

4/2/90

United States Department of the Interior
National Park Service

CLICK HERE for Multiple Property Listing,
"Fraternity and Sorority Houses at the Urbana-
Champaign Campus of the University of Illinois
Multiple Property Submission"

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Alpha Delta Phi Fraternity House
other names/site number Illinois Chapter House of Alpha Delta Phi

2. Location

street & number 310 East John (F04 on MPD key map) N/A not for publication
city, town Champaign N/A vicinity
state Illinois code IL county Champaign code 019 zip code 61820

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> Total

Name of related multiple property listing:
Fraternity and Sorority Houses at the Urbana-Champaign
Campus of the University of Illinois
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

[Signature] 3-20-90
Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

EDUCATION/ Education-related housing

Current Functions (enter categories from instructions)

EDUCATION/ Education-related housing

7. Description

Architectural Classification

(enter categories from instructions)

Tudor Revival

Materials (enter categories from instructions)

foundation Concrete

walls Brick

Limestone

roof Slate

other N/A

Describe present and historic physical appearance.

Located at 310 E. John Street, the Alpha Delta Phi Fraternity House is a three-story Tudor Revival style building, constructed of red brick and limestone. It faces south on the northwest corner of East John and Fourth Streets in Champaign and is situated near the University of Illinois campus in a neighborhood with similar type and size buildings. Except for minor exterior material changes and some interior changes to meet building and safety codes, the historic and structural integrity of the Alpha Delta Phi Fraternity House has been retained. The nomination consists of one contributing building which represents the "Fraternity or Sorority House" property type described in the Multiple Property Listing "Fraternity and Sorority Houses at the Urbana-Champaign Campus of the University of Illinois."

Exterior

The Alpha Delta Phi Fraternity House has a cross-shaped plan with a dominant two-and-one-half story front gable wing facing south toward East John Street and a long half-circle driveway. This wing is intersected by tall one story side gable wings to the east and west. The walls are constructed of red brick with scattered black accent bricks, using a modified Flemish bond. Ashlar limestone quoins line all corners of the building. All windows are wooden casement sash. Most have limestone drip mold surrounds. The entire roof is of pink and green slate with copper flashing. The gutters and spouts are compatible replacements.

The south (front) gable wing projects three bays from the side gable wings and features a prominent, deeply recessed, Tudor-arched doorway with limestone quoins and a wooden door with iron strapping. Flanking the door is a bronze lantern to the west and a flag pole holder to the east. Beyond them are small single-light sash. Above is a large semi-hexagonal oriel with deep mullioned casements and fixed pane windows and a limestone, crest-like plaque inscribed with the fraternity letters. Similar

See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Alpha Delta Phi Fraternity House, Champaign, Champaign Co., IL

Section number 7 Page 2

paired windows are on either side with the pattern continued on the third story. Above the center third floor window is a large limestone plaque inscribed with the date 1924. The gable is parapeted with limestone coping and a large limestone finial on the peak. Both the east and west sides of the projecting front gable wing have triple casement windows on the first floor; three paired casements are on the second floor and third floor gabled wall dormers.

The south elevation of the west gable wing features a central doorway similar to the main front door, flanked by two major window groupings. Each grouping consists of triple casements separated by wide mullions with two rows of fixed pane windows directly above. On the west elevation are similar windows (but only two sashes wide) flanking a large exterior wall chimney. The brick chimney gradually tapers upward with four limestone shoulders to a decorative limestone cap. Near the center is a limestone plaque inscribed with the interlocking letters U and I.

The south elevation of the east gable wing has a window grouping of four casements separated by mullions with four fixed windows above. Directly to the east is a limestone plaque inscribed with the Alpha Delta Phi Fraternity crest. Two wall dormers are on the second story, each with paired casement windows. A large bay window is the focus of the east elevation, with two paired casements above. The north elevation is dominated by a wide brick chimney, simple in design, flanked by double casement windows on the first and second stories. The gable is parapeted and has a limestone finial and coping.

Both the east and west elevations of the north wing have fairly irregular fenestration patterns with single and double casement windows, due to the placement of service entrances and a rear interior stairwell. The north (rear) elevation is nearly a duplicate of the south elevation, with the exception of the first story, which has only windows, a bricked-in recessed arch (original), and no doors.

Interior

Through the front door is a long entry hall running north and south, divided by three Tudor arches. Directly inside the front door is an original iron chandelier. On west side of the hall is a lounge/guest room, decorated with modern materials. The east side contains a small dormitory area. At the end of the hall on

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Alpha Delta Phi Fraternity House, Champaign, Champaign Co., IL

Section number 7 Page 3

the west side are a telephone booth and a small closet with mail boxes. The doors to these spaces have stained glass windows and original wood and hardware.

The entry hall leads to a large, oval-shaped central lobby area with original hardwood floors. The walls are plaster with brick quoins surrounding two wide doorways, one of which leads eastward to the dining room and the other westward to the living room. A large wooden lintel lies over each opening and is supported by limestone corbels at either end. At the north end of the lobby is the landing area for the main stairs, which has a rounded cove within the north wall containing a bronze statue of two World War I soldiers. The stairs lead to the second and third floor living areas and begin with plaster and brick side panels capped with an original wood handrail. These materials continue to the third story, except at the second and third floor landings, where there are short wooden banisters with original square spindles. The second and third floors contain the sleeping and study spaces, most of which have some modern alterations as required by fire codes, but the floor plan is intact.

Two limestone steps lead from the oval lobby into the dining room, which has an original sectioned concrete floor. Large plaster-covered beams run north-south and meet the north wall on either side of a simple brick fireplace. The wall surfaces have a brick wainscot with plaster above and brick quoins surrounding a bay window in the east wall. A modern bar lies within the bay. A door in the room's northwest corner leads to an area containing the kitchen (modernized), a rear stairwell and several storage rooms. The stairwell provides the only access to the main basement area, which contains unfinished space for storage, study and utilities.

To the west of the oval lobby is an exceptionally large and elaborate living room, which extends a full three stories from the hardwood floor to the roof ridge. Resembling a Tudor banquet hall or chapel, the room has an exposed truss roof structure with each slope of the gable supported by four massive rafters. All of the large structural timbers have chamfered edges and random cut marks to simulate hand hewing. Bolted tie beams connect each rafter pair at points midway to the ridge, with a king post and four queen posts perpendicular to each tie beam. Black-stained, milled wood purlins run the length of the room from east to west.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Alpha Delta Phi Fraternity House, Champaign, Champaign Co., IL

Section number 7 Page 4

Curved, milled braces are attached to the rafters and abut limestone corbels. A large, ornate, wrought iron chandelier hangs above the center of the room.

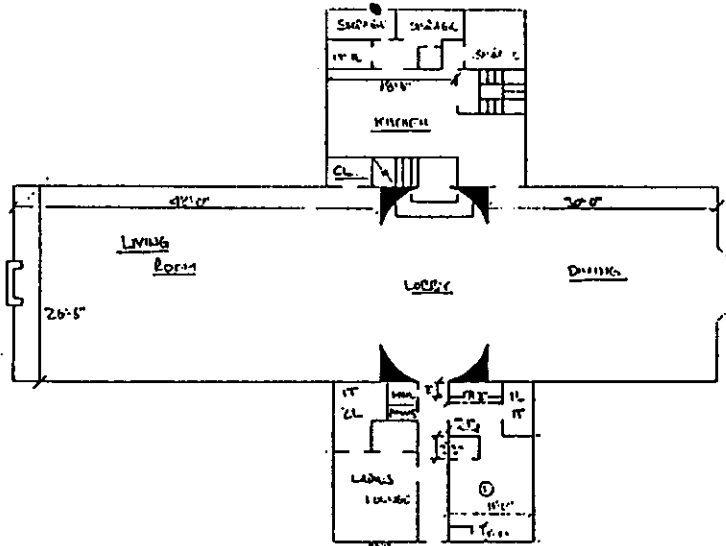
In the center of the north and south exposed brick walls are paired, single-light doors. Above them are diamond-pane leaded glass transoms within soldier-course brick Tudor arches. Flanking each door are iron sconces and two major window groupings, each outlined with brick stretcher courses.

At the west end of the living room is a large fireplace with a Tudor-arched opening constructed of smooth, cut limestone blocks. A curved copper hood with a small crest in the center partially covers the fireplace opening. Flanking the fireplace are two original iron sconces approximately four feet long. Opposite the fireplace to the east, overlooking the living room, is a second floor balcony with an original wood archway and banister. The balcony area serves a second floor stair landing and provides access to the dormitory spaces. In the northeast corner of the living room is an original Tudor-arched wooden door accessing a narrow concrete stairway to the basement-level chapter room. Just beyond the door is an antique safe on rollers, which has elaborate painted decorations and the phrase "Illinois Chapter of Alpha Delta Phi" embossed with gold leaf.

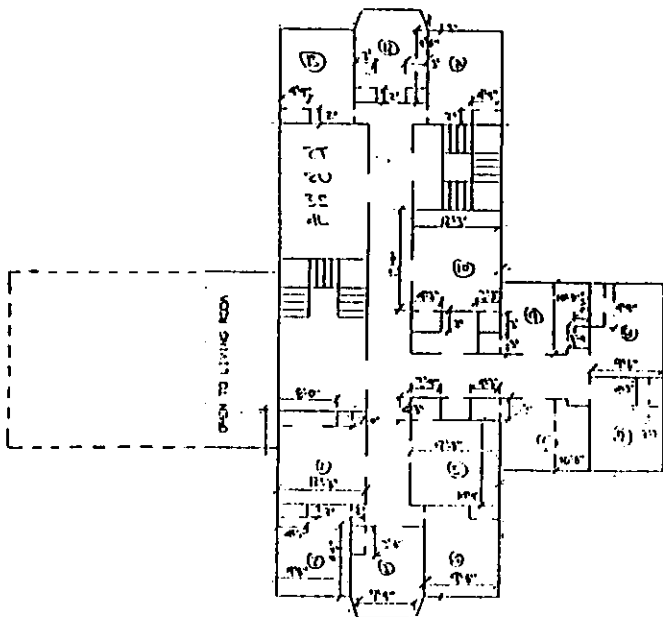
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

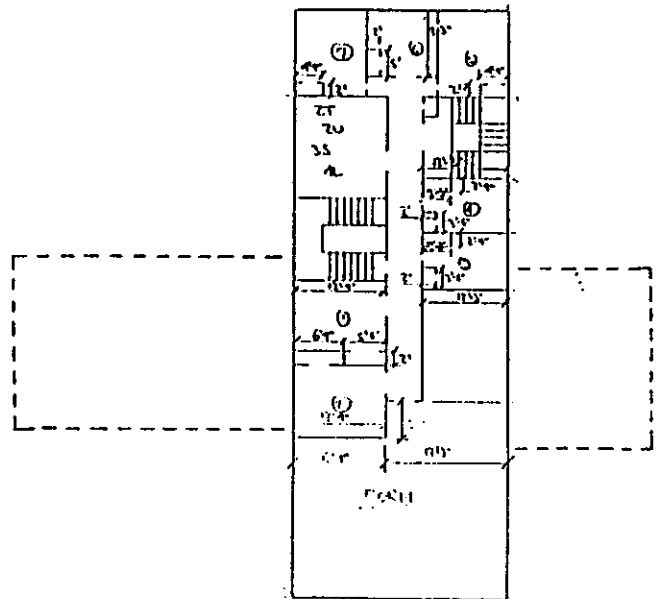
Alpha Delta Phi Fraternity House, Champaign, Champaign Co., IL
Section number 7 Page 5



First Floor



Second Floor



Third Floor

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Education
Architecture

Period of Significance

1925 - 1940

Significant Dates

1925

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Varney, Ralph W.; Architect

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Alpha Delta Phi Fraternity House is significant as one of the most intact facilities meeting the registration requirements of the property type "Fraternity or Sorority House" as defined in the approved Multiple Property Documentation Form, Fraternity and Sorority Houses at the Urbana-Champaign Campus of the University of Illinois. The Alpha Delta Phi Fraternity House is an excellent representation of the Greek Letter Society movement at the Urbana-Champaign campus of the University of Illinois, which by 1928 was the largest such movement in the nation. The fraternity and sorority houses spawned by this movement contributed much to the broad patterns of higher education on the Urbana-Champaign campus by becoming the predominant form of organized student housing on campus, by providing a setting for social growth and leadership, and by reflecting the enduring American interest in classical culture (Criterion A). Integrity of design has been maintained with no exterior additions or significant changes in materials. Few changes have been made to the interior other than modifications to the upper stories to accommodate building code and life/safety requirements. The Alpha Delta Phi Fraternity House is also significant architecturally, being an excellent example of the Tudor Revival style and one of the most elaborate Greek Letter Society dwellings on the campus (Criterion C). As part of an active fraternity on the University of Illinois campus, the significance of the Alpha Delta Phi Fraternity House continued until 1940, the arbitrary 50-year cut-off date.

See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Alpha Delta Phi Fraternity House, Champaign, Champaign Co., IL

Section number 8 Page 2

Alpha Delta Phi Fraternity House

The Alpha Delta Phi Fraternity was founded by Samuel Eells in 1832 at Hamilton College. Eells wanted to form an organization more broad in scope and with more clearly defined principles than the literary societies at Hamilton, which were known for their bitter rivalries. He modeled his plan upon the two social fraternities already established at Hamilton, Kappa Alpha and Sigma Phi, but retained a literary emphasis for Alpha Delta Phi. Chapters spread steadily throughout the eastern half of the United States, with the Illinois Chapter becoming the thirty-first chapter in 1911. The chapter was formed from members of Pi Theta, a local fraternity founded in 1903 which had been petitioning for several years to obtain a charter from Alpha Delta Phi.

The Illinois Chapter occupied various houses along East Green and West California Streets in Urbana before constructing one of the largest Greek houses on the Illinois campus in 1924-1925 at an approximate cost of \$70,000. The house replaced another historic structure, the former home of Regent J.M. Gregory and Dr. Selim Hobart Peabody, two men prominent in the early development and administration of the university. (Illinois Alumni News, November, 1923, p. 51)

Alpha Delta Phi members who have lived at 310 East John Street participated in a wide variety important activities on the University of Illinois campus and after graduation. Many members participated in varsity sports, such as Warren Overman, captain of the swimming team and water polo team during its 1935-1936 Big Ten championship season. He also set a Big Ten swimming record in 1936. Other well-known athletes during the 1930s included Fred Lyon, golf team captain, and Ernest Chattin, a quarterback who played under the famous Bob Zuppke, and who was noted for his rare ability to kick, pass and run well.

Other campus activities were represented by members such as Bob Quayle (class of 1936), Interfraternity Council President, and eight members who directed, produced and acted in campus plays (during 1937 alone). Others became influential on campus later in life, such as Carl Knox (class of 1938), eventual Dean of Men at the University of Illinois. Still other members rose to prominence outside of the University of Illinois environment. One example is Jack Randall (class of 1941), who studied architecture under Ludwig Mies Van der Rohe later in the 1940s.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Alpha Delta Phi Fraternity House, Champaign, Champaign Co., IL

Section number 8 Page 3

Architecture

The Alpha Delta Phi Fraternity House is an excellent representation of the Tudor Revival style. This style was derived from various late Medieval English building styles and developed into an eclectic and highly versatile style beginning around 1900, remaining popular until World War II. (1) Exterior features which distinguish the Alpha Delta Phi Fraternity House as the Tudor Revival style include: a steeply-pitched, parapeted roof with gable dormers; a front-facing gable; grouped windows with cast stone mullions, transoms and surrounds; oriels; quoins on corners, and cut stone quoins around doors and windows; iron strap work on the south door; prominent elaborated chimneys; and stone Gothic facade detailing. Interior Tudor features include: a large, multi-story living room with an exposed roof truss structure; a Tudor-arched fireplace opening; quoins around windows and doorways; and wrought iron chandeliers and sconces.

With its wide use of brick and stone, its parapeted gables, and the absence of half-timbering, this building exemplifies the more formal sub-type of Tudor Revival architecture. Often termed "Jacobethan," this sub-type was more commonly used during the early twentieth century with particularly expensive buildings.(2)

The Alpha Delta Phi Fraternity House was designed by Ralph W. Varney and was considered even at the time to be an excellent example of Tudor architecture. The building was featured in the December, 1925 issue of The Architectural Forum, which stated that "The height of the building as well as the design and size of the living room wing fails to give any suggestion of a semi-domestic character to the structure; but as an example of the use of the Tudor style, it is eminently successful." (3)

Endnotes

(1) Virginia and Lee McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, 1984), p. 358.

(2) Ibid.

(3) The Architectural Forum, December, 1925, p. 368.

9. Major Bibliographical References

"College Club and Fraternity Buildings." The Architectural Forum. December 1925.

Illinois Alpha Delt. June 1930, November 1930, November 1931, May 1936, May 1937, June 1941.

Illinois Alumni News. Vol. 2, No. 2. November 1923.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

See continuation sheet

Previous documentation on file (NPS): N/A

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings

Survey # _____

recorded by Historic American Engineering

Record # _____

Primary location of additional data:

State historic preservation office

Other State agency

Federal agency

Local government

University

Other

Specify repository: _____

10. Geographical Data

Acreage of property less than one acre

UTM References

A 16 39 14 8 15 10 4 14 4 10 4 10 0
Zone Easting Northing

B _____
Zone Easting Northing

C _____

D _____

See continuation sheet

Verbal Boundary Description

Lot 10, Block 11, Assesor's Subdivision Block 11. West 1/2, northwest 1/4 section 18, Township 19 North, Range 9 East, Third Principal Meridian, in Champaign County, Illinois.

See continuation sheet

Boundary Justification

The boundary includes the entire city lot that has historically been associated with the property.

See continuation sheet

11. Form Prepared By

name/title Brian Kolde/Preservation Planner

organization The URBANA Group, Inc.

street & number 110 S. Race St., P.O. Box 1028

city or town Urbana

date January 1990

telephone (217) 344-7526

state IL zip code 61801-9028

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places. For further information call (202)343-2542.

WEEKLY LIST OF LISTED PROPERTIES
5/21/90 THROUGH 5/25/90

JUN 01 1990

KEY: Property Name, Multiple Name, Address/Boundary, City,
Vicinity, Certification Date, Reference Number, NHL status

FLORIDA

Harrison County
Smith, E. C., House
507 NE. 8th Ave.
Ocala 5/24/90 90000806

GEORGIA

Carroll County
McDaniel--Hule Place
1238 SR 166 W.
Bowdon vicinity 5/24/90 90000803

Fulton County
Rock Spring Presbyterian Church
1824 Piedmont Ave. NE.
Atlanta 5/24/90 90000804

ILLINOIS

Champaign County
Alpha Delta Phi Fraternity House
Fraternity and Sorority Houses at the Urbana-Champaign Campu
s of the University of Illinois MPS
310 E. John St.
Champaign 5/21/90 90000752
Delta Upsilon Fraternity House
Fraternity and Sorority Houses at the Urbana-Champaign Campu
s of the University of Illinois MPS
312 E. Armory Ave.
Champaign 5/21/90 90000749
Kappa Delta Rho Fraternity House
Fraternity and Sorority Houses at the Urbana-Champaign Campu
s of the University of Illinois MPS
1110 S. Second St.
Champaign 5/21/90 90000750
Phi Nu Sorority House
Fraternity and Sorority Houses at the Urbana-Champaign Campu
s of the University of Illinois MPS
705 W. Ohio St.
Urbana 5/21/90 90000751

INDIANA

Carroll County
Foreman--Case House
312 E. Main St.
Delphi 5/24/90 90000811

Hamilton County
Craig, William Houston, House
1050 E. Conner St.
Noblesville 5/24/90 90000808

Monroe County
Cantoi Wax Company Building
211 N. Washington St.
Bloomington 5/24/90 90000812

Randolph County
Kirshbaum, Raphael, Building
NW corner of Columbia and W. Pearl Sts.
Union City 5/24/90 90000813

Rush County
Washington, Booker T., School
614 Fort Wayne Rd.
Rushville 5/24/90 90000809

Tippecanoe County
Upper Main Street Historic District
Roughly bounded by Ferry St., 6th St., Columbia St., and the
Norfolk and Western Railroad tracks
Lafayette 5/24/90 90000814

LOUISIANA

St. Charles Parish
Torvin House
SR 18 NW of Hahnville
Hahnville vicinity 5/24/90 90000799

MICHIGAN

Genesee County
Genesee County Courthouse and Jail
320 S. Saginaw St.
Flint 5/24/90 90000798

St. Clair County
St. Clair Flats South Channel Range Lights
0.6 mi. W of southern tip of Harsens Island
Algonac vicinity 5/24/90 90000853

NEW YORK

Ontario County
Clifton Springs Sanitarium Historic District
E. Main St. between Crane and Prospect
Clifton Springs 5/24/90 90000818

Oswego County
Swart--Wilcox House
Jct. of Wilcox Ave. and Henry St.
Oswego 5/24/90 90000817

NORTH CAROLINA

Edgecombe County
Worsley--Burnette House
SR 1526 N of jct. with SR 1540
Senolet vicinity 5/24/90 90000791

PUERTO RICO

San German Municipality
Jaime Acosta y Foras Residence
Calle Dr. Santiago Veve, 70
San German 5/24/90 90000767

UTAH

Utah County
Alpine LDS Church Meetinghouse
Mormon Church Buildings in Utah NPS
50 N. Main
Alpine 5/24/90 90000794

VERMONT

Orange County
Harris--Castle
41 S. Main St.
Randolph 5/24/90 90000796

Windham County
Mildean and Alexander--Davis House
Main St. near town center
Grafton 5/24/90 90000815

Windsor County
Stockbridge Common Historic District
Area around Stockbridge Common, including Taplewood Cemetery
Stockbridge 5/24/90 90000800

Multiple Resource Areas are identified by MRA
Multiple Property Submissions are identified by MPS
Thematic Resources are identified by TR
NHL designates a National Historic Landmark

The following actions have been taken on the following properties:

KEY: Property Name, Multiple Name, Address/Boundary, City,
Vicinity, Reference Number, NHL status, Requested Action, Decision Date

TENNESSEE

Warren County
McIntireville Hydroelectric Station
Pre-NR Hydroelectric Development in Tennessee, 1901-1933 N
PS
State Route 55 Bypass at Barren Fork River
McIntireville 90000807
ADDITIONAL NOMINATION 5/24/90

VERMONT

Windsor County
Bethel Village Historic District (Boundary Increase)
SR 107 across the White R. and N to Central Vermont Railway
tracks
Bethel 90000797
BOUNDARY INCREASE 5/24/90