


Architectural  *And Historic*
Survey

Identification

STREET ADDRESS: 1830 Carr's Hill Road
MAP & PARCEL: 15-1
CENSUS TRACT AND BLOCK: None
PRESENT ZONING: None
ORIGINAL OWNER:
ORIGINAL USE: Fraternity House
PRESENT USE: Fraternity House
PRESENT OWNER:
ADDRESS:

HISTORIC NAME: Sigma Nu House
DATE / PERIOD: 1927-28
STYLE: Colonial Revival
HEIGHT (to cornice) OR STORIES: 2½ storeys
DIMENSIONS AND LAND AREA: unknown
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Fall 1983
SOURCES: Bishop, "Fraternities at U. Va."

ARCHITECTURAL DESCRIPTION

The facade of the large 2½-storey, 7-bay Sigma Nu House is dominated by a semi-circular Ionic portico. Set into the steep western slope of Carr's Hill, the basement level of the portico is above ground on the facade, while the first storey is partially below ground at the rear of the building. The foundation is of ashlar stone. Wall construction is of brick laid in English bond with a sandstone stringcourse. Stone quoins mark the corners of the building and also define the center bay of the facade above the portico. The steep hip roof is covered with slate and has close eaves with a stone entablature. There is one large exterior end chimney with stone cap and stringcourse at the south end of the house. There is a 6-over-6 light window set within the chimney at the second storey level, and at the third storey level there is a tall and narrow circular-headed inset panel. Windows are double-sash, 8-over-12 at the first storey level and 8-over-8 at the second, with architrave trim. Those in the side bays of the first level of the facade have flat arches with stone keystones. Basement windows are 3-light hinged metal sash. Although the attic is unfinished, there are four hip-roofed dormers on the front and rear elevations. Their walls are faced with flush wooden siding and they have smaller 6-over-6 light windows with plain trim. The tall, flat-roofed, semi-circular portico covers the center three bays of the facade. It is set on a high base of ashlar stone with a basement entrance centered on the facade. A pair of 8-light French doors is flanked by fixed-sash windows with wide center muntins giving the appearance of paired 8-light casement windows. The portico has a concrete floor and a simple balustrade. Eight Ionic columns support the flat roof with entablature and simple roof balustrade. Both simple balustrades probably replace Chinese Chippendale or wrought iron ones. A flight of flagstone steps with wrought iron balustrade curves around each side of the base of the portico to a flagstone terrace at the basement level. From there, a flagstone stair with a low brick wall descends in four stages to Carr's Hill Road. The 6-paneled entrance door in the center bay of the facade is flanked by fluted pilasters carrying on entablature with Greek fret. The large entrance hall has fluted pilasters and a cornice, and two round-arched openings into the stair hall behind it. The rear elevation is five irregular bays wide. A very plain center rear entrance is set at the level of the stair landing between the first and second storeys.

HISTORICAL DESCRIPTION

Sigma Nu fraternity was founded at VMI in 1869 and established Beta Chapter at U. Va. the following year. After occupying a house on Madison Lane for many years, Sigma Nu was awarded a lot on University-owned land on Carr's Hill by the Board of Visitors in 1927. The house, designed by Washington architect Louis Justment, was completed in 1928.

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VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

Page 1 of 2 (see also enclosures)

File No. 104-130
Negative no(s). 7231

Street address 1830 Carr's Hill Road
Town/City Charlottesville

Historic name _____ Common name _____

Material

wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)

brick (bond: Flemish, stretcher, _____-course American, *English*)

stone (random rubble, random ashlar, coursed ashlar, _____)

log (siding: weatherboard, shingle, aluminum, bricktex, _____)

stucco cast iron

concrete block terra cotta

enameled steel glass and metal

other: _____

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input 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 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 type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input checked="" type="checkbox"/> hipped <input type="checkbox"/> 1 <input checked="" 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 checked="" 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 type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input checked="" type="checkbox"/> 3 <input type="checkbox"/> _____	Semicircular porch of masonry with <u>Composite</u> columns and upper deck.

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 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>fraternity</i>

Style/period Georgian Revival Date 1928 Architect/builder _____

Location and description of entrance Main entrance is on the west, or downhill side.



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

This house has a different flavor from the other fraternities at UVA, with its extremely steep hipped roof, stone quoins and semicircular front portico set on a rusticated base with large glazed openings.

The house sits on a terrace on the west side of Carr's Hill, and is not directly accessible by automobile.

Historical information

The Beta Chapter of Sigma Nu national fraternity was established at UVA in 1870. The present house was erected in 1928 and has served Sigma Nu continuously.

Corcks & Curls, 1954 and 1968; Timothy Bishop, "Fraternities at UVA," p. 16.

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



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Page 2 of 2

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<input type="checkbox"/> brick (bond: <input type="checkbox"/> Flemish, <input 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

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input 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 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 type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

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<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period	Date	Architect/builder
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Location and description of entrance

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

Date 4-83 File No. 104-130

Name 1830 Carrs Hill Rd.

Town Charlottesville

County _____

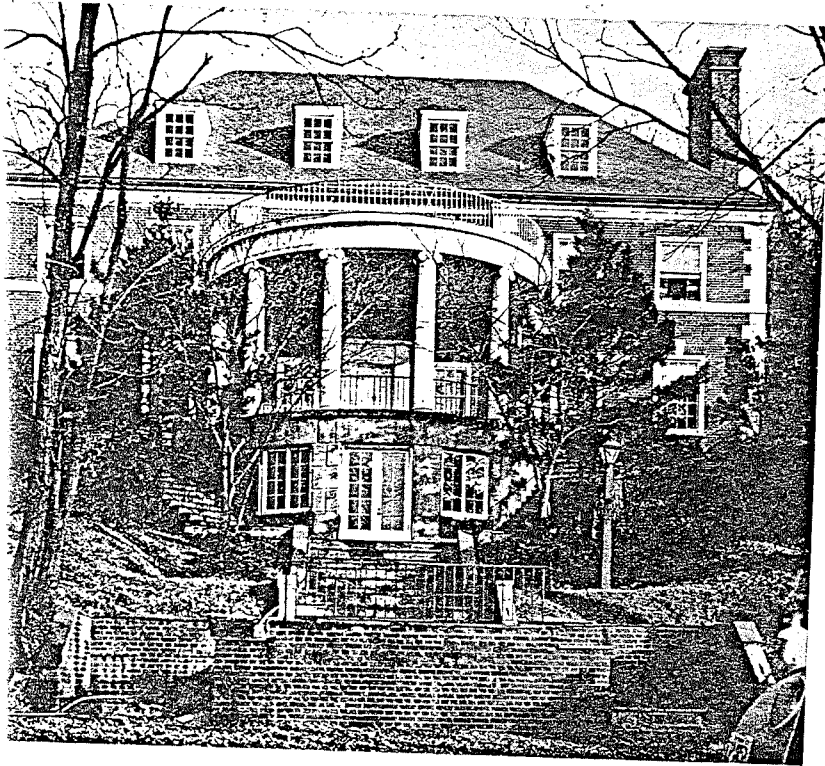
Photographer _____

Contents 1 + 2

Date

S I G M A N U

*Founded at Virginia Military Institute in 1869.
Established at the University of Virginia in 1870.*



FRATRES IN FACULATE

Richard R. Fletcher
Chapin Jones

Thomas H. Turner

ACTIVES

Wells A. Anderson	Lee C. Marsteller
William G. Anderson	Jacob L. Mathews
John V. Arban	David A. Mitchell
James Bazemore	Francis E. Moravitz
Julius A. Becker	Charles R. Montgomery
Robert R. Beezer	William K. Parsons
John J. Board	Thomas W. Page
Aubrey R. Bowles	W. Lee Phillips
Nicholas P. Chohey	Roger B. Pierson
Paul L. Cotter	Preston Quesenberry
Ronald O. Dederick	Roger A. Ramm
Kenneth M. Donaldson	Horace A. Riffin
Rurik F. Ekstrom	James W. St. Clair
Frederick H. Eley	Edward O. Simpson
Matthew Flessner	Lloyd T. Smith
James A. Hinkle	Taylor Smith
James S. Howie	James E. Squier
John E. Jones	Richard T. Stagg
Donald L. Kovach	John P. Stokes
William L. Krebs	James W. Talbot
William G. Lawrence	Donald Wadleigh
Clayton P. Ludeman	Newell B. Wallace
Thomas N. Lynn	Douglas W. Waugh
James H. McKillop	Robert E. Webb
Kenneth R. McIntire	Alexander Whitaker
John A. McIntire	Erwin H. Will

INACTIVES

Warren R. Birge
Andrew Johnson

John V. Klein
Edgar Lawson

PLEDGES

William E. Dvorak
Robert E. Gunderman

Henry Jordan

BETA CHAPTER



County _____

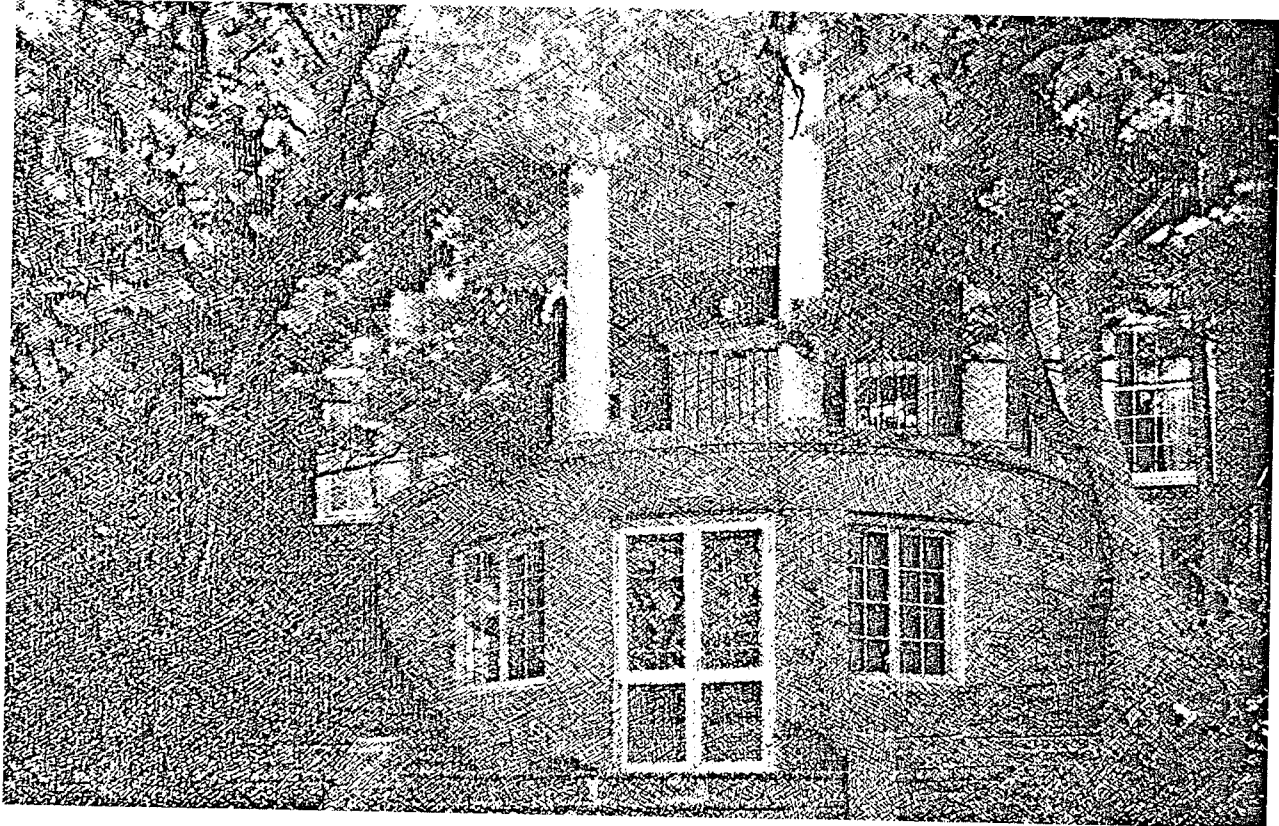
Photographer _____

Contents 1 + 2

1959 C+C

Date

BETA CHAPTER OF SIGMA NU ΣN ESTABLISHED 1870; BET



FIRST ROW: K. Spisso; C. Thornburg; F. Quayle; T. Berkel; S. McMann; R. Serino; D. Harvey. **SECOND ROW:** P. Smith; D. Chickedantz; D. Keller; G. Hurray; J. Campbell; D. Deckyne; F. Sterling; T. Coleman; K. Moore; M. Johnson; W. Stone; M. Sheffield; T. Cooper; **THIRD ROW:** C. Kalish; C. Hammer; D. Fassio; S. O'brien; J. Miller; E. McGuire. **FOURTH ROW:** M. Sheer; C. Railey; E. Caffey; R. Constantine; Z. Ferrara.

SN
1966

County _____
 Photographer _____
 Contents 1 + 2 _____

Date

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Office Use Only

Project Number: _____

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: Sigma Nu Fraternity House

Address of property: 1830 Carrs Hill Drive

City Charlottesville County N/A State Virginia Zip Code 22903

Name of historic district: Rugby Road-University Corner Historic District

National Register district certified state or local district potential historic district

2. Check nature of request:

- certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
- certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name Paula Williams, Historic Renovation Corp. Title Director

Street P.O. Box 9012 City Charlottesville

State Virginia Zip 22906 Telephone Number (during day): (804) 924-0995

4. Owner:

Name Historic Renovation Corporation for Sigma Nu Renovations Limited Partnership

Street P.O. Box 9012 City Charlottesville

State Virginia Zip 22906 Telephone Number (during day): (804) 924-4465

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature Paula Williams for HRC, Asst Treasurer Date Oct 4, 1985

Social Security Number or Taxpayer Identification Number _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office

Sigma Nu Fraternity House
Property Name
1830 Carrs Hill Dr., Charlottesville
Property Address

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Project Number:

Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance:

The Sigma Nu fraternity house is a two and one-half story, brick (English bond) Georgian Revival structure. It has a steep hipped asphalt tile roof with four hipped front dormers; a symmetrical seven bay front; prominent interior end chimneys and a partially exposed basement on the west side. The entrance is through a semi-circular three bay front portico. Central steps divide at basement level into two curvilinear stairs to entrance porch, which is supported by sandstone ionic portico columns. Windows are six-over-six lights in the dormers; eight-over eight sash on the first and second floor.

Date of Construction: 1928 Source of Date: University of Virginia records

Date(s) of Alteration(s): _____

Has building been moved? yes no. If so, when? _____

6. Statement of significance:

One of the many reasons the Rugby Road-University Corner Historic District is important is because of the large number of historic and/or architecturally significant fraternity houses located there. Built mainly between 1910 and 1940, the houses represent an important aspect of student life at the University of Virginia.

The Sigma Nu Fraternity was founded at the University of Virginia in 1870. After occupying a house on Madison Lane for many years, Sigma Nu was awarded a lot on University owned land on Carr's Hill in 1927. The house, designed by Washington, D.C. architect Louis Justment, was completed in 1928 at a cost of \$45,000. It was the last fraternity house built on University grounds with financial assistance from the University.

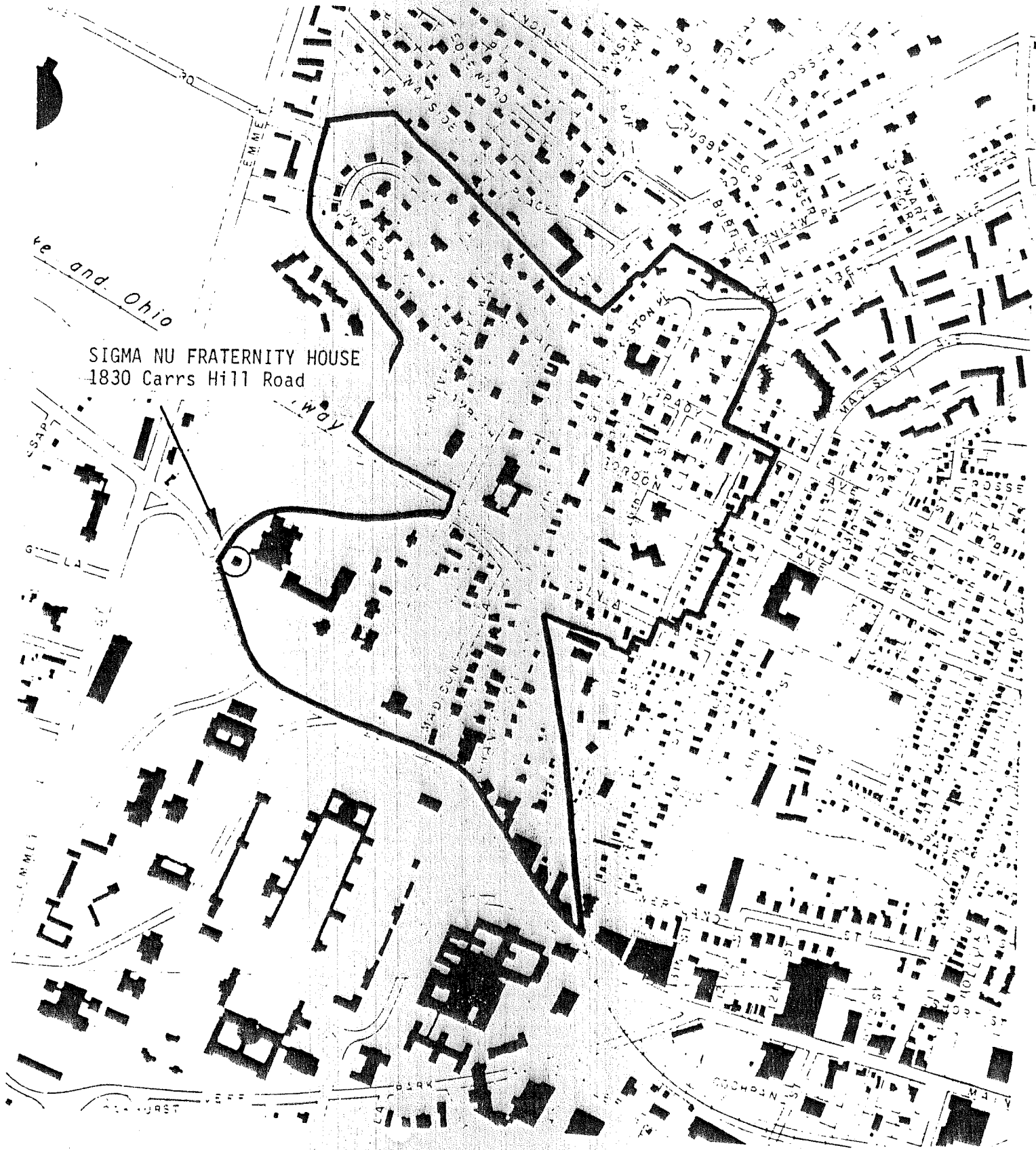
Built on a steep slope overlooking University playing fields to the west, the Sigma Nu house is one of the more architecturally inventive fraternity houses in the Rugby Road-University Corner Historic District.

7. Photographs and maps.

Attach photographs and maps to application.

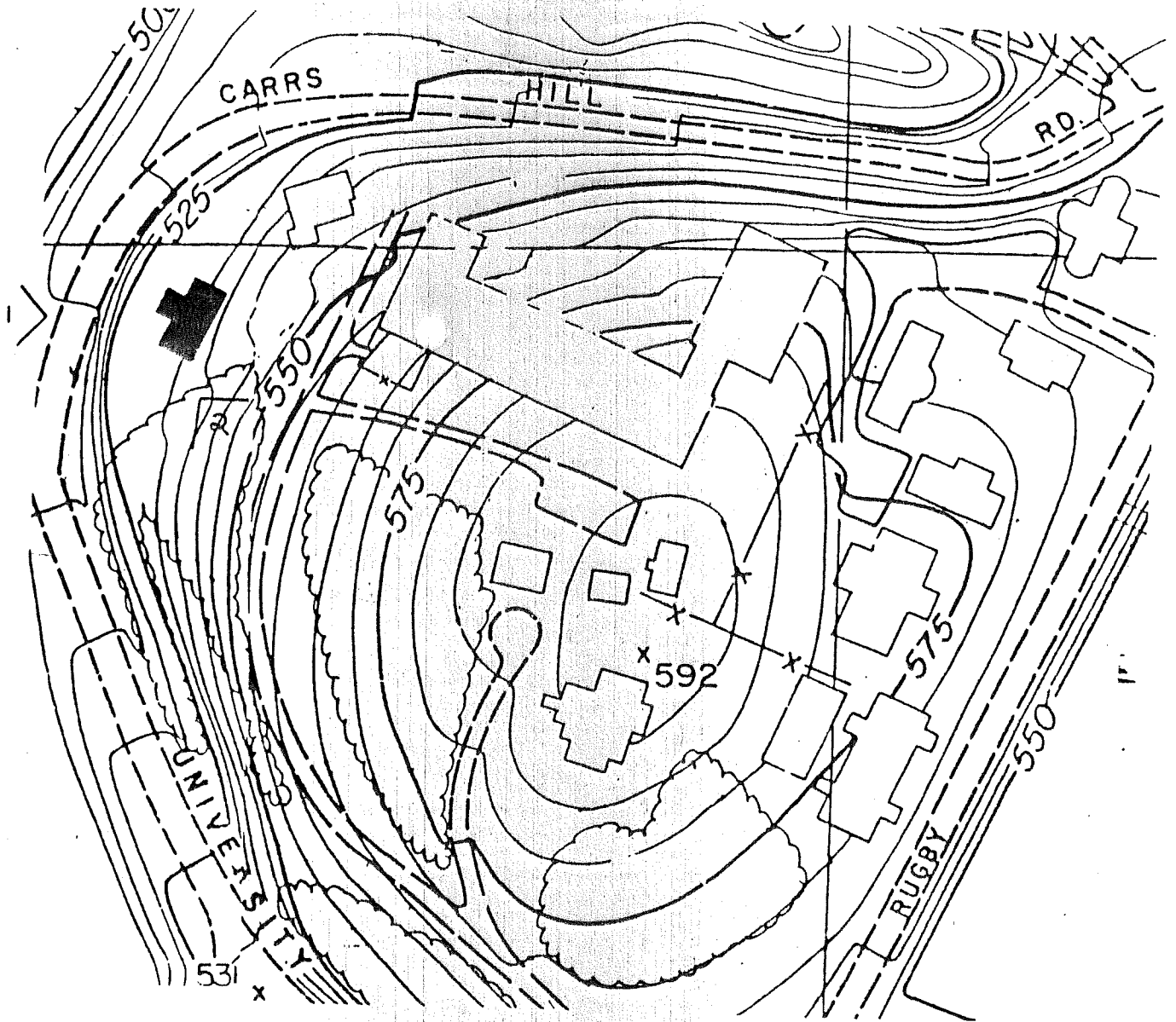
Continuation sheets attached: yes no

RUGBY ROAD - UNIVERSITY CORNER
HISTORIC DISTRICT



SIGMA NU FRATERNITY HOUSE
1830 Carrs Hill Road

Scale 1" = 600'



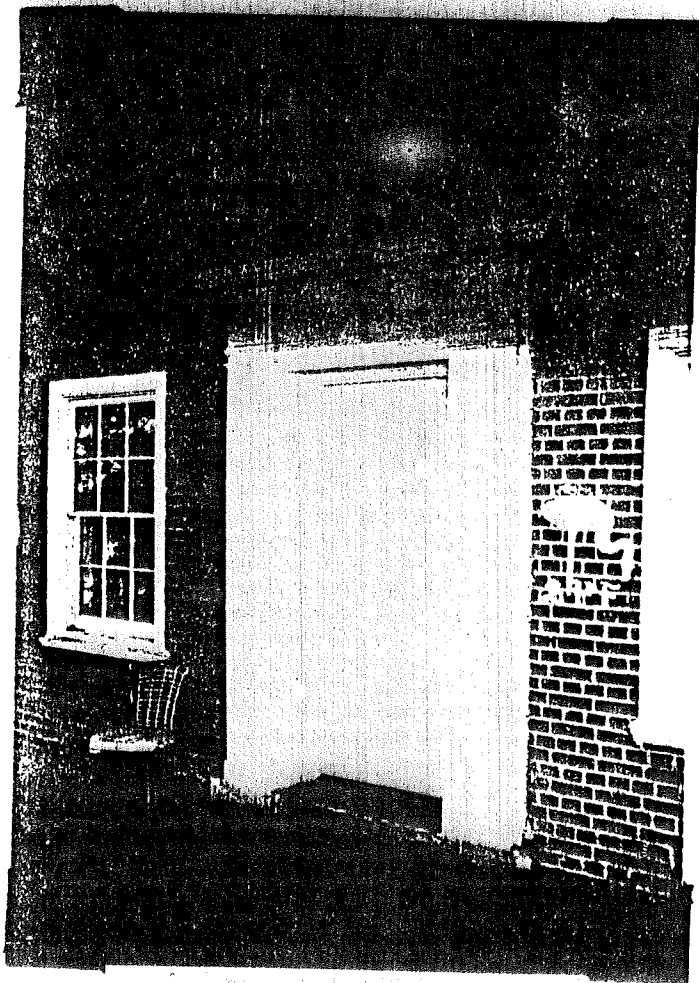
SIGMA NU FRATERNITY HOUSE
1830 Carrs Hill Drive
Charlottesville, Virginia



No Scale

Numbered arrows show location
where photographs were taken





ΣN

Bishops: built 1927-28

1942 survey: built 1928

p. 37 " ΣN is only other house w/ a semi-circular porch & is the most early-Georgian in its appearance w/ extremely vertical proportions. It also uniquely combines Eng. bond brick w/ cast stone quoins & belt courses."

2 1/2 - 3, 7 - bay, ^{double} ~~single~~ gable ΣN

Bricks at foot of terrace: Bida - 1870

~~very~~ very steep lot, ashlar stone found low at rear, ^{at front, brick (ing) rear} med. high at front; cut into hillside; no formal water table

Eng bond; ^{sand} stone quoins at corners, sandstone ^{+ outlining center bay of facade above portico only} stringcourse

steep hips roof, slate, ^{stone entab} boxed cornice, close eaves (or entab w/ gutters?)

1 large ext end chim 5 w/ stone cap & stringcourse; 6/6 window 2nd; tall & narrow ^{iron-headed inset panel above roof} rear el. 5 irreg bays; back door without any trim or hood on stair landing; 4 dormers; plain except cornice, stringcourse, quoin

old road runs near back door - a path only, at Univ Ave end; ends at arch. sch.

windows 8/12 at 1st, 8/8 at 2nd, w/ wooden sills, arch, ^{wood on (stringcourse)} trim, straight arches w/ stone keystone 1st; no arches 2nd
basement - 3-l hinged metal sash; full basement?

4 hips-roofed dormers front + rear
flush weatherboarding
smaller 6/6 w/ plain surrounds

facade ⁷ bays wide, ~~but center bay is facade~~
tall ~~to~~ flat-roofed 1-5 "^{elongated} semi-circular portico covers
center bay —

8 or 10 columns support entab

simple bal is replacement — orig prob thin chip or
wrought iron

✓ conc floor

✓ 1. moulded conc blocks?

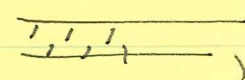
✓ 2. conc found. scored in imitation of ashlar masonry
pr 5-l/panel 1-4 doors cent. found, basement

flr flanked by fixed-sash windows w/ center muntin
wider to give impression of pr 5-l casement

flight flagstone steps ^{w/ wrought iron bal} curves around each side of portico
to " terrace at basement level — steps to

~~Carroll Hill Rd~~ for which flagstones there, w/ ^{low} flagstone-
capped brick wall, cont in 4 stages to Carroll Hill Rd

central ent — 6-panel door

fluted pilasters carry entab w/ Greek feet 

or largely filled in w/ paint

flanked by 6/6 windows without arches

ΣN

~~Basement~~ plain brick mantel
fluted pilasters
2 round arches ent hall → half
beer on trays
^{red} tile floor in basement
1st room new, "The Hole"
3rd = attic new
cornice main rooms
1922
ask Bill Stokes re: arch.

Its unique semi-circular portico sets this house apart from other fraternity houses at the University. The house has been described as "the most early-Georgian" of the fraternity houses.

~~The use of stone with English bond brickwork, ^{combination} generally provides variety in ~~use~~~~

Other particularly noteworthy features of this very nicely detailed house include the combination of stone with English bond brickwork, the frontispiece entrance, & the interesting chimney.

Significance Statement

Brief Description
for certification form

The Sigma Nu house is set on the steep western slope of Carr's Hill, overlooking ~~the~~ Dry Road & the lower end of Lambeth Field.

It is a 2½-storey, 7-bay, double-pile house, ~~with~~ ^{on} a full basement, with a unique semi-circular portico. Wall construction is of brick set in English bond with stone ~~foundations~~ ^{foundation}, stringcourse, cornice, & quoins.

~~The slate hip roof is~~

~~The steep slate hip roof has a stone cornice, and~~

There are four hip-roofed dormers on front & rear elevations, ^{of the steep slate hip roof.} ~~with double-sash, 6-over-6 light windows.~~

~~Other~~ Windows are double-sash, 8-over-12 light at the first level & 8-over-8 at the second. Those at the first level of the facade have ~~straight~~ ^{flat} arches with stone keystones.

There is a second storey window in the single large exterior end chimney, with stone cap & stringcourse at the southern end of the house.

The facade is dominated by a ~~one~~ flat-roofed, one-storey, semi-circular ~~portico~~ ^{portico} with a Doric portico that covers the three center bays & is set on a ~~foundations~~ ^{foundations} rusticated stone foundation. ~~That is~~ The basement level of the portico is completely above ground at the front. A flight of flagstone steps curves around each side. ~~of the portico.~~

Fluted pilasters carrying an entablature with Greek feet flank the central entrance.

