

USDI/NPS NRHP Registration Form  
The Iowa Beta Chapter of Sigma Phi Epsilon  
Story County, Iowa

NPS Form 10-900  
(Rev. 10-90)

United States Department of the Interior  
National Park Service

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 IOWA BETA CHAPTER OF SIGMA PHI EPSILON

other names/site number N/A

2. Location

street & number 228 GRAY AVENUE not for publication N/A  
city or town AMES vicinity N/A  
state IOWA code IA county STORY code \_\_\_\_\_ zip code 50010

3. 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. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide  locally. ( \_\_\_\_\_ See continuation sheet for additional comments.)

[Signature]  
Signature of certifying official  
**STATE HISTORICAL SOCIETY OF IOWA**

12/12/2013  
Date

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 commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

*Edson H. Ball 2.5.14*

- 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]*

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

Contributing	Noncontributing
<u>1</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>1</u>	_____ Total

Number of contributing resources previously listed in the National Register 0

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: EDUCATION Sub: EDUCATION-RELATED  
SOCIAL CLUBHOUSE

Current Functions (Enter categories from instructions)

Cat: EDUCATION Sub: EDUCATION-RELATED  
SOCIAL CLUBHOUSE

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7. Description  
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Architectural Classification (Enter categories from instructions)

**LATE 19TH AND 20TH CENTURY REVIVALS/ TUDOR REVIVAL**

Materials (Enter categories from instructions)

foundation **CONCRETE**  
roof **ASPHALT**  
walls **BRICK**  
  
other **METAL/steel**  
**STONE/limestone**

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

=====  
8. Statement of Significance  
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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- 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)

**ARCHITECTURE**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1931  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1931  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)  
N/A

Cultural Affiliation \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder EMERY, AMOS B.  
\_\_\_\_\_

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

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9. Major Bibliographical References

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

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

- Primary Location of Additional Data
- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository:

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10. Geographical Data

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Acreage of Property LESS THAN ONE ACRE

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>15</u>	<u>446904</u>	<u>4652250</u>	3	_____	_____	_____
2	_____	_____	_____	4	_____	_____	_____
	_____ See continuation sheet.						

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

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

=====  
11. Form Prepared By  
=====

name/title SCOTT T. BLUM/ARCHITECT e-mail address scott@henkelconstruction.com  
organization ACCORD ARCHITECTURE COMPANY date OCTOBER 31, 2013  
street & number 208 EAST STATE STREET telephone 641-423-4784  
city or town MASON CITY state IA zip code 50401  
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=====  
Additional Documentation  
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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 IOWA BETA ALUMNI CORPORATION OF SIGMA PHI EPSILON FRATERNITY

street & number P.O. BOX 117 telephone 515-382-2191

city or town NEVADA state IA zip code 50201  
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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.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 1

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
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county and State

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**GENERAL DESCRIPTION**

In 1931, a four story fraternity house was completed for The Iowa Beta Chapter of Sigma Phi Epsilon in Ames, Iowa. This house is prominently sited in a residential neighborhood known for Greek-affiliated student living at the south edge of Iowa State University (ISU). Designed by Des Moines architect Amos B. Emery, this Tudor Revival style building is constructed of red brick and contrasted with false (ornamental) half-timbering and stucco veneered walls. Of this building's four stories, three are above grade and one partially below grade having a portion of that lowest story as a "walk-out" to a lower grade elevation. A portion of the upper story is comprised of attic space. This house includes a steeply pitched roof with two separate cross-gabled locations and a two-story wing oriented at an angle in relationship to the main body of the house. The end of this diagonal wing includes two round brick chimneys combined into one element containing flues for fireplaces at both the first and basement stories. The west (front) façade includes the main entry door, a single round brick chimney and an upper balcony door.

**SITE**

**Immediate Site**

The Iowa Beta Chapter of Sigma Phi Epsilon is situated on a sloping 0.59 acre tract of land, thereby allowing the walk-out basement level at the southern end. The parcel measures approximately 150 feet east-west and has approximately 230 feet of western property frontage curving along Gray Avenue. Refer to the 1930s USGS Aerial Photo Map Figure No.2 on Continuation Sheet 17 and refer to the "birdseye" aerial photo (Figure 12) on Continuation Sheet 27.

A vehicular drive connects with Gray Avenue at the west edge of the property allowing access around the north and east side of the fraternity house. Pedestrian access includes a sidewalk connecting Gray Avenue with the main entry on the west façade. Further pedestrian circulation on site include a patio area at the southwest corner of the property adjacent to the walk-out basement and sidewalk paving along the east and south edges of the building.

**Surroundings**

Gray Avenue is part of a residential neighborhood in Ames that includes numerous Greek-affiliated fraternities and sororities housing students who attend Iowa State University. Many of these multi-level houses survive today and consist of eclectic combinations of modern and historic architectural traditions built in the early 1900's. The Iowa Beta Chapter of Sigma Phi Epsilon site is located just over one block from the historic Lincoln Highway, which runs through Ames. An article from *The Alumnus* campus newspaper at Iowa State University in November, 1930 reveals that the new house "is located in the new fraternity addition." This same article indicates that three new fraternity houses were slated for completion within a few weeks in 1931 in the same relative area south of the ISU campus as part of "one of the biggest fraternity house building programs ever undertaken at Iowa State." The project site was part of a wooded portion of Ames/ISU known as "nicotine woods". Smoking wasn't allowed in any of the sorority houses, so the girls would come over to the woods to smoke, thus giving the forested area this name.

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**HOME**

**Exterior and Structural Frame**

The Iowa Beta Chapter of Sigma Phi Epsilon house is constructed of red brick for the majority of the first three floors with half-timbering and stucco veneered walls near the roof eaves. The front entry gable façade includes a deeply recessed entry door with a segmented arch head and stepped brick jambs. Also on the front entry facade, one can see the Sigma Phi Epsilon crest of white limestone placed in the front gable and a balcony with a simple steel railing. Opposite this entry gable is another cross-gable that includes the stylistic Tudor half-timbering and stucco as well as a detailed oriel bay-window clad in the same half-timbering technique. Refer to Figure 10 on Continuation Sheet 25. Common or American bond brick pattern dominates the exterior facade on all sides of the building. The front entry includes a stone patio with a brick half-wall at the perimeter. This brick wall was originally constructed to include open Flemish cross brick pattern, but altered to be solid brick sometime after 1966. Refer to Figure 13 on Continuation Sheet 28 for a clear view of the open brick pattern at the half-wall around the main entry porch. This brick remained for quite some time as seen in the historic photos from 1961 and 1966 (Figures 15 and 16) on Continuation Sheets 30 and 31. Round brick chimneys are present at the south end of the south main gable roof (dual chimneys) while a single chimney stands proudly near the front (west) entry. Each chimney is constructed of brick in a running bond pattern.

The foundation is a combination of site-formed concrete (poured-in-place), clay tile masonry units and brick. These foundation walls are placed over spread-footings and support the main level concrete floor slab.

All exterior bearing walls are comprised of exterior brick masonry with clay tile masonry units finished on the interior side with lath and plaster. As mentioned above, Common or American bond brick coursing is used, while a soldier course of brick above and a canted brick rowlock sill course below windows are used consistently. A continuous soldier course of brick masonry is located just below the rowlock sill of the windows at the first story on the main edifice of the building with a separate soldier course located just above the windows of the dining room on the angle portion of the house. The brick steps out 1/2 inch at the soldier course and again below the soldier course. This stepping soldier course terminates just shy of the main entry. These courses appear as bands of brick, an interesting and modern use of American bond.

Roof construction includes wood framing, originally clad with grey slate shingles according to original drawings, then later replaced with asphalt shingles.

It appears that, based on historic photos, some of the original windows still exist. Some have been replaced. Refer to Figures 10, 11, 13, 15 and 16. The 1930 article mentioned above from The Alumnus clearly states that casement windows were used at the lower level dining area of the home. It appears all windows were originally steel-framed, divided lite casements with a few divided-lite fixed windows sprinkled throughout. Each window at the lounge/great room includes a transom with 4 divided lites over a double casement window below. Each sash of the casement window is divided into 8 lites. Windows at the remainder of the house are also double casement without transoms above. These casement windows are also divided into 8 lites in each sash. Based on historic photos, it appears all windows were truly divided lites and the frames appear to be darker in color indicating possibly a maroon or bronze color.

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**Interior**

The first (main entry level) story of the house features a vestibule, receiving hall, lounge, study rooms, large toilet room, dormitory, open stair well and a house mother's apartment (originally in the area of the Steward's Office). Upon entry, one passes through a small vestibule with a closet to one side and brick paver flooring before opening a second door to enter the receiving hall. This receiving hall is lined on all walls with floor to ceiling wood paneling and wood flooring. The deep wood stain color of this paneling and flooring sets the tone for this Tudor Revival style building. The 1930 article mentioned above from *The Alumnus* states in regard to one's experience when entering the building "From the porch one enters the hall and receiving room, all paneled in the latest architectural style." Refer to the floor plans starting on continuation page 20.

Directly adjacent and open to the receiving hall is the lounge. This great room is a two story space that occupies a portion of the building that is at an angle (when viewing the floor plan) in relationship to the main edifice of the building. It is unknown as to why Mr. Emery chose to make this portion of the house at an angle with respect to the remainder of the house, but it appears to be a reaction to the curving Gray Avenue road which the house faces. This lounge, or great room, or parlor as it has been called, is comprised of heavy timber truss framing with thick steel gusset plates and chamfered edges. The ceiling includes hard-board paneling that appears to have been enhanced by the effects of smoke and normal aging to a rich, golden color. A fireplace with a flush brick paver hearth sits at the far end. A large moose head now resides over the fireplace. The original lighting fixtures in the lounge are unique and well preserved. The 1930 *Alumnus* article states "directly over the dining room, is the parlor; the show place of the house." This article goes on to elaborate "The wall lighting fixtures are all handmade of wrought iron and embody the outline of the Sig Ep heart in a clover fashion. Hanging from the center of the room is a mammoth chandelier of similar design."

Study rooms exist at each level with a varying number of students in each room. Each study room includes desks and closets. All of these study rooms are in the northern portion or north wing of the building. These, and those study rooms at the second and third stories, were later changed during the 1950's and completely remodeled again in 2010. An addition constructed on the rear of the building in 2010 houses a sleeping room at each floor with multiple bunk beds and a vertical stair shaft for safe egress from all four levels. In addition to the study and sleeping rooms, the north wing includes centralized bathrooms and a computer room. All of these rooms were renovated in the 2010 project.

By way of the open stair directly adjacent to the receiving hall, one may access the basement story. The basement (walk-out) story of the house features a dining area, kitchen and chapter room. Other support spaces currently include the laundry (originally the trunk room), boiler room, storage rooms, computer room and pantry. There are two important social rooms at the basement story: the chapter room and the dining room. The dining room sits directly under the lounge (great room) of the first story, thus at an angle to the remaining body of the house. A massive oak table fills the dining room. Although the table is not indicated on the original drawings, it could very well have been constructed at the inception of the building. It is much too large to have been brought in through door or window openings, yet the surface is continuous. The 1940 *Bomb* (Iowa State University yearbook) includes a photo of students at the table and the photo caption reads "Sig Eps seat themselves around their massive dining table." At the far end of the dining room sits a fireplace that connects with one of the flues of the dual-chimney mentioned earlier. The other flue is connected to the lounge fireplace directly above. Because the dining room is at the southern end of the site, it is at a location that is level with the grade outside which allowed Mr. Emery to include French doors leading to the lower lawn. A concrete patio with brick retaining walls constructed in 1960 now claims this lower lawn position just to the southwest of the dining room.



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All interior bearing walls at the lowest story are constructed of clay tile masonry, much of which is exposed without plaster finish, but painted. Interior walls above the first level are non-load bearing due to the use of steel columns and framing located each side of the hallway walls. The chapter room in the basement includes built-in benches at the perimeter and pine wood paneling on the walls added in 1960 and refurbished in 2010.

Regarding the toilet room water, the 1930 *Alumnus* article states "The house is heated with oil and the boys say, strange as it may seem, they always have hot water – no more waking up a half hour behind schedule and having to shave and bathe with cold water."

The same open stair that allows access to the basement story is also the main stair to the second and third stories. The second story of the house features a commons balcony, which overlooks the lounge/parlor. Originally, this balcony was to be used by orchestras when there was a dance in the parlor. When not used by an orchestra, this balcony was to be used as a lounge, library and music room. It is currently used as a lounge. A card room is located directly off the commons and is now used as an office. With wood flooring and a combination of full-height dark wood paneling and wood railings, the commons balcony remains in keeping with the lounge and receiving hall architectural style directly below. In 1960, a trophy display case was added at the balcony filling in the entry to the alcove formerly known as the book room according to the original drawings. From the balcony room, one may gain access northward down the hallway and into each of the study rooms on each side with the dormitory at the far end of the hall. A large toilet room is included at this story as well.

A door and wall close the commons balcony from the third story stairwell area. This stairwell is a continuation of the main stair. When one reaches the top landing at the third story, one must then turn immediately into the hall, thereby gaining access to more study rooms and a third sleeping dormitory at the far northeast end of the hall (in the 2010 addition). Unlike the first and second stories, the third story hallway has the benefit of natural light and ventilation from two dormer windows. Dormers are also included on the north and east sides of the house for light and ventilation to the dormitory and study rooms. A central toilet room is included at the third story directly over the toilet rooms below.

**Conflagration, Reconstruction, Preservation**

On May 29, 1943 at 5:30 p.m. (the Saturday before finals week), a costly fire broke out. The fire damaged the third floor extensively and burned through the ceiling of the second floor. The 1944 Bomb yearbook caption read "Catastrophe of last spring was the Sigma Phi Epsilon fire that gutted their chapter house, destroying reports just before finals." Refer to Figure 14 on Continuation Sheet 29. According to this yearbook, reconstruction began almost immediately during the summer of 1943. During the fall of 1943, two-thirds of the men of Sigma Phi Epsilon left for World War II. There weren't enough Sigma Phi Epsilon left to keep the house going. To solve the problem, the Alumni Board made rental arrangements with the college to provide housing for women. During the war, there were more women enrolled at Iowa State than it had room for. Women resided at the Sigma Phi Epsilon house at 228 Gray Avenue until the end of the war. Those women were forced to go to bed by candlelight because the third floor reconstruction work had not yet been completed by October, 1943.

In the early 1950's, an addition was constructed on the east side of the house, which included some modifications to the first and second story interior areas of the house. It is unknown who the designer or builder was. The addition was constructed for the purpose of providing an apartment for the fraternity house-mother at the first story, but also provided additional pantry and kitchen space at the basement story. The 1950's architectural design was not in keeping with the original Tudor Revival style of the house, although the brick masonry was very similar. This addition included a flat roof until sometime later when a low-pitch gable roof was constructed.

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According to an excerpt from the Iowa State University Office of Greek Affairs website, "During the late 50's...carpenters began remodeling the study rooms from the original two man rooms to four man rooms. Rumor has it, although she denies it, that Mom McKone had the remodeling stopped because she saw that four man rooms would be overcrowded. The construction crew changed their plans and resumed remodeling the three man rooms that exist today." Refer to photo #21 (typical study room) at the end of this nomination.

In 1960, the trophy display case at the second story balcony was added. Also in that same year, pine paneling in the chapter room and a concrete terrace with ornamental brick work was added at the south lower lawn.

In 1980, a small addition (later removed) was added at the east entry as designed by Bernard J. Slater of Ames, Iowa. This split-level entry addition included new concrete stairs leading down to the basement story as well as up to the first story. The shed roof design of this addition did not reinforce the Tudor style architecture, even though a mild attempt was made to do so through the use of stucco and half-timbering. It appears that modifications were made during construction to reduce the design of this addition from two-stories (as seen in the 1980 drawings) down to a one-story entry.

In 2010, Accord Architecture Company consulted with the State Historical Society of Iowa to design the rehabilitation and expansion of the Sigma Phi Epsilon house for the purpose of providing new study and sleeping areas, but also to preserve the original portions of the building. This project involved refinishing of wood flooring, wall paneling and brick masonry repointing. It included a renovation of the study rooms and sleeping areas into larger study suites, but it preserved the public spaces such as hallways, the lounge, the dining room, the main open stair, the balcony and the receiving hall. As mentioned earlier, improvements were made on the back side of the house at the 1950's addition that involved the removal of a low-pitched roof, which was out of character with the original Tudor Revival house's roof profile. A new, steeper pitch roof that matches the main edifice of the house was constructed over the 1950's addition. The small, 1980 entry addition was removed in favor of expanding the 1950's addition southward to create a unified appearance. A new addition was constructed on the back side of the house at the northeast corner of the property. This new addition provides Sigma Phi Epsilon new sleeping dormitories and a proper egress stair from each level. All new addition work was constructed to include brick masonry and included half-timbering at the eave areas in keeping with the Tudor Revival style of the building. Many other aspects of this 2010 project are listed below.

Other alterations at various unknown times include:

- Room configuration changes at the north end of the basement (cooks room, maids room and food storage) - renovated again in 2010
- New interior finishes and new fixtures in the toilet rooms at each story - completed remodeled in 2010 again
- Infill of brick openings at the half-height walls of the main entry patio - repointed and stabilized in 2010
- A steel fire escape ladder/stair on the east façade allowing egress from the dormitories - removed in 2010
- Surface mounted fire alarm and electrical systems - upgraded in 2010
- Painting of the front door and brick entry pier caps - Removed and new limestone cap provided in 2010
- Removal of walls in the kitchen - Renovated in 2010
- Conversion of the trunk room into a laundry room - new finishes and cabinets in 2010
- New egress door and exterior stair at the north end of the house from the chapter room
- Numerous interior doors for the study rooms and dormitories have been replaced - any original preserved in 2010
- The third floor dormitory was reduced to allow an additional study room - remodeled in 2010
- Site alterations include new paving and sidewalks - many replaced and new added at rear of building in 2010
- Gutters were replaced with larger gutters - completely replaced in 2010

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**INTEGRITY**

The integrity of Iowa Beta Corporation of Sigma Phi Epsilon fraternity house is very good and retains a high degree of all seven aspects of integrity as discussed in the following paragraphs.

**Location:** The building is located on its original site and original position in the midst of a neighborhood that is also well preserved with similarly dated historic revival eclectic homes, despite a few modern intrusions. The City of Ames has declared this neighborhood to be a Design Overlay Zoning District in order to preserve the original integrity of buildings in the district. Recently, William C. Page, a historian and consultant retained by the City of Ames, indicated this neighborhood as "high probability" in becoming listed on the National Register of Historic Places.

**Design:** This three-story house does not dominate the site, but rather complements the scale of neighboring houses on Gray Avenue. The exterior architectural design of the building has been virtually unchanged on the three primary façades (west, north and south). Alterations to the exterior include the 1950's and 2010 additions on the east side, replacement of some windows with preservation of remaining original steel windows, modifications to the brick half-wall at the entry, installation of shutters each side of the primary façade windows and the installation of asphalt shingles on the roof. None of these alterations negatively impact the appearance of the building to such a degree that integrity is lost, particularly due to the fact that they are on the rear of the building. Many original steel windows at the southern end of the house have been preserved in 2010. The fenestration pattern has not been modified from the original construction.

**Setting:** The house is positioned on a sloping site to allow a walk-out condition at the lower level. The house responds to the curve of the street by angling the southern portion to remain somewhat parallel to the curve of the street. The front façade is set back from the street in keeping with the neighboring houses, thus creating an open and inviting streetscape with trees and vegetation. Some older trees exist in the front and south side of the house as a result of this open space. Sidewalks connect the houses in this neighborhood on each side of the street. Recently, a brick patio has been added at the rear of the building with associated curved steps to create a pleasant outdoor space connected to the sidewalk circulation.

**Materials:** As a Tudor Revival style building, brick and stucco with half-timbering comprise the exterior. Brick was the primary building exterior finish material used at in the early 1900's on houses in this neighborhood and throughout the region. Brick constitutes approximately 85% of the exterior façade material on this house with the other 15% as stucco and fenestration. All of these materials are original and have been recently preserved.

**Workmanship:** The original quality workmanship has allowed this 82 year old building to remain in excellent condition. The carving of the Sigma Phi Epsilon limestone crest is one example of workmanship from this period, as well as the Common or American bond brick pattern, which can be seen on each façade. Other more sophisticated examples of masonry workmanship include stepped brick at entries and the obvious diagonal banding of brick pattern at the chimneys. The Flemish cross special brick shapes used at the front entry patio half-wall were replaced with brick infill pattern of similar cross shape when the wall was reconstructed many years ago.

**Feeling:** The overall expression of the building is one of a cottage with various Tudor Revival details to create an elegant appearance. The house looks very comfortable with the slope of the land and surrounded by trees that were found in the wooded area of this original site before the area was developed.

**Associations:** The building has always been occupied for use by Sigma Phi Epsilon fraternity and is intended to remain as such, thus an excellent record of association. The property's feeling and association with its historic events remain high. Those fraternity members (and even some ISU female students in the 1940's) would recognize this building today as their fraternal home at an influential age in their life.

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**SUMMARY OF SIGNIFICANCE**

Completed in 1931, the Iowa Beta Chapter of Sigma Phi Epsilon Fraternity House is National Register eligible locally under Criterion C; the building's design is a classic example of Tudor Revival style. As discussed in "Works of a Master" on Section 8, page 10 of this nomination, this was Amos B. Emery's one and only Tudor Revival style building and one of only two fraternities designed by Mr. Emery. This house was the only fraternity he designed at Iowa State University. As a "Master Architect" and a "Pioneer of Modernism", Mr. Emery balanced the simplicity of a cottage with modern detailing that does not dominate the appearance, but instead offers interesting elements that did not add extensive cost during the time of the Great Depression.

**ARCHITECTURE**

The Iowa Beta Chapter of Sigma Phi Epsilon house is significant, under National Register Criterion C. The building's design is an excellent example of the Tudor Revival Style interpreted in a contemporary way by a Master Architect. Tudor Revival was a dominant style of domestic buildings used for a large proportion of early 20th century suburban houses throughout the country. It was particularly fashionable during the late 1920's and early 1930's according to A Field Guide to American Houses, written by Virginia and Lee McAlester.

The Sigma Phi Epsilon house incorporates a number of features typically seen in Tudor Revival Style, such as the front façade dominated by two steeply pitched cross gables, decorative half-timbering in the gable areas, a steeply pitched main roof with gabled ends, tall and narrow casement windows in multiple groups with multi-pane glazing, brick wall cladding with stucco gable areas and a stepped entry with a simple arched header of brick. Also noticeable on this house as typically seen on Tudor Revival buildings are the varied eave-line heights. The angled portion of the Sigma Phi Epsilon house is lower than the main edifice and the cross gables also vary in height. Small, steeply pitched dormers are placed on each side of the main roof.

The building has a single round chimney near the front entry and a massive chimney crowned with two decorative chimney stacks. The pots on top of these round chimneys are white limestone and they are stepped inward as the pots grow taller. The round chimney stacks themselves include decorative brick banding that diagonally wrap each chimney as it spirals upward to the chimney pot. Refer to photos #6 and #7 at the end of this nomination.

One of the most noticeable Tudor Revival details of this house is the romantic oriel on the front façade at the north cross gable. This oriel has a semi-hexagonal bay appearance and is supported visually underneath with a tapered wood enclosure. The oriel has a slightly hipped roof on top and provides a beautiful end to this cross-gable. Refer to photo #8 at the end of this nomination.

Brickwork on this house includes American Bond brick patterning with soldier courses as lintels for the building's fenestration, rowlock sill courses and a single, continuous soldier band of brick near the grade level. The Sigma Phi Epsilon fraternity crest made of white limestone is embedded into the brick masonry at the main entry cross gable. Refer to photo #9 at the end of this nomination.

Inside the house, the timbered Tudor Revival appearance continues, particularly in the large lounge room and the balcony. Heavy-timber trusses at the lounge are chamfered on the edges and half-timbering is used at the transition to the balcony. The lounge ceiling follows the angle of the roof to vault the room and includes panels that are separated by a similar half-timbering board effect. Dark wall paneling at the receiving hall and wood flooring in the public areas reinforce the style of the building. Refer to photos #11, #12 and #13 at the end of this nomination.

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**ARCHITECTURAL CONTEXT**

The interesting quality of the building's design did not go un-noticed upon construction. The variety of roof heights, window configurations and sizes, the complex roof and varied use of building materials created an interesting and picturesque appearance. Many Greek residences at Iowa State College were influenced by Georgian Revival, Classical Revival and Tudor Revival. The use of contemporary details within the body of a European style created unique designs among Greek housing in the neighborhood around Sigma Phi Epsilon. The student yearbook at Iowa State College reported:

The new Sigma Phi Epsilon house is of brick with steel framework. The roof is of grey slate shingles. Other points of particular interest outside are the Sig Ep crest of white stone placed in the front gable, the small steel balcony, the round chimneys, and the front porch with its odd railing and stone floor. (The Alumnus, November, 1930)

Many Greeks at Iowa State chose medieval inspired or historic styles during the 1920s. New Greek housing slowed during the Great Depression, with a few exceptions. The article mentioned above from The Alumnus is entitled "Three Fraternities in New Homes", and included the Sigma Phi Epsilon house, the Theta Xi house and the Delta Upsilon house. Regarding these other two houses, The Alumnus states:

The Theta Xi house ... Is of American design with a sprinkling of Old English architecture...the nearly completed Delta Upsilon chapter house just off Lincoln Way on Ash Avenue. The general style of architecture is Old French Norman..." (The Alumnus, November, 1930)

European architecture certainly had its influence on Greek living at Iowa State University (ISU). Other examples of Tudor Revival architectural style in Greek living at ISU include Phi Kappa Theta (2110 Lincoln Way), Pi Kappa Alpha(2112 Lincoln Way), Theta Xi (315 Welch Avenue), Triangle (125 North Hyland Avenue) and Alpha Tau Omega (2122Lincoln Way). In 2007, the Sigma Sigma- Delta Chi fraternity house (now known as the Iowa House Historic Inn at 405 Hayward Avenue) was submitted and accepted on the National Register of Historic Places. While some of these Tudor Revival examples such as Pi Kappa Alpha, Theta Xi, Delta Upsilon and Triangle houses (see figure 20 on continuation sheet 35) represent imposing "strict Old English" brick and stone structures (like sprawling English Manor houses), other smaller scale examples such as the Iowa House Historic Inn, Alpha Tau Omega and the Phi Kappa Theta House (see figure 21 on continuation sheet 36) contain an eclectic mix of Tudor Revival, Romanesque and even Craftsman style architectural features. The difference in façade length, complexity and massing is substantial and clearly evident when viewing these two groups of Tudor Revival examples.

Whether by choice of the architect or by restrictions imposed by the given site or both, the difference in length, complexity and massing at Sigma Phi Epsilon as compared to the other examples is significant. The Sigma Phi Epsilon house is neither a smaller, eclectically-styled house nor is it a long, highly-decorative and massive house. The architect, Amos B. Emery, may have designed the Sigma Phi Epsilon house with a break in the main edifice of the house (stepped roof and angle change) in order to follow the curve of Gray Avenue or he may have intended this change in massing so as to create a Tudor Revival style house that does not strictly follow the larger "Old English type" like so many others. Either way, he did create a uniquely fresh, mid-scale Tudor Revival style Greek house.

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Other Notable Features

The Sigma Phi Epsilon house includes characteristics not found on other Tudor Revival Greek houses at Iowa State University (ISU), such as the round chimneys with decorative brick banding, segmented arch entry (not protruding), interior timber and half-timber elements in the lounge, a mostly symmetrical west façade with aligned fenestration, and a vertically oriented oriel bay-window positioned at the gable end. The house contains simple detailing and vertical alignment of similar-sized windows on the front (west) and north facades. Mr. Emery seemed to play with the Tudor Revival style elements, sometimes departing from a strict interpretation of the style in order to invent new uses for these elements. For example, other Tudor Revival Greek houses at ISU consist of a plane of half-timbering and plaster at the upper portion of the façade overhanging the brick or stone below. On these houses, wood corbels can be found below this half-timbering plane to visually support the upper portion of the facade. Contrastingly, all half-timbering at the Sigma Phi Epsilon house is flush with the brick below, thus devoid of an overhang and the necessity for corbels. Mr. Emery approached the design of the Sigma Phi Epsilon house with a simplified, fresh perspective on the use of the Tudor Revival elements within the overall context of the style. His rendering shown in figure 9 on continuation sheet 24 illustrates a building of reduced scale with the overall appearance of a story-book cottage. One obvious change during construction or late in design is the use of brick on the angled lounge/dining portion of the house in lieu of the extensive half-timbering shown in the rendering. The result is a building with a small amount of half-timbering and a larger amount of non-detailed brick.

**ARCHITECT AMOS B. EMERY**

The Sigma Phi Epsilon house was a significant project for architect Amos B. Emery while he was located in an office at the Observatory Tower in Des Moines in the late 1920s. Mr. Emery worked in a variety of firms in a variety of roles before and after designing this house. According to *Iowa's Historic Architects* written by Wesley I. Shank, Mr. Emery attended the Ecole des Beaux-Arts studios, associated with the Atelier Gromort. As a pilot and second lieutenant in the army, he was one of fifty American architects who seized this opportunity, part of a number of educational programs developed for U.S. troops idle after the Armistice of November 1918 and waiting for transportation home. In 1913 before his commission with the army, Mr. Emery worked for architects Proudfoot, Bird & Rawson. In 1922 after his military service, Mr. Emery received a Bachelor of Architecture degree from the University of Pennsylvania. Just after receiving this degree, he worked for George R. Post & Sons in New York City as a draftsman from 1922 to 1923. He returned to Des Moines and worked once again for Proudfoot, Bird and Rawson in 1923 as a designer and chief draftsman. Just prior to leaving Proudfoot, Bird and Rawson, Mr. Emery designed the tower for the University of Iowa Hospital. The Gothic design of this tower was no doubt influenced by his time in France. Receiving his architectural registration in 1927 by exemption, he went into private practice with John Normile forming the firm of Normile & Emery. Mr. Emery and Mr. Normile dissolved their firm in 1930, at which time it appears that Mr. Emery designed the Sigma Phi Epsilon house at ISU. In 1932, Mr. Emery went to work in Washington, D.C. as the Senior Refuge Planner, U.S. Biological Service and Senior Inspector, National Park Service. Mr. Emery was in charge of more than two hundred architects designing structures for national parks and conservation areas. Many of these structures were built during the Depression by Civilian Conservation Corps. Returning to Des Moines in 1938, Mr. Emery formed a partnership with H. Clark Souers. Souers had been a partner in the firm Proudfoot, Bird and Rawson. Souers & Emery lasted four years before Mr. Emery took a job as supervising architect with Howard R. Green Co. from 1942 to 1945. After World War II, Mr. Emery worked as construction architect for the Des Moines Register and Tribune from 1945 to 1949. The later part of Mr. Emery's career continued to see partnerships formed with a variety of individuals, including Sewell Mathre in the 1950's, Carl Hunter in the early 1960's, and Clifford Prall in the later 1960's. Mr. Emery designed numerous single family houses during the early 1950's and into the 1960's. He continued to work on a variety of building types as well. He served twice as the President of the Iowa AIA chapter and he even had a short stint as an architecture professor at Iowa State University. At the conclusion of his career, Mr. Emery worked as a construction inspector at Brooks Borg Skiles in Des Moines. Ironically, this same firm is where his career began before World War I, as Proudfoot, Bird and Rawson changed their name to Brooks Borg Skiles in the 1930's.

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**WORKS OF A MASTER**

Because he worked three different times for the firm of Brooks Borg Skiles (formerly known as Proudfoot, Bird and Rawson), Mr. Emery's remaining original drawings from his entire career are housed in the office of Brooks Borg and Skiles (BBS). I have had the privilege of looking through the compilation of Mr. Emery's work, with the kind assistance of BBS partner and architect, Mr. Steve Stimmel, AIA. I must agree with Mr. John W. Brooks, who was a former college roommate and co-worker of Mr. Emery, that Mr. Emery was a brilliant designer and had a great talent. Mr. Emery had an impressive drawing ability, particularly related to architectural perspective drawings/techniques and his design work crossed a wide variety of styles, mostly influenced by current trends at the time of each design. Most of the drawings currently housed at BBS are from the 1950's through the 1960's. Most of the projects are single family houses and the styles vary greatly.

Based on the construction date of 1931 for the Sigma Phi Epsilon house, Mr. Emery would have likely designed this house immediately after his partnership with John Normile and while serving as President of the Iowa Chapter of the American Institute of Architects in 1930. The title on the original drawings for the house state "Amos B. Emery, Architect" with no association to a particular firm. During the same time that the Sigma Phi Epsilon house was designed, Mr. Emery was also designing the Sigma Kappa Sorority house in Ames immediately across the street from the Sigma Phi Epsilon house. The Sigma Kappa house demonstrates Mr. Emery's ability to design a variety of building styles. Like the Sigma Phi Epsilon house, it was completed in 1931. However, the Sigma Kappa house is a French Norman style building (inspired by French chateaux in Normandy -see continuation sheet 33 for photos of this house). While Mr. Emery did design some smaller interior remodeling projects for fraternities and sororities at the campus of Drake University in Des Moines, he designed only one other known Greek student house. Not surprisingly, that house was for the Iowa Delta Chapter of Sigma Phi Epsilon at Drake University in Des Moines. It seems that individuals at the Iowa Delta Chapter (Drake campus) may have been impressed with the design of the Iowa Beta Chapter (ISU campus chapter) house, thus hiring Mr. Emery to design their house sometime in the 1960's. The Sigma Phi Epsilon house at Drake is a mix of Georgian and Colonial Revival architectural styles (see continuation sheet 34 for a photo of this house) and includes 5 bay spacings of windows, modillions and dentil molding details.

There is little doubt that the time Mr. Emery spent in Europe and his time with other European-influenced architects at Proudfoot, Bird and Rawson in his early years influenced his designs in the 1920's and 1930's. His designs present a look at the past, but not in the strictest sense of any particular style. ISU Professor Emeritus Wesley I. Shank stated "the first thought that comes to my mind is that Mr. Emery was a Pioneer of Modernism." \* The preserved drawings at Brooks Borg Skiles reveal that Mr. Emery was not focused on creating or even strictly enforcing any particular architectural style, but instead he explored modern ways of adjusting the style chosen for the particular project he was designing at the time. The Sigma Phi Epsilon house is one such example of this. Thanks to Mr. Emery's fresh approach to the Tudor Revival style, this house stands unique among the context of the neighboring fraternities and sororities at ISU. This was Mr. Emery's one and only Tudor Revival style building and the only fraternity he designed at ISU with the only other at the Drake University campus in Des Moines.

\* Shank, Wesley L. oral history with Blum, Scott T. (Spring 2010)

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**SOCIAL HISTORY**

The Iowa Beta chapter was formally chartered from the Sigma Phi Epsilon National fraternity on April 20, 1916, making it the fortieth local chapter of the fraternity which today has over three hundred. Soon afterwards, Sigma Phi Epsilon established its first house in Ames, Iowa, which was located at 407 Welch Avenue (in the present location of Pi Kappa Phi fraternity).

The number of Sigma Phi Epsilon members on campus was fairly small for the first few years of existence. Usually, there were not more than 15-20 active members until later years. In 1931, the house that is occupied today by Sigma Phi Epsilon was completed. Then came the Great Depression of the 30's. The Sigma Phi Epsilon house, as well as other houses on campus, began to go into debt. At the outset of the Depression, the Iowa Beta Alumni Board owned almost a whole block of "nicotine woods" around the house. To keep the banks from closing down Iowa Beta because they lacked sufficient funds, the Alumni Board had to give almost all of its land to the bank. There was not enough money for fuel oil bills for the first few winters of the Great Depression, so the men lived in the living room only. Of all the pledge duties during this period, the most important was to acquire wood for the fireplace. New members are still asked to get the firewood to remember this event.

In the fall of 1932, Sigma Phi Epsilon was only 20 members strong. Funds were low at this time. But just as the building weathered the storm, so too did its residents. The next few years brought hope for Sigma Phi Epsilon. In 1935, the house was nearly full with 30 men living in the house (at that time consisted of only two-man study rooms). The men of Iowa Beta started becoming more and more involved on campus. The house size continued to increase until World War II when there were about 75-80 men.

On May 23, 1943, the Saturday night before finals week, a costly fire broke out. The fire damaged the third floor extensively and burned through the ceiling of the second floor. Repairs were made over the summer, but another crisis arose. During the fall of 1942, two-thirds of the men of Sigma Phi Epsilon left for World War II. There were not enough members left to keep the house going. To solve the problem, the Alumni Board made rental agreements with the college to provide housing for women. During the war, there were more women enrolled at Iowa State than it had room for. Women resided at the Sigma Phi Epsilon house until the end of World War II.

After the war, Iowa State University's enrollment reached a record high and Sigma Phi Epsilon quickly grew in size to about 100 men. Many members had to live in apartments. Arguments were constant over who was going to get to live in the fraternity house.

During the summer of 1952, Sigma Phi Epsilon added on to its kitchen and expanded the house mother's quarters. Between the years of 1957 and 1962 Sigma Phi Epsilon was very strong internally and externally. The house size grew to about 120 men and the Sigma Phi Epsilon members lead many campus activities. During that time, Mr. Robert L. Bartley was a Sigma Phi Epsilon at ISU. Mr. Bartley graduated with a degree in journalism from Iowa State University in 1959. Having lived four years in the Sigma Phi Epsilon Fraternity House in Ames, Mr. Bartley went on to become an influential and controversial journalist in American history after his graduation at ISU. He was awarded the Presidential Medal of Freedom award (the highest civilian honor), the Pulitzer Prize for editorial writing, the Gerald Loeb Award and a Citation for Excellence from the Overseas Press Club of America. He was an author and most notably, the famed Editor in Chief of the Wall Street Journal for many years. His high-achievement after leaving ISU and the Iowa Beta Chapter of Sigma Phi Epsilon is a legacy for which all members can be proud of.

Hundreds of men and even a few women (during WWII) can recognize the house at 228 Gray Avenue as their house and many were influenced by this experience for their entire lives.



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**COMMUNITY DEVELOPMENT**

A series of fires destroyed many of Iowa State's dormitories and decreased on-campus student housing at Iowa State College during the late 19th century. In the early 1900's, most Greek houses at Iowa State were located in the West Gate area, which is just to the west side of the ISU campus along Sheldon Avenue. This location was convenient for walking to class. There were even some Greek houses located in downtown Ames, far from campus.

At this same time, residential neighborhoods developed near the Campustown area along the south edge of ISU. Campustown consisted primarily of two main thoroughfares: Lincoln Way running east-west and Welch Avenue running north-south. With the opening of a new bridge over College Creek at Welch Avenue, newly organized Greek houses had easy access from Campustown and increased the attraction to Greek houses on the South side of campus.

West Ames boomed in population and construction between 1910 and 1920. Student enrollment shot up to nearly 3,600 students. Between 1920 and 1930, the student population increased to over 4,300. This all placed pressure on the current dormitory system. Construction of Hughes Hall (first phase of Friley Hall) by ISU in 1927 was a response by the University to the housing shortage. Friley Hall was one of the largest residence halls in the nation. With the increasing popularity of Campustown due in part to the commercial building construction along Lincoln Way by A.L. Champlin, the south side of ISU's campus was the place of choice for business enterprise and off-campus student living. In addition to the Campustown commercial area, ISU's choice to construct the new Alumni Hall close to Lincoln Way enhanced the student's social activities along Lincoln Way. The Alumni Hall building was completed in 1907.

Although World War I slowed the growth of Greek housing construction, it picked up again in earnest just after the war in 1918. As student enrollments increased, so did Greek living popularity. Having received their Iowa Beta Charter in 1916, Sigma Phi Epsilon established their house on Welch Avenue and as the house population continued to increase, the Alumni Board purchased property nearby. This proved to be a wise move as they were ready, despite the tough economic times, to construct their new house in 1931 at 228 Gray Avenue.

**REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS AND METHODOLOGY**

Recently, the City of Ames has declared this neighborhood to be a Design Overlay Zoning District in order to preserve the original integrity of buildings in the district. Recently, William C. Page, a historian and consultant retained by the City of Ames, indicated this neighborhood as "high probability" in becoming listed on the National Register of Historic Places. No other known cultural resource survey has been performed.

**POTENTIAL FOR ARCHAEOLOGY**

The site's potential for archaeological significance is unevaluated as of yet. As a part of a wooded area, the site remained uninhabited during the historical era prior to 1931. The site potential for pre-historic significance remains unassessed.

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Ames Historical Society, Ames, Iowa  
Various Exterior Photos, 1931, 1937, 1946, 1961 and 1966.

Amos B. Emery & Associates, Des Moines, Iowa  
N.d. Architectural Construction Drawings.  
*Note: Originals cannot be found, but electronic scans are available at the office of  
Accord Architecture Company*

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Bernard J. Slater, AIA  
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Iowa Geological Survey Bureau, Iowa City, Iowa  
2009 USGS 7.5 min. map

Iowa State University Dean of Students Office, Office of Greek Affairs  
2009 Map of Greek Housing

Story County Assessor's Office  
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2007 Plat of Topography, 228 Gray Avenue.

### ORAL HISTORY

Shank, Wesley I., with Scott T. Blum, Spring 2010  
Shank, a Professor Emeritus at Iowa State University, shared his thoughts and memory regarding his research about Amos B. Emery when writing his book entitled Iowa's Historic Architects. Mr. Shank also met Mr. Emery in person.

USDI/NPS NRHP Registration Form  
The Iowa Beta Chapter of Sigma Phi Epsilon  
Story County, Iowa

NPS Form 10-900-a  
(8-86)

OMB No. 1024-0018

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## VERBAL BOUNDARY DESCRIPTION

Lot 5 in Block 5 of College Heights Addition to the City of Ames, Story County, Iowa and the South one-half of Lot 8 and all of Lots 9, 10 and 11 in Block 2 of College Heights, Second Addition to the City of Ames, Story County, Iowa.

## BOUNDARY JUSTIFICATION

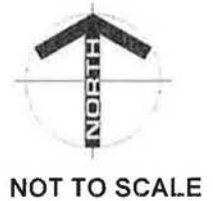
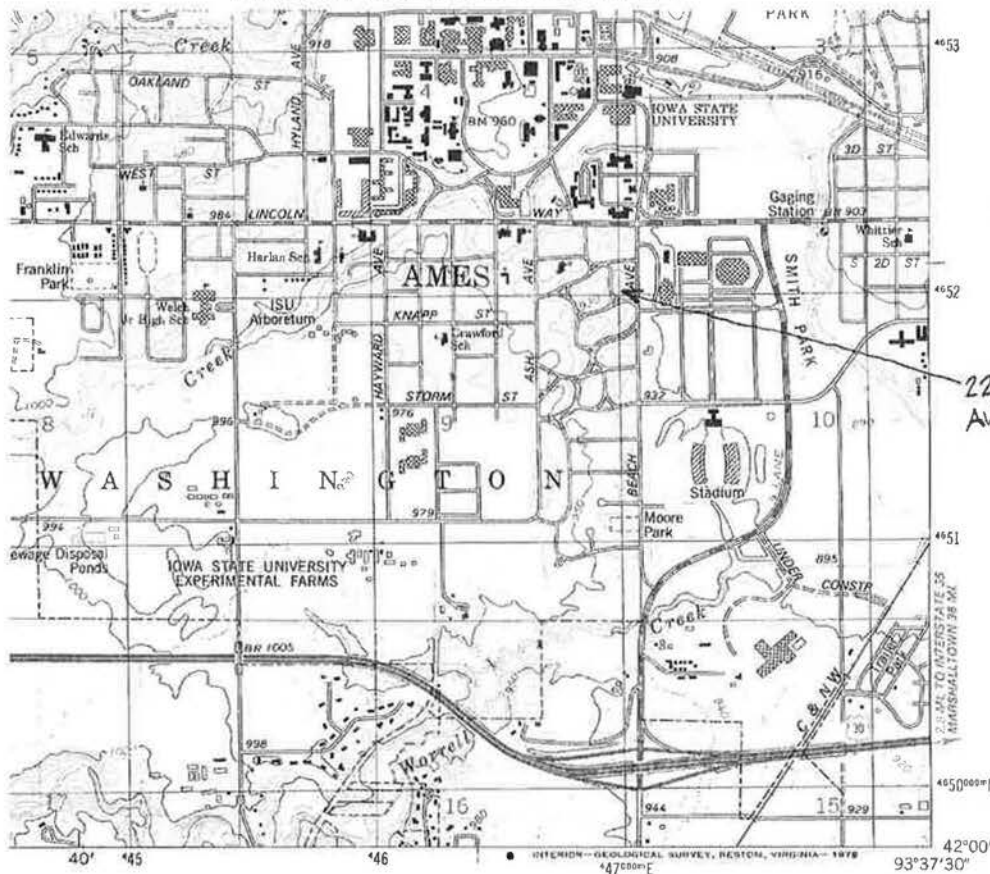
This nominated property contains all land associated originally with the resource with the exception of the former wooded area that was sub-divided and sold in the early 1900's.

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USGS SITE MAP - 1975  
Figure No. 1  
ARROW LOCATES PROPERTY



228 GRAY AVENUE

1 MILE

ROAD CLASSIFICATION

- Primary highway, hard surface
- Secondary highway, hard surface
- Light-duty road, hard or improved surface
- Unimproved road
- Interstate Route
- U. S. Route
- State Route



QUADRANGLE LOCATION

AMES WEST, IOWA  
SW/4 AMES 15' QUADRANGLE  
N4200—W9337.5/7.5

1975

AMS 7268 II SW—SERIES V876

22092

USDI/NPS NRHP Registration Form  
 The Iowa Beta Chapter of Sigma Phi Epsilon  
 Story County, Iowa

NPS Form 10-900-a  
 (8-86)

OMB No. 1024-0018

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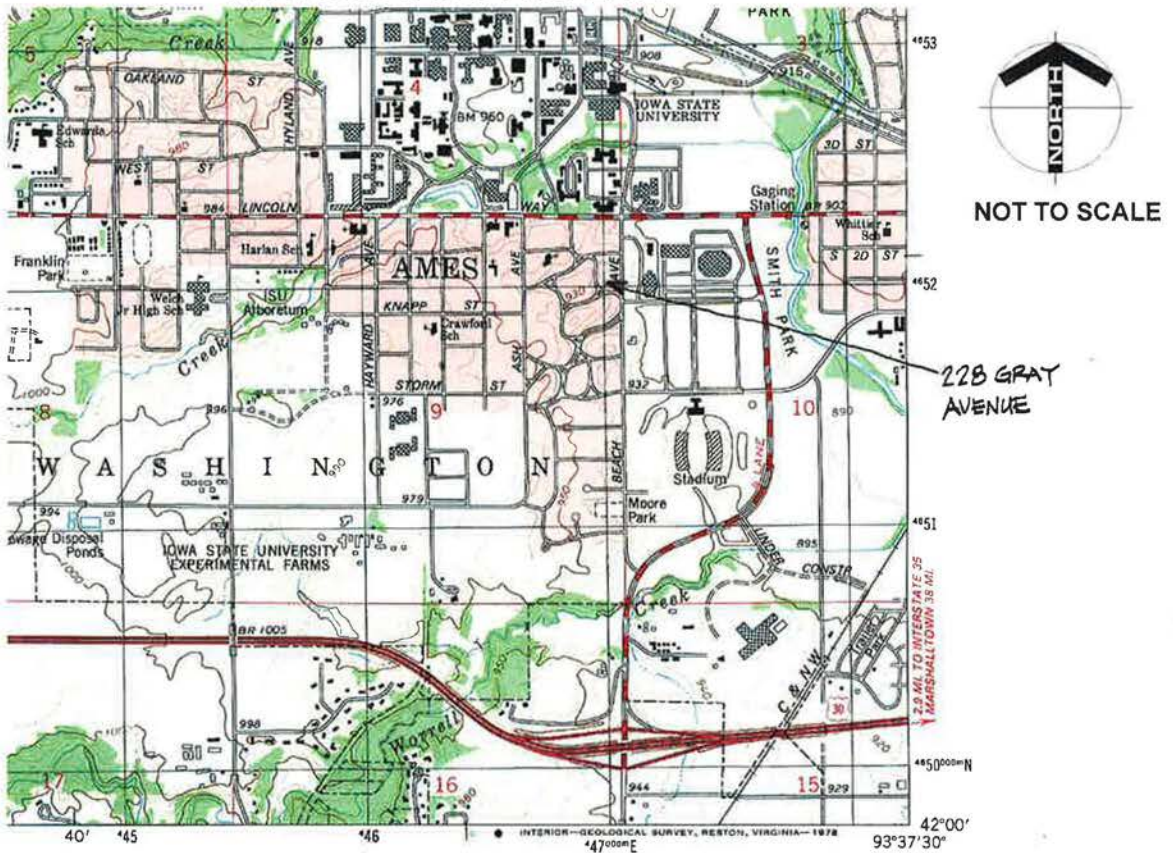
NATIONAL REGISTER OF HISTORIC PLACES  
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Section Embedded Page 16  
 Image

IOWA BETA CHAPTER OF SIGMA PHI EPSILON  
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## USGS SITE MAP - 1975 Figure No. 1

ARROW LOCATES PROPERTY



1 MILE

(INDEX) 2291 NE

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
○ Interstate Route	○ U. S. Route
	○ State Route

AMES WEST, IOWA  
 SW/4 AMES 15' QUADRANGLE  
 N4200—W9337.5/7.5

1975

AMS 7268 II SW—SERIES V876



22092

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**1930's AERIAL PHOTO MAP  
Figure No. 2**

**ARROW LOCATES PROPERTY**



**NOT TO SCALE**

**228 Gray  
Avenue**

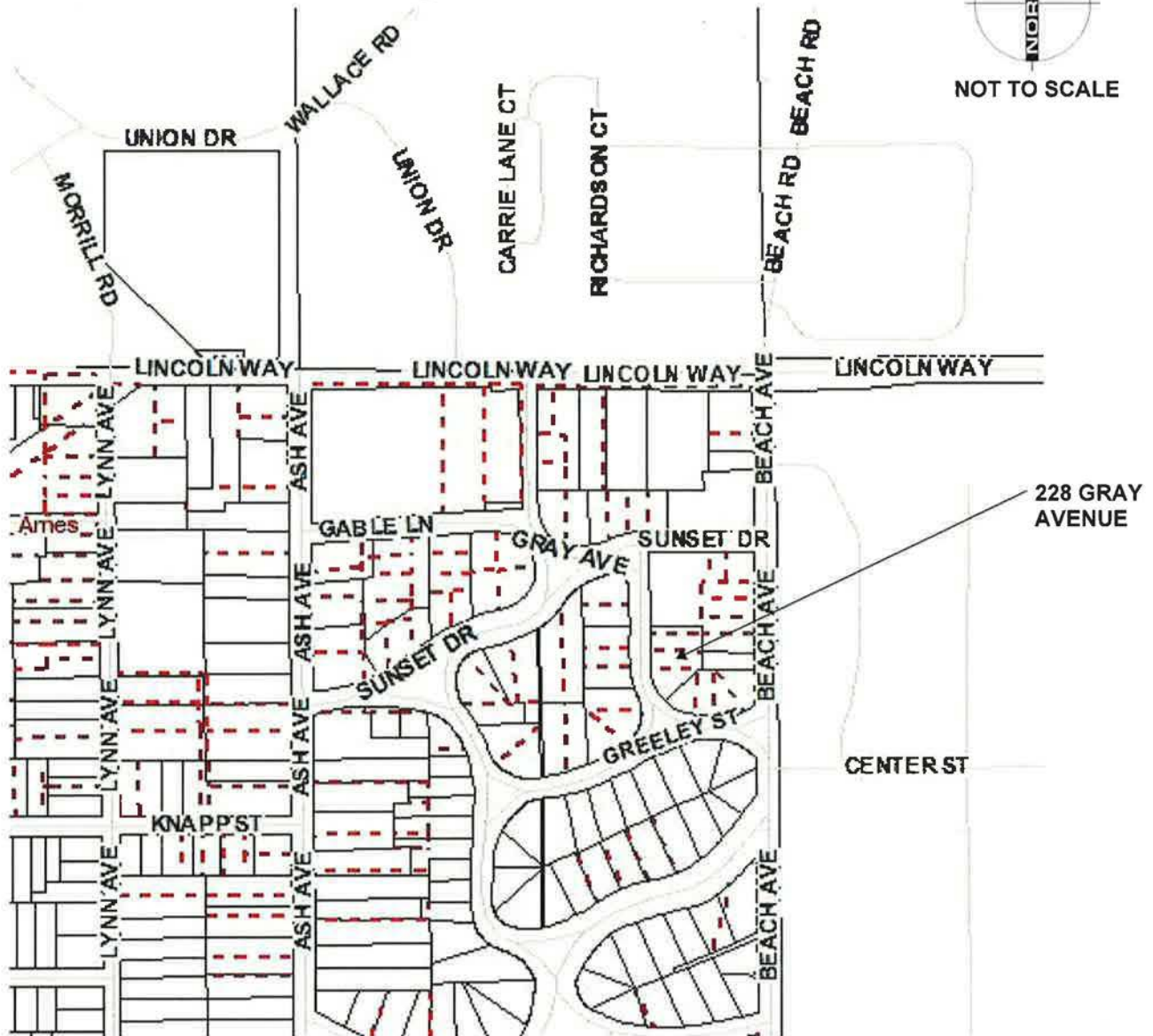
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**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
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PLAT MAP - 2009  
Figure No. 3





USDI/NPS NRHP Registration Form  
The Iowa Beta Chapter of Sigma Phi Epsilon  
Story County, Iowa

NPS Form 10-900-a  
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OMB No. 1024-0018

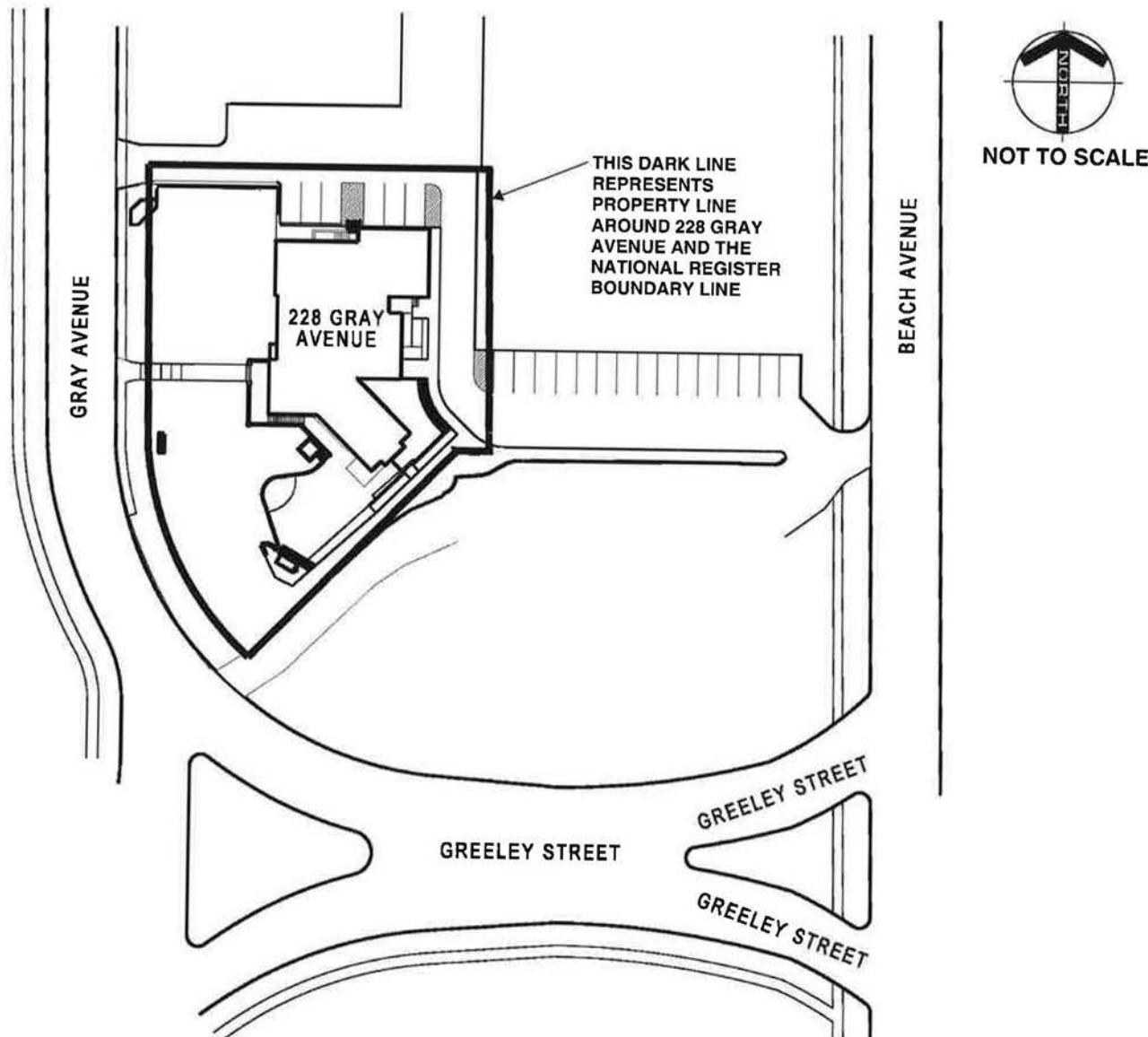
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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Embedded Page 19  
Image

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

**SITE PLAN**  
Figure No. 4



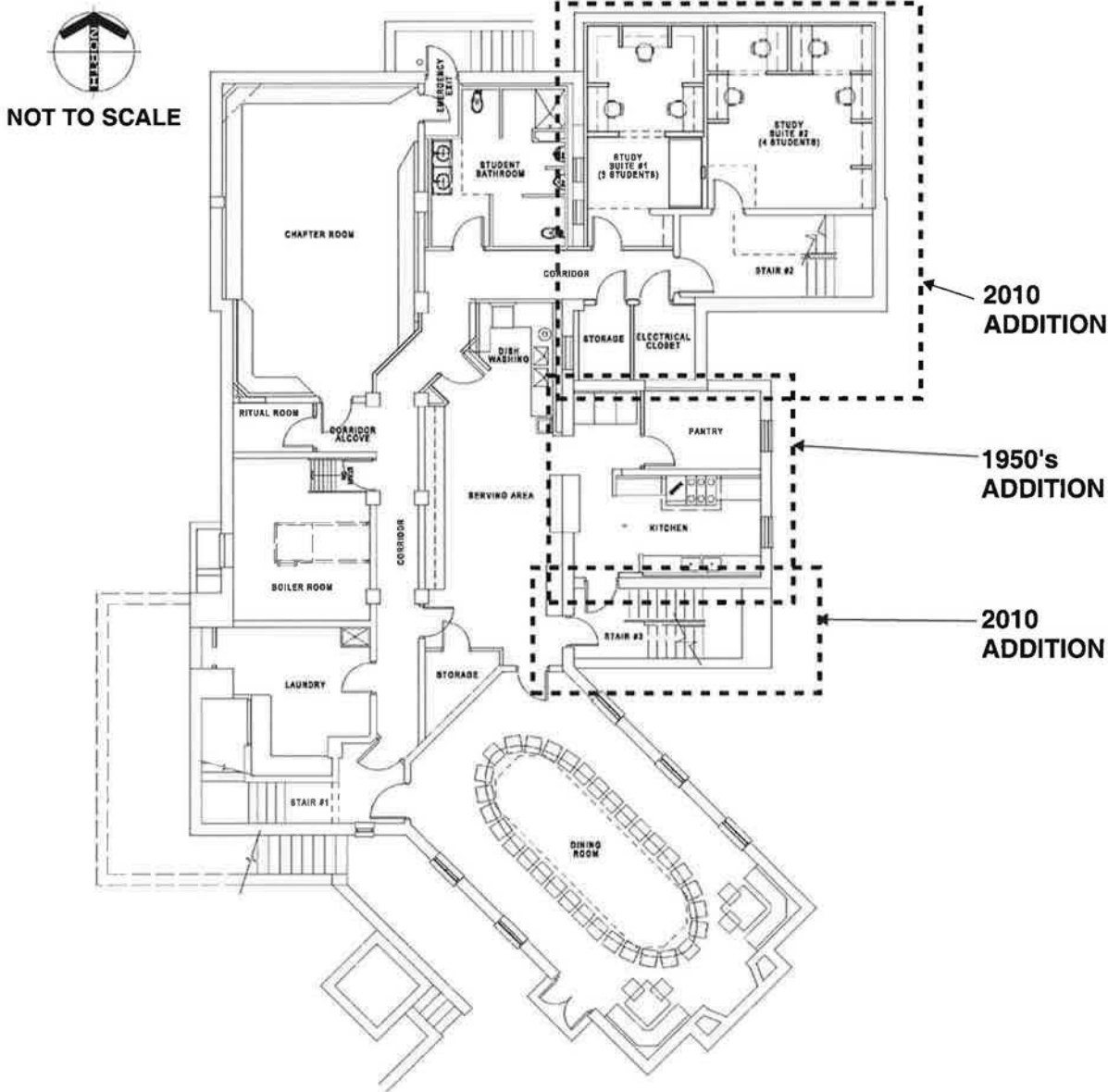
United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Embedded Page 20  
Image

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

**BASEMENT FLOOR PLAN**  
Figure No. 5

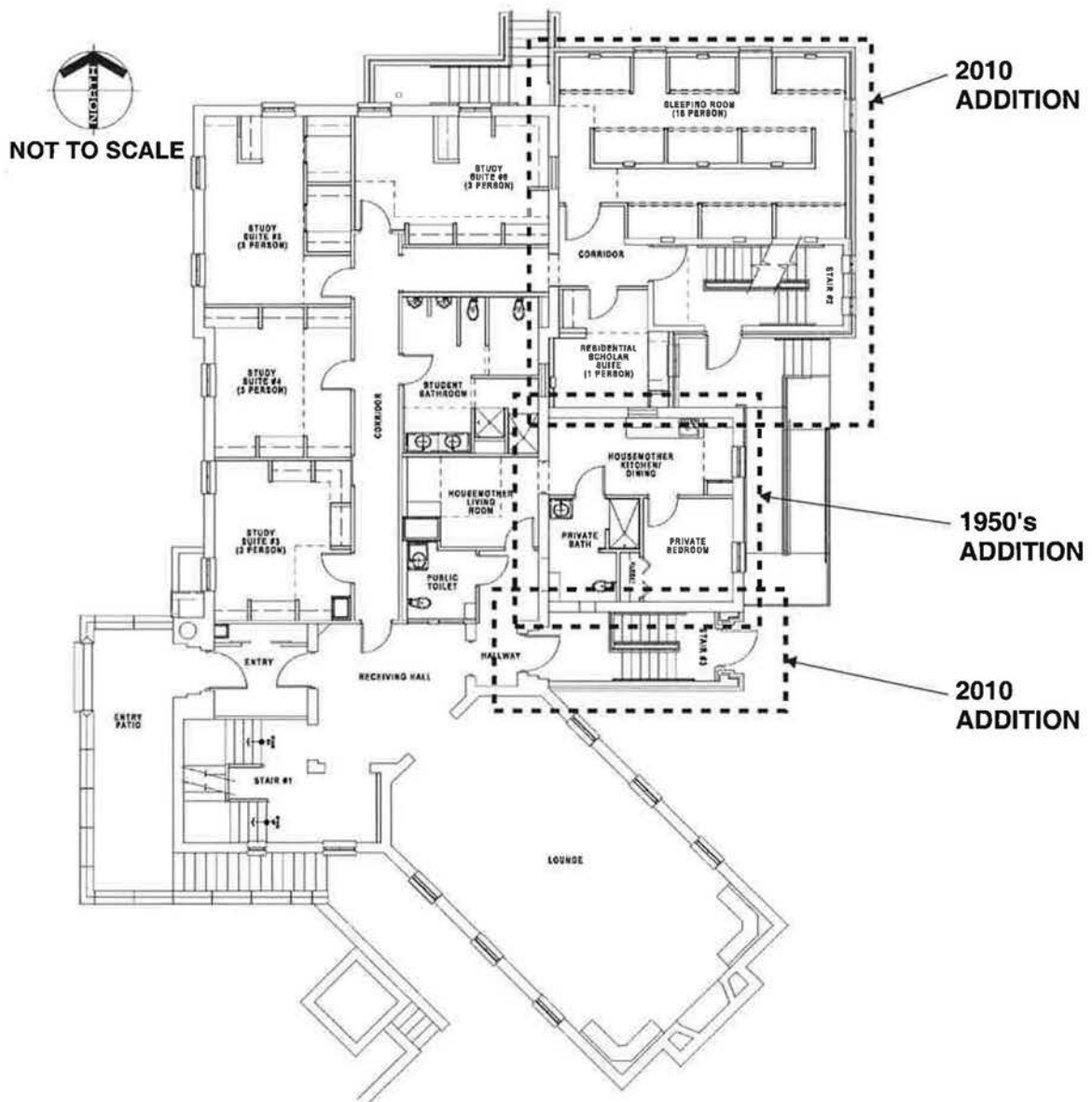


**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section **Embedded Image** Page **21**

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

**FIRST FLOOR PLAN**  
Figure No. 6



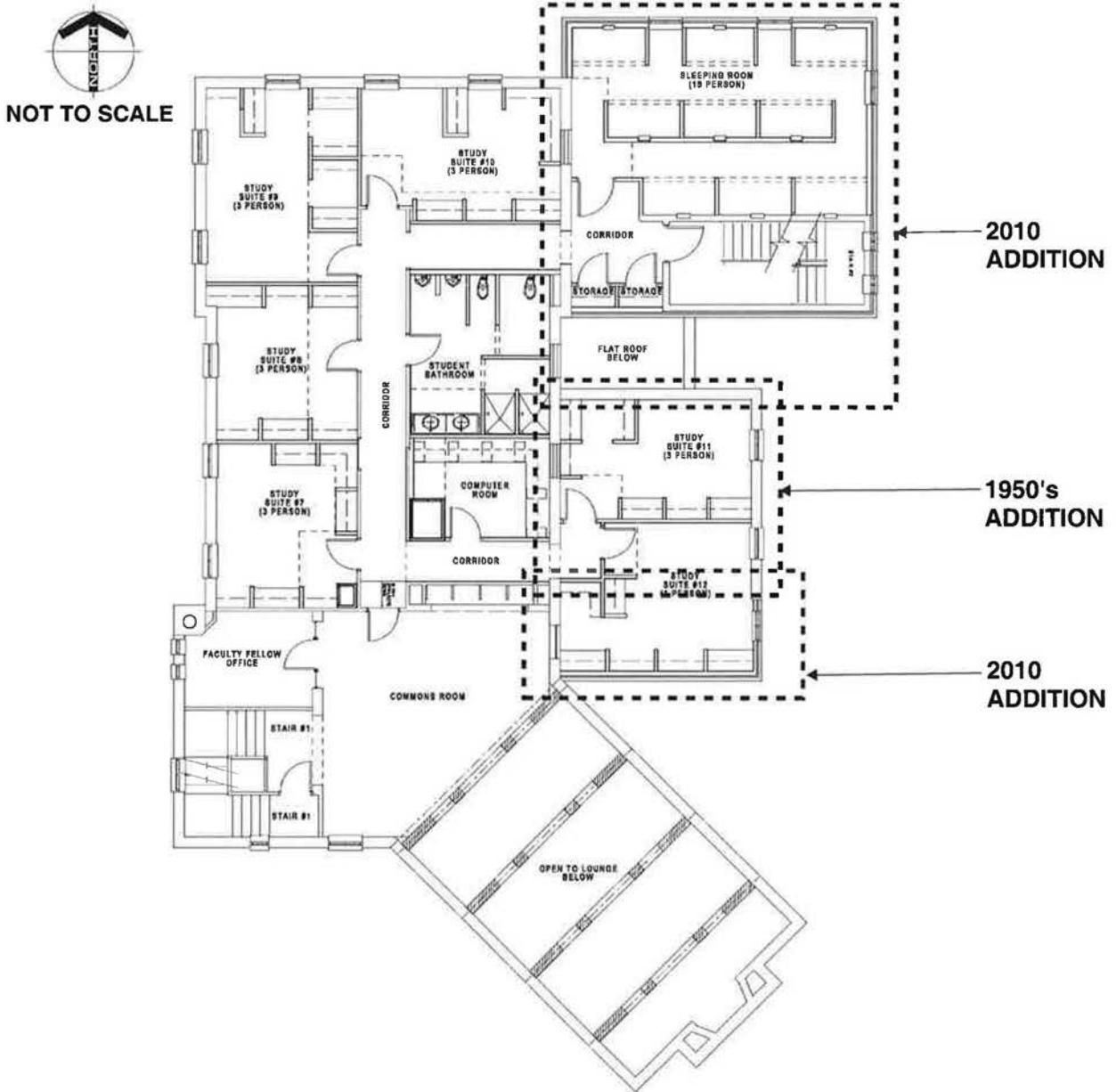
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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section **Embedded Image** Page 22

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

**SECOND FLOOR PLAN**  
Figure No. 7



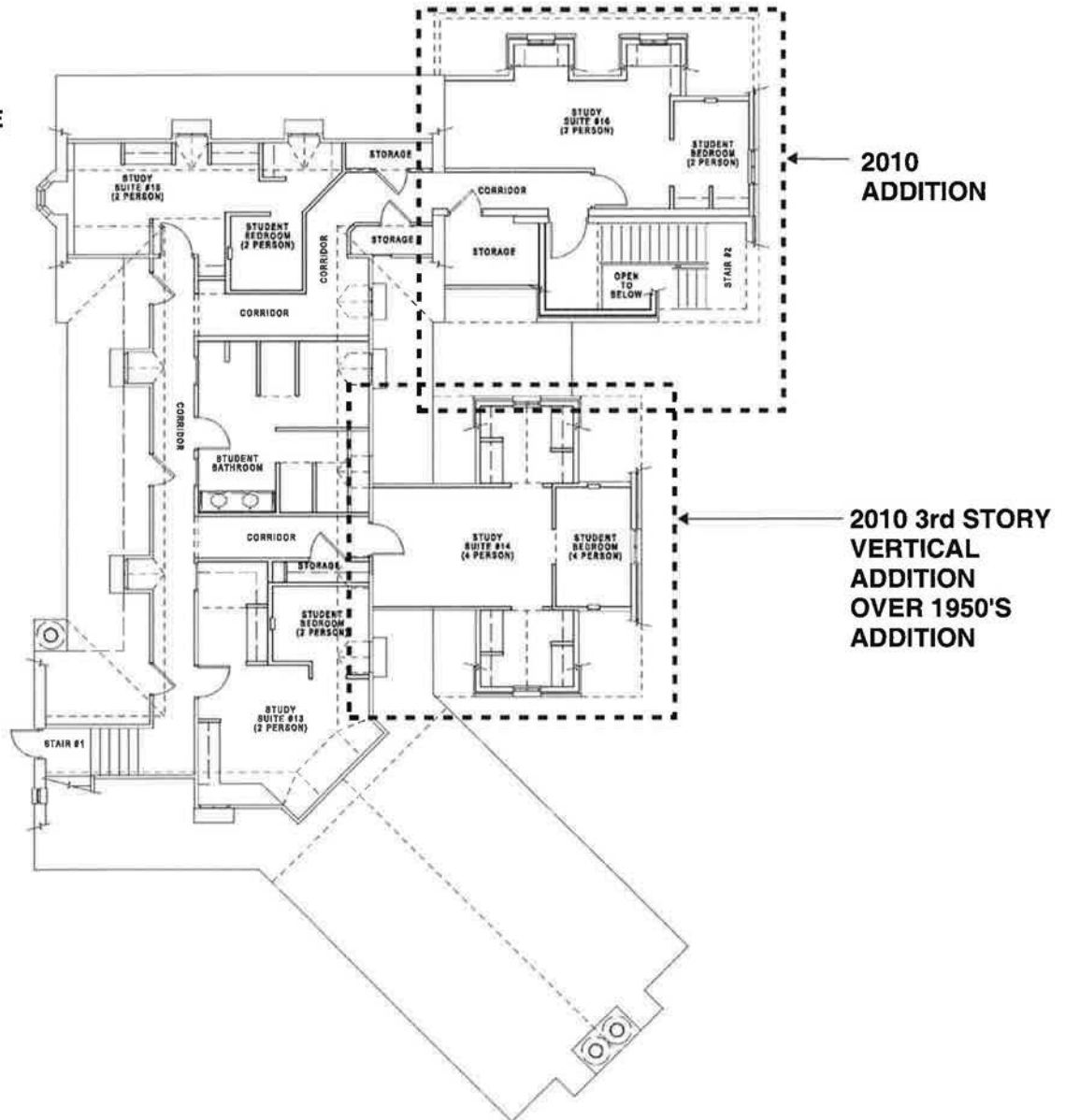
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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Embedded Page 23  
Image

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

**THIRD FLOOR PLAN**



USDI/NPS NRHP Registration Form  
The Iowa Beta Chapter of Sigma Phi Epsilon  
Story County, Iowa

NPS Form 10-900-a  
(8-86)

OMB No. 1024-0018

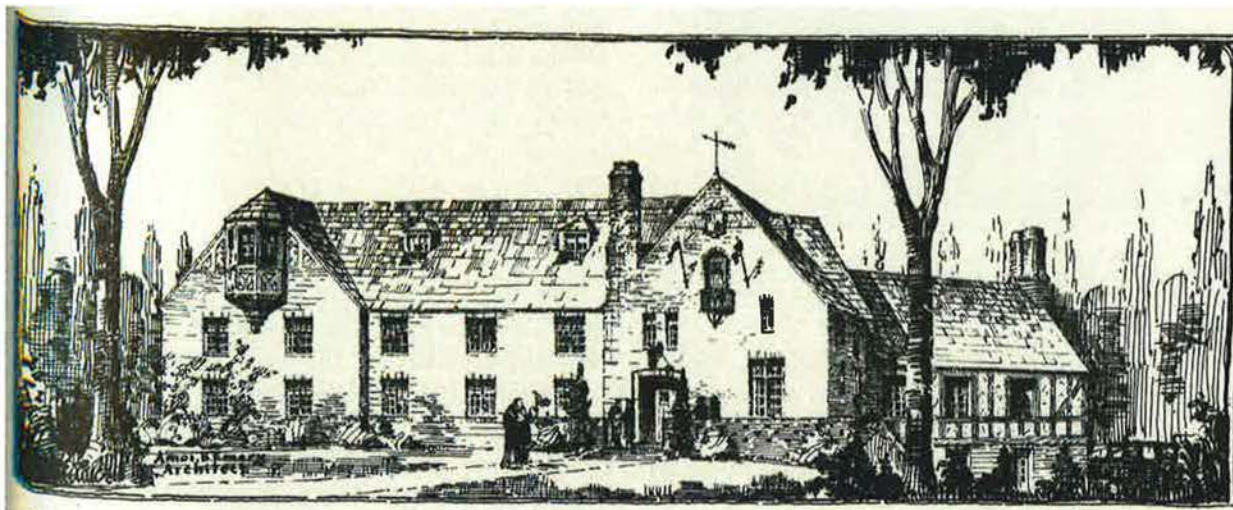
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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section **Embedded** Page 24  
**Image**

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

1930 ARCHITECT RENDERING  
Figure No. 9



Source: *The Alumnus*, November, 1930  
Drawn by Amos B. Emery

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Story County, Iowa

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section **Embedded** Page 25  
**Image**

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

=====

**ORIGINAL BUILDING PHOTO**  
**Figure No. 10**



Source: Ames Historical Society, 1931  
Photographer: Unknown

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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section **Embedded** Page 26  
**Image**

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

**ORIGINAL BUILDING PHOTO**  
Figure No. 11



Source: Ames Historical Society, 1931  
Photographer: Unknown



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Section **Embedded** Page 27  
**Image**

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

1946 "BIRDSEYE" AERIAL PHOTO  
Figure No. 12



**IOWA BETA CHAPTER OF  
SIGMA PHI EPSILON  
228 GRAY AVENUE**

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Section **Embedded** Page 28  
**Image**

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

1937 BUILDING PHOTO  
Figure No. 13



Source: Ames Historical Society, 1937  
Photographer: Unknown

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Story County, Iowa

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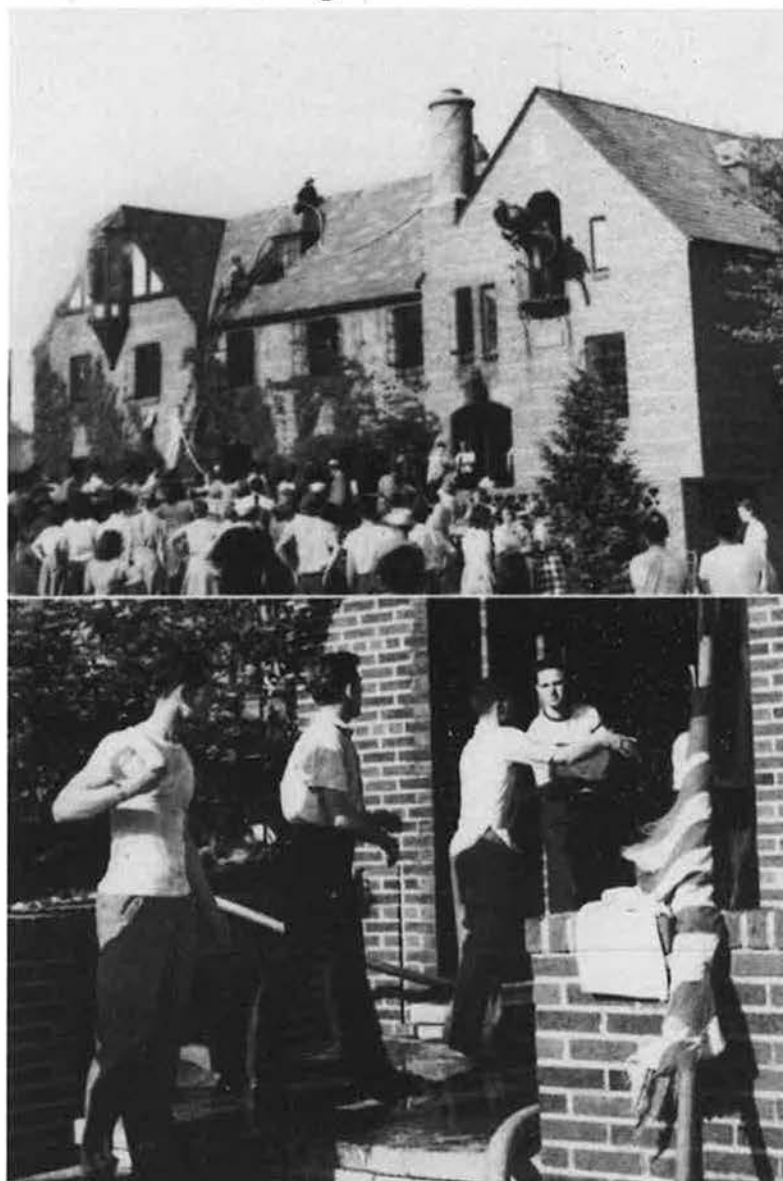
**NATIONAL REGISTER OF HISTORIC PLACES  
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Section Embedded Page 29  
Image

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

---

**1943 PHOTOS DURING FIRE EVACUATION**  
Figure No. 14



Source: *The Bomb* (ISU Yearbook), 1944  
Photographer: Unknown

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Story County, Iowa

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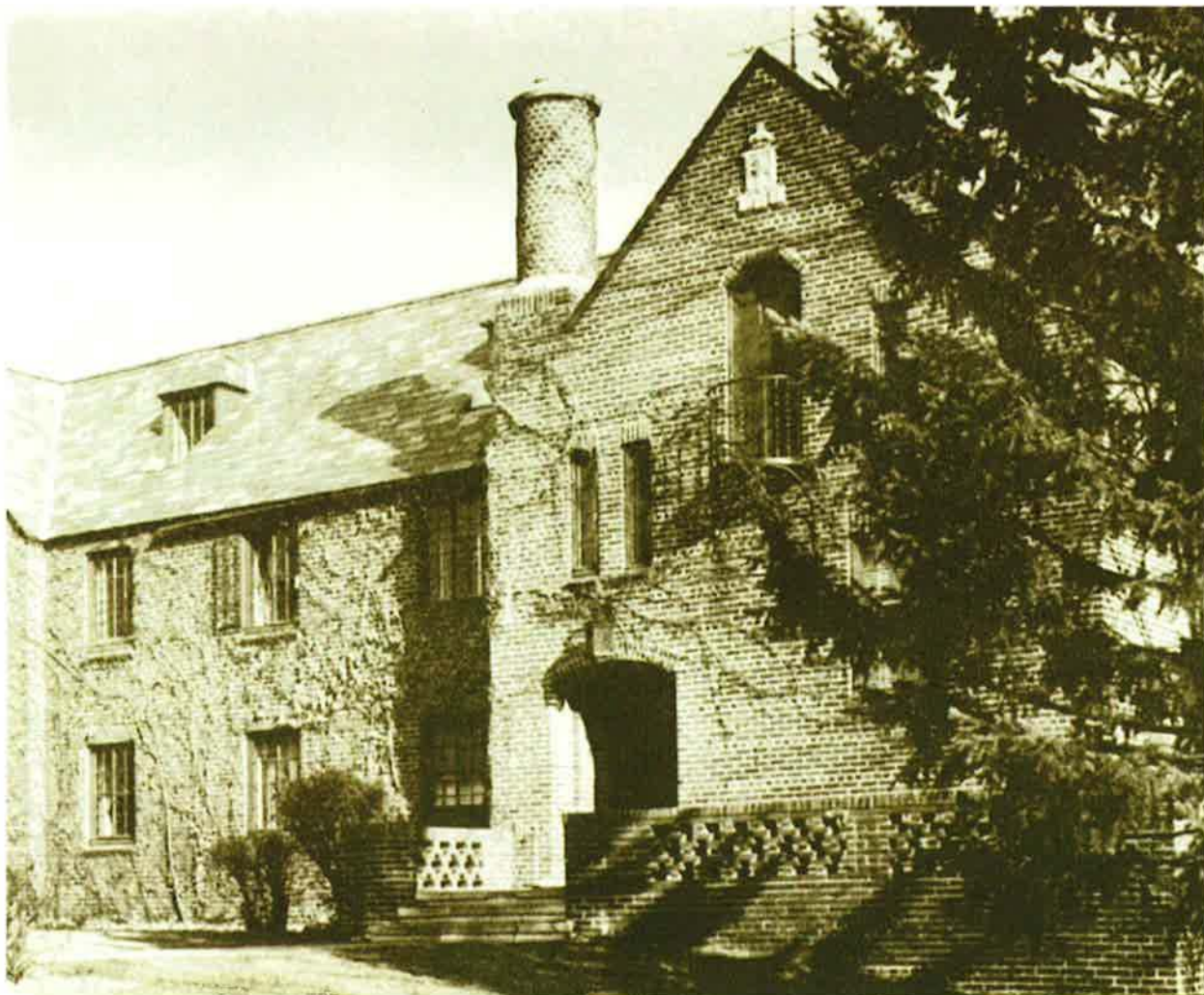
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Section Embedded Page 30  
Image

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

1961 BUILDING PHOTO  
Figure No. 15



Source: Ames Historical Society, 1961  
Photographer: Unknown

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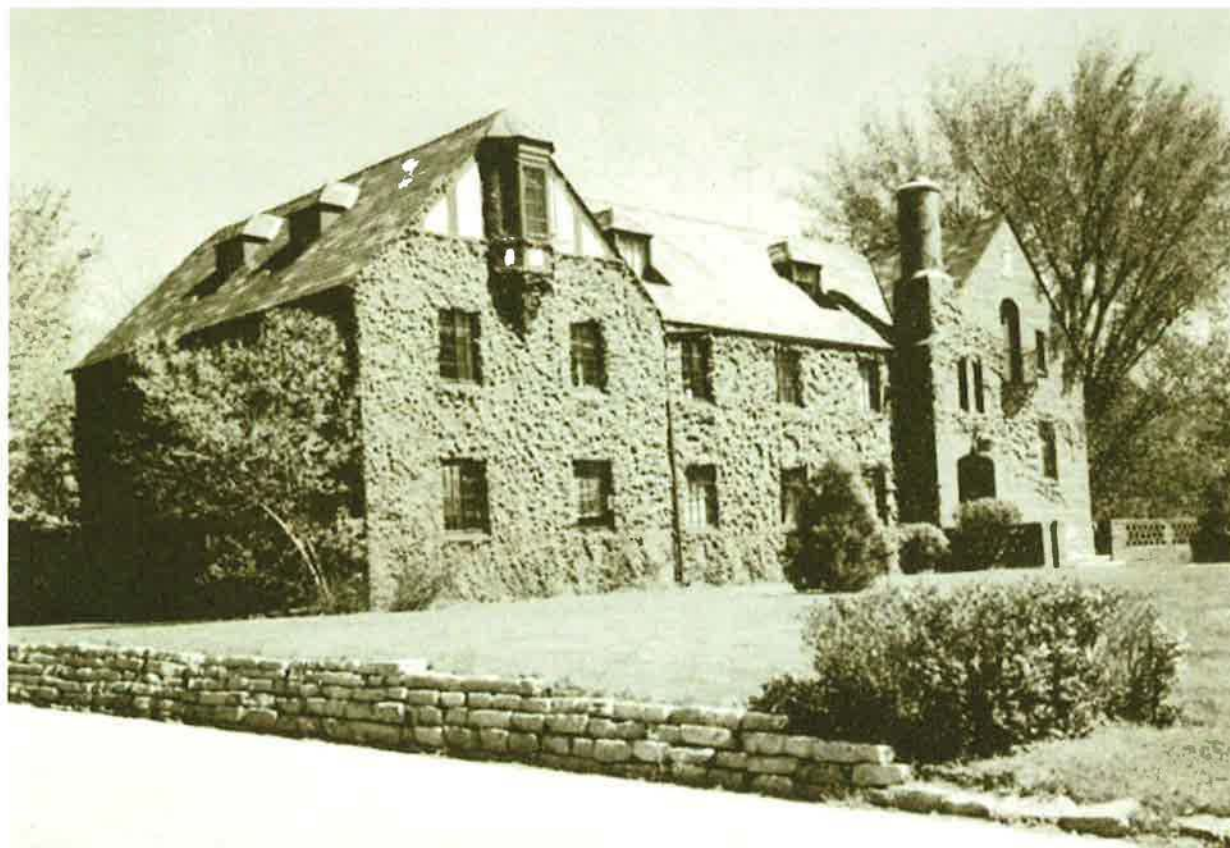
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Section **Embedded** Page 31  
**Image**

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

1966 BUILDING PHOTO  
Figure No. 16



Source: Ames Historical Society, 1966  
Photographer: Unknown

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Section **Embedded** Page **32**  
Image

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

**MAP OF GREEK HOUSES AT  
IOWA STATE UNIVERSITY - 2009**  
Figure No. 17



USDI/NPS NRHP Registration Form  
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Section **Embedded** Page **33**  
**Image**

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

---

**SIGMA KAPPA SORORITY - 233 GRAY AVENUE, AMES, IA**  
**Figure No. 18**



View of original house (constructed in 1931) from Gray Avenue - East View

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Story County, Iowa

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Section Embedded Page 34  
**Image**

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

=====

**SIGMA PHI EPSILON AT DRAKE UNIVERSITY - DES MOINES, IA**  
**Figure No. 19**





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Section 8 Page 35

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

---

**LARGE SCALE TUDOR REVIVAL EXAMPLES AT  
IOWA STATE UNIVERSITY - 2010**  
Figure 20



Pi Kappa Alpha (2112 Lincoln Way)



Theta Xi (315 Welch Avenue)



Delta Upsilon (117 Ash Avenue)



Triangle - formerly Sigma Chi  
(125 North Hyland Avenue)

**NATIONAL REGISTER OF HISTORIC PLACES  
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**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

**SMALL SCALE TUDOR REVIVAL EXAMPLES (TUDOR REVIVAL  
MIXED W/ OTHER STYLES) AT IOWA STATE UNIVERSITY - 2010**  
Figure 21



Phi Kappa Theta (2110 Lincoln Way)



Iowa House Historic Inn -formerly Sigma Sigma - Delta Chi  
(405 Hayward Avenue)



Alpha Tau Omega (2122 Lincoln Way)

**NATIONAL REGISTER OF HISTORIC PLACES  
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Section 8 Page 37

**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

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## LIST OF PHOTOGRAPHS

Property Name & Address: Iowa Beta Chapter of Sigma Phi Epsilon House  
228 Gray Avenue, Ames, Iowa 50010  
County & State: Story County, Iowa  
Photographer: Joshua R. Brueggeman, Accord Architecture – October 6, 2011  
Paper & Ink: Photographs printed on Premium Plus Photo Paper with Pigment Ink

1. View of primary West Elevation, looking east across Gray Avenue.  
a. CD Image: IA\_StoryCounty\_SigEp\_0001.tif
2. View of primary South/Southwest Elevation, looking northeast across concrete patio.  
a. CD Image: IA\_StoryCounty\_SigEp\_0002.tif
3. View of primary East Elevation, looking west across parking.  
a. CD Image: IA\_StoryCounty\_SigEp\_0003.tif
4. View of primary North Elevation, looking south across parking.  
a. CD Image: IA\_StoryCounty\_SigEp\_0004.tif
5. View of primary North/Northwest Elevation, looking southeast across entry drive from Gray Avenue.  
a. CD Image: IA\_StoryCounty\_SigEp\_0005.tif
6. View of primary Entry Elevation, looking east from entry sidewalk off of Gray Avenue.  
a. CD Image: IA\_StoryCounty\_SigEp\_0006.tif
7. View of double round brick chimney at South Elevation, looking northwest from south sidewalk.  
a. CD Image: IA\_StoryCounty\_SigEp\_0007.tif
8. View of stylistic Tudor bay window at third level, looking east from front lawn.  
a. CD Image: IA\_StoryCounty\_SigEp\_0008.tif
9. View of Sig Ep crest of white limestone, looking east from entry sidewalk.  
a. CD Image: IA\_StoryCounty\_SigEp\_0009.tif
10. View of former East Exterior Entry, looking west from stair landing toward Receiving Hall.  
a. CD Image: IA\_StoryCounty\_SigEp\_00010.tif
11. View of Main Level Receiving Hall, looking northwest from Lounge.  
a. CD Image: IA\_StoryCounty\_SigEp\_00011.tif
12. View of Main Level Lounge, looking south toward fireplace.  
a. CD Image: IA\_StoryCounty\_SigEp\_00012.tif
13. View of Main Level Lounge, looking north toward Second Level Commons Room.  
a. CD Image: IA\_StoryCounty\_SigEp\_00013.tif

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

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**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

**LIST OF PHOTOGRAPHS CONTINUED**

14. View of Dining Room, looking southeast from northwest corner of room toward fireplace.  
a.CD Image: IA\_StoryCounty\_SigEp\_00014.tif
15. View of Commons Room, looking east from stairway landing.  
a.CD Image: IA\_StoryCounty\_SigEp\_00015.tif
16. View of Main Level Hallway, looking north from door out of Receiving Hall.  
a.CD Image: IA\_StoryCounty\_SigEp\_00016.tif
17. View of Second Level Hallway, looking north from door out of Commons Room.  
a.CD Image: IA\_StoryCounty\_SigEp\_00017.tif
18. View of Third Level Hallway, looking north from top of stair access to Third Level.  
a.CD Image: IA\_StoryCounty\_SigEp\_00018.tif
19. View of Basement Level Hallway, looking north from southwest stair landing.  
a.CD Image: IA\_StoryCounty\_SigEp\_00019.tif
20. View of Chapter Room, looking north/northwest from southeast door from Lower Level Hallway.  
a.CD Image: IA\_StoryCounty\_SigEp\_00020.tif
21. View of typical Study Room.  
a.CD Image: IA\_StoryCounty\_SigEp\_00021.tif
22. View of typical Sleeping Room – Now a study suite.  
a.CD Image: IA\_StoryCounty\_SigEp\_00022.tif
23. View of Entry Vestibule, looking east.  
a.CD Image: IA\_StoryCounty\_SigEp\_00023.tif
24. View of Entry Vestibule, looking west.  
a.CD Image: IA\_StoryCounty\_SigEp\_00024.tif
25. View of Receiving Hall looking northeast from Open Stair.  
a.CD Image: IA\_StoryCounty\_SigEp\_00025.tif
26. Typical view of sconce light.  
a.CD Image: IA\_StoryCounty\_SigEp\_00026.tif
27. View of Lounge fireplace  
a.CD Image: IA\_StoryCounty\_SigEp\_00027.tif
28. View of open stairwell at main level, looking west.  
a.CD Image: IA\_StoryCounty\_SigEp\_00028.tif

**NATIONAL REGISTER OF HISTORIC PLACES  
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**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

---

## LIST OF PHOTOGRAPHS CONTINUED

29. View of open stairwell at basement level, looking west.  
a. CD Image: IA\_StoryCounty\_SigEp\_00029.tif
30. View of open stairwell at second level landing, looking south.  
a. CD Image: IA\_StoryCounty\_SigEp\_00030.tif
31. View of main level Hallway looking south.  
a. CD Image: IA\_StoryCounty\_SigEp\_00031.tif
32. View of third level toilet room – Now a corridor to the new addition.  
a. CD Image: IA\_StoryCounty\_SigEp\_00032.tif
33. View of House Mother's Apartment, looking southeast.  
a. CD Image: IA\_StoryCounty\_SigEp\_00033.tif
34. View of House Mother's Apartment, looking northeast.  
a. CD Image: IA\_StoryCounty\_SigEp\_00034.tif
35. View of Dining room, looking northwest.  
a. CD Image: IA\_StoryCounty\_SigEp\_00035.tif
36. View of basement level Hallway, looking south.  
a. CD Image: IA\_StoryCounty\_SigEp\_00036.tif
37. View of Chapter room, looking southeast.  
a. CD Image: IA\_StoryCounty\_SigEp\_00037.tif
38. View of Kitchen, looking northwest.  
a. CD Image: IA\_StoryCounty\_SigEp\_00038.tif
39. View of Kitchen, looking southeast.  
a. CD Image: IA\_StoryCounty\_SigEp\_00039.tif
40. View of Computer room (northeast portion of basement), looking northeast – Now student bathroom.  
a. CD Image: IA\_StoryCounty\_SigEp\_00040.tif
41. View of Commons Balcony, looking southwest.  
a. CD Image: IA\_StoryCounty\_SigEp\_00041.tif
42. View of second level Hallway, looking south.  
a. CD Image: IA\_StoryCounty\_SigEp\_00042.tif
43. View of third level Hallway, looking south.  
a. CD Image: IA\_StoryCounty\_SigEp\_00043.tif

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**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

=====

## LIST OF PHOTOGRAPHS CONTINUED

- 44.View of west-southwest corner of house from across Gray Avenue.  
a.CD Image: IA\_StoryCounty\_SigEp\_00044.tif
- 45.View of Dining room entry from corner of concrete patio looking east.  
a.CD Image: IA\_StoryCounty\_SigEp\_00045.tif
- 46.View of outside patio looking west from ramp at south side of house.  
a.CD Image: IA\_StoryCounty\_SigEp\_00046.tif
- 47.View of New additions at east elevation looking north/northwest from corner of new ramp.  
a.CD Image: IA\_StoryCounty\_SigEp\_00047.tif
- 48.View of New additions at east elevation looking northwest from corner of parking area.  
a.CD Image: IA\_StoryCounty\_SigEp\_00048.tif
- 49.View of new accessible ramp at east elevation.  
a.CD Image: IA\_StoryCounty\_SigEp\_00049.tif
- 50.View of new addition looking southwest from northeast corner of site.  
a.CD Image: IA\_StoryCounty\_SigEp\_00050.tif
- 51.View of new addition & north elevation from northwest corner of site.  
a.CD Image: IA\_StoryCounty\_SigEp\_00051.tif
- 52.View of student study/sleeping room at lower level looking northeast.  
a.CD Image: IA\_StoryCounty\_SigEp\_00052.tif
- 53.View of student study area looking northwest from sleeping bunk area.  
a.CD Image: IA\_StoryCounty\_SigEp\_00053.tif
- 54.View of student bathroom looking southwest.  
a.CD Image: IA\_StoryCounty\_SigEp\_00054.tif
- 55.View of kitchen and pantry area looking east from serving area.  
a.CD Image: IA\_StoryCounty\_SigEp\_00055.tif
- 56.View of kitchen area looking northeast from west side of kitchen.  
a.CD Image: IA\_StoryCounty\_SigEp\_00056.tif
- 57.View of new typical study room looking northwest.  
a.CD Image: IA\_StoryCounty\_SigEp\_00057.tif
- 58.View of new stairwell looking east.  
a.CD Image: IA\_StoryCounty\_SigEp\_00058.tif

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**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State

=====

## LIST OF PHOTOGRAPHS CONTINUED

- 59.View of new sleeping room looking east.  
a.CD Image: IA\_StoryCounty\_SigEp\_00059.tif
- 60.View of new sleeping room looking west.  
a.CD Image: IA\_StoryCounty\_SigEp\_00060.tif
- 61.View of house director's bathroom looking northwest.  
a.CD Image: IA\_StoryCounty\_SigEp\_00061.tif
- 62.View of house director's bathroom looking southeast from doorway.  
a.CD Image: IA\_StoryCounty\_SigEp\_00062.tif
- 63.View of house director's living room looking north from doorway.  
a.CD Image: IA\_StoryCounty\_SigEp\_00063.tif
- 64.View of public bathroom looking west from doorway.  
a.CD Image: IA\_StoryCounty\_SigEp\_00064.tif
- 65.View of historic stair landing, commons area, and lounge from stairs to lower level.  
a.CD Image: IA\_StoryCounty\_SigEp\_00065.tif
- 66.View of typical student bathroom.  
a.CD Image: IA\_StoryCounty\_SigEp\_00066.tif
- 67.View of computer room looking east.  
a.CD Image: IA\_StoryCounty\_SigEp\_00067.tif
- 68.View of computer room looking northwest.  
a.CD Image: IA\_StoryCounty\_SigEp\_00068.tif
- 69.View of lounge ceiling looking southeast from balcony/commons room at second level.  
a.CD Image: IA\_StoryCounty\_SigEp\_00069.tif
- 70.View of student study suite at third level looking west.  
a.CD Image: IA\_StoryCounty\_SigEp\_00070.tif
- 71.View of student study suite at third level new addition looking west/northwest.  
a.CD Image: IA\_StoryCounty\_SigEp\_00071.tif
- 72.View of student study suite at third level new addition looking east/northeast.  
a.CD Image: IA\_StoryCounty\_SigEp\_00072.tif
- 73.View of student bathroom at third level looking east/northeast.  
a.CD Image: IA\_StoryCounty\_SigEp\_00073.tif
- 74.View of exterior flag balcony door looking west from top of stairwell at third level.  
a.CD Image: IA\_StoryCounty\_SigEp\_00074.tif

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Story County, Iowa

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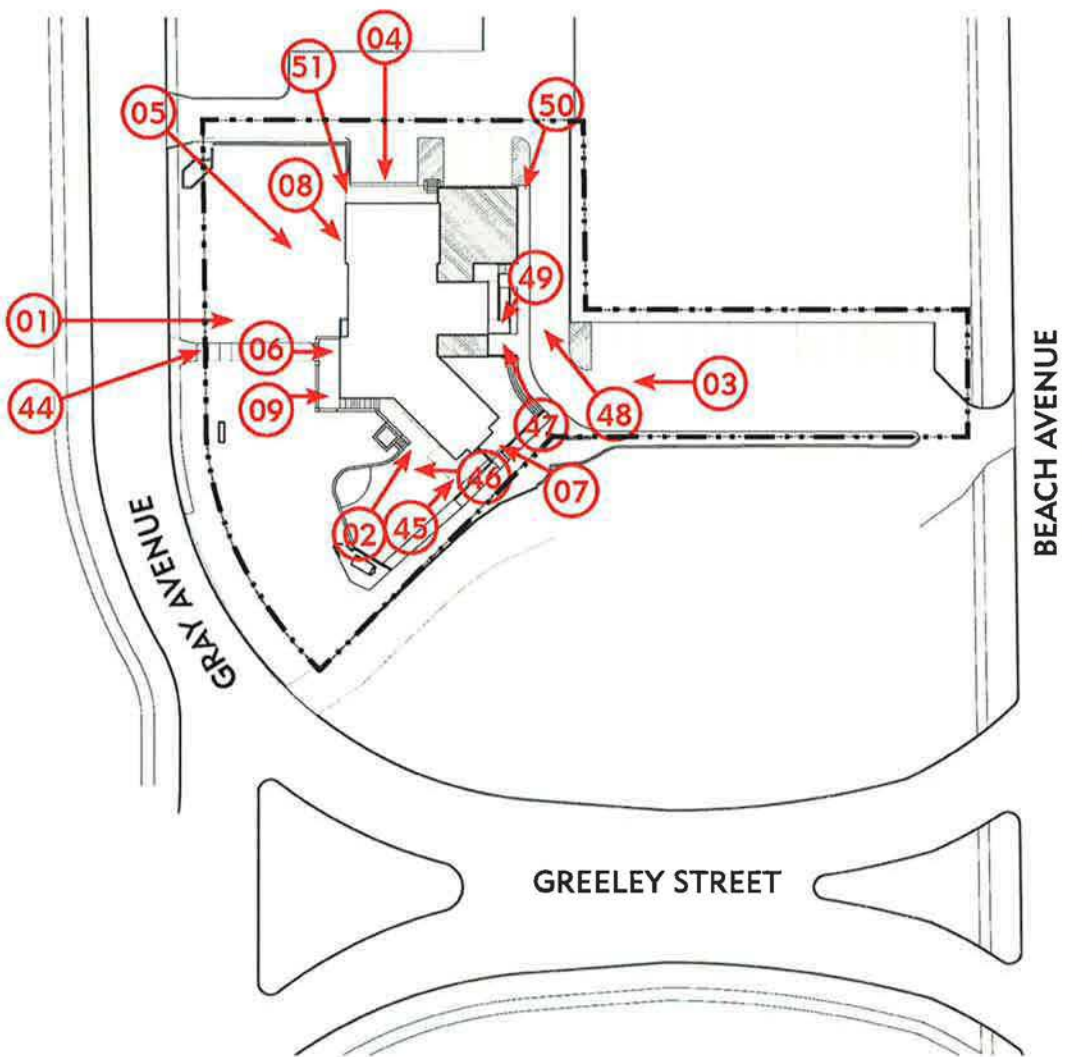
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**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State



**PHOTO KEY  
PLAN #1 -  
SITE PLAN**



NOT TO SCALE



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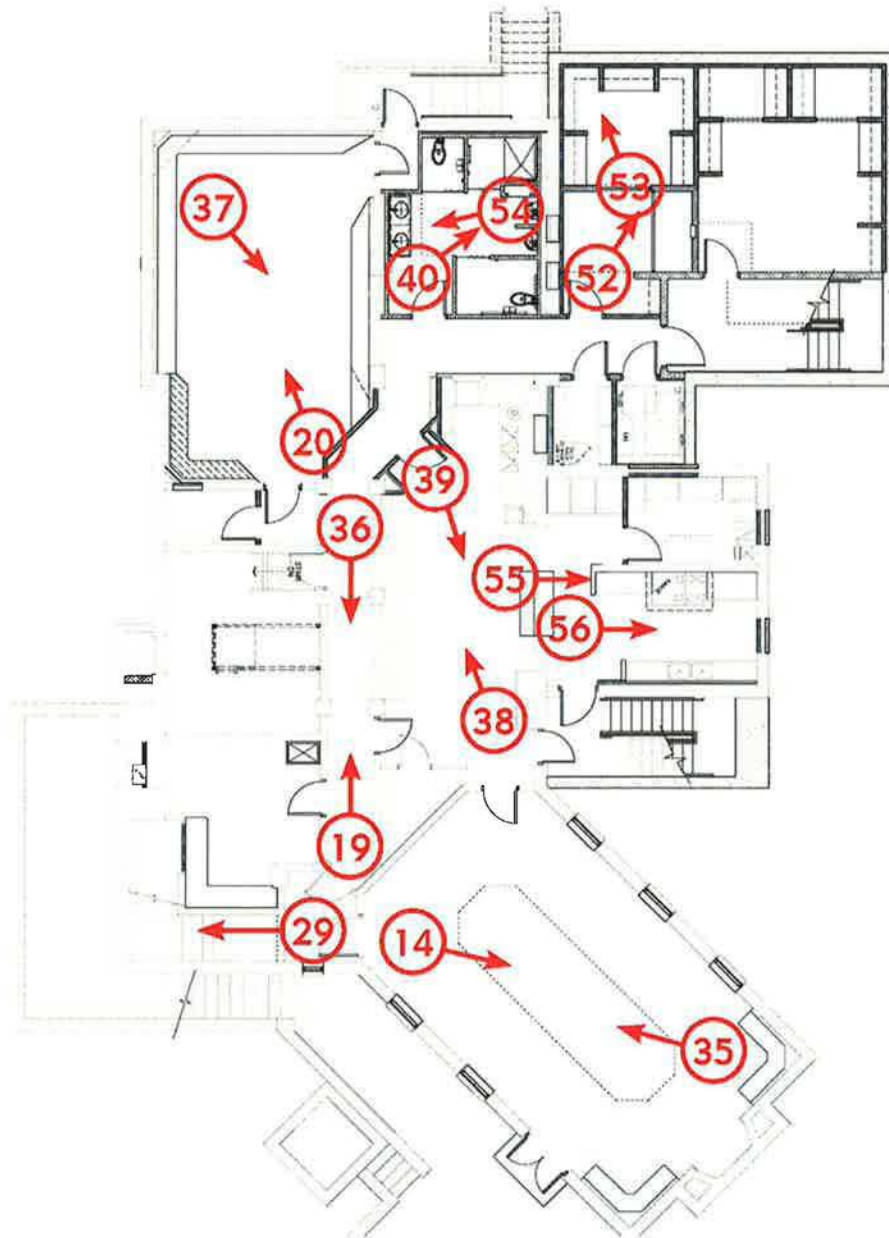
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**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State



**PHOTO KEY  
PLAN #2 -  
BASEMENT  
LEVEL**



**NOT TO SCALE**

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Story County, Iowa

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(8-86)

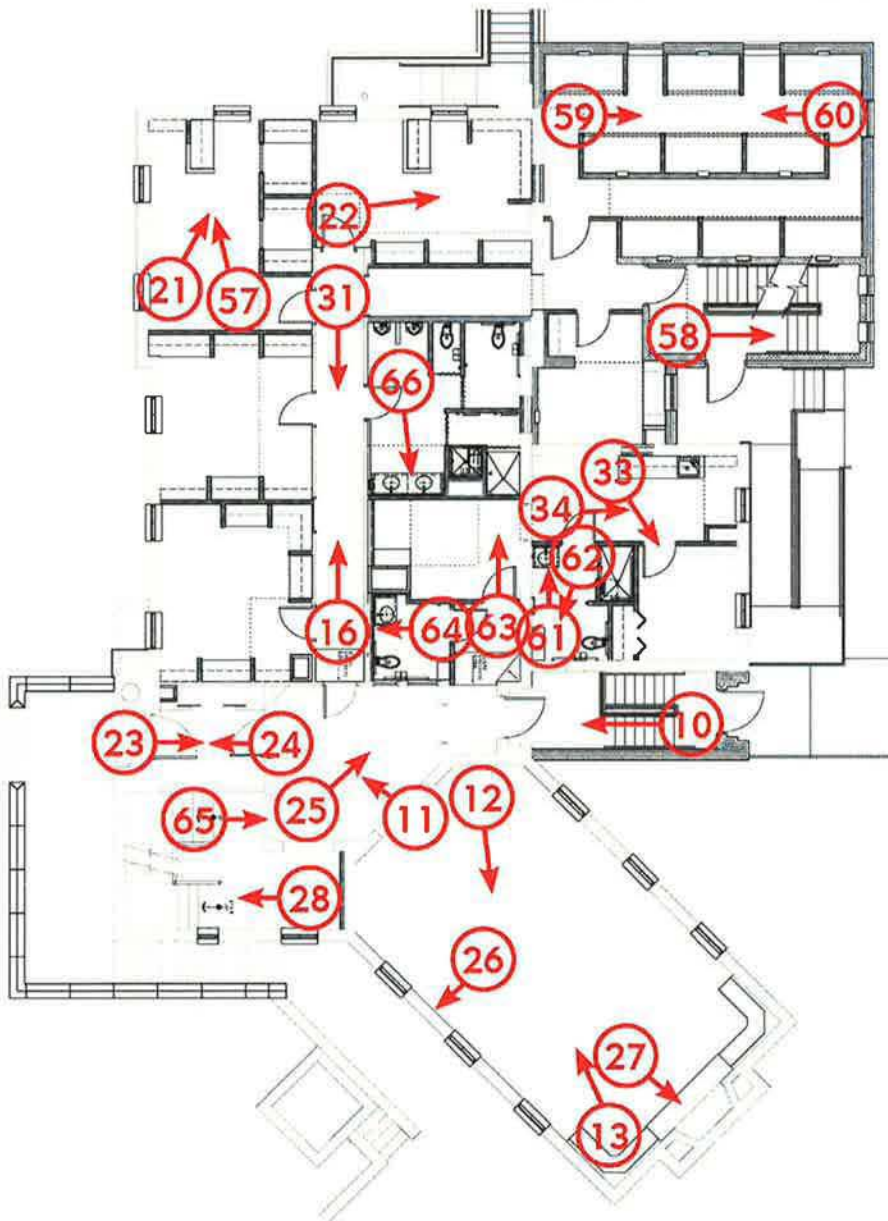
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**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State



**PHOTO KEY  
PLAN #3 -  
MAIN LEVEL**



**NOT TO SCALE**

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**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State



**PHOTO KEY  
PLAN #4 -  
SECOND  
LEVEL**



**NOT TO SCALE**

USDI/NPS NRHP Registration Form  
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NPS Form 10-900-a  
(8-86)

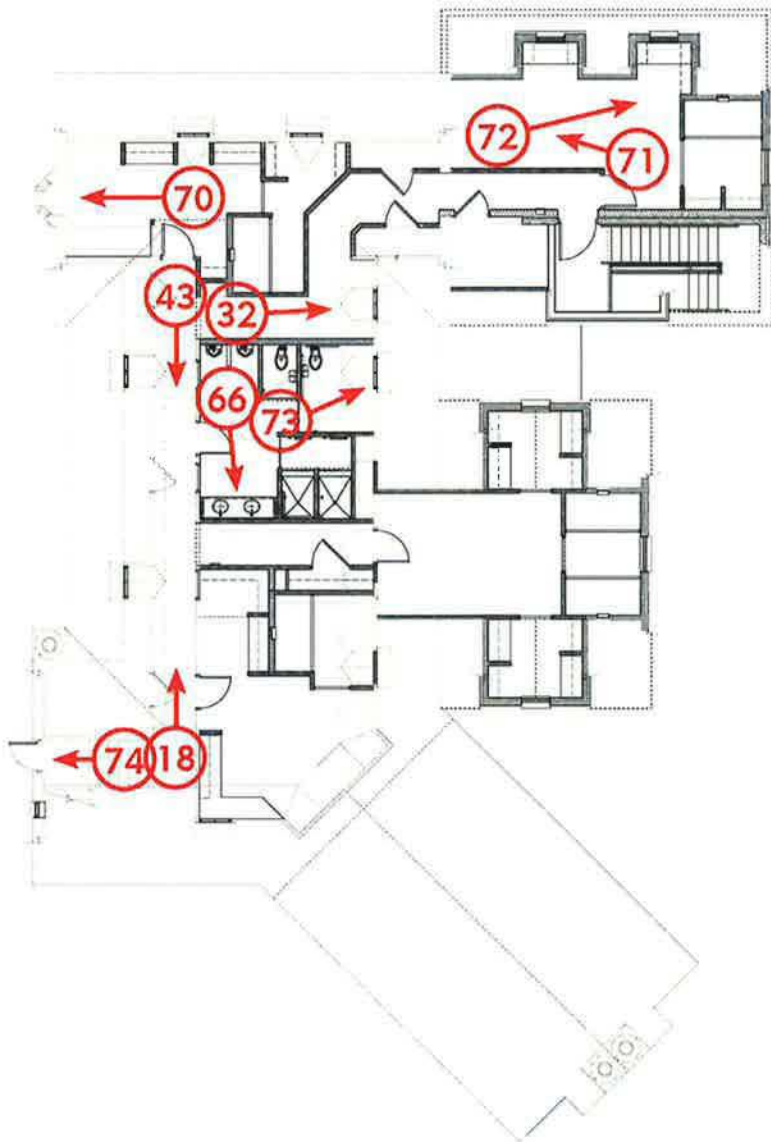
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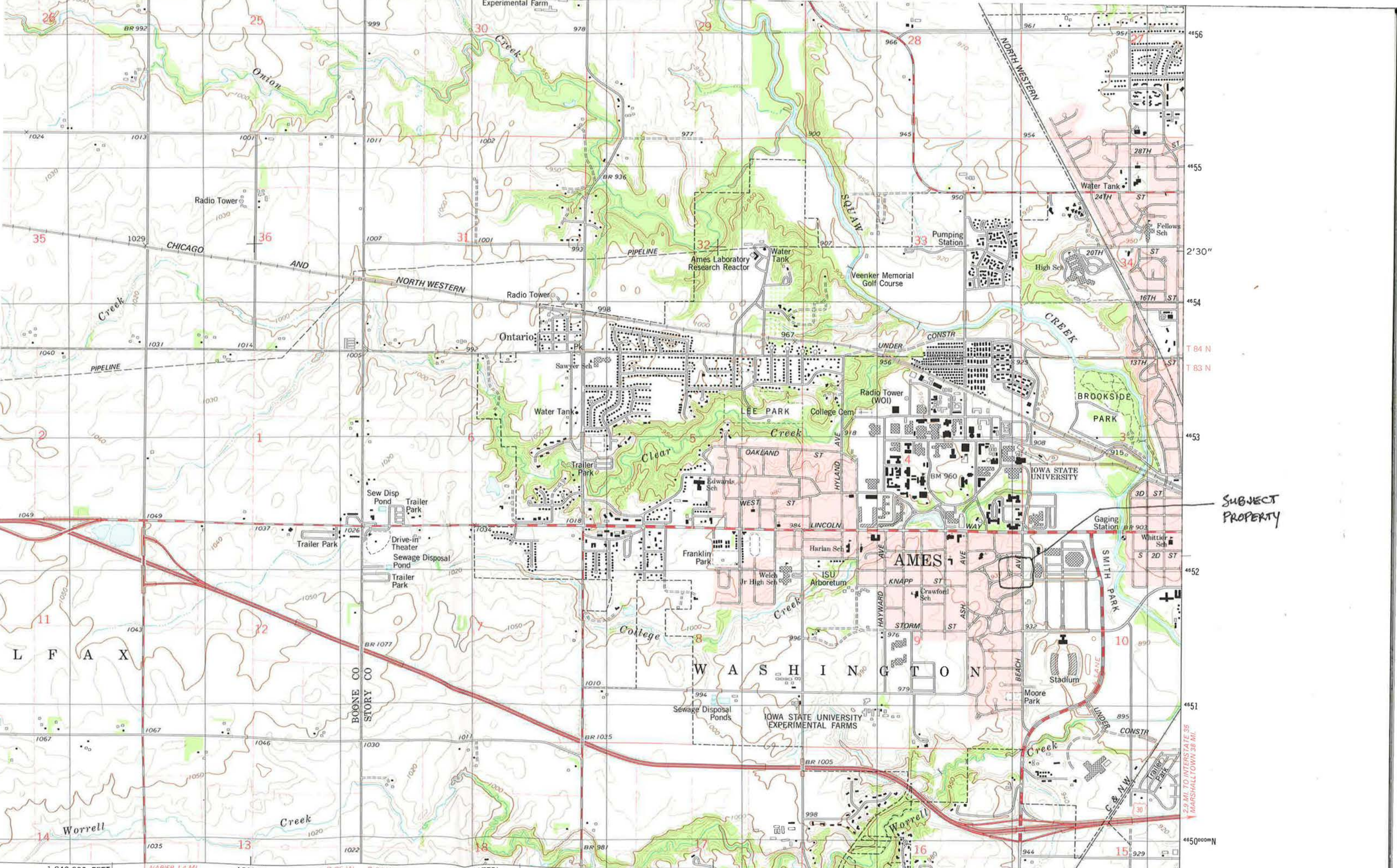
**IOWA BETA CHAPTER OF SIGMA PHI EPSILON**  
name of property  
**STORY COUNTY, IOWA**  
county and State



**PHOTO KEY  
PLAN #5 -  
THIRD LEVEL**



**NOT TO SCALE**



SUBJECT PROPERTY











WALKING  
STAIRS  
♿













ΣΥΝΟ & ΤΕΥΧΟΝ



















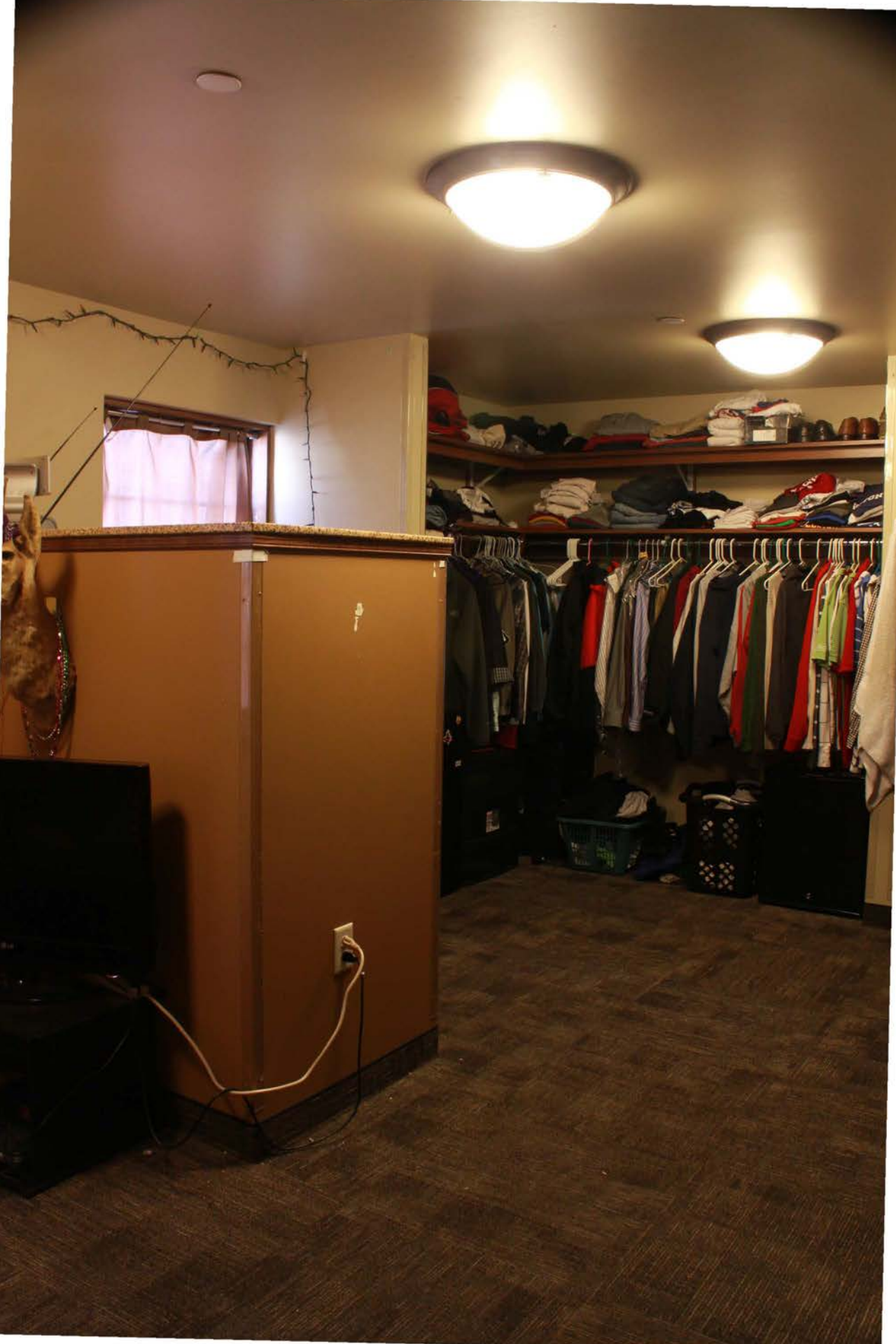
























































←EXIT

EXIT







228 GRAY AVE.

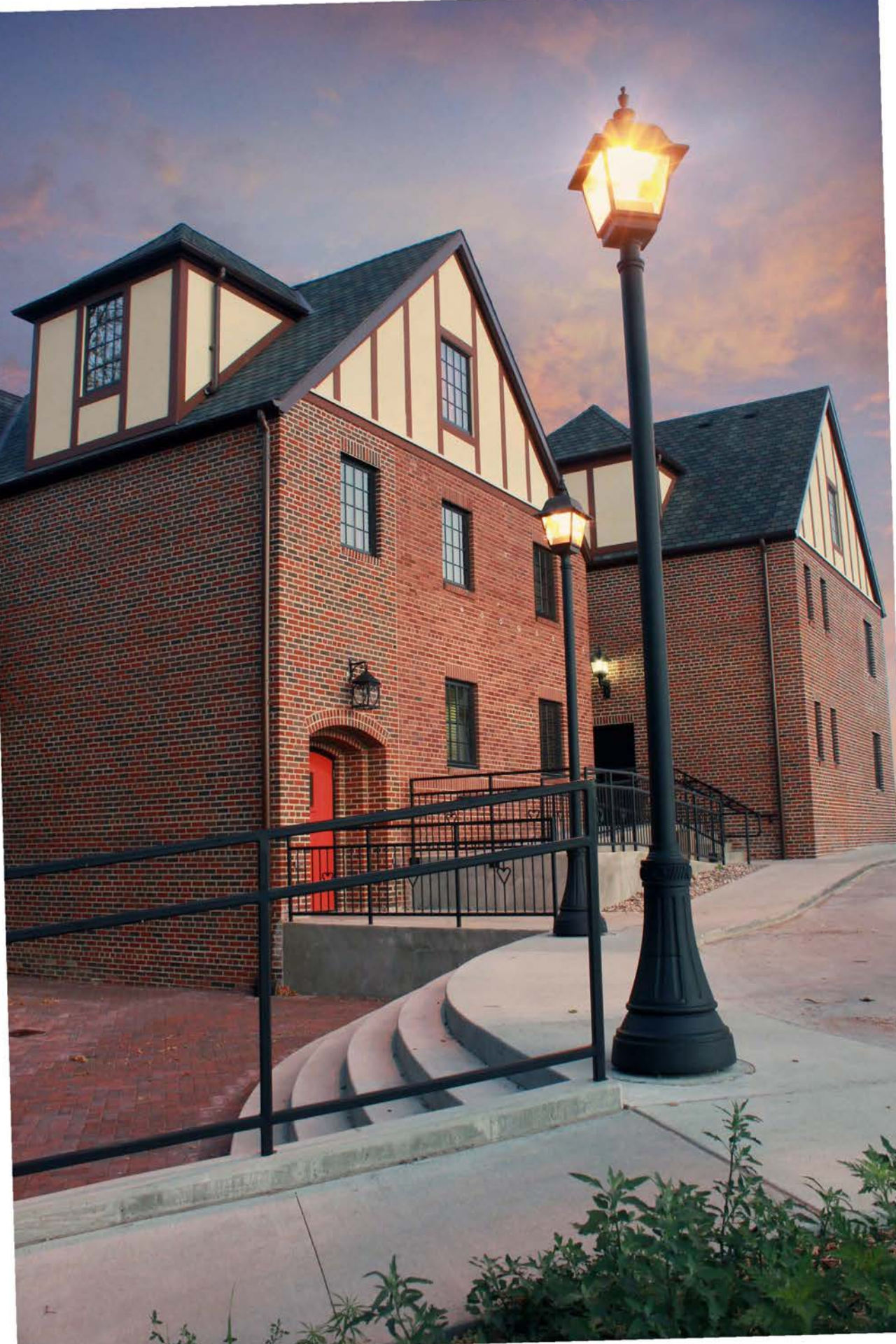
IOWA BETA CHAPTER

ΣΦΕ

SIGMA PHI EPSILON



















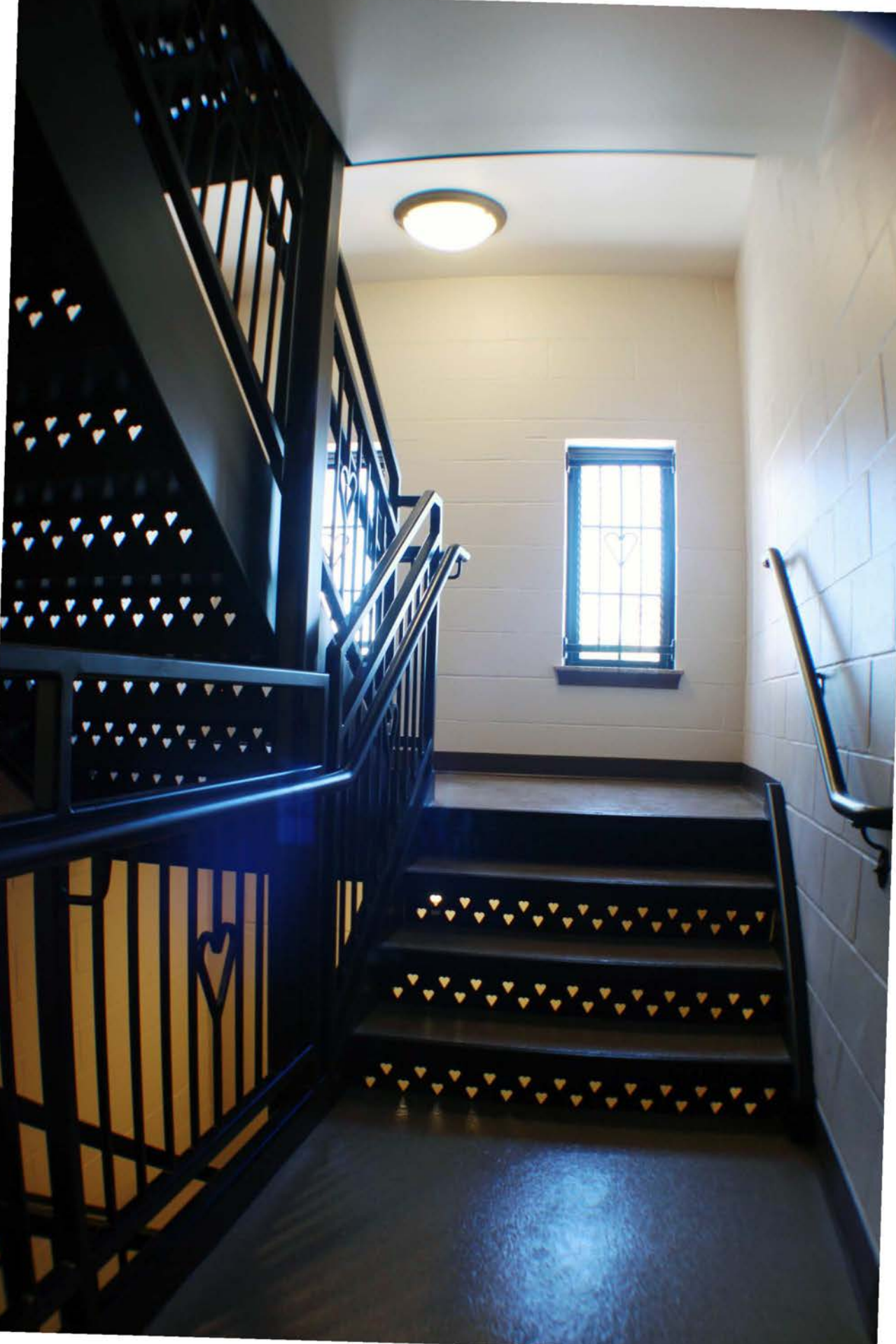












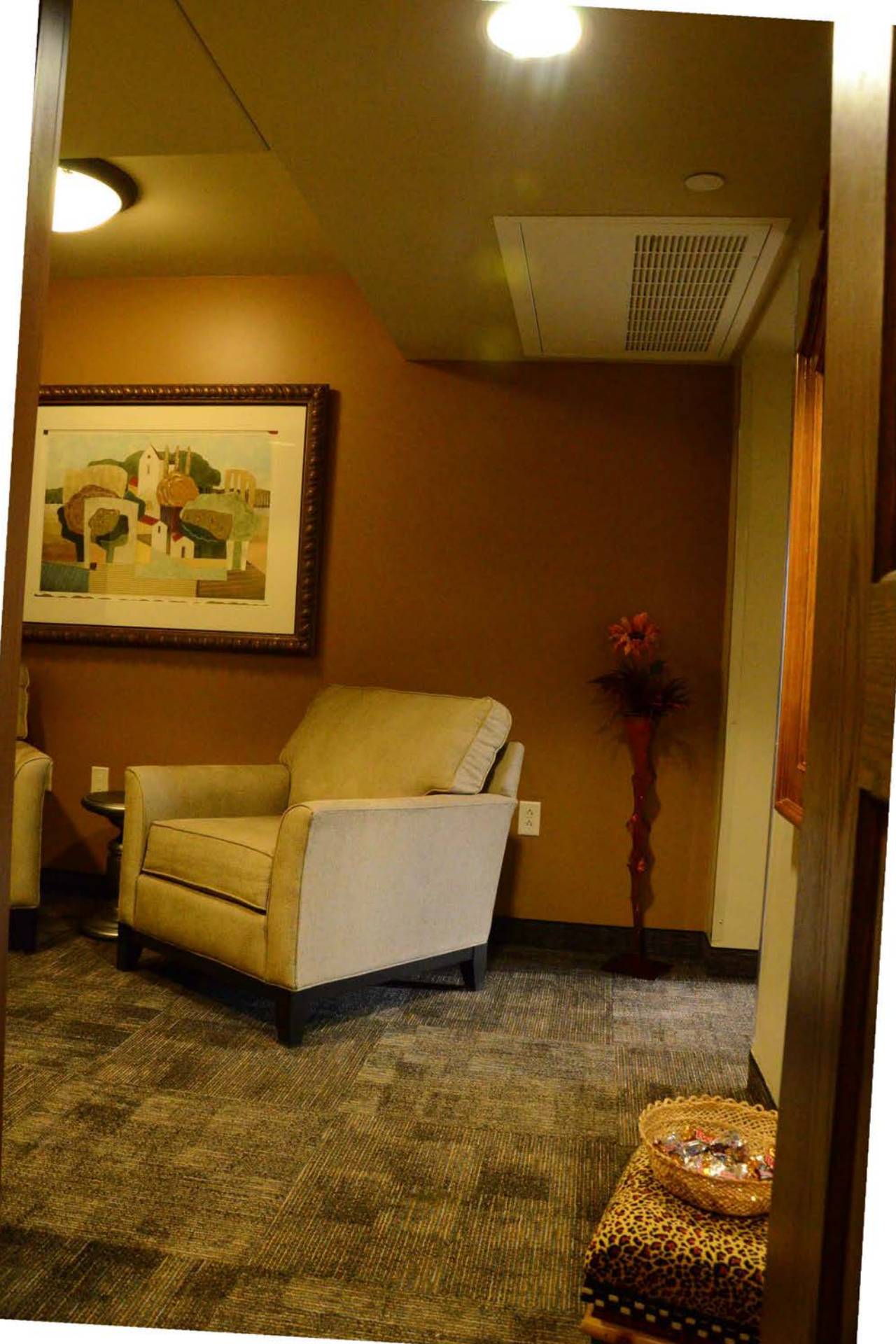
























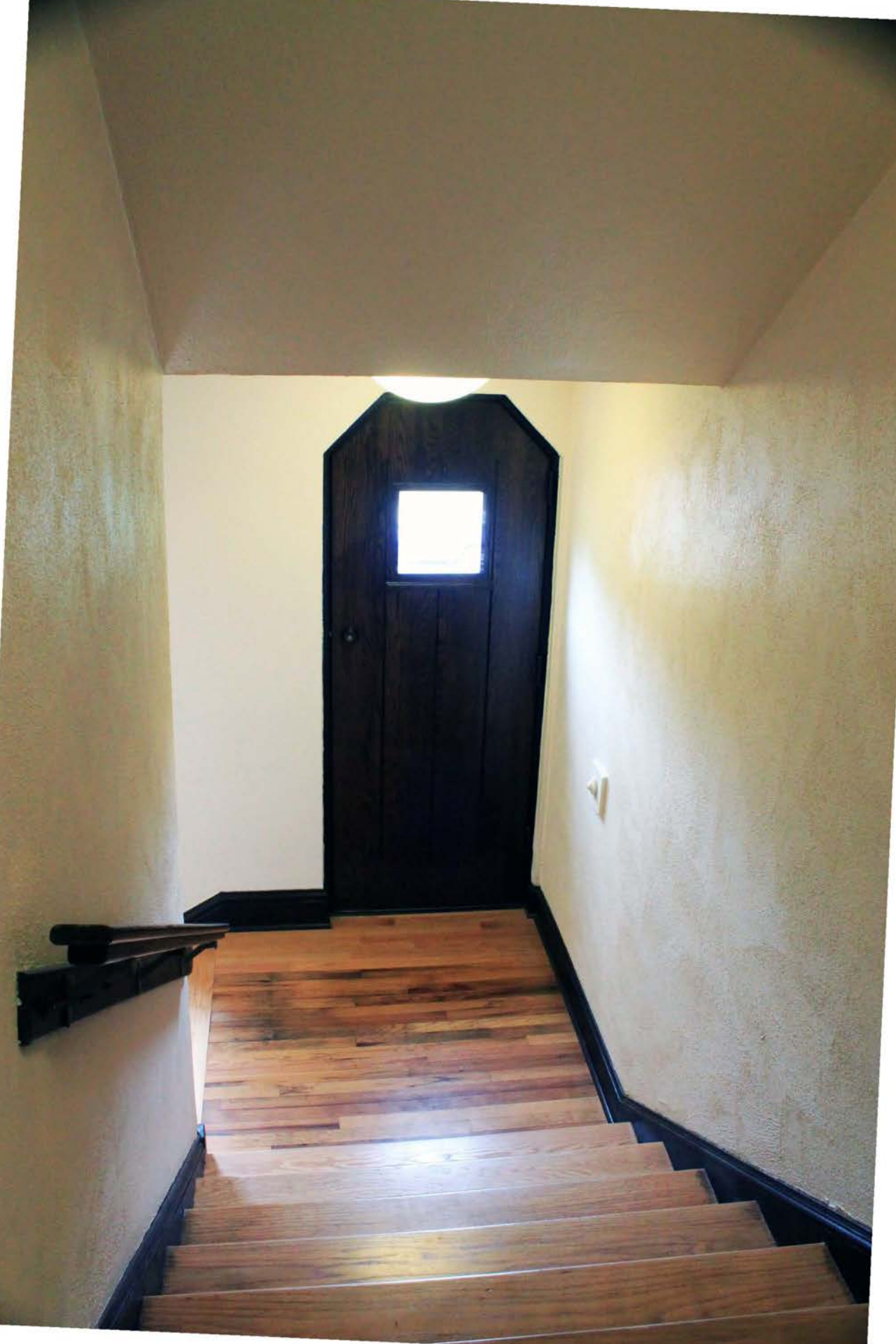












UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Iowa Beta Chapter of Sigma Phi Epsilon

MULTIPLE NAME:

STATE & COUNTY: IOWA, Story

DATE RECEIVED: 12/20/13      DATE OF PENDING LIST: 1/21/14  
DATE OF 16TH DAY: 2/05/14      DATE OF 45TH DAY: 2/05/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13001140

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    2-5-14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



DEPARTMENT OF  
**CULTURAL  
AFFAIRS**

MARY COWNIE, DIRECTOR  
CHRIS KRAMER, DEPUTY DIRECTOR



SUSAN KLOEWER  
ADMINISTRATOR



MATTHEW HARRIS  
ADMINISTRATOR

TERRY E. BRANSTAD, GOVERNOR  
KIM REYNOLDS, LT. GOVERNOR



December 16, 2013

Carol Shull, Chief  
National Park Service  
National Register of Historic Places  
1201 Eye Street, N.W.-- 8th Floor  
Washington, D.C. 20005

Dear Ms. Shull:

The following National Register nomination(s) are enclosed for your review and listed if acceptable.

- Wilson Buildings, 211-219 5<sup>th</sup> Avenue S, Clinton, Clinton County
- Iowa Beta Chapter of Sigma Phi Epsilon, 228 Gray Avenue, Ames, Story County
- Chautauqua Park Historic District, 106 Park Avenue, Sac City, Sac County

Sincerely,

*Elizabeth Foster Hill*

Elizabeth Foster Hill, Manager  
National Register and Tax Incentive Programs

STATE HISTORICAL BUILDING  
600 EAST LOCUST  
DES MOINES, IOWA 50319

T. (515) 281-5111  
F. (515) 242-6498

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