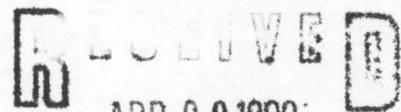


749

United States Department of the Interior
National Park Service



APR 09 1990

NATIONAL REGISTER

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Delta Upsilon Fraternity House
other names/site number N/A

2. Location

street & number 312 East Armory (F33 on MPD key map) N/A not for publication
city, town Champaign N/A vicinity
state Illinois code IL county Champaign code 019 zip code 61820

3. Classification

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

Name of related multiple property listing:
Fraternity and Sorority Houses at the Urbana-Champaign
Campus of the University of Illinois

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

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

Signature of certifying official [Signature]
Director, Illinois Historic Preservation Agency

Date 3-22-90

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
- See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Entered in the National Register

[Signature]

5/21/90

[Signature]
Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

EDUCATION/Education-related housing

Current Functions (enter categories from instructions)

EDUCATION/Education-related housing

7. Description

Architectural Classification (enter categories from instructions)

Tudor Revival

Materials (enter categories from instructions)

foundation concrete/brick
walls brick
stucco
roof asphalt
other wood

Describe present and historic physical appearance.

The Delta Upsilon Fraternity House is a two-and-one-half-story Tudor Revival building constructed with dark English bond brick, stone, and wood. It is situated on the northwest corner of East Armory Avenue and Fourth Street and is in a neighborhood with similar types and sizes of structures. With the exception of a small brick kitchen addition to the rear, fairly sympathetic window replacements and some interior changes to meet building and fire code standards, the historic and structural integrity of the Delta Upsilon Fraternity House has been retained. The nomination consists of one contributing building which represents the property type described in the Multiple Property listing.

Exterior

The Delta Upsilon Fraternity House has a roughly cross-shaped plan with truncated parallel gables on the north, east and west elevations. The main (south) facade faces toward East Armory and has two projecting front gable wings. The gable to the west projects to the south over an open porch and is supported by two large hexagonal columns. A central brick gable is the primary focus of the plan. The exterior retains a number of original details, including copper down spouts and much ornamental stone and brick work. Most windows, especially on the upper floors, have been replaced by double hung sash with 6/6 snap-in muntins, emulating the general appearance of the originals; some original wood windows remain. The roof is asphalt shingle and steeply pitched on most slopes.

The main (south) facade's central feature is a large three-story front projecting gable wing. On the east end of the wing is a small one-and-one-half-story gable which projects several feet further south and contains the building's main entrance. The original wooden door with three vertical lights rests within a corbeled, shallow-arched limestone surround. Above the door within the surround are elaborate floral carvings and a shield with the Greek letters Delta and Upsilon superimposed. Just

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National Register of Historic Places Continuation Sheet

Delta Upsilon Fraternity House, Champaign, Champaign Co., IL

Section number 7 Page 2

above the door surround is a single-light casement window with a center pivot. Flanking the door are copper sconces (probably original). Dominating the central gable is a massive brick chimney to the west, which extends well beyond the highest point of the roof ridge. Limestone coping decorates the three shoulders, which culminate at a triple flue brick top. In the chimney at the second floor level is a limestone plaque embossed with the Delta Upsilon Fraternity crest. Above the third story window is a decorative arched window surround.

To the east of the central section is false half-timbered, gabled wall dormer on the third story. The half-timbering continues in a strip downward to the second story and projects slightly from the surrounding brick wall. A half-timbered shed dormer with a double hung window connects the third story window to the central gable wing and is continued on the west side. The west projecting gable wing is also half-timbered and has two double casement windows. A single casement is in the third story. The remaining fenestration on the south elevation consists of regularly spaced double hung sash with snap-in six-over-six muntins, except for the two flanking the chimney, which have twelve-light casements with original six-light, pointed-arch transoms.

The north elevation is almost entirely brick, with a linear half-timbered shed dormer extending along the north, east and west third story roof slopes. Also, on the east end is an extended wall dormer identical to the one directly across from it on the south facade. Filling the space between the two major wings of the cross plan at the northeast corner is a one-story brick kitchen addition (1964) with casement windows and a door. A simple, slender chimney on the north wall of the west wing extends through the eave to just above the highest ridge. The fenestration on the north elevation consists primarily of evenly-spaced double hung sash with snap-in muntins (6/6 pattern), except for the first floor of the north gable wing, which has a grouping of five twelve-light casement windows with original pointed-arch transom lights. Next to the windows is a vertical metal fire escape attached to the wall.

The east and west elevations are similar, particularly on the parallel gable sections, which have brick walls on the first and second stories with half-timbered third stories. Both also have a similar fenestration pattern on the upper stories consisting of three, double-hung sash with 6/6 snap-in muntins on each story.

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Delta Upsilon Fraternity House, Champaign, Champaign Co., IL

Section number 7 Page 3

The first story of the east elevation has two double hung windows with limestone drip molding, separated by a small casement window. In contrast, the west elevation has a grouping of five twelve-light casement windows with original pointed-arch transom lights. A metal fire escape is attached to the west wall.

Interior

Beyond the front (south) door is a vestibule with a brick floor, providing access to the main foyer. The inner vestibule door, constructed of wood with a large pointed-arch glass panel, is original. Flanking the door are two ten-light leaded glass windows with pointed tops and art glass decorations. The main foyer has original wood floors and accesses several rooms to the east, including a guest room and mail room. Original wood doors, hardware, door jams, baseboards and moldings are in these rooms as well as all rooms in the first floor, except for the stairwell area and the kitchen.

A broad doorway leads to the living and dining rooms to the west. The living room is divided into two portions, each with its own fireplace area separated from the remaining room by a wide pointed-arch opening. The largest space occupies the first floor of the building's central section and retains its original wood floors. In the north wall is a fireplace with an elaborate wooden mantle surrounding a Tudor-arched, corbeled limestone opening. Flanking the fireplace are two twelve-light casement windows with original pointed transom lights. To the west is an original wooden door accessing the porch under the half-timbered gable wing. The second half of the living room is carpeted and has a fireplace in the north wall which is similar to the south one. Groupings of multi-light casement windows are in both the south and west walls. A wide rectangular doorway with wood trim opens to a spacious dining room. The room is L-shaped and features elegant wooden wainscot approximately five feet high, which extends around the entire perimeter. The wood pattern continues into the west doorway leading to the kitchen.

The dining room wraps around to a doorway into the main stairwell. The stairwell is a six-year-old metal replacement of the wooden original, which had deteriorated and become severely weakened. The stairs, which are not visible from any other public spaces, access the upper floors of the building. Contained in the upper stories are the sleeping and study areas, with the original plan substantially intact. While the hallways

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Delta Upsilon Fraternity House, Champaign, Champaign Co., IL

Section number 7 Page 4

in these areas have modern wall and ceiling materials, the individual rooms contain a high degree of integrity, including original built-in drawer and mirror units. The basement has storage and utility rooms as well as a pool room with many original features, including wood paneling, wall seats and a brick fireplace. Decorative arched openings flank a wide panelled doorway which separates the room into two spaces.

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Delta Upsilon Fraternity House, Champaign, Champaign Co., IL

Section number 7 Page 5



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

1926 - 1940

Significant Dates

1926

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Stuebe, Leonard (Architect)

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

The Delta Upsilon Fraternity House is significant as a facility meeting the registration requirements of the property type "Fraternity or Sorority House" as defined in the approved Multiple Property Documentation Form, Fraternity and Sorority Houses at the Urbana-Champaign Campus of the University of Illinois. Retaining a substantial degree of integrity, the Delta Upsilon Fraternity House is an excellent representation of the Greek Letter Society movement at the Urbana-Champaign campus of the University of Illinois, which by 1928 was the largest such movement in the nation. The fraternity and sorority houses spawned by this movement contributed much to the broad patterns of higher education on the Urbana-Champaign campus by becoming the predominant form of organized student housing on campus, by providing a setting for social growth and leadership, and by reflecting the enduring American interest in classical culture (Criterion A). Integrity of design has been maintained with only one minor rear exterior addition and sympathetic metal window replacements. Otherwise, the building's exterior appearance has changed little since the time of its construction. Few changes have been made to the interior other than modifications to the enclosed stairwell area and the upper story living spaces and hallways to accommodate building code and life/safety requirements. The Delta Upsilon Fraternity House is also significant architecturally, being an excellent example of the Tudor Revival style and possessing some of the finest interior woodwork of any Greek house on the campus (Criterion C). As part of an active fraternity on the University of Illinois campus, the significance of the Delta Upsilon Fraternity House continued until 1940, the arbitrary 50-year cut-off date.

See continuation sheet

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Delta Upsilon Fraternity House, Champaign, Champaign Co., IL

Section number 8 Page 2

Illinois Chapter of Delta Upsilon Fraternity

Delta Upsilon prides itself in non-secrecy and holds special significance in the development of Greek Letter Societies as being the culmination of anti-secret sentiments during the first half of the nineteenth century. During this time the secrecy and mystery surrounding many fraternities and literary societies came under attack for concealing hidden corruption and violence. Some accused fraternal organizations of being elitist and hoped to eliminate all of them. Others admired certain aspects of fraternities but wanted to ban secrecy. In 1847 an Anti-Secret Confederation was combined from various anti-secret groups. This organization formally adopted the name Delta Upsilon in 1864, although the origins of the fraternity can be traced back to 1834.

The Delta Upsilon chapter at the University of Illinois was chartered in 1905. During the early years Delta Upsilon excelled academically, ranking third among fraternities in 1921. Notable members during this time included George Chandler (class of 1922), who had been in 36 films by 1930 working for Universal, MGM and Paramount Studios. Another early member still active in University affairs is Arnold Beckman (class of 1921), whose study of chemistry at Illinois formed the background for his eventual development of Beckman Instruments, a major producer of scientific equipment. In the late 1980s Mr. Beckman donated forty million dollars to the University of Illinois to construct the Beckman Institute for Advanced Science and Technology--the largest donation ever to a public university. Several traditional fixtures remain from this period, including the grand piano and a table with carved signatures of Delta Upsilon members dating as early as 1902.

Members of Delta Upsilon lived in several locations, including the former Phi Delta Theta house at 202 East Green Street, before they built the current house at 312 East Armory Avenue in 1926-1927. Delta Upsilon members continued to be active on campus after moving to their new house. Among the active members were Don Griffin and John Genis, who played on the Illinois football team around 1940, and Fred Winslow, president of the sophomore interfraternity society known as the Skull and Crescent. The fraternity house provided housing and activities, and encouraged leadership and mutual support for over 200 members during the period of significance, 1926-1940.

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Delta Upsilon Fraternity House, Champaign, Champaign Co., IL

Section number 8 Page 3

Architecture

The Delta Upsilon Fraternity House is a good example of the Tudor Revival style. The style emerged as early as 1890 and remained popular until just before World War II. Based on various late Medieval English building characteristics, the Tudor Revival style is highly flexible and ranges in formality from imitation thatched roof cottages to elaborately-detailed, all-masonry structures termed "Jacobethan." (1) The Delta Upsilon House retains both informal and formal Tudor Revival characteristics, with its extensive half-timbering derived from the less formal types and elaborate stone detailing derived from the more formal examples. The building's combination of half-timbering accents among handsome brick walls and brick gabled entrance block with massive brick chimney, set it apart from the Alpha Xi Delta Sorority House, which features consistent second floor half-timbering, but is also a significant example of Tudor Revival architecture (NR: 8-28-89). In contrast, the Alpha Delta Phi Fraternity House is perhaps the most formal of the Greek Letter Society dwellings on campus, representing the Jacobethan subtype of the Tudor Revival style, with brick walls and limestone detailing in a symmetrical composition.

The primary exterior features which distinguish the Delta Upsilon Fraternity House as the Tudor style include: varied eave-line heights; decorative half-timbering; a large, elaborated chimney; brick wall cladding; steeply-pitched gable dormers; cut stone quoins around south door; and cast stone window surrounds and trim. The extensive use of half-timbering makes this example particularly attractive. Interior Tudor details include wood panel wainscot, Gothic door details and Tudor-arched fireplace openings. The building, which was built in 1926 at a cost of \$100,000, was designed by Leonard Stuebe of Danville, Illinois, who was a 1903 graduate of the University of Illinois.

Endnotes

(1) Virginia and Lee McAlester. A Field Guide to American Houses, (New York: Alfred A. Knopf, 1984), pp. 355-356.

9. Major Bibliographical References

The Duline. May 1921, April 1930, May 1930, October 1941.

Illinois Alumni News. Vol. 4, No. 6. March 1926.

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

- Previous documentation on file (NPS): N/A
- preliminary determination of individual listing (36 CFR 67) has been requested
 - previously listed in the National Register
 - previously determined eligible by the National Register
 - designated a National Historic Landmark
 - recorded by Historic American Buildings Survey # _____
 - recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreeage of property less than one acre

UTM References

A

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

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

Lots 14 and 15 of block 159 in the Fairland Place Subdivision in the west 1/2, northwest 1/4 of section 18 in the City of Champaign, Champaign County, Illinois.

See continuation sheet

Boundary Justification

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

See continuation sheet

11. Form Prepared By

name/title Brian Kolde/Preservation Planner
organization The URBANA Group, Inc. date January 1990
street & number 110 S. Race St., P.O. Box 1028 telephone (217) 344-7526
city or town Urbana state IL zip code 61801-9028

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Fraternity and Sorority Houses at the Urbana--Champaign Campus of the University
of Illinois MPS Champaign County, ILLINOIS

Date Listed

- | | | |
|--|-------------------------------------|---------|
| COVER | Substantive Review | 8/28/89 |
| 1. Alpha Xi Delta Sorority Chapter House | Substantive Review | 8/28/89 |
| 2. Beta Theta Pi Fraternity House | | 8/28/89 |
| 3. Kappa Sigma Fraternity House | Substantive Review | 8/28/89 |
| 4. Chi Psi Fraternity House | substantive Review | 2/22/90 |
| 5. Delta Kappa Epsilon Fraternity House | Substantive Review | 2/22/90 |
| 6. Sigma Alpha Epsilon Fraternity House | Substantive Review | 2/22/90 |
| 7. Alpha Delta Phi Fraternity House | Entered in the
National Register | 5/21/90 |
| 8. Delta Upsilon Fraternity House | Entered in the
National Register | 5/21/90 |
| 9. Kappa Delta Rho Fraternity House | Entered in the
National Register | 5/21/90 |
| 10. Phi Mu Sorority House | Entered in the
National Register | 5/21/90 |

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Delta Upsilon Fraternity House

MULTIPLE NAME: Fraternity and Sorority Houses at the Urbana-Champaign Campu
s of the University of Illinois MPS

STATE & COUNTY: ILLINOIS, Champaign

DATE RECEIVED: 4/09/90 DATE OF PENDING LIST: 4/24/90
DATE OF 16TH DAY: 5/10/90 DATE OF 45TH DAY: 5/24/90
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90000749

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5/21/90 DATE

Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

___summary paragraph
___completeness
___clarity
___applicable criteria
___justification of areas checked
___relating significance to the resource
___context
___relationship of integrity to significance
___justification of exception
___other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



Delta Upsilon Fraternity House

Champaign, Champaign Co., IL

The URBANA Group (neg.)

B. Kolde / 11-89

110 S. Race St.

Urbana, IL 61801

camera facing N

photo # 1/6



Delta Upsilon Fraternity House
Champaign, Champaign Co., IL

The URBANA Group (neg.)

B. Kolde / 11-89

110 S. Race St.

Urbana, IL 61801

camera facing SE

photo # 2/6



Delta Upsilon Fraternity House
Champaign, Champaign Co., IL

The URBANA Group (neg.)

B. Kolde / 11-89

110 S. Race St.

Urbana, IL 61801

camera facing SW

photo # 3/6



1989

1990



Delta Upsilon Fraternity House
Champaign, Champaign Co., IL

The URBANA Group (neg.)
B. Kolde / 11-89
110 S. Race St.
Urbana, IL 61801

photo # 4/6
Living Room
Camera facing N



Delta Upsilon Fraternity House

Champaign, Champaign Co., IL

The URBANA Group (neg.)

B. Kolbe / 11-89

110 S. Race St.

Urbana, IL 61801

photo # 5/6

Living Room
camera facing SE



Delta Upsilon Fraternity House
Champaign, Champaign Co., IL

The URBANA Group (neg.)

B. Kolde / 11-89

110 S. Race St.

Urbana, IL 61801

photo # 6/6

Dining Room
camera facing E

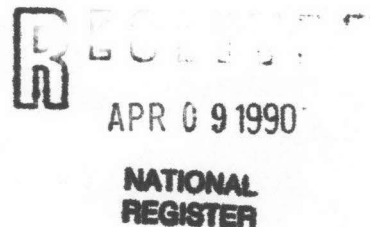
Please refer to the map in the
Fraternity and Sorority Houses
at the Urbana-Champaign
Campus of the University of
Illinois MPS Cover Sheet for this
property

Multiple Property Cover Sheet Reference Number: 64500202



**Illinois Historic
Preservation Agency**

Old State Capitol • Springfield, Illinois 62701 • (217) 782-4836



April 2, 1990

Ms. Beth Boland
National Register Program
National Park Service
Department of the Interior
1100 L Street, N.W.
Washington, D.C. 20240

Dear Beth:

Enclosed please find the nomination form, photograph and USGS map for the following properties which were recommended for nomination by the Illinois Historic Sites Advisory Council and nominated by the State Historic Preservation Officer:

Phi Mu Sorority House, Urbana
Delta Upsilon Fraternity House, Champaign
Kappa Delta Rho Fraternity House, Champaign
Alpha Delta Phi Fraternity House, Champaign

These properties are to be added to the Fraternity and Sorority Houses at the Urbana-Champaign Campus of the University of Illinois multiple property listing. I have attached only one USGS map to serve for the four properties.

Thank you for your attention to this matter.

Sincerely yours,

Ann V. Swallow
Survey & National Register Coordinator

encl.