphalt Shingled
Window(s)	0	Sash, double-hung	Wood	2/2
Window(s)	0	Sash, double-hung	Wood	Multi-light/1
Window(s)	0	Sash, double-hung	Wood	Picture window

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling  
 Primary Resource? Yes  
 Estimated Date of Construction: 1915 ca  
 Source of Date: Site Visit/Written  
 Architectural Style: Other

Description:

Rectangular block of frame construction, with hipped roof, a one-bay deep two-story extension to the rear, and a one-story side wing to southwest; main block has three-bay front facade, with entrance containing paired wood doors with glazing, sheltered by one-bay, one-story entrance porch with Doric columns and wood rails. Immediately northeast of entrance is a picture window with a transom; multi-light windows are at the southwest end of the front facade's first and second floors. There is a large gabled wall dormer in the center of the front facade, containing multi-light window; full-height projecting sections, one bay deep, on each of the side walls are also topped with gables containing multi-light windows. The cornice is boxed, with returns in the gables. The southwest side wing appears to have a flat roof; its entrance has a Classical Revival door surround with fluted pilasters and a cornice with tryglyphs and metopes.

Condition: Good-Excellent  
 Threats to Resource: None Known

Additions/Alterations Description:

Southwest side addition built between 1929 and 1941. House has been clad with asbestos shingles; a one-story front porch extended across the front of the main block, and has been removed since 1969. There is evidence that the house had window blinds.

Number of Stories: 2.5  
 Interior Plan Type:  
 Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

There are two one-story gable-roofed outbuildings behind the house, along

with a trailer and a small storage building. The outbuilding on the northeast side of the property is of concrete block, and apparently replaces a two-story dwelling built on the same site between 1920 and 1929; the concrete block building was constructed by 1941. The smaller frame shed on the southwest side of the property was also built by 1941, and was in use as a dwelling in that year and in 1969. These two buildings now appear to serve as auxiliary office space. The trailer, apparently also used for offices, and storage structure added to the property since 1969.

DHR Historic Context: Domestic

Significance Statement:

This building was constructed c. 1915, and was in service as a boarding house in 1920; by 1929 and in 1941, it functioned as a dwelling, with the side wing containing an apartment in 1941. By 1969, the building was completely given over to use for apartments. Currently the University of Virginia employs the building for office space, and the Institute for Environmental Negotiation is located here. This is one of the few frame dwellings on lower Rugby Road, dominated by brick fraternity houses; it is stylistically interesting for its Queen Anne and Colonial Revival elements. The house and its two outbuildings contribute to the historic district (Sanborn 1907, 1913, 1920, 1929, 1941, 1969; O'Dell 1983).

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14646	9 - 15	3/ 9/1996
B&W 35mm Photos	14646	25 -	3/10/1996

BIBLIOGRAPHIC DATA

Sequence #: 1.1 Bibliographic Record Type: Survey, Other

Author: O'Dell, Jeffrey M.

Citation Abbreviation:

Virginia Historic Landmarks Commission (VHLC) Survey

Notes:

Sept. 1983. VDHR Archives.

Sequence #: 1.2 Bibliographic Record Type: Map

Author: Sanborn Map Company

Citation Abbreviation:

Sanborn Fire Insurance Maps, Charlottesville, VA

Notes:

Published by Sanborn Map Company, 1907, 1913, 1920, 1929, 1941, 1969.

University of Virginia Library Government Documents.

Sequence #: 1.3 Bibliographic Record Type: Survey, Other

Author:

Citation Abbreviation:

Virginia Historic Landmarks Commission (VHLC) Survey

Notes:

n.d., no author. VDHR Archives.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/ 2/1996

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: Smead, Susan E.

ID # Associated with Event:

CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:  
First :  
Last :  
Suffix :  
Title :  
Company:

Address:

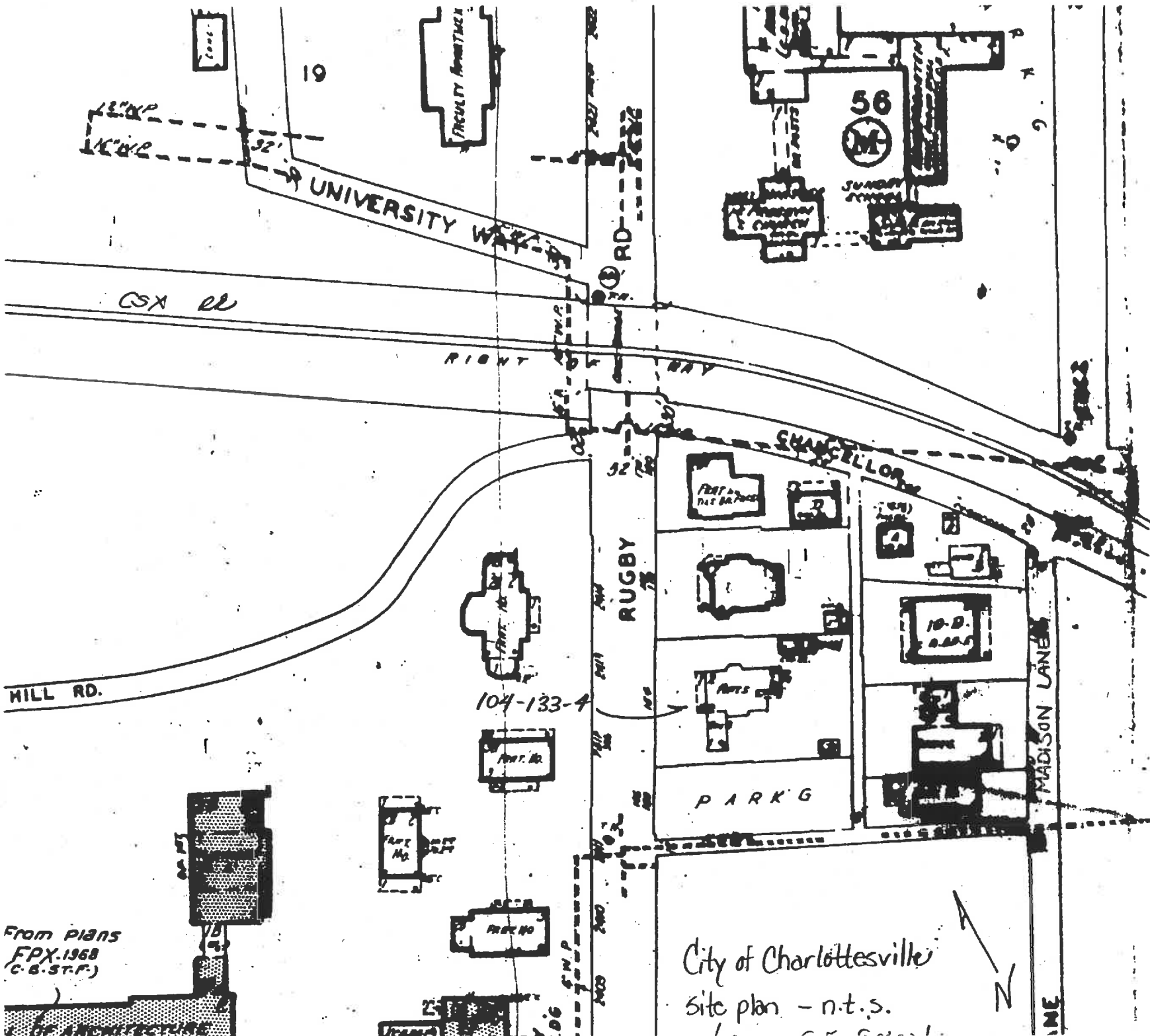
City :  
Zip : - Country:  
Phone/extension:

State:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:



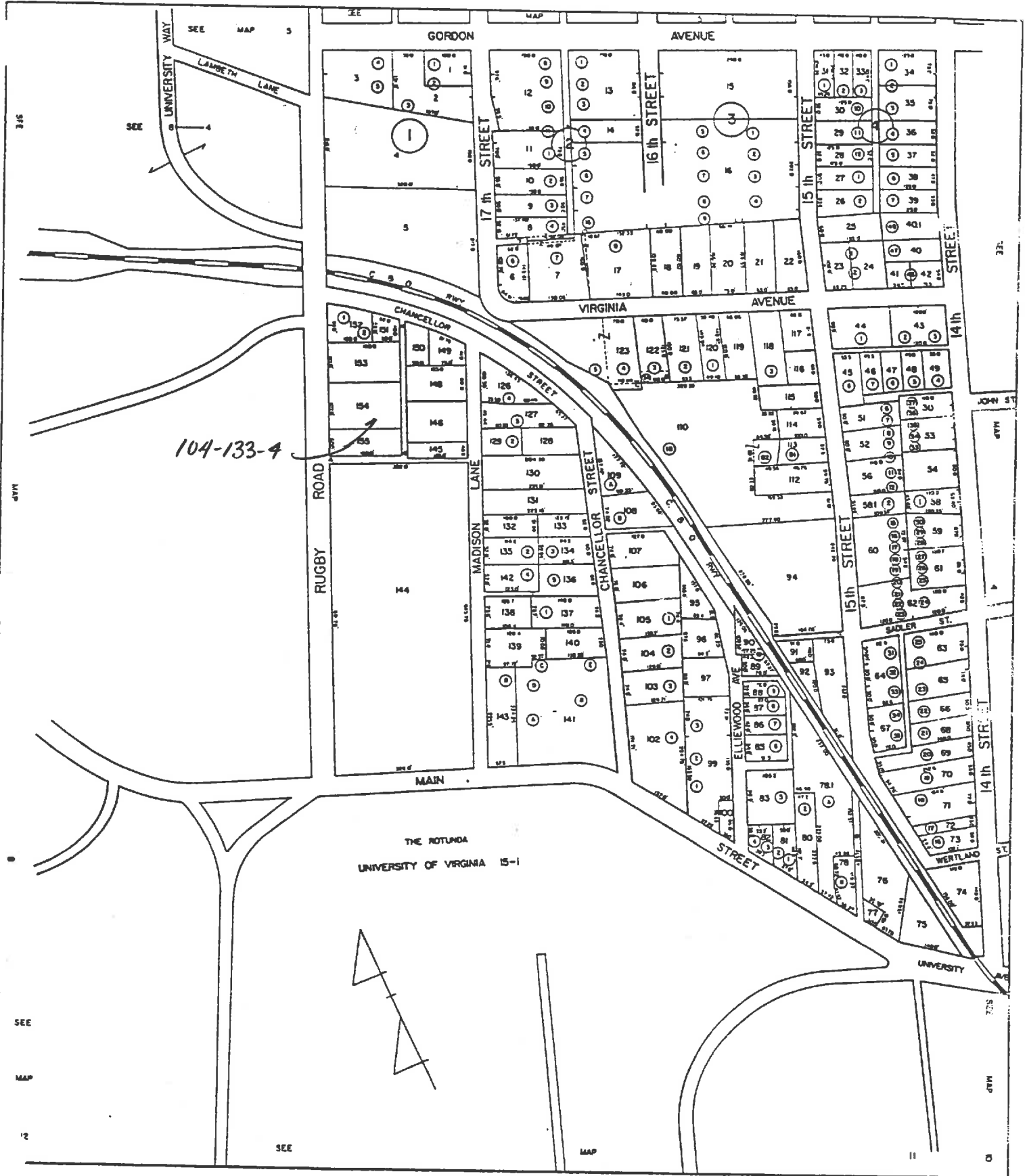
From Plans  
 FPX.1968  
 (C.B.S.T.F.)

City of Charlottesville  
 site plan - n.t.s.

DEPARTMENT OF ARCHITECTURE



CITY OF CHARLOTTESVILLE



104-133-4

THE ROTUNDA  
UNIVERSITY OF VIRGINIA 15-1

SCALE : 1" = 100'

SECTION 9



Date 3/9/96 File No. 104-133-4  
 Name Peyton House, 164 Rugby Rd.  
 Town Charlottesville  
 County \_\_\_\_\_  
 Photographer S.E. Smead  
 Contents 8 exterior views (3 house,  
5 outbuildings)

