

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

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 97000611

Property Name: Greek Row Historic District  
County: Lancaster State: Nebraska

none  
Multiple Name

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This property is determined eligible for listing in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*Lynda McClelland*  
Signature of the Keeper

June 25, 1997  
Date of Action

=====  
Amended Items in Nomination:

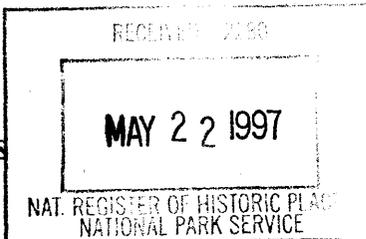
Section 8. Significance: "Community Planning and Development" is, hereby, added to the areas of significance for which the property meets National Register criterion A.

Section 10. Geographical data: The UTM reference points given on the original form are incorrect and are, hereby, replaced by a substitute page and a continuation sheet, which provide the 15 coordinates indicated on the USGS map.

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Bill Callahan of the Nebraska State Historic Preservation Office was notified of this amendment on June 24, 1997.

**DISTRIBUTION:**  
National Register property file  
Nominating Authority (without nomination attachment)

United States Department of the Interior  
National Park Service



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# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions 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 any 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 Greek Row Historic District

other names/site number \_\_\_\_\_

### 2. Location

street & number roughly R St. from 14th to 17th and 16th St. from R St. to Vine St. not for publication [N/A]

city or town Lincoln vicinity [N/A]

state Nebraska code NE county Lancaster code 109 zip code 68508

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.)

[Signature]  
Signature of certifying official

5/12/97  
Date

Director, Nebraska State Historical Society  
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 this property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): \_\_\_\_\_

[Signature] 6/25/97

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

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 include previously listed resources in the count.)

Contributing	Noncontributing	
26	9	buildings
0	0	sites
0	0	structures
0	0	objects
26	9	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

- EDUCATION/Education-related housing
- RELIGION/religious facility
- DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

- EDUCATION/Education-related housing
- RELIGION/religious facility
- RECREATION AND CULTURE/museum

7. Description

Architectural Classification

(Enter categories from instructions)

- LATE 19TH AND EARLY 20TH CENTURY REVIVAL
- MODERN MOVEMENT

Materials

(Enter categories from instructions)

- foundation Concrete, Brick
- walls Brick, Stucco, Sandstone, Limestone
- roof Asphalt Shingles, Slate, Ceramic Tile
- other Wrought iron

Narrative Description

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

See Continuation Sheets.

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)

- [X] 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:

- [X] A owned by a religious institution or used for religious purposes.
[ ] B removed from its original location.
[ ] C a birthplace or a 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.

Areas of Significance

(Enter categories from instructions)

Education

Period of Significance

1917-1946

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

multiple, see Part 7

Narrative Statement of Significance

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

See Continuation Sheets.

9. Major Bibliographical References

Bibliography

(See 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
Record # \_\_\_\_\_
[ ] recorded by Historic American Engineering
Record # \_\_\_\_\_

Primary Location of Additional Data:

- [ ] State Historic Preservation Office
[ ] Other State agency
[ ] Federal agency
[X] Local government
[ ] University
[ ] Other

Name of repository:

Lincoln/Lancaster County Planning Dept.

10. Geographical Data

Acreage of Property 23.8 acres, more or less

UTM References (place additional UTM references on a continuation sheet).

	Zone	Easting	Northing		Zone	Easting	Northing
1.	14	452150	6939000	4.	14	452145	6942000
2.	14	452150	6940900	5.	14	452105	6942000
3.	14	452145	6940900				

[x]See continuation sheet.

Verbal Boundary Description  
See continuation sheet

Boundary Justification  
See continuation sheet

11. Form Prepared By

name/title Justin J. Van Mullem, Preservation intern; edited by Edward F. Zimmer\Planner and Gregory R. Mathis, Preservation intern

organization Lincoln\Lancaster Planning Dept.

date 4/18/97

street & number 555 South Tenth Street

telephone (402) 441-7491

city or town Lincoln

state NE

zip code 68508

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 the SHPO or FPO.)

name/title Multiple. See continuation Sheets

street & number \_\_\_\_\_

telephone \_\_\_\_\_

city or town \_\_\_\_\_

state \_\_\_\_\_

zip code \_\_\_\_\_

**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 the 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 Project (1024-0018), Washington, DC 20503.

10. Geographical Data

Acreege of Property 23.8 more or less

UTM References  
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1.	14	452130	6941500	4.	14	6940010	452100
2.	14	452070	6942000	5.	14	6949200	452140
3.	14	452080	6937500	[X] See continuation sheet.			

Verbal Boundary Description

See Continuation Sheet.

Boundary Justification

See Continuation Sheet.

11. Form Prepared By

name/title Justin J. Van Mullem/Preservation Intern; edited Edward F. Zimmer/Planner, Gregory R. Mathis/Preservation Intern

organization Lincoln/Lancaster County Planning Dept. date 04/18/97

street & number 555 South 10th Street telephone (402) 441-7491

city or town Lincoln state NE zip code 68508

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Property Owner

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

name Multiple, See continuation sheets.

street & number \_\_\_\_\_ telephone N/A

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greek Row Historic District

Name of Property

Lancaster County, Nebraska

County and State

Section 7 Page 1

DESCRIPTION

The "Greek Row Historic District" of the University of Nebraska is located in Lincoln, Nebraska, a city of 200,000 in the southeast part of the state, founded in 1867 to be the state capital. The downtown business district is set just south of the University "City Campus." The University of Nebraska "Greek Row" is located on the south and east edge of City Campus, along R Street from 14th to 16th Street and along 16th Street from R to Vine Street. The district is comprised primarily of early twentieth century residence halls designed for University fraternity and sorority groups. Thirty-five buildings are located within the boundaries of the district, the majority of which are two and three story brick and stone structures of Period Revival style. Among the thirty-five buildings, twenty-six are contributing, including two previously listed on the National Register, and nine are non-contributing. Although a substantial number of the district's contributing buildings include later additions, the location, size, and materials of the additions are for the most part sensitive to the original design of the structures. The non-contributing buildings are generally similar in function to the historic structures and non-intrusive in scale.

The University of Nebraska "Greek Row" Housing District is located in Lincoln, Lancaster County, Nebraska. The growth of this district between 1917 and 1946 resulted from the expansion of the University, both physically and in its student enrollment. Prior to the development of Greek Row, most fraternities and sororities at the University of Nebraska rented large houses in the residential areas east and south of campus. Eventually, the groups built lavish structures that created "Greek Row." These houses are predominantly two and three story brick or stone structures with hipped, or flat roofs. The predominant architectural style of the district is Period Revival, although a few houses show Art Deco influences. The majority of the buildings within the district boundaries were constructed as student houses for undergraduate social organizations, including fraternities and sororities.

At the University of Nebraska, the student population explosion of the 1920's was the catalyst for the creation of "Greek Row" in Lincoln. The substantial increase in university enrollment started a student housing demand that the college was not financially prepared to accommodate. The demand for campus housing stimulated growth among the "Greek" chapters. Fraternities and sororities were able to capitalize on this need by building substantial houses on the edge of the University. Between 1917 and 1926 nine new chapter houses were constructed along 16th Street, which was the start of the community now known as "Greek Row." During the period of significance from 1917-1946, "Greek Row" provided the bulk of organized student housing. The University of Nebraska "Greek" community exemplified the significant nationwide influence of "Greek" societies on American colleges during the 1920s and '30s (Bastyr and others 1989, 3).

The following is a description of the twenty-six contributing structures and any addition to the buildings. The district's oldest "Greek" house is the 1917 Phi Kappa Psi house at the corner of 16th and S Street. The district's newest contributing structure is the Theta Xi house, built in 1946, located at 1535 R St.

Houses previously listed on the National Register of Historic Places

LC13:D9-511 Phi Delta Theta, 1545 R St.

This house was designed in 1937 by Martin I. Aitken of Lincoln in the Art Deco Style. The three story structure has smooth limestone on the principal facades and a flat roof. The building's most distinct feature is a curved glass block corner addressing the 16th and R Street intersection, enclosing a circular staircase. Decorative stonework flanking the corner window is arranged to suggest quoins. This house was designated a Lincoln Landmark in 1985 and was listed on the National Register in 1986 as a locally rare example of the Art Deco style.

LC13:D9-002 Lewis/Syford House, 700 N. 16th St.

This one-story frame house is a reminder of how the district appeared before fraternities and sororities built chapter houses on campus. The dwelling was constructed c. 1878 for Reverend Elisha M. Lewis, a Presbyterian missionary. It is an excellent and locally rare example of the French Second Empire style. The property was sold to the Syford family who occupied it from 1904-1965. In 1965, it was donated to the Nebraska State Historical Society Foundation, and it remains in that organization's care.

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Continuation Sheet

Greek Row Historic District

Name of Property

Lancaster County, Nebraska

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South side of R Street

**LC13:C9-039 Zeta Beta Tau/Lambda Chi Alpha, 1345 R St.**

This three-story stone fraternity house was altered for Zeta Beta Tau in 1939. Fritz Craig designed the major facelift of a pre-1903, 2 1/2 story fraternity house on the site, producing a sleeker, three-story Art Deco design. Craig's inspiration may have come from the Phi Delta Theta house designed in 1937 by Martin I. Aitken. Like Phi Delta Theta, this house gives special emphasis to its northeast corner (facing the intersection), employing a chamfer and large windows that wrap around the building. A decorative stone parapet exists on all four sides of the roof line. The 1939 building permit lists the contractor as James Pilkington and estimates construction costs for the remodeling at \$19,000.

There has been no additions to the 1939 building design. The principal alteration is the replacement of the original casement fenestration with double-hung windows. The historic integrity of the building remains relatively high, because the property is one of few in the district that did not receive an addition in the 1950s or '60s.

**LC13:C9-038 Presbyterian Student Housing & Chapel 333 N. 14th St.**

This 1 1/2 story brick veneer structure was built for the Westminster Foundation, a Lincoln Presbyterian organization, in 1926. The architectural style is Period Revival. The house was designed by the prestigious Lincoln architecture firm of Davis and Wilson. The 1926 building permit lists the contractors as Baker and Holder and notes the estimated cost of construction as \$15,000.

In 1956 there was a substantial addition added to the south side of the building. This new one and a half story brick wing was designed in Period Revival style to accent the original house. The skillful addition was the creation of the Lincoln architecture firm, Hemphill and Vierk. The added space was used as the chapel and doubled the original floor space. M. W. Anderson Construction Co. built the chapel for an estimated \$50,000. Due to its similar building material and design, the 1956 addition has only modest impact on the integrity of the original design.

**LC13:D9-513 Delta Tau Delta/Alpha Tau Omega House, 1433 R St.**

This three-story stone fraternity house was built for Delta Tau Delta in 1925. The Delta Tau Delta's lost their fraternity house in the Depression, selling it to Alpha Tau Omega in 1935. The architectural style chosen by Omaha designer T. H. Maenner was Art Deco with Classical detailing. Noteworthy details include two urns atop the entrance pavilion which originally released steam and two windows with ornate wrought iron bars, to the left and right of the front door. One distinctly classical detail is the guilloche, a continuous wave-like pattern that runs horizontally on the string course above the second story of the building. The 1925 building permit lists the contractors as Baker and Holder and notes the estimated cost of construction as \$29,000. According to the plans and the building permit, this structure was originally planned to be built at 430 N. 16th Street. When the site was changed the porte-cochere was switched from the left to the right side.

In 1965 there was a large addition added to the south (rear) side of the fraternity house. This new wing doubled the original floor space, without impacting the principal north facade. The alterations that affected the original building were the window replacements, the enclosing of the porte-cochere as an additional room, and the covering of the carved stone swag over the doorway (composed of two shields and the Greek letters Delta Tau Delta) with an Alpha Tau Omega sign.

**LC13:D9-514 Beta Theta Pi, 1515 R St.**

This three story brick veneer fraternity house was built for Beta Theta Pi in 1926. The architectural style is Period Revival. The building's strongest architectural features are the stone ornaments of the principal facade, which include a colossal order of pilasters, topped with a full entablature and urns carved in relief. The first floor openings have arched stone surrounds, and stone architraves (the infill at the top of arches). The house was designed by a Lincoln architecture firm Megennis and Schaumberg. The 1926 building permit lists the contractors as W. J. Assenmacher, who estimated the cost of construction as \$55,000.

In 1963, there was a 72' x 56' two story addition built to the west side of the fraternity house. Much like the Alpha Phi house, Schaumberg was involved in both the original plans and the addition. Schaumberg is no doubt responsible for the addition's design sensitivity to the original building. This sensitivity can be seen in its similar building material, windows, and detailing. Furthermore, the location, rhythm, and size of the addition helps one identify it as a secondary part to the original design.

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## Continuation Sheet

Greek Row Historic District

Name of Property

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Section 7 Page 3

### LC13:D9-515 Theta Xi House, 1535 R St.

Theta Xi Fraternity was one of the latecomers to the Greek district, constructed in 1946 by Kingery Construction Co. for an estimated \$31,000. The original architectural design chosen by architect W. N. Mathews had art deco detailing. This could be seen in the large, two-story glass-wall entry. Mathews' style may have been inspired by the Phi Delta Theta House, a strong example of Art Deco style, located just to the east.

In 1955 there was a 29' x 42' addition added to the south or back side of the house at an estimated cost of \$19,000. This two-story wing was well hidden by the original structure. In 1964, a third floor was added to the addition at an estimated cost of \$18,500.

Two other alterations to windows had more impact on the integrity of the original building. In 1979 the second story, multi-pane glass wall was replaced by a sliding glass door and a wrought iron balcony with art deco detailing was added. The other alteration was the replacement of the original multi-paned windows with double hung windows.

### LC13:D9-516 Delta Delta Delta, 1601 R St.

This 2 1/2 story brick veneer sorority house was built for Delta Delta Delta in 1926. The architectural style is Period Revival with strong Tudor features, such as windows and complex roof line. The building's most unique feature is the stone water fountain that is located at the base of the chimney. The house was designed by a Lincoln architecture firm Miller and Craig, which was responsible for the design of nine other Greek houses in the district. The 1926 building permit lists the contractor as T. Randolph, who estimated the cost of construction at \$38,000.

In 1971, there was a 37' x 65' addition built to the south or back side of the sorority house. This new wing doubled the original floor space and stood four stories tall. The addition altered the existing house, but the building material and the design of the addition were sensitive to the design of the original structure. When viewing the whole composition of the structure from R Street, the addition is seen as a secondary part. The Delta Delta Delta House has a prominent corner location which is well secured by the building's high degree of historic integrity.

### LC13:D9-517 Alpha Xi Delta, 1619 R St.

This 3 1/2 story stone veneer sorority house was built for Alpha Xi Delta in 1929. The style chosen by Lincoln architects Miller and Craig is Period Revival/Tudor. The building's strongest architectural features are the richly textured stone exterior, the arcade front porch, and the three arched windows on the primary facade that repeat the rhythm of the arcade front porch. The building permit lists the contractors as E. Rokahr & Sons and noted the estimated cost of construction as \$38,000. The same architect and builder worked together on Chi Omega, Sigma Alpha Epsilon, and Theta Chi.

The east wing was added in 1967, built by O. C. Hersh Construction from a design by Woodrow Hull. The size of the addition was 36' x 60' with 2 stories. The contractor estimated the cost of construction at \$98,600. The addition altered the original design of the structure, but the building material was similar and the design was sensitive to the original structure. Furthermore, the location and design of the addition helps one to view the addition as a secondary part of the building's whole composition.

### West side of 16th Street including S and Vine Streets

### LC13:D9-518 Gamma Phi Beta House, 419 N. 16th St.

The three story, red brick sorority house was built in 1927 in a Period Revival/Federal style. The noteworthy features that are most characteristic of its architectural style are the semi-circular portico and the false fanlight above the entrance, which is detailed with sidelights. The building was designed by Keynys L. Bonebright, who was employed as a draftsman at the Lincoln architecture firm of Davis and Wilson. Two years before, that firm had designed the Federal-style sorority house (Kappa Alpha Theta) adjacent to the west. Ernest Rokahr and Son was the construction company that built the Gamma Phi Beta house for an estimated \$30,000.

In 1961, there was a major addition added to the west or back side of the structure, which added a kitchen and dining room area at the estimated cost of \$31,650. Four years later there was a second floor added to the addition which was used for additional rooms. This 1965 addition cost about \$25,200. These late additions were built in the same material as the original house and play a clearly secondary role in the overall appearance of the structure.

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Continuation Sheet

Greek Row Historic District

Name of Property

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Section 7 Page 4

### LC13:D9-519 Kappa Alpha Theta House, 1545 S St.

This 2 1/2 story, brick veneer sorority house was built for Kappa Alpha Theta in 1925. The architectural style is Period Revival/federal. The building's strongest feature is the semi-circular portico entryway. This west entrance has a false fanlight above the door which is flanked by sidelights. The house was designed by the prestigious Lincoln architecture firm of Davis and Wilson. The 1925 building permit lists the contractors as Baker and Holder and notes the estimated cost of construction as \$29,000.

In 1952, there was a large addition added to the south or back side of the sorority house. This new wing doubled the original floor space. These 1952 changes have little impact on the significant facade and the original design of the structure. Furthermore, the location and design of the addition helps one to view it as secondary to the original structure.

### LC13:D9-520 Alpha Omicron Pi, 1541 S St.

This gambrel roofed, 2 1/2 story brick veneer sorority house was built for Alpha Omicron Pi in 1926. The architectural style is Period Revival/Colonial. The house's architect was the prolific designer Ferdinand C. Fiske. He worked in Lincoln from the 1890s until his death in 1930. Among Fiske's Lincoln commissions are Prescott School, the former Whittier Junior High, Maple Lodge, numerous mansions in the Near South neighborhood, and many warehouses in the Haymarket District. Judging by the style, orientation, and mass of the building, Fiske seemed to have taken his lead from the neighboring Kappa Alpha Theta sorority house. The two brick period revival buildings harmonize well together. The product of this partnership was an enclosed courtyard off S St. The 1926 building permit lists the contractors as Kingery Construction Co., who estimated the cost of construction at \$40,000.

In 1957, there was a large addition added to the south or back side of the sorority house. This new wing doubled the original floor space. Due to its unobtrusive location and its use of similar building materials, the 1957 addition has only modest impact on the integrity of the original design.

### LC13:D9-522 Phi Kappa Psi House, 1548 S St.

This 2 1/2 story, brick fraternity house was built in 1917 for the men of Phi Kappa Psi. It is the oldest of the "Greek" houses built on campus, preceding the wave of fraternities and sororities that were built between 1925 and 1929. The architectural style is Period Revival/Neo-classical. The fraternity was designed by a Columbia, Missouri architect by the name of A. H. Welch. The 1917 building permit states that the house was built for an estimated cost of \$15,000 by Berny McAllister.

In 1939, Davis and Wilson designed a 36' x 60' brick and frame addition. This addition was built by A. O. Anderson and Son Co. for a estimated \$6,450. In 1957, Martin Artken, a Phi Kappa Psi alumni, designed a 24' x 35' masonry addition. The contractor was Assenmacher Construction who built the 2 1/2 story wing for an estimated \$30,300. Again, in 1967 Davis and Wilson was commissioned to design a 94' x 37' addition. The 2 1/2 story wing was built by Meyers Construction Co.

Two more minor alterations also changed the facade. One replaced the circular window in the pediment with a double hung window much like the predominate fenestration. The other alteration changed two hip dormers with a long connecting shed dormer. Although the alterations and additions are numerous, the building still maintains a considerable degree of integrity and contributes substantially to the district.

### LC13:D9-523 Sigma Phi Epsilon, 601 N. 16th St.

This 2 1/2 story, brick veneer fraternity house was built for Sigma Phi Epsilon in 1929. The house was designed by the prestigious Lincoln architecture firm Miller and Craig who were responsible for nine other designs in the district. The architectural style is Period Revival/Tudor. The building's strongest stylistic features are the stone corner quoins and the half timbered attic story. The attic story and entrance pavilion use a pattern brick ornamentation just like the detail seen on the Sigma Alpha Epsilon House, an earlier Miller and Craig design. The 1929 building permit lists the contractors as B. J. Jobst Building Co., who estimated the cost of construction at \$32,000. Sigma Phi Epsilon is one of the few building in the district that still retains its slate roof.

In 1954, there was a 15' x 18' one story addition built to the west or back side of the fraternity house for an estimated \$6,000. In 1967, a 55' x 18 1/2' three story wing was built on to the primary facade for an estimated \$92,000. This addition altered the existing house in a historically sensitive manner. The materials and the design of the addition were carefully chosen by Clark, Enerson, Olson, Burroughs, and Thomson of Lincoln to extend the original design, rather than to contrast with it. Given its location, the addition certainly alters the original design, but the extended building remains a strong contributor to the character of the district.

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## Continuation Sheet

Greek Row Historic District

Name of Property

Lancaster County, Nebraska

County and State

Section 7 Page 5

### LC13:D9-524 Sigma Nu, 625 N. 16th St.

This three story, massive, brick veneer fraternity house was built for Sigma Nu in 1927. This Period Revival/Spanish Colonial architectural style is unique within the district. The Spanish Colonial style can be seen in the Spanish tile roof, arcade entry porch, and the arched windows. The decorative tile frieze that is displayed in between the roof brackets adds a touch of bright color to the powerful design. There are false balconies located on each wing, executed in massive brickwork. The house was created by Anderson and Spooner of Council Bluffs and N. R. Brigham, who was the Omaha partner of that firm. The 1926 building permit lists the contractor as John M. Alexander and notes the estimated cost of construction at a mere \$30,000.

In 1959, a 33' x 74' three story, flat roof addition was added to the west or back side of the fraternity house. This new wing was constructed by George Cook for an estimated \$45,000, and it doubled the original floor space. This addition altered the back of the existing house, but the building materials were similar. When viewed from the front facade this house's integrity is exceptionally strong. Even the original windows are retained.

### LC13:D9-525 Sigma Alpha Epsilon, 635 N. 16th St.

This 2 1/2 story, brick veneer fraternity house was built for Sigma Alpha Epsilon in 1927. The architectural style is Period Revival/Tutor. The building has many details unique to the district. The walls are richly textured by use of unranked mortar joints. The windows of the stuccoed second story are surrounded by brick. The long shed dormer parades across the whole front facade. The ornate entryway pavilion features carved verge boards, a finial, and half timbering with patterned brick infill. The door and windows were stone trimmed. The timber front door has two wrought iron hinges that repeat the vine motif seen in the verge boards. The most unique elements of the entry pavilion are the six small masks above the front door. The house was designed by Miller and Craig. The 1927 building permit lists the contractor as E. Rokahr and notes the estimated cost of construction at \$30,000. Rokahr built four out of the nine Miller and Craig designs in the district.

In 1939, there was 22' x 29' three story, brick and frame addition built on to the west or back side of the house. In 1968, another addition measuring 54' x 35' and three stories was constructed, with an estimated \$143,400 cost. These additions altered the existing house, but the building materials and design of the additions were sensitive to the design of the original structure. When viewing the whole composition of the structure, the additions are distinctly a secondary part.

### LC13:D9-526 Sigma Chi, 1510 Vine St.

This 2 1/2 story fraternity house was built for Sigma Chi in 1931. The architectural style is Period Revival/Tutor. The building's strongest feature is the ornate half-timbered entry pavilion that echoes the taller facade gable of the main elevation. The house was designed by the prestigious Lincoln architecture firm of Davis and Wilson, who are responsible for six other designs within the Greek district. The 1931 building permit lists the contractors as Olson Construction and notes the estimated cost of construction as \$32,000.

In 1946, there was a 38' x 54' 3 story addition built to the west or left side of the fraternity house. This new wing was designed by Davis and Wilson, the original architects, and blends closely with the existing building. This addition occurred within the district's "period of significance" and is regarded as an "original" element. In 1965 Woodrow Hull designed a 45' x 66' 3 story addition to the right side of the existing house. This addition altered the house, but the building material and the design of the addition were sensitive to the design of the structure. When viewing the whole composition of the structure, the additions do not detract from the original district, instead the house forms a strong northern anchor for the district.

### East side of 16th Street including University Terrace

### LC13:D9-527 Alpha Chi Omega, 716 N. 16th St.

This substantial 2 1/2 story brick veneer sorority house was built for Alpha Chi Omega in 1926. The architectural style is Period Revival. The original structure is now the southernmost part of the house. Its most noted architectural feature is the multiple gables of the roof line, much like the early Kappa Kappa Gamma design by Miller and Craig. On the building permit application the architect was recorded as Swyder. The 1926 building permit lists the contractor as Theo Randolph and has the estimated cost of construction at \$40,000, one of the more expensive houses for that time.

In 1960, a 39' x 69' two story, flat roof addition was built to the north side of the sorority house. This new wing did not blend

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well with the 1920's house and, in 1985, it received a \$100,000 alteration. This more sensitive design was accomplished by Bahr Vermeer and Haecker. The architects gave the addition a more compatible roof line, entrance, and windows. The addition is a substantial part of the front facade, but the building material and the design are respectful of the original structure. When viewing the whole composition of the structure, the addition is sympathetic to the older building.

**LC13:D9-528 Delta Zeta/Theta Chi, 626 N. 16th St.**

This rough stone and stucco house was originally built for Delta Zeta Sorority in 1927. Delta Zeta lost the house during the Depression in 1935. Throughout the late '30s and '40s it was known as the Sigma Delta Tau Sorority. From the '50s until 1978, it was home for Sigma Kappa Sorority. From 1979 until the present, the students of Theta Chi Fraternity have been its residents. The architectural style is Period Revival/Tutor. The house's Tudor detailing can be seen in the ornate half-timbering of the upper stories. Decorative features include the numerous dormers at the roof line and the rough texture of the first story's stone finish. The house was designed by the Lincoln architectural team of Miller and Craig. Sigma Phi Epsilon and Sigma Alpha Epsilon are two other Tudor Revivals by Miller and Craig. The 1927 building permit lists the contractor as E. Rokahr who estimated the cost of construction as \$35,000.

In 1969, there was a 12' x 14' one story addition built to the east or back side of the house. The building materials of the addition are similar to the original portion and it is well hidden from the principal views of the original house.

**LC13:D9-529 Kappa Kappa Gamma, 616 N. 16th St.**

This 2 1/2 story brick veneer sorority house was built for Kappa Kappa Gamma in 1925. The architectural style is Period Revival. The building's strongest feature is its multiple gable roof design which is similar to Alpha Chi Omega's, which was built a year later. The house was designed by the Lincoln architecture firm Miller and Craig, who are responsible for many of the district's Greek houses. The 1925 building permit lists the contractors as Buford and Randolph and notes the estimated cost of construction as \$28,000.

There was a substantial addition built on to the east or back side of the sorority house. The addition does not have a recorded building permit. The back wing altered the existing house, but the building material and the design of the addition was sensitive to the design of the original structure. The drawings suggest stucco walls. Instead, it was executed as rough textured brick with "clinkers." The facade is now painted white which obscures the contrast of brick and stone. When viewing the whole composition of the structure, the addition is seen as a secondary part. The original entryway was on the left side of the west or front facade. That area is now bricked in. The primary entrance is now located on the right or south side of the house, with a design similar to the original entry.

**LC13:D9-530 Raymond Hall for Women/Neihardt Residential Center, 540 N. 16th St.**

The first dormitory built on the University of Nebraska City Campus was Raymond Hall, constructed in 1931. The hall for women was named in honor of Carrie Bell Raymond, the University's Director of Music from 1894-1927. The Period Revival/Georgian Colonial dormitory offered housing to 175 women. "Situated in the university residence district that has grown east of the campus, it offers an easily reached home for the girls, who because of campus extension, and the raising of houses thereby, the growth of the business district, and the purchase of lots by Greek groups, have been finding it more and more difficult to secure suitable rooms within easy distance of the college." (Sunday Journal and Star, Lincoln, Nebraska, Sunday August 14, 1932)

The east and west main exterior portico entrances consist of two story wood columns, wood entablature and ornamental railing which completes a strong entrance statement. There is a towering cupola that tops the three story dormitory. The estimated cost of construction of the central I-shaped floor plan was \$269,000.

The north wings added to the 16th Street facade in 1940 were not afterthoughts, but rather were designed with the original building as a later phase to provide housing for an additional 600 women. The names of the wings were Love Hall and Heppner Hall. Don Love funded one wing in honor of his wife Julia. The other wing was named after Amanda Heppner who was with the University from 1901-1939 as a German instructor and as the Dean of Women. In 1956 Piper Hall, a Post World War II, style building, was added to the 1940's south wing. The Hall was named after Elsie Piper, the Assistant Dean of Women in the late 1930's. The renaming of the Women's Residence Hall was a result of action taken by the residents. The hall had started allowing male renters and it no longer seemed an appropriate name. The Board of Regents then adopted the name of John G. Neihardt Residential Center.

While not a "Greek" house, Raymond Hall/Neihardt Center was built in a Period Revival Style as student housing during the district's period of significance, and it contributes to the historic and architectural character of the area.

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### LC13:D9-531 Chi Omega, 480 N. 16th St.

This 3 1/2 story brick veneer sorority house was built for Chi Omega in 1929. The architectural style is Period Revival/French Provincial. The building's strongest feature is its red tile roof. Note how the third floor windows pierce the eaves with their segmental tops, while the attic is lit by round-arch dormers. The house was designed by the Lincoln architecture firm of Miller and Craig. The 1929 building permit lists the contractor as E. Rokahr and recorded the estimated cost of construction as \$38,000.

In 1952, there was a 60' x 40' two story addition built to the east or back side of the sorority house. This addition was built at an estimated cost of \$20,000. In 1993, there was a south or side wing added to the building at an estimated cost of \$250,000. This addition did not enhance the existing house, but the building material and the design of the addition were sensitive to the design of the original structure. When viewing the whole composition of the structure, the addition is seen as a secondary part.

### LC13:D9-532 Pi Beta Phi, 426 N. 16th St.

This 2 1/2 story brick veneer sorority house was built in 1926. The architectural style is Period Revival/Colonial/Federal, much like the Kappa Alpha Theta House across the street. The building's strongest features are its gambrel slate roof with elongated shed dormers and four two story stone pilasters surrounding the fenestration of the northern half of the primary facade. Note how the north wing's first floor windows have arched stone surrounds which is a detail seen on many houses in the district. The ornate glass work of the entrance contains the house letters and its arrow symbol. The doorway is framed with two pilasters that are similar in design to the four on the north wing. The house was designed by Davis and Wilson, as was the Kappa Alpha Theta in the same year. The 1926 building permit lists the contractor as Olson Construction, who estimated the building cost as \$55,000. Between 1917 and 1931, the period in which the majority of the large Greek houses came to campus, this house and Beta Theta Pi Fraternity were estimated the two most costly to build.

In 1969, there was a substantial one story addition added to the east or back side of the sorority house. This new wing was 40' x 85' and cost about \$130,000. This addition did not diminish the integrity of the existing house, because the building material and the design of the addition were sensitive to the design of the original structure. When viewing the whole composition of the structure, the addition is seen as a secondary part and does not interfere with the design integrity of the primary facade. The only exterior alteration was the re-roofing of the vestibule. The integrity of this building is high.

### LC13:D9-533 Kappa Delta, 405 University Terrace

This 2 1/2 story brick veneer sorority house was built for Kappa Delta in 1926. The architectural style is Period Revival/Federal. The building's strongest features are the cross gable roof with half timbers and ornate patterned brick in the attic story, and its grand, two story, stone entrance pavilion that forms a large arch over the door. The house was designed by Miller and Craig, an architecture team that designed eight ten in the district. One of those eight, Sigma Phi Epsilon, has similar pattern brick work in the attic story. The 1926 building permit lists the contractor as Rathbone Co. and estimates the cost of construction as \$30,000.

In 1958, there was a 33' x 34' addition built on to the north or back side of the sorority house. This new wing had similar building material and the design of the addition was sensitive to that of the original structure. In 1979, a more modern addition was again added to the north wing, for a cost of \$126,500. This addition altered the existing house, but the building materials and location were sensitive to the design of the primary facade. In 1977 the 1926 building was altered by a fire escape on the west side. When viewing the composition of the Kappa Delta House, the changes are seen as a secondary part of the whole, and the principal facade retains a high degree of integrity.

### LC13:D9-534 Alpha Delta Theta/Pi Kappa Phi, 425 University Terrace

This 2 1/2 story brick veneer sorority house was built for Alpha Delta Theta in 1926. The architectural style is Period Revival. The building's strongest feature is the arched stone entryway with side lights, stone columns, and lintel. The house was designed by the Lincoln architecture firm Miller and Craig. This style may have been influenced by the 1925 Kappa Alpha Theta design, by Davis and Wilson. In the January 16th, 1927 Lincoln State Journal the building contractor is listed as H. Rathbone.

This house has experienced no exterior addition. According to building permits the alterations have been limited to the interior with the exception of a wrought iron exterior fire escape and the removal of a wooden trellis. Historic integrity of this structure is of the highest in the district.

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**LC13:D9-535 Delta Gamma, 400 University Terrace**

This 2 1/2 story brick veneer and slate sorority house was built for Delta Gamma in 1926. The house was designed by the prestigious Lincoln architecture firm Davis and Wilson, designers of five other houses in the district. The architectural style is Period Revival. Interesting architectural features include the steep cross gable slate roof with elongated shed dormers. Note how the slate is carried from the point of the gable to the top of the dormer. The grand entrance features an anchor ornament over the door. Many of the first floor openings have arched stone surrounds with stone carved swag composed of Greek letters and shield, identical to the windows of the Phi Beta Phi. (LC13:D9-532 The 1926 building permit lists the contractor as Olson Construction, who estimated the building cost as \$35,000.

In 1960, the original architects designed a substantial addition to the north side running parallel to 17th Street. This new wing was 40' x 46' and 2 1/2 stories tall. This addition altered the existing house in such a subtle way it is difficult to recognize its existence. The consistency in designers can clearly be seen by the sensitive architecture of the addition. Building materials and the design help the added wing stay consistent with the look of the primary facade. When viewing the whole composition of the structure, the addition does not seem to hurt the high integrity of the sorority house. The roof line seems to be altered by a small deck on the original building wing.

The following are the nine non-contributing buildings found within the boundaries of the district. Some of these structures could be re-evaluated in a decade or two. The churches serve the religious needs of students, and two were built with student housing.

**Non-contributing Buildings**

**(non-contributing) LC13:D9-512 Delta Sigma Lambda/Phi Gamma Delta, 1425 R St.**

This 2 1/2 story stone house was built for Delta Sigma Lambda in 1930. Phi Gamma Delta (FIGI) took possession of the house after Delta Sigma Lambda lost it during the Depression. The architectural style is Period Revival. The building's most distinctive feature is its unusually steep roof which covers two attic stories. The architects, Miller and Craig, may have been inspired by Kappa Kappa Gamma's design including an endwall gable with parapet roof, a 1925 creation. The building permit lists the contractors as Rathbone Co., and the estimated cost of construction as \$35,000.

In 1964, there was a substantial addition built to the west side of the fraternity house. This new three-story wing doubled the original floor space at a size of 40' x 78'. The addition's cost was estimated on the building permit as \$154,350. The 1964 changes are sympathetic in materials and details, but the scale of the addition reduces the original portion to a wing of a larger structure. The result does not detract from the overall character of the district, but the 1930 building can not be considered as a contributing historic property.

**(non-contributing) LC13:D9-521 Alpha Phi House, 1531 S St.**

The 2 1/2 story, brick veneer house was built for Alpha Phi sorority in 1927. The architectural style is Period Revival. The building's strongest architectural components are its L-shaped plan and steep roof line. The original house was designed by Meginnis & Schaumberg, one of Lincoln's finest architecture firms in that era. This design team is also responsible for Beta Theta Pi and the later Delta Tau Delta House. Building contractor W. J. Assenmacher & Co., who estimated the cost of construction to be \$30,000 on the building permit.

The Alpha Phi House was nearly tripled in size through additions in 1960 and 1967. Although these additions took their design inspiration from the original structure, the prominence of their placement and their scale have substantial impact on the design integrity of the original portion. Nevertheless, the additions produced a building that is in keeping with the overall character of the district, perhaps due to the fact that the designer of both the 1960 and 1967 additions, Schaumberg & Freedman, was the successor to Meginnis & Schaumberg, the original designer. Schaumberg must have thought it necessary to carry the same rhythm and style into the additions. It is however, unfortunate that the entire building was painted white, obscuring the contrast of the brick and stone much like Kappa Kappa Gamma's paint does.

**(non-contributing) Kappa Sigma, 519 N. 16th St.**

This brick veneer house was built for Kappa Sigma in 1955. The architectural style is Post World War II. The building's strongest feature is the vertical strip of windows in the three story wing and a huge glass window in the one story wing. The house was designed

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by a prestigious Lincoln architecture firm of Davis and Wilson. The 1955 building permit lists the contractor Geo. W. Cook and note the estimated cost of construction as \$163,000.

No additions have been added to the exterior of the building. The property is outside the period of significance of the district, but is compatible with the district in scale, function, and materials and should be re-evaluated with other late houses in a decade or two.

**(non-contributing) Lutheran Student Chapel, 535 N. 16th St.**

This two story brick veneer chapel was built in 1951 for the Lutheran Student Foundation. The architectural style is International Style. The house was designed by Lincoln architecture firm Clark and Enerson. The 1951 building permit lists the contractor as Olson Construction and the estimated construction cost was \$58,000.

In 1958, there was a two story addition added to the west or back side of the chapel for more student housing. This addition altered the existing structure, but the building material, location, and design of the addition was sensitive to that of the original chapel. The property does not meet the age requirement to be considered potentially NR-eligible. It is compatible with the district in scale, materials, and function and should be re-evaluated in a decade or two.

**(non-contributing) Delta Tau Delta, 715 N. 16th St.**

This stone veneer house was built for Delta Upsilon in 1949. The architectural style was International Style, much like that of Kappa Sigma. The house was designed by the Lincoln architecture firm Meginnis and Schaumberg. The 1949 building permit lists the contractor as Olson Construction and notes the estimated cost of construction as \$30,000.

Much like Delta Upsilon, in 1993, the structure received a major face lift so its style would be more compatible to the mostly Period Revival Greek District. The cost of the alteration and addition of the attic story was estimated at \$130,000. The property does not meet the age requirement to be considered potentially NR-eligible. It is compatible with the district in scale, function and materials.

**(non-contributing) Sigma Alpha Mu, 733 N. 16th St.**

This three story brick veneer fraternity house was a late addition to the district, built for Sigma Alpha Mu in 1947. The building is similar in scale and materials to earlier houses in the district, but it lacks most of the ornamentation and especially the historic decorative motifs. The style might be regarded as a simplified Art Deco, most clearly expressed in the stone surrounding the entrance. The house was designed by Omaha architect Edward J. Sessinghaus. The 1947 building permit lists the contractor as W. J. Assenmacher Co. and notes the estimated cost of construction as \$60,000.

To date there have been no additions to the building. The front facade was altered when french doors were replaced with sliding glass doors. The property is only 49 years old and does not meet the age requirement to be considered potentially NR-eligible. It is compatible with the district in function, scale, and materials and should be re-evaluated with other late houses in a decade or two.

**(non-contributing) Delta Upsilon, 1548 Vine St.**

This stone veneer house was built for Delta Upsilon in 1957. The architectural style was International Style, much like that of Kappa Sigma. The house was designed by the Lincoln architect Dean Arter. The 1957 building permit lists the contractor A. L. A. Co. and note the estimated cost of construction as \$150,000.

In 1993, the structure received a major face lift so its style would be more compatible to the mostly Period Revival Greek District. The cost of the alteration and addition of a third floor was estimated at \$345,000. The property does not meet the age requirement to be considered potentially NR-eligible. It is compatible with the district in scale, function, and materials.

**(non-contributing) Cornerstone Student Chapel, 640 N. 16th St.**

This two story brick veneer chapel was built in 1960 for the Wesley Foundation. The house was designed by Lincoln architecture firm Arter and Speece. The 1960 building permit lists the contractor as Geo. Cook Construction and the estimated construction cost was \$175,000. The property does not meet the age requirement to be considered potentially NR-eligible. It is compatible with the district in scale.

**(non-contributing) Zeta Tau Alpha/Tau Kappa Epsilon, 420 University Terrace**

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This 2 1/2 story brick veneer sorority house was a latecomer to the district, built for Zeta Tau Alpha in 1957. Zeta Tau Alpha lived in the house until the late '70s. By the early '80s, it was the residence of the Tau Kappa Epsilon Fraternity. The architectural style is Period Revival/Colonial. The building's strongest feature is its multi-gabled roof line. The house was designed by Lincoln architect Harold C. Potter. The 1957 building permit lists the contractor as A. L. A. Co. and notes the estimated cost of construction as \$138,000.

There are no additions to the structure, but in 1983, the attic was altered for more occupancy space. Due to the expansion in living space a fire escape was added to the principal facade. The size, materials, and function of this building are similar to that of others in the district.

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STATEMENT OF SIGNIFICANCE

The "Greek Row" of the University of Nebraska-Lincoln is significant at the local level under National Register Criterion A in the areas of education and of community planning and development. These houses were not just residences, but an environment that promoted character and social position for many young college students. The clustering of the houses was the result of many factors which include the expansion of the city campus due to the doubling of enrollment, the adoption of the Seymour Plan, and the University's inability to provide student dormitories.

Community Planning

As with most communities or neighborhoods, UNL's "Greek Row" grew out of a series of events, not from a single action or plan. However, the sequence of events that created the district included considerable planning, of an incremental nature, of how and where the campus should develop. To understand the "Greek" district's present location, one must review the history of the development of UNL's City Campus.

The University of Nebraska originated from the Morrill Act of 1862. In 1869, Nebraska officially took part in the Morrill Act by siting the "Land Grant" University in Lincoln, which two years earlier was named the state capital. The original Plat of Lincoln of 1867 provided a campus of four square blocks on the north edge of town (Knoll 1995, 1). For the first forty years, the University grew and prospered on the four blocks bounded by 10th to 12th Street and R to T Street. By 1910, the original campus had been filled to capacity with buildings that were inadequate and some that were decrepit. Former Chancellor Dr. Charles Bessey for many years had been proposing that the City Campus should consolidate with the farm campus, located at Holdrege Street east of Thirty-third.

The relocation of the campus was an issue that sparked great debate, not only among the students, faculty, and Board of Regents, but also with the downtown Lincoln business owners. With the student body growing at a steady pace it was clear that more space would be necessary in the near future. Chancellor Emeritus Andrews made a plea to the Board of Regents for the continuance of the City Campus, stating that the move would be made at extreme cost and the relocation away from the business district would hurt self-supporting students.

The Regents employed an architectural firm to study the University's future space needs. The experts recommended removal of the University from its downtown location to the Farm East Campus (Manley 1969, 189). In 1911, the Board of Regents split over the issue and decided to leave the relocation decision up to the State Legislature. The removal bill passed in the senate and failed in the house. With the relocation issue deadlocked, the 1911 legislature adjourned without deciding the fate of the city campus. There was still opposition to the relocation so Chancellor Samuel Avery suggested to the 1913 legislature that the issue be submitted to a statewide referendum. The two legislative houses agreed, and voted a three-quarter-mill levy for six years to finance new accommodations at a location to be chosen by referendum. The Lincoln business and property owners, fearful of losing many of their employees and customers, banded together to lobby for the retention of the city campus (Manley 1969, 191). When the statewide referendum was taken in 1914, the vote was nearly two-to-one for expansion and against the relocation of the University of Nebraska City Campus (Knoll 1995, 60). This decision stabilized the fate of City Campus and sparked university plans for its expansion.

The three-quarter-mill levy produced more than two million dollars for university expansion costs. Three hundred thousand of that was budgeted for the expansion of City Campus from 12th to 14th Street from R to U Street, and to add areas north on 10th Street (Knoll 1995, 61). In 1914, the celebrated Boston and Chicago architecture firm of Shepley, Rutan, and Coolidge was employed by the University. This firm had extensive experience in planning college buildings and campuses. In their plan the buildings are shown with large footprints, arranged in a logical manner and surrounded by green central malls. The 1914 plan included no student housing in those twelve blocks.

From 1917 to 1920, University of Nebraska's student enrollment doubled to over ten thousand, a campus population not again reached until after World War II. This boom created a serious housing problem for which the university was not prepared. University authorities realized that the shortage was becoming increasingly desperate and stated in the *1919 Annual Regents' Report* that the third item on their list of "New Buildings Needed" was dormitories for providing proper and adequate housing for students, especially women. But lack of funds hindered progress in resolving the problem. As a direct result of the housing shortage, fraternities and sororities experienced tremendous growth in that decade. The location of the new structures that resulted were strongly influenced by the University's physical planning.

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In the Samuel Avery Plan of 1920, an area along 10th, R and 16th Street was proposed to contain student housing, college shops, and complementary facilities (Caudill, Rowlett, and Scott 1967, 7). The houses that were purchased as part of the campus extension tract from 12th to 14th Street were predominantly frame structures and were slowly demolished. Along R Street, several sizable masonry structures were retained, seven of which were used as university dormitories for women. One was designated as housing for Chancellor Samuel Avery. This was the start of a student housing zone that eventually continued up 16th Street.

In 1925, the president of the Board of Regents, George N. Seymour, guided the creation of a plan that expanded the twelve-block campus to a twenty-six block area. The Seymour Plan saw the need to plan for the substantial "Greek" houses that were being built, and proposed that 16th Street, R Street, and 10th Street be zoned for student housing. The permanent development of the "Greek Row" came as a direct result of that plan. It was after the adoption of the Seymour Plan that the majority of "Greek" houses were built on campus. In 1925, only four of thirty "Greek" houses stood within the current "Greek Row" area along R, S, 16th, and Vine Street.

Due to the close relationship of the "Greek" chapters to the University it was significant to their existence that their houses be located near the campus. In a 1930 cartoon map drawn by Marvin Robinson there are about an equal number of houses shown off campus as were located in the "Greek Row" area. The majority of those chapters which had not relocated to "Greek Row" eventually folded, whereas twenty of twenty-seven chapters on campus in 1930 still reside in the same house. Two chapters built houses off-campus in the 'thirties, one at 12th and H Street and the other at 17th and D Street, but later relocated to campus. A location in the "Greek Row" evidently became a strong factor in the likelihood of a chapter's survival.

**The Role of "Greek" Societies in Undergraduate Education**

The "Greek" chapter houses not only played a role in the physical development of the campus, they also were a strong element in the educational life of many students (Bastyr 1989, 10). To understand this role it is important to understand the development of "Greek" letter societies in the U.S.

Greek-lettered college fraternities saw their birth in Virginia at the College of William and Mary in Williamsburg. The year was 1776 and men, originally in a club called The Flat Hats, organized Phi Beta Kappa. This fraternity was much different than the literary societies that had developed at colleges earlier. Phi Beta Kappa formed for social and educational motives. This group had all the characteristics of a present-day fraternity which included a ritual, oaths of fidelity, a badge, a hand grip, a motto, a strong tie to brotherhood, the charm and mystery of secrecy, a background of high Christian idealism, and the will to spread its values nationwide. The Greek-influenced organization names are a reflection of America's interest with classic cultures. Phi Beta Kappa soon organized chapters and, by 1787, had spread to Yale, Harvard, and Dartmouth (Robson 1977, 5).

While women were sometimes elected into male fraternities it was clear there was an interest in similar organizations devoted to women. The first women's national Greek-letter society was Kappa Alpha Theta, founded in 1870 at Indiana Asbury University. These organizations prospered quickly and by 1888 sororities were located at many of the nation's colleges (Robson 1977, 6).

In the late 1800s American colleges and universities evolved from the benevolent English "boarding school" mentality to the more independent German-influenced style of the nineteenth century. The Greek-letter societies provided an easy transition from the comforts of family life, and in many cases, were one of few housing options offered (Bastyr 1989, 5).

By the time the Civil War started, Greek-letter societies had founded twenty-five groups with 374 chapters across the United States. The war slowed their growth, but this was changed with the aid of the Morrill Act of 1862 and the land grant colleges it created (Bastyr 1989, 5).

From the time the University of Nebraska opened in 1869, there had been literary societies, but fraternities did not appear at Nebraska until 1875. The Nebraska Alpha chapter of Phi Delta Theta was installed on March 16, 1875. This fledgling "Greek" organization was composed of four charter members who were met with hostility from faculty and students who were non-accepting of Greek-letter societies. From the first fraternity, there had been a strong rivalry between the "Greeks" and the literary societies. This became known as the "frat-barb" feud. The "barbarians," in opposition to the fraternities, wanted the literary societies to maintain their strong hold on student campus life. Finally the first chapter was forced to close and go underground until 1883. The first permanent "Greek" organization was Sigma Chi Fraternity, established in January of 1883. In 1884, Kappa Kappa Gamma became the first sorority in Nebraska. But there was still strong resistance against the "Greek" organizations. Remembered as the "frat fight of 1884," a literary society known as the "Palladians" restricted fraternity members in their club and expelled all existing "Greek" members. The "barbs" controlled the student newspaper and used it to continual denigrate the "Greeks." The student newspaper, then called the *Hisperian*,

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referred to fraternities and sororities as a group of wealthy people who had to have their friends selected for them.

Early "Greek" organizations paved the way for many others: Delta Gamma in 1887, Beta Theta Pi in 1888, Sigma Alpha Epsilon in 1893, Delta Tau Delta, and Delta Delta Delta in 1894. As "Greek" societies flourished, the University literary societies waned in membership and influence on campus (Lee 94, 3). Eleven fraternities and five sororities had been given charters by 1900. It was clear the "barbs" were losing the war (University of Nebraska-Lincoln 1919, 45). In 1909, a bill was introduced in the legislature to ban fraternities and sororities from the University of Nebraska on the grounds that they were undemocratic (Knoll 1995, 61). The bill was never passed and by the next decade "Greek" chapters had a strong presence on campus.

The success of "Greek" organizations can be traced back to the social and cultural roles they played in the life of a undergraduate. As colleges and universities changed attitudes toward students, from the benevolent English "boarding school" type to the more independent, German-influenced college of the 1900's, the "Greek" letter societies came to fill a void. Universities were no longer concerned with the housing, feeding, and strict supervision of students, but were encouraging students to have a sense of personal freedom and responsibility. The "Greek" chapters provided an easy transition from the structure and security of family life to the freedom of student life in the "big city." In Lincoln "Greeks" were one of few housing options offered. They were more than just a place to live. Greek-letter societies nurtured college students to social and educational betterment.

The societies demanded obedience, respect, and loyalty to the group, and promoted good fellowship and high college spirit. They gave students the opportunity to share experiences, develop attitudes, and acquire values, while also directly supporting students' academic efforts. Their living environment and weekly activities fostered leadership skills, teamwork, and mutual support at a level that could not be found in a classroom or in other social/educational groups. Fraternity and sorority members were being trained in the arts, taught proper etiquette and household management, and exposed to the political operations of an organization. New members found status and group solidarity in the organizations through the secret rituals, oaths of fidelity, emphasis on brotherhood and sisterhood, and their background in high Judeo-Christian idealism.

In the early 1900s students were not only going to college to improve their educational standing, but to capitalize on the social advantages as well. Attending college was one way of obtaining a better social status. The prestige so conferred was often more directly related to social organizations than to academic attainment. This attitude toward private associations was gaining acceptance at a time when universities were expanding and could no longer unite everyone as one student body. Greek-letter societies were viewed by many students as an excellent opportunity to be identified with something that was symbolic of the prestige of a college education.

One way "Greek" chapters fulfilled students' need for status and prestige was to build a physical structure that reflected those qualities. The chapter houses were large, but employed residential rather than institutional designs to create a mansion-like structure. Each additional house built on campus strived to look more lavish than those already standing.

The majestic "Greek" chapter houses that still frame the UNL campus on R, 16th, and Vine Street are emblematic of the expansion and maturation of the University of Nebraska in the 'twenties and 'thirties. The chapter houses were designed as showpieces to mark status. Each structure served as an emblem of the ideals and ways of life of the society within, and did this in physical rivalry with its neighbors. The district that these houses created was for many students the heart of undergraduate experience at UNL.

Greek Row at UNL is significant in the areas of education and of community planning and development. Greek Row is emblematic of the fraternity and sorority housing trend that effected most universities in America in the 'twenties and 'thirties. In Nebraska, some other colleges and universities participated in the "Greek" system, but none have the size, concentration, or architectural distinction of Greek Row at UNL. It developed in response to university growth and campus planning and provided a social and educational setting which influenced thousands of students. As stated in the Lincoln City Guide of 1937, written as a WPA project, "The [University] students form a social world of their own, revolving around the Greek-letter organizations..." (Lincoln City Guide, 1937, 7).

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#### Additional UTM References

	<b>Zone</b>	<b>Easting</b>	<b>Northing</b>
6.	14	452105	6943000
7.	14	452078	6943000
8.	14	452078	6937500
9.	14	452090	6937500
10.	14	452090	6940900
11.	14	452100	6939100
12.	14	452105	6939100
13.	14	452105	6940010
14.	14	452150	6940010
15.	14	452150	6939000

#### Verbal Boundary Description

The boundaries are drawn at the back (non-street) sides of the parcels owned by the house corporations of the fraternities and sororities that make up this district, plus any intervening parcels. (see accompanying base maps)

#### Boundary Justification

The boundaries selected for the Greek Row Historic District of UN-L reflect the evolution of the district through the period of significance. In recognition of the influence the University of Nebraska and its 1914 expansion had on the development and physical configuration of the district, the boundary encompasses the Greek houses built along R Street from 14<sup>th</sup> to 16<sup>th</sup> Street and down 16<sup>th</sup> Street from R to Vine Street surrounding the south and east edge of the extended city campus. The district is comprised of primarily early twentieth century student housing designed for fraternity and sorority members associated with Greek societies.

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Section 10

**VERBAL BOUNDARY DESCRIPTION**

The boundaries are drawn at the back (non-street) sides of the parcels owned by the house corporations of the fraternities and sororities that make up this district, plus any intervening parcels. See accompanying base maps.

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PHOTOGRAPHS

Information for all photographs

1. All photographs depict properties within the Greek Row Historic District of the University of Nebraska-Lincoln.
2. All photographs are of properties located in Lincoln, Lancaster Co., NE.
3. All photographs were taken by Justin Van Mullem.
4. All photographs were taken in April 1996.
5. The original negatives of all photographs are in the collection of the Lincoln-Lancaster County Planning Department; Lincoln, NE.

Photo 1 of 23

Alpha Tau Omega (LC13:D9-513), Phi Delta Gamma (Fiji) (LC13:D9-512), Lambda Chi Alpha (LC13:C9-039).  
View looking SW.

Photo 2 of 23

Phi Delta Theta (LC13:D9-511), Theta Xi (LC13:D9-515), Beta Theta Pi (LC13:D9-514).  
View looking SW.

Photo 3 of 23

Alpha Xi Delta (LC13:D9-517), Delta Delta Delta (LC13:D9-516).  
View looking SE.

Photo 4 of 23

Gamma Phi Beta (LC13:D9-518), Kappa Alpha Theta (LC13:D9-519), Phi Kappa Psi (LC13:D9-522).  
View looking NW.

Photo 5 of 23

Chi Omega (LC13:D9-531), Kappa Alpha Theta (LC13:D9-519), Alpha Omicron Pi (LC13:D9-520), Alpha Phi (LC13:D9-521).  
View looking SE.

Photo 6 of 23

Phi Kappa Psi (LC13:D9-522), Kappa Sigma (non-contributing), Lutheran Student Center (non-contributing), Sigma Phi Epsilon (LC13:D9-523).  
View looking NW.

Photo 7 of 23

Kappa Alpha Theta (LC13:D9-519), Alpha Omicron Pi (LC13:D9-520), Phi Kappa Psi (LC13:D9-522), Kappa Sigma (non-contributing).  
View looking SW.

Photo 8 of 23

Sigma Phi Epsilon (LC13:D9-523), Sigma Nu (LC13:D9-524), Sigma Alpha Epsilon (LC13:D9-525).  
View looking NW.

Photo 9 of 23

Kappa Sigma (non-contributing), Lutheran Student Center (non-contributing), Sigma Phi Epsilon (LC13:D9-523), Sigma Nu (LC13:D9-524), Sigma Alpha Epsilon (LC13:D9-525).  
View looking SW.

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**Photo 10 of 23**

Sigma Alpha Epsilon (LC13:D9-525), Delta Tau Delta (non-contributing), Delta Upsilon (non-contributing).  
View looking NW.

**Photo 11 of 23**

Delta Tau Delta (non-contributing), Sigma Alpha Mu (non-contributing), Delta Upsilon (non-contributing).  
View looking NW.

**Photo 12 of 23**

Delta Upsilon (non-contributing), Sigma Chi (LC13:D9-526).  
View looking NW.

**Photo 13 of 23**

Sigma Chi (LC13:D9-526), Delta Upsilon (non-contributing).  
View looking NE.

**Photo 14 of 23**

Alpha Chi Omega (LC13:D9-527), Lewis-Syford House (LC13:D9-002).  
View looking NE.

**Photo 15 of 23**

Theta Chi (LC13:D9-528), Kappa Kappa Gamma (LC13:D9-529), Neihardt Dormitory (LC13:D9-530).  
View looking SE.

**Photo 16 of 23**

Corner Stone Church and Student Center (non-contributing), Theta Chi (LC13:D9-528), Kappa Kappa Gamma (LC13:D9-529),  
Neihardt Dormitory (LC13:D9-530).  
View looking NE.

**Photo 17 of 23**

Neihardt Dormitory (LC13:D9-530).  
View looking NE.

**Photo 18 of 23**

Neihardt Dormitory (LC13:D9-530).  
View looking NE.

**Photo 19 of 23**

Neihardt Dormitory (LC13:D9-530), Chi Omega (LC13:D9-531), Pi Beta Phi (LC13:D9-532).  
View looking NE.

**Photo 20 of 23**

Alpha Xi Delta (LC13:D9-517), Kappa Delta (LC13:D9-533).  
View looking SW.

**Photo 21 of 23**

Kappa Delta (LC13:D9-533), Pi Kappa Phi (LC13:D9-534).

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View looking NW.

**Photo 22 of 23**

Pi Kappa Phi (LC13:D9-534).

View looking NW.

**Photo 23 of 23**

Tau Kappa Epsilon (non-contributing), Delta Gamma (LC13:D9-535).

View looking NE.

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PROPERTY OWNERS

Site #: LC13:C9-038  
Owner: Board of Regents Univ. of Nebraska  
Address: 3835 Holdrege St.  
Lincoln, NE 68503

Site #: LC13:C9-038  
Owner: Board of Regents Univ. of Nebraska  
Address: 3835 Holdrege St.  
Lincoln, NE 68503

Site #: LC13:C9-039  
Owner: Gamma Beta Zeta House Corp.  
Address: PO Box 81233  
Lincoln, NE 68508

Site #: LC13:D9-002  
Owner: Nebraska State Historic Society Foundation  
Address: 215 S. Centennial Mall  
Lincoln, NE 68508

Site #: LC13:D9-511  
Owner: Phi Delta Theta House Assn.  
Address: 2419 Bradfield Dr.  
Lincoln, NE 68502

Site #: LC13:D9-512  
Owner: Lambda Nu Assn. of Phi Gamma Inc.  
Address: 1526 K St.  
Lincoln, NE 68508

Site #: LC13:D9-513  
Owner: Gamma Theta Of Nebraska  
Address: PO Box 21983  
Lincoln, NE 68508

Site #: LC13:D9-514  
Owner: Beta Theta Pi Bldg. Assoc.  
Address: PO Box 82426  
Lincoln, NE 68501-2426

Site #: LC13:D9-515  
Owner: Alpha Epsilon Assn. of Theta  
Address: PO Box 5916  
Lincoln, NE 68505

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Site #: LC13:D9-516  
Owner: Kappa House CRP of Delta's  
Address: 3227 S. 29th St.  
Lincoln, NE 68502

Site #: LC13:D9-517  
Owner: Alpha Xi Delta Bldg. Assn.  
Address: 1619 R St.  
Lincoln, NE 68502

Site #: LC13:D9-518  
Owner: Gamma Phi Beta  
Address: 415 N. 16th St.  
Lincoln, NE 68508

Site #: LC13:D9-519  
Owner: Kappa Alpha Theta Bldg. Assn.  
Address: 6600 Flint Ridge Rd.  
Lincoln, NE 68506

Site #: LC13:D9-520  
Owner: Alpha Omicron Pi  
Address: 900 N. 16th St.  
Lincoln, NE 68508

Site #: LC13:D9-521  
Owner: Nebraska Alpha Phi Scholarship  
Address: 3240 Fords Forest Ct.  
Lincoln, NE 68506

Site #: LC13:D9-522  
Owner: Nebraska Alpha Alumni Assn.  
Address: 3018 S. 26th St.  
Lincoln, NE 68502

Site #: LC13:D9-523  
Owner: Sigma Phi Epsilon Foundation of Nebraska  
Address: 601 N. 16th St.  
Lincoln, NE 68508

Site #: LC13:D9-524  
Owner: Sigma Nu Bldg. Assn.  
Address: PO Box 198  
Elwood, NE 68349

Site #: LC13:D9-525  
Owner: Sigma Alpha Epsilon Bldg.

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Address: 951 Evergreen Dr.  
Lincoln, NE 68510

Site #: LC13:D9-526  
Owner: Sigma Chi Bldg. Corp.  
Address: PO Box 95141  
Lincoln, NE 68508

Site #: LC13:D9-527  
Owner: Alpha Chi Omega Bldg. Corp.  
Address: 2417 S. 126th St.  
Omaha, NE 68144

Site #: LC13:D9-528  
Owner: Theta Chi Bldg. Corp.  
Address: PO Box 308  
Waverly, NE 68462

Site #: LC13:D9-529  
Owner: Sigma Chapter House Corp.  
Address: 3044 Bonacum Dr.  
Lincoln, NE 68502

Site #: LC13:D9-530  
Owner: Board of Regents Univ. of Nebraska  
Address: 3835 Holdrege St.  
Lincoln, NE 68503

Site #: LC13:D9-531  
Owner: Chi Omega Bldg. Assn.  
Address: RR 1 Box 111-A  
Roca, NE 68430

Site #: LC13:D9-532  
Owner: Nebraska Beta Alumni Assn.  
Address: 3240 E. Pershing Rd.  
Lincoln, NE 68502

Site #: LC13:D9-533  
Owner: Chapter, Kappa Delta  
Address: 405 University Ter.  
Lincoln, NE 68508

Site #: LC13:D9-534  
Owner: Pi Kappa Phi NU Alumni  
Address: 2408 S. 43 St.  
Omaha, NE 68105

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Site #: LC13:D9-535

Owner: Kappa Chapter of Delta Gamma

Address: 1900 S. 98th St.  
Lincoln, NE 68520

Site #: Non-contributing (519 N. 16th St.)

Owner: Kappa Sigma Bldg. Assn.

Address: 230 Lakewood Dr.  
Lincoln, NE 68510

Site #: Non-contributing (535 N. 16th St.)

Owner: Nebraska Lutheran Campus Ministry

Address: 535 N. 16th St.  
Lincoln, NE 68508

Site #: Non-contributing (715 N. 16th St.)

Owner: House Corp. Delta Tau Delta

Address: 3336 N. 47th St.  
Omaha, NE 68104

Site #: Non-contributing (733 N. 16th St.)

Owner: Nebraska S A M Foundation

Address: 788 N. 16th St.  
Lincoln, NE 68506

Site #: Non-contributing (1548 Vine St.)

Owner: Delta Upsilon Bldg. Corp.

Address: PO Box 81686  
Lincoln, NE 68501

Site #: Non-contributing (640 N. 16th St.)

Owner: NE Annual Conf. of United Meth.

Address: PO Box 4553  
Lincoln, NE 68504

Site #: Non-Contributing (Park at 16th & R St. NE Corner)

Owner: Board of Regents Univ. of Nebraska

Address: 3835 Holdrege St.  
Lincoln, NE 68503

Site #: Non-contributing (420 University Ter./435 N. 17th St.)

Owner: Board of Regents Univ. of Nebraska

Address: 3835 Holdrege St.  
Lincoln, NE 68503



VINE ST.

"U" ST.

# Greek Row Historic District of the Univ. of Nebraska-Lincoln

SCALE: 1" = 200'

KEY



Non-contributing buildings

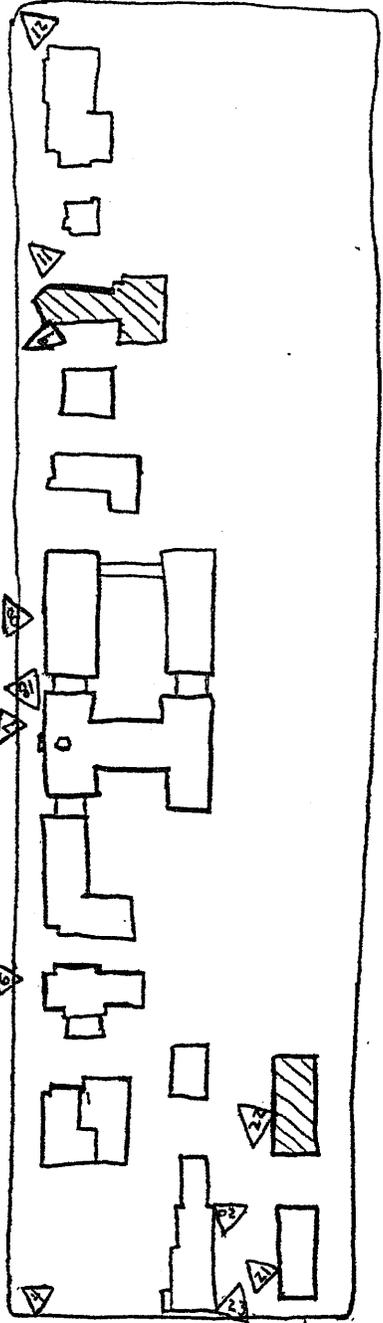
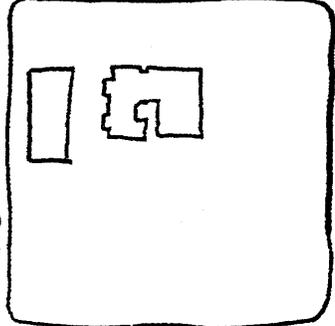
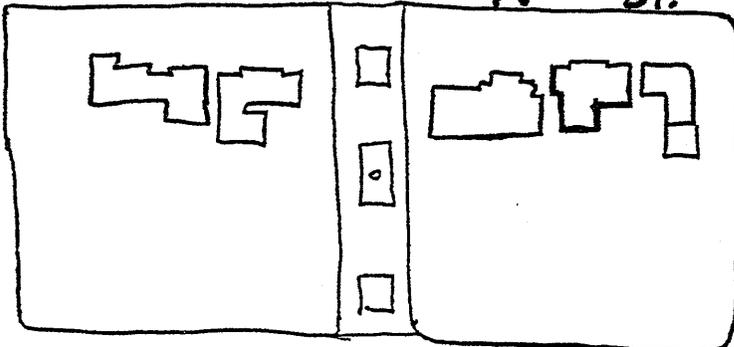
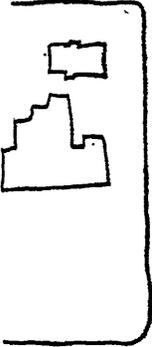


Number of photo and point where picture was taken

S St.

R St.

16<sup>TH</sup>



Greek Row Historic District  
of the  
University of Nebraska-Lincoln

