

Architectural And Historic Survey



Identification

STREET ADDRESS: 1517-1519 University Avenue	HISTORIC NAME: Peyton-Gilmer Building (University Cafeteria)
MAP & PARCEL: 9-81	DATE / PERIOD: 1920
CENSUS TRACT AND BLOCK:	STYLE: Colonial Revival
PRESENT ZONING: B-3	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: A. N. Peyton	DIMENSIONS AND LAND AREA: 57' x (5150 sq. ft.)
ORIGINAL USE: Tea Room/Men's Clothing Store	CONDITION: Good
PRESENT USE: Vacant	SURVEYOR: Bibb
PRESENT OWNER: Elliott L. Hyman & Joseph G. Hyman	DATE OF SURVEY: Summer 1986
ADDRESS: Route 8, Box 204 Charlottesville, Virginia 22901	SOURCES: City/County Records Ch'ville City Directories Sanborn Map Co. - 1920, 1929-57 Holsinger Photographs

ARCHITECTURAL DESCRIPTION

The University Cafeteria building is two storeys tall and three bays wide, the center bay being narrower than the others. Wall construction is of brick laid in 7-course American bond with projecting brick piers between the bays. There is a round-arched central entrance loggia. Large multi-paned windows in the side bays are supported on four consoles. There is a storefront entablature. Windows at the second level are double-sash, 6-over-6 light, with louvered shutters. Those on the side elevations have been closed. A metal cornice is set below the brick parapet. Behind the parapet, a shed roof slopes gently to the rear. This building, like most on the Corner, is trapezoidal in shape. Its acute southeast corner is clipped and contains the entrance to the stair hall. The rear elevation has been altered several times and is now covered by a shallow 1986 addition.

HISTORICAL DESCRIPTION

In 1905, A. N. Peyton purchased the Anderson house on University Avenue (ACDB 131-340). He subdivided the tract and sold the house to Mrs. Ellie M. Page, who conducted a student boarding house there (City DB 41-120). Sanborn maps and deed and tax records show that Peyton erected this store building in the eastern half of the front yard of the Anderson Page House in 1920 (DB 43-510). The first level was divided into two store rooms at that time. Mrs. Page conducted the Open Door Tea Room in the western section in the 1920's and early 1930's. Stevens Shepherd, a men's clothing store, occupied the eastern section until the early 1940's when it moved to 1601 University Avenue. The division between the store rooms was then removed, and the University Cafeteria occupied the entire building for four decades before closing in 1983. George Gilmer purchased this building in 1934 (DB 67-449, 83-470). His son acquired it in 1977 (DB 388-331) and sold it to Elliott L. and Joseph G. Hyman in 1983 (DB 439-737).

Additional References: City DB 46-495



VIRGINIA
HISTORIC LANDMARKS COMMISSION
 SURVEY FORM

File no. 104-70
 Negative no(s). 5072 (26)

Historic name County/Town/City Albemarle, Charlottesville Street address or route number 1517 University Ave.	Common name University Cafeteria
USGS Quad Charlottesville West, Va. Original owner Original use stores Present owner University Cafeteria Present owner address 1517 University Present use Cafeteria, apartments above Acreage	Date or period c. 1925 Architect/builder/craftsmen Source of name Source of date Stories Foundation and wall const'n Roof type

State condition of structure and environs good

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.)

1517: brick (8 course common bond), 2 story with attic; flat roof; 4 bay; Commercial vernacular. c. 1925. bay to east at angle, wood cornice above 2nd floor windows with "University Cafeteria" written above, full entablature across west 3 bays above 1st floor, pilasters at corners, center pilasters continue up through 2nd story. Recessed 2-door entrance through semi-circular arch with architrave surround and plain cornice, Entrance also on bay to east under jack arch and 8 light transom. 1st floor windows large 2 4 light with wood dado and consoles below, 2nd floor six over six light sash with jack arches and shutters. Used to be divided down center to form two stores.

Interior inspected? no

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

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Not on 1907 Sandborn Map
 1920 Sandborn shows frame house on lot.
 Building was divided into two stores originally
 after W.W.I the east side - Stevens Shepherd Clothing
 west side - Mrs. E. M. Page's tea room

Sources and bibliography

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

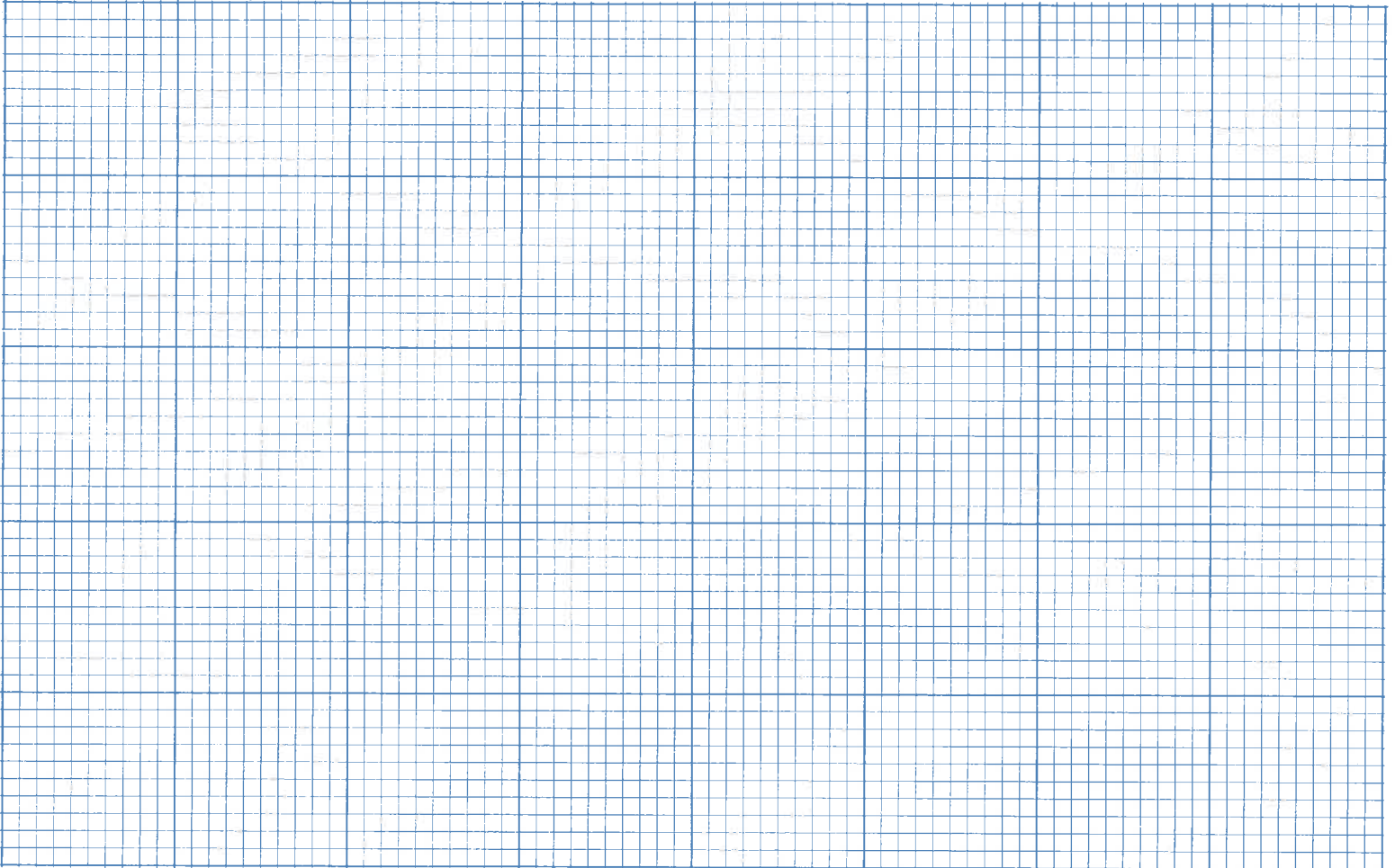
Joe Eddins, Around the Corner after W.W.I., 1977.

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

1920 Sandborn Map Alderman Library U. Va.

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 U. Va. Arch. History Grad Student

Date

March 1980



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130

Negative no(s). 7296

Page 2 of 2

Address 1517 University Ave.
City Charlottesville

Original name _____ Common name formerly University Cafeteria

- Material
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - brick (bond: Flemish, stretcher, ~~random~~ one 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"/> 2 1/2	<input type="checkbox"/> shed <input type="checkbox"/> mansard	<input type="checkbox"/> slate <input type="checkbox"/> tile
<input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3	<input type="checkbox"/> gable <input type="checkbox"/> gambrel	<input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin
<input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> pediment <input checked="" type="checkbox"/> parapet	<input type="checkbox"/> composition <input checked="" type="checkbox"/> not visible
	<input type="checkbox"/> hipped <input type="checkbox"/> flat	<input type="checkbox"/> standing seam metal
	<input type="checkbox"/> other: _____	<input type="checkbox"/> other: _____

Dormers	Number of bays -- Main facade
<input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped	<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 4 <i>including angled</i> <input type="checkbox"/> 7
<input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____	<input type="checkbox"/> 5 <i>E side bay</i> <input type="checkbox"/> 8
<input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 6 <input type="checkbox"/> _____

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

Building type

<input 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 checked="" 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>Restaurant; Hamburg</i>

Style/period _____ Date _____ Architect/builder _____

Location and description of entrance _____

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

Date 9-83 File No. 104-130

Name 1517 University

Town Charlottesville

County _____

Photographer _____

Contents 1 + 1



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

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0054

Other DHR Number: 104-70

Property Date(s) 1920

PROPERTY NAMES

Peyton-Gilmer Building (University Cafeteria)

EXPLANATION

Historic/Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 9-81

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
1517--19	University Avenue	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:

Fronts directly on University Avenue, on corner site with alley along east side leading to parking lot in rear.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Commercial Building	Historic

TOTAL: 1
 Historic: 1
 Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	1	Exterior end	Brick	Common Bond
Cornice	2	Molded	Wood	
Roof	0	Parapet		Not visible
Walls	0	Masonry	Brick	8-course common
Walls	0	Masonry	Brick	Common Bond
Window(s)	0	Plate Glass	Wood	W/ Mullions
Window(s)	0	Sash, double-hung	Wood	6/6

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0

WUZIT: Commercial Building

Primary Resource? Yes

Estimated Date of Construction: 1920

Source of Date: Site Visit/Written

Architectural Style: Commercial Style

Description:

Two-story, four-bay commercial building with irregular front facade. Has angled corner on southeast end, one bay wide, with entrance to stair rising to second floor and window over. The entrance has multi-light, single-leaf door topped by rounded canvas awning; small wood, glass-fronted display box immediately east of door. Main portion of facade has entrance with double doors set in arcaded recess, flanked by large plate glass windows with mullions, fitted with rounded canvas awnings. A broad cornice tops the first floor; it and the wall surface below it are painted white. Pilasters in brick flank the entrance and rise through the second floor, ending at wood cornice that runs at top of second floor level. Windows on second floor are six-over-six, wood double-hung sash, with inoperable blinds.

Condition: Good-Excellent

Threats to Resource: None Known

Additions/Alterations Description:

Little-changed in past fifteen years, except for addition of awnings and multi-light transom over door to second floor has been boarded over. Shallow, full-width 1986 rear addition in brick, laid in common bond, with two plain rectangular windows on second floor and three metal doors on first floor.

Number of Stories: 2.0

Interior Plan Type:

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

None.

DHR Historic Context: Commerce/Trade

Significance Statement:

Constructed in the eastern half of the front yard of the Anderson Page House, c. 1920; the first level initially had two spaces: the Open Door Tea Room, run by Mrs. Page in the 1920s and early 1930s, and Steven-Shepherd, a men's clothing store, until the early 1940s. The two spaces were opened into one

at that time, and housed the University Cafeteria for forty years until 1983 (Bibb 1986). Three or four restaurants have come and gone in the building since then. Historically important and architecturally compatible with the neighboring historic buildings, the Peyton-Gilmer Building contributes to the historic district.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14648	8 -	3/10/1996
B&W 35mm Photos	14647	5 -	3/10/1996
B&W 35mm Photos	14648	10 -	3/10/1996
B&W 35mm Photos	14647	11 -	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 #: 1.2 Bibliographic Record Type: Survey, Other

Author: Bibb, Eugenia

Citation Abbreviation:

City of Charlottesville Architectural and Historical Survey

Notes:

1980. On file, City of Charlottesville Department of Community Development.

Sequence #: 1.3 Bibliographic Record Type: NRHP Form

Author: O'Dell, J.M., w/Charlottesville Community Development staff

Citation Abbreviation:

Rugby Road-University Corner Historic District NR Nomination

Notes:

1984. VDHR Archives.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/10/1996

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 : Charles

Last : Hyman

Suffix :
Title :
Company: TR - for J.G. and D.J. Hyman

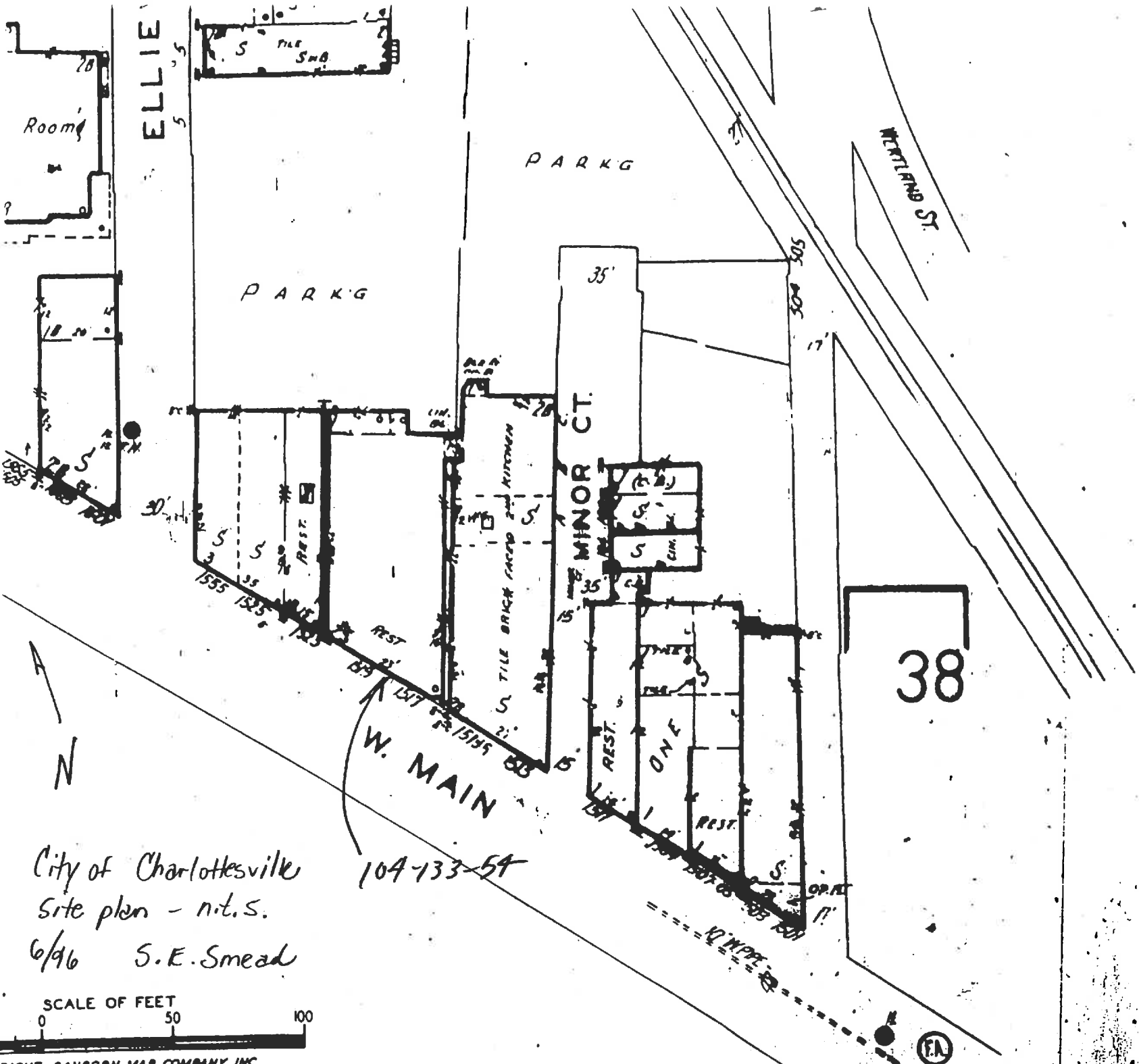
Address: 200 W. Forsyth St., #800

City : Jacksonville State: FL
Zip : 32202- Country: USA
Phone/extension:

Individual Category Codes:

Mailing Address Notes:

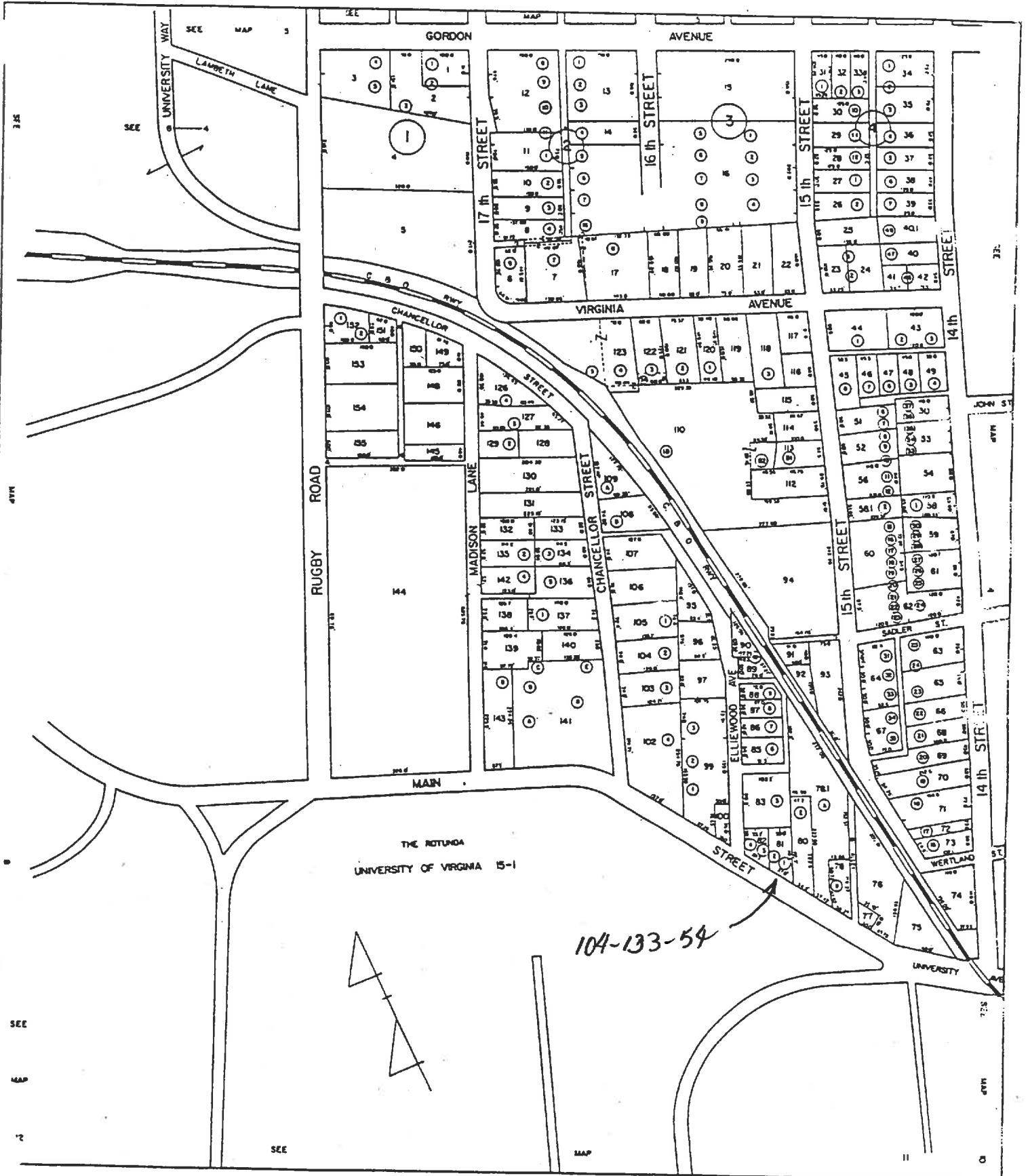
Surveyor's Notes:



City of Charlottesville
 Site plan - nit.s.
 6/96 S.E. Smead



CITY OF CHARLOTTESVILLE



SCALE 1" = 100'

SECTION: 9

9-81 ✓

356

57X —
(5150)
B-33

~~15-17-19~~ 15-19 Union Ave (cafeteria) ~~11/10/19~~

R/S Box 204

439-437	Elliott L & Joe B Hyman	1983	plat 439-439
388-331	Geo Belmer Jr	1977	" 46-495-
83-470	" " -	1934	"
67-447	Chgo Perpetual Bldg & Loan, Inc	1929	
	A. N. Payton		

2-5, 15x15 base,
 brick found & walls, T & G flat roof
 1979 - interior alterations
 "old", built 1920
 1974 - remodeling
 1969 - new roof

~~12-15-19~~

1519 Union Ave

83-440
~~67-440~~
11/6/1934

Ch'ra Perpetual Bldg & Loan Co, under 1929 deed of trust from
A N Peyton (DB 67-449) → Geo Gilman

lot ~~area~~ 5'7" on West Main (58' fr E Ellwood) x
see plat 46-495

see DB 43-51, A N Peyton & Eugene Hildreth 1923, for ~~subactions~~
part of 67-449

46-495
1924



- 67-449 same as ~~DB~~ ACDB 181-340 1409-1411 Union Ave.
- 41-120 Mary V. Peyton Wendt & husband John S Wendt → Mrs E M Page \$10,000
- 7/26/1922 same as fr AN Peyton 1920, DB 35-267
- 95-267 part of ^{ACDB} 131-340 fr Mrs Lillian Anderson 1905

Tax

1921 #2	AN Payton	E Ellwood Ave	L 1-2-3-4-6-9-10	1000 + 14,600 = 15,600	L 5-7-8 off bldg added
" #2	Mrs Page n L				
1922	AN Payton		L 1-2-3-4-6-pt 10	" + 10,000 = 11,000	L 9+10 off
1923	"		L 1-2-6-pt 10	" + 15,800 = 16,800	bldg added L 6 off => EM Page
1924, 25	"		L 1-pt 2-6-pt 10	" " "	off - 7 Hildreth
1923	Ellie M Page	pt 2-3-4	600 + 10 = 600		for AN Payton
1924, 25	Engine Hildreth	L 3, 4, pt 2	N side	1000 + 27,000 = 28,000	for AN Payton
1926, 28, 29	"	"	"	4600 + 1 = 4600	bldg added
1930	"	"	"	127,200 = 127,200	Impressed
1927, 29	"	"	"	14,500 + 27,500 = 42,000	Impressed

1926, 27	AN Payton	L 1-6, pt 2-10	5600 + 18,000 = 23,600	
1928, 29	"	" "	" + 18,100 = 23,700	ingsta added
1930	"	" "	" + 20,000 = 25,700	"
1931, 32	"	N side Hildreth	14,300 + 23,100 = 37,400	
1919, 20 #2	"	6 houses E side RR 1.27 ac + 1/2 acrement N side RR	1500 + 17000 = 18500	

1920, 21	"	side		
1924	Ellie M Page	L 5 E Ellwood	400 + 3400 = 3800	
1929, 30	"	"	1500 + 5000 = 6500	
1931	"	"	1800 + 6000 = 7800	

Cafeteria

□ 3-bay, 2-5 cent bay narrower

7-c am, 6-c sides

piers bet bays below parapet

E corner clipped, of stair ^{sample} at 5-l transom

multi-light display wind on 4 consoles

round-arched cut out loggia

arch springs fr, keystone

storefront ~~etc~~

6/6 wind up lowered shutters and level

tal
m/cornice below parapet

W side wind closed

rear recently altered - shallow addn in place of
~~fire~~ fire escape, etc - CB sides, brick ~~red~~ (becker)
-101

roof - → rear ~~(addn ~~way~~)~~

⓪



Date 3/10/96 File No. 104-133-54

Name Greenshawer Restaurant
Rayton-Gilmer Building (University

Town Marionville
1517-19 University Ave.

County _____

Photographer S. E. Smead

Contents 4 exterior views

