



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

Page 1 of 2 (see also attached sheet)

File No. 104-130

Negative no(s). 7229

Street address 1533 Virginia Ave.

Town/City Charlottesville

Historic name

Common name Sigma Pi 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"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input checked="" type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input 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 checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> hipped <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented <input type="checkbox"/> _____	<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"/> _____

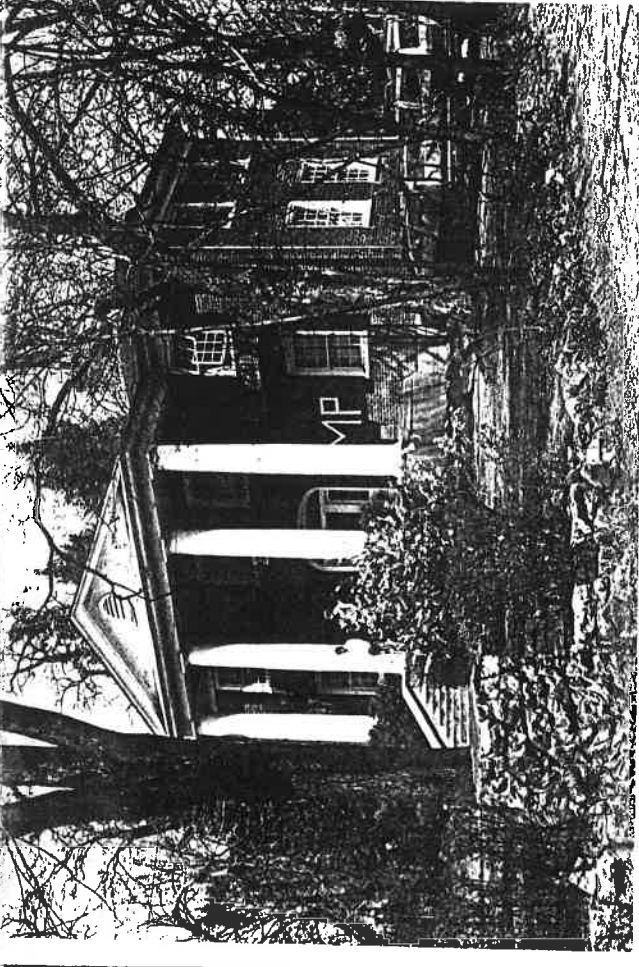
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Pedimented tetrasyle Tuscan portico.

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 Jeffersonian Revival Date c. 1907-20 Architect/builder _____

Location and description of entrance Entrance has wide sidelights and elliptical fanlight.



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

One of only ^{of three} two large early fraternity houses on Virginia Ave., this house features a monumental Tuscan portico.

The present iron balconies under the windows serve as fire escapes.

The brick of this building has an attractive mellow red tone.

Historical information

This building was apparently erected as a fraternity house, but it is not known by which one. It may have housed Phi Alpha fraternity in 1940 and Theta Chi fraternity in 1931, judging from the City directories.

The Beta Pi Chapter of Sigma Pi Fraternity was established at UVa in 1959, and ca. 1963-65 they moved into this house.

Eugenia Bibb; tax records;
 Source Corks & Curls, 1968; City Directories; Sanborn maps
 Surveyed by Jeff O'Dell, VHLC Date 4083; 8-83

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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 Pi House
Address of property: 1533 Virginia Avenue
City Charlottesville County Albermarle 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 Paula Williams, Historic Renovation Corporation Title Project Manager
Street P.O. Box 9023 City Charlottesville
State VA Zip 22906 Telephone Number (during day): (804) 924-7600

4. Owner:

Name Historic Renovation Corporation for Sigma Pi Renovation Limited Partnership
Street P.O. Box 9023 City Charlottesville
State VA Zip 22906 Telephone Number (during day): (804) 924-7600

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 _____ Applied for _____

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.

Sigma Pi Fraternity House

Property Name

1533 Virginia Avenue

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 c. 1920 Sigma Pi fraternity house is a basic 2-storey, 3 bay, double pile, Colonial Revival house fronting south on Virginia Avenue. The main building has a brick veneer in a stretcher bond pattern, but the 2-storey and 1 storey rear additions to the north have a 7 course American bond pattern. The house has a wide, plain wooden cornice and is capped with a low hipped roof of asphalt shingles and projecting eaves.

The building's windows are double sash, nine over nine lights with flanking shutters on the main facade. The central bay of the main facade has an elliptical fanlight over a wooden panelled door and 3/4 sidelights on the first storey. On the second storey above the main entry are two windows in the central bay instead of just one window as in the other bays.

Date of Construction: c. 1920 Source of Date: Deed Records, City of Charlottesville

Date(s) of Alteration(s): c. 1960

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

6. Statement of significance:

Adjacent to the central grounds of the University of Virginia, the Rugby Road - University Corner Historic District is noted for the large number of historic and architecturally significant fraternity and sorority houses located there. Built primarily between 1910 and 1940, the houses represent an important aspect of student life at the University of Virginia and residential development in Charlottesville.

Although the architect of the Sigma Pi Fraternity house is unknown, the building is one of the finer examples of Colonial Revival architecture in the district. Featuring a 2 storey, pedimented Tuscan tetrastyle portico, the Sigma Pi house is one of two large early fraternity houses on Virginia Avenue. The c.1920 brick house with elliptical fanlight and 3/4 sidelights on the central front bay has been the home of several University fraternities since the 1930's.

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

Sigma Pi Fraternity House

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Property Name

1533 Virginia Avenue

Property Address

Project Number:

Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance:

The main feature of the house is a full 2 storey Tuscan tetrastyle portico on the southern facade. The stuccoed columns support a large triangular pediment roof with a louvered oculus in the otherwise plain tympanum. A black iron fire escape balcony is situated under the portico between the first and second storeys. The portico sits upon a raised concrete floor approached by a masonry flight of stairs to the central bay.

Date of Construction: _____ Source of Date: _____

Date(s) of Alteration(s): _____

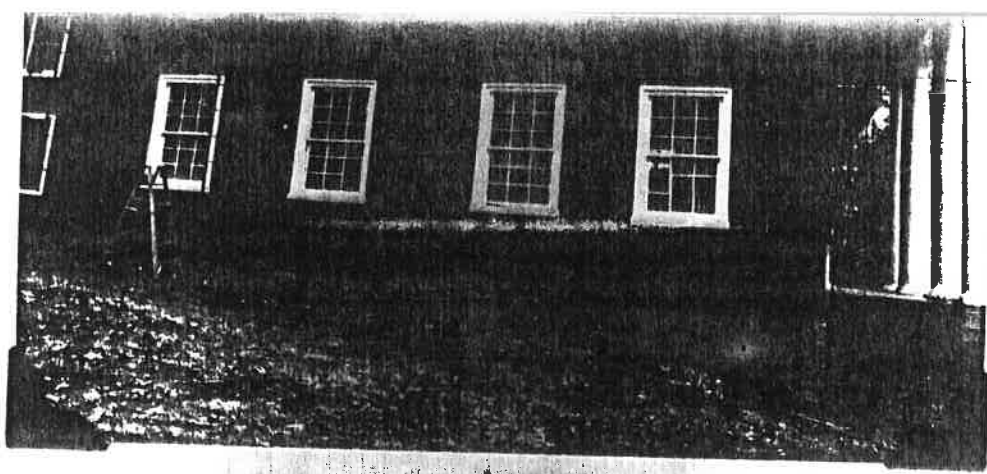
Has building been moved? yes no, if so, when? _____

6. Statement of significance:

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no



1



2

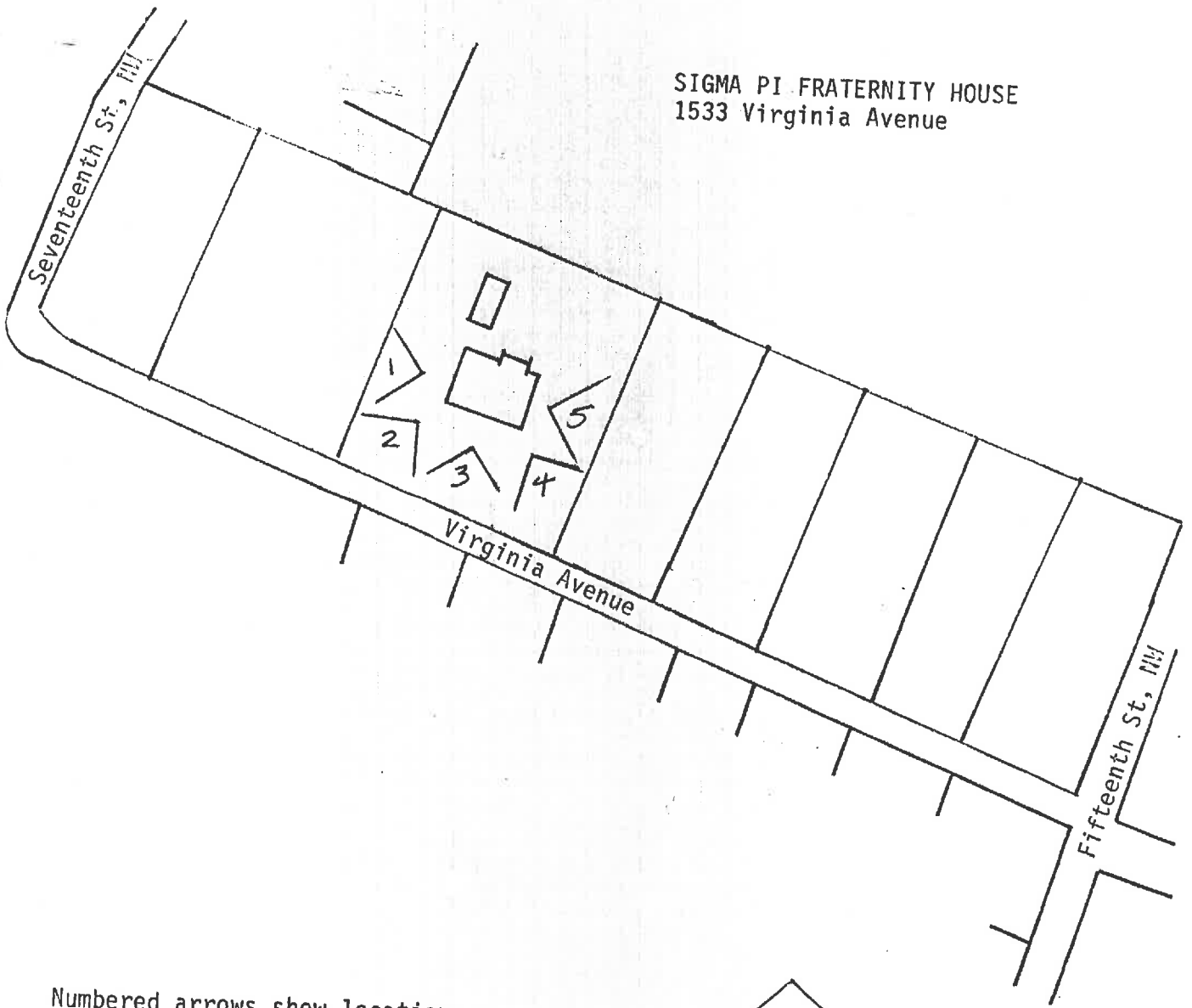


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SIGMA PI FRATERNITY HOUSE
1533 Virginia Avenue

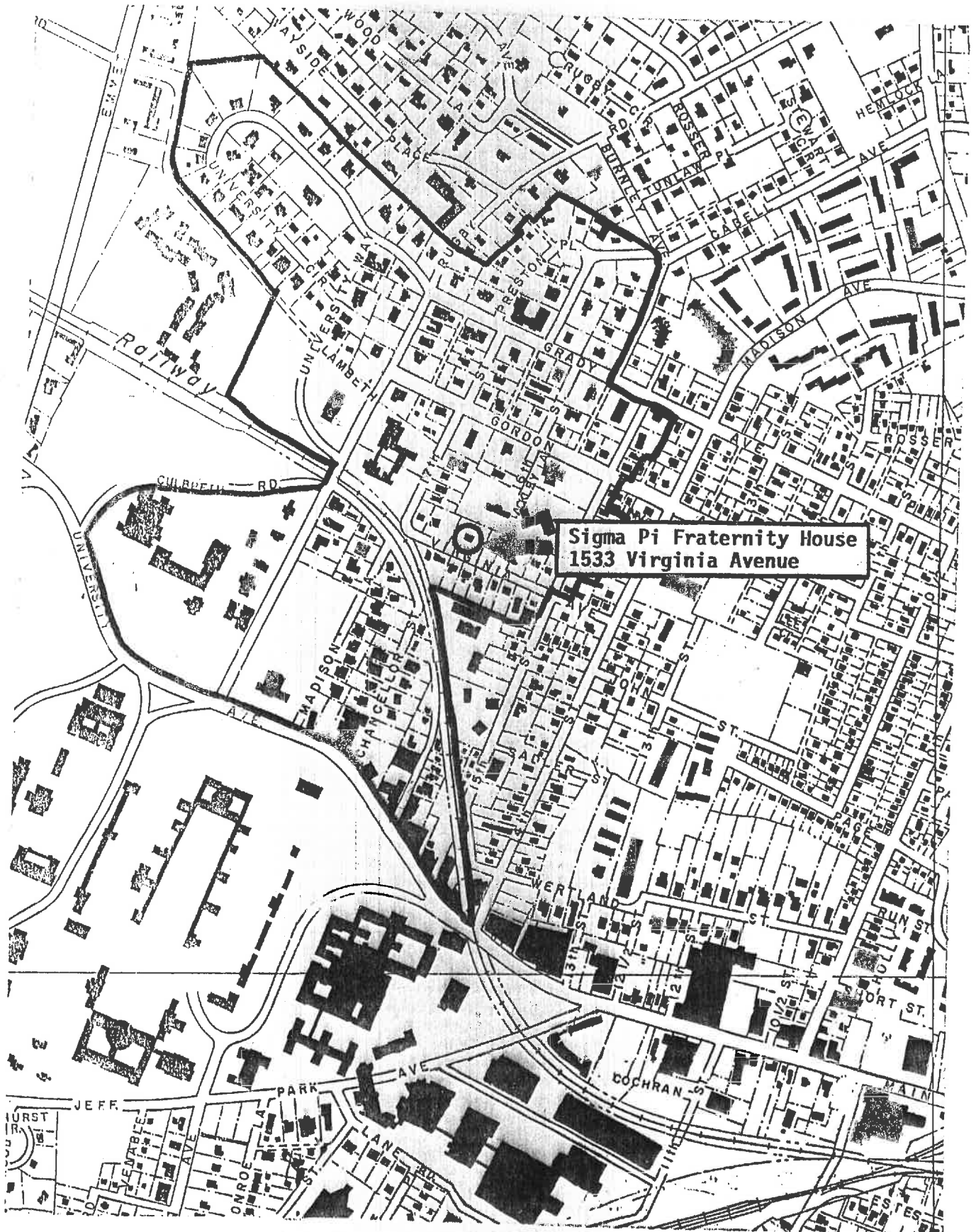


Numbered arrows show location
where photographs were taken



No Scale

RUGBY ROAD-UNIVERSITY CORNER
HISTORIC DISTRICT



Sigma Pi Fraternity House
1533 Virginia Avenue

Scale 1"=600'



DCD 2/21/87

9-17

143' x 160'

R-3

1533 Value

285-402

Beta Pi of Sigma Pi Alumni Soc 2/21/67
(same add)

37-312

1875-

good const

2-story, 13 rooms, 3 baths

concrete found, brick, metal & corrugate

after 1907

1533 Va Ave

- 285-402 James A + Jean E Craig → E T \$27,000
2/7/67 143' x 150', #8 replat 37-312, 1533 Va Ave
same as 269-340
- 269-340 ^{appt to Bailey} Citizens Bank → Craig
7/1/65 E L Bailey's will (w 39-234) \$26,000
same as 87-32
- 87-32 Ch' or Perpetual Bldg & Loan Co → E L Bailey
8/28/35 part of 84-53
- 84-53 Trustees of CPBL → CPBL ~~45,000~~
11/5/34 12/16/39 deed of trust for A N Peyton (67-449)
~~64' on W side~~, 143' x 150'
- 67-449 A N Peyton, S →
12/16/29 known as 104 Va Ave
part of ACDB 136-293
- ACDB 136-293 3/1/1906 (133-73) Lawson H Turner → A N Peyton, 8-10 ac.
10/24/1907 should have been to Peyton & Stella A Cowen (Mrs. Thorp)
now want partition land:
Cowen: lots 2, 3, 4
Peyton: rest
- 133-73 Lawson H & Corrie F Turner → Peyton \$13,000
3/1/1906 8-10 acres
excluding 114-458, & in 118-37

~~114-458~~

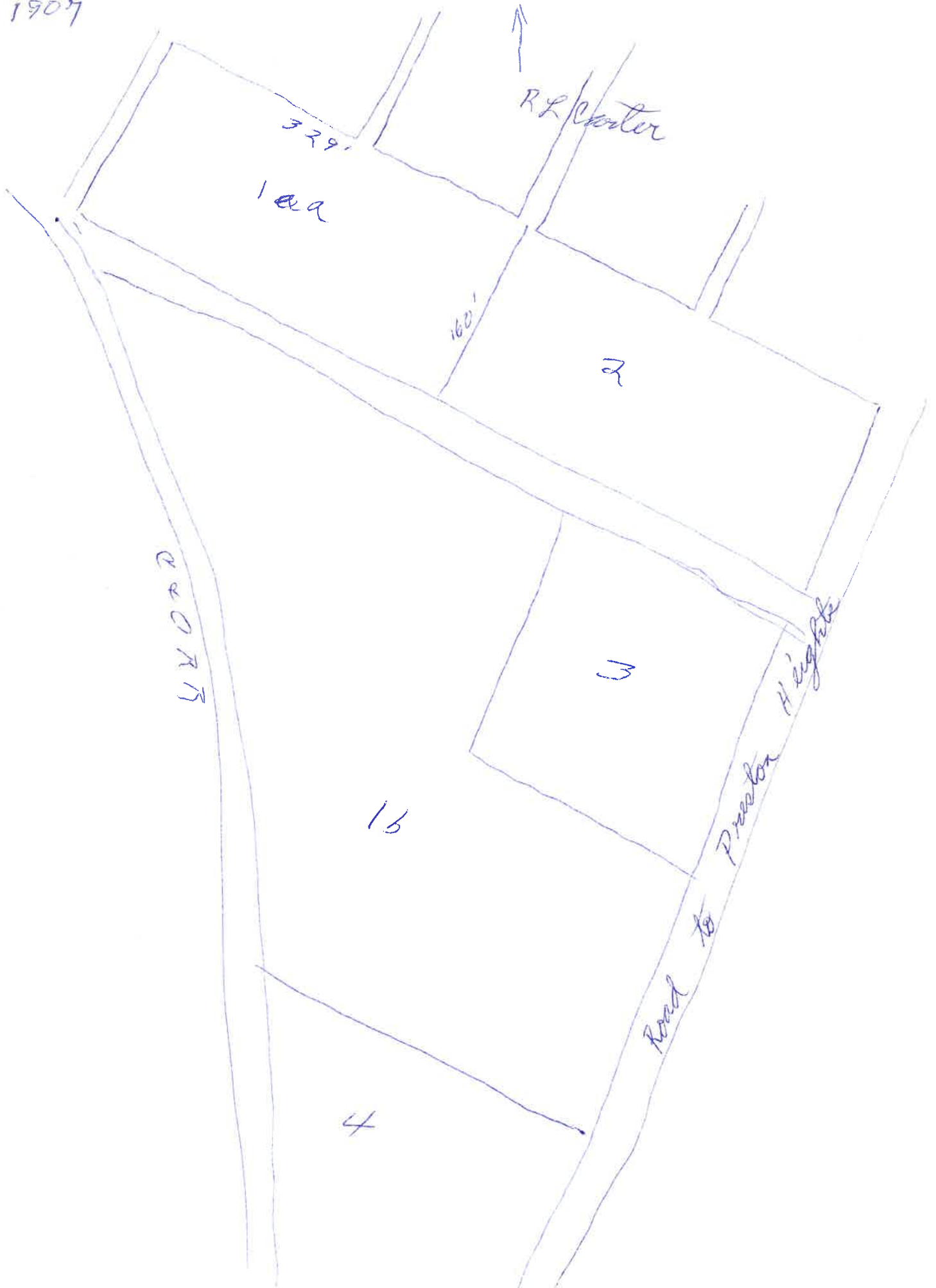
118-5-7 Lawson H Turner & sisters Ruth T Lofland & Nannie W Turner
6/28/1900 own fa L & Turner's estate
sisters get land adj' mother's 93-368 across 14th St
plots incl
all N & E of C+O & west of rd for ch'rs to Preston Hgts 8-10 ac.

114-458 Corrie Turner's lifetime int to revert to husb L H
1899 Turner after her death
adj' " " " on north side, A, on north side RR

57-312
1921



ADD B 136-294 Burtlett Bldg
1907



Tax - Value

1917	2nd an	1.27	U Va	1500 + 7000 = 8500	
		1	"	800 + 6500 = 7300	
		4.71	"	1200 + 6600 = 7800	
1907	AN Peyton	8 ac	U Va 1 m w	800 + 0 = 800	fr Lawson Turner
		1	" "	200 " 200	
		0.127	" "	1000 + 4000 = 5000	
1906	"	(the smaller track fr MC Anderson)			
	Lawson Turner	8 ac	U Va 1 m w	800 + 0 = 800	
	Charles F "	3 "	" " "	80 + 400 = 480	
	Mrs M P "	5 "	" " "	500 + 3000 = 3500	