

United States Department of the Interior
National Park Service

SENT TO D.C.
1-8-04

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Phi Delta Theta Fraternity House

other names/site number _____

2. Location

street & number 309 East Chalmers Street [NA] not for publication

city or town Champaign [] vicinity

state Illinois code IL county Champaign code 019 zip code 61820

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant [] nationally [] statewide locally.
(See continuation sheet for additional comments [].)

William L. White / SHPO 1-6-04
Signature of certifying official/Title Date

Illinois Historic Preservation Agency
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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
See continuation sheet [].

Signature of the Keeper Date

Phi Delta Theta House
Name of Property

Champaign County, Illinois
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing

Noncontributing

1 0 buildings

0 0 sites

0 0 structures

0 0 objects

1 0 Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

Fraternity & Sorority Houses at the Urbana-
Champaign Campus of the University of
Illinois

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(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)

Late 19th & 20th Century Revivals

Other: English Revival

Materials

(Enter categories from instructions)

foundation Brick & Tile

walls Limestone

roof State

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Phi Delta Theta House
Name of Property

Champaign County, Illinois
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

A Property is associated with events that have made a significant contribution to the broad patterns of our history

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Education

Architecture

Periods of Significance

1922-1953

1922

Significant Dates

N/A

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Shaw, Howard Van Doren, Architect

English Brothers, General Contractor

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

Steward S. Howe Archival Program, UI

Phi Delta Theta House
Name of Property

Champaign County, Illinois
County/State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

A. Zone 16 Easting 39482 Northing 4440047

B. Zone Easting Northing

C. Zone Easting Northing

D. Zone Easting Northing

[X] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Karen Lang Kummer, Architectural Historian

organization Society for the Preservation of Greek Housing date August, 2003

street & number 1104 Devonshire Drive telephone (217) 359-3848

city or town Champaign state IL zip code 61821

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Phi Chapter House Corporation, c/o Daniel G. Deneen, agent

street & number 202 South Eldorado Road telephone 309.663.0555

city or town Bloomington state Illinois zip code 61704-4471

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Phi Delta Theta Fraternity House, Champaign, Champaign County, Illinois
Section number 7 Page 1

Narrative Description

The Phi Delta Theta Fraternity House, designed in 1922 by the noted Chicago architect Howard Van Doren Shaw, is located to the west of the main campus of the University of Illinois at Urbana-Champaign. Facing north atop a low rise, the house is flanked on the east and west by fraternity chapter houses. Across East Chalmers Street to the north are apartment buildings, while behind the chapter house (south) is an alley, a gravel city parking lot (formerly a park), and a large apartment building. The asymmetrically-shaped rectangular building rises two-and-one-half stories and carries the qualities of the English Revival architectural style as interpreted by Shaw. Built of rough ashlar limestone with casement windows and transoms, the house's detailing includes a projecting entrance pavilion, dressed Bedford stone surrounds, a steeply pitched slate roof with dormers, and bay windows. A compatible limestone addition was constructed on the rear in 1966. The nomination consists of one contributing building.

Exterior

The Phi Delta Theta Fraternity House is a two-and-one-half story asymmetrically-shaped rectangular building with steeply-pitched multi-colored graduated slate gable roofs. Built of random-coursed rough ashlar limestone, the building sits above a very low parged concrete over brick and tile foundation. Smooth dressed Bedford limestone was used as surrounds around the grouped windows and for the shaped mullions between the casements. The limestone blocks of the surrounds are "quoined," while their inner sides have chamfered exterior edges and rounded inside edges; the mullions' flat centers are flanked by rounded edges. Modern vinyl-coated casements have replaced the majority of the windows, but they retain the multi-light sash pattern of the original casements. Low shed roof dormers puncture the blue/grey slate roof and two tall stone and brick chimneys clear the copper ridges. A one-story addition was added to the rear of the building in 1966 and continues the details of the original building including the use of random-coursed rough ashlar limestone and grouped casement windows with dressed limestone surrounds.

The five bay main elevation faces north onto East Chalmers Street with the tall two-story entrance pavilion centered in the main building block. This pavilion projects north from the main building plane and has two smooth limestone Doric piers in antis with smooth limestone antae abutting the random-coursed rough ashlar limestone walls. A narrow limestone frieze and cornice are set above the piers while four sets of paired eight-light casements are symmetrically placed on the second story directly below a molded limestone stringcourse. Above the stringcourse is a short limestone parapet topped by molded stone coping. Between the center two window groups is the recessed carved stone coat-of-arms of the fraternity (Shield with diagonal bar bearing a sword and three silver stars above and below the bar; a helmet with closed visor; a right arm, armored, hurling a javelin; and foliage around the helmet); the open motto, on a ribbon below the shield, states in Greek, "One man is no man." "A.D. 1922" is carved below the coat-of-arms. In the spandrel area between the cornice and windows are affixed the large brass letters "Φ Δ Θ." Deeply recessed, the entrance door is located at the east end of the pavilion; it is a large wide modern oak door with applied strap hinges, turned metal

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Phi Delta Theta Fraternity House, Champaign, Champaign County, Illinois
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pull handle, and center one-light with a shaped metal strap protector in front. The dressed limestone surround is similar to that found around the window groups except that the exterior edges are chamfered with lower tongues and there is a stone threshold. To the west of the door are two sets of paired ten-light casements above wood paneled bulkheads that are also set on stone thresholds; similar stone surrounds are also used around both window groups. The side elevations of the deep entry recess are blind, the ceiling is plastered with a single center black metal drop light fixture, and the floor is covered in randomly-sized slabs of slate.

Narrow bays flank the entrance pavilion with the west bay consisting of paired eight-light casements on the first story and a triple casement group on the second story; a window well provides access to a below-grade ventilation grille. The east bay has small paired six-light casements with a very wide plain stone mullion set directly above the foundation; above is a large triple staircase window group with eight-light casements separated by a stone transom bar from six-light transoms. The east and west gable end bays are identical with centered stone semi-hexagonal bays, each with five eight-light casements facing north and single eight-light side-facing casements. Smooth dressed limestone surrounds the windows and slate hip roofs cap each bay. Above, on the second story, are two sets of paired eight-light casements, while the attic stories have triple eight-light window groups set in the gables. Between the two gables are three low shed roof dormers with slate covered sides and paired twelve-light casements; the dormers are symmetrically placed over the center three bays.

Deeply recessed on the east end is a two story gable roof wing. Facing north, staircase windows are located in the inner corner and consist of a low single square four-light window, a raised six-light casement above the first story, and a six-light casement on the second story. Glass block infills the small paired windows that are raised off-center to the east on the first story, while small raised four-light paired casements are above on the second story.

Continuing around the L-shaped east elevation, the main block, to the north, has two sets of symmetrically placed paired eight-light casements with six-light transoms on the first story and two sets of paired eight-light casements on the second story. The attic story has a single paired eight-light casement shed roof dormer above the casements on the north and a large L-shaped dormer in the corner with the east wing; this dormer has paired twelve-light casements facing east and paired eight-light casements facing north. An interior stone chimney with stone cap rises above the roof at the juncture of the northeast slopes; its stack is extended about four feet by red brick. This extension appears original as it is shown in early pictures of the house. The east gable end of the wing is blind.

The focal point of the west elevation is a large center exterior limestone chimney with smooth stone cheeks and shoulders. Paired eight-light casements flank the chimney on the first and second stories and a center eight-light casement is set within the chimney on the second story. The chimney stack rises in front of the attic story's gabled apex and is flanked by single eight-light attic casements. Stone coping caps the limestone stack that is extended approximately four additional feet in height by red brick; the extension appears in original pictures of the house. Two covered basement window wells also flank the chimney.

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Phi Delta Theta Fraternity House, Champaign, Champaign County, Illinois
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In 1966 a one-story addition was added across the center of the rear (south) elevation. This addition continues the limestone walls and details of the original building. The addition is slightly L-shaped allowing for an exterior doorway and access to the basement in the southeast reentrant angle. Across the addition are five sets of paired six-light casements with six-light transoms. The stone sills and surrounds are repeated here, but the mullions and transom bars are vinyl covered. Below these windows, at the basement level, a long deep concrete window well runs along the addition and is divided by concrete walls into four sections; each section has a large below-grade glass block window. A simple metal railing surrounds the window well. Facing east in the reentrant angle is a modern solid metal door with a high square one-light that opens onto a concrete pad; it has a dressed stone surround. To the east of the entrance, facing south, are two sets of paired eight-light casements. A concrete exterior basement staircase is below the casements, extending to the east; a similar modern metal door, without a surround, faces south and opens below the concrete pad. The east elevation of the addition is blind except for a high ventilation fan off-center to the north and a large modern four-light basement window group that is centered below grade. On the addition's west side are modern paired ten-light French doors with a twelve-light transom and narrow six-light sidelights with two-light transoms. The roof of the addition is flat with stone coping.

The first story rear of the original house flanks the addition. Centered in the west gable bay is a set of five eight-light casements with six-light transoms below a molded drip cap on the first story; the second story has a triple eight-light casement group to the west and paired casements to the east. A triple eight-light casement group is in the gable. Recessed behind the addition, on the second story, are two sets of triple eight-light casements to the west, paired casements, a triple casement group, and paired casements to the east. Above, in the attic, are three symmetrically placed shed roof dormers with twelve-light paired casements. The east end bay projects slightly to the south, and has three eight-light paired casement groups on the second story and triple eight-light casements in the gable. Further east, the wing has an at-grade modern door with a high square one-light and stone surround to the west and paired glass-block windows to the east; the wing's second story has single paired six-light casements above the glass-block windows.

Interior

Entry to the Phi Delta Theta Fraternity House is through the central projecting pavilion of the north elevation. The wide oak door at the east end of the deep recess opens onto a slate-floored foyer that extends south, through a vestibule, to the dining room. To the right (west) of the foyer is a wood screen composed of two chamfered wood posts and similar flanking pilasters supporting a large molded wood beam with dentils along its top east edge. Modern glass double fire doors open from the east side of the foyer into the stair lobby. Beyond the wood screen is the hall/reception room with two sets of paired ten-light casements facing north into the entry pavilion's recess; below the windows are radiators enclosed in decoratively incized wood covers. To the west of this window group is the entry to the George H. Landis Card/Archive Room and at the west end of the hall/reception room is a large square opening leading into the

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large library/music room (Howard A. Stotler Room). Opposite the windows and card room are three doorways that open onto a study area formed from part of the original exterior loggia. The walls of the hall/reception room are covered in wall board as is the tray ceiling; simple oak molding surrounds the casement windows, door openings, and entrance door and a low oak baseboard is set above the hardwood flooring now covered by carpeting.

The card/archive room is a simple square room, without a door, but with paired eight-light casement windows facing north; however, the library/music room runs the width of the building. At the north end of the library/music room is a bay window with seven casement windows set in an interior quoined stone surround with a sloped stone sill; a massive chamfered oak lintel traverses the bay's opening. Opposite the bay window, at the south end of the room, is a group of five casements with tall transoms also with a stone surround, but here the windows are flanked by paired built-in full-height oak bookcases over radiators with decoratively carved covers. The side edges of the bookcases are chamfered and the tops are panelled. A large chamfered oak beam bridges the entire assembly and a wood seat is in front of the casement window group. In the center of the west wall is a stone fireplace built into a large recess; the center firebox is delineated by red brick set into a large dressed stone surround. A molded stone mantel shelf is placed high above the firebox and the plaster wall above the shelf is recessed; again, a massive chamfered oak beam spans the fireplace opening. The sides of the recess are stone with the edges "quoined" as they meet the flanking plaster walls with chamfered corners. Paired eight-light casement windows with stone surrounds are to either side of the fireplace recess. The walls of the library/music room are plaster, and the ceiling is covered in wall board, but is divided into thirds by two chamfered oak beams. In the southeast corner of the room is an opening leading into the study area.

The original open stone loggia was converted into a study area when the dining room addition was added in 1966. The study area now has a wall board ceiling and walls, but the stone round-arch arcade is extent on the south as three openings into the dining room. Each of the stone arches has a molded intrados and chamfered piers; inside the dining room, the original limestone spandrels of the arcade are exposed. The loggia continues to the east with two more round arches. The first arch leads north back into the vestibule and foyer, while the easternmost arch opens into a recess containing food service equipment (a counter top, ice machine, water fountain, and refrigerator). The dining room is a large open space with five sets of casement windows with transoms inset in the south wall; the sills, mullions and transom bars are trimmed in oak. Double French doors with sidelights and transoms are centered in the west wall, while along the east wall are double swinging oak doors to the north that lead to the kitchen and a single exterior door to the south. The floor of the dining room is vinyl tile and the acoustical tile ceiling is divided by six encased support beams.

To the east of the dining room is the kitchen with its ceramic tile floor, and three-quarters height ceramic tile walls. A sink and dishwasher assembly is along the south wall below two casement windows; the remainder of the kitchen contains a large stove with exhaust fan (east), refrigeration units, and various stainless steel countertops and preparation areas. A door in the northeast corner leads to a small rear entry vestibule with an exit to the south, a secondary

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staircase to the north, and a door to the east that leads into large pantry with a glass-block sash to the south and a door to a bathroom with its glass-block sash facing north.

Along the east side of the vestibule, between the dining room and foyer, is a door that opens into the women's lounge. This interior space has an outer cloak room to the south and restroom to the north with two toilet stalls and three sinks. To the east of the foyer is the stair lobby with its open dog-legged staircase that rises from the basement to the third/attic story. The wide staircase has its original oak banister with panelled stringers and soffits; the bulbous turned balusters alternate with metal tie rods and the chamfered starting newel post is plain. Access to the basement is through a chamfered wood arch to a landing with two six-light casements; a second archway leads down to the basement foyer. A first-to-second-floor landing has a large triple casement group with transoms; here the chamfered newel post cap is L-shaped with a wood acanthus leaf scroll in the reentrant angle; all of the secondary newel posts have turned drops. The third story landing is illuminated by a dormer.

A small mail room is to the east of the staircase and the entrance to the house mother's apartment, now the fraternity president's suite, is in the southeast corner of the stair lobby. This suite consists of two rooms separated by a bathroom and closet; the chapter house's dining room originally occupied this area as one large open space. To the south is the study with a stone fireplace centered in the south wall; the fireplace projects into the room with plaster walls above and flanking. It is deeply molded with a prominent plain keystone, slate hearth and high, slightly recessed, tile mantel shelf. A small chamfered wood beam is above the recess. To the east are paired casements with transoms. The wide hallway between the study and north bedroom has a bathroom with tub, sink, and toilet to the east and a closet to the west. A bay window (seven casements) faces north in the bedroom and its recess has a chamfered wood beam and a quoined stone surround; to the east are paired casements with transoms. Original double oak doors, divided into thirds by vertical reeding and having high diamond-shaped, leaded-glass windows, separate the study from the hallway.

The second and third stories have double-loaded corridors running west from the staircase to a west end room; to the east of the staircase, the corridors are L-shaped, jogging south and east to the east end wing and terminate at the secondary staircase. Modern fire doors separate the staircases from the corridors. Large bathrooms with sinks, toilets, urinals, and showers are located opposite the main staircase facing south. Most of the corridor doors open into the study/living rooms of two-room suites, with the sleeping rooms opening off of the study/living rooms. The second floor has one single study/living/bedroom to the west of the bathroom, while the third floor's large east end suite is divided by the corridor. The closed U-shaped secondary staircase is very plain and narrow and is illuminated by small casement windows; a small storage room in the attic space of the east wing is entered from the third story landing.

For the basement level, the main staircase ends at a small vinyl-tiled foyer with double fire doors opening to the west into a fitness room that is half carpet and half exposed concrete floor; a built-in safe is along the south wall near its west end. A large chapter room is at the west end of the building below the music/library room; it has two below-grade windows (blocked)

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flanking the fireplace and a storage room in its northeast corner also with a below-grade window. Under the original loggia is a computer lab/storage room, while below the south addition is a large social room illuminated by the four large below-grade glass-block sash. This room has three parged walls and a vinyl tile floor; three steel beams span the space and are supported by three square support posts. In the northwest corner is a large built-in L-shaped bar. A door in the northeast corner exits into a hallway that provides egress to the below-grade exit along the south elevation; a small lounge room is to the east of this hallway and has four large below-grade one-light windows facing east. To the east of the staircase foyer are the concrete floored service rooms consisting of a laundry room (northeast corner) and a large T-shaped mechanical room (center). Further east, off the mechanical room, is the secondary staircase and a storage room below the kitchen's pantry and bathroom. Under the main staircase is a small storage closet and access to the crawl space below the entrance pavilion.

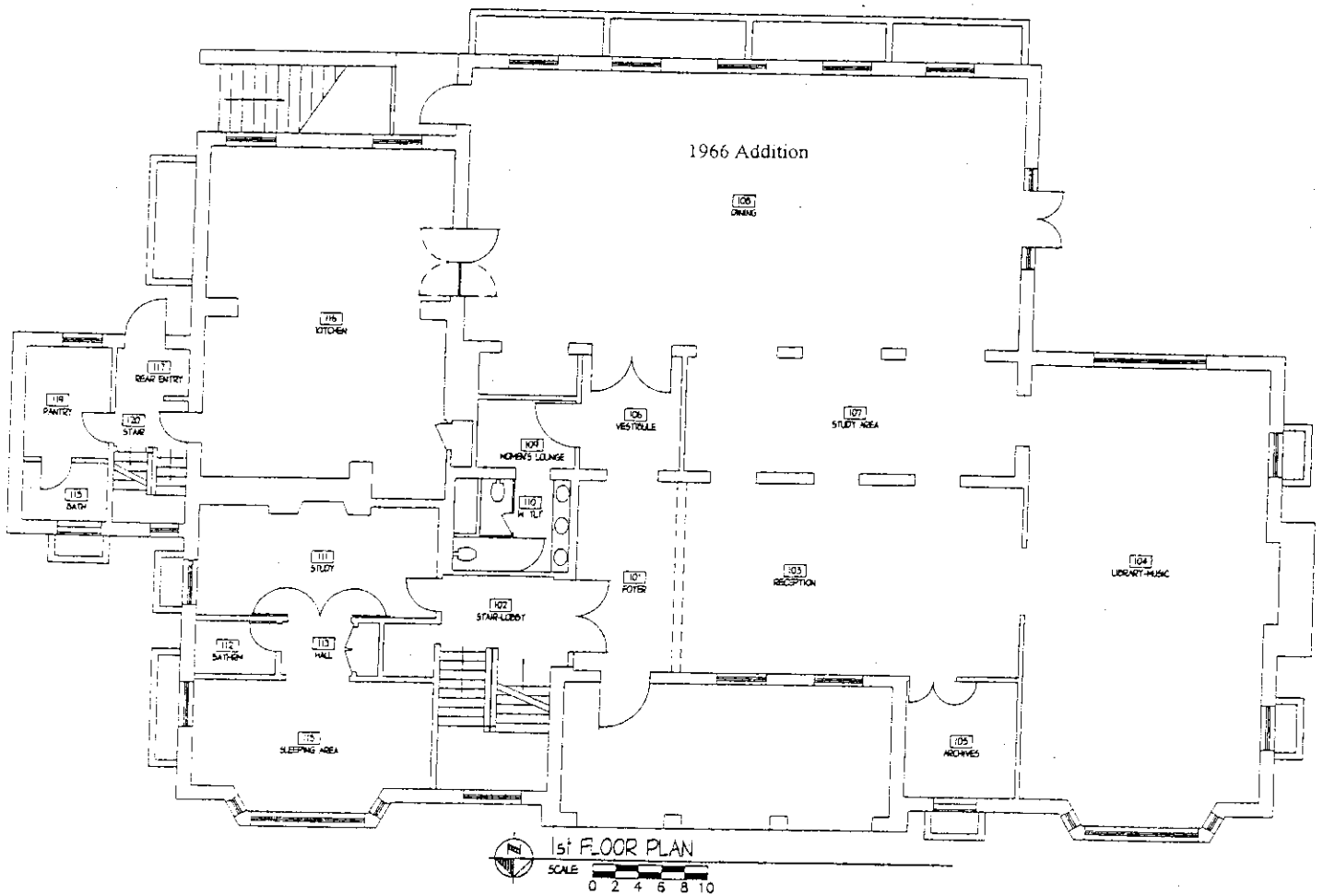
Early photographs show the house on a slight rise devoid of landscaping with only a center walkway under construction and stone sidewalk steps with stone cheeks. Currently, the center sidewalk remains (in concrete) with the original stone steps and check pieces extant; a stone-patterned concrete block retaining wall flanks the stairs. Grass extends south from the retaining wall to the building which has large evergreen bushes flanking the entry pavilion in front of the bay windows. Fraternities are to either side of the Phi Delta Theta Chapter House. With the addition of the dining room in 1966, the rear portion of the lot was greatly reduced; concrete patios are to either side of the addition and only a small gravel parking area for fraternity members remains as part of their lot. Further south, a city alley divides the house from a large city-owned gravel parking lot situated in the center of this block and surrounded by either Greek chapter houses or modern apartment buildings. Originally, this center lot was a small city park and the loggia of the Phi Delta Theta house opened onto this green space.

Modifications to the Phi Delta Theta Fraternity House since the addition was constructed in 1966 have been minor. A fire in 1968 damaged rooms on the first and second floor, but no structural repairs were required. In 1988, the City of Champaign ordered the fraternity to close due to life-safety code problems including bad wiring and an unsafe heating system. Modifications to the chapter house to deal with these problems were undertaken including the addition of a sprinkler system. At the same time, the upper story bed and study rooms were changed. Rooms were made larger by reconfiguring party walls, but the fenestration pattern was kept as were the double-loaded corridors. The top story now has suites with cathedral ceilings, while the second story has eight suites with study rooms.

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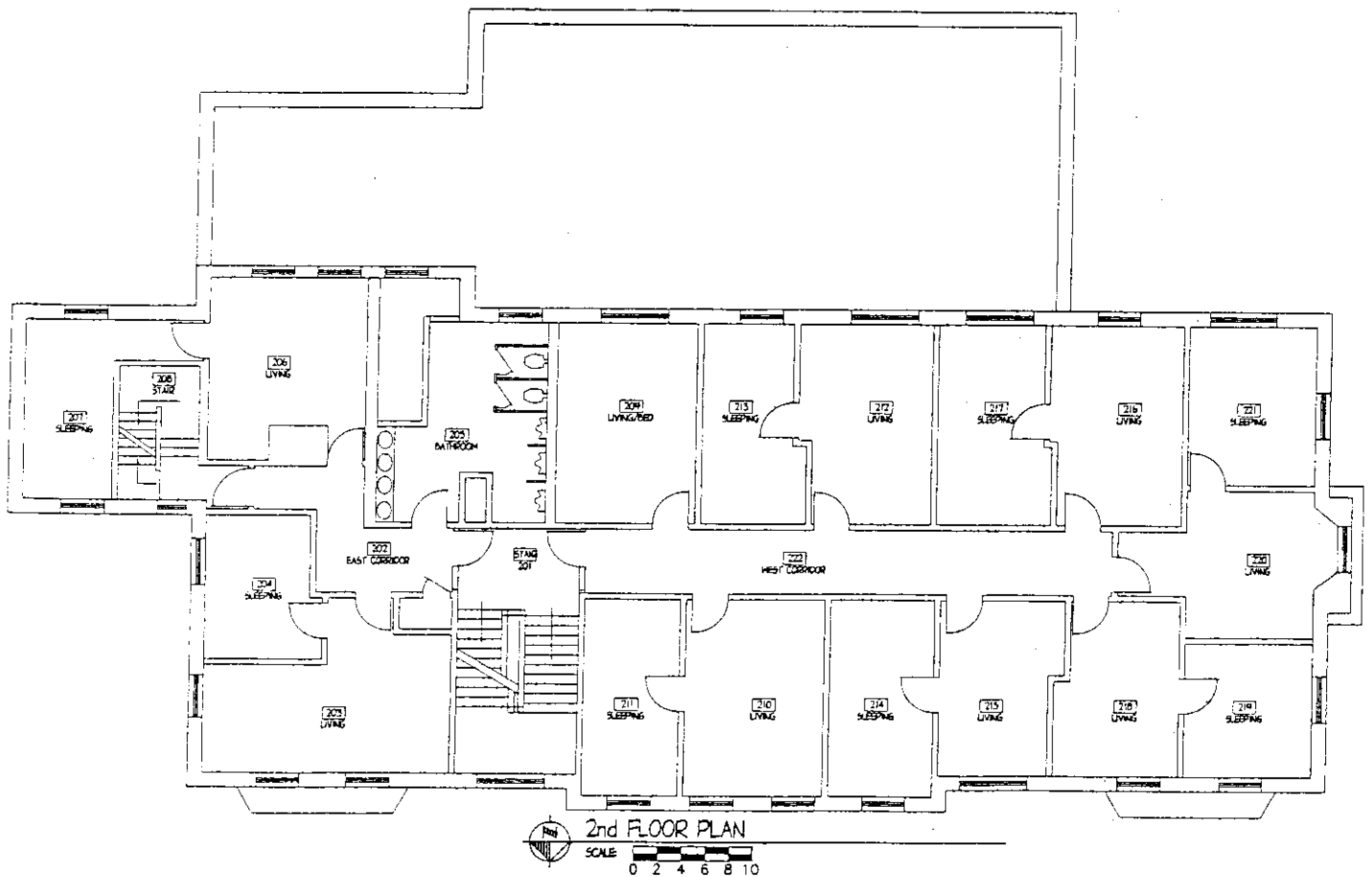
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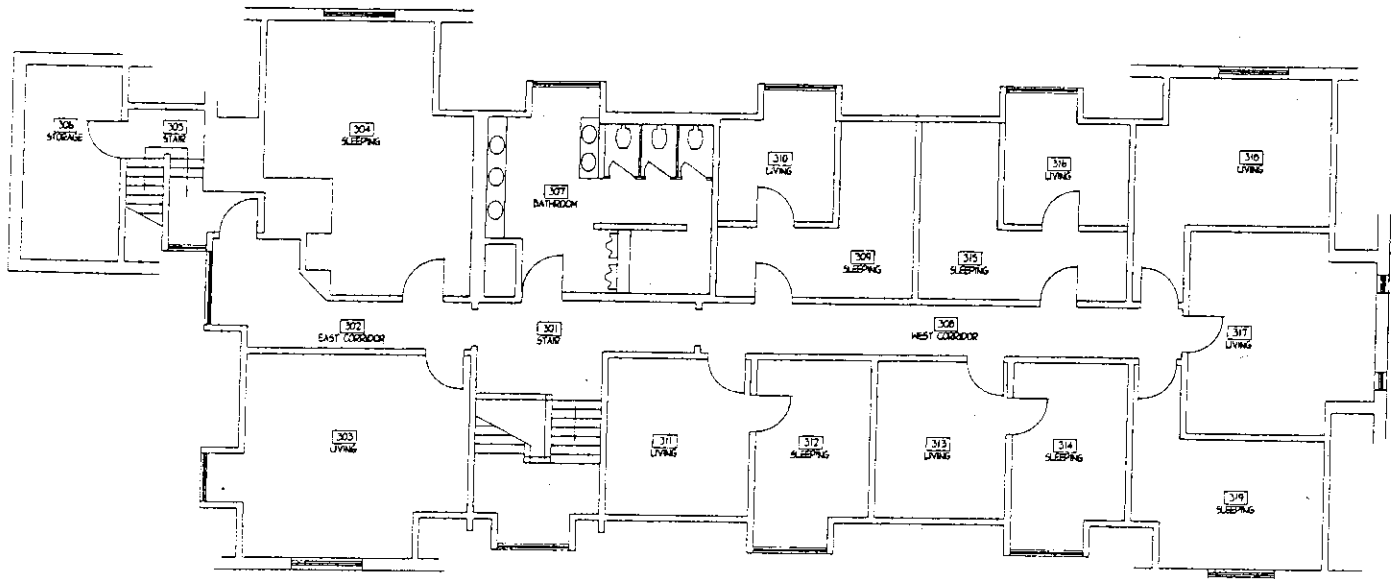
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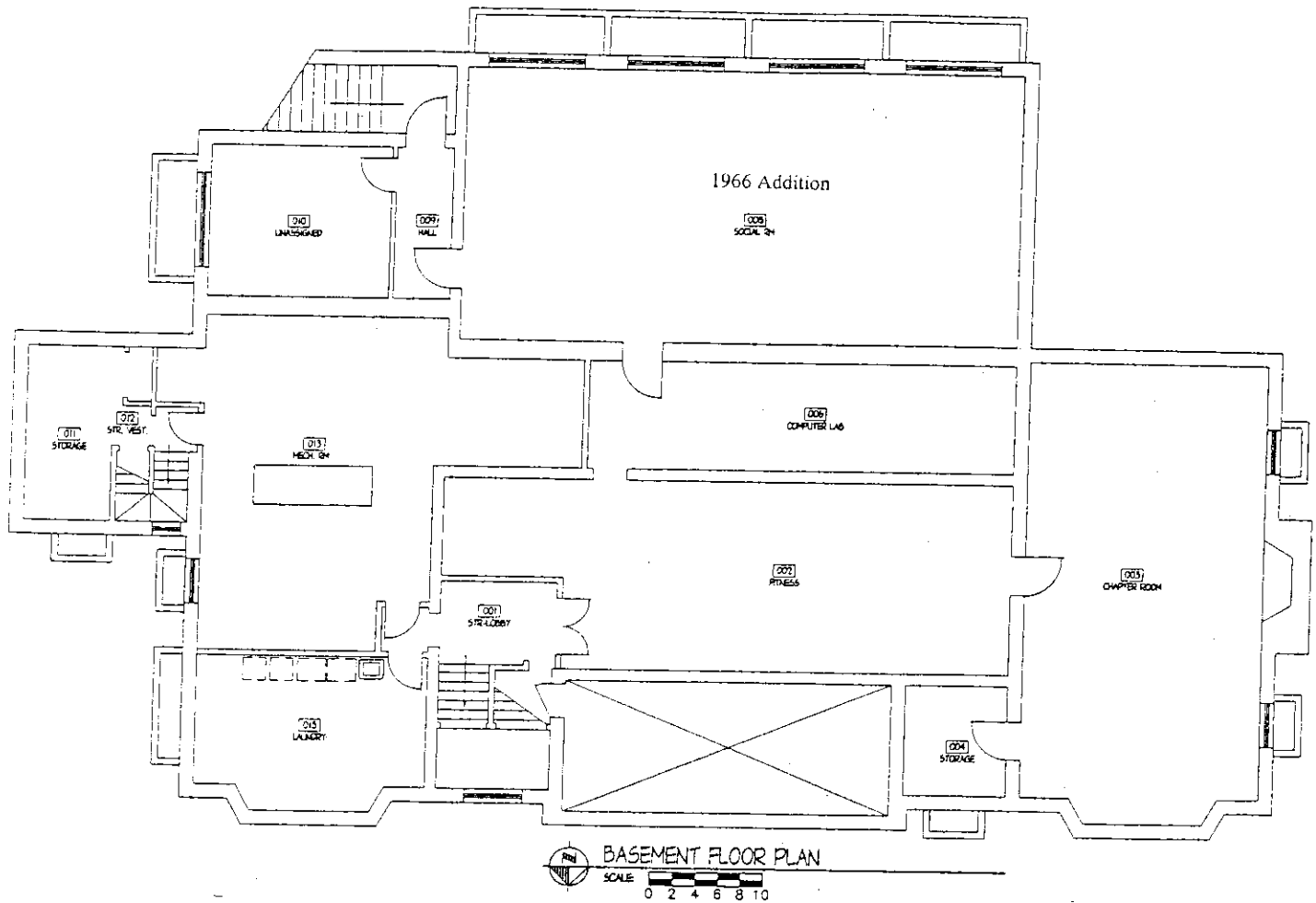


3rd FLOOR PLAN
SCALE 0 2 4 6 8 10

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Narrative Statement of Significance

The locally significant Phi Delta Theta Fraternity House is eligible for listing in the National Register of Historic Places under Criterion A in the area of significance of Education, contributing to the broad pattern of higher education at the University of Illinois. It meets the registration requirements of the "Fraternity or Sorority House" property type as defined in the approved "Fraternities and Sororities at the Urbana-Champaign Campus of the University of Illinois." As established in that Multiple Property Documentation form, the Greek Letter Society houses, including Phi Delta Theta Fraternity House, reflect a way of living which was an important supplementary component of the higher education process during the overall period of significance for the property type (1871-1940). The period of significance for the Phi Delta Theta Fraternity House, 1922-1953, reflects the date of the chapter's occupation of 309 East Chalmers Street and the National Register fifty-year ending date. Please refer to the Multiple Property Listing, "Fraternities and Sororities at the Urbana-Champaign Campus of the University of Illinois" for further information on fraternities and sororities and their social and historical development.

The building is also eligible for the National Register under Criterion C, in the area of Architecture. The chapter house is a local example of the English Revival architectural style as interpreted by noted Chicago architect, Howard Van Doren Shaw. Characteristics of this style as shown on the limestone Phi Delta Theta Fraternity House include its steeply pitched slate gable roof with intersecting front gables, grouped casement windows, bay windows, and tall chimneys. Its historic integrity has been maintained over the years. The period of significance is 1922, the year the house was built.

Criterion A: Education

Greek Letter Societies served "as useful adjuncts to the University educational system," proving to be important social and disciplinary forces for the university while playing a major role in campus politics and in the formation of strong alumni ties.¹ Managing a house not only provided a training ground for leaders, but also provided a means of socialization for students. In addition, fraternity and sorority chapter houses provided much needed housing for students at no state expense at a time when no dormitories existed for men and only a few dormitories were available to women students. Society chapters, it was believed, could discipline their members and more easily influence their younger members. Chapter houses were initially rented, and, when funds became available, the chapters built their own houses. It was through the chapter houses that many fraternities kept in touch with alumni because it was the alumni who planned the house, paid for building, and managed the house corporation.²

Construction of University of Illinois Greek Letter Society dwellings have been documented in two phases: 1906 to 1917 and following World War I to 1940. With at least 27 chapter houses being built between 1926 and 1930, the late 1920s is considered the peak construction period.³ Most houses were designed in the popular period revival styles of the time and were outfitted in equally elegant interior furnishings. It was thought that exposing students to

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"tasteful surroundings in the parlors and living rooms of their chapter houses could not but enhance their education and encourage dignified behavior."⁴ Through such well-designed accommodations the mission of the Greek Letter Societies supplemented the University education experience with an emphasis on academic achievement, participation in activities, and overall socialization at the higher education level.

Founding: Phi Delta Theta and the Illinois Eta Chapter

Six students from Miami University, Ohio, founded the Phi Delta Theta Fraternity in December, 1848. Robert Morrison, a senior, suggested to his friend, John M. Wilson, that they should organize a new college fraternity. These two men asked four other underclassmen, Robert T. Drake, John W. Lindley, Ardivan W. Rodgers, and Andrew W. Rogers, to join them in the endeavor. The fraternity was founded on December 26, 1848, in John Wilson's room at Miami University; two other organizational meetings were also held there, on December 28 and December 30. At these meetings the fraternity's motto, bond, and constitution were considered and adopted. Phi Delta Theta was organized on three principles which form "The Bond of Phi Delta Theta." First, the cultivation of friendship among its members; second, the acquirement individually of a high degree of mental culture; third, the attainment personally of a high standard of morality. On January 1, 1849, the first student (Morton G. Williams) selected by the six founders was initiated into the new fraternity.⁵

In forming the fraternity, the founders intended that chapters should be established throughout the United States at colleges of "high and well established reputation." Indiana Alpha, the second chapter, was founded within one year at Indiana University; the third chapter was begun at Centre College, Kentucky, as Kentucky Alpha in 1850. Later that year another chapter was established at Wabash College, as Indiana Beta. Within two years of its founding, Phi Delta Theta had four chapters in three states.⁶

Illinois Eta, the University of Illinois' Phi Delta Theta chapter, was the eighty-fifth chapter chartered. Its charter was granted in 1893, two years after the anti-fraternity laws at the University of Illinois were repealed. A local fraternity, Alpha Nu, had been formed in 1892 to help secure a charter from a national fraternity; the group petitioned Phi Delta Theta and received favorable help from Illinois Epsilon (Illinois Wesleyan, Bloomington) and from the editor of the fraternity's newsletter *The Scroll*, who advocated that the charter be granted.⁷

The charter was subsequently granted on December 19, 1893 to H.S. Piatt ('92), B.V. Swenson ('93), W.C. Tackett ('94), Scott Williams ('94), H.E. Chester ('95), S.R. Duffy, ('95), F.H. Hamilton ('95), Armin Harms ('95), R.M. Hobbs ('95), F.C. Beem ('97), J.W. Bowen ('97), F.F. Gilchrist ('97), C.F. Kruse ('97), E.E. Dunlap ('97), and H.H. Meyer ('97). On February 9, 1894, with great ceremony including a banquet and ball at the Walker Opera House, the chapter was installed as the Illinois Eta chapter of Phi Delta Theta.⁸ The only other national fraternities on campus at that time were Sigma Chi and Kappa Sigma (1891) and Phi Kappa Sigma (1892).

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A suite of five rooms on the second floor of 10 Main Street, Champaign was the first "home" of the fraternity. In January, 1899, they rented at house at 110 East Green Street, Champaign and became the first fraternity to occupy a house.⁹ Shortly thereafter (1903), the chapter purchased two lots slightly further west at 202 East Green Street. Here they built their first fraternity house, a large frame Colonial Revival house which was designed by W.H. Parker ('05) and built by E.S. Swigart, the mayor of Champaign.¹⁰ This house was sold in 1917 to Psi Delta so that the Phi Delt's could build their new house on Chalmers Street.¹¹

Illinois Eta Chapter members were actively involved in all aspects of university life including scholastic, sport, literary, and social events. Early initiates included William Fulton ('97), captain of two championship baseball teams; George Barr ('97), baseball manager and editor of the *Illio*; Fred Thompson ('96), football and baseball player; and Scott Williams ('94), credited with organizing the first Illini football team and was the class poet and artist. This involvement, especially in sports activities, continued even as the Phi Delt's built their new house at 309 East Chalmers Street in 1922.

Neither the chapter's newsletter, *The Champaign Shout*, nor the fraternity's newsletter, *The Scroll*, are available for the 1920s. However, it can be presumed that the activities outlined in these publications during the 1930s and 1940s reflected the type of activities engaged in by the fraternity in the 1920s. Scholastics and athletics occupied members of the fraternity. In 1930 Luther Dearborn, graduating senior and former chapter president, was elected to a new University scholastic honor, as a Bronze Tablet Scholar (which honors the upper 3% of the graduating class); George H. Burkhart, a junior, was elected to Ma-Wan-Da, a senior men's honorary, for his track ability; and E.B. Kamp, a sophomore and house manager, was chosen by Sachem, a junior men's honorary, for his basketball ability. In addition, three University "T" letters were won by chapter members: two in basketball and one in swimming.¹²

In 1931, chapter president Robert Conover won a place on Coach Zuppke's football team; he was also chair of the 1929 Junior prom. In addition, the chapter was all university basketball champions. Scholastically, the fraternity placed fifth in scholarship among the sixty-eight national fraternities on the University of Illinois campus with a grade point average of 3.305; previously the Phi Delt's were thirteenth. Socially, the annual spring formal and Christmas dances were held as well as the annual mother's day events and banquet. At the end of the school year, "Babe" and Bob Kamp were elected to Ma-Wan-Da (they also played varsity basketball); H. Ashley Barber joined Sachem, James Kirk became editor of the *Illio*, and William Ricker was selected to join Skull and Crescent, a sophomore honorary, and the staff of the *Daily Illini*.¹³ The chapter's grade point average for the next year was 3.3808, above the all-university average of 3.2746 and the national fraternity average of 3.2874.¹⁴

Similar activities occurred in 1932 with five freshman making the scholastic honorary, Phi Eta Sigma. Three members lettered in varsity football, under Zuppke, with team captain Gil Berry (also Ma-Wan-Da) voted the most valuable player. Beyond sports and grades, the chapter also worked for the community as Norm Jones was the chair of a charity ball to raise funds for Champaign-Urbana welfare and unemployment relief.¹⁵ Leadership in campus activities

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highlighted 1933. Former chapter president and UI Intramural manager, H. Ashley Barber was elected president of the student council, while Gil Berry was unsuccessful in his bid for senior class president. One of the most prominent and outstanding campus positions was obtained by Norm Jones; he became president of the Illinois Union, a step up from his previous position of chair of its student relationship committee. Y. Harvey Acton became a member of the YMCA Board of Directors and Frank Swann was elected president of Pierrot, the dramatic fraternity. In sports, Dave Cook was voted the most valuable player on the football team.¹⁶

In the mid-1930s, comparable activities were undertaken, with the chapter listed as eighth in scholarship (1934) and members were elected to various posts, including the YMCA Board chair (F.L. Seamans), cabinet (John Waterman), and board (Y. Harvey Acton and Hall Layman). In 1939, E. Ward was inscribed on the Bronze Tablet, was elected to Phi Kappa Phi and Sigma Xi, both scholastic honoraries, and was co-valedictorian of his class. Bob Castello was also inscribed on the Bronze Tablet, and he and Darwin Kirby were elected to Phi Beta Kappa.¹⁷

During the early 1940s, many Phi Delta Theta's participated in the war effort and *The Champaign Shout* relates their war service and experiences. But the most far reaching effect the war had on the fraternity was in the loss of their chapter house. The University of Illinois took over the house to accommodate the first contingent of men sent to the campus under the Army Specialized Training Program (ASTP). The lease included payments for maintenance, equipment, insurance, and taxes. More than 4,025 ASTP men were on campus in 1943, including 475 junior and senior ROTC members. There were also units of the Navy V-12 program as well as the regular navy units in diesel and signal schools. A total of 45 out of 56 fraternity houses on the University of Illinois campus were used as barracks for these men. Even during these trying times, the chapter was able to continue; ten fraternity members were enrolled for the 1943 fall semester.¹⁸ In February of 1944, the number of ASTP men at Illinois declined to 3,080 and fifteen fraternity houses were vacated. However, Phi Delta Theta was not one of them; the chapter house continued to be occupied until June, when the contract with the UI expired. The war curtailed the 50th anniversary celebration of Illinois Eta and it was decided to postpone the burning of the mortgage on the chapter house until the end of the war. Nonetheless, in celebration, six men were initiated into the fraternity.¹⁹

The chapter house was active through the summer of 1945 with civilians and Navy men in the house. Three chapter members were on the varsity track team, and one, Pete Blom, took third place in discus at the Big Ten Outdoor meet. Blom was also elected vice-president of the Interfraternity Council for the summer. Other summer activities included a pledge dance and a series of open houses. Two members, Mickey Perkins and Bob McCrthy played varsity football in the fall.²⁰ The chapter grew in 1946 with sixty-nine actives, twelve partially-active married students, fifteen transfers, and twenty-one pledges; an annex to the house was used for the overflow. Five members were on the football team, two on the basketball team, and Blom was continuing his discus career. At Homecoming, a special chapter meeting was held with alumni, and the long anticipated and war-postponed event of burning the chapter house mortgage took place.²¹ Social functions progressed in 1947 with a picnic with the Kappa Kappa Gamma

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sorority and a record dance, using the chapter's new radio-victrola. A Christmas formal was held and the chapter also had their annual Christmas party for underprivileged children of Champaign-Urbana. Art Dufelmeier led the football team to the conference championship and was elected captain of the team for the next year; he also led the Western Conference in rushing.²²

The start of the 1950s saw the chapter heavily involved in interfraternity competition. Ping-pong was the rage, with the chapter sweeping four straight contests without defeat. The basement was remodeled to help with the competition. One pledge was on the varsity soccer squad and Leo Miles continued as one of the best varsity wrestlers.²³ Scholastics were in the forefront in 1951 with the chapter finishing spring semester in the top third of the fifty-eight national fraternities on campus. They trailed first place by only 0.266 of a point, topping the all-fraternity average but also the overall undergraduate men's average and the all-independent men's average.²⁴ In 1952 the house continued to be full with fifty-three actives and twenty-four pledges. Sports were the activity of choice with three members on the football team and one on the basketball team. Milt Brown was senior track manager, Bob Sonderskov headed the Campus Chest, and Jim Bunting was in charge of the varsity cheerleading squad, with two other Phi Deltas on the squad. Five other members held positions as junior managers in other sports and campus activities.²⁵

Criterion C: Architecture

The Phi Delta Theta fraternity house is a derivative of the English Revival architectural style as individually interpreted by Howard Van Doren Shaw. The style was based on sixteenth century English vernacular architecture as popularized in the 1880s by English architect Richard Norman Shaw. Architects and builder's manuals subsequently promoted the style in the United States. Predominate from 1900 to 1940, the English Revival style dominated the domestic architectural scene, along with several other related period revival styles. It was especially popular for catalogue and ready-made houses from the mid-1920s through the 1930s.²⁶

Characteristics of the style include a steeply pitched roof, which is usually side gabled and with one or more intersecting gables. Steep front-facing gables extend over entrances or the entrance is sheltered by a porch. Tall stacked chimneys with numerous chimney pots are common. Brick, rubble stone, half-timbering, and stucco are common wall surfaces. Brick masonry walls are the most typical surface, often with contrasting upper stories or gables. Stone trim is common, but stone is also used as the principal wall material on large landmark houses. Windows are generally narrow, multi-light, and grouped into bands of three or more; bays and oriels are prevalent. Leaded glass and diamond-shaped panes ornament the windows. Transoms are often used above the main windows and stone mullions may divide casements and transoms. Heavy wood doors decorated with strap hinges or small sash are frequently set in Tudor or ogee arched doorways. Interiors have large halls, carved woodwork, and fireplaces.²⁷

Howard Van Doren Shaw interpreted the English Revival style with an individualism that combined it with elements of the English Arts and Crafts style. He was a devoted Anglophile

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and frequent traveler to England, where he became quite informed about British architecture of both the past and present. He knew the work of contemporaries Edwin Lutyens, C.F.A. Voysey, and Richard Norman Shaw. These men developed an "Old English" style that combined vernacular Tudor and Georgian patterns into picturesque combinations.²⁸

Shaw was born in Chicago on May 7, 1869 to socially prominent parents, Theodore and Sarah Shaw. He attended the exclusive Harvard School for Boys in Kenwood and was accepted to Yale University where he received his bachelor of arts degree in 1890. He continued his education at the Massachusetts Institute of Technology, finishing a two-year architectural course in one year. At MIT he learned the classical use of ornamental detail and in his later commissions he combined elements of the classical with English vernacular traditions. Returning to Chicago in 1891, Shaw apprenticed at the firm of Jenney and Mundie for the summer before spending a year touring Europe including a two-month stay in England.²⁹ He returned to Jenney and Mundie as an associate architect, while also starting his own firm. By 1895 he had his own office in downtown Chicago, his career had begun, and he had married Frances Wells.³⁰

The 1890s were a time of growth in Hyde Park, the area of Chicago in which Shaw and his wife settled in a house designed by Shaw; he also designed the adjoining house for his sister-in-law and her husband. The nearby location of the University of Chicago benefitted Hyde Park, and a residential building boom resulted. Shaw received a number of residential commissions and his early Hyde Park houses displayed a wide variety of styles. The ornamentation on these houses, especially at the entrances, is singular for Shaw combined historic details with his own unique forms. At this time he was also designing industrial buildings, the most important commission being the new Lakeside Press building for Richard R. Donnelley. This successful commission led to larger residential commissions for the Donnelley family and for other prominent Chicago industrialists including the Swifts and Ryersons.³¹

Shaw is, however, probably best known as a country house designer. This segment of his career began in 1897 with the building of his own country house, Ragdale, in Lake Forest, Illinois. Ragdale was designed in the Arts and Crafts style, which was at its height. The strong English antecedents of the style appear in Ragdale, especially the work of Voysey. Ragdale is a twin-gabled, stucco house with a projecting second story set over a recessed entry. The interior also has an English influence, but as transformed by Shaw's own expression. The front hall, on cross-axis to the entry, acts as both a room and a corridor leading into the living and dining rooms. A leaded glass screen separated the hall and the dining room.³² Shaw's interiors are usually understood as sequences of compartments, arranged to lead in several directions. These interior compartments are organized like English country houses with each handsomely scaled and well-appointed.³³

Shaw worked in many different styles. He was equally adept at the classically-derived Georgian, Colonial, and Neo-Classical revivals as well as the vernacular English and Tudor Revival styles.³⁴ On the exterior, Shaw's buildings are typically well-proportioned masonry, usually brick with stone trim, although stone buildings, both residential and collegiate, were

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designed. Entrances are marked by either columns or archways and windows are traditional double-hungs or casements in the English style. Mass is emphasized through window arrangements and by strong masonry corners. In the rear Shaw often used tall French windows opening out onto terraces or gardens.³⁵ His sense of shelter was expressed in tall, steeply pitched roofs that covered and anchored a house to the ground.³⁶

Phi Delta Theta Chapter House

Initially, the fraternity rented a suite of five rooms on the second floor of 10 Main Street, Champaign. They then rented a house at 110 East Green Street, Champaign, and shortly thereafter (1903) purchased two lots slightly further west on Green Street, where they built their first fraternity house. This house was sold in 1917 to Psi Delta and the proceeds used to help finance the purchase of two lots on Chalmers Street, in Champaign.

The Phi Chapter House Association initially agreed to buy Lot Four in Block 30 of Fairland Place for \$2500 from Nora B. and Charles A. Bongart and Lot Three for \$2650 from Grace and G.E. McCammon in 1916.³⁷ The first agreement was executed in February of 1917, while the second was completed, now from H.E. and Gertrude Kimmel, in November of 1919.³⁸ The lots faced Chalmers Street on the north and were centered on a small park situated in the middle of the block. This park is now a city parking lot.

Chicago architect, Howard Van Doren Shaw was hired to design the new fraternity house. English Brothers, a Champaign construction company, built the house, which was described in the *Illinois Alumni News* as the "most expensive and elaborate fraternity house ever erected here."³⁹ Two years after its completion in 1922, the chapter house was featured in *The Architectural Forum*. Here it was described as a "fraternity house of outstanding architectural importance" and "a simple adaptation of Elizabethan architecture..successfully used." The article continues with a description of the building.

The length of the building is broken on the front facade by two gables which balance a central entrance bay composed of an open porch with square piers on the ground floor and windows above. The parapet of this bay happily breaks the long line of eaves. The design, as a whole, successfully and adequately interprets the purpose and use of the building, which has the semblance of a private house with the added formality of a balanced design in keeping with the dignity of one of the leading college fraternities. At one end of the building, a tall chimney provides a picturesque terminal feature which adds to the architectural character of the structure. The rear or garden facade gives an even better idea of the purpose for which the building is intended. The end gables, which balance those of the front facade, are carried through to the rear, where one gable is brought out slightly from the body of the house to give contrast and relief to the otherwise unbroken wall surface. Five arches on the first floor mark the location of the dining loggia, which also serves as a living porch.

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The first floor plan shows a spacious entrance loggia, in which is located the entrance door. This floor contains, besides a large center hall, a spacious living room across one end of the building with bay window on the street end, and a card room, coat room, lavatory, and dining room with serving pantry and kitchen adjacent on the other end. The plan is simple and straightforward and is as balanced in arrangement as the exterior design....⁴⁰

Shaw's design for the Phi Delta Theta House is clearly English in inspiration with roof dormers and a recessed entrance loggia. Its steeply pitched side-gable roof is intersected by gables on its two principal facades (north and south). Random-coursed rough ashlar limestone masonry in construction, the grouped casement windows have Bedford cut stone mullions and enframements. One story bay windows with banded casements flank the entrance pavilion. Both the large staircase window and the window at the south end of the living room have tall transoms with stone transom bars. Two large chimneys anchor the building; the exterior west chimney providing a decorative element to that elevation. On the rear, a round-arch arcade originally opened onto a park, and was considered by Shaw to be a dining loggia or living porch.

As with many of Shaw's interiors, the arrangement of the principal rooms of the Phi Delta Theta House are a series of compartments, arranged to lead in several directions. Upon entering, there is a large hall or reception room, divided as in medieval houses, by a wood screen near the entrance. To the immediate east is the stair hall, while at the west end of the hall is the full-width library or music room. A large stone fireplace in the center of the west wall dominates the space. Also off the hall to the north is a card room. Across the rear of the hall were paired French doors that opened onto the rear loggia.

In 1966 a dining room addition was constructed to the rear of the south loggia with a social room in the basement. The original dining room was converted to a house mother's suite with a sleeping area, parlor, bath, and closet. With the demise of the house mother requirement, the space was given over to the chapter president. Shortly after the addition was built (January, 1968), a fire partially destroyed the living room and a second story study room and bedroom. Damage was estimated at \$150,000.⁴¹ In 1988, the City of Champaign closed the house due to safety code violations. A \$1.2 million renovation by Architectural Spectrum of Champaign added a sprinkler system, new wiring, a new boiler and heating system, and new casement windows among other required improvements. Other life safety changes included enclosing the staircase with fire-rated and magnetically closing fire doors. Interior corridors were fire-rated and smoke and heat detectors were added. The front door was also changed and turned to swing outwards and a handicap accessible entry and bathroom were added. In addition, eight suite with study rooms were created on the second story and suites with cathedral ceilings and sleeping lofts were designed for the third story.⁴²

English Brothers, Contractors

The well-known and prolific construction company, English Brothers, of Champaign, Illinois was responsible for the construction of the Phi Delta Theta House at a cost of \$40,000.⁴³ This

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firm, in business since the late nineteenth century, is responsible for the construction of over twenty-five University of Illinois buildings including Memorial Stadium (1924) and the University Library (1926). They also built numerous local buildings and have a state-wide reputation that includes Lincoln's Tomb, Springfield, and New Salem Village, Petersburg, along with Camp Lawrence, Camp Perry, and the Great Lakes Naval Training Station.⁴⁴ However, the Phi Delta Theta Fraternity House is the first documented Greek chapter house erected by the company.

Context

An examination of other Greek Letter Society chapter houses at the University of Illinois shows a preponderance of classically-derived architectural styles such as Colonial/Georgian Revival and Classical Revival. The Tudor period-revival style is also in evidence in numerous chapter houses, especially buildings with half-timber detailing and irregular massing. However, only five stone English Revival style chapter houses have been constructed.

Kappa Kappa Gamma, 1102 South Lincoln Avenue, Urbana, was designed by Shaw's successor firm, Howard Shaw Associates, in 1928. It is a two-and-one-half story, asphalt-shingled side-gable roof building built with random-range quarry-faced ashlar limestone. Its multi-light casements are grouped; some having transoms and Bedford stone surrounds. At the south end of the main facade is a two-story stone bay, while the large recessed pointed-arched entry is off-center to the north with a large multi-light Gothic-arched stair window adjacent. Low shed roof dormers are centered in the gable roof, while a large exterior chimney anchors the south end of the building.

Sigma Pi currently occupies the two-and-one-half story Greek chapter house at 713 West Ohio, Street, Urbana, built in 1930. Constructed of random-range dressed-faced ashlar limestone, it has an asphalt-shingled side gable roof and two front facing gabled bays. The west bay projects slightly with a two-story crenelated bay window. A two-story crenelated semi-hexagonal entry bay is to the east with a label mold set over the wood door. Three shed roof dormers accent the roof, and there is a cat-slide roof porch across the west elevation; the porch is now enclosed. Some of the building's casement windows have been replaced with modern casements.

Alpha Chi Sigma (circa 1938), 606 West Ohio Street, Urbana, was also constructed in random-range dressed-faced ashlar limestone and is two-and-one-half stories high with a side gable roof. Two front-facing gables project on the east and west with a casement window group between. The building's windows have been replaced with modern one-light double-hung windows or one-light casements. A semi-hexagonal projecting entry porch is to the east with a label mold over the doorway, and a one-story projecting semi-hexagonal window bay is to the west. An open Tudor-arched porch is across the west end with a half-timbered story above.

Champaign has two additional stone English Revival Greek chapter houses. Phi Kappa Theta, 1930, is located at 1106 South Third Street. It is a large two- and three-story fraternity house constructed in random ashlar limestone with two front-facing gables. The north gable's upper

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stories are half-timbered with the half-timbering extending across the center attic portion of the building. The south gable has a projecting two-story crenelated window bay; modern one-light casements replace the original casement sash. A central projecting Tudor-arched entry porch is at the south end of an open raised loggia onto which Tudor-arched French doors with sidelights open from a one-story wing. The house also has a side gable slate roof and an exterior chimney on the north.

The last dressed-faced random ashlar stone Greek chapter house is the 1930 Phi Mu House at 302 East Armory Street. Originally facing Third Street, the two-and-one-half-story house's entry was changed to face Armory Street with the addition of a modern red brick wing, circa 1970. Along Third Street are two front facing gables set at the ends of a side gable roof. A center modern replacement door below a label mold has high flanking sash windows; in addition, one-story window bays at the base of the gables flank the entry. Modern one-light replacement windows are used throughout the building and the rear elevation's half-timbering has been painted white to match the wall's stucco.

Summary

The Phi Delta Theta Greek Chapter House is an excellent example of the work of Howard Van Doren Shaw. In this building, he has extended his country house style to a collegiate scale. The addition of a rear dining wing has not detracted from his architectural design and the building retains its integrity. In addition, the Phi Delta Theta Chapter House meets the registration requirements of the "Fraternity or Sorority House" property type as defined in the approved "Fraternities and Sororities at the Urbana-Champaign Campus of the University of Illinois," and reflects a way of living which was an important supplementary component of the higher education process during the overall period of significance for the property type (1871-1940). In 1998, the Phi Delta Theta Chapter House was designated a Champaign Historic Landmark by the Champaign Preservation Commission and City Council.⁴⁵

Endnotes

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36. Wilson, 225.
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38. Champaign County Deed Books, Book 169, page 400 dated 27 February 1917; and Book 175, page 255, dated 8 November 1919.
39. *Illinois Alumni News*, Vol. 1, #4 (January 1923), 113.
40. Mary A. Rolfe, "College Club - Fraternity Buildings," *The Architectural Forum*, Vol. XLIII, #6 (December, 1925), 365-366.
41. "Illinois Eta House Hit by Costly Fire," *The Scroll*, Vol. 92, #5 (May, 1968).
42. Interview with Neil Strack, principal architect with *Architectural Spectrum*, Champaign, 5 June 2002.
43. Carol McHugh, "Fraternity House to receive major interior renovation," *The Daily Illini*, 12 September 1988.

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44. Preservation and Conservation Association, Architects and Contractors file.
45. Phi Delta Theta Landmark nomination prepared by Matthew Pagoria, 1998. The house was designated a landmark by the Champaign City Council on 18 August 1998.

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#6 (December, 1925), 365-366.

The Scroll of Phi Delta Theta. 1945-1952.

Strack, Neil. Principal Architect, Architectural Spectrum, Champaign, Illinois. Interview 5 June 2002.

Wilson, Richard Guy. "Chicago and the International Arts and Crafts Movements: Progressive and Conservative Tendencies" in *Chicago Architecture, 1872-1922, Birth of a Metropolis* edited by John Zukowsky. (Munich: Prestel-Verlag, 1987).

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Verbal Boundary Description

Lots Three (3) and Four (4) in Block Thirty (30) of Fairland Place being an addition to the City of Champaign.

Boundary Justification

The nomination includes the lots historically associated with the Phi Delta Theta Fraternity House at 309 East Chalmers Street, Champaign, Illinois.

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Continuation Sheet

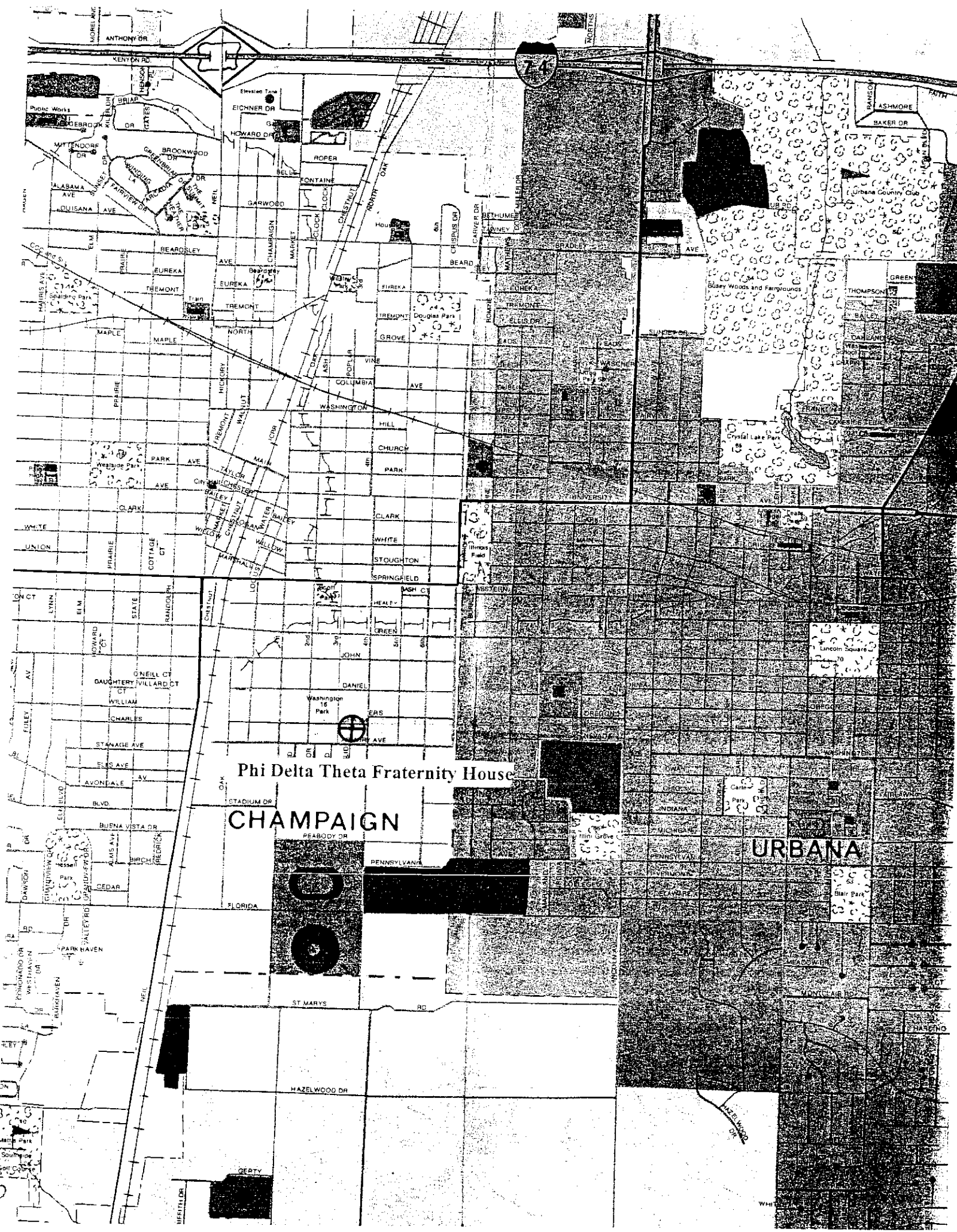
Phi Delta Theta Fraternity House, Champaign, Champaign County, Illinois
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Ervenson & Burnham Archives
The Art Institute of Chicago Libraries
For Study Purposes Only



Phi Delta Theta House
309 East Chalmers

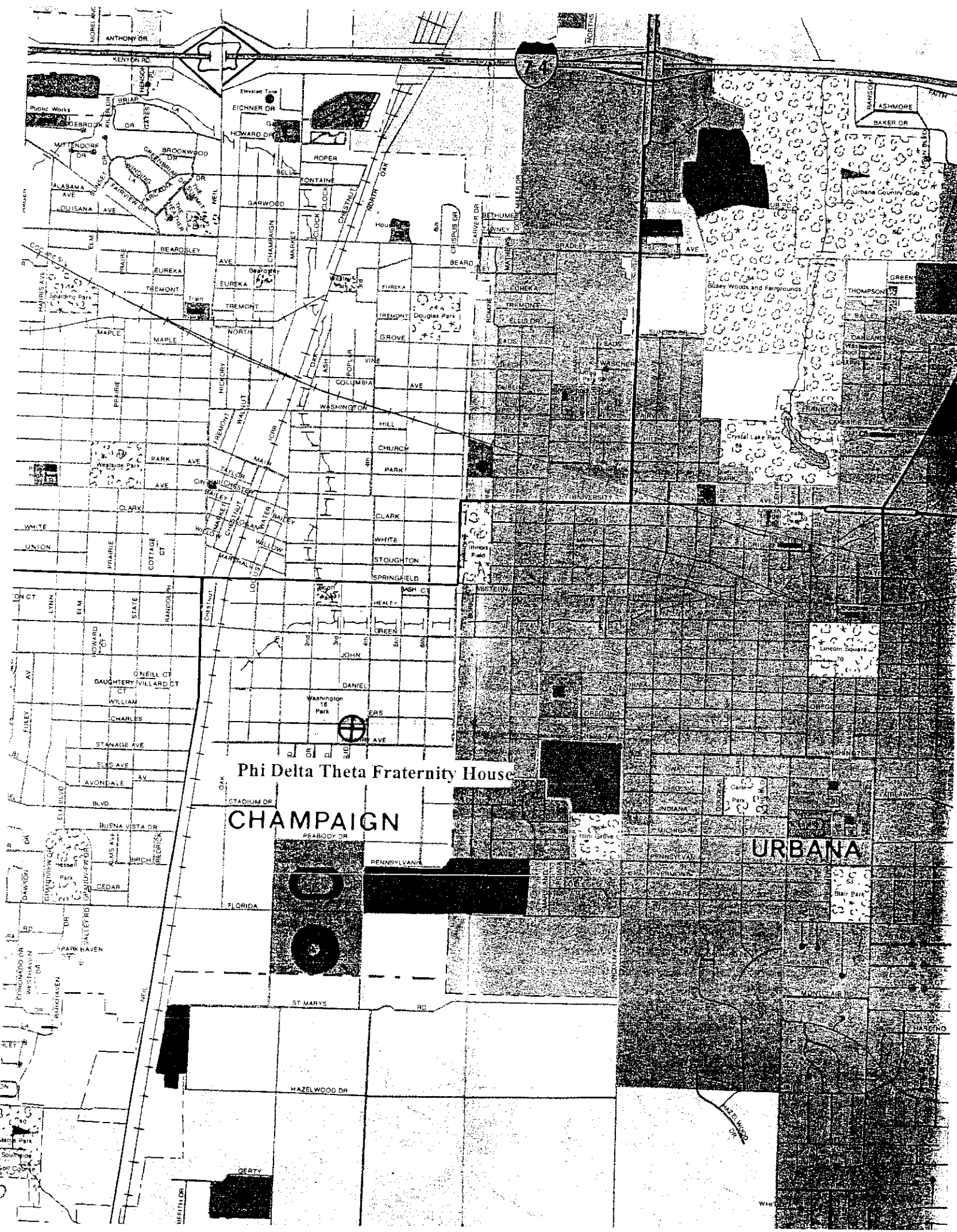
Howard Van Doren Shaw, Architect
1922



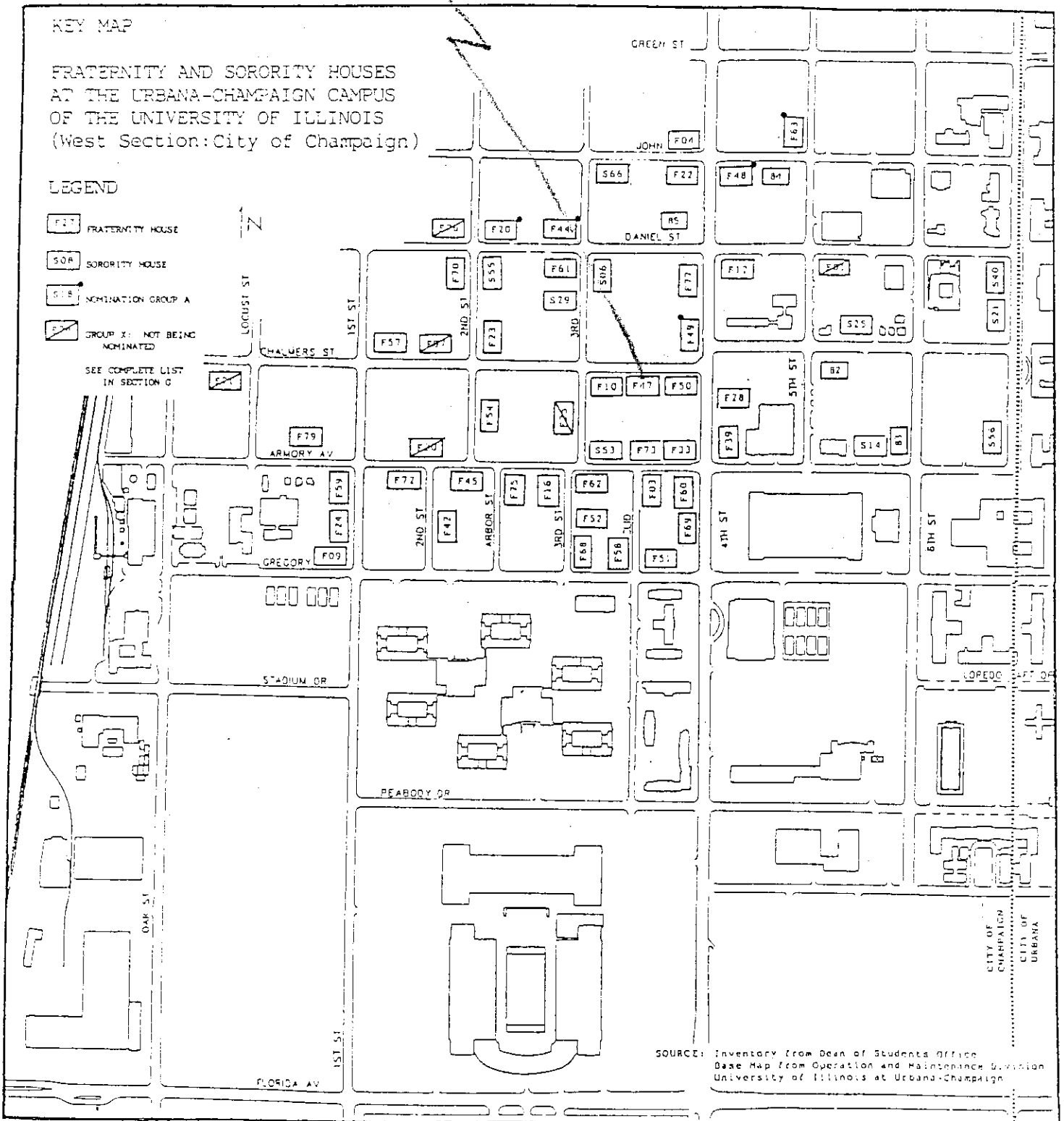
Phi Delta Theta Fraternity House

CHAMPAIGN

URBANA



*Phi Delta Theta
Champaign County
Illinois*



October 13, 2003

City of Champaign
102 North Neil Street
Champaign, Illinois 61820

Tracey A. Sculle
National Register Coordinator
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, IL 62701-1507

Re: Nomination of 309 E. Chalmers St. Champaign, Phi Delta Theta ($\Phi\Delta\Theta$) Fraternity, for placement on the National Register of Historic Places

Dear Ms. Sculle

At its regularly scheduled public meeting on October 2, 2003, the Historic Preservation Commission of the City of Champaign reviewed the nomination of 309 E. Chalmers, Phi Delta Theta ($\Phi\Delta\Theta$) Fraternity, to determine whether it did or did not satisfy the National Register standards for documentation. The Commission determined that in its opinion $\Phi\Delta\Theta$ Fraternity met criteria A & C, and made the following findings of fact to that effect:

FINDINGS OF FACT FOR PLACEMENT OF 309 E CHALMERS, $\Phi\Delta\Theta$ FRATERNITY, ON THE NATIONAL REGISTER OF HISTORIC PLACES

National Register Criterion A

Property is associated with events that have made a significant contribution to the broad patterns of our history.

The $\Phi\Delta\Theta$ fraternity was significantly involved in the development of the fraternity system on the UI campus. $\Phi\Delta\Theta$ was the 4th chapter of a national fraternity established at Illinois (in 1893), and the first to occupy a house (1899, at 110 E. Green St). The time of its construction in 1922 and the decades immediately following were very significant ones for fraternity growth on the campus of the University of Illinois.

National Criterion C

Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack distinction.

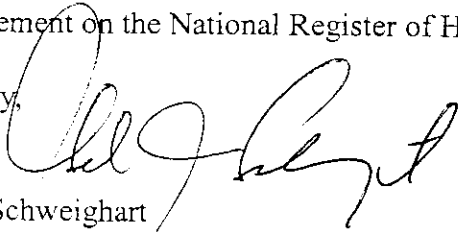
The house at 309 E Chalmers exemplifies the Tudor Revival style of architecture with its steep rooflines, tall roof gables, masonry construction (rubble stone walls with cut stone trim) and multi-

paned casement windows. The $\Phi\Delta\Theta$ house was designed and built in 1922 by Howard Van Doren Shaw, one of Chicago's most noted residential architects, known for the use of traditional English and French manor house styles in his designs.

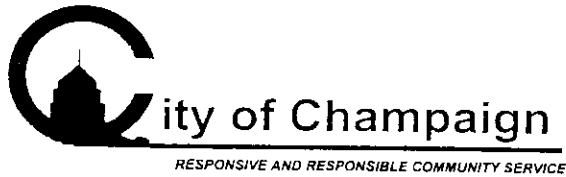
The Champaign City Council had previously designated 309 E. Chalmers St. Champaign, Phi Delta Theta ($\Phi\Delta\Theta$) Fraternity as a Local Landmark at its August 18, 1998 meeting (Council Bill 98-228) pursuant to our local Historic Preservation Ordinance's provisions for the designation of properties.

As the Mayor of the City of Champaign, I am forwarding to you their recommendation along with my own in favor of the nomination of 309 E. Chalmers St. Champaign, Phi Delta Theta ($\Phi\Delta\Theta$) Fraternity for placement on the National Register of Historic Places.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gerald Schweighart". The signature is written in black ink and is positioned above the printed name.

Gerald Schweighart
Mayor of Champaign



REPORT TO HISTORIC PRESERVATION COMMISSION

FROM: Bruce A. Knight, Planning Director

DATE: September 26, 2003

SUBJECT: CASE NO. HPC 03-0086: REVIEW OF NATIONAL REGISTER
NOMINATION FOR 309 E CHALMERS
(Phi Delta Theta ($\Phi\Delta\Theta$) Fraternity)

A. Introduction: The Historic Preservation Commission is requested to make a recommendation to the Illinois Historic Preservation Agency and the National Register of Historic Places on the application to place 309 E. Chalmers, Phi Delta Theta ($\Phi\Delta\Theta$) Fraternity, on the list of the National Register of Historic Places.

B. Recommended Action: Staff recommends the Commission choose Alternative 1, adopting the proposed findings of fact and recommending that that 309 E Chalmers, $\Phi\Delta\Theta$ Fraternity, be placed on the National Register of Historic Places.

C. Background:

1. Site Information.

Applicant: Karen Lang Kummer

Owner: Φ Chapter House Corporation, c/o Daniel G. Deneen, Agent, 202 S. Eldorado Rd.
Bloomington IL

Location: 309 E Chalmers

2. Description of Property. The $\Phi\Delta\Theta$ Fraternity House was constructed in 1922, the work of noted Chicago architect Howard Van Doran Shaw. At the time of its construction it was described in the Illinois Alumni News as the "most expensive and elaborate fraternity house ever erected here". Shaw was well known as an architect of grand country estate homes; in the $\Phi\Delta\Theta$ house he extended his style to a collegiate fraternity scale. To quote from the application:

Shaw's design for the Phi Delta Theta House is clearly English in inspiration with roof dormers and a recessed Gothic entrance loggia. Its steeply pitched side-gable roof is intersected by gables on its to principal facades (north and south). Random-coursed rough ashlar limestone masonry in construction, the grouped casement windows have Bedford cut stone mullions and enframements. One story bay windows with banded casements flank the entrance pavilion.

Both the large staircase window and the window at the south end of the living room have tall transoms with stone transom bars. Two large chimneys anchor the building; the exterior west chimney providing a decorative element to that elevation. On the rear, a round-arch arcade originally opened onto a park, and was considered by Shaw to be a dining loggia or living porch.



3. Comprehensive Plan and Campustown 2000 Plan. The Comprehensive Plan recognizes historic preservation as a tool for achieving healthy neighborhoods and commercial areas. The Plan encourages the preservation of buildings that have historical and architectural significance as a means of promoting visual environments of high aesthetic quality and variety.

The Campustown 2000 Plan has a goal of improving the appearance of public and private property, and a strategy for recognizing private property owners for maintenance. Recognizing the $\Phi\Delta\Theta$ Fraternity for its commitment to the preservation of its historic building furthers this goal.

4. Local Designation Historic Criteria. The Commission determined in its local designation process that 309 E Chalmers meets the following criteria from Sec. 37-491 of the City Code:

(c) The property is representative of the distinguishing characteristics of a period, style, craftsmanship, method of construction, or use of indigenous materials because the $\Phi\Delta\Theta$ house exemplifies the Tudor Revival style of architecture with its steep rooflines, tall roof gables, masonry construction (rubble stone walls with cut stone trim) and multi-paned casement windows.

(d) The property is the work of a master builder, designer, architect, or artist whose individual genius has influenced an era because the $\Phi\Delta\Theta$ house was designed by Howard Van Doren Shaw, one of Chicago's most noted residential architects, known for the use of traditional English and French manor house styles in his designs.

5. National Register Criteria. The National Register's criteria for placement are very similar to Champaign's Local Criteria, and specifically the nomination is based on the following criteria:

National Criterion

A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

Which correlates to the Local Criterion:

(a) Significant value as part of the historical, cultural, artistic, social, ethnic, or other heritage of the nation, state or community.

The HPC did not consider this criterion at the time of its designation, but the $\Phi\Delta\Theta$ fraternity was significantly involved in the development of the fraternity system on the UI campus. $\Phi\Delta\Theta$ was the 4th chapter of a national fraternity established at Illinois (in 1893), and the first to occupy a house (1899, at 110 E. Green St.). The time of its construction in 1922 and the decades immediately following were very significant ones for fraternity growth on the campus of the University of Illinois.

National Criterion

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack distinction.

Which correlates to the Local Criteria

(c) The property is representative of the distinguishing characteristics of a period, style, craftsmanship, method of construction, or use of indigenous materials

&

(d) The property is the notable work of a master builder, designer, architect or artist whose individual genius has influenced an era.

Staff believes that the same logic and evidence that the Commission used to nominate 309 E. Chalmers, for Local Designation warrants the Commission to advise the National Register of Historic Places that the $\Phi\Delta\Theta$ House meets the National Criteria for Placement on the National Register.

D. Alternatives:

1. Recommend to the National Register that the nomination be approved and make findings on all applicable national designation criteria.
2. Recommend to the National Register that the nomination be denied and make findings to this effect on all national designation criteria.

E. Discussion of Alternatives:

Alternative 1 should be chosen if the Commission determines that the application meets at least one criterion listed in the Registration Form from the National Registry. The placement of 309 E. Chalmers on the National Register of Historic Places would be consistent with the Comprehensive Plan.

a. Advantages

- Recognizes the historic character of this community and University resource.

b. Disadvantages

- None.

Alternative 2 would deny the nomination of 309 E. Chalmers, $\Phi\Delta\Theta$ Fraternity, for placement on the National Registry of Historic Places.

a. Advantages

- None.

b. Disadvantages

- This would indicate that the Commission believed that 309 E. Chalmers, $\Phi\Delta\Theta$ Fraternity, did not meet any of the criteria for placement.

F. Community Input: No community input is sought when recommending local landmarks for placement on the National Registry of Historic Places.

G. Budget and Staffing Impact: There is no budget or staffing impact for a designation on the National Register.

Prepared by:

Reviewed by:

Kevin Phillips
Zoning Administrator

Bruce A. Knight, FAICP
Planning Director

KDP:jmg

Attachments: Proposed Findings
Petitioner's Application

FINDINGS OF FACT FOR PLACEMENT OF
309 E CHALMERS, ΦΔΘ FRATERNITY, ON THE
NATIONAL REGISTER OF HISTORIC PLACES

National Register Criterion A

Property is associated with events that have made a significant contribution to the broad patterns of our history.

The ΦΔΘ fraternity was significantly involved in the development of the fraternity system on the UI campus. ΦΔΘ was the 4th chapter of a national fraternity established at Illinois (in 1893), and the first to occupy a house (1899, at 110 E. Green St). The time of its construction in 1922 and the decades immediately following were very significant ones for fraternity growth on the campus of the University of Illinois.

National Criterion C

Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack distinction.

The house at 309 E Chalmers exemplifies the Tudor Revival style of architecture with its steep rooflines, tall roof gables, masonry construction (rubble stone walls with cut stone trim) and multi-paned casement windows. The ΦΔΘ house was designed and built in 1922 by Howard Van Doren Shaw, one of Chicago's most noted residential architects, known for the use of traditional English and French manor house styles in his designs.

States Postal Service is irradiated and subsequently damaged.

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 2/23/04 THROUGH 2/27/04

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

CALIFORNIA, PLACER COUNTY,
Mountain Quarries Bridge,
North Fork of the American River,
Auburn vicinity, 04000014,
LISTED, 2/11/04

COLORADO, PROWERS COUNTY,
Holly SS Ranch Barn,
407 West Vinson,
Holly, 04000068,
LISTED, 2/25/04

ILLINOIS, CHAMPAIGN COUNTY,
Kappa Kappa Gamma Sorority House,
1102 S. Lincoln Ave.,
Urbana, 04000074,
LISTED, 2/25/04
(Fraternity and Sorority Houses at the Urbana--Champaign Campus of the University of Illinois MPS)

ILLINOIS, CHAMPAIGN COUNTY,
Phi Delta Theta Fraternity House,
309 E. Chalmers St.,
Champaign, 04000070,
LISTED, 2/25/04
(Fraternity and Sorority Houses at the Urbana--Champaign Campus of the University of Illinois MPS)

ILLINOIS, COOK COUNTY,
Maynard, Isaac N., Rowhouses,
119,121,123 W. Delaware Place,
Chicago, 04000077,
LISTED, 2/25/04
(Land Subdivisions with Set-Aside Parks, Chicago, IL MPS)

ILLINOIS, LOGAN COUNTY,
Downey Building,
110-112 Southwest Arch St.,
Atlanta, 04000069,
LISTED, 2/25/04

KANSAS, FRANKLIN COUNTY,
Pleasant Valley School District #2,
2905 Thomas Rd.,
Wellsville vicinity, 04000078,
LISTED, 2/26/04

KANSAS, JOHNSON COUNTY,
Ensor Farm,
18995 W. 183rd St.,
Olathe, 04000079,
LISTED, 2/27/04

LOUISIANA, CONCORDIA PARISH,
Concordia Parish Courthouse,
405 Carter St.,