

NATIONAL PARK SERVICE
Washington D.C. 20240

HISTORIC PRESERVATION CERTIFICATION APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: Pi Kappa Phi Fraternity House

Address of property: 510 Rugby Road

City Charlottesville County _____ State Virginia Zip Code 22903

Name of historic district in which property is located:
Rugby Road-University Corner Historic District (Nomination pending)

Check here if request is for:

- certification (structure contributes to significance of the district)
- decertification (structure does not contribute to significance of the district)
- easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:

(see instructions for map and photograph requirements—use reverse side if necessary)

The Pi Kappa Phi House is a two story, 3 bay, triple-pile vernacular style building with Colonial Revival details. Its brick walls have been painted white. There are two chimneys with caps

3. Statement of Significance:

(use reverse side if necessary)

Mrs. Ethel Craft purchased this lot in 1922 and built the house the following year. For many years she operated a boarding house for University of Virginia students, one of many in the neighborhood

Date of construction (if known): 1923 Original site _____ Moved _____ Date of alterations (if known): 1973

4. Name and Mailing Address of Owner:

Name Beta Upsilon Chapter of Pi Kappa Phi Fraternity, Inc.

Street P. O. Box 298

City Charlottesville State VA Zip Code 22903

Telephone number (during day): Area Code (804) 977-3390

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature *Perry R. Howard*, President Date 26 Jan 84

Social Security Number or Taxpayer Identification Number 54-8046019

For office use only

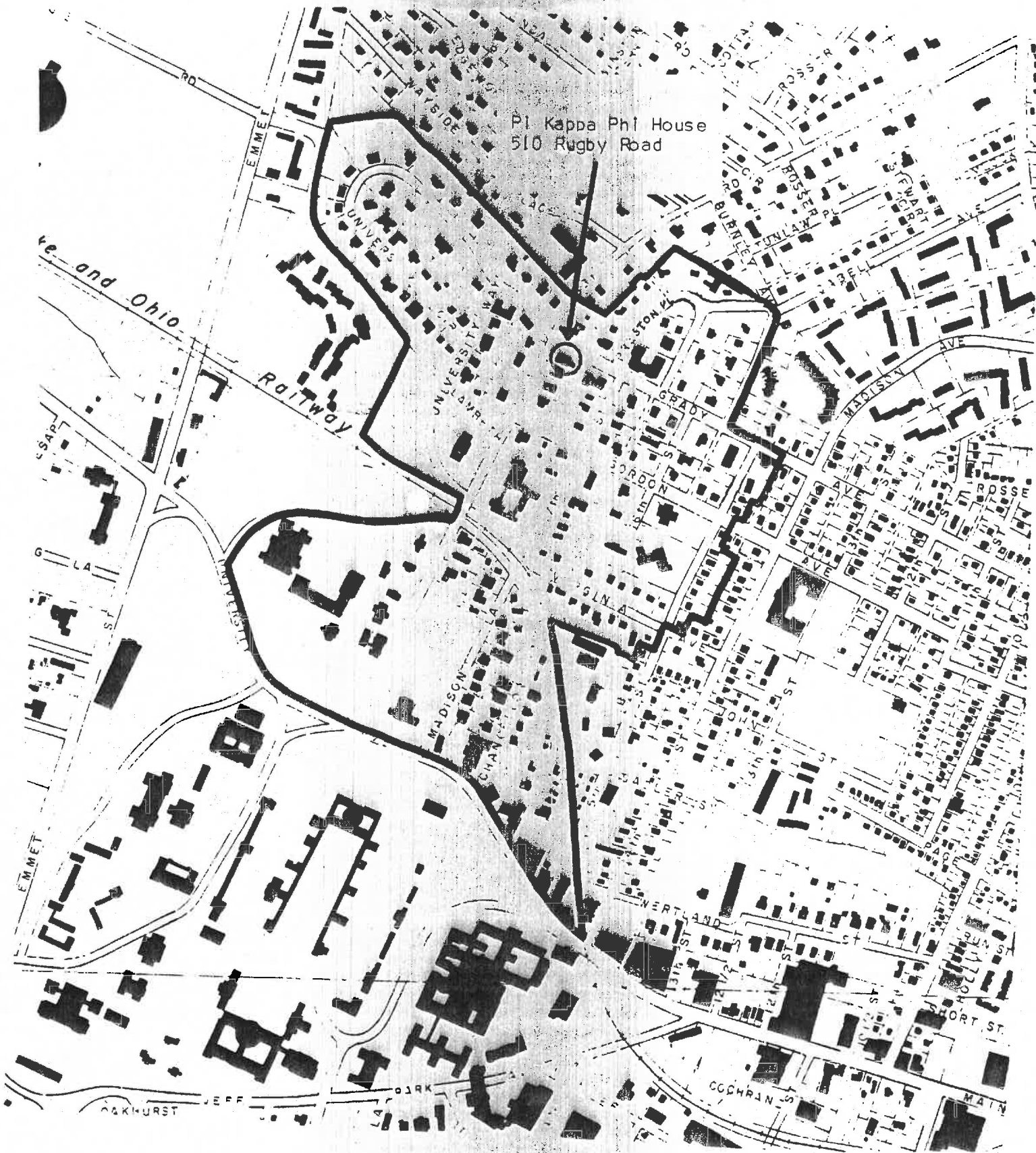
The structure described above is included within the boundaries of a Registered Historic District and contributes does not contribute to the character of the district.

The structure appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and appears does not appear to contribute to the character of said district or will likely will not be recommended for certification as substantially meeting National Register criteria.

Signature _____ Date _____
State Historic Preservation Officer

PROPOSED RUGBY ROAD - UNIVERSITY CORNER
HISTORIC DISTRICT



Scale 1"=500'



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s) 7215, 7220

Page 1 of 2 (see Corks & Curls attachment)

Street address 510 Rugby Rd. President, Sam McDonald 295-2998
Town/City Charlottesville

Historic name _____ Common name Pi Kappa Phi Fraternity House

- Material**
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - brick (bond: Flemish, stretcher, _____-course American, Painted)
 - 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 type="checkbox"/> gable <input type="checkbox"/> pediment <input checked="" type="checkbox"/> hipped <input type="checkbox"/> other: _____ <input type="checkbox"/> mansard <input type="checkbox"/> gambrel <input type="checkbox"/> parapet <input type="checkbox"/> flat	<input type="checkbox"/> slate <input type="checkbox"/> wood shingle <input checked="" 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 ? <input type="checkbox"/> 4 <input type="checkbox"/> _____ <input type="checkbox"/> shed <input type="checkbox"/> gable <input 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 type="checkbox"/> 1 (center) <input type="checkbox"/> 1 (side) <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> _____	Front full-length veranda supported by five thick brick columns; shallow hipped roof.

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"/> <u>fraternity house</u>

Style/period Colonial Revival Date ca. 1920 Architect/builder _____

Location and description of entrance Central entrance with ^{elliptical} sidelights and [^] fanlight.



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

Features lending visual interest to this house include the asymmetrical (N) side openings, the semi-exterior end chimneys, the projecting N bay with segmental head, and the oversized dormers. A modern 2-story ell extends at the rear (E).

Historical information

This has served as the Pi Kappa Phi fraternity house since ca. 1961. Before that, presumably, it was a private home or boarding house.

Source Sanborn maps; Real Estate Dept. Conf. - Dec. 1968
Surveyed by Jeff O'Dell, VHLC Date 4-83; 8-83



Doc

Give this to Glenn Larson when you are in C'ville, Weds.



VIRGINIA HISTORIC LANDMARKS COMMISSION

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File No. 104-130

Negative no(s). 7215, 7220

Page 1 of 2 (see Corks & Curls attachment)

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Historic name _____ Common name Pi Kappa Phi Fraternity House

Material

wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
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 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"/> 2 1/2 <input type="checkbox"/> 3	<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 type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input checked="" 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 checked="" 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 type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

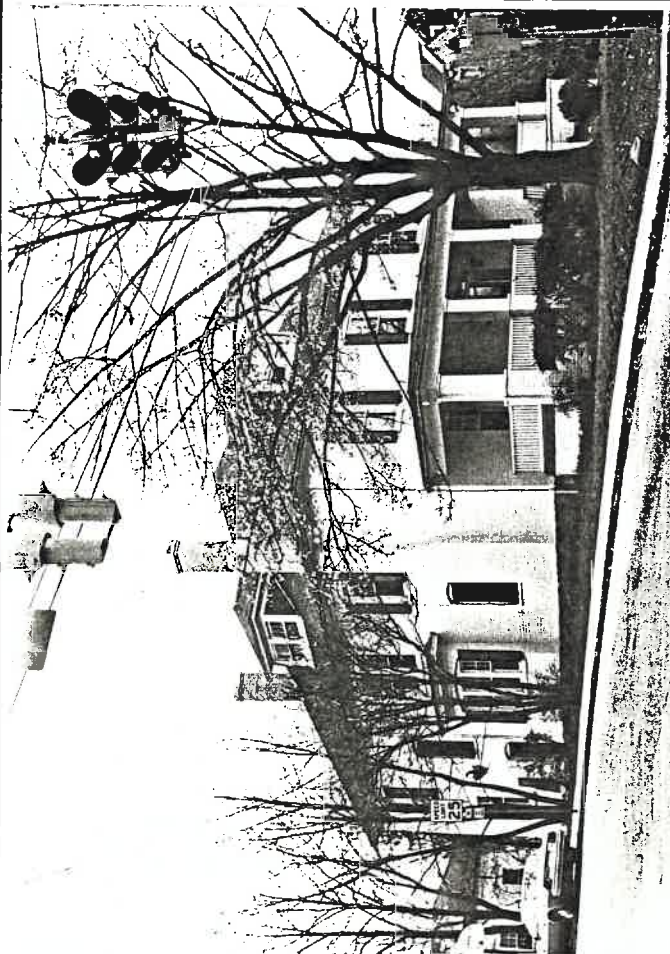
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input checked="" type="checkbox"/> 3 <input type="checkbox"/> _____	Front <u>full-length veranda</u> supported by five thick brick columns; shallow hipped roof.

Building type

detached house garage government industrial
 detached town house farmhouse commercial (office) school
 row house apartment building commercial (store) church
 double house gas station railroad ~~fraternity house~~

Style/period Colonial Revival Date ca. 1920 Architect/builder _____

Location and description of entrance Central entrance with sidelights and ^{elliptical} fanlight.



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

Features lending visual interest to this house include the asymmetrical (N) side openings, the semi-exterior end chimneys, the projecting N bay with segmental head, and the oversized dormers. A modern 2-story ell extends at the rear (E).

Historical information

This has served as the Pi Kappa Phi fraternity house since ca. 1961. Before that, presumably, it was a private home or boarding house.

Source Sanborn maps; Real Estate Dept., Corks & Curls, 1968

Surveyed by Jeff O'Dell, VHLC Date 4-83; 8-83

2. Description of Physical Appearance:

and string courses. The medium-pitched hip roof is covered with composition shingles, and there is a large hip-roof dormer with two attic windows centered on each elevation. Other windows are six-over-one light, segmental arched, with lowered shutters. There is a shallow one-story bay window on the northern elevation. A one-story four bay veranda covers the facade. It has brick pillars and a simple balustrade. The central entrance, off-center to the south and opposite the third bay of the veranda, is semi-elliptical-arched with fanlight and sidelight. A two-story hip-roofed rear wing was added in 1973.

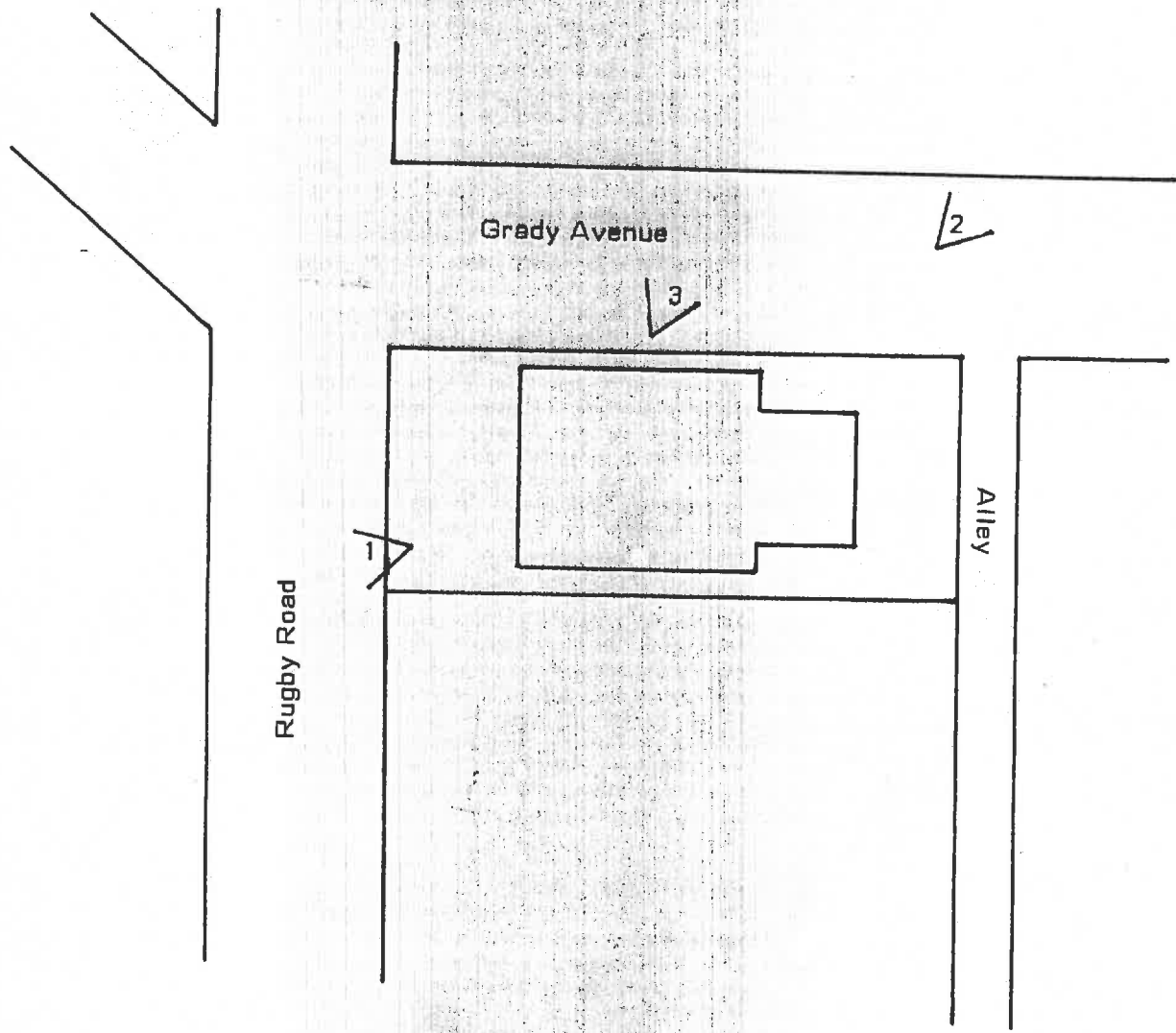
As with most fraternity houses at the University of Virginia, the interior of the Pi Kappa Phi Fraternity House has little original fabric remaining because of heavy use and many renovations. The original interior woodwork remaining has strong lines of the Bungalow style popular in the 1920's. The large double parlor is highlighted by the fireplace and bay windows.

3. Statement of Significance:

during this period. In 1961, after 39 years as Mrs. Craft's home, the home was purchased by the Beta Upsilon Chapter of Pi Kappa Phi Fraternity. The chapter was installed at the University of Virginia that same year, and this is the only house the fraternity has occupied.

This vernacular house is representative of the style common to many buildings in the area with Colonial Revival details. Its massing is that of a slightly larger American Four-Square house. Its segmental arched entrance, along with irregular fenestration give visual interest. The position of this building at the intersection of two busy streets makes it an especially important part of the District.

PI KAPPA PHI FRATERNITY HOUSE
510 Rugby Road



Numbered arrows show location
where photographs were taken



No Scale

3) Statement of significance

Ethel Craft (Mrs. Wm. A. Craft) purchased this lot in 1922 (Ch'ville DB 42-176) & built the house the next year. In 1961, after 39 years as a private home, it was purchased by Beta Upsilon Chapter of Pi Kappa Phi Fraternity (DB 227-10). The chapter had been installed that same year, & so this is the only house that it has occupied.

The Pi Kappa Phi House
This is a vernacular building, typical of many in the ^{District} ~~District~~ with Colonial Revival details, such as the ~~segmental-arched~~ ^{segmental-} ~~entrance~~ ^{massing}, is that of a slightly larger American Four-Square house.

~~The~~ ^{The} segmental-arched entrance highlights the facade. A shallow segmental-arched bay window, a semi-exterior end chimney, & irregular fenestration give visual interest to the Brady Avenue facade. The rear wing, added in 1973, is compatible with the original structure.

This is not one of the more spectacular buildings in the ~~District~~ ^{District}, but rather one of the vernacular structures that ~~make up the~~ ^{compose} the background fabric of the District & provide an appropriate setting for the occasional outstanding buildings.

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

② Description of Physical Appearance

The Craft / Pi Kappa Phi House was originally used as either a private residence or a student ^{rooming} ~~boarding~~ house. It is an unpretentious ~~2~~ 2-story, 3-bay, triple-pile vernacular structure with Colonial Revival details, ~~which~~ ~~two~~ ~~storeys~~ ~~hall~~, three bays wide, and triple ~~wide~~. Its brick walls have been painted white. There are two ~~stone~~ chimneys with caps & string courses. The medium-pitched hip roof is covered with composition shingles, & there is a ^{large} hip-roofed dormer with two attic windows centered on each elevation. Other windows are 6-over-1 light, ~~are~~ segmental arched, with lowered shutters. There is a ~~new~~ shallow one-storey bay window on the northern elevation. A one-storey, ^{4-bay} veranda covers the facade. It has ~~five~~ brick pillars & a simple balustrade. The ^{central} entrance, off-center to the south & opposite the third bay of the veranda, is semi-elliptical-arched with fanlight & sidelights.

A two-storey hip-roofed rear wing, ~~screen~~ was added in 1973.

The unpainted interior woodwork has the strong lines ~~are~~ of the Bungalow style, ^{popular in} of the 1920's instead of the Colonial Revival ^{style}. The large double parlor is highlighted by the fireplace & bay windows.

Bishops: —

1942
questionnaire: —

Sanborn: 1920's

deeds: TK of since c. 1961, private home before

1970 booklet: Chapter at U. Va. estab. 1961 ∴ their only house

5-57 510 Rugby TT ~~K~~Φ

227
229-70 Beta Upsilon Chap of Pi Kappa Phi Fraternity, Inc
1961

plat ACDB 97-346

42-176 Ethel Craft

2-5, O base, ^{orig 11?} 13 rooms
built 1920, ^{or 1921} ave - good const
1 fireplace
1979 - new roof & plumbing
1973 - addition & paneling

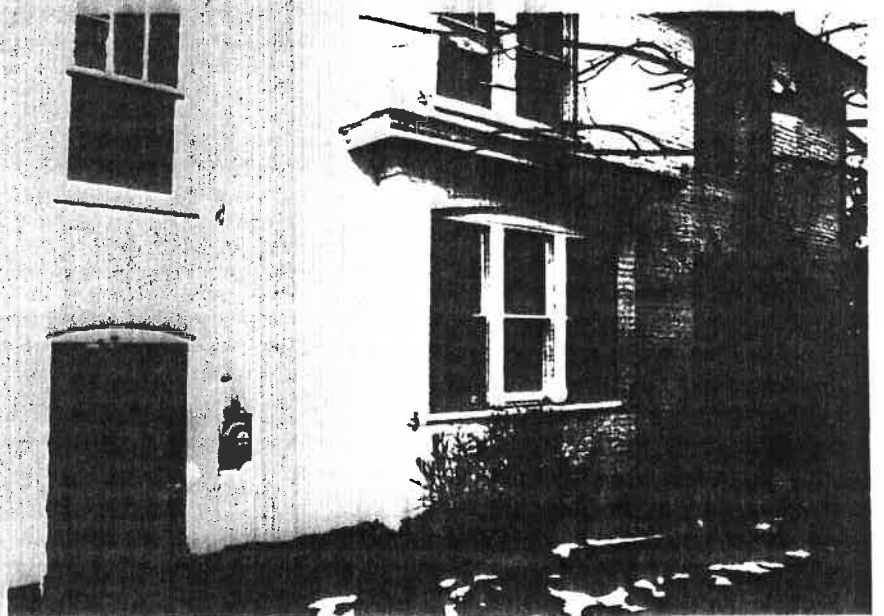
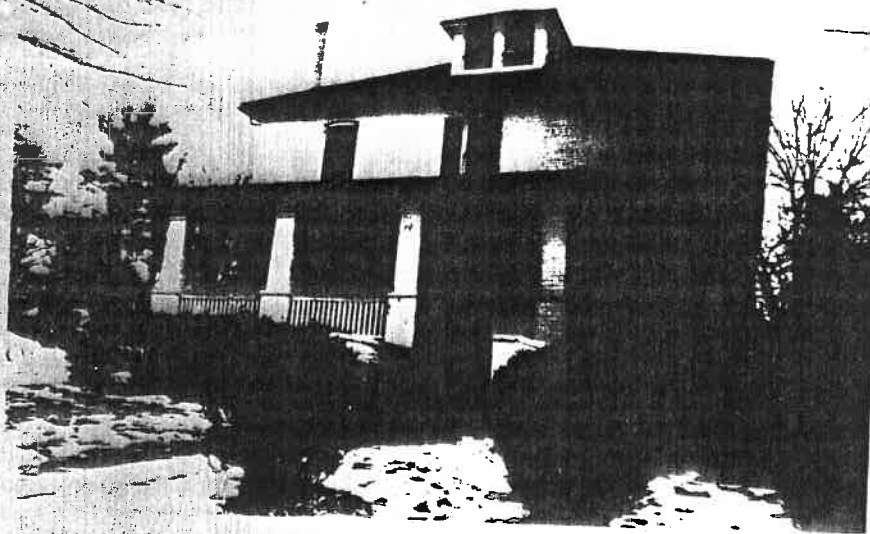


Photo #4

Pi Kappa Phi Fraternity House
510 Rugby Road
Charlottesville, VA 22903

Interior shot of front entrance

Photo #1

Pi Kappa Phi Fraternity House
510 Rugby Road
Charlottesville, VA 22903

West facade, looking east from Rugby
Road

Photo #2

Pi Kappa Phi Fraternity House
510 Rugby Road
Charlottesville, VA 22903

North facade, looking south from Grady
Avenue

Photo #3

Pi Kappa Phi Fraternity House
510 Rugby Road
Charlottesville, VA 22903

Detail of north facade

1921	Sallie & Norma Dowell	27 Rugby Rd	1500 + 0 = 1500
1923	Ethel Craft	"	" " "
1924	"	"	" + 7500 = 9000 Old added

TKP

undistinguished, mediocre 1915 woodwork

TKP

42
~~30~~ 176 Misses Sallie & Norma Dowell → Ethel B. Craft
 11/14/1923 64' on Rugby x 150' on Brady
 part of ACOB 137-242 & same as Obj 4003 67-483