AN ARCHITECTURAL HISTORY OF ETA

A Survey of ETA’s Physical Homes

On November 26, 1852 the Eta Chapter of Delta Kappa Epsilon was founded. It was not until May, 1853, however, that our Charter Members Abrahams, Rogers and others formally sought the faculty’s consent to be admitted on the grounds of the University of Virginia. As described in Philip Alexander Bruce’s (H DKE 1874) History of The University of Virginia, 1819-1919, our earliest Brothers

“... candidly acknowledged that, as the purpose of its organization were not disclosable, they possessed no warrant to state what were its rules and usages, except so far as to say that these were consonant with law and order. The reply of the Faculty to this application was expressed with equal frankness: they asserted that they had no mistrust whatever of the motives of the petitioners, but as the proposed society was admitted to be covert in its by-laws and its aims, it was unquestionably open to grave abuses, which might have a tendency to nourish further that insubordinate disposition which had so often flamed up among the students. For this reason, the authorities refused, though with reluctance, to assent to the request.”

Despite the faculty’s stated reason for denial, it seemed that academic officials were indeed mistrustful and suspicious of the secret nature and the unknown intentions of fraternities in general and considered their social characteristics to be counter to those of an institution devoted to higher learning. But, in spite of faculty animosity, their refusal was soon thereafter wisely recalled, for during the session of 1854-55, the Brothers were meeting regularly and under no ban. This recognition of our Chapter led to a quick succession of other fraternities so that by the Civil War 5 more had been formed, and by 1890 a total of 18 fraternities had been founded at the University.

In those early years, finding a place for the fraternities “secret” meetings was difficult because they had to avoid both the University officials and other “spying” fraternity men. In addition, no special places existed yet for their use and no chapters had either the need or the financial means for an entire house, thus they had to utilize whatever was available to them. As Brother Bruce further describes:

“It was the supreme characteristic of the Delta Kappa Epsilon fraternity, as of all its fellow associations, that its proceedings were hidden behind an oriental veil. The place of meeting was as scrupulously concealed as the den of an untamed animal in the jungle. It was usually a contracted attic-room under the roof of some college building which was not often visited at night. The hour for assembling always fell after dark, and as it drew near, the members of the fraternity would leave their respective dormitories with the furtiveness of conspirators, and make for the place of rendezvous by a route that doubled upon itself like the trail of a hunted fox. The members of the other fraternities were always on the alert to detect any suspicious movements on their rivals’ part; and in order to avoid detection, the latter were forced to dodge in and out of those gloomy and tortuous alleys, which so often offered a cover for the advances and retreats of the stealthy rioters of those tumultuous times. Indeed, so far, it is said, did the Eta chapter of the Delta Kappa Epsilon fraternity stickle for its mole-like privacy, that it protested against the publication of the official letters that were, from time to time, sent in by it and its sister chapters, because this was thought to amount to the divulgence of the fraternity’s secret history.”

This is not to suggest, however, that this pursuit of secretiveness had “a tendency to nourish further that insubordinate disposition which so often flamed up among the students” as the faculty had feared would come to pass when they originally denied our application for admission. In fact, Hilary A. Herbert, who was Secretary of the Navy in President Cleveland’s cabinet, was a member of the ETA chapter during the sessions of 1854-55 and 1855-56, and has recorded his recollections of its working, “We had many interesting debates and a number of
fine papers read,” he says. “We strove to keep up a high standard, requiring always both character and scholarship in candidates for admission.” The tests, it appears, were: fair abilities, agreeable social qualities, and the disposition and manners of a gentleman. “I remember,” continues Mr. Herbert, “being very much chagrined at the rejection of a warm friend, because his class standing was not up to the mark.” In addition, on the roll of this chapter, during the session of 1860-1, there were found the names of at least eight members who sacrificed their lives for the cause of the Confederacy. Among them were the supremely knightly spirits of Randolph Fairfax, W. T. Haskell, and Percival Elliott. There were, during this interval, two members who were destined to become bishops of unusual distinction in their church denomination; two celebrated scholars in ecclesiastical history,—Dr. Dubose, of the University of the South, and Dr. Toy, of Harvard; several professors in advanced seats of learning; members of Congress and the State legislatures; prominent judges, lawyers, and physicians; and equally conspicuous representatives of other callings. Not less than eleven of their number carried off the highest scholastic honor of the institution, the degree of master of arts.

It should be noted that the Eta chapter became inactive from 1861-1865 due to the “War between the States”. In fact, upon our reactivation in 1866 every brother but one in the DKE fraternity had served as an officer or soldier in the ranks of the Confederate Army. But following the close of the war, the versatile activities of the DKEs and the other fraternities were renewed as they tried to recover the full tide of their former prosperity. Not coincidently, fraternity life reached such popularity that between 1865 and 1897 it is calculated that at least twelve new chapters were chartered at UVA.

Slowly we DKEs and the other fraternities became less secretive about our meeting places and searched for larger, and thus more public, locations. As a result, chapters would try to take over sections of the Lawn or the Range rooms by having Brothers live in a string of adjacent rooms. Indeed, it has been reported that the DKEs first chapter house, if it may be so called, was a small room on one of the Ranges of the grounds subsequently occupied by a section of the chemical laboratory. In the 1880’s, the DKEs employed “Buckingham Palace,” a small house at the southern extremity of the Carr’s Hill Dormitory complex, which is still standing today, and now used as an outbuilding for the President’s residence (see below). This represented one of the first attempts by any fraternity to actually utilize a chapter house at the University of Virginia.
For a variety of reasons, however, these informal and confined meeting places such as “Buckingham Palace were unsuitable for both ideological and practical reasons. It was difficult for the DKEs and other fraternities to develop a truly close, intimate brotherhood if it only was together once a week in some room or small house. In addition, the fraternities desired better physical accommodations. They wanted more space, more comfort and the modern conveniences and luxuries as provided in city clubs. Moreover, there was no student union at the time, no place of recreation except the gym and no place for entertainment until 1905 when Madison Hall was built. Housing itself was also a problem for the Brothers because there simply wasn’t enough until the Monroe Hill dorms were built in 1928-29. In the late 1800’s the University also began to regard fraternity chapter houses as a means to provide additional housing. Because the University recognized that it would not have to “supervise” the conduct of those fraternity men if so accommodated, the University administration became more receptive to the notion of building houses. For these reasons, and the fact that nationally fraternities were increasingly buying or building houses, the DKEs and the University’s other fraternities began seeking both the means and locations for chapter houses.

The first documented effort occurred on November 23, 1888, when the DKEs requested to build a house on University owned property. The next day, the Board of Visitors granted the fraternity permission “to erect a brick building... on ground between the Post Office and the Railroad, or on a site... on Dawson’s Hill, as the said society may choose.” According to James M. Garnett, a DKE, the designs were completed with construction expected to begin very soon. But our desire to be both the first on the Grounds, and the first to build a chapter house failed, due to a delay in collecting the necessary funds. A decade later, on October 10, 1899, DKE again received permission to build, this time on Carr’s Hill on a site chosen by the superintendent of Grounds. However, this plan also fell through, and instead we bought a house later in the month at 110 14th Street (now demolished), and thus we became the first fraternity to own a chapter house (See below).

![14th Street House - The First House We Actually Owned - Purchased October 1899](image-url)

It was the Delta Psi fraternity, (The Hall) which most consider as having first managed to both purchase a lot and actually construct a house, which they did from 1900-1902. However, it may actually be debatable
whether DKE built or bought our house on 14th Street. Philip Alexander Bruce claims DKE “built” the first chapter house in October of 1899 but he uses built to mean “convert” in reference to other houses and later in his histories appendix he states that DKE only received permission to build but that finance problems caused a delay. The Alumni News says the DKE was the first to own a house, but does not say how we acquired it. The DKE Catalogue of 1910 stated it was built in 1898 and the property bought on which it stands and that it was owned by us absolutely. It does not state clearly, however, who built the house. But its general appearance, small size, and off-grounds location suggest that it was originally a family residence. And, although it was a modest frame building, it was apparently well suited to the DKE wants at the time. It contained, on the first floor, an entrance hall, library and billiard room while on its second floor it had sleeping accommodations for four. There was also a bath, with hot and cold water, steam heat and electric light. It was at first designed to serve more as a lodge than as a place of actual residence.

However adequate to the DKE needs of 1899 the 14th Street house may have initially been, by 1912, our Brothers found themselves collaborating with a Boston landscape architect, Warren H. Manning, on the location of a new house, which the fraternity hoped to construct. The University had hired Mr. Manning in 1908 to work for four years at $250 per annum in order to put some sort of organization into the University’s expansion. His hiring had followed a 1907 Board of Visitors meeting wherein a professor from a committee studying the lease of grounds to fraternities stated:

“The services of a competent landscape architect should be secured to make a proper plan of the grounds that may be used for the purposes of such buildings, and all improvements shall be made in accordance with such plans... especially with reference to Carr’s Hill. It seems important the natural beauties of the location should be considered and preserved, and no buildings should be erected there until the style of architecture is approved, and to that end the assistance of a consulting architect should be obtained in all instances.”

To this end, Mr. Manning drew several schemes of a quadrangle area varying both the arrangement and number of fraternities involved. He indicated a road, then unbuilt, to run along the north and west faces of Carr’s Hill over to University Avenue. This road would provide access for future fraternities located on the sides of Carr’s Hill. His overall plan provided for many fraternities to be grouped on Carr’s Hill: three formally in the quadrangle, and the rest informally behind it and along “College Road”, which is now called Culbreth Road, but for many years before was known as Carrs Hill Road. (See below)

Manning’s plan for the quad became reality when the board granted a portion of it to Kappa Sigma in 1908 and another to Delta Tau Delta in 1910. Both houses were completed in 1911 at a cost of about $20,000 each. DKE was then one of four other fraternities which followed suit. While the Board of Visitors on November 12, 1912 had granted DKE permission to construct a house on either of two lots marked on Manning’s plan of the quadrangle, DKE instead chose to be the first to build on the western side of Carr’s Hill because of the Board’s subsequent decision in December, 1912 to build the new road for fraternities as Manning had suggested. At that time this vacant, wooded area of Carr’s Hill also offered isolation and privacy which appealed to the secretive nature of our fraternity. While the Brothers experi-
enced great difficulty in gathering enough funds to build the house they finally succeeded with the help of a $6,000 loan from the University, which was approved on May 8, 1914.

In the 1916 DKE Alumni Association Brochure our brothers give the following account of getting the house built:

In the session of 1910-11 it became plain to the members of the active Chapter that in order for the fraternity to keep up its long standing excellence at the University, it would be necessary for Eta Chapter to have new quarters. From this time the question of a new house was agitated more or less until the Fall of 1912 when the first real steps to secure such accommodations as should be proper for our Chapter, were taken. A lease of land for building upon University property was secured from the Rector and Board of Visitors for a ninety-nine year term. The privilege of borrowing one half the money necessary to put up a suitable structure upon such land accompanied this right secured from the University. At the same time a circular letter was sent out to all the alumni and in the Fall of 1913 a more organized effort was extended and a committee composed of Catesby L. Jones, H. M. Robertson and Pichegru Woolfolk, treasurer of the Building Fund, sent numerous letters to the alumni urging that they respond to this crying need of the fraternity. The answer was encouraging and in the Spring of 1913 the committee felt justified in selling the 14th Street House in order to give funds sufficient to let the contract for a new house upon University property at once. The sale of the house netted $2,815.79. This together with the amount raised from the alumni and promises therefrom allowed us to let the contract for the building of the house which was finished in April, 1914. It was discovered soon after the building was started that “Eta chapter of Delta Kappa Epsilon Fraternity,” a corporation chartered under an act of the Legislature in 1989, for the purpose of holding property for Eta Chapter was not adequate and with the aid of Bros. R. C. Minor and Murray G. McGuirre a new corporation was organized to which the old one deed all its right, title, and interest in the property. The new body is a non-stock corporation whose governing board is composed of five trustees elected by themselves for terms of two years. Three alumni and two active members of the Eta Chapter of D.K.E. constitute this board of trustees.

In order to pay off the present indebtedness and the interest thereon, as shown by the statement following, and keep the title to the property clear, the trustees of the corporation allow the use of the house to the Chapter upon the basis of a lease at a rental of $800.00 per annum. In addition to this in order to put the affairs on a firm financial and business basis it is purposed to have each member of the Chapter as he leaves sign 10 notes for $10.00 each, one due at the end of each year for his first ten years out.

For those of our alumni who have not visited us in the past three years, and especially to those who have helped us secure our new home, we may explain that our house is a beautiful example of old colonial Virginia architecture, in harmony with the general University buildings. On the first floor there is a large entrance hall, the parlor, the sitting room and study, and two bed rooms with bath. Ascending the dividing colonial staircase we find on the second floor, ten bed rooms, a bath room, and shower. In the basement there is a large meeting room and the cellar, the attic or third floor being unfinished and left for some future purpose.

The location of the house is on the West side of Carr’s Hill, surrounded by five old trees and commands a beautiful and sweeping view of Lambeth Field, the University buildings, and the panorama of the valley and the distant Blue Ridge. The University has built a road for us connecting the Ivy and Rugby roads through the woods, giving us access
in either direction, and have also built for us a private path. There are no other houses near us and by agreement our position and view are indefinitely assured on this beautiful site.

We hope that it is understood by all our alumni that a cordial invitation is always extended to visit us at the house, and that whenever at the University they will find a room and a welcome at the home of their old Fraternity Chapter.

Although our new DKE house was the smallest one of any fraternity constructed at the time, costing only about $15,000, it received rave reviews as the following account from the *University of Virginia Alumni News* attests:

And so the “Dekes” have sold their Fourteenth Street establishment and have erected a beautiful and commodious new chapter house for themselves on Carr’s Hill.

The new Deke house, or “Bleak House,” in contradiction to the fact, as perverse observers are wont to call it, has a commanding view of the Blue Ridge Mountains, situated as it is on the western slope of the hill. To the left stretches the Ivy Road, to the right are the Chesapeake and Ohio railway tracks, and just beyond lies Lambeth Field. A drive is being constructed from the Rugby Road bridge over the Chesapeake and Ohio tracks, which will pass directly in front of the house and will then complete an arc by joining the Ivy Road. In addition the house will be reached by a footpath running along the high terrace in front of President Alderman’s.

The house itself is of colonial design. Mr. Bradbury, the architect, has been most successful in making the building harmonize with the prevailing University architecture. [Eugene Bradbury, a Charlottesville Architect, also designed the People’s National Bank (now
the Central Fidelity Bank building) downtown, the present Student Health building, and fraternities at other schools.] A small portico supported by four Doric columns is the striking external feature of the house. Although the columns are only one story in height, the effect is pleasing, the less imposing exterior giving the impression of homelike comfort rather than of cold display. The conventional red brick is employed. A slanted roof, gracefully gabled, tops the structure.

In the interior the main hall, thirty-six by eighteen, will be the largest room. A beautiful stairway, dividing into two branches at the second floor, rises from the main hall.

To the right is the billiard room, and to the left the library. Large cheerful fireplaces are in both these rooms. On the first floor there will also be a lavatory and two guest rooms. An abundance of light will be furnished by the windows which are placed at every appropriate point.

The second floor will be entirely used for bedrooms. Eight small rooms and one large one are on this floor. Two lavatories have been deemed sufficient.

The basement contains the furnace room and a room specially designed for holding informal public entertainments.

The house has been constructed throughout in the very best way commensurate with the funds at hand. Concrete foundtations, solid brick walls, double floors, and the most durable woods have been used. Simple dignity and comfort rather than ostentatious display characterize the structure. The “Deke” of today (1914) are indeed to be congratulated.”
The article notes that the architectural style of our house on Carrs Hill is of Colonial design but it is more accurate to refer to it as Colonial Revival, which is so well described by fellow Eta Brother Timothy L. Bishop in his very informative 1981 Independent Study *Houses at the University of Virginia: Their History, Their Architecture* from which much of the information contained herein was taken. This Colonial Revival style represents a return to or “revival” of the earlier Colonial style as part of the American Renaissance beginning in the 1880’s. Bishop indicates that this style was so well suited to the University’s physical and social environment that it remained and still greatly affects the modern architecture of the grounds.

DKE House Library in 1914. This is now our Chapter Room
Photo Courtesy of Hilsinger Studio Collection (#9872).
The Albert and Shirley Small Special Collections Library, University of Virginia Library

The renewed popularity of the early American architecture was coincident with the nation’s desire to express America’s unique character among world culture. Previous styles - the Italianate, Gothic Revival, Second Empire, Queen Anne, Romanesque, Chateauesque - all were based on European precedent. But this style derived from America’s distinctive history. It was thus patriotic - a new feeling in society manifested by the Centennial celebration, the growth of monument construction, preservation groups, and imitations of historic houses. Because of the European domination in architecture, and simply the deluge of Europeans themselves during the great immigration era 1880-1920, Americans sought out and expressed what was truly American in their culture. They were reaching against the new social heterogeneity, and they wished to return to an era when Americans were Americans, not transplanted Europeans. To meet these needs, architects were “seeking symbols for American civilization (so) they fastened on the Renaissance and Classical past,” which the Colonial Revival supplied with its origin in Rome and the Renaissance.

The Colonial Revival had a distinctive appeal to a genteel, conservative class of people, for the style was
based upon the best houses of the Colonial, Georgian, and Federal eras which had been built by the monied, cultured elite class of early America. At the same time the Colonial Revival style rejected the nouveau riche extravagance of the decades prior to 1890, and supported a simpler, purer, more conservative aesthetic. The more elaborate Second Empire and Neo-Classical styles, due to their foreign roots, appealed more to the well-traveled, cosmopolitan rich. The Colonial Revival for middle-class Americans symbolized the supposed charm, refinement, dignity, and elegance of the upper class, both past and present. Tastefulness replaced tackiness, and supposedly only the educated elite could tell the difference.

The style was also popular because it was felt to be a “moral” one reflecting a good society where hard work, honesty, economy and sincerity were valued. By recalling that society, architecture could and would make people realize the important virtues in life.

The type of people then associated with the University and the DKE House were just the type that the Colonial Revival appealed to. Most were from the South and thus steeped in tradition, in a reverence for the past, especially the days before the War. Many were from Virginia, one of the first colonies settled, and thus had some of the longest ancestries of any Americans. Indeed, the predominant sources of the Colonial Revival were found in Virginia, and many of these students’ families lived in such houses as Berkely, Shirely, Westover, Stafford, Montepelier, and other lesser houses of the same era. Not only were they imbued with history, but they generally came from the social elite, since only this class could afford the private education necessary to prepare a student for college. Being in a fraternity enhanced this characteristic, since the fraternity dues and fees increased ones expenses at the University, which only those with extra money beyond that for necessities and tuition could afford. Because they were mainly from the South, most were not of the “nouveau riche” class from the North, their economic wherewithal was perceived as wealth mainly passed down and preserved thru the family and not recently created by some enterprising parent, because at that time the post war South’s economy still had not equaled the dynamic, industrial character of the North.

Lastly, the Colonial Revival had qualities which made it especially suitable for collegiate architecture. First, it was inexpensive. It required little decoration; its materials were inexpensive, its rectangular form had a minimum of wall area and corners, and the resultant plan yielded much floor area in proportion to the cost of materials and labor.

“...one great advantage of the Georgian (era) Style is its economy. Dignified and beautiful work may be done in brick and limestone, or even brick and wood in the Georgian Style at infinitely less cost than Gothic.”

Universities did not have much money to spend on their buildings anyway, so they liked this style. Moreover, most colleges and universities like Virginia tended to be artistically conservative and traditional. The Colonial Revival was both conservative and traditional.

Furthermore, the Colonial Revival was above all a residential architecture since it was based on historic residences for its sources, and hence, most suited to their recreation. In this way, it was particularly suited to fraternity houses with their residential function. And each region of the country drew upon its own distinctive early American style as the stylistic source for their residences. As a result, Virginia drew upon her abundant resources for its Colonial Revival, another reason why the DKE house and many of the other fraternity houses assumed their porticoed, red brick, hipped roof and white wooden trim appearance.

Their actual designs, however, were somewhat of a problem for architects. They were an entirely new building type, hence, there was little experience in solving the specific design problems which they created. Whether their design can be called academic or eclectic is debatable. In one sense they are academic for they are based on a prior style, are very formal, and use details such as entablatures, proportion, rhythm, and symmetry in a very careful, studied fashion. However, the houses do draw from various early American periods in a random fashion, thus both early and late Georgian, as well as Federal details are all unhistorically thrown together. As far as our own house is concerned, it is described by Brother Bishop as
“... the most Academically Palladian Georgian House... It also has a beautiful staircase dominating the interior as its major design element with a central flight branching off into two separate flights on either side. The stairs string and banister curve upward in a graceful fashion, and Doric newels and balusters with ornamental brackets below complete this distinguished stair.”

Since its 1914 construction, our DKE house and the other fraternity houses at the University have had to adapt to the times. For example, after World War II, fraternities assumed the responsibility of feeding their brothers, and many had to add kitchens, and convert rooms for dining use. Rooms’ functions have changed: most houses (such as ours) had billiard rooms, which are now dining rooms or barrooms; housemothers’ rooms are now used by brothers, for storage, or converted to bedrooms. Some chapter rooms have been converted to bedrooms or dining rooms.

After World War II use of the houses has become increasingly liberal; there was a time when parties were chaperoned and no women were allowed upstairs, and housemothers were in residence. With the loss of supervision, the increase in social functions and the frequency and magnitude of drinking, the houses have all begun taking more and more abuse as walls, doors, mantels, window sashes, banisters - all began to sustain serious wear and tear - often more accurately described as damage. As former Dean B.F.D. Runk commented, speaking of when he was a member of Zeta Psi in the pre W.W. II period:

“The fraternity members took great pride in their houses in those days. They liked to keep them up and liked them to look neat and orderly. They kept them painted and so entirely different from the houses which are there today (1972) that it doesn’t seem possible that they would be the same places.”

A very sad, but unfortunately, very true comment, which we fraternity members must seriously address.

In fact as the new millenium opened our great University successfully completed a major capital campaign with an original monetary goal of $750 million, but with a final result exceeding $1.4 billion! There are rumors of another, larger, campaign on the horizon...But the writer would guess that well over 60% of the $1.4 billion came from fraternity alums, with our own Eta DKE Frank Batten being the largest single contributor ever-with over $60,000,000 donated!

A significant portion of the $1.4 billion is being used to build beautiful new buildings and facilities throughout the University grounds. Old existing and historic buildings are also being brought to a very high state of repair and condition (new Cabell Hall for instance, will be demolished and replaced by a more functional building!) Our University, always graceful and beautiful, is really starting to sparkle and shine.

Meanwhile, in the midst of all these physical and aesthetic improvements, the Virginia Fraternity Houses, including our own DKE house, are at best only holding their own in condition and appearance. Indeed, many are in a drastic state of decline, especially when viewed objectively over the last decade and against the backdrop of the University grounds.

This divergence and decline can not and will not continue indefinitely. Obviously very cognizant of this increasingly visible reality, in February 2002 the Board of Visitors approved $3 million in funds to loan fraternities (and sororities-which have a substantially lower need) to be utilized to upgrade the safety and condition of the houses. The writer feels this is but a small percentage of the total funds required by the entire system to bring the quality and condition of our housing stock anywhere near that of the University’s dormitories and buildings.

Furthermore, the University is insistent, and for completely good reasons, that any loan funds it extends must be matched by contributions of fraternity alumni for purposes of renovating the houses.

On the surface, it would seem virtually effortless for a group (fraternity alums) of which has just completed contributing hundreds of millions to the University, to commit to a few million, to bringing their own fraternities up to top condition. Why not?
Because, many of these alums were participants – or at least observers – in our distasteful culture of physical abuse to these once beautiful fraternity houses, which Dean Runk so aptly describes above. Why would any wealthy, astute business person contribute hard earned dollars to his fraternity - if they are going to be shattered into destruction in a short time span. Far better to give money to UVA which will be well managed and properly protected rather than rapidly destroyed (if it is channeled to his fraternity no matter how beloved).

The only solution is that this negative culture of abusing our houses must be broken, and reversed. Other universities and other DKE chapters have beautiful houses which are treated respectfully as homes (our sister chapter Beta at The University of North Carolina is a striking example.)

We can, and will, do the same if we apply the resources of our Great Brotherhood to this challenge.

As this directory goes to press we are very pleased to report to our alums that our active brothers have stepped up and taken a strong and very positive position on this critical issue. By the successful implementation of their new Damage Elimination policy. Delta Kappa Epsilon, should and will, take a proactive leadership role in the fraternity system at Virginia.

The outline of actives new and Historic policy toward damage is reprinted below. Please join them in this essential undertaking with your full support.

We the brothers of the Eta Chapter of Delta Kappa Epsilon by unanimous agreement hereto, state that:

A. From here on, damage shall refer to destruction of our home within the common areas as defined by our lease, other than “normal wear and tear.”

B. We do and will hold ourselves and our brothers accountable for the way we treat our home at 1820 Carr’s Hill Road.

C. We will treat our home with respect as though it was our home in which we were raised. We will not tolerate damaging behavior by others, including those who are our brothers.

D. We will establish a “Damage Escrow Policy” for our chapter with the following terms and conditions:

1) Prior to the first day of next year, each and every DKE brother who will be enrolled at the University of Virginia, along with their parents, will execute a legally binding “Damage Escrow Policy” with the DKE corporation, which represents the Alumni ownership of our home at 1820 Carr’s Hill Road.

2) Concurrent with signing this agreement, we each will deposit $150 in a separate escrow account, which will be administered by at least one Alumni and one Active, and it will require the signature of an Alumni for any withdrawals from this escrow.

3) At the beginning of the 2003-2004 school year, all returning brothers will be required to bring the positive balance deposit to $300 per brother.

4) Thereafter, the balance deposit shall be $300 per brother, unless, at any point during the second and subsequent years of this agreement, there is an event that causes more than $300 in damage. If this “event” occurs, than the following year each brother’s deposit will have to match the dollar amount of the damage caused by the “event.” It is hereby agreed that the maximum total amount of damage deposit under this program shall not exceed $450.

5) Upon damage to this house, the damage committee within the actives (President, Vice President and House Manager) will meet to determine the source of the damage.

   a) If the damage is occurred for which an individual brother, or brothers, is/ are able to be assigned responsibility, then that/those individual’s deposit will be drawn down to repair the damages. The damage committee will bill the individual(s) for the amount. Upon
receipt of the bill, the/each individual will have 7 days to replenish his deposit by the amount of the withdrawal. If he fails to do so, then on the 8th day the damage committee will notify the alumni of the damages. The alumni will notify the individual's parents in writing of the damages, requiring that the deposit be replenished by the amount of the withdrawal within 7 days.

b) If the damage is incurred for which individual responsibility is unable to be assigned by the damage committee (from here on out this damage will be referred to as "mysterious damage"), then the total mysterious damage will be divided by the total number of active brothers and each brother's deposit will be drawn down by that number. Every brother will be notified of the withdrawal. Upon being notified, each brother will have 2 weeks to replenish his deposit by the amount withdrawn. Twice a semester (mid-semester and end of the semester) parents will be notified by the alumni of the total mysterious damage per brother and they will be required to replenish the deposit for the total amount withdrawn for mysterious damage minus any amount their son already replenished. Each parent will receive this letter unless his or her son has replenished each mysterious damage within two weeks of notification each time.

i. An exception to the previous rule is if the aggregate mysterious damage per brother exceeds $50 then a letter will be sent immediately to each parent unless the brother has followed the stipulation in D/5/b for not sending a letter to his parents. There will still be a letter sent mid-semester and at the end of the semester.

E. Upon graduation, and payment of all dues and fees owed the house, the damage deposit will be issued in a joint payable check to the brother and his parents. Parents will be notified of this issuance.

Agreed, this in April 2002, by all the active brothers of ETA, as signed individually below.