



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7221

Page 1 of 2 (see also attached sheet)

Street address 600 Rugby Rd.
 Town/City Charlottesville.
 Historic name J.D. Tilman House Common name Kappa Alpha Fraternity House

- Material**
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - 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"/> 1½ <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 2½ <input type="checkbox"/> 3 <input type="checkbox"/> ____	<input type="checkbox"/> shed <input checked="" type="checkbox"/> gable <input type="checkbox"/> pediment <input type="checkbox"/> hipped <input type="checkbox"/> other: _____ <input type="checkbox"/> mansard <input type="checkbox"/> gambrel <input type="checkbox"/> parapet <input type="checkbox"/> flat	<input checked="" type="checkbox"/> slate <input type="checkbox"/> wood shingle <input type="checkbox"/> composition <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____ <input type="checkbox"/> tile <input type="checkbox"/> pressed tin <input type="checkbox"/> not visible

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

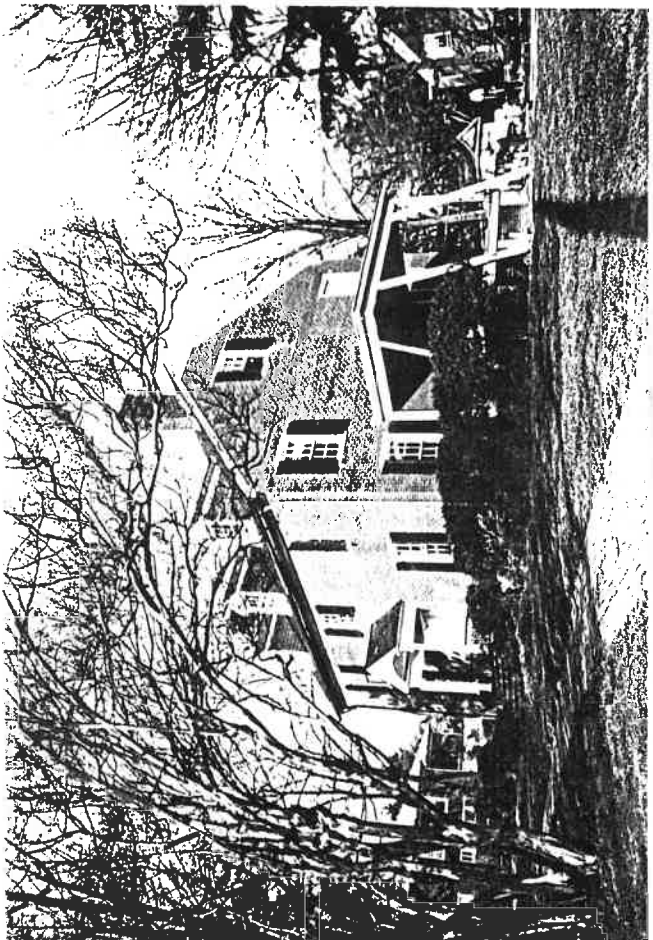
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> ____	<input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 1 (side) <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> ____	Distyle entry porch with pediment pierced by segmental arch.

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"/> fraternity house

Style/period **Georgian Revival** Date **c. 1925** Architect/builder _____

Location and description of entrance **Sidelights and elliptical fanlight.**



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

This is a rather standard Georgian Revival house, demonstrating less imagination than many of its contemporary neighbors.

Historical information

This was the home of Charlottesville merchant J. Dean Tilman from 1933 until ca. 1961. The Lambda chapter of Kappa Alpha fraternity has occupied it since then.

Eugenia Bibb; Court Records; Corks & Curls, 1968
 Source Real Estate Dept.; Sanborn maps; City Directory;

Surveyed by Jeff O'Dell, VHLC Date 4-83; 9-83

#569

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: Kappa Alpha Fraternity House and Annex

Address of property: 600 Rugby Road

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 600 Rugby Road Housing Corporation

Street 124 Wertland Street City Richmond

State Virginia Zip 23226 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.

Kappa Alpha Fraternity

Property Name

600 Rugby Road, Charlottesville, Va

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 Kappa Alpha Fraternity house is a basic 2½-storey, 3-bay, double-pile Georgian Revival house with a 2-storey projecting pavilion at the rear. Walls are veneered with brick laid in stretcher bond. The high-pitched gable roof is covered with slate and has a boxed cornice with returns. There are three interior end chimneys with caps and stringcourses.

The buildings windows are double-sash, 6-over-6 light, with paneled shutters. Those at the second storey level are somewhat shorter. There are three dormers with pedimented gable roofs on the facade and a single shed-roofed dormer with three windows on the rear elevation. A large circular headed window with Gothic tracery centered on the rear elevation lights the stair. A small one-storey entrance porch covers the central bay of the facade. Two Tuscan columns support a segmental-arched gable roof with a dentiled cornice and plain frieze. The 6-paneled entrance door has sidelights and a semi-elliptical fanlight.

Date of Construction: Ca. 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.

The Kappa Alpha Fraternity House is one of the finer examples of the domestic use of the Colonial Revival style, which makes up the bulk of the fabric of the Rugby Road/University Corner Historic District. The architect is unknown and it is quite possible that the design came from a pattern book; but the house is quite well proportioned and is nicely detailed. The semi-elliptical-arched entrance, the handsome chimney and the large window in the stair hall are particularly noteworthy.

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

Kappa Alpha Fraternity
Property Name
600 Rugby Road
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:

A one-storey flat-roofed piazza covers most of the southern end of the house. It has a plain frieze, pair square pillars, and a simple balustrade. It was recently rebuilt and extended to the rear as an open deck with matching balustrade

The Kappa Alpha annex was built as a garage and servants quarter for the main house. It was constructed at the same time or soon after the main house. A 1½ storey building, its walls are brick veneer in a stretcher bond, its roof is laid with slate and its windows are double sash, six-over-six.

Date of Construction: _____ Source of Date: _____

Date(s) of Alteration(s): _____

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

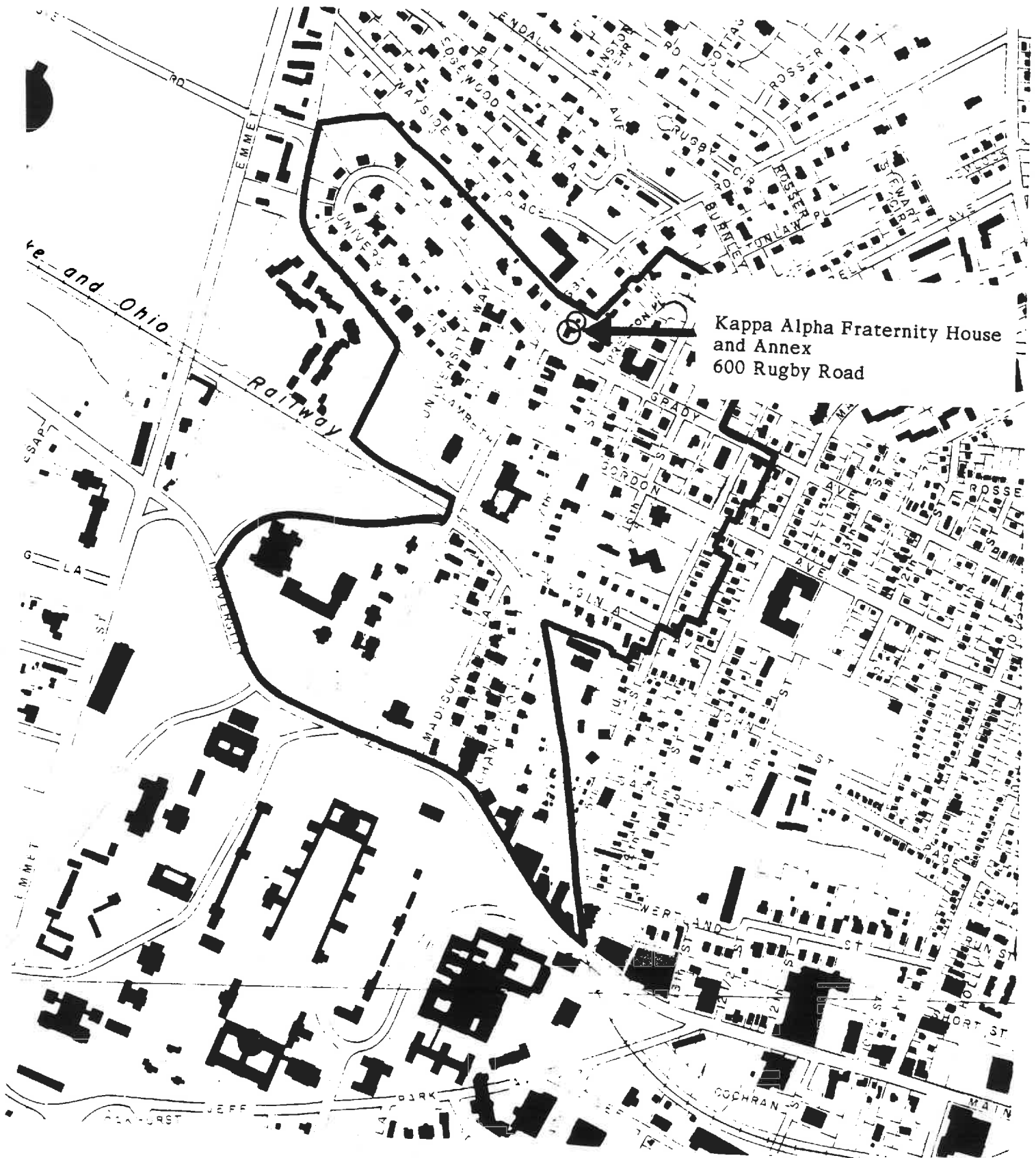
6. Statement of significance:

7. Photographs and maps.

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Continuation sheets attached: yes no

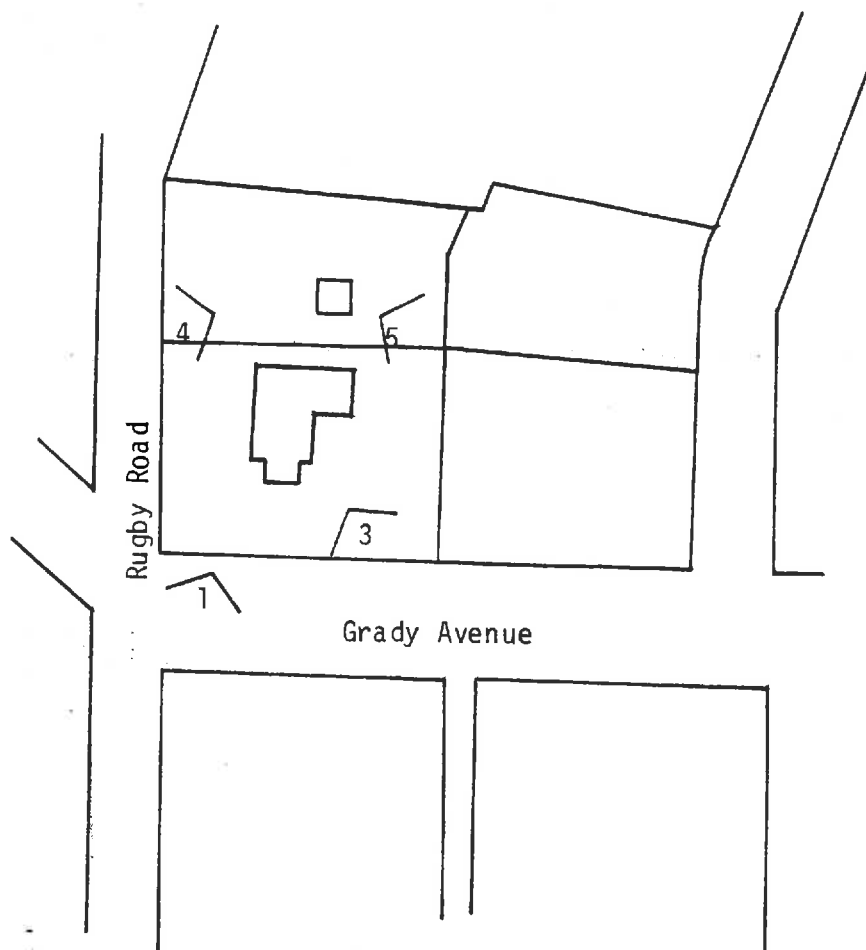
RUGBY ROAD - UNIVERSITY CORNER
HISTORIC DISTRICT



Kappa Alpha Fraternity House
and Annex
600 Rugby Road

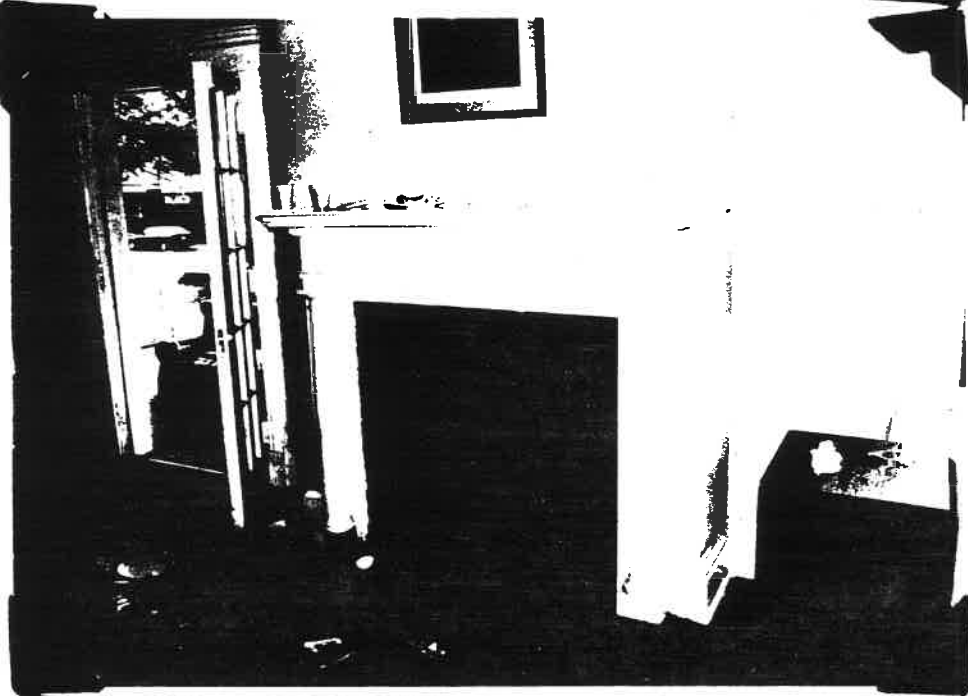
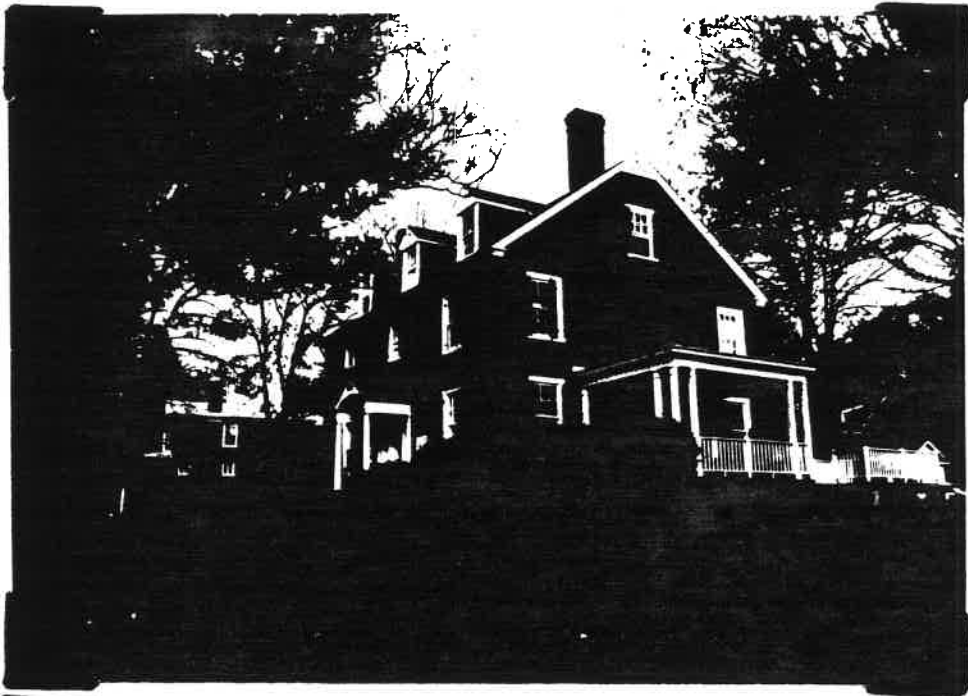
Scale 1"=600'

KAPPA ALPHA FRATERNITY HOUSE AND ANNEX
600 Rugby Road



Numbered arrows show location
where photographs were taken







Significance

~~which make up the bulk of the fabric of the Rugby Road/University Corner Historic District~~

~~The Tilman house is typical of the many fine Colonial Revival houses in the District.~~

^{The house}
It was built c. 1925, & from 1933 until c. 1961 it was owned & occupied by J. Dean Tilman, Sr., founder of J. D. & J. S. Tilman's, one of the city's leading dry goods stores from 1905 until 1979.

Since c. 1961, it has been occupied by Kappa Alpha Order.

~~The Tilman house~~

Its position at the intersection of two primary streets, Rugby Road & Brady Ave., ^{this house} makes ~~it~~ an especially important part of the streetscape.

The Tilman house is one of the finer examples of the ^{domestic use of the} Colonial Revival style, which makes up the bulk of the fabric of the Rugby Road / University Corner Historic District.

The architect is unknown, & it is quite possible that the design came from a pattern book; but the house is quite ^{well} ~~nicely~~ proportioned & is nicely detailed. ~~The~~ The ~~entrance~~ semi-elliptical-arched entrance, ^{the handsome chimney,} & the large window in the stair hall are particularly noteworthy.

#569

KA (600 Rugby)

~~in~~
~~of~~
~~each dormer~~
~~column~~
~~each~~
~~each~~
~~each~~
Description

The Tilman house is a basic $2\frac{1}{2}$ -storey, 3-bay, double-pile Georgian Revival house, ^{with a 2-storey projecting pavilion at the rear.} Walls are veneered with brick laid in stretcher bond. The high-pitched gable roof is covered with slate & has a boxed cornice with returns. There are ~~two~~ ^{three} interior end chimneys with caps & stringcourses.

Windows are double-sash, 6-over-6 light, with ~~paneled~~ ^{paneled} shutters. Those at the second storey level are somewhat shorter. A ^{small} one-storey entrance porch covers the ~~center~~ central bay of the facade. Two Tuscan columns support a segmental-arched gable roof with a dentilled cornice & plain frieze. The 6-paneled entrance door has ~~side~~ sidelights & a semi-elliptical fanlight.

A one-storey ^{flat-roofed} piazza covers most of the southern end of the house. It has a plain frieze, ^{paired} square pillars & a single balustrade.

It was recently rebuilt & extended to the rear as an open deck with matching balustrade.

There are three dormers with pedimented gable roofs on the facade & a single shed-roofed dormer with three windows on the rear elevation. A large circular-headed window with Gothic tracery centered on the rear elevation lights the stair.