

**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: 96000945

Date Listed: 9/3/96

Kappa Sigma Fraternity
Property Name

Latah
County

Idaho
State

N/A
Multiple Name

This property is listed 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.

Paul R. Fugate
Signature of the Keeper

9/3/96
Date of Action

=====
Amended Items in Nomination:

Significance [Section 8]:

Architecture should be noted as an area of significance on the cover form. [This was erroneously omitted from the form]

Location [Section 2]:

The nominated property is located in Latah County.

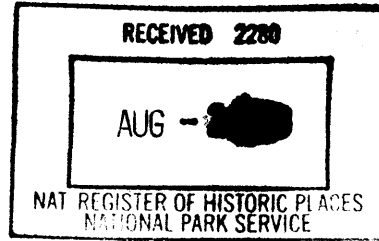
This information was confirmed with Michael Bedeau of the IDSHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination)

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National Park Service



National Register of Historic Places Registration Form

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

1. Name of Property

historic name Kappa Sigma Fraternity, Gamma Theta Chapter

other names/site number N/A

2. Location

street & number 918 Blake Street N/A not for publication

city or town Moscow N/A vicinity

state Idaho code ID county _____ code 057 zip code 83843

3. State/Federal Agency Certification

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

[Signature] 16 JUL 96
 Signature of certifying official/Title Date
John R. Mill, State Historic Preservation Officer
 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 of the Keeper [Signature] Date of Action 9/3/96

Kappa Sigma Fraternity, Gamma Theta Chapter
Name of Property

Moscow, Latah County, Idaho
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		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 0

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/institutional housing
EDUCATION/education-related

Current Functions
(Enter categories from instructions)

DOMESTIC/institutional housing
EDUCATION/education-related

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS/Classical
Revival/Neoclassical/Georgian

Materials
(Enter categories from instructions)

foundation CONCRETE
walls WOOD/BRICK

roof ASPHALT/shingle
other WOOD

Narrative Description

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

X See continuation sheet(s) for Section No. 7

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Education

Period of Significance

1916

Significant Dates

1916, 1918

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

X See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

X See continuation sheet(s) for Section No. 9

Kappa Sigma Fraternity, Gamma Theta Chapter
Name of Property

Moscow, Latah County, Idaho
City, County, and State

10. Geographical Data

Acreage of property Less than one acre

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

A 1/1 4/9/9/4/7/0 5/1/7/4/5/3/0
Zone Easting Northing

B / / / / / / / / / /
Zone Easting Northing

C / / / / / / / / / /

D / / / / / / / / / /

Verbal Boundary Description
(Describe the boundaries of the property.)

x See continuation sheet(s) for Section No. 10

Boundary Justification
(Explain why the boundaries were selected.)

x See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Liza R. Rognas and Erika Kuhlman
organization for Latah County Historic Preservation Commission date November 19, 1995
street & number West 112 Main telephone (509) 334-6168
city or town Pullman state WA zip code 99163

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/or 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

name Kappa Sigma Fraternity
street & number 918 Blake telephone (208) 882-9909
city or town Moscow state ID zip code 83843

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

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

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County and State Latah County, Idaho

The Kappa Sigma fraternity originated at the University of Virginia (1869) and holds the first charter given to an Idaho fraternity by a national organization (1905). Though the Gamma Theta chapter of the Kappa Sigma fraternity finished construction of their two and one-half-story Neoclassical house on the University of Idaho campus in 1916, echoes of the fraternity's southern heritage remain. Classical stylistic references common to early nineteenth century architecture in the American South dominate its Neoclassical design. Also evident are the trends in American academic architecture during the period 1890-1930. Here combined elements of several styles were often used to present a unique but unified overall building design.¹

The Kappa Sigma house is located near the heart of campus where Sweet and Blake avenues intersect, and faces west toward the hill upon which the University's Administration building resides. During the nearly eight decades the house has been occupied by generations of fraternity brothers, few significant changes have altered its exterior. A small kitchen was added to the north rear entrance in 1966; one rear-facing second story window was bricked in to allow for the construction of a bathroom on the second floor (1974). Several remodeling efforts have dramatically altered the interior of the house, though one ground-floor room, the north parlor, has been preserved in its original style. These changes aside, the Kappa Sigma fraternity remains the oldest extant fraternity building on campus and in the state of Idaho.²

The Kappa Sigma house design reflects a commitment to dignified and gracious living. Red-brick walls form a veneer over a traditional wood frame. The house is complimented by a full-facade porch boasting six plain wooden Doric columns. These columns, like the window treatments and roof-line balustrade, are painted white. Hints of Greek Revival style come through in the full-facade porch, but the roof-line balustrade marks Sigma Kappa as Neoclassical. Five pedimented dormers, fenced by the modified "x" crossings on the balustrade, jut from its moderately pitched, side-gabled roof. Colonial Georgian nuances are found in the shape of the house's massed ground plan. This combined with its symmetrical, two and one-half-story elevation distinguishes it as a "box house," a common Georgian characteristic.³

The finer elements of Colonial Georgian and Neoclassical design are reflected in Kappa Sigma's front windows, door, and brick-work. Three tall, rectangular windows flank each side of the centrally located front door. Its seven-ranked design (seven windows across on the second floor) is an extended version of the five-ranked feature so common in Georgian architecture. Above each white painted window lintel bends a brick blind arch marked with a white keystone. This decorative brick design lends a palladian element to the overall shape of these ground-floor windows and reflects a Federal or Adamesque style.⁴

Unlike the double-hung sash windows gracing the second story, the ground-floor windows depart from traditional Neoclassical style by featuring two front-opening casements. Each casement

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is divided into eight panes, and thus, sixteen panes can be counted for each window. The second story windows hold true to the Neoclassical style by featuring double-hung sashes divided into six panes each. A romantic, Greek Revival touch comes through in three of these seven second story windows. These three exhibit a three-part window design. The first, centered above the door, is bracketed by two side-light windows which are separated from the main by a brick mullion. White painted wood mullions highlight the other two as well. These are separated from the first window by one regular window--keeping the design symmetrically pleasing. Centered atop each second story window is a white painted keystone. Each of the five front-facing dormers is pedimented (unbroken) and holds a rectangular, dual casement window topped with an arched transom. Their design echoes in glass the blind arches crowning each of the ground floor windows. Likewise, a blind keystone arch takes the place of a fan light over the Kappa Sigma front door. The door is paneled wood and flanked with paned sidelights creating an effect not unlike that displayed by the three-part windows on the second floor. While the windows show a Greek Revival touch, the door reveals a Georgian/Adamesque influence.⁵

Kappa Sigma's rear windows are plainer copies of those in front. All are rectangular, double hung sash windows. Decorative elements are limited to vertical brick false-lintels atop each window. A Greek Revival three-window design is mimicked in the rear second story windows, maintaining the symmetry so elegantly expressed in the front. One of the tall ground-floor windows has been converted to a sliding glass door, but its glazing pattern reflects the multi-pane design evident in the other windows, so little of the architectural integrity is affected. The two dormers at the rear of the house do not have arched transoms, but are pedimented like their west-facing sisters.

Brick designs highlight style elements in the windows and also create elegant and interesting quoins along the corners of each exterior wall. A brick chimney steps up both the north and south ends of the house. Though each end of the ground-floor interior does display a fireplace, the presence of windows within the chimney area preclude the use of the central chimney area as a proper flue. As the windows, obviously original and not later additions, are centered in the chimney, one must conclude that the flues run along side.

Kappa Sigma's original interior was designed to accommodate thirty-two men in eight suites on the second and third floors. Each suite consisted of two study rooms and a central four-bed sleeping room. The front entrance opened into a foyer and staircase paneled in mahogany. Beneath the mahogany were lath and plaster walls. Both south and north parlors face west, overlooking the porch. To the rear, three smaller rooms occupied the east end on each side. The kitchen, cook's quarters, pantry and dining room originally were located in the basement along with a chapter room. Thoroughly modern for its day, the Kappa Sigma house was originally outfitted with two modern conveniences--central steam heat and a central vacuum system. In the 1940s, the pipes for the vacuum system served as conduits for a new electrical wiring system.

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The first significant change to Kappa Sigma's interior occurred in 1938. Whitehouse and Price, an architectural firm from Spokane, enlarged the south parlor by removing the walls dividing it from the three smaller rooms--a game room, chapter office and reception room. In 1947, the house added a storage area under the front porch. Within a decade of this first remodeling, Kappa Sigma's rapidly growing membership demanded more space be made available for sleeping quarters. Paul Blanton, an architect and alumnus from the chapter, modified the suites on the second and third floors to their present arrangement in 1958 by converting the suites to two- and three-person rooms. The kitchen was moved from the basement to the first floor and situated in the new addition to the rear entrance in 1966. That year, the enlarged south parlor was redecorated in a Spanish motif. The dark mahogany paneling, beamed ceilings, and built-in bookcases which marked the interior with a stylish signature gave way to the swirling plastered visage of a Mediterranean villa. In 1979 the chapter replaced the windows with more energy efficient thermal panes, but kept the sash and casement design elements of the original windows. Over the years, the small redwood deck to the rear of the south parlor has been rebuilt and renovated, but its simple style has remained intact.⁶

For nearly eight decades, the Gamma Theta chapter of the Kappa Sigma fraternity has occupied this Neoclassical dwelling. Its interior reflects changes brought by modernization and an increasing membership. Chapter tradition marked the generations of Kappa Sigma brothers who have lived in the house, and tradition also ensured that its historic exterior has remained intact. Its Neoclassical style, reminiscent of the Colonial Georgian and Greek Revival styles of the Old South, houses the oldest fraternity in Idaho. Preceded only by the Craftsman Style lodge built by the Sigma Nu fraternity in 1915, Kappa Sigma was the second nationally affiliated fraternity house built on the campus. When the Sigma Nu fraternity built a new house in the late 1930s, Kappa Sigma's fraternity house became the oldest fraternity building on campus and is now the oldest extant fraternity house in the state.⁷

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Serving as the residence of the Kappa Sigma fraternity since its construction in 1916, the Kappa Sigma Fraternity House is architecturally significant on a local level as a prime example of an essentially unaltered fraternity residence at the University of Idaho. It is the only house out of three such houses built between 1915 and 1916 still standing. The building is an example of late 19th and early 20th century Neoclassical architecture, and echoes the Kappa Sigma fraternity's southern origins. The Kappa Sigma house gains further significance under criterion A as a representation of the Kappa Sigma fraternity itself, the first national fraternity to appear in Idaho. Establishment of a national fraternity system helped new, small, inland western universities, such as the University of Idaho, gain recognition and legitimacy as institutes of higher learning among older, established universities across the nation.

The Kappa Sigma Fraternity House is significant under criterion C as the first Neoclassical residence on the University of Idaho campus, succeeded by the Sigma Alpha Epsilon house, built in 1932. Architectural attitudes during this period of academic construction displayed a willingness to apply ornamentation, to build on a generous scale, to systematically adapt past styles, and to link these elements associatively. Kappa Sigma represents the only extant example of this architectural style which became standard during the first three decades of the twentieth century.⁸

Significantly, the interior of the Kappa Sigma House is the only one of the older fraternity houses at the University of Idaho (UI) that was not designed for communal sleeping arrangements. Whereas other fraternity houses of this period featured sleeping rooms or porches accommodating large numbers of men, Kappa Sigma opted to build separate units consisting of eight three-room suites. Each suite featured two studies and one four-person sleeping room.⁹

The Kappa Sigma residence represents a period of fraternity house construction between 1915 and 1916. National fraternities became fixtures on campus as a flurry of construction ensured the Greek system's future at the University of Idaho. The national Kappa Sigma fraternity chartered the second locally-established fraternity on the UI campus, Sigma Delta Alpha, in 1905. The first local fraternity organized in 1898, Kappa Phi Alpha, became Phi Delta Theta in 1908. Beta Theta Pi chartered the local Theta Mu Epsilon brotherhood in 1914, and one year later, the local Zeta Deltas became the Sigma Nu national fraternity. Sigma Nu and Beta Theta Pi fraternities constructed Craftsman style houses in 1915. The Kappa Sigma fraternity house followed in 1916, concluding a year, as the *Argonaut* reported, of "an epoch in the development of fraternities at the University of Idaho....This phase of student activity speaks well for the confidence entertained in regard to the stability of the institution." The Greek system, according to historian Rafe Gibbs, "instilled a competitive spirit among the students...[and] by providing housing for thousands, [fraternities and sororities] proved an important factor in the development of the institution."¹⁰

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Under criterion A, the Kappa Sigma House represents the development of UI in relation to established universities nation-wide. The Administration building was the only completed structure on the campus when the university opened its doors in 1892. Eager to prove its potential, administrators boosted the enrollment of male students by recruiting a football team in 1894. In 1898, Idaho established itself regionally by organizing the Inter-collegiate Athletic Association with Whitman College and Washington Agricultural College. From the ranks of the football team came most of the men who formed Sigma Delta Alpha, the local fraternity which helped establish UI on the national level by becoming a chapter of the national Kappa Sigma brotherhood in 1905.¹¹

Twenty-one members of Sigma Delta Alpha petitioned to join the Kappa Sigma national brotherhood in 1903, "desiring to become more closely associated with the members of other universities and colleges throughout the nation." For the next two years, the Sigma Delta Alpha men were visited by Kappa Sigma alumni from California and Washington. Brother J. Perry, a San Francisco fraternity man, endorsed the Moscow brothers' petition to Kappa Sigma. "The establishment of a Chapter of Kappa Sigma at this young and growing institution," wrote Perry, "will add to the strength and prestige of the Fraternity on the Pacific Coast." Thus, the coming of Kappa Sigma served a dual purpose, it ensured the growth and stability of UI, and bolstered the strength of the fraternity's west coast division.¹²

Diffusing any doubts as to the ability of the Idaho men to maintain their charter, Perry noted that Sigma Delta Alpha was determined to build a chapter house. "Their occupancy of a house...are pretty good indications that their future is assured."¹³ Although the house would not be built for another thirteen years, the expressed desire to construct a residence certainly helped the Sigma Delta Alpha petition gain approval. The Moscow men were installed as the Gamma Theta Chapter of Kappa Sigma on September 30, 1905. Ten years later, Kappa Sigma had established chapters at Washington Agricultural College in Pullman, Washington, and Oregon Agricultural College in Corvallis, Oregon.

By 1911, the fraternity had established a building fund at First National Bank in Moscow. The chapter then purchased a lot at the corner of Blake and Sweet streets for \$1,100 in February, 1912. A building fund campaign was initiated in 1915, and by January, 1916, the men had accumulated \$12,000, at which point they hired an architect. In its chapter literature, the Gamma Theta chapter attributes the architectural design of its residence to well-known architect Kirtland K. Cutter. An undated Cutter drawing labelled "fraternity house -- Moscow, Idaho" may represent an early version of the Kappa Sigma house. There is no evidence that Cutter designed the actual residence the chapter built in 1916; however, some similarities exist between Cutter's drawing and the Kappa Sigma house.¹⁴

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The Kappa Sigma house stands as the only surviving example of Neoclassical fraternity architecture on the UI campus. Its style, reminiscent of architecture in the old South, connects UI with older, established universities in our nation's history. Development of the national fraternity system, which Kappa Sigma instigated, coincided with the university's "coming-of-age" as an institution of higher education in the state. Thus, for eight decades, the house built by the Gamma Theta chapter has retained its external architectural integrity, and has continually functioned as the residence of Kappa Sigma, the first fraternity in Idaho.

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Bibliography

Primary Sources

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Stubblefield, Blane. "University of Idaho History, 1889 - 1924" M.A. thesis, Special Collections.
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Secondary Sources

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Gowens, Alan. *Styles and Types of North American Architecture: Social Function and Cultural
Expression*, first edition. New York: Harper Collins, 1992.

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McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1991

Petersen, Keith C. *This Crested Hill: An Illustrated History of the University of Idaho*. Moscow, Idaho: University of Idaho Press, 1987.

Poppeliers, John, S. Allen Chambers and Nancy B. Schwartz. *What Style Is It?* Washington D.C.: The Preservation Press, 1979.

Woodbridge, Sally B. *Building Through Time: The Life of Harold C. Woodhouse, 1884-1974*. Portola Valley, CA: American Lives Endowment, 1981.

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Verbal Boundary Description

Plat 25, SE/NE of Section 18, T39N, R5W

Lot Six(6) and the West forty(40) feet of Lot(7) of the James Deakins First Addition to the Town of Moscow. No Block number designation assigned.

Boundary Justification

The boundaries encompass the original lot upon which the Kappa Sigma house was built in 1916. Kappa Sigma purchased the property on February 19, 1912.

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END NOTES

1. Kappa Sigma Fraternity, *The Gamma Theta Brotherhood Development Program*, revised edition (Moscow, Idaho: Kappa Sigma, 1991-92), 21-22; Alan Gowens, *Styles and Types of North American Architecture: Social Function and Cultural Expression*, first edition (New York: IconEditions/ Harper Collins Publishers, 1992), 216.
2. Kappa Sigma Fraternity, *The Gamma Theta Brotherhood Development Program*, revised edition (Moscow, Idaho: Kappa Sigma, 1991-92), 21-22.
3. Virginia & Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1991), 21-30 and 343-354.
4. John Poppeliers, S. Allen Chambers and Nancy B. Schwartz, *What Style Is It?* (Washington, D.C.: The Preservation Press, 1979), 13.
5. McAlester, 139-152; 157; 179-187; 343-354.
6. Kappa Sigma Fraternity, *The Gamma Theta Brotherhood Development Program*, revised edition (Moscow, Idaho: Kappa Sigma, 1991-92), 21-22; Sally B. Woodbridge, *Building Through Time: The Life of Harold C. Whitehouse, 1884-1974* (Portola Valley, CA: American Lives Endowment, 1981), 61.
7. Sigma Nu fraternity file and photographs, Special Collections, University of Idaho, Moscow, Idaho; *Gem of the Mountains*, University of Idaho Annual, 1916-1940, *ibid*.
8. Alan Gowens, *Styles and Types of North American Architecture: Social Function and Cultural Expression*, first edition (New York: IconEditions/Harper Collins Publishers, 1992), 216.
9. Nancy Renk, *Sigma Alpha Epsilon Fraternity House National Register of Historic Places Nomination Form* (1993), State Historic Preservation Office, Boise, Idaho; Kappa Sigma Fraternity, *The Gamma Theta Brotherhood Development Program*, revised edition (Moscow, Idaho: Kapa Sigma, 1991-92), 21-22.
10. *The University Argonaut*, 3 May 1916, University of Idaho Library, Moscow, Idaho; Rafe Gibbs, *Beacon for Mountain and Plain: Story of the University of Idaho* (Board of Regents: Caxton Printers Limited, 1962), 69.

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11. Keith C. Petersen, *This Crested Hill: An Illustrated History of the University of Idaho* (Moscow, Idaho: University of Idaho Press, 1987), 112, 99.

12. Petition, n.d., *Kappa Sigma Archives: A History*, Kappa Sigma House records, Moscow, Idaho; Letter, J. Perry to national Kappa Sigma fraternity, 26 November 1903, *ibid.*.

13. *Ibid.*.

14. Contract for Deed, J.H. Frandson and Mattie Frandson to Gamma Theta Chapter of Kappa Sigma fraternity. Property sale dated 28 February 1912. Instrument number 59727, Latah County Clerk, Moscow, Idaho; "The Kirtland Cutter Collection," L84 - 207.56, Eastern Washington Historical Society Archives, Cheney-Cowles Museum, Spokane, Washington.