

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

United States Department of the Interior National Park Service

JAN 09 1990

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 Delta Kappa Epsilon Fraternity House other names/site number Alpha Sigma Phi, Tau Delta Phi, Chi Phi Fraternity Houses

2. Location

street & number 313 E. John (F22 on MPD key map) N/A not for publication city, town Champaign N/A vicinity state Illinois code IL county Champaign code 019 zip code 61820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: [x] private, [] public-local, [] public-State, [] public-Federal. Category of Property: [x] building(s), [] district, [] site, [] structure, [] object. Number of Resources within Property: Contributing 1, Noncontributing 0, Total 1.

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 [x] 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 [x] meets [] does not meet the National Register criteria. [] See continuation sheet. Signature of certifying official: [Signature] Date: Dec. 15, 1989. ILLINOIS HISTORIC PRESERVATION AGENCY

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: [x] 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: Beth Boland Date of Action: 2/20/90

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)

Materials (enter categories from instructions)

Tudor Revival

foundation brick

walls brick

roof asphalt

other sandstone

Describe present and historic physical appearance.

The Delta Kappa Epsilon Fraternity House is a two-and-one-half story structure, slightly Tudor in influence, constructed in brick (running bond) now painted white. It is situated in a residential campus neighborhood of dwellings similar in size and type. Except for a sympathetic one-story extension to the south and minor changes due to building code requirements, the historic and structural integrity of the Delta Kappa Epsilon Fraternity House has been retained. The nomination consists of one contributing building which represents the property type defined in the Multiple Property Listing of Fraternity and Sorority Houses at the Urbana-Champaign Campus of the University of Illinois.

Exterior

The Delta Kappa Epsilon Fraternity House is situated on the southwest corner of the intersection of East John and South Fourth Streets in the midst of other substantial Greek Letter Society dwellings. It is set in the middle of the lot with only a small setback from the street. A short concrete walk leads from the street to the front porch of the rectangular plan building.

The facade (east) is divided into five unequal bays with a small one-story brick addition on the south. The north, south and center bays project as gable roof pavilions separated by two shorter recessed bays topped with gable roof wall dormers. The windows are either double-hung 16/1 or 1/1 sash or 8-light casements, and are single or grouped in twos and threes. All the windows have sandstone lintels and sills. The building has a gable roof with intersecting gable pavilions and gable roof dormers. The gables all have shouldered parapets. A tall exterior chimney divides the north end bay of the facade; secondary chimneys are located on the west (rear) and south (service) elevations.

A projecting one-story flat roofed entry porch covers the center three bays. Square brick posts with red sandstone caps (now painted) and connecting cambered beams support a shallow hip roof. The posts rest on a solid brick balustrade with stone coping. A wood door with one-light sidelights and 12-light transom is recessed in the second bay

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from the north. The one-story shed roof wing attached to the south end has a center door with flanking 12-light steel sash and stone coping on the stepped parapet wall. This addition appears old, although the exact date of construction is unknown. While clearly an addition, it does not detract from the original structure due to its small size and use of compatible materials.

The north elevation consists of three bays, all with paired double hung sash and two wall dormers. A 1/1 double-hung sash enclosed porch is centered on the first story and has detailing similar to the main porch. Originally, the solid brick balustrade of the two porches continued and formed an enclosed terrace between the porches. The west or rear elevation has a five part division similar to the main facade, but without the projecting pavilions; instead this elevation has three end gables. A small one-story aluminum sided storage addition has been added to the southwest corner. The south elevation has three bays and a single center gable wall dormer with paired 1/1 double-hung sash on the third story and paired 16/1 double-hung sash on the second story. The latter are flanked by a 1/1 double-hung sash to the east and an identical opening to the west filled with glass blocks. The one-story brick addition covers the major portion of the first story and has no windows on the south facade.

Interior

Although the original front door has been replaced, the entry vestibule configuration remains intact, with oak woodwork and sidelights at the interior entrance to the foyer, around which the other public spaces are grouped. New wainscoting decorates the otherwise unadorned spacious foyer. Original oak pocket doors open to a library due west of the entrance. The classically detailed fireplace mantel is a modern addition. Bookshelves fill original oak framing for what appears to once have been a doorway to the adjacent living room. A large living room is to the right (north) of the foyer. Illuminated by four large 16/1 original windows, the room has two massive, paneled beams. A smaller anteroom is to the east and the glass-enclosed porch is to the north.

The south half of the first floor contains the informal dining space and kitchen. The single story addition to the end contains the house mother's apartment. A back staircase is to the rear (west) of the dining room. The original oak staircase with square balusters and posts with caps is located on the south side of the foyer and remains almost completely intact through the top level, with some balusters

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having been replaced. Nine bedrooms and a bathroom are on the second floor. Eleven bedrooms and a bathroom are on the third floor. The basement contains a large pool room, laundry, food storage room, and additional bedroom space.

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

Period of Significance

1906 - 1939

Significant Dates

1906
1922
1929

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Oldefest, E.G.

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

The Delta Kappa Epsilon Fraternity House is significant under Criterion A as an early extant facility exemplifying the Greek Letter Society movement which contributed much to the broader patterns of higher education on the Urbana-Champaign campus of the University of Illinois. The building was built in 1906 by Marion F. Tackett, a local realtor and major lessor of early fraternity and sorority houses. Integrity of design has been maintained with no major alterations to the building.

As is typical of many Greek Letter Society houses, the building was occupied by a number of fraternities during its history and as such was part of the active fraternity scene on the University of Illinois campus. The significance of Delta Kappa Epsilon Fraternity House continued through 1939, the arbitrary 50-year cut-off date.

First occupants

The Delta Pi chapter of Delta Kappa Epsilon was the first occupant of the building. Delta Kappa Epsilon was organized at Yale College in June, 1844; the Delta Pi chapter was chartered in November, 1904. After occupying temporary quarters near the campus, the chapter persuaded local developer Marion F. Tackett to build a house to their plans. The plans were drawn by E. G. Oldefest, a chapter member and 1906 alumnus. By September of 1906 the house was nearly complete, with some rooms already occupied. The final completion date was in early November.

Several Delta Pi members were prominent on campus as well as later in life, including Ralph E. Fletcher, a University of Illinois football player, and Richard Rowe (class of 1913), who later became State Treasurer. Delta Kappa Epsilon occupied the building until 1921 when

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they sold the building to the Alpha Sigma Phi fraternity. The new owners needed immediate occupancy, forcing Delta Kappa Epsilon to move out into rental housing for nearly a year before they could acquire a new building.

Alpha Sigma Phi, Eta Chapter, occupied the building until 1929. A picture of the fraternity's new home was featured in the fraternity publication, The Tomahawk, in 1922. Alpha Sigma Phi was founded at Yale College in December, 1845. The Eta Chapter was founded in 1908. While at 313 E. John Street, the Eta Chapter had a number of prominent members and produced some notable alumni, particularly athletes. Lloyd Burdick (class of 1930) was on the University football team and the Big Ten Championship wrestling team. He later became a professional wrestler. Bernard F. Oakes (class of 1924) was also on the football team, as well as the Big Ten Championship track team. He eventually became a University of Nebraska line coach and became well known in the sports world for his invention of a new type of football defense called the "line charging machine." Important non-athletes included Hal Yaeger (class of 1922), who was later president of a Wall Street investment firm and Raymond Glos (class of 1925), who was Assistant Dean of Men at the University of Illinois during 1926 and 1927.

From 1929 through the end of the period of significance, the building was occupied by Tau Delta Phi. Tau Delta Phi was founded in June, 1910 at the College of the City of New York, with the Pi Chapter at the University of Illinois being chartered in 1924.

Since 1940, the building was operated for many years as a private dormitory, returning to Greek Letter Society use in 1983. It is currently the home of the Chi Phi fraternity which purchased the building in 1986.

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Chronology of Events

Delta Kappa Epsilon Fraternity House

- 1906 Delta Kappa Epsilon becomes the first occupant of the new building.
- 1922 Alpha Sigma Phi becomes the second occupant of the house.
- 1929 Tau Delta Phi occupies the building until 1940.
- 1941 313 E. John becomes the Minor House dormitory, overseen by Mrs. Florence Minor.
- 1946 R & W Club dormitory occupies 313 E. John.
- 1947 313 E. John becomes Menomee Manor student house.
- 1948 Sherwood Lodge Dormitory begins its 34 year tenure in the building, occupying 313 E. John until 1982.
- 1983 Sigma Sigma Sigma Sorority occupies the building.
- 1986 Chi Phi Fraternity becomes the new owner of the house.

9. Major Bibliographical References

See Multiple Property Documentation Form.

The Tomahawk. Alpha Sigma Phi newsletter. Vol. XIX, August, 1922, #4.

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 # _____

See continuation sheet

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 1, 6 3, 9, 4, 8, 6, 0 4, 4, 4, 0, 3, 8, 0
 Zone Easting Northing

C _____

B _____
 Zone Easting Northing

D _____

See continuation sheet

Verbal Boundary Description

Lot 1, Block 20 Fairland Place, W $\frac{1}{2}$, NW $\frac{1}{4}$ Section 18, Township 19N, Range 9E, 3rd principle meridian, Champaign Co., 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 Karen L. Kummer/Architectural Historian & Alice Edwards/Preservation Planner
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