

Architectural And Historic Survey



431

Identification

STREET ADDRESS: 169 Rugby Road
MAP & PARCEL:
CENSUS TRACT AND BLOCK:
PRESENT ZONING:
ORIGINAL OWNER:
ORIGINAL USE: Fraternity House
PRESENT USE: Fraternity House
PRESENT OWNER:
ADDRESS:

HISTORIC NAME: Zeta Psi House
DATE / PERIOD: 1926
STYLE: Jeffersonian Revival
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA:
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Spring 1982
SOURCES: County Records Bernard P. Chamberlain
 Sanborn Map Co. - 1920, 1929

ARCHITECTURAL DESCRIPTION

The design of the Zeta Psi House is based on Thomas Jefferson's original design for Monticello. That consisted basically of the western half as it stands today, but two full storeys tall and with a 2-storey pedimented portico on the east. It is believed, however, that the second storey of the portico was never built. Jefferson stopped work on Monticello c. 1780 and began to rebuild it in the present form when he returned from France in 1789. The massing and many details of the Zeta Psi House are the same as in the first version of Monticello. It consists of a 2-storey central pavillion with a 1-storey pedimented Roman Doric portico centered on the facade and a semi-octagonal projecting pavillion centered on the rear elevation, and a 1-storey semi-octogonal wing at each end. It lacks Monticello's west portico (which was planned, but probably not built until the house was remodeled) and its dome (which was not a part of the first version of the house). The house is set on a high foundation with a slightly projecting band of vertical headers forming the water table. Walls and foundation are constructed of brick laid in Flemish bond. The central block is seven bays wide and single pile. It has a medium pitched T-shaped hip roof covered with standing-seam metal, painted red, with a boxed cornice. An entablature with triglyphs and dentil moulding just below the second storey windowsills serves to de-emphasize the second storey somewhat, although not to the same extent as is done in the final version of Monticello. This entablature is continuous around the entire structure, including the portico and the 1-storey wings. There is a half round fan window in the pediment. Windows have architrave trim and louvered shutters. Those under the portico and in the one-storey side wings are double-sash, 6-over-6 light, with an entablature. All other windows at the first level are triple-sash, 8-over-8 light, with an entablature, Chinese Chippendale balustrade, and brick spandrel. Windows at the second level are double-sash, 8-over-8 light. Basement windows are 8-light hinged sash. There are three interior end chimneys, another digression from Jefferson's plan. The wings have nearly flat roofs with brick parapets. The entrance door in the center bay of the facade, with eight raised panels, has an entablature with dentiled cornice and a pediment. The floor plan of the first level is similar to that of Monticello. Interior woodwork has architrave trim. Windows in the entrance hall and the octagonal parlor have entablature with a Greek fret band. A Palladian arch separates the two rooms. A three-flight open stair rises from the south end of the entrance hall.

HISTORICAL DESCRIPTION

The Zeta Psi fraternity house stands on land belonging to the University and leased to the 'fraternity in 1925. A deed of trust indicates that construction was begun immediately (ACDB 191-135). The house was completed in 1926. The architect was Louis Voohees who was at one time associated with Fiske Kimball at the University.



VIRGINIA
HISTORIC LANDMARKS COMMISSION
SURVEY FORM

File no. 104-70
Negative no(s). 5062 (19)

| | |
|--|---|
| Historic name County/Town/City <i>Albemarle, Charlottesville</i> Street address or route number <i>169 Rugby Road</i> USGS Quad Original owner Original use Present owner Present owner address Present use <i>fraternity</i> Acreage | Common name <i>Zeta Psi House</i> Date or period post 1920 <i>1925</i> Architect/builder/craftsmen <i>Fiske Kimball</i> ✓ Source of name Source of date Stories Foundation and wall const'n Roof type |
|--|---|

State condition of structure and environs *fair*

State potential threats to structure

Note any archaeological interest

Should be investigated for possible register potential? yes ___ no X

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

169: brick (Flemish bond); 2 stories, gable roof, 8 bays, pedimented portico with four Doric columns; Colonial Revival; circa 1920's; full entablature, pedimented framed entrance, 1st and 2nd stories: 8/8 lights, wood sash windows; shutters, two exterior chimneys flush with end gables; raised porch, high basement; replica of Thomas Jefferson's 1st design of Monticello; fraternity; post 1920

Interior inspected? *no*

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

not on 1920 Sandborn map

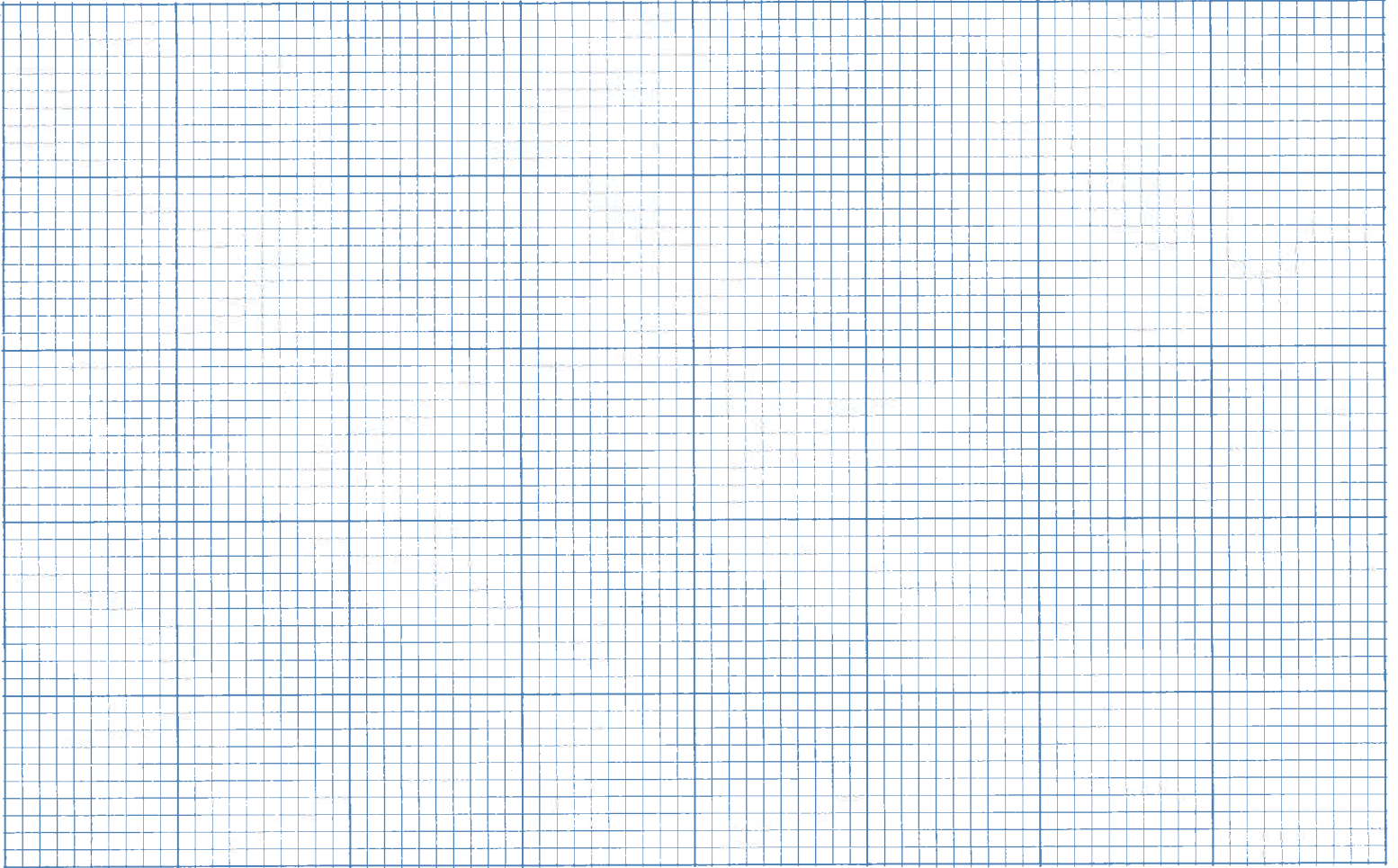
Sources and bibliography

Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

Douglas Fannotege U.Va. Architectural History

Date

March 1980



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7229; 7231

Page 1 of 2

Street address 169 Rugby Road
Town/City Charlottesville

Historic name Zeta Psi House Common name same

- 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 <i>interesting</i> <input type="checkbox"/> flat <input type="checkbox"/> other: _____ | <input checked="" type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input type="checkbox"/> not visible <input checked="" 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"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented <input type="checkbox"/> hipped <input type="checkbox"/> _____ | <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input checked="" 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"/> 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"/> _____ | Jeffersonian 1-story Roman Doric portico (tetrastyle) |

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"/> <i>fraternity</i> |

Style/period Jeffersonian/Georgian Revival Date 1926 Architect ~~XXXX~~ Louis Vorhees in collaboration with Fiske Kimball

Location and description of entrance Single front entrance with pedimented head.



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

This is the purest "Jeffersonian-style" fraternity at UVA, having been designed by a disciple of architectural historian Fiske Kimball. The building is based on the original plan of Monticello, having semi-octagonal bays on three sides, and an abbreviated upper story.

Historical information

When built, this was the most expensive UVA fraternity house to date, costing \$40,000. It was erected for Zeta Psi fraternity, which still occupies it.

Source T. Bishop, "Fraternities at UVA."
Surveyed by Jeff O'Dell, VHLC Date 9-83

Zeta Psi

49-236

Beta Chapter of the Zeta Psi Fraternity of No. Am., Inc. ->

11/1/1924

Sabel P. Williamson

\$13,000

fraternity home ~~at~~ on west side of Rugby Rd, ~~and~~
lot purchased 1920 (36-135)

ACDB

Beta Chapter of Zeta Psi ... -> John S Battle & EHT Thomas, ^{#20,000} trustees

191-135

deed of trust on lot & any bldg hereafter erected, on Rugby Rd

6/15/1925

~~to be used~~ lot "to be leased to Beta Chap by Rector & Visitors
of U. Va.", contract to be executed 6/15/25

* 6/9/82

Bernard Chamberlain

~~Monticello~~

~~Monticello~~

architect

andp Louis Vorrhees

{ connected w/ UVA ^{at one time}
later NC, rest of life

built

c. 1930

agreement w/ UVA

99yr renewable lease

adaptation of Monticello

most beautiful part at UVA once
was beautiful ~~to~~ chapter room ~~down~~ downstairs,
now converted to dining room
beautiful parlor, once beautifully furnished

3-floored well stair, dec rail
 Palladian arch (w/ coat closets) into oct-ended
 arch, trim, ^{raised} railed window recesses in hb & doors
 Cornice of brick put over windows in ent hall & parlor

2-storey, ~~Wing~~, single pile, w/ 1-2 ^{semi} oct end wings, full basement
 high found; water table = ^{floor} band vertical headers
 walls & " Flem bond ^{st proj} basement aboveground NW corner

~~center bay of facade projects & has 1 storey ped portico~~
 entab w/ triglyphs & dentilled cornice bet 1st & 2nd
 storeys, ent around portico & wings
 ped supported by 4 Tuscan columns; half-round wheel and
 portico floor con

windows: lowered shutters ^{on facade ends only now}, arch trim
 side bays ^{near parlor} facade, 1st level: floor-length 8/8 w/ thin lip bal,
 " " " " 2nd " : 8/8 } fringe & cornice, back
 " " " " , basement: 1/2 sized 8-1 hinged sashes
 as in portico: 6/6 w/ fringe & cornice
 2nd level, in sides of proj center bay: circular wheel
 semi-oct wings: 6/6 w/ fringe & cornice

low-sloped hipped roof, red iron, boxed cornice, T-shaped
 2nd story windows touch both cornices

3/4 int end chim w/ cap & string course, & other small for furnace

ent: A ped w/ dentilled cornice, fringe, arch, trim; & raised bands

wings have nearly flat roof w/ brick parapet

→ semi-circ proj center bay rear — 1 or 2-story?

1930 Corker & Curle -

Dr Fitzhugh, Dean Rank, Wm R Duke Jr, Bernard Chamberlain,
estab U Va 1868

Paul B. Barringer

picture prob. not this house

1931 " " " " " " , same as 1930

1932 " this house, definitely

Beta Chapter of Zeta Psi

founded at NYU 1847, Beta Chapter 1868

1925 in front of columned porch of ashlar masonry found, brick base

1926 picture - ~~is~~ I think present house
BFD Rank in college

