

Architectural And Historic Survey



Identification

STREET ADDRESS: 513 Rugby Road	HISTORIC NAME: Founders' National Memorial Hall
MAP & PARCEL: 5-53	DATE / PERIOD: 1915 (Pi Kappa Alpha House)
CENSUS TRACT AND BLOCK:	STYLE: Colonial Revival
PRESENT ZONING: R-3	HEIGHT (to cornice) OR STORIES: 2½ storeys
ORIGINAL OWNER: Alpha Chapter of Pi Kappa Alpha	DIMENSIONS AND LAND AREA: 105.5' x 150' (12,452 sq. ft.)
ORIGINAL USE: Fraternity House Fraternity	CONDITION: Fair
PRESENT USE: Fraternity House	SURVEYOR: Bibb
PRESENT OWNER: The Pi Kappa Alpha Holding Corporation	DATE OF SURVEY: Summer 1983
ADDRESS: c/o Alpha Holding Corporation	SOURCES: City/County Records
577 University Boulevard	Sanborn Map Co. - 1920, 1929
Memphis, Tennessee 38112	Bishop, "Fraternities at U. Va."

ARCHITECTURAL DESCRIPTION

The Pi Kappa Alpha House is a very nicely proportioned 2½ storey, 5-bay, double-pile Georgian Revival building with shallow 2-storey projecting pavilions at the ends behind flanking piazzas. It is set on a concrete foundation so high that the basement is above ground on all sides except the facade, where the front yard has been filled in. Wall construction is of brick laid in stretcher bond with a projecting 3-course band of headers forming a stringcourse. The medium-pitched gable roof is covered with slate and has projecting eaves and verges. The entablature with returns has heavy modillions. There is a capped interior end chimney near the front of each end of the house. Windows are double-sash, 6-over-6 light, with wooden sills and architrave trim and dark green louvered shutters. Those at the second level are slightly shorter. There are some narrow paired 2-over-2 light windows in the projecting pavilions. Centered at the rear elevation, within a single architrave, are an 8-over-12 light window over the upper stair landing and a 4-over-8 over the lower, with a paneled spandrel between. The sill is supported on brackets. There is a round arch with stone keystone and end blocks. There are three gable-roofed, slate-walled dormers on the front and rear elevations. Pilasters support the cornice returns. The 6-over-6 light windows are only slightly smaller than those at the second storey level. There are large half-round wheel windows in the gable ends. The central entrance has an unusual semi-recessed one-storey portico with coupled pilasters and single Tuscan columns supporting a shaped flat roof with an entablature. The entry recess is plastered. The 6-paneled door has architrave trim and a 3-light rectangular transom. The one-storey piazzas extend beyond the projecting pavilions. They have flat roofs with entablatures, four Tuscan columns, Chinese Chippendale balustrades, and concrete floors. Access is by two 6-over-6 light windows with movable aprons. One of those at the south end has been replaced with a fire door. The interior features an open plan with large semi-elliptical arched openings between the rooms. Doors have six panels with moulded nails. A 2-flight open-well stair with simple round balusters and newels rises to the third storey.

HISTORICAL DESCRIPTION

Pi Kappa Alpha national fraternity was founded in Room 47, West Range, at the University of Virginia on March 1, 1868. To commemorate this, Alpha Chapter's house is named "Founders' National Memorial Hall". Although the Board of Visitors had approved their plans and given them permission to build on University land, the fraternity instead purchased a lot on Rugby Road in 1914 (ACDB 158-31). The house was completed in the summer of 1915. It was the first fraternity house actually built north of the Beta Bridge. Although Alpha Tau Omega had owned a lot across the street since 1902, they did not build until the next year. The PIKA house was designed by Eugene Bradbury and built by the Charlottesville Lumber Company. Although the unusual 2-storey projecting pavilions make the flanking piazzas necessary for a balanced composition, early photographs and Sanborn Maps show that they were not built until after 1929. It seems probably that they were part of the original plan, but were not built until later for financial reasons.

Additional References: City DB 234-213, 259-527, 400-763.



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

Page 1 of 2 (see also 2 attached sheets)

File No. 104-130
Negative no(s). 7228; 7229
7216

Street address	513 Rugby Road
Town/City	Charlottesville
Historic name	Founders' National Memorial Hall
Common name	

of Pi Kappa Alpha Fraternity

Material

<input type="checkbox"/> wood frame (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____) <input checked="" type="checkbox"/> brick (bond: <input type="checkbox"/> Flemish, <input checked="" 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
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Number of Stories <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 1/2 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> ____	Roof Type <input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" 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: _____	Roof Material <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: _____
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Dormers <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	Number of bays — Main facade <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 type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> ____
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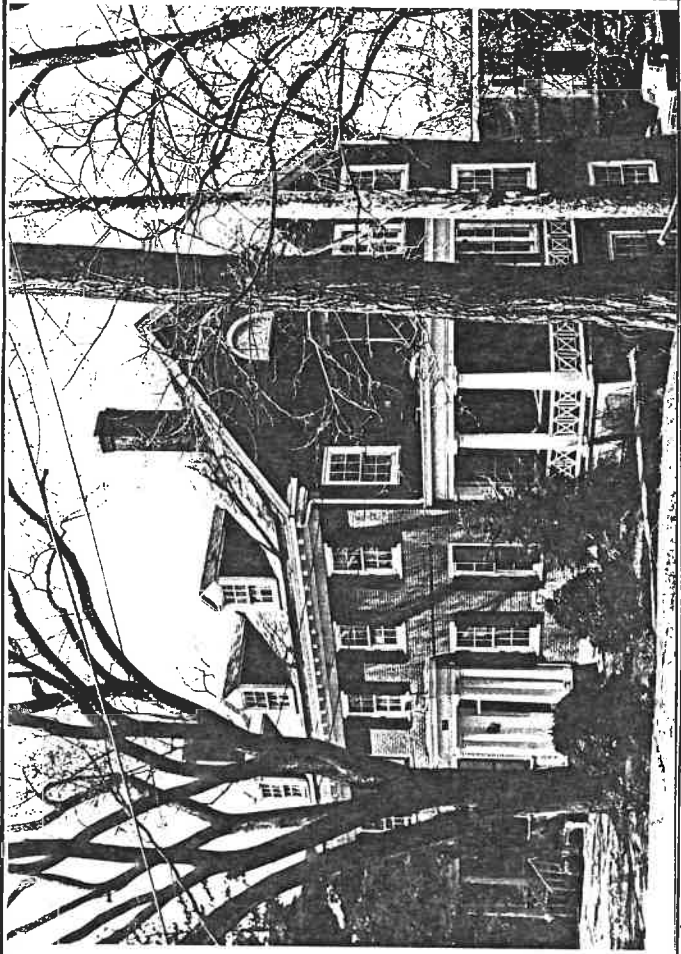
Porch <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Stories <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> ____	Bays <input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> ____	General description Entry shelter supported by two Tuscan columns.
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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"/> fraternity house

Style/period Georgian Revival **Date** 1913-15 **Architect/builder**

Location and description of entrance Plain entrance with toplight.



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

This well-proportioned house sits at the edge of a steep declivity, giving it an extra full story at the rear elevation. The house has a wooden modillion cornice, a brick all-header beltcourse, and an unusually handsome frontispiece.

Historical information

Pi Kappa Alpha Fraternity was founded at the U. Va. in 1868. This house was built for them ca. 1913-15, and is called Founders' National Memorial Hall.

Corks & Curls, 1954 and 1968.
Source

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



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

Page 1 of 2 (see also 2 attached sheets)

File No. 104-130

Negative no(s) 7228; 7229

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Street address 513 Rugby Road
Town/City Charlottesville

Historic name **Founders' National Memorial Hall** Common name
of Pi Kappa Alpha Fraternity

- 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 checked="" type="checkbox"/> 2 1/2 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" 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 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 checked="" 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 checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Entry shelter supported by two Tuscan columns.

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"/> fraternity house

Style/period **Georgian Revival** Date **1913-15** Architect/builder _____

Location and description of entrance **Plain entrance with toplight.**



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

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Historical information

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Corks & Curls, 1954 and 1968.
Source

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

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 Alpha Fraternity House

Address of property: 513 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 Alpha House is a very nicely proportioned 2½-storey, five bay, double-pile building, on a full basement, with projecting pavilions at the ends behind flanking piazzas. Wall construction

3. Statement of Significance:

(use reverse side if necessary)

The Pi Kappa Alpha national fraternity was founded at the University of Virginia in 1868. To commemorate this, Alpha Chapter's house is named "Founders' National Memorial Hall".

Date of construction (if known): 1915 Original site Moved Date of alterations (if known): 1923

4. Name and Mailing Address of Owner:

Name The Pi Kappa Alpha Holding Corporation, a non-profit Tennessee Corporation

Street 577 University Boulevard

City Memphis State TN Zip Code 38112

Telephone number (during day): Area Code (901) 278-7464

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 Raymond L. Orland, Executive Vice-President Date 2-3-84

Social Security Number or Taxpayer Identification Number 62-6050083

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 (36CFR 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 (36CFR 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

2. Description of Physical Appearance

is of brick laid in stretcher bond with a stringcourse.

The steep slate gable roof has an entablature with modillions. There are three gabled dormers on the front and rear elevations with pilasters supporting the cornice returns. There are two capped interior end chimneys located toward the front of the house, anterior to the large half-round wheel windows in the gable ends.

The central entrance has an especially interesting semi-recessed one-storey flat-roofed Tuscan portico. It has coupled pilasters and single columns, and the ends of the portico are shaped in a sort of scotia curve.

Windows are 6-over-6 light with louvered shutters. Those openings onto the piazzas have movable aprons. The flat-roofed piazzas have Tuscan columns and entablature and a Chinese Chippendale balustrade.

3. Statement of Significance

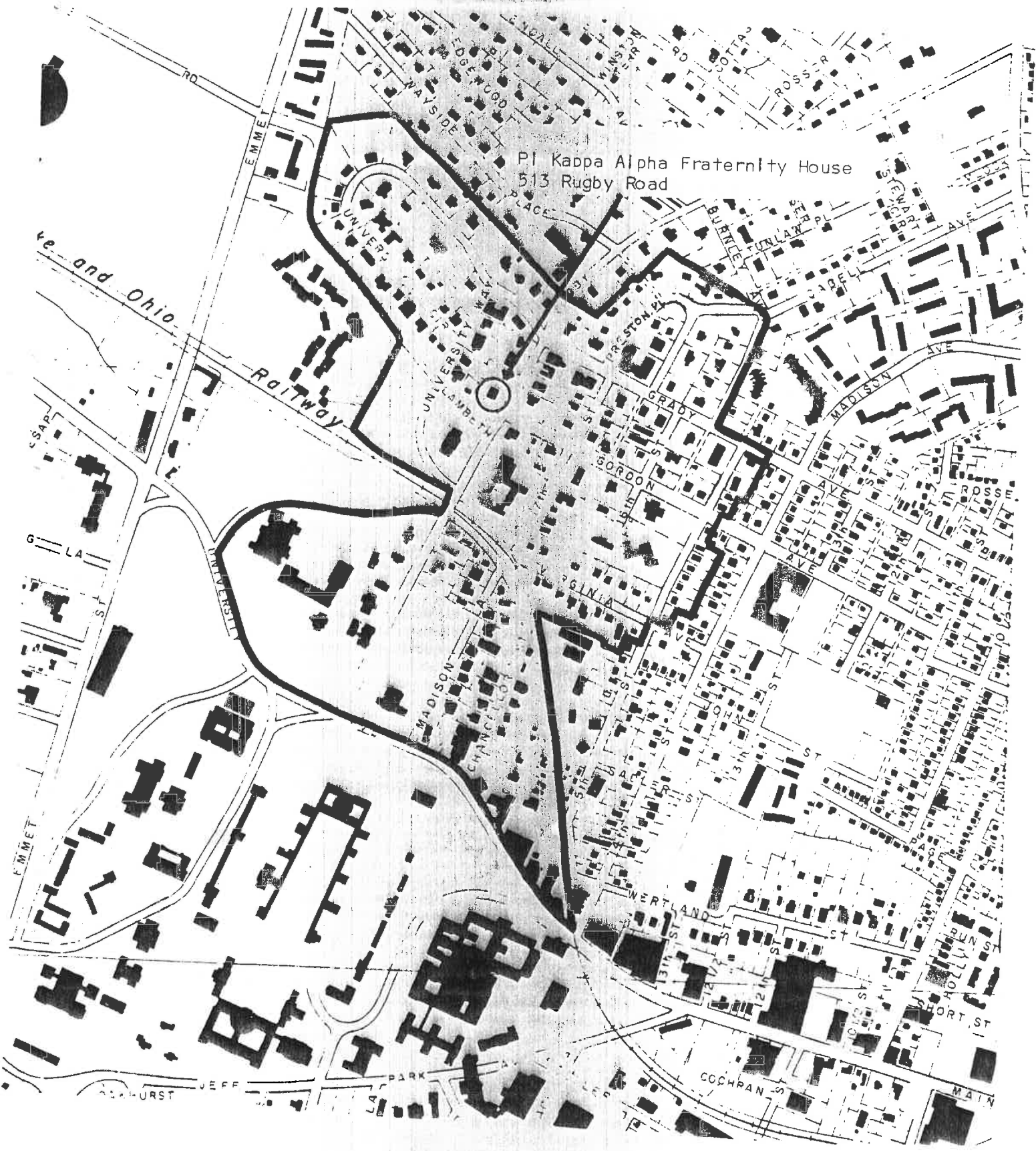
Although the University Board of Visitors had approved their plans and given permission to build on University land, the fraternity instead purchased a lot on Rugby Road in 1914. The house was completed in the summer of 1915 and though soon followed by others, was the first fraternity house constructed in the residential area north of the C&O Railroad. It was built by the Charlottesville Lumber Company, and designed by Eugene Bradbury, a noted Charlottesville architect.

Although the unusual short, 2-storey projecting pavilions make the flanking piazzas necessary for a balanced composition, early photographs show that they were not built until after 1923. It seems probable that they were part of the original plan, but were not built until later for financial reasons.

The completed house is an especially well proportioned and nicely detailed Georgian Revival building. The small and uniquely shaped Tuscan portico is particularly handsome and is the focal point of the symmetrical facade. The pilastered dormers and the Tuscan piazzas are also worthy of note. The Tuscan order is used consistently throughout the building. In this case, the perfectly balanced facade is greater than the individual components, no matter how nicely detailed.

The interior features spacious rooms with semi-elliptical arches, fine woodwork, and a graceful staircase. However, as is the case with many of the University's fraternities, heavy use and many renovations over the years have significantly altered much of the building's original interior fabric.

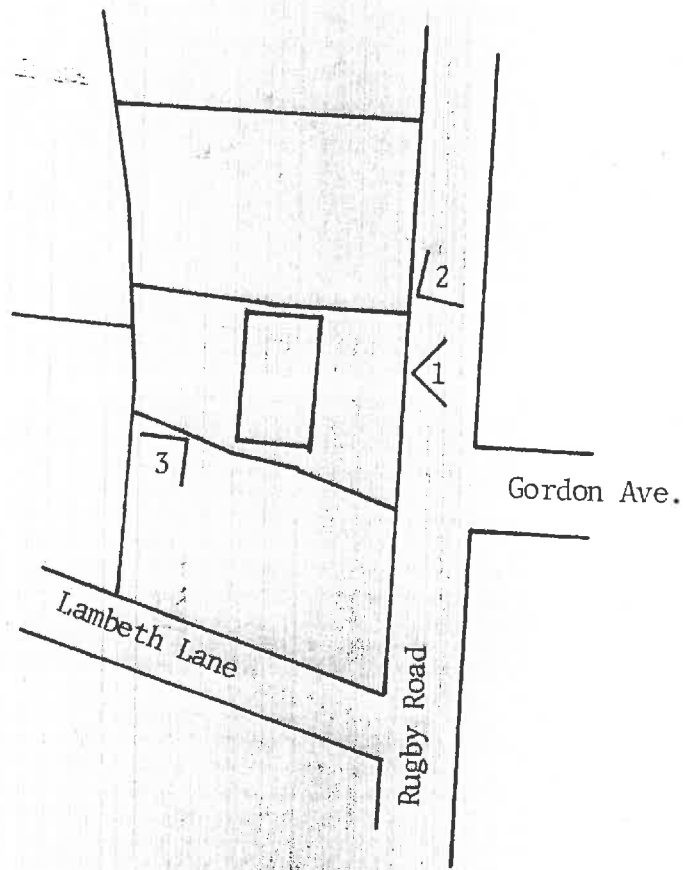
**PROPOSED RUGBY ROAD - UNIVERSITY CORNER
HISTORIC DISTRICT**



Scale 1" = 600'

PI KAPPA ALPHA FRATERNITY HOUSE

513 Rugby Road



Numbered Arrows Show Locations
Where Photographs Were Taken





Pi Kappa Alpha

Dick Kitchin 5/17

Pi Kappa Alpha Fraternity - Taken sometime before 1923

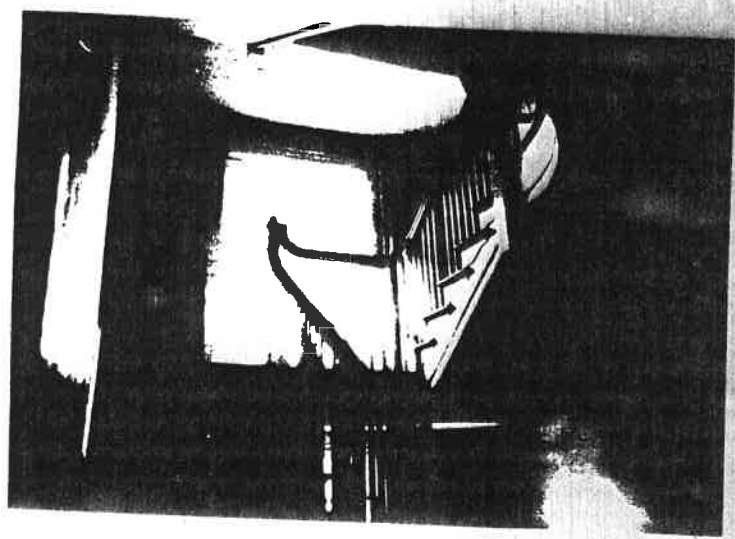
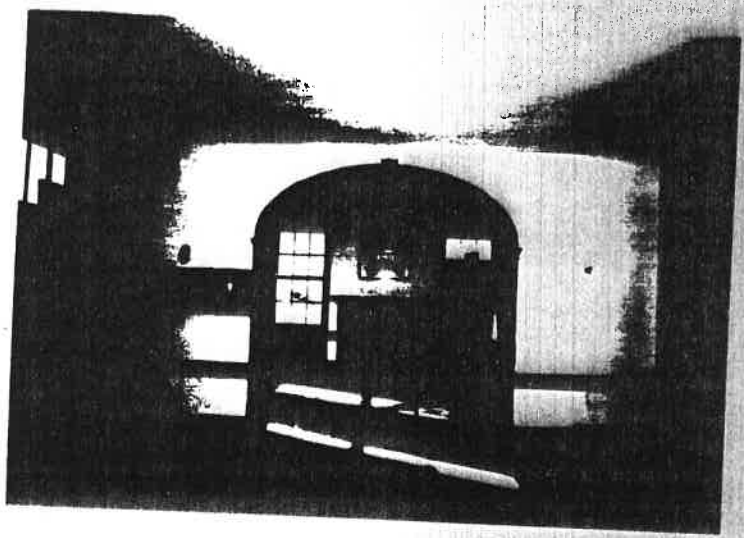


Photo #1
Pi Kappa Alpha Fraternity House
513 Rugby Road
Charlottesville, VA 22903

East facade, looking west from Rugby
Road

Photo #4
Pi Kappa Alpha Fraternity House
513 Rugby Road
Charlottesville, VA 22903

South parlor taken from front entrance-
way

Photo #2
Pi Kappa Alpha Fraternity House
513 Rugby Road
Charlottesville, VA 22903

South-west view from Rugby Road

Photo #5
Pi Kappa Alpha Fraternity House
513 Rugby Road
Charlottesville, VA 22903

Detail of main stairway taken front
entranceway

Photo #3
Pi Kappa Alpha Fraternity House
513 Rugby Road
Charlottesville, VA 22903

Rear of house, looking north-east from
Lambeth Lane

UNIVERSITY OF VIRGINIA
CHARLOTTESVILLE

SCHOOL OF CHEMISTRY

February 17th. 1915

Charlottesville Lumber Co.
City.

Dear Sirs:-

I am authorized to accept your bid of ten thousand three hundred and thirty six dollars (\$10,336.00), dated February sixteenth, to build the Memorial Hall in accord with the plans and specifications furnished by Mr. Bradbury. I will sign the contract as soon as it is ready.

Very truly yours,

Alpha Chapter of Pi Kappa Alpha Frat'y.

P

President.

Charlottesville Lumber Company, Builders

Dealers in Building Material

Charlottesville, Virginia Feb. 16, 1915. 191

Mr. E. Tradbury, Archt.,

City.

Dear Sir:

For the sum of ten thousand three hundred and thirty six (\$10,336.00) dollars, we propose to build the Memorial Hall, Pi Kappa Alpha Fraternity House, University, Va. according to your original plans and specifications with the changes incorporated in same, according to list attached.

Yours very truly,

JEM:W.

CHARLOTTESVILLE LUMBER CO.

List of changes in the Pi Kappa Alpha House:

First,

Omit all floor, plastering and finish throughout attic, except in hall, which is to be finished, complete including doors.

Second,

Substitute a first class Steam Heating system, in lieu of Vapor Heating, as specified.

Third,

Substitute 40 pound coat tin for valleys and flashings in lieu of copper, as specified.

Fourth,

Substitute 2 x 8 rafters, space 16" on centers, in lieu of 3 x 10 space 24" on centers, as specified, also change method of framing of roof.

FIFTH.

Substitute 2 x 12 floor joists, space 16" on centers in lieu of 3 x 12 as specified.

SIXTH.

Substitute 2 x 4 studing in outside wall in lieu of 3 x 4 as specified.

SEVENTH.

Substitute 2 x 6 studing in interior bearing partition in lieu of 3 x 6 as specified.

EIGHTH.

Substitute Yellow Pine, frames, cornice, blinds and sash in lieu of Cypress, as specified.

NINTH.

Substitute stock blinds in lieu of special blinds as specified.

TENTH.

Omit Keene's Cement wainscoating in all bath rooms and toilet, use plain plastering.

ELEVENTH.

Omit all brick noggings in walls.

TWELFTH/

Substitute special made local brick, similar and

LIST CONTINUED.

equal to those used in outside walls of Mrs. M. C. Elliott on Prestons Heights, in veneered walls in lieu of Washington brick as specified.

THIRTEENTH.

Substitute Merchantable Kiln Run brick 80% all hard and 20% good salmon in chimneys in place of all hard brick as specified.

FOURTEENTH.

SUBSTITUTE LIME MORTAR IN PLACE OF CEMENT MORTAR AS SPECIFIED IN CHIMNEYS AND IN PLACE OF GAUGED MORTAR AS SPECIFIED IN BRICK VENEERING.

FIFTEENTH.

Omit interior cornice in Living room Library, and Billard room, and change opening between Living room and Library and Living room, and Hall and Library, as per new plans.

SIXTEENTH.

Change two windows in the Living room and two windows in the end of Library to jib windows according to details to be furnished.

SEVENTEENTH.

Omit curved muntins in side lights to front Entrance door and in transom over rear cellar door to straight muntins dividing the lights as per detail.

December 2nd. 1914

Mr. Henry V. Moseley,
16 Garden St.
Cambridge, Mass.

Dear Moseley,

Your letter of the 29th. was received yesterday and I have seen Mess Harmon and Walsh and Allen and believe that we have complied with the spirit of your desires. I appreciate your position and do not want the matter fixed in any way that will not be entirely satisfactory and secure. I enclose the letter from the lawyers. You will that we have arranged regarding your item #5 by making the trustees' commission payable only after the proceeds of a sale shall have paid in full the \$ 9000.00 bonds that are secured by the first mortgage.

Regarding your suggestions 3 and 4. The enclosed letter shows how these points are taken care of.

Regarding suggestion 2. The immediate cost of the entire property will be \$ 13450.00. To secure your \$6000. you have an iron-clad first-lien. That is, you have about 122% margin of security.

We acquired the lot for \$3150. (Included in the above \$ 13450.) We paid \$ 700.00 cash, and gave a second-lien for \$ 2450.00, which was entirely satisfactory to the former owner of the property. We hold a clear title to this land. We did this rather than discount in the bank promises which we hold. ~~These~~ Promises were hypothecated to cover this and cannot be used for any other purpose. These promises were endorsed by Newcomb, Dabney, Twyman and myself, who considered them good enough to justify us in doing this. This second-lien very much improved your first-lien; because it means that we are the holders of the second-lien and could not afford to let the property sell only for the value of the \$ 9000.00 first-lien, which includes your \$ 6000. If there be any risk, we are the ones who are taking it; but we do not believe there is any risk, and carried the paper in this way rather than be bothered by renewing the notes we would give to the bank (the bank making short-time notes). The cost of discounting this paper is covered by the promises and is not a charge against the annual income of the corporation.

You naturally ask for a statement as to how we shall meet the \$ 6000.00 obligation to you. It will be paid in full on or before maturity. Below we give such statement. It does not include nearly a thousand dollars in sight to be

A STATEMENT

SALIENT FEATURES
of the following plan

The money which is now being paid by Alpha chapter as rent to outsiders will, in time:

PAY FOR A MEMORIAL HALL TO THE FOUNDERS OF THE FRATERNITY.

ESTABLISH A LOAN FUND, which will benefit ^{certain} alumni members of other chapters, strengthen Alpha, and reduce the living expenses of Alpha brothers who reside in the chapter house, *when the house is paid for.*

We desire to BORROW from the alumni ONE-HALF OF THE MONEY necessary to finance this plan.

Alpha chapter is now in the position of a man who finds it better business to buy a home with his rent money than to continue paying rent, without any permanent profit. It is also confronted with the urgent necessity of occupying a presentable house.

It is asking Pi Kappa Alpha alumni to help it finance the purchase of a home by LENDING it one-half of the cost of house and furnishings.

The members of the chapter are now paying \$1000. rent for nine months occupancy of an unsuitable house.

They propose to pay \$900. a year to a corporation composed of alumni Pi's who will build a permanent home for the chapter and gradually pay for it with this rent money.

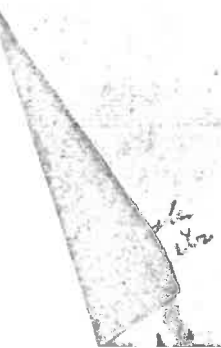
This home of the mother chapter will be erected as a MEMORIAL TO THE FOUNDERS OF THE FRATERNITY.

The Board of Visitors of the University of Virginia has agreed to give us a perpetual lease of a site on the University grounds, for a nominal sum.

The Board has already assigned sites for seven fraternities. It recognizes the needs of the fraternities; and it thinks it good policy, because it retains legal right to enforce proper sanitary conditions and up-keep of the buildings and to supervise the moral conduct of its occupants and visitors.

The chapter does not wish to ask for individual donations, but it wishes to borrow from members of the fraternity eight thousand dollars, according to the plan set forth below.

*all rent
outsiders
in
house*



2

Brother H. V. Moseley, who was an active member of this chapter last year, is so impressed with the need of a suitable home and the wastefulness of paying a thousand dollars a session rent for temporary quarters, that he has offered to lend half of the cost if we can borrow the other half. He offers this even though his terms are to his financial disadvantage.

THE PLAN IN DETAIL.

We desire to erect and furnish the public part of the house, at a cost of sixteen thousand dollars.

To accept Brother Moseley's offer to lend one half, secured by first mortgage,

To borrow from the alumni of the fraternity the other half, secured by second mortgage.

To issue to the lenders of the second half one share of stock of the corporation for each twenty dollars loaned. This stock will begin to bear interest at four percent from the date that the last of the Moseley loan is repaid, and it will be redeemed at par as soon thereafter as possible.

The site we have selected is shown on the photographs sent herewith, as is also the magnificent view to be obtained from the front portico. The architecture will be in keeping with the University buildings.

SOURCE OF THE MONEY TO MEET OBLIGATIONS

Statement
The active chapter will pay to the corporation, whose name heads this sheet, nine hundred dollars per annum as rent for the building.

Payment upon principal
This will pay fixed charges and interest and leave about four hundred per annum with which to reduce the loan, which will increase as the loan is reduced.

The local chapter has passed a rule that every member shall, on leaving college finally, obligate himself to give to the building fund as much as he feels able, when he has become established.

The corporation, in conformity with its charter, will always be controlled by responsible alumni.

FUTURE PLANS AND OTHER DETAILS

In the general room there is to be placed prominently a handsome bronze tablet stating that the house is a memorial to the founders of the fraternity, and giving their names.

There will be a room kept always ready for instant

occupation by visiting brothers, and never occupied by ^{resident} ~~active~~ members. *of Alpha chapter.*

Handwritten note: }
Book
letter

The corporation agrees that when the house shall have been paid for they will reduce the rent charged the local chapter, and WILL ESTABLISH A LOAN FUND with the net proceeds from the building. In lending this money preference will be given to members of other chapters who come to the University to follow professional studies. They will give this preference because they believe it will help materially to bind together the various chapters, and to greatly strengthen the local chapter by ensuring mature active members.

Handwritten note: }
8/11

Some may have doubts as to the wisdom of building fraternity houses, but the cold blooded situation here is that chapters without suitable homes find it a very hard matter to maintain a high standard of membership. They are in constant danger of dying, or, what is worse, they are in danger of getting members who may prove undesirable, in their efforts to maintain their existence. A fraternity here without a reasonably good house cannot be independent in the selection of initiates. This is the sober judgment of alumni living in the community.

The directors are considering the advisability of permitting ~~the~~ certain bed rooms in the house to be endowed as individual memorials to deceased brothers, those whose lives would act as an inspiration to the occupant of the room. If this is done there will be placed a suitable tablet indicating the endowment.

The directors will welcome suggestions regarding the whole subject herein dealt with.

To issue to the lenders of the second half one share of stock of the corporation for each twenty dollars loaned. This stock will begin to bear interest at four percent from the date that the last of the Moseley loan is repaid, and it will be redeemed at par as soon thereafter as possible.

(X) Insert
4 lines
from
1st sheet
as paragraph
The site etc

SOURCE OF THE MONEY TO MEET OBLIGATIONS

The active chapter will pay to the corporation, whose name heads this sheet, nine hundred dollars per annum as rent for the building.

This will pay fixed charges and interest and leave about four hundred per annum with which to reduce the loan, which will increase as the loan is reduced.

The corporation, in conformity with its charter, will always be controlled by responsible alumni.

The local chapter has passed a rule that every member shall, on leaving college finally, obligate himself to give to the building fund as much as he feels able, when he has become established.

FUTURE PLANS AND OTHER DETAILS

In the general room there is to be placed prominently a handsome bronze tablet stating that the house is a memorial to the founders of the fraternity, and giving their names .
a room

There will be/kept always ready for instant occupation ~~which is to be occupied by~~ by visiting brothers, and never occupied by active members.

~~THE CORPORATION AGREES THAT WHEN THE HOUSE SHALL HAVE BEEN PAID FOR THEY WILL REDUCE THE RENT CHARGED THE LOCAL CHAPTER~~

The corporation agrees that when the house shall have been paid for they will reduce the rent charged the local chapter, and WILL ESTABLISH A LOAN FUND ~~WITH THE PROCEEDS~~ with the proceeds from the building. In lending this money preference will be given to members of other chapters who come to the University to ~~follow~~ follow professional studies. They will give this preference because they believe it will help materially to bind together the various chapters, and to greatly strengthen the local chapter by ensuring mature active members.

Some may have doubts as to the wisdom of building fraternity houses, but the cold-blooded situation here is that chapters without ~~without~~ suitable homes find it a very hard matter to maintain a high standard of membership. They are in constant danger of dying, or, what is worse, they are in danger of getting members who may prove undesirable, in their efforts to maintain their existence. A fraternity here without a reasonably good house cannot be independent in the selection of initiates. This is the sober judgment of alumni living in the community.

8 pt
type

Alpha chapter ^{is now} finds itself in the position of a man who finds it more profitable to buy a home than to continue paying rent. It is also confronted with the urgent necessity of occupying a presentable house.

It is asking Pi Kappa Alpha alumni to help it finance the purchase by LENDING it one-half of the cost of house and furnishings. ~~eight thousand dollars.~~

are

The members of the chapter ~~is~~ now paying \$1000. rent for nine months occupancy of an unsuitable house.

They propose to pay \$900. a year to a corporation composed of alumni Pi's who will build a permanent home for the chapter and gradually pay for it with this rent money,

This home of the mother chapter will be erected as a MEMORIAL TO THE FOUNDERS OF THE FRATERNITY.

The Board of Visitors of the University of Virginia has agreed to give us a perpetual lease of a site on the University grounds, for a nominal sum.

The Board has already assigned sites for seven fraternities. It recognizes the needs of the fraternities; and it thinks it good policy, because they retain legal right to enforce proper sanitary conditions and up-keep of the buildings and to supervise the moral conduct of its occupants and visitors.

The site we have selected is shown on the photographs sent herewith, as is also the magnificent view to be obtained from the front portico. The architecture will be in keeping with the University buildings.

The chapter does not wish to ask for individual donations, but it wishes to borrow from members of the fraternity eight thousand dollars, according to the plan set forth below.

Brother H. V. Moseley, who was an active member of this chapter last year, is so impressed with the need of a suitable home and the wastefulness of paying a thousand dollars a session rent for temporary quarters, that he has offered to lend half of the cost if we can borrow the pther half. He offers this even though his terms are to his financial disadvantage.

THE PLAN IN DETAIL

We desire to erect and furnish the public part of the house, at a cost of ~~xxx~~ sixteen thousand dollars.

To accept Brother Moseley's offer to lend one half, secured by first morgage.

To borrow from the alumni of the fraternity the other half, secured by second morgage.

Est
the
These 4
lines
go to
next page
⊗

to meet
the
⊗

53 ✓

K-3 172
105.5 x 150
(13,452)

PKA - 513 Rugby

10 alpha Holding Corp, 5th Union Bldg, Memphis Tenn 38112

70-763	The Pi Kappa Alpha Holding Corp	1979	- exchange w/ 5-52
159-527	"	1964	2 lots
34-213	" " " " Fraternity	1962	
DOB		1914	
158-31	alpha chapter PKA	1917	plat ADOB 135-229
	Ellie M. Page		

2 1/25 + B

con^{DOB} found., brick on masonry, slate gable

2 fireplaces, 1 chim

built 1905, good const

1976 - renovation

founded 3/1/1868 at 47 West Range

Bishop: built 1915, 1st beyond Beta Bridge; Founders' Nat. Mem. Hall

1942 survey: built 1914

1970 booklet: founded A Va 1868

Sanborn: (before 1920); porches apparently added after 1929
brick

P. 18 "TKA's doorway is unusual both for the fraternities
& for historical precedent. Doric columns immediately front
paired pilasters & the straight full entablature over the
column, curves backward at each end to meet the pilasters."

Corbs & Curbs

513 Rugby

AODB

158-31 Mrs Ellie M. Page (wid) → Alpha Chapter of TKA Fraternity
11/30/1914 L 38 on old plat Univ PR (AODB 135-229) #7150
also on new " " " " 144-417
same as 136-323, 1907, for Lile, Lambeth, & Alderman

513 Rugby

1917

Ellie M. Page n.l.

TKA 513 Rugby

2 $\frac{1}{2}$ -3, 5-bay, double pile
high conc. found, ; 0 water table

brick-

stringcourse-


steps(?) gable roof, slate, proj eaves & verges, entab of
heavy modillions, returns
2 int end chim, copped, front half home

windows 6/6 w/ wooden sills & arch. trim, dk green lowered
shutters, shorter 2nd level

3 gabled dormers on facade
slate walls; pilasters support cornice returns
6/6 only sl smaller than 2nd level

large flat-roofed porches cover front $\frac{1}{2}$ each end; entab;
4 Tuscan columns; chin chg bal; con floor

2 ~~2~~ 5 wing covers rear $\frac{1}{2}$ each end
matching gable; porch extends beyond
some paired narrow

cent ent: w/ 3-l rect, ~~triumph~~
set in sl recessed
Tuscan columns, entab, flat roof
 portico
con steps

half-round
large, wheel window in gable

access to porches by door w/ transom S
window on porch has paneled surround S
N-

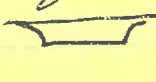
conc basement above ground level, windows = 2nd level

513 Rugby

central entrance 1-5 portico

6-panel door w/ architrave

T w/ cor columns ~~every~~ & coarsed pilasters carry

entab, flat-roofed  shaped ent. portico

walls plastered

con steps & fl

work, trim; ~~sto~~

stretcher bond

flush slate dormer walls?

con found,

very steep lot, front yard filled in

3 dormers rear

cent hall, 2-fl open-well stair, semi-ely arch to rooms
on ~~each~~ side

basement: 3-l hinged on facade } 6/6 elsewhere

side porches

con fl

6/6 w/ paneled casement apron 1st bay ^{& both N} 5; new door and

~~5 porch now~~ neither orig had access except for house

~~rear elevation~~

proj. 3-course band of headers forms stringcourse - like band bet
1st & 2nd levels across 1st & 2nd, ~~4th~~ & 5th bays of rear
elevation & on facade, where it extends for portico course

rear elevation 5 regular bays

basement ent up 8 brick steps cent

2-5 ~~gross~~ comp ~~at~~ 1st + 2nd level center bay
consisting of an 8/12 at landing level, a paneled
spandrel, & a 4/8 ^{even w/ bottom} ~~at low~~ 1st level, all w/ within
same architrave; sill on brackets; round arch w/
stone or conc keystone & end blocks

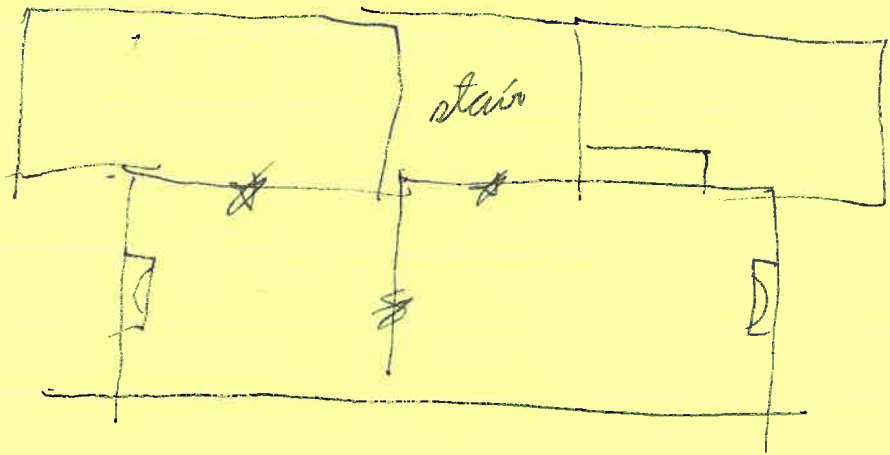
3 matching corners

stone or conc. frieze? lacking on side wings

per narrow 2/2 in ~~to~~ same size architrave
~~is~~ 1 in S wing, 2 in N

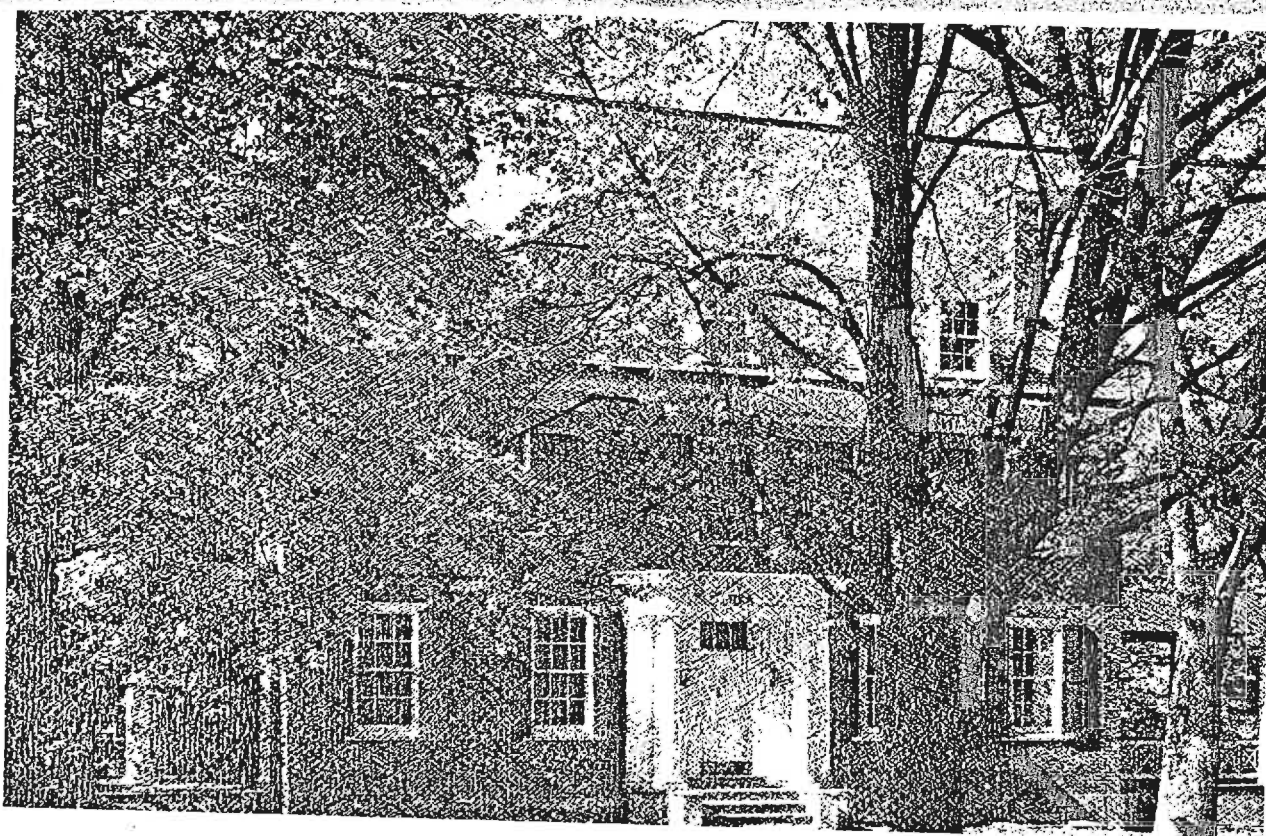
half-round ^{wheel} window in gable, replaced w/ panel N

TKA



semi-clip arch
2-floor well, single bal^{of} to 3rd
arch, trim, 6 panel of moulded rails
doors under 3 end windows





FIRST ROW: M. Walters, G. Scott, J. Quinn, R. Israelson, R. Shepherd, J. Armstrong, S. Wheeler; **SECOND ROW:** H. Reams, M. Layman, J. Christopher, F. Gordon, D. East; **THIRD ROW:** R. Koval, L. Jackson, K. Scott, A. Spaid, C. Davis; **FOURTH ROW:** R. Cunningham, C. Hubbard, J. Eason, M. Dickenson, J. Vogel, S. Everhart; **FIFTH ROW:** B. Gibb, W. Witt, P. Lineweaver, J. Harper, T. Devol, B. Broecker, M. Wilkes; **SIXTH ROW:** M. Jackson, R. Price, C. Johnson, M. Eikenberry; **MISSING:** M. Smith, J. Wilson, J. Anderson, A. Mears, D. Dyer, T. Thomas, E. Thumma, J. Eddy, M. Katos, B. Lockwood, P. Reeve, B. Kline, S. Owens, J. Carrel.

ALPHA CHAPTER OF PI Π κ Λ KAPPA ALPHA ESTABLIS

Est. 1868

*Pi k A
1968*

P I K A P P A A L P H A

Founded at the University of Virginia in 1868.

FRATRES IN URBE

Barringer D. Marshall

ACTIVES

Kenneth W. Bateman	Robert L. McCarty, III
Joseph D. Brown, III	William N. McSween
Peter T. Burr	John K. Minter
Claude C. Cross	Thomas E. Pruden
Daniel L. Detwiler, Jr.	Ralph B. Rhodes
James J. Elekes	Jack A. Rogers
Graham L. Evans, Jr.	Robert A. Rich
Richard A. Farmer, Jr.	Paul Scarborough, III
Theophilus A. Feild, III	David H. Sharpe
Anthony S. Geneovese	John E. Sommers
Jesse J. Hagy	Richard S. Stokes
Donald L. Hanback	John P. Sutton
John A. Hardy, III	Frank L. Taylor, Jr.
Walter L. Hill	Harry L. Thomas
Charles E. Huddle, Jr.	Henry W. Tooke
John P. Holmgren	Richard W. Wilkinson

ALPHA CHAPTER

PKA

1954 etc

