

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

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

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 Kappa Sigma Fraternity House other names/site number Alpha Gamma Chapter of Kappa Sigma

2. Location

street & number 212 East Daniel Street (Building F44 onkey map) not for publication city, town Champaign vicinity state Illinois code IL county Champaign code 019 zip code 61820

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories. Includes a table for contributing/noncontributing resources.

Name of related multiple property listing: Fraternity & Sorority Houses at the U of Illinois Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of certifying official Date 6-26-89 State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official Date State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register. determined eligible for the National Register. determined not eligible for the National Register. removed from the National Register. other, (explain:). Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

EDUCATION/education-related housing

Current Functions (enter categories from instructions)

EDUCATION/education-related housing

7. Description

Architectural Classification

(enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
REVIVALS/Italian Renaissance

Materials (enter categories from instructions)

foundation Concrete

walls Brick

roof Asphalt

other N/A

Describe present and historic physical appearance.

The Kappa Sigma Fraternity house is a three story brick structure in the Italian Renaissance Revival style. It is situated in a residential campus neighborhood of similar size and type (fraternal) dwellings. Except for a sympathetic extension of the dining room as well as alterations due to fire damage and building code requirements, the historic and structural integrity of the Kappa Sigma fraternity house remains intact. Within the original pattern of openings, the early pairs of double-hung sash have been replaced with pairs of single-light casements, with a result not inharmonious. The nomination consists of one contributing building, which is representative of the fraternity house property type described in the Multiple Property Listing.

Exterior

The Kappa Sigma Fraternity house faces south onto East Daniel Street. The plan is "T"-shaped with the three story main block having a six bay facade terminating in one-story east and west loggias. The stem of the "T"-plan is two stories and attic; a small three story hyphen makes the transition between the main block and the stem.

The building rests on a high foundation of concrete made with a granite screened facing coat, above this, the first story consists of rusticated brick banding terminating in a soldier course at the first story window lintel line. From there up to the third story sill, the facade features diamond patterned brickwork accented with black headers. The narrow third story window band is made up of header brick panels the corners of which are accented in square black brick. The fraternity emblems, the star and crescent, are formed in terra cotta and built into the brick work of the third story. The building is capped by a low, wide overhanging hipped roof with lookouts. Large identifying letters, "Kappa" and "Sigma" are applied high on the facade.

The decorative brickwork continues on all facades, including that of the stem. The terra cotta emblems, however, are located only on the main south, east and west facades. The three bay east and west facades have slightly projecting diamond brickwork chimneys that intersect the hip roof and terminate in three chimney pots.

See continuation sheet

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The main entry is slightly off-center to the east and consists of a three-panel wood door with narrow one-lite sidelights. A flat stone lintel supported on stone consoles shelters the entry. To the east, a low-walled concrete veranda connects the entry with the eastern loggia. On the west, stone steps lead up to the western loggia. The facade of the loggias consists of Doric in antis limestone columns supporting a soldier course round arch. The side elevations have three soldier-course round arches topped with a short parapet wall with concrete coping. The decorative brickwork is continued on the loggias.

The structure's windows are single-light paired casement sash set in the original openings on all stories. The first story openings rest on the high foundation; header bricks outline the second story openings; and the third story has header brick sills. A triple casement sash is located in the second bay from the west on the first story. Original narrow four-over-four double-hung sash remain centered in the chimneys on the second and third stories. Wood double doors open onto the eastern loggia while the western loggia has one-light French doors to the north and a similar inoperable four-light arrangement to the south (a basement entry is located below these windows).

The rear or north stem of the "T"-plan is three bays wide and an uneven three bays long. The east elevation has an off-center first story picture window with flanking one-light sash to the south and three casement pairs on the second story. Small square one-light sash are located in the three story hyphen. A single story shed roof dining room addition has been added to the west elevation with three paired "hit-and-miss" sash and a set of double doors to the south. A single metal door is located at the north end. The second story has two single-light casements to the north and two paired casements to the south. Both elevations have a small hip-roofed dormer giving light to the attic. The rear or north elevation has paired casement sash flanking a smaller center paired casement on the first story. An emergency exit to a metal fire-escape platform with ladder is located to the east of the small center paired casement sash on the second story; a single-lite casement is located to the west. The attic level has a similar emergency exit located in a centered wall dormer.

Remnants of the original landscape plan remain including the concrete coping around the property, privet hedges along the east and south sides, and mature trees on the west property line. Parking is located to the rear, as was originally planned.

Alterations to the structure include the replacement of the original four-over-four double-hung sash with single-light casements and the replacement of the original French door entry with a single door and

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sidelights.

Severe fire damage necessitated that the area above the entry be modified with the removal of the balcony railing, the French doors which opened thereon, and the multi-light casement sash with fanlight located on the third story level.

Interior

The Kappa Sigma fraternity house is entered through a dark foyer which opens onto a large reception hall. Immediately to the right of the front door is a small mail room. This room originally served as the "stranger's room." This room, as well as many of the other first floor spaces, is panelled in light oak or pine.

The panelled reception hall serves as the main north-south axis of the first floor. Along its east wall are restrooms and a telephone booth. The telephone booth is nearly invisible with its door hinges hidden between individual panels of the wall covering. In the northwest corner of the reception hall is a U-shaped staircase leading to the second and third floors.

On the east side of the reception hall is the L-shaped pool or billiard room, which originally served as the library with adjacent card room. The east wall is dominated by a fireplace flanked by French doors.

Directly opposite the pool room to the west of the reception hall is a large living room. It, along with the pool room, is panelled in light oak or pine. The focal point of the living room is the plaster frieze above the fireplace on the west wall. The frieze, which was a gift of Marshall Field, depicts three types of college students. Its original bronze covering was destroyed by fire in the 1940s. The fireplace is flanked by French doors.

The north end of the first floor holds the kitchen and dining room. In contrast to the rest of the first floor, the walls of the dining room are tapestry brick; the floor is covered with red tile. The kitchen has been thoroughly modernized.

An addition to the west side of the first floor provides additional dining and kitchen space. A "back" hallway connects the dining room extension to the living room.

Like many fraternities on the University of Illinois campus, the second floor of the Kappa Sigma fraternity house is divided into individual study/bedrooms. The third floor contains individual rooms in the cross bar of the "T" and dormitory space in the stem of the "T".

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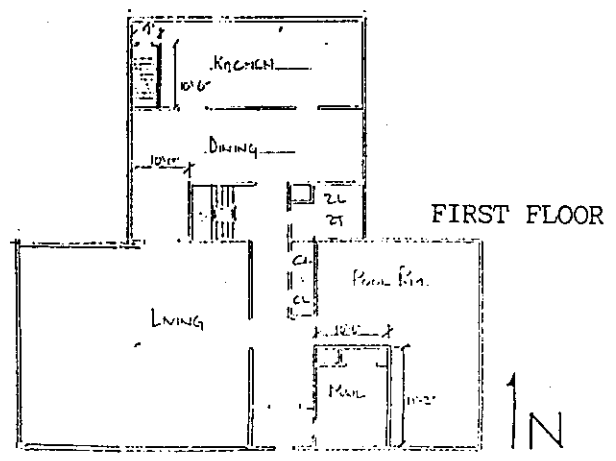
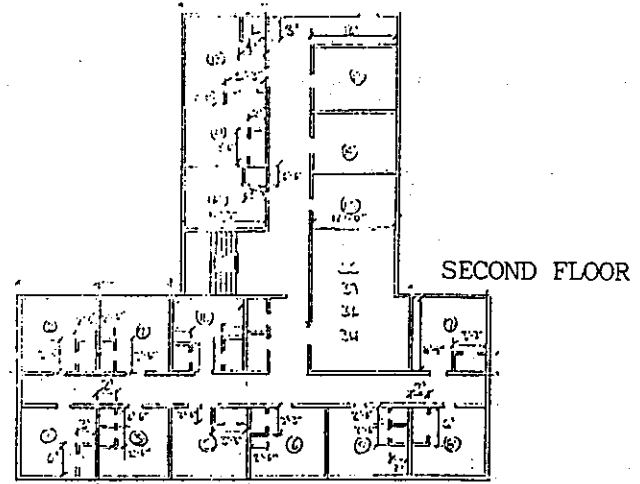
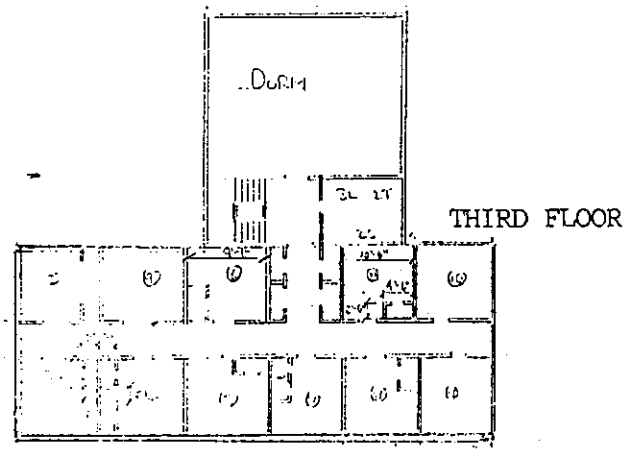
The light wood panelling in the first floor public rooms has an International Style feeling which suggests it might not be original to the 1911 structure. Unfortunately, research gives no indication of the original wall coverings. Based on construction details such as built-in fixtures original to the building and hidden hinges in the reception hall, it is possible that the panelling is original. Given the International feeling of the panelling, it is more likely that the paneling is a 1930s remodelling. In any case, these interiors are compatible with the overall atmosphere of the dwelling, reinforcing the linear patterning of the exterior brickwork and enhancing the architectural significance of the structure.

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Floor Plan Sketches -- Building F44
KAPPA SIGMA FRATERNITY HOUSE
212 East Daniel Street
Champaign, IL 61820

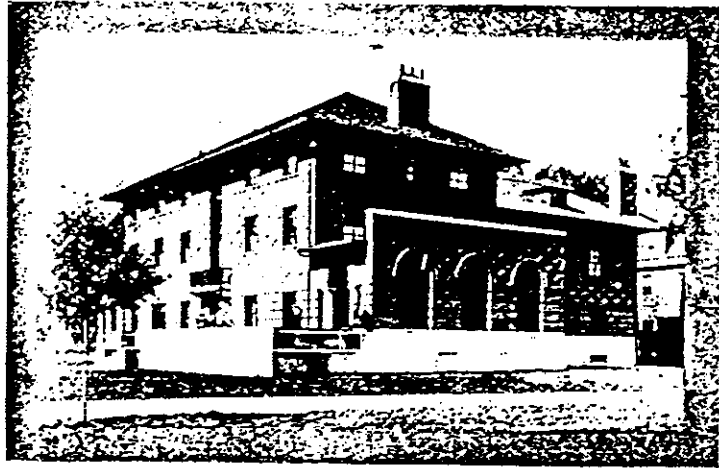


Source: Certified Housing Inventory
U of I Housing Division

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Kappa Sigma, c. 1913

Source: The Illio, 1913

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Education

Architecture

Period of Significance

1911-1939

Significant Dates

1911

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Hubbard, Archie H./

Stoolman, Almon W.

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

The Kappa Sigma Fraternity house is significant as one of the earliest facilities 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 (Criterion A). The building was designed in 1911 by Archie H. Hubbard and was constructed by A. W. Stoolman. Integrity of design has been maintained with sympathetic extensions of the dining room and modifications made to accommodate new building code and life/safety requirements. The Kappa Sigma house is also architecturally significant as representative of the Italian Renaissance Revival style as designed by a local architect (Criterion C). As a part of an active fraternity on the University of Illinois campus, the significance of the Kappa Sigma Fraternity chapter house continued until 1939, the arbitrary 50-year cut-off date.

Alpha Gamma Chapter of Kappa Sigma

Kappa Sigma was established nationally at the University of Virginia, December 10, 1869, by William Grigsby McCormick (retired member of the Harvest Trust), John Covert Boyd, George Miles Arnold, Edmund Law Rogers and Frank Courtney Nicodemus. The Alpha Gamma Chapter was the first fraternity to be established at the University of Illinois following the removal of anti-fraternity restrictions at the institution. Its charter was granted October 15, 1891, and the chapter came into official existence a month later when its first members were taken into the fraternity under the guidance of Robert Lackey, a member from Purdue, who had come to Illinois that fall to become the University's first football coach.

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The new fraternity initially (1891) rented rooms above the old First National Bank of Champaign at the corner of Main and Walnut Streets, and the next year moved into larger quarters in the Odd Fellows Hall at 107 North Neil Street. In 1894, the chapter moved to 505 West University, and secured the first fraternity house at the University of Illinois; from 1896 to 1904 the chapter house was located at the corner of Clark and Elm Streets. Their third house was built in 1904 at 212 East Green Street. The present chapter house was built in 1911 and was one of the first large houses on the campus. At that time the University fraternity district was not fully developed and the location of the present house was in a newly-laid out and barren subdivision, which had formerly been the old Champaign County fairgrounds.

The Alpha Gamma chapter at the University of Illinois has been active in University activities from its beginnings. Among its first members were two later presidents of the University's Board of Trustees, Robert Carr and James Armstrong. A later alumnus, Stewart S. Howe, was director of the University Alumni Fund and a number of members have served on the executive committee of the University Alumni Association. A number of its members have stayed with the University as faculty members including Ivan Wright, head of the division of banking; C.F. Behrensmeyer of the School of Fine Arts; and Carl Lundgren, assistant athletic director.

The chapter has always had a strong tie with University athletics, probably because it was organized by Robert Lackey, the University's first football coach. George Huff, the University's first athletic director and for whom Huff Gymnasium is named, was initiated into the chapter in 1892. At that time he was captain of the baseball team and his fraternity brother, Frank D. Arms, was captain of the track team. Arms was the originator of the intercollegiate association which became the Big Ten Conference. In its early years, most of the University's best athletes were initiates of Kappa Sigma.

The chapter was also concerned with scholarship, and during the 1930's had a resident faculty advisor to assist and guide the members and the chapter in scholastic endeavors. Among other things, chapter members in that period were associated with The Daily Illini, as business managers and associate editors, The Siren (a student humor magazine), as business manager, and as manager of the Illini Theater Guild.

Architecture

The Kappa Sigma house was designed in 1910-1911 by Archie H. Hubbard, a local architect and alumnus of the fraternity. Hubbard was formerly connected with Warren & Wetmore of New York and Professor J.M. White's office in Urbana. (White was the University of Illinois campus architect

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from 1907-1933 and also had a local architectural practice.) The building contractor was A. W. Stoolman of Champaign who built many of the University of Illinois buildings and other Greek Letter Society buildings including the adjacent Beta Theta Pi house to the west (#F20 at 202 East Daniel), and the Sigma Alpha Epsilon house across the street (#F61 at 211 East Daniel). The building cost \$25,000 with an additional \$9,000 for the lot. Its interior decoration was done by John B. Hutchings, a Kappa Sigma from Kentucky State University who was then connected with the University of Illinois' architecture department. Another Kappa Sigma, Louis Brandt from Massachusetts State College, developed the landscape plan, remnants of which still exist; Brandt was an instructor in landscape gardening.

The Kappa Sigma fraternity house is a typical representation of the Italian Renaissance Revival style. Its identifying characteristics include a low-pitched hipped roof with a wide over-hang, arched porch openings, and belt courses dividing the stories. The one-story arched loggia wings are a common variation of the style, as is the rusticated brickwork treatment of the lower story.¹ The window replacements, featuring a strong central vertical mullion within each opening, seem to have reinforced the feeling of Italian palazzo fenestration with casements.

¹Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), p. 397.

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Alpha Gamma Chapter. Kappa Sigma at Illinois.

"Kappa Sigma and Delta Tau Delta Open New Chapter Houses at Illinois,"
November 26, 1911.

"Kappa Sigma History -- A Real Inspiration: Fraternity a Pioneer at
Illinois." (Kappa Sigma National Magazine).

Kappa Sigma National Magazine:

"Chapter Gives Scholarship EveryPossible Advantage."

"Chapter Proud of Its Record at Illinois."

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

"Pioneer History of the Chapter." Kappa Sigma Directory.

9. Major Bibliographical References

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

University of Illinois Archives

10. Geographical Data

Acres of property Less than one

UTM References

A 16 39,45,9,0 4,4,0,2,6,0
 Zone Easting Northing

C

B
 Zone Easting Northing

D

See continuation sheet

Verbal Boundary Description

The property is described as: Lots 11, 12, 13, and 14 in Block 19 of Fairland Place Subdivision, located in the west half of the Northwest Quarter of Section 18, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

See continuation sheet

Boundary Justification

The boundary includes the entire town lots that have historically been associated with the property.

See continuation sheet

11. Form Prepared By

name/title Karen L. Kummer, Linda Bastyr, Lachlan F. Blair
 organization The URBANA Group date 9 May 1989
 street & number 110 S. Race St., P.O. Box 1028 telephone 217-344-7526
 city or town Urbana state Illinois zip code 61801