

#566

**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 Phi Epsilon Fraternity
Address of property: 150 Madison Lane
City Charlottesville County N/A State VA 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 Cindy Leggett, 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 Eta Alumni, Inc.
Street c/o HWT P. O. Box 19230 City Washington
State D.C. Zip 20036 Telephone Number (during day): _____

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 _____ Date _____

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 Phi Epsilon Fraternity

HISTORIC PRESERVATION
CERTIFICATION APPLICATION-

NPS Office Use Only

Property Name

150 Madison Lane, Charlottesville, VA

PART 1

Project Number:

Property Address

Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance:

The Sigma Phi Epsilon house is a massive 3-storey, 5-bay nearly square structure with a 2-storey portico. In order to maintain the scale of the streetscape, the massive entablature of the portico continues across the facade and along both sides of the building, occupying the entire space between the second and third storey windows. A low-pitched hip roof with a simple projecting cornice minimizes the third storey. There is a single interior end chimney with a small cap and stringcourse, and another smaller chimney at the rear of the building. Brick is laid in 5-course American-with-Flemish bond. Windows are double-sash, 6-over-6 light. The 2-storey flat-roofed Tuscan portico covers the center three bays of the facade. It has a wrought iron roof balustrade. The concrete floor continues as an open deck across the entire facade.

The building has paired French doors with shouldered architraves in the first and fifth bays. There are blind brick panels in the second and fourth bays at both

Date of Construction: 1925 Source of Date: Deed records, City of Charlottesville

Date(s) of Alteration(s): _____

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

6. Statement of significance:

Among other things, the Rugby Road-University Corner Historic District is important 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.

Virginia Eta Chapter of Sigma Phi Epsilon was established in 1906. The chapter built this impressive Classical Revival house in 1925 on the site of a 1½ storey frame house once occupied by the Chi Phi Fraternity. The architect is unknown, but he may have based his design on the Kappa Sigma fraternity house at the University of Virginia, built in 1911. This houses, however, is more simply detailed.

The Sigma Phi Epsilon house and the other buildings on Madison Lane, five of them originally designed as fraternity hosues, present a unique streetscape. All are on the east side of the street. On the west, Madison Bowl extends between Madison Lane and Rugby Road, so that the houses are viewed from a distance, across Madison Bowl. This is one of the most familiar streetscapes at the University of Virginia and has come to symbolize fraternity life there. Each house in the row is unique, and its preservation is necessary for the survival of the whole.

The Sigma Phi Epsilon house is noteworthy for its monumental portico, its nicely detailed entrance with the balcony above, and its minimization of the third storey to maintain the scale of the streetscape.

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

Sigma Phi Epsilon Fraternity

Property Name

150 Madison Lane

Property Address

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Project Number:

Owner Name/Social Security or Taxpayer ID Number

CONTINUATION PAGE

5. Description of physical appearance:

levels; those at the first storey level are round-arched. The recessed central entrance has an entablature and pediment and is flanked by small 4-over-4 light windows. At the second storey level, a door similarly flanked by small windows gives access to a cantilevered balcony with Chinese Chippendale balustrade.

Date of Construction: _____ Source of Date: _____

Date(s) of Alteration(s): _____

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

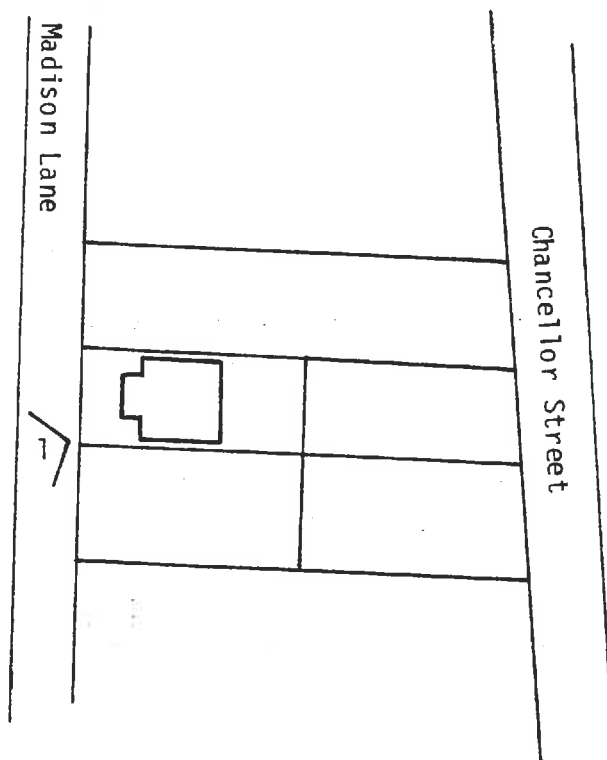
6. Statement of significance:

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

SIGMA PHI EPSILON FRATERNITY HOUSE
150 Madison Lane



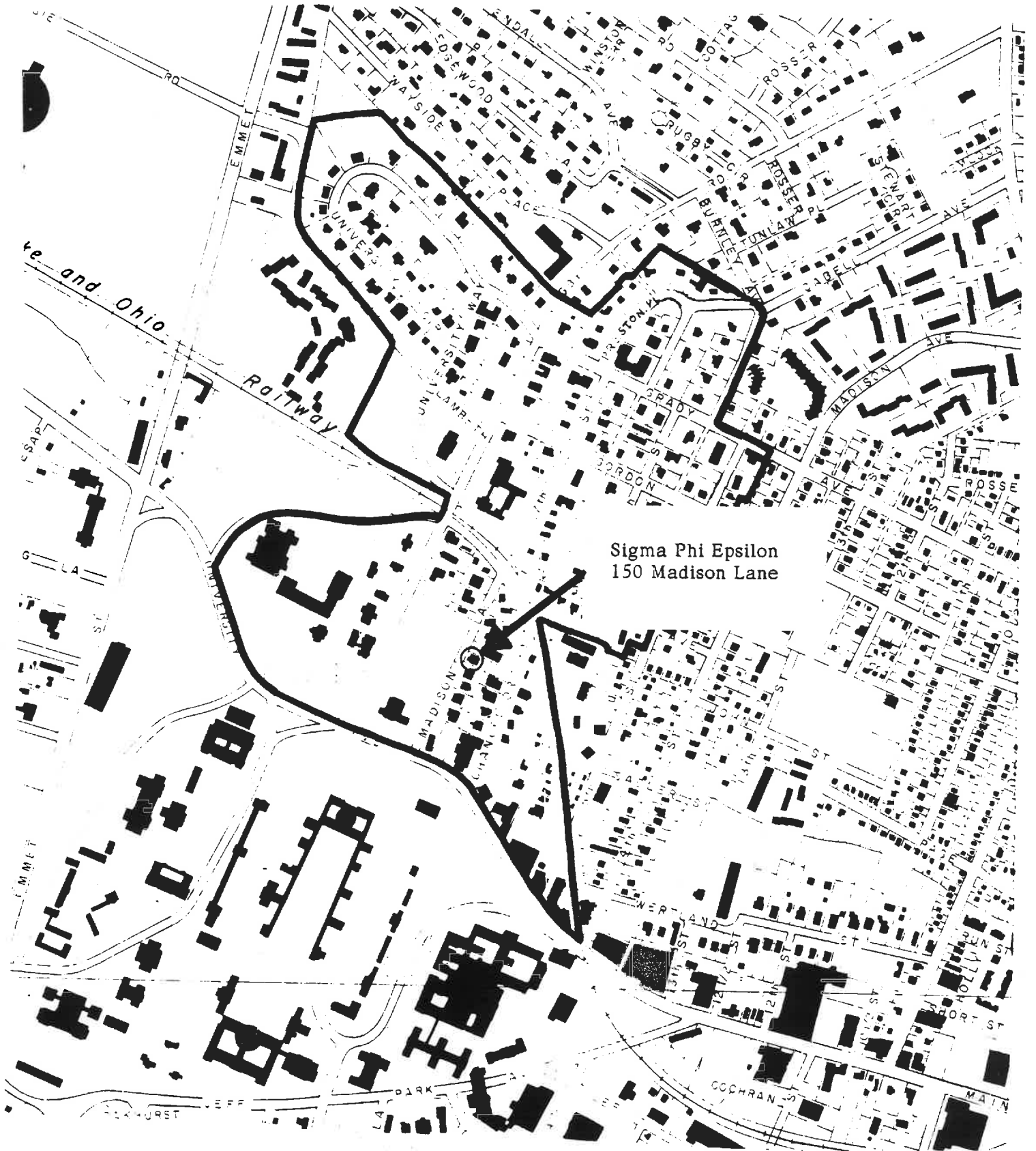
Numbered arrows show location
where photographs were taken



N

No Scale

RUGBY ROAD - UNIVERSITY CORNER
HISTORIC DISTRICT



Scale 1"=600'

DDO

Revised 9/27/83





VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7230

Page 1 of 2

Street address 150 Madison Lane
Town/City Charlottesville
Historic name Sigma Phi Epsilon Fraternity House Common name _____

- Material
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - brick (bond: Flemish, stretcher, 5-course American, Old Br. Flemish (siding))
 - 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 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 <u>low</u> <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 checked="" 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 type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

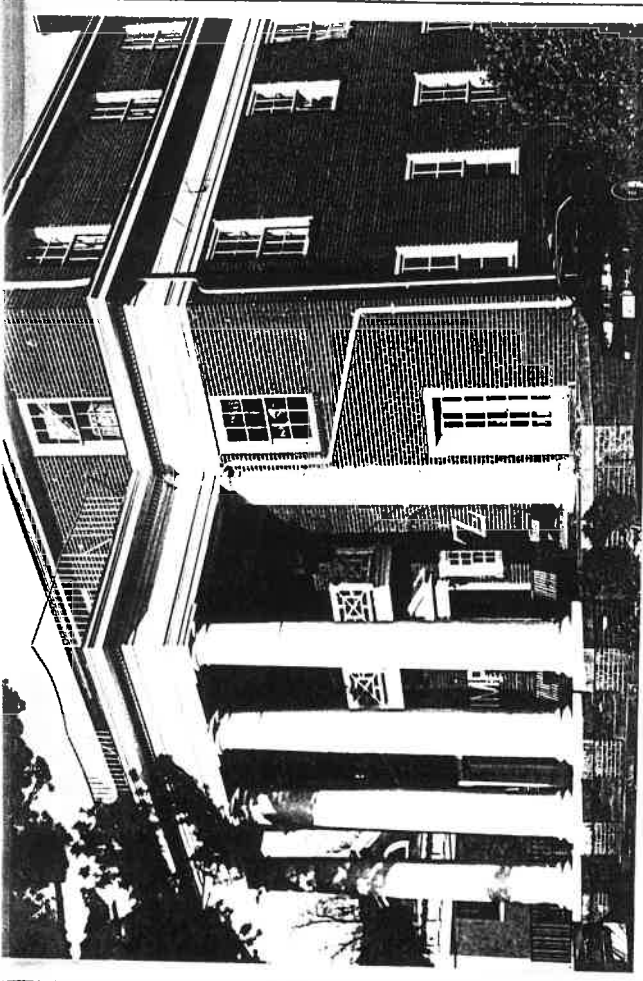
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input checked="" type="checkbox"/> 3 <input type="checkbox"/> _____	Roman Doric Compact tetrastyle portico with 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"/> <u>Fraternity house</u>

Style/period Georgian Revival Date 1925 Architect/builder _____

Location and description of entrance Pedimented entry.



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

This 3-story building is articulated by a broad entablature that runs beneath the third-floor windows. The unusually compact Roman Doric portico shelters only the central bay.

French doors flank the main entry, and a balcony is cantilevered over the front door.

Historical information

This large brick house was erected in 1925 for ^{Charles W.} Sigma Phi Epsilon fraternity, which has occupied it ever since.

It stands on the site of a late 19th century 1½-story weatherboarded house, possibly the home of William B. Towles, Professor of Anatomy. This earlier house was occupied by the Chi Phi fraternity from 1906 to 1920. Chi Phi moved to 804 Rugby Road ca. 1920-24.

Source Sanborn maps; court records; T. Bishop, "Fraternities at UVA...."; _____

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: 104-0133-0016

Other DHR Number: 104-70

Property Date(s) 1925

PROPERTY NAMES

Sigma Phi Epsilon Fraternity House

EXPLANATION

Historic/Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 9-132

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
150 -	Madison Lane	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:

On narrow lot with building filling out width; front yard edged with brick retaining wall with concrete cap, surrounding concrete terrace with stairs accessing basement under each end of front portico.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic

TOTAL: 1

Historic: 1

Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	2	Interior side	Brick	Common Bond
Cornice	0	Boxed	Wood	
Foundation	0	Continuous		Plastered
Porch	0	2-story, 1-level	Wood	Classical Revival
Roof	0	Hipped		Not visible
Walls	0	Masonry	Brick	5-course Amer.Bond
Window(s)	0	Sash, double-hung	Wood	6/6
Chimney	1	Interior rear	Brick	Common Bond
Entablature	0	Roman Doric	Wood	W/ Dentils

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0

WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1925

Source of Date: Site Visit/Written

Architectural Style: Classical Revival

Description:

Classical Revival dwelling with rectangular form, hipped roof, and three-bay front facade. Two-story, one-level tetrastyle portico, in Roman Doric order, fronts house, and shelters a second-floor balcony with Chippendale railing; portico is edged with Chippendale balustrade. Entrance is single-leaf, with panelled door, topped by pediment and flanked by small, double-hung four-over-one sash windows. Outer bays of front facade have two-leaf, multi-light doors opening to terrace edging porticoes. A broad dentillated entablature runs between third and second floors, on the front and side facades.

Condition: Good-Excellent

Threats to Resource: None Known

Additions/Alterations Description:

Chippendale balustrade atop portico post-dates 1983, and replaces simple metal railing, probably mid-twentieth-century.

Number of Stories: 3.0

Interior Plan Type:

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

None.

DHR Historic Context: Domestic

Significance Statement:

Sigma Phi Epsilon was built in 1925, on the site of a frame house that apparently was built between 1907 and 1913. Construction cost about \$26,500. The building has a high degree of integrity, and presents an unusual design feature in its full entablature at second-story level. It is an important example of fraternity house architecture on Madison Lane (Sanborn 1907, 1913, 1920, 1929, 1941, 1969; Bishop 1981: 14; O'Dell 1983).

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14645	16 -	3/ 9/1996
B&W 35mm Photos	14645	18 - 19	3/ 9/1996
B&W 35mm Photos	14645	20 - 21	3/ 9/1996

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Survey, Other

Author: O'Dell, Jeffrey M.

Citation Abbreviation:

Virginia Historic Landmarks Commission (VHLC) Survey

Notes:

1983. VDHR Archives.

Sequence #: 1.1 Bibliographic Record Type: Map

Author: Sanborn Map Company

Citation Abbreviation:

Sanborn Fire Insurance Maps, Charlottesville, VA

Notes:

1907, 1913, 1920, 1929, 1941, 1969. University of Virginia Alderman Library Government Documents.

Sequence #: 1.1 Bibliographic Record Type: Book

Author: Bishop, Timothy L.

Citation Abbreviation:

Fraternity Houses at the University of Virginia

Notes:

Undergraduate Architectural History Independent Study, University of Virginia, 1981. University of Virginia Fiske Kimball Library.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/ 9/1996

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: ETA Alumni Incorporated

Address: Birckhead - 103 E. Water St.

City : Charlottesville

State: VA

Zip : 22901- Country: USA

Phone/extension:

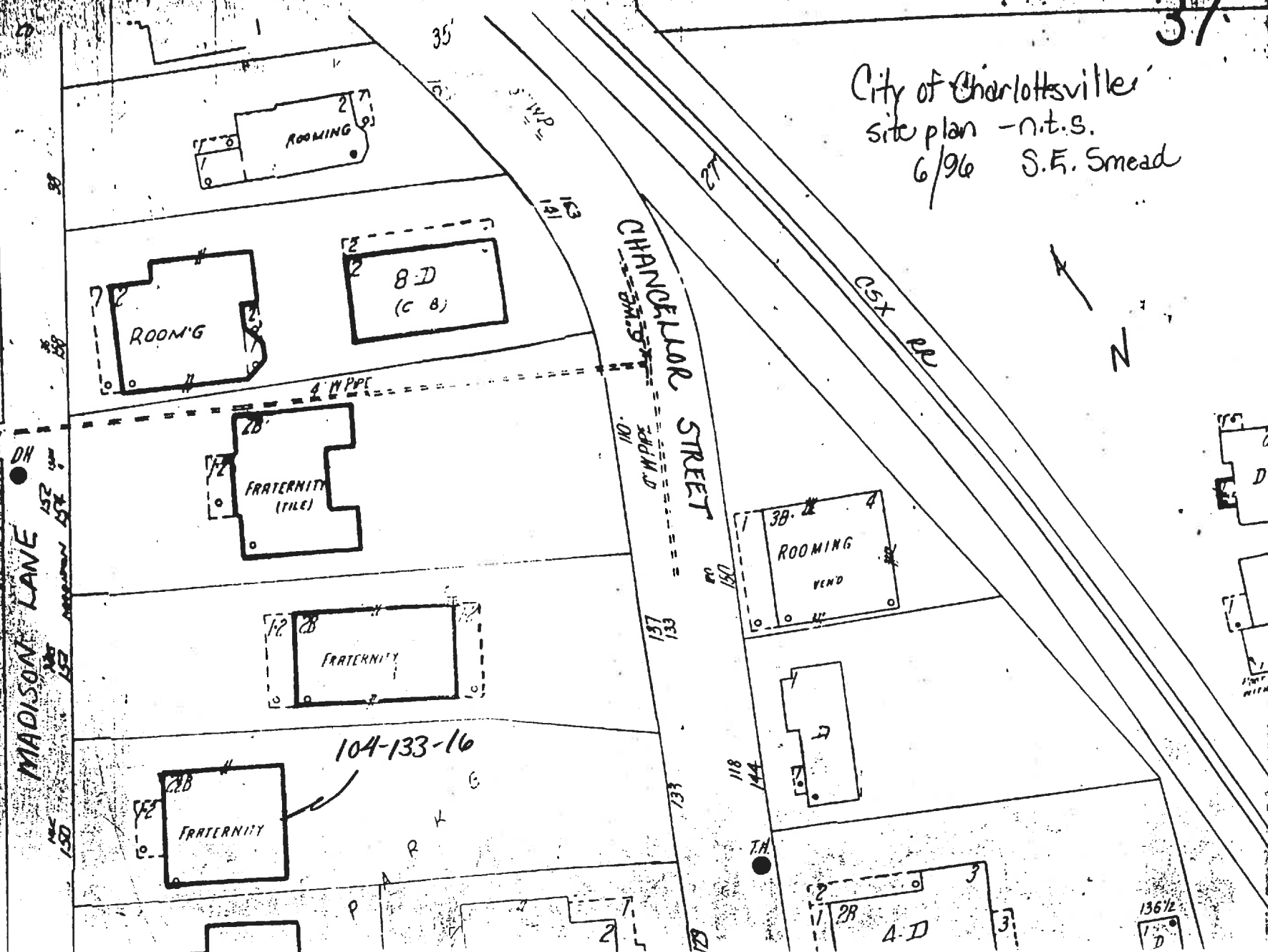
Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

37

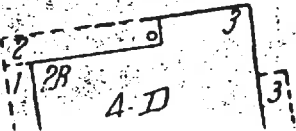
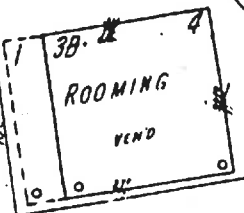
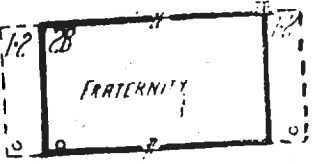
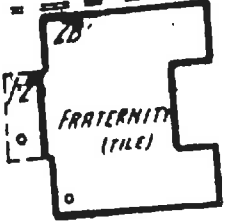
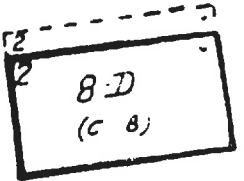
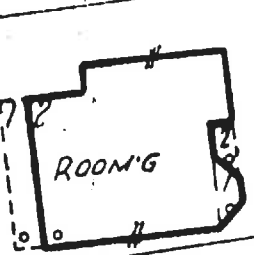
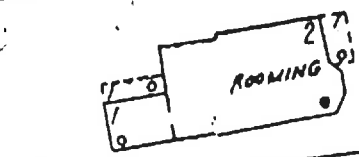
City of Charlottesville
site plan - n.t.s.
6/96 S.E. Smead



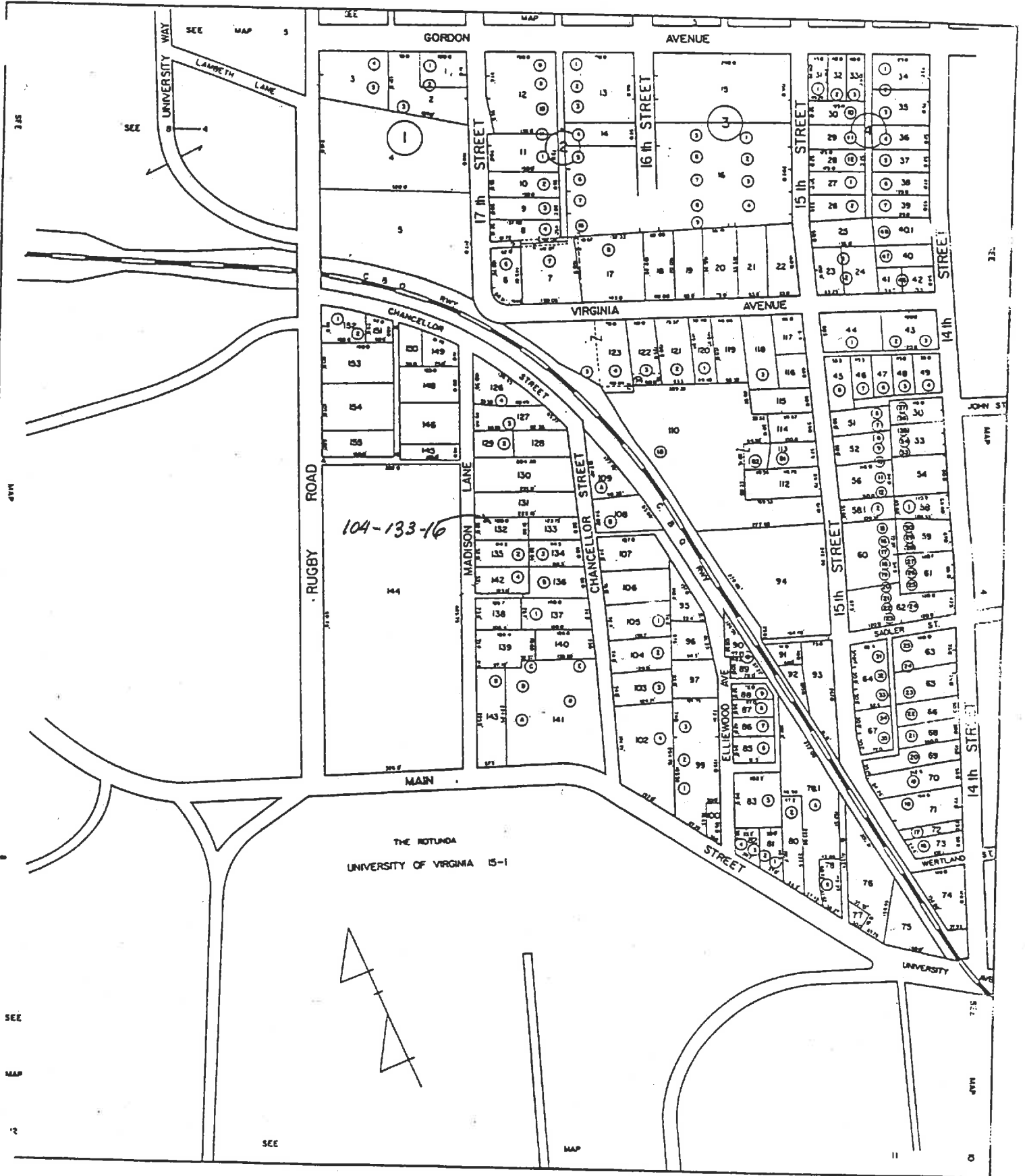
MADISON LANE

CHANCELLOR STREET

104-133-16



CITY OF CHARLOTTESVILLE



SCALE 1" = 100'

SECTION 9

566
 SPE (150 Mad. Lane)

566
 Description

~~Case~~ The Sigma Phi Epsilon house is a massive 3-storey, 5-bay ^{nearly square structure} ~~rectangle~~ with a 2-storey portico. In order to maintain the scale of the streetscape, ~~the~~ ^{the} massive entablature ~~continues from the portico~~ ^{continues} ~~with dentil moulding~~ across the facade & along both sides ^{of the building,} occupying the entire space between the second & third storey windows. A low-pitched hip roof with a simple projecting cornice ~~minimizes~~ ^{minimizes} the ~~upper~~ ^{third} storey. There is a single interior end chimney with a small cap & stringcourse, & another smaller chimney at the rear of the building. Brick is laid in 5-course American-with-Flemish bond. Windows are double-sash, 6-over-6 light. The 2-storey ^{flat-roofed} Tuscan portico covers the ~~center~~ ^{center} ~~central~~ three bays of the facade. It has a wrought iron roof balustrade. The concrete floor continues as an open deck across the entire facade. ~~There is a pair~~ There are paired French doors with shouldered architraves in the first & fifth bays. There are blind brick panels in the second & fourth bays at both levels; those at the first storey level are round-arched. The recessed central entrance has an entablature & pediment & is flanked by small 4-over-4 light windows. At the second storey level, a door similarly flanked by small windows gives access to a ^{cantilevered} balcony with Chinese Chippendale balustrade.

significance

Virginia Eta Chapter of Sigma Phi Epsilon ^{impressive Classical Revival} was established in 1906 & built this house in 1925 on the site of a 1½-story frame house which had been occupied ~~for several years by~~ since 1906 by Chi Phi fraternity. The architect is unknown, but he may have based his design on the Kappa Sigma fraternity house, built in 1911. This house, however, is more simply detailed. ~~(Ch. ville DB 47-247)~~
(alb. Co. DB 134-351; Ch. ville DB 47-247).

The SPE house & the other buildings on Madison Lane, five of them originally designed as fraternity houses, present a unique streetscape: all are on the east side of the street; on the west, Madison Bowl extends between Madison Lane & Rugby Road, so that the houses are viewed from a distance, across Madison Bowl. This is one of the most familiar streetscapes at the Univ. of Va. & has come to symbolize fraternity life there. Each house in the row is unique, & its preservation is necessary for the ~~survival~~ survival of the whole.

The SPE house is noteworthy for its monumental portico, its nicely detailed entrance with the balcony above, & its minimization of the third storey to maintain the scale of the streetscape.

150 Mad. Lane $\Sigma \Phi E$

(Chi Phi)

3-5

3rd above ^{dentiled} entab, deep; not on roof5-bay $\frac{3}{4}$

* flat-roofed T in portico over cent 3, 2-5; wrought
blind ^{brick} panels 2nd & 4th, round-arched 1st level
or for doors 1st & 5th, shouldered arch,

6/6 windows

cent ent; Δ ped, paneled recess, entab
flanked by sm 4/4

* balcony cantilevered above, thin chg bal,
door w/ sm winds

1 int end chim w/ sm caps & string course, sm recess

5-2 sm-w/Flen

low hip roof, comp shingle, proj cornice
deck across whole facade
all

Bishops

p. 37

classical

p. 38

"... unusually simple because it is almost identical in form to $\kappa \Sigma$...", but plans completely different

chaps. estab 1906

- 1, $\Phi \Gamma \Delta$ - 1900-1906 -
- 2, St Elmo - 1912-13 - fraternity
- 3, boarding - c.1904-20 -
- 4, " - " -
- 5, SPE - 1925 - fraternity
- (6, St Anthony Hall - c.1902 - ")
- 7, $\Phi \kappa \Sigma$ - 1914-1921 - "



Date 3/9/96 File No. 104-133-16
Name Sigma Phi Epsilon Fraternity
150 Madison Lane
Town Charlottesville
County _____
Photographer S.E. Smead
Contents 5 exterior views

