



# PRESERVATION AND CONSERVATION ASSOCIATION

Volume 14

September-October, 1994

Number 5

## Society for the Preservation of Greek Housing

The Society for the Preservation of Greek Housing was formed in 1988 with the goal of educating the public on the historical and architectural significance of fraternity and sorority chapter houses on the UI campus and to preserve and document the unique architecture of those houses. Membership in Greek Letter Societies is slowly declining due to various social and economic factors. As a result, many fraternities and sororities are experiencing financial difficulties, especially as their magnificent early twentieth-century chapter houses age and need costly maintenance and rehabilitation work. In addition, contemporary life safety and building code requirements often mandate extensive building renovations. One purpose of the Society is to help chapters with their renovation projects and to find innovative ways to help them meet new building code requirements without destroying the distinctive architecture of the chapter houses. In addition, if chapter houses are forced to close, the Society hopes to find sympathetic new owners or adaptive uses for the buildings in order to avert demolition. Unfortunately, two fraternity houses were demolished in 1993-94, the National Register listed, Chi Psi house at 912 S. Second and Tau Kappa Epsilon, 308 E. Armory.

One of the first actions of the Society was to sponsor a Multiple Property National Register nomination. A Multiple Property nomination provides a flexible and efficient framework for registering a number of significant properties linked by a common property type or historic context—in this case, Greek Letter Societies at the University of Illinois, 1872-1940. This document provides the background and history of the fraternity movement at the UI and allows for significant related properties to be readily submitted for individual National Register listing. Subsequently, the Society sponsored fifteen individual fraternity



house nominations of which ten were accepted for inclusion in the National Register. An eleventh house was listed this past October.

The Multiple Property form describes the nationwide background of the Greek Letter Society movement, its development at the University of Illinois, its cultural and social roles on campus, and housing aspects. Although the early development of Greek Letter Societies was erratic at the University of Illinois, by World War I they had made a strong impact on the University system and by 1928 had become the largest concentration in the nation. At that time, fraternity and sorority houses were the predominant form of organized student housing at the University of Illinois, exemplifying dramatically the nationwide influence of the Greek Letter Society movement on the social setting for American higher education. This "Greek" influence can be regarded as reflecting the widespread and enduring American interest in classical culture which had found expression throughout the nineteenth century in American architecture, literature, philosophy, and art.

The Society for Preservation of Greek Housing was incorporated by the State of Illinois in 1991 and received 501(c)(3) status from the IRS in 1992. Membership is open to the general public and to fraternity and sorority house corporations. Ad-

vantages of membership include supporting the preservation of historically and architecturally significant Greek houses, helping to have additional houses listed on the National Register, and funding historical research/writing projects to educate the public about these important structures.

To aid in the preservation and rehabilitation of the Greek houses, the Society provides grants for the restoration and rehabilitation of UI fraternity and sorority chapter houses. All grant applications are strictly judged with reference to the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings." Project grants are funded through donations from member alumni and friends. The Society's mission and structure allow for tax-deductible gifts to be donated to an individual chapter house for a specific rehabilitation project, if the project follows the Society's strict review process and guidelines. Normally, gifts given directly to a chapter house are not tax-deductible except when given for educational purposes. Thus the existence of the Society is a great tool to aid in fund raising for the preservation of these architecturally significant chapter houses.

The Preservation Association has helped the Society in various ways since its inception. Currently, PACA sits on the Preservation Committee which is charged with helping the fraternities and sororities preserve their individual chapter and house histories, important archival documents, and architectural drawings. The committee also prepares National Register nominations for interested and qualified chapter houses. Presently, two nominations are in process with a third chapter house expressing interest. Other Society committees include Program Implementation, Fund Raising, and Educational Programs. For further information about the Society for the Preservation of Greek Housing contact Steve Siders at 351-5164 or write P.O. Box 2765, Champaign, IL 61825-2765.

## Student Life and Culture Archival Program

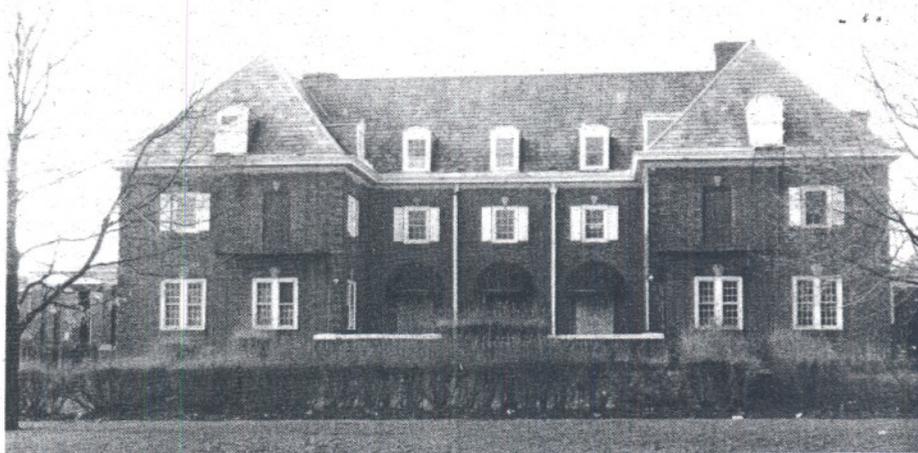
Supported by an endowment from the Steward S. Howe (Kappa Sigma) Foundation, the Student Life and Culture Archival Program of the University of Illinois Archives serves as a research center for the preservation and study of materials relating to all aspects of student life at American colleges and universities. The program emphasizes the history and development of the American college fraternity system, building on what has become the world's largest collection of material on fraternities and sororities and student life.

Four collections comprise the basis of the Archives program. An important component is the Stewart S. Howe Collection which is the nucleus of a program to preserve the history of the fraternity world. This significant and unique collection contains quarterly journals, histories, directories, song books, handbooks, pledge manuals, and subject files for more than 220 fraternities and sororities. The Howe collection also includes materials on many interfraternity organizations such as the National Interfraternity Council, College Fraternity Editors Association, Interfraternity Research and Advisory Council, National Panhellenic Conference, and Professional Interfraternity Conference. The collection contains copies of *Baird's Manual of American College Fraternities* (1879-1991 editions), *Banta's Greek Exchange* (1913-72), *The Fraternity Month* (1933-71), and *Fraternity Insider* (1965-82). There is also a sizable Howe Book Collection with many volumes dealing with fraternity subjects.

The Clyde S. Johnson (Phi Kappa Epsilon) Fraternity Collection, 1931-70, includes material on individual fraternities and sororities and fraternity subjects. It also contains National Interfraternity Council Executive Committee minutes (1945-70), NIC programs (1948-70), and a bibliographic card file of articles and books on fraternity and college life.

The Leland Publisher Records, 1933-71, consist of the papers of Leland F. Leland (Tau Kappa Epsilon) and his wife, Wilma S. Leland (Alpha Omicron Pi). The collection includes materials on fraternities and sororities, fraternity publishing, NIC (1938-68), NPC (1949-65), Tau Kappa Epsilon (1944-65), and *The Fraternity Month* (1946-53, 1959).

Wilson Heller (Pi Kappa Alpha) was known as "Doctor to the Greeks." In 1912, Heller started the College Survey Bureau to provide annual comparisons of college fraternities and sororities. The Wilson Heller Papers, 1937-83, consist of cor-



*Chi Psi Fraternity House, 912 S. Second St., Champaign, demolished March 1994.*

respondence, notes, surveys, and other documentation used in compiling the annual comparisons. This unique collection also contains correspondence and source material used for articles in *Fraternity Insider*, the published annual comparisons of nationals and local chapters, copies of *Fraternity Insider*, and publications of the College Survey Bureau and Fraternity Consultants.

Other collections that contribute to the strength of the University of Illinois Archives as a center for fraternity and sorority history include the Archives of the National Panhellenic Conference (1902-92), Alpha Lambda Delta Archives (1924-93), Beta Alpha Psi Archives (1927-92), and Phi Eta Sigma Archives (1927-80).

The Thomas A. Clark Papers, 1874-1948, and Fred H. Turner Papers, 1918-75, are rich sources of information on the college fraternity system. A wealth of information is located in many other collections of personal papers and the official university records held in the University Archives.

The Student Life and Culture Archival Program and its collections, including the Stewart S. Howe Collection and the National Panhellenic Archives, are located in the Archives Research Center at 1707 S. Orchard Street, Urbana, in the Horticulture Field Laboratory Building. The Archives Research Center is open Monday through Friday, from 8-12.

The Society for the Preservation of Greek Housing supports the mission of the University Archives and encourages local Greek chapters to deposit their records and histories with the Archives. In addition, the Society sponsors a cost sharing program to copy and preserve the architectural drawings of local chapter houses.

## Greek Letter Societies Listed on the National Register of Historic Places

Alpha Delta Phi Fraternity House  
310 East John, Champaign  
April 21, 1990

Alpha Xi Delta Sorority House  
715 West Michigan Avenue, Urbana  
August 28, 1989

Beta Theta Pi Fraternity House  
202 East Daniel, Champaign  
August 28, 1989

Chi Psi Fraternity House  
912 South Second Street, Champaign  
February 22, 1990; demolished, March 1994

Delta Kappa Epsilon Fraternity House  
313 East John Street, Champaign  
February 22, 1990

Delta Upsilon Fraternity House  
312 East Armory, Champaign  
May 21, 1990

Gamma Phi Beta  
1110 West Nevada, Urbana  
October 28, 1994

Kappa Delta Rho Fraternity House  
1110 South Second Street, Champaign  
May 21, 1990

Kappa Sigma Fraternity House  
212 East Daniel, Champaign  
August 28, 1989

Phi Mu Sorority House  
706 West Ohio, Urbana  
May 21, 1990

Sigma Alpha Epsilon Fraternity House  
211 East Daniel, Champaign  
February 22, 1990

## News from the Board

### Conservation Rights and PACA

The Illinois legislature recognized the public's interest in historic preservation and conservation when it enacted the Real Property Conservation Rights Act in 1977. This act allows owners of real estate to convey "conservation rights" to certain entities in order to preserve certain features of the property which are deemed beneficial to the public. Conservation rights can be conveyed by easements (sometimes called "preservation easements"), restrictions, covenants, or by other means. The apparent philosophy behind the Act is that preservation is more likely if ownership and control are vested in a separate entity.

The Act specifies three general areas which are appropriate for preservation:

- the significant physical character and visual characteristics of structures having architectural, historical or cultural significance;
- land or water areas predominantly in their natural, scenic, open or wooded condition, or as suitable habitat for fish, plants or wildlife; or
- the integrity of archaeological sites and the artifacts or information which they may contain pending properly supervised excavation and investigation.

An instrument creating a conservation right could, for example, prohibit any act which is detrimental to the preservation of a historical building, prohibit the removal or destruction of trees, or

prohibit development of an archaeological site.

Conservation rights can only be conveyed to a state agency, a unit of local government, or a not-for-profit corporation or trust whose primary purposes include the conservation of, among other things, land, natural areas, or the preservation of buildings, structures or sites of historical, architectural, archaeological or cultural significance. PACA is a not-for-profit corporation whose constitution states that it is organized "to foster and encourage the preservation and conservation of the natural and built environment of Champaign County and East Central Illinois." Therefore, it appears that PACA qualifies as one of the eligible entities under the Act that can accept and own a conservation right conveyed to it.

Perhaps the nature and scope of the Act can best be understood by considering a local application of that Act. The National Trust for Historic Preservation has made a loan to The Discovery Place for work to be performed in preparing the Orpheum Theatre in downtown Champaign for use as a children's science museum. The National Trust has required, as a condition of its loan, that The Discovery Place convey a conservation right in the historic facade of the Orpheum Theatre to an eligible holder of such rights under the Act. PACA applied for the right to be the recipient of this conservation right and has been approved by the National Trust. This conveyance will hopefully ensure that this conservation right relating to the preservation of the facade of the Orpheum will survive under PACA's ownership and control, regardless of the

fate of The Discovery Place.

The Real Conservation Rights Act provides that a conservation right can be enforced in the Illinois courts by the State of Illinois, any unit of local government, any not-for-profit corporation or trust which owns the conservation right, or the owner of any real property abutting or within 500 feet of the real property subject to the conservation right. With respect to the conservation right to be conveyed by The Discovery Place to PACA, in the event the terms of that conservation right are threatened or violated, the Act authorizes PACA, as the owner of the conservation right, the City of Champaign, as a unit of local government, or certain neighbors of the Orpheum Theatre, who own real property either abutting or within 500 feet of the Orpheum Theatre, to bring suit to prevent modification or destruction of the facade.

The Act provides that any owner of property subject to a conservation right, may be liable for punitive damages in an amount equal to the value of the real property subject to the conservation right. This would be in addition to any compensatory damages the aggrieved party might receive. Thus, intentional disregard of a conservation right could result in severe penalties to the offender.

The Act serves an important role in historic preservation and conservation in Illinois. Because the conveyance of a conservation right can have tax consequences to the parties, tax advice should first be obtained from an accountant or tax attorney.

*This article was written by attorney and PACA Board member, Dan Wurl.*

## Membership Application P.A.C.A.

### MEMBERSHIP CATEGORY:

#### INDIVIDUAL

- Adult .....\$15.00
- Student (1/2 time or more) .....\$10.00
- Senior Citizen .....\$10.00
- Family .....\$20.00

#### CORPORATE

- .....\$75.00

#### ADDITIONAL CONTRIBUTION \_\_\_\_\_

- NEW MEMBERSHIP
- RENEWAL

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

**Make checks payable to: PACA, Box 2555, Station A, Champaign, Illinois 61825**

Contributions are tax deductible to the extent allowed by law.

## Jaques House Update

The future of the Jaques House is very uncertain. Members may recall that PACA placed the Jaques House on its list of endangered buildings when it learned that the Urbana Free Library planned to expand in the direction of the house. Francis Jaques was among the founders of what would soon become the Urbana Free Library, and his daughter served as the Library's treasurer for fifty years. In view of the close historical connection between the Jaques and the library, and the fact that the Jaques House is one of the few pre-Civil War buildings in Urbana, the PACA Board feels that the integrity of the house and its site should remain intact.

Last summer, the PACA Board commissioned architectural drawings showing one possible alternate library expansion plan that would allow the house to remain where it is. Those plans were presented to the library's board in August. PACA received no response from the library until early October, when it received a letter indicating that there was little that the library could do to keep the house. At the same time, the house was publically advertised for relocation by private individuals. Since then, PACA has received numerous calls from individuals expressing concern about the future of the Jaques House and their desire to have the house preserved "in-situ."

In view of these developments, PACA decided that action was needed to avoid a hasty decision on the fate of the build-

ing. PACA notified the Illinois Historic Preservation Agency, which is charged with reviewing all projects involving state or federal funds that might impact on historic structures since the Jaques House is clearly eligible for listing on the National Register of Historic Places. PACA also testified before the Urbana City Council's Environment Committee to request that citizen input be allowed on the proposed library expansion project. Approximately two dozen people attended that meeting to voice their opposition to relocation of the Jaques House.

PACA is hopeful that the library will take note of the public's concern over the fate of the Jaques House and hold public hearings on its proposed expansion project. PACA would also like to work with the library to explore alternatives for expansion that would not disturb the house or its noted garden. Interested individuals can write letters to the *News Gazette* and Library Board (copy the City Council). Please call PACA if you would like to help further on this important issue.

News Gazette  
P.O. Box 677  
Champaign, IL 61824-0677

The Urbana Free Library  
201 South Race Street  
Urbana, IL 61801

## Salvage Donations

University of Illinois  
Ray Timpone  
Chris Main  
Jerry O'Bryan  
Blind Pig

## New & Renewing Members

Galer-Unti Family  
Anthony Bamert  
Monica Cox  
Rick Orr  
Perry Morris  
Jeffrey Mellander  
Doug & Sheryl Maxwell  
Tony & Mary Graham  
Rex & Karen Kummer  
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Eric Katz  
Dr. & Mrs. G. H. van Rens  
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