

Architectural And Historic Survey



Identification

STREET ADDRESS: 163 Rugby Road
 MAP & PARCEL: none
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING: none
 ORIGINAL OWNER: Delta Tau Delta Fraternity
 ORIGINAL USE: Fraternity House
 PRESENT USE: Fraternity House
 PRESENT OWNER: Sigma Phi Fraternity
 ADDRESS: 163 Rugby Road
 Charlottesville, Virginia 22903

HISTORIC NAME: Delta Tau Delta/Sigma Phi House
 DATE / PERIOD: 1911
 STYLE: Colonial Revival
 HEIGHT (to cornice) OR STORIES: 2½ storeys
 DIMENSIONS AND LAND AREA:
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Winter 1983
 SOURCES: Timothy Bishop, "Fraternity Houses at UVA."

ARCHITECTURAL DESCRIPTION

One of the most pretentious fraternity houses at the University, this consists of a 2½-storey central block with a two-storey semi-circular portico, enclosed at the first level, and two-storey flanking wings. Wall construction is of brick laid in Flemish bond with glazed headers throughout the building. There are brick quoins at the corners of the central block. Projecting bands of vertical stretchers form stringcourses above first and second storeys in both the central block and the wings. Set on a high concrete foundation, the central block is three bays wide and single pile. There are two interior end chimneys with tapering caps. A 2-storey semi-circular portico covers the center bay of the facade. Four Roman Doric columns support a flat roof with Chinese Chippendale balustrade and an entablature with modillions. The first level is enclosed behind the columns to form an entrance vestibule. There are round-arched leaded fan windows at the sides, matching the fanlight (now replaced with a panel) over the entrance. Their concrete sills extend between the columns. Small engaged Doric columns flanking the 6-paneled entrance door carry an entablature with dentil moulding. There is a low brick-walled balcony at the second level of the portico on the roof of the vestibule. Access is by a 10-light French door flanked by short 6-over-6 light windows. There is a large segmental-arched dormer behind the portico with a Palladian window with coupled pilasters carrying an entablature. A brick terrace with bowed front extends across the front of the whole building. It has a wrought iron balustrade with low brick posts, and a semi-elliptical flight of concrete steps down to the quadrangle. Palladian windows are set within round arches with stone end blocks in the side bays at the first level of both front and rear elevations of the central block. Those on the facade have paired 14-light French doors with 6-light sidelights, while those on the rear elevation have paired 10-light casement windows with 4-light sidelights. All have Doric columns carrying an entablature with dentiled frieze and a half-round transom with wooden Gothic tracery. Windows at the second level are set between the two stringcourses. They have architrave trim and are double-sash, 8-over-8 light on the facade of the central block and at the ends of the wings, and 6-over-6 light elsewhere. A tall circular-headed window with Gothic tracery is located in the center bay of the rear elevation over the elliptical staircase. A segmental-arched pair of short 4-light casement windows lights the lower stair landing. Basement windows are 6-light hinged-sash. There are two gable-roofed, slate-walled dormers on the facade and three on the rear elevation. Each has a circular-headed double-sash window with Gothic tracery. Pilasters with inset panels support the cornice returns. There are also two low shed-roofed dormers on the rear elevation with small 2-light hinged-sash windows; these appear to be a later addition. The flanking wings were originally one-storey, flat-roofed, arcaded piazzas. The second storeys were added latter. The north piazza has probably always been enclosed as a sun parlor, with paired 10-light casement windows and half-round transoms with Gothic tracery set under the round arches. Access to the open south piazza is by two pairs of 14-light French doors with half-round transoms with Gothic tracery. The wings have flat roofs and parapets with cornices lacking the modillions.

HISTORICAL DESCRIPTION

University records show that the Delta Tau Delta House was built c. 1911 on University-owned land. It was the third or fourth house built by a fraternity at the University as a chapter house. There is nothing to substantiate the suggestion that it might have been designed by Stanford White or a member of the firm of McKim, Meade, & White. There is no mention of it in the firm's records, and it differs stylistically from their other buildings. A second storey was added to the two side wings, apparently sometime after 1957, according to Sanborn Maps. Delta Tau Delta went inactive in 1946, but a group of its members kept the house and formed a local society called the "The Serpentine Club". It became a chapter of Sigma Phi in 1953.

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: Delta Kappa Epsilon Fraternity House

Address of property: 1820 Carr's Hill 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 D.K.E. Corp.; c/o Thomas C. Bell, Jr.; Timberlake Smith, Thomas and Moses

Street P. O. Box 2566 City Staunton

State Virginia Zip 24401 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

Delta Kappa Epsilon Fraternity HISTORIC PRESERVATION
CERTIFICATION APPLICATION-

NPS Office Use Only

Property Name
1820 Carr's Hill Road, Charlottesville, VA PART 1

Project Number:

Property Address

Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance:

Not quite as large as most University of Virginia fraternity houses of the same period, the Delta Kappa Epsilon house consists of a pedimented 2-storey, 3-bay central pavilion flanked by 2-storey, 1-bay side wings. Its brick is laid in Flemish bond throughout. The medium-pitched hip roof is covered with slate and has a boxed cornice with dentil moulding. There is a wheel window in the pediment. An un-capped chimney is located interior to the rear wall of each side wing. Windows are double-sash, 8-over-8 light, with architrave trim. Those at the first storey level are somewhat taller and jack-arched. A one-storey entrance portico covers the center bay of the facade. Four Tuscan columns support a flat roof with an entablature and roof balustrade. The 6-paneled entrance door is flanked by paneled pilasters and sidelights and has a semi-elliptical fanlight with wooden tracery.

Date of Construction: 1914 Source of Data: University of Virginia records

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, these houses represent an important aspect of student life at the University of Virginia.

Delta Kappa Epsilon is the oldest fraternity at the University of Virginia, Eta Chapter having been established in 1852. In 1888 it was the first fraternity to be granted permission to build on University land. Fund-raising was a problem, however, and this house was not built until 1914. (Meanwhile, the fraternity became the first to own a house, with its purchase of a house on Fourteenth Street in 1899).

More architecturally conservative than some of the other houses, the DKE house has been called "one of the most academically Palladian Georgian houses". Unfortunately the architect is unknown. The facade is highlighted by the handsome semi-elliptical arched entrance with its delicate wooden tracery. On the interior, the focal point of the great hall is the five staircase with spiral newels and delicate balustrade, which rises seven steps to a landing and then branches into two separate flights which rise along the rear wall.

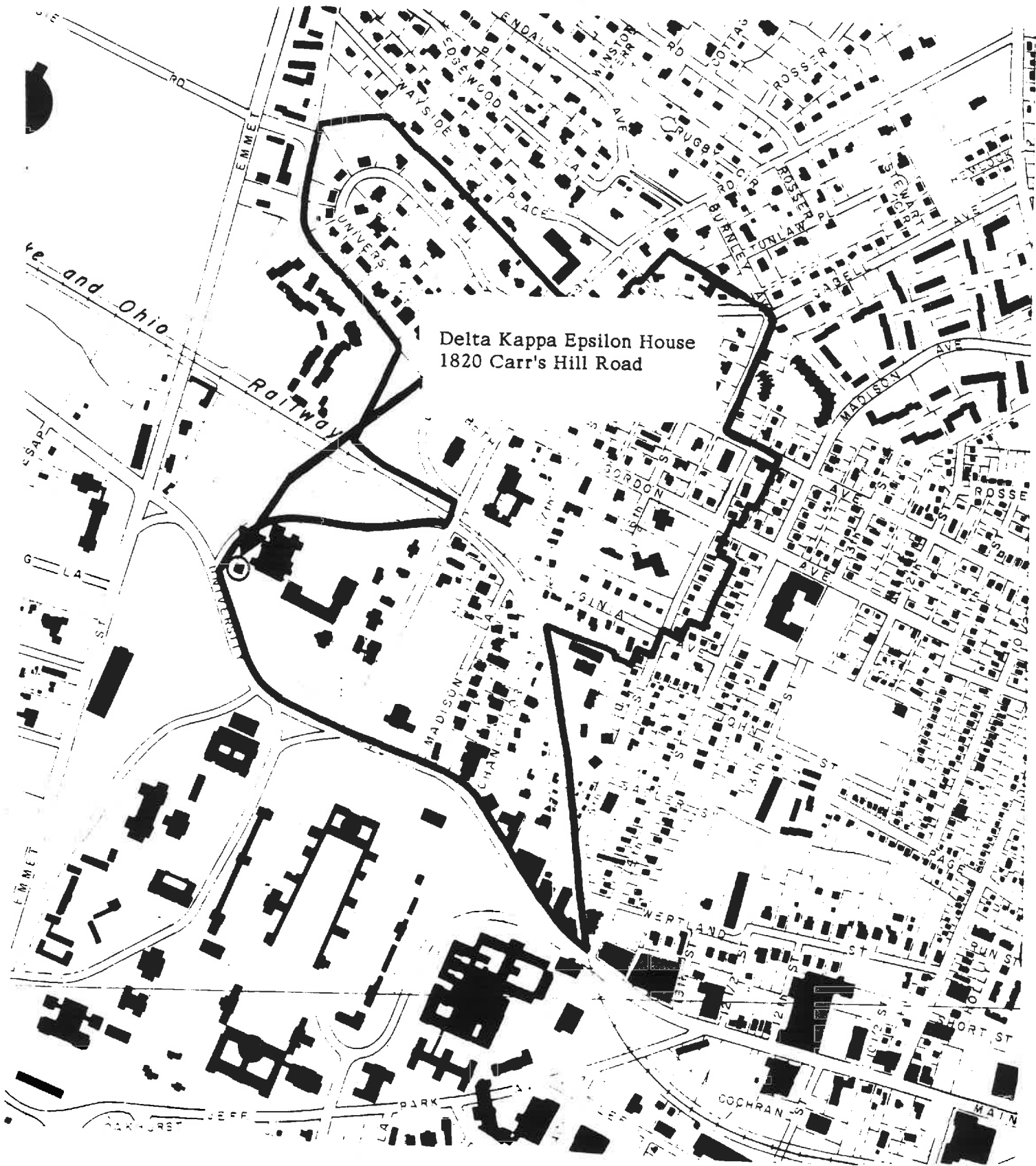
It was the first fraternity to build on the steep and somewhat isolated western slope of Carr's Hill.

7. Photographs and maps.

Attach photographs and maps to application.

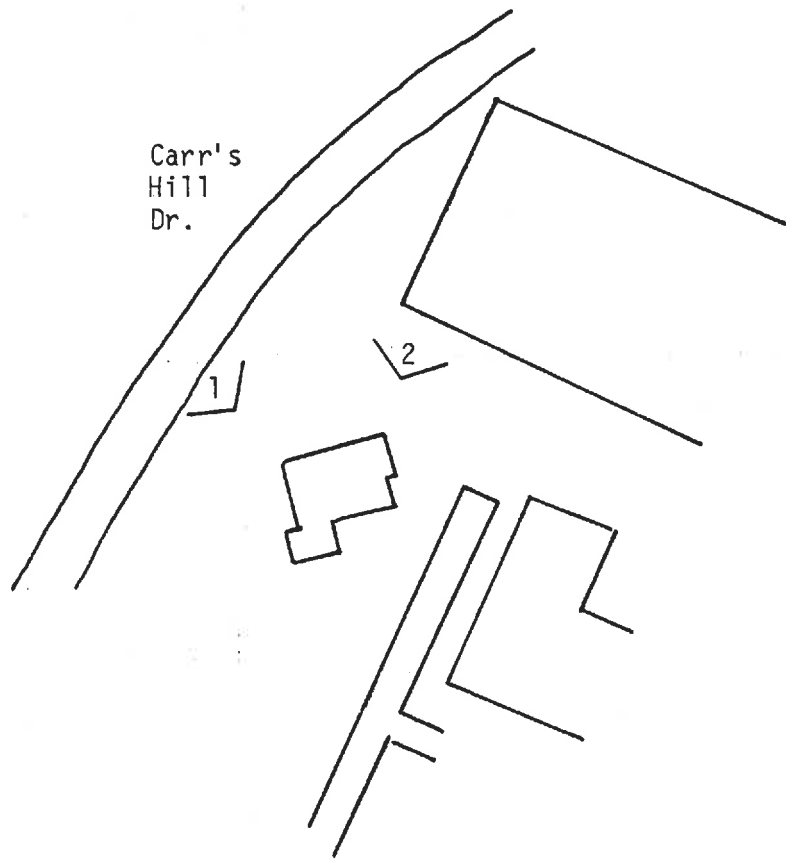
Continuation sheets attached: yes no

RUGBY ROAD - UNIVERSITY CORNER
HISTORIC DISTRICT



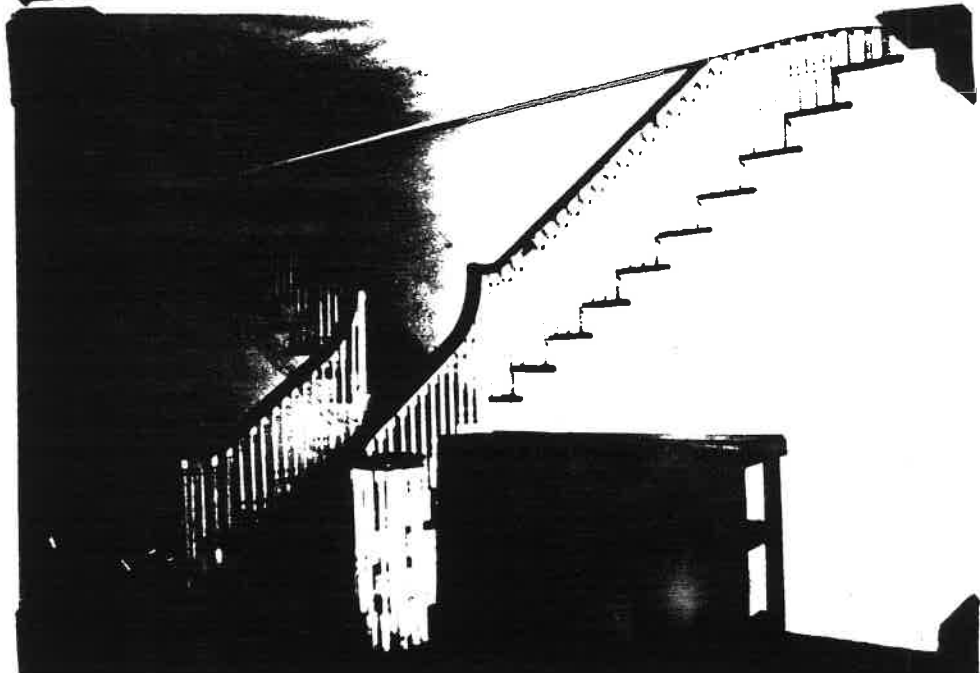
Scale 1" = 600'

DELTA KAPPA EPSILON FRATERNITY HOUSE
1820 Carr's Hill Drive



Numbered arrows show location where photographs were taken

 N
No Scale





VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

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

Page 1 of 2

Street address 163 Rugby Road
Town/City Charlottesville
Historic name Sigma Phi House (formerly Delta Tau Delta)
Common name

- 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 checked="" 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 <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"/> 8 <input type="checkbox"/> _____ <i>Main block</i> |

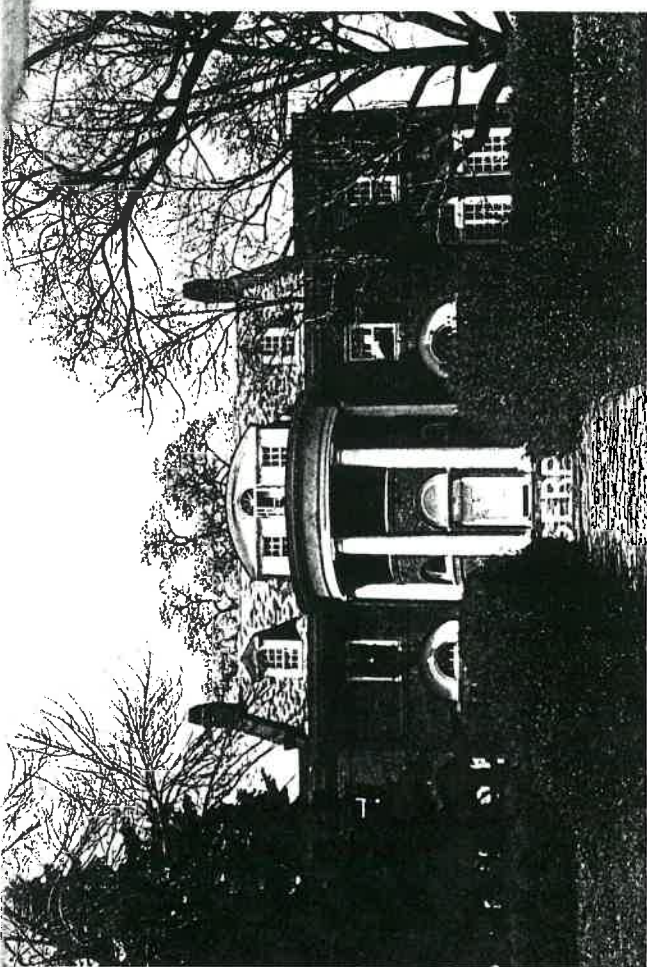
| Porch | Stories | Bays | General description |
|--|---|---|--|
| <input checked="" type="checkbox"/> yes <input type="checkbox"/> no | <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> _____ | <input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 1 (side) <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> _____ | Semi-circular portico with four Roman Doric columns and inset brick 1-story vestibule. |

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 |

Style/period Georgian Revival Date 1911 Architect/builder

Location and description of entrance Entrance is at front through a door with blind fanlight into a brick vestibule with lunette windows.



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

One of the largest and most distinctive of UVa fraternity houses, Sigma Phi features a semicircular two-story front portico embracing a 1-story brick vestibule. The main floor features Palladian windows set in blind arches. Brickwork is of high quality, displaying quoins and a soldier-course belt line. The central oversized dormer with segmental-arched-roof opens onto the top of the portico.

Original wings extend at either side. Judging from the brickwork, the top story of the S wing has been added or altered.

Historical information

Delta Tau Delta fraternity house was built ca. 1911 on university-owned land. The local chapter of this fraternity split in 1946, with the house being retained by the divergent group, who formed a local society called the Serpentine Club. In 1953 this became a chapter of the Sigma Phi national fraternity.

ATA - ΣΦ (~~rest~~ cent. quad.)

2 1/2-5, 3-bay, single-pile, w/ flanking ^{1-bay} 2-3 wings
high found., corne, w/ com water table

~~Building~~

step gable roof, , parapet gables, proj eaves w/ bold cornice w/ modillions

^{intly} 2 ~~ext~~ end chim w/ tapering caps

2-5 semi-circular portico, 1-bay, 4 Tuscan columns support ~~ent~~ flat roof w/ entab w/ modillions

filled in behind columns at 1st level by semi-circular brick - proj bay (vestibule).

ent: 6 panel door, sm engaged Tuscan column carry entab w/ dentiled cornice; round arch above w/ panel in place of fan w/ springs for ~~corn~~ band which cont around proj & in sill for ~~all~~ round-arched ^{leaded fan} windows ~~on~~ side

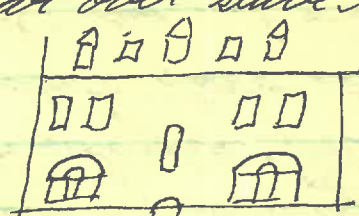
^{low} brick-walled balcony over proj; c 10-l door flanked by short 6/6

side bay facade 1st ~~st~~ level:

~~Brick~~ Palladian window set within brick round arch w/ corne end blocks, but no keystone; pr 14-l Fr door, 6-l sidelights without panels, Tuscan columns carry entab w/ dentiled ^{at ent,} fringe over sidelights; ^{wooden} both tracery in half-round transom; white stucco within arch

side bays rear 1st level; same, but windows: 10-l casement w/ 4-l sidelights

Flem ^{w/ glazed headers,} bond, — sides, incl wings, proj band vert stretchers form string course incl one above 2nd story & some distance below roof on both cent block & wings; brick quoins at corner cent block

set bet 2 string courses
 2nd level windows s/s ^{on facade} ^{& ends of wings} cent block 6/6 ^{on rear cent block} ^{between} ^{rear wings}
 arch brim, lowered shutter on facade
 tall round circular-headed window of wooden Gothic tracery cent rear over stair landing; ^{sq. bricked}
 rear fenestration: 
 3 bays

on rear: 3 gable-roofed dormers of slate sides, pilasters of inset panels supporting cornice returns, circular-headed double-sash window of Gothic tracery; 2 on facade
 2 shed-roofed dormers of slate sides & sm 2-l hinged


flanking wings:
 flat roof of plain ^{parapet} ~~parapet~~ cornice cont around, but without modillions
 arcaded porch at 1st level - ^{round-cased} 2 bays facade, 3 end
 S: conc floor, 2 or 14-l Fr doors of half-round transom of Gothic tracery, round arch of conc end block
 N: sun parlor encl w/ 10-l casement of half-round transom of Gothic tracery corner pilasters
 both 2nd storeys are later, same bond; sun parlor encl orig.?
 (check parties too)
 basement windows sq cased 6/6

spiral wrought iron fire escape fr rear S wing

brick terrace across entire facade, bowed front, wrought iron bal of brick ^{columns} pilasters, semi-cyl fl conc steps

parapet gable ends

Σ φ

curved stair at near cent ent hall 

paneled chimney breast around fireplace in N room

large seg dormer cent facade

pr 8-10 l ~~of~~ Fr door w/ fanlight, on 6/6 windows,

coupled pediments ^{w/ entab} = very wide Palladian window;

~~of~~

City Div

$\Delta T \Delta$

163 Rugby

$\Sigma \phi$

1953

ml

The Sycamore Club

ml

1962

ml

$\Sigma \phi$

163 Rugby

$\Sigma \phi$

