

# National Register of Historic Places Registration Form

### 1. Name of Property

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

state	Iowa	county	Story	zip code	50014-7134
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Pi Kappa Alpha Fraternity House

Story County, Iowa

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## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

- |                                     |                  |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private          |
| <input type="checkbox"/>            | public - Local   |
| <input type="checkbox"/>            | public - State   |
| <input type="checkbox"/>            | public - Federal |

### Category of Property

(Check only **one** box.)

- |                                     |             |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/>            | district    |
| <input type="checkbox"/>            | site        |
| <input type="checkbox"/>            | structure   |
| <input type="checkbox"/>            | object      |

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		site
		structure
		object
1	0	<b>Total</b>

Number of contributing resources previously listed in the National Register: 0

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

EDUCATION/education-related

DOMESTIC/Multiple dwelling

### Current Functions

(Enter categories from instructions.)

EDUCATION/education-related

DOMESTIC/Multiple dwelling

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/

Tudor Revival

### Materials

(Enter categories from instructions.)

foundation:

walls: BRICK

STONE/Limestone

roof: ASPHALT

other:

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**Narrative Description**

**Summary Paragraph** (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Pi Kappa Alpha Fraternity House was placed in service in 1928 with a substantial addition completed in 1963. The building is located on a 1.12-acre site adjacent to the campus of Iowa State University. The area in which the fraternity was constructed in 1928 is significant for its concentration of Greek houses. The resource fronts the historic Lincoln Highway,<sup>1</sup> which is the major east-to-west artery through the community of Ames, Iowa. The Pi Kappa Alpha Fraternity house is a three-and-one-half story, brick and stone communal residential building on a poured concrete foundation. The house is characterized by its Tudor Revival style, which is deftly expressed on the exterior through the use of strongly English Tudor design elements including multiple, steeply pitched, front-facing gables; asymmetrical balance; half-timbering; mix of brick and stone cladding; small entry porch with Gothic arch; and prominent chimney with chimney pots. The interior is defined by the functional requirements of the property type; communal spaces (living room, library, dining room, and kitchen) dominate the first floor with study rooms and large cold air dormitories located on each of the three upper stories. The resource retains a very good level of historic integrity. On the exterior, post-1963 changes are confined to replacement windows throughout (the configuration of which is sympathetic to the original) and a rear circulation addition built to expand stair access at all levels. Concurrent to those 1999 exterior alterations, a series of sensitive alterations were made on the interior to add a sprinkler system and upgrade wall systems. Despite the 1999 alterations, the Pi Kappa Alpha Fraternity House, remains firmly reflective of the period of significance (1928-1963).

**Narrative Description** (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

(**Iowa SHPO Additional Instructions:** After the main **Narrative Description**, discuss any physical alterations since the period of significance under the subheading **Alterations**, and the seven aspects of integrity as it applies to the resource in a **Statement of Integrity** with each aspect discussed in its own paragraph.)

Pi Kappa Alpha Fraternity is located in West Ames, the portion of the community situated west of the original town, adjacent to and including the Iowa State University Campus. The building is sited on the transcontinental route of the Lincoln Highway (within the city limits named Lincoln Way), which remains one of the city's primary east-to-west transportation corridors. The fraternity is situated amid a line of Greek houses located on the block between Beach Avenue on the east and Gray Avenue on the west; university residence halls dominate the north side of that block of Lincoln Way. The area immediately south of Pi Kappa Alpha is dominated by Greek houses, particularly in the circular "block" bounded by Sunset Drive, Gray Avenue, and Greeley Street. With these adjacent concentrations of Greek houses, the area has a distinct character derived from the scale and design character of the Greek houses as well as the landscape design associated with the properties and neighborhood.

Pi Kappa Alpha is situated on a 1.12-acre site. The building is sited with a deep setback from Lincoln Way, a condition shared by the Greek houses on either side and which typifies Greek houses in the immediately area. The site is generally flat, with sufficient fall-off on the south place the basement windows above grade on the east and south elevations. The parcel includes a large, seeded yard on the north; a narrow, seeded yard on the east; a large seeded yard and unpaved parking area with exit to the adjacent parking area on the south, and a driveway on the west that provides access to Lincoln Way. Mature vegetation is found on the north and along

<sup>1</sup> The roadway bears the slightly altered name of Lincoln Way as it passes through the city's corporate boundaries.

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the east property line at the rear of the house. Portions of the backyard support outside amenities including a paved patio and a sand volleyball court. The L-shaped parking area accounts for an approximate thirty-foot swatch along the south property line with a similar width extending north to the driveway. The parking areas are unpaved, gravel only. A fence extends along the property boundary from the northwest corner to the northeast corner, with a break at the southeast for a vehicular exit. A public sidewalk runs the perimeter of the block, connecting to a private walkway access to the primary entrance on the north. A second private walkway connects from the west driveway/parking to the rear entrance.

Property Description

The Pi Kappa Alpha Fraternity House was placed in service in 1928 with a substantial addition completed in 1963. The house is a three-and-one-half story, brick and stone communal residential building with a full basement. The house exterior is characterized by its Tudor Revival style with design elements including multiple, steeply pitched, front-facing gables intersecting the main roof; asymmetrical balance; half-timbering and bracketing; mix of brick and stone cladding; small entry porch with Gothic arch; and prominent chimney with chimney pots. The fraternity house interior is arranged with communal spaces on the first floor and study rooms and cold air dormitories located on the upper stories.

*Exterior*

Pi Kappa Alpha incorporates strong design elements of the Tudor Revival style on all elevations. That design character relies heavily on the use of brick and stone cladding and half-timbering in combination with asymmetrical balance, stone window surrounds, roof pitch, pronounced chimney, and other finishing details.

The building exterior is clad in a combination of finished limestone, random ashlar, and brick. Specifications for the 1928 design call for Indiana limestone with placement of random ashlar stone veneer called out in the drawings. Face brick was specified as "from 2" below the finished grade lines, to heights as shown, all exterior exposed brick work, unless otherwise specified shall be laid with old used paving brick ... clean and free from pitch".<sup>2</sup> Although specifications for the 1963 additional cladding has not been located, the materials and execution are consistent with the original.

Intended to mimic the English load-bearing structural system known as half-timbering, the design of Alpha Kappa Pi incorporated a system of boards laid with stucco applied in the spaces or panels between the boards. While only decorative, this allusion to the English half-timbering is a defining design element of the Tudor Revival style as developed in the United States. The 1928 specifications called for stucco "with two coats of cement mortar ...the first coat very heavy, completely covering all lath ... the last coat shall be rough troweled coat" which was colored as specified. The timber was called for as "1-1/8" thickness ... of clear dry red cypress and [with] a rough sawed finished surface."

<sup>2</sup> Iowa State University Special Collections, RS 22/11/2/30. "Vorse, Kraetsch & Kraetsch. Specifications for General Contract Fraternity House, Pi Kappa Alpha, Ames, Iowa", undated.

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Also relevant to the building as a whole, the 1928 roof shingles were specified as “Creo-Dipt Royals 24” long 8/16” butts random width shingle laid with staggered butts and eight inches to the weather... the shingles [were] packed in five colors.”<sup>3</sup> Today the roof is clad in dark gray asphalt shingles, the date of which is undetermined.<sup>4</sup> Having gained in popularity in the 1950s, asphalt shingles may have replaced the original wood shingles when the 1963 addition was constructed.

As noted, the Pi Kappa Alpha façade faces Lincoln Way on the north. The building form is rectangular with its axis running parallel to the roadway.

The façade cladding of brick and stone is applied in an organic fashion; where large expanses of stone cover the elevation, random ashlar and isolated use of brick create a natural character. The converse is true where brick is the primary cladding. In those areas (concentrated in the bays adjacent to the entrance porch), random ashlar clads the foundation, then rambles up the wall in an irregular manner. Additionally, random blocks are incorporated in window surrounds. The random ashlar is Indiana limestone laid with a struck joint with a natural colored mortar.

The brick is red in color (ranging to brown and greens) and rough in character with irregular edges, reflecting the specification for salvaged pavers. The irregularity of the brick creates a highly textured finish. The brick is laid in an English bond (courses of headers and stretchers alternate). On secondary elevations, a course of brick laid in soldier position is located at water table level and is also used for window sills and lintels. Mortar is natural in color and joints are struck.

The half-timbering is utilized across the façade and is accomplished by the combination of wood plank laid to represent structural timber framing with painted stucco in the interceding voids. The wood is stained or painted a medium brown and the stucco is white.

All windows have been replaced (post-POS). The original (1928) windows were double-hung sash with multi-light configurations (varying by floor). The replacements are high quality, wood-clad windows with multi-light configurations varying by specific location. Like the originals, first-floor windows are six-over-twelve with the second- and third-story windows typically six-over-six and the fourth-floor one-over-one. Because the replacements are sympathetic in character their impact on the resource’s historic character is minimized.

The façade is arranged in five bays; three bays with gable-ends intersecting the main roof are located equidistant across the façade with the bays between them terminating at the eave line. The three east bays date to 1928, with the two west bays accounting for the 1963 addition. A small entry porch (1928) is situated off-center to create an asymmetrically balanced façade. The entire façade incorporates design elements reflecting the English-based Tudor Revival style and the original building and later addition were designed and executed with equal skill. The result is a unified façade.

<sup>3</sup> According to company a marketing publication in 1915, the “Creo-Dipt” product was marketed as “creosoted stained bundled” cedar shingles. The shingles were manufactured and distributed by the Standard Stained Shingle Co of North Tonawanda, NY with a second plant located in Chicago. The company’s “creosoting process” was touted for distributing color into the “very fibers of the wood.”

<sup>4</sup> The estimated lifespan of the original cedar shingle roof suggests it was retained through construction of the addition in 1963 when, for the sake of visual and lifespan consistency, asphalt shingles were very likely used for the entire roof.

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The *east façade bay (Bay 1)* features a steeply pitched gable-end finished with half-timbering; the elevation below the gable end is clad in random ashlar; a pair of windows set at the first floor and at the third floor; two windows at the second floor; and a large, integrated, random ashlar clad chimney extending several feet above the roof line.

The east bay is distinguished by the integrated character of wall plane and chimney. The stone clad wall plane extends past the edge of the east elevation to create a battered form; the roof line is broken on the east to follow the extended form. The wall plane then extends to the west to incorporate the form of the chimney. This design creates an overlapping of the east bay with the adjacent bay, thereby elevating the complexity of the façade through variation in form, rhythm, and texture.

The random ashlar cladding extends from grade through first and second stories to the underside of the gable-end. The stone (as the name implies) is laid in a random pattern, in this bay incorporating stone cut in generally rectangular forms of various sizes with color ranging from creamy to yellow. Additionally, bricks are randomly (and sparsely) arranged with the stone. The stone in this bay is in very good, but dirty condition; most is stained gray with brown staining creeping up about two-feet from grade.

A horizontal beam with block modillions marks the transition to the upper gable-end. Contrary to the other gable ends, that of the east bay is truncated on the west where it abuts the chimney. The gable end is framed by raked fascia boards with a small decorative pinnacle mounted flush to the wall plane at the peak. The boards of the half-timbering are typical of the building's approach to representing that English structural system: boards are laid in a combination of upright, diagonal, and horizontal boards with stucco filling the voids. The materials appear in sound condition.

The integrated chimney rises from grade to several feet above the roof line. The lower portion of the chimney extends across the adjacent bay, then steps back at about second-floor height. The chimney then extends above the eave line where it again steps back two more times; from grade to the final step back, the chimney is clad in random ashlar. A cast concrete cap with an overhanging lip provides the transition to the upper six-feet, which is brick laid in an accordion-type shape. The brick section is terminated by a cast concrete cap which follows the form of the chimney and has a flared upper edge. Two clay sewer tile pots extend above the cap. The chimney appears to be in generally good condition with some joint repairs needed including in the cast concrete cap.

A pair of windows is located on the first level. The wood clad windows are a non-POS replacement; windows fill the original openings and are sympathetic in character to the original (double-hung sash with divided lights). The opening has a cast concrete sill and lintel, which extend beyond the width of the opening by a few inches (typical). Two windows are evenly spaced within the bay at the second-floor. The windows and window openings are consistent in character with those of the first floor. A pair of windows are located in the third-floor gable end. The windows are set within the half-timbering system, with wood sill and lintel. The windows are consistent in character and age to those of the lower stories.

The *adjacent bay (Bay 2)* is located between two gable-end bays, with the east-west form of the building's main body; the roof line extends to the upper edge of the second floor. As a result, the character of the bay is horizontal and more confined. The lower wall is clad in brick and the upper half-timbered.

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The bay is dominated by the entrance porch, which is located off-center thereby accounting for the asymmetry of the building façade. The porch is reached by-way-of the private, poured concrete walkway connecting from the public sidewalk. The porch features a gable-end roof line which mimics the form and detail of the other gable-ends (fascia boards, block modillions, half-timbering, and peak detail). The exterior of the porch is clad in random ashlar, the character of which is in keeping with the building as a whole. The porch is open on the north, east, and west. The opening on the north features a Gothic arch with bundled columns and smooth-faced voussoirs. The bundled columns transition to an archivolt comprised of a series of simple profiles. The interior of the porch has a stone deck (laid in random fashion) and beadboard ceiling that extends down to form partial walls on the east and the west; the lower walls are stone with a cast concrete cap. A large opening is retained on both of the side walls. The primary entrance has a Gothic arched opening with wood frame and sidelights (wood below and glazed above) retained. The existing door is a non-POS replacement, but was modeled from the original. A single stone step provides the transition from the porch to the house interior.

The second-floor of Bay 2 is characterized by its linear form, half-timbering, slight project from the wall plane, and windows. The peak of the porch extends through the second-floor level, accentuating the play between the design elements. The half-timbering of this bay is in keeping with the building as a whole with a horizontal beam providing the transition from the lower wall, block modillions, and a board-stucco arrangement creating the half-timbering reference.

A pair of windows is located adjacent to the porch entrance, at the first-floor. The wood clad windows are a non-POS replacement; windows fill the original openings and are sympathetic in character to the original (double-hung sash with divided lights). The opening has a cast concrete sill and lintel, which extend beyond the width of the opening by a few inches. Additionally, ashlar blocks are incorporated on either side of the opening. A cast concrete, window well is cut into grade with two windows at basement level, in alignment with those of the first-floor. The windows are set approximately ten-inches apart, are replacement sash, and have cast stone lintels. The second-floor has a series of four, equally spaced windows (the porch peak extending between the west two windows). The wood-clad windows are non-POS in a sympathetic configuration.

The *middle bay (Bay 3)* marks the westernmost element of the 1928 house. The bay is clad in brick with ashlar confined to randomly located blocks (including abutting windows) and an area of approximately two-feet extending the full width of the bay from grade to the underside of the first-floor windows. The gable-end half-timbering follows that described elsewhere except to say that the height of this gable end exceeds the others. As a result, the elements of the half-timbering are elongated and are arranged in a slightly different pattern.

First-floor windows are arranged in a grouping of three, separated by a vertical row of ashlar blocks. The grouping has a cast stone sill and lintel. Random ashlar blocks abut on the sides of the opening. Windows are non-POS double-hung sash with a six-over-twelve light configuration. The second-floor windows are similar to those of the first, but smaller in scale; all elements are repeated but, due to the reduced size, each of the three second-floor windows has six-over-six light configuration. The third-floor gable-end has a grouping of four windows set within the half-timbering. The opening is wood-framed. Windows are double-hung sash with a six-over-six light configuration.

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The *adjacent bay (Bay 4)* marks the east end of the 1963 addition. As a center bay between two gable ends, the configuration and form of the bay is very similar in character to Bay 2. The first-floor of Bay 4 is clad in random ashlar which is carefully integrated with that of the 1928 building to create a seamless transition between the two. The upper story is clad with half-timbering.

Typical of the building as a whole, the random ashlar on the addition is rectangular blocks in a variety of sizes with color ranging from creamy to yellow with isolated use of red brick. The ashlar in Bay 4 is in very good condition with a minimum of discoloration near grade. The half-timbering is likewise executed in the same fashion as the 1928 Bay 2, with all elements repeated without obvious change.

The first-floor has a grouping of three windows located just east of center. The grouping features a single cast stone lintel and individual cast stone sills. The non-POS windows are double-hung sash with six-over-twelve configurations. The second-floor has four windows evenly spaced across the bay. Windows are non-POS with six-over-six light configurations. A cast concrete window well is cut into grade with three window openings at basement level; the window openings are not visible from the front yard. The outer two openings have concrete block infill. The center window opening has a double-hung, one-over-one window.

The *west bay (Bay 5)* mirrors the extended outer wall (west) and roof line as seen in Bay 1. Bay 5 is clad in random ashlar extending from grade to the underside of the third-floor half-timbering. The ashlar is consistent with that found elsewhere; in this bay, isolated areas of discoloration are found. The gable-end half-timbering is also consistent, with all elements seen in the other bays executed here.

A grouping of three windows are located on the first-floor. Like those in Bay 4, the grouping shares a cast stone lintel, but windows have dedicated sills. The windows are non-POS, double-hung sash with six-over-twelve light configurations. The second-floor has two windows spaced approximately four-feet apart. Though centered with the bay's other fenestration, the extension of the wall to the west places all windows off-center. The window openings have cast stone sills and lintels with non-POS windows (double-hung sash with a six-over-six configuration). The third-story gable end has one pair of windows located in alignment with the peak and within the framework of the half-timbering. The non-POS windows have double-hung sash with a six-over-six light configuration. A cast concrete window well is cut into grade with three window openings at basement level; the window openings are not visible from the front yard. The outer two openings have concrete block infill. The center window opening has a double-hung, one-over-one window.

In summary, the façade (north elevation) retains all stylistic elements that define its Tudor Revival style with a high level of design and execution seen across all bays. The façade retains a very good level of historic integrity specific to the period of significance (1928-1963) with the wholesale replacement of the windows standing as the most significant breach of integrity of design and materials. However, the highly sympathetic character of the replacement windows minimizes the adverse impact to design.

West Elevation

The west elevation repeats the design approach and materials established on the façade, with random ashlar and brick cladding and half-timbering remaining the dominant character-defining features. An intersecting



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gable-end terminates the west end of the building. Additionally, the elevation reveals the long and narrow form of the building, which is not readily discernible from the façade.

The west elevation is a single bay wide with random ashlar cladding from grade to the underside of the first-floor window. Ashlar is also used in isolation adjacent to windows outer corners and scattered across the upper wall. The upper wall is clad in brick, the colors, bond, general character, mortar, and joints repeated from that of the 1928 building. The question of whether the 1963 brick, like the 1928 brick, was salvaged remains unanswered.

The gable end also follows the form and details established on the façade with the truncation of the north edge done to avoid interfering with the rhythm of the façade. Otherwise, the gable end incorporates a horizontal beam with block modillions and board-stucco arrangement to suggest the English structural method of half-timbering.

The first-floor features a grouping of three window openings set off-center. The opening has a cast stone lintel and dedicated cast stone sills. Ashlar stone abuts the opening on either side. The windows are non-POS double-hung sash with a six-over-twelve light configuration. The second-floor has two individual window openings aligned with the gable peak and set approximately four-feet apart. The window openings have a cast stone lintel and sill with random ashlar blocks abutting either side. Windows are non-POS double-hung sash with a six-over-six light configuration. The third-floor has a grouping of three windows aligned with the gable peak and framed by the half-timbering. Windows are non-POS double-hung sash with a six-over-six light configuration. A pair of small windows are set in the gable peak, providing light and ventilation to the cold air dormer on that floor. The grouping is framed by the half-timbering elements with double-hung sash windows. An exterior staircase is located in a poured concrete well with access from the south, running parallel to the building. A metal railing extends north, then turns east to attach to the west elevation. A poured concrete window well is located to the north of the stairs, with a pair of windows (now blocked) situated at basement level.

South Elevation

Like the building as a whole, the character of the south elevation relies on Tudor Revival design elements (specificly the use of half-timbering) and masonry. On this elevation, brick is the only masonry cladding except at the southwest corner where the random ashlar on the west elevation wraps around the corner to terminate on the south elevation. The elevation is further characterized by the variety in forms which results from a focus less on design style and more on accommodating interior function. A fourth-floor, which is essentially a shed roof dormer that extends the length of the roof line through bays 2-4, dates to the 1963 addition. The 1999 alteration of the rear circulation tower further complicates an already complicated elevation. Further, where the façade (north elevation) was highly integrated (the 1963 addition being barely distinguishable from the original building), the transition from one to the other is slightly more apparent on the south elevation due to a subtle variation in the color of the brick.

The organization of the south elevation is less clearly defined than the façade. Still, the elevation can be understood as five-bays marked by alternating pitched gable-ends.

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The *east bay (Bay 1)* features a gable-end roof, red brick cladding, and half-timbering. The application of these materials and forms is similar to the Bay 1 façade, with the exception of the half-timbering which extends from the peak down to near the first-floor window headers; with this application, the half-timbering in this bay aligns with those adjacent to the west. The brick is consistent with the building as a whole in color, form, finish, joint, and mortar. The brick appears to be in very good condition with some evidence of non-historic repointing.

With the sloping site, the basement windows are located above grade on the south, with a pair of windows located off-center in the bay. The opening has a turned-brick sill and lintel and windows are non-POS replacements with a one-over-one, double-hung sash. At first-floor, three windows are evenly spaced in alignment with the gable-end peak. Each window opening has a turned-brick sill and header and all windows are replacements with a six-over-twelve light configuration. A pair of windows is located at each of the second and third levels. The pairs are set within the framework of the half-timbering and each has a six-over-six light configuration.

The *adjacent bay (Bay 2)* is characterized by its linear character and small, first-floor bump-out. The second through fourth floors of Bay 2 are finished in half-timbering with two pairs of windows at each floor. Pre-1963 images document that some alteration of the half-timbering has been completed on the second floor (wood dimensions are slightly larger and there is lack of detail at this level). Given the change in color of the wood finish at this floor, it appears that the alteration is a recent one.

Second- through fourth-floor windows are arranged in pairs and sash are double-hung with six-over-six light configurations. Typical throughout, the windows are framed in wood. Pent roofs above the second- and third-floors provide some shelter from the elements for the window openings.

A one-story plus basement bump-out with a flat roof is attached to main building on the north and to the stair tower addition on the west. Historic photos document the bump-out is original to the building and maintains the original character. This portion of Bay 2 is fully clad in brick with window openings featuring turned-brick sills and lintels. A grouping of three windows are located at basement level; they are double-hung, one-over-ones. Two windows are located on the first-floor (locations and opening sizes original). A small window is situated high in the wall, adjacent to the stair tower. A larger window (typical of the building's first-floor windows) is set with its head aligned with the small window with some six-feet between the two.

The *middle bay (Bay 3)* is dominated by two gable-end forms: the 1999 stair tower with gable-end is superimposed on the 1928 gable-end form (the west end of the 1928 gable-end form marks the connection of 1928 to 1963 addition). The 1999 stair tower overlaps and projects from the 1928 gable-end form to create a staggered configuration. Both gable-end forms are brick clad with half-timbering. The half-timbering is consistent with that seen on the façade except a missing finial element in peak of the addition. The 1928 gable-end form retains a single, fixed-pane window in the basement; has a large, former window opening that is now brick in-filled on the first-floor; has a pair of windows in a single opening at the second- and third-floors. The 1999 stair tower is likewise clad in brick; though the color is slightly browner than the earlier brick, it is consistent in size, bond, and finish. An entrance system (single-leaf door with partially glazed sidelights) is located at grade. The second-floor utilizes a Chicago-style window configuration (large, fixed-pane window flanked by small, double-hung windows) and two windows are located at the third-floor. The window openings are centered on

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the gable-end peak with approximately two-feet between them. The windows are double-hung sash with six-light insert grills. All window and door openings have a turned-brick lintel. The window openings also have turned-brick sills.

West of the gable-end forms is a section of Bay 3 that includes a small bump-out on the first-floor and a section of half-timbered upper wall plane. The one-story 1963 bump-out is attached to the 1963 addition on the north and to the 1928 building on the east. The bump-out is consistent in character to the 1928 bump-out in Bay 2; it is brick clad with a flat roof. The bump-out lacks windows on the first-floor (one opening has been bricked-in) with two, fixed-pane windows located at basement level. A poured concrete well houses a staircase to the basement. The well is L-shaped with a railing.

The second- and third-stories of this portion of Bay 3 are predominantly wall plane (stucco with a minimum of half-timbering). There are no windows on the second floor and a single window on the third. The fourth-floor of this section is consistent with those in the other bays.

The adjacent bay (Bay 4) is characterized as relatively flat; the use of pent roofs over the second- and third-floor windows providing the only variation in wall plane. The bay is brick clad from grade to the second-floor pent roof with the upper stories half-timbered. The application of these treatments is consistent with that previously described.

The first-floor has three windows centered in the bay. Each window opening has a turned-brick lintel and sill. Non-POS windows are double-hung sash with a six-over-twelve light configuration. Four windows, arranged in pairs, are located on the second-floor; they likewise have turned-brick lintels and sills. Both replacement windows have a six-over-six light configuration. Third-floor windows are also set in pairs, with the half-timbering providing the framing. On the fourth-floor, windows are arranged in pairs and framed by the half-timbering, but one window has been blocked due to proximity to the fire escape, the top landing of which extends along the upper edge of the pent roof.

A poured concrete well houses a straight run of stairs that are located adjacent to the bump-out. A railing is located along the west with a steel handrail mounted to the bump-out on the east.

The *west bay (Bay 5)* is brick clad with half-timbering confined to the very peak of the gable-end. Random ashlar from the west elevation wraps some two-feet around the southwest corner to the south elevation. Bay 5 lacks windows. Rather, the bay provides emergency egress with solid, flush panel doors at floors one, two, and three connected by an exterior, switchback, iron fire escape. At the third floor, the fire escape extends from the third-floor landing to fourth-floor in Bay 4.

East Elevation

The east elevation is defined by its red brick cladding (grade to eave) and limited use of ashlar details. In contrast to the west elevation, the east lacks a gable-end. Rather, the elevation is terminated by the eave line of the intersecting gable form of the Bay 1 façade.

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As noted, the entire elevation is clad in red brick, the material here being typical in form, color, bond, mortar, and joints of that previously described. The masonry is in very good condition with no significant evidence of deterioration.

Due to the sloping site, basement windows are above grade on this elevation. Two windows are located approximately eight-feet apart. Both openings feature a turned brick sill and lintel. Both windows are non-POS windows with double-hung sash. The first-floor features a grouping of three windows with a common cast stone sill and lintel. The windows are separated by a single row of ashlar block with staggered blocks abutting the out edge of the opening. Non-POS windows are double-hung with a six-over-twelve light configuration. The second-floor has two windows set approximately four-feet apart and aligned with the first-floor windows. Each opening has a cast stone sill and lintel and random ashlar blocks on the outer edges.

In summary, the secondary elevations retain a very good level of historic integrity specific to the period of significance. Alterations are limited to replacement of windows with period sympathetic versions and the three-story circulation tower on the south elevation. The adverse impact of the 1999 stair tower addition is minimized by its careful design, which integrated the addition in the existing building form and reiterated finishes. The addition remains discernible from the original building, particularly when compared with historic images and its location on the rear minimizes its impact on the historic character of the building as a whole.

*Interior*

The fraternity house interior is arranged with communal spaces on the first floor, study rooms and cold air dormitories on the upper stories, and the basement accommodating the mechanical plant, a graduate student apartment, the "smoker" and ritual room, and two study rooms.

The *first-floor plan* includes a vaulted entry hall, a large living room, a large dining room with adjacent kitchen, a library-trophy room with adjacent restroom, one study room, and short corridor to the rear staircase (1999 addition).

The entry hall is the transitional space between the primary entrance on the south and the adjacent first-floor spaces. The entry hall features a vaulted ceiling, tile floor, and large arched openings on the east and west. A smaller Gothic arch opening on the south opens to a short corridor for access to spaces on the rear of the building.

The large living room occupies the east end of the first-floor. The space is defined by its wood-beam ceiling, oak flooring, abundant millwork, and large stone fireplace bearing the chapter shield. Beams are original to the living room, but they were modified in 1999 to accommodate sprinkler lines. The floors, millwork, and fireplace are original.

East of the entry hall is the library-trophy room with ladies' restroom adjacent. When constructed in 1928, the space housed the dining room. When remodeled in 1963, the space was sub-divided to include the restroom and storage space and the dining room was relocated to the addition. The space was again remodeled in 1999. The existing finishes are non-POS.

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The large, 1963 dining room occupies the west end of the first-floor. The room has a perimeter soffit that accommodates mechanical and sprinkler runs. The floor is vinyl tile and the ceiling and the walls are painted drywall. Generally, the dining room is functional in character.

The kitchen is located on the south, west of the rear stair tower. The kitchen was moved from the basement in 1999 and now occupies the space that originally housed a card room, a restroom, and a pantry. Today, the kitchen is a purely functional space with 6-inch tile floors and painted drywall ceiling and walls.

To the east of the stair tower is a study room with adjacent restroom. Originally the guest room (with a private bath), it was soon put to use as the house mother's room. The bathroom was reconfigured in 1999. Finishes date to that era.

The 1999 south stair tower houses a switchback steel staircase that extends from first through fourth floor. The staircase is sympathetic to the historic building, with simple balustrade details and wood handrail. The treads are covered in textured rubber. The walls are painted drywall and landings have vinyl tile flooring.

The *upper stories* of the fraternity house are similar in form and character. The second- and third-floor plans are identical. Both floors feature a corridor lined by study rooms with a large, cold air dormitory on the west end.<sup>5</sup> A communal bathroom is located on the south side of the corridor, near center. Smaller in square footage, the fourth-floor corridor is single-loaded. A communal restroom and study rooms line the south side of the corridor with a smaller version of a cold air dormitory on the west end.

Study rooms are similar in character (space and absent design details), but vary in shape and size depending on location (some respond in form to roof lines). All include small built-in closet units. The cold air dormitories are likewise absent design character; they are essentially oversized versions of the study rooms, with variations in ceiling form due to roof pitches.

The upper story walls and ceilings are painted drywall (replaced in 1999) and floors are industrial-type carpet. Millwork lacks a profile and is painted. The sole variation in finishes is found in the communal restrooms (complete with stalls, long counters with sinks, and showers), which have terrazzo floors and ceramic tile walls. All finishes are non-period of significance.

The building's basement houses a large mechanical room, a large chapter room with adjacent paraphernalia storage room, apartment (originally the kitchen and cook's room), and study rooms. The basement spaces are generally characterized as a low-level finish: the study rooms and apartment are similar in character to those of the upper stories; the mechanical and storage rooms are function and unfinished; and the chapter room is function with a minimum of finish (painted walls). Throughout, floors are poured concrete, with contemporary overlays (e.g. carpet or vinyl tile) in the study rooms and the apartment. Terrazzo floors are retained in the hallways. Walls are commonly drywall with painted concrete block in the hallways and the large chapter room.

<sup>5</sup> Cold air dormitories were, for many years, in common use at Greek houses. The rooms, which were large and housed bunk beds for the residents, were unheated to promote healthy living; a notion that came out of the tuberculosis era of the early 20<sup>th</sup> century. The smaller rooms on the upper floors, while designed for the purpose of study, are common used as sleeping spaces with the idea of the cold air dormitory having long since lost its appeal.

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The chapter room is located at the east end of the basement. The large, L-shaped room is accessed by-way-of a long hallway. As noted, the room (and hallway) have unfinished, poured concrete floors and painted, concrete block walls. The ceiling is exposed concrete beams, painted. A paraphernalia storage room is located adjacent on the south; it is likewise finished. The chapter room is the most historically significant of the basement spaces as the main gathering place for the chapter members. Historically, the room was used as a game room and a place to smoke. Initiation rituals also occurred in the large room and adjacent paraphernalia room.

Additional Changes to the Fraternity House After 1963

Documented changes to the Pi Kappa Alpha Fraternity house made in the decades after the 1963 addition include a project in the 1970s that remodeled the library by adding wood paneling and built-in book and trophy cabinets. Although not thoroughly documented, cosmetic upgrades (paint, furnishings, etc.) were undoubtedly a common occurrence.

As noted, the chapter undertook a major renovation project in 1999 that included:

- Expansion of the rear stairwell, including replacement of the original staircase
- First-floor
  - Relocation of the kitchen from the basement to the first-floor
  - Wrapping of living room ceiling beams in wood to create a cavity for sprinkler and conduit
  - Replacement of some upper sash
  - Refinishing of some wood
  - Replacement of 1970s cabinetry in the library
- Basement
  - Planned for a new basement level emergency exit on the south
  - Modification of basement floor plan to create addition living-study room where kitchen had been located
- Upper floors
  - Replaced existing corridor drywall with thicker gyp. board over plywood (to limit propensity for damage)
  - Replaced dropped drywall ceiling and corridor ductwork with system and dropped drywall ceiling

Integrity Discussion

The Pi Kappa Alpha Fraternity house retains a generally very good level of historic integrity as it relates to all seven aspects of integrity: location, setting, association, design, workmanship, materials, and feeling.

Because the resource remains on its original site, the level of integrity as it relates to *location* is high.

Retention of the primary associated roadway (Lincoln Highway) amid buildings representative of the evolution of the area contributes to integrity of *setting*. Of particular significance is the character established by the adjacency of the Greek houses that grew up along Lincoln Way and in the block immediately south of Pi Kappa

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Alpha as the concentration of these properties created a character driven by the size, orientation, and stylistic character of the setting. The adjacency of the Iowa State Campus with historic dormitories located immediately north across Lincoln Way also contributes to integrity of setting, which is considered high.

The adjacency of the Iowa State University campus and other Greek houses also contributes to a high level of integrity of *association*.

Integrity of *design and materials* specific to the building exterior are very good with all stylistic defining elements retained including stone and brick cladding, half-timbering, Tudor arches, and asymmetry. Replacement of the original windows, replacement of the original wood shingle roof, and the 1999 rear stair tower impact integrity of design and materials. However, the replacement windows are sympathetic to the originals, the wood shingle roof outlived its lifespan, and the carefully designed stair tower is located on the rear. With these considerations, the adverse impact to integrity of design and materials is minimized.

Integrity of *design and materials* specific to the building interior is fair. Multiple renovations have only minimally altered floor plans, but few materials dating to the period of significance are retained. Because the basement and upper stories were historically spare in character related to both design and materials, the loss of materials and alteration of plans is less impactful. However, the first-floor living room and original dining room (now library-trophy room) have been modified in a way that makes distinguishing the original features difficult. Though sympathetic in character, most of the finish post-date the period of significance.

Integrity of *workmanship* is specific to the exterior masonry, where it remains high on both the 1928 building and the 1963 addition.

The Pi Kappa Alpha Fraternity retains a very good level of integrity as it relates to *feeling*. A fraternity alumnus would readily recognize the house today and find many youthful memories alive in the place.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ 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 old or achieving significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions.)

SOCIAL HISTORY

### Period of Significance

1928-1963

### Significant Dates

1928

1963

### Significant Person

(Complete only if Criterion B is marked above.)

### Cultural Affiliation (if applicable)

### Architect/Builder

Vorse, Kraetsch & Kraetsch

Cole, Ben J.

Emery, Amos



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### Statement of Significance

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Pi Kappa Alpha Fraternity house is eligible for listing on the National Register of Historic Places under Criterion A. The resource is locally significant in association with the history of the Greek system at Iowa State University.

Although the Pi Kappa Alpha Fraternity house is an excellent and reasonably well-preserved example of the Tudor Revival Style executed in a property associated with the Greek system, historic integrity on the interior (particularly related to finishes) is insufficient to make a case for registration under Criterion C.

The Period of Significance of 1928-1963 embraces construction of the building through completion of the large addition. The period is characterized by increases in the student population at Iowa State University, which led to increases in Pi Kappa Alpha membership and resulted in the expansion of the fraternity's place within the history of the Iowa State Greek system. Further, the increasing membership directly provided the impetus for construction of both the 1928 building and the 1963 addition.

The case for listing on the National Register of Historic Places follows upon the work completed over the course of several years in the early 2000s, when a series of evaluation projects was completed in Ames, Iowa by public historian, William C. Page. That work resulted in the successful registration of the National Register of Historic Places Multiple Property Listing (MPL), *A Home for Science and Technology: Ames, Iowa, 1864-1941* (2003) and a draft MPL, *Fourth Ward, Ames, Iowa* (2006). The 2003 listing provided a very thorough examination of the establishment and subsequent growth and development of town and university and laid-out a broad range of historic contexts within which the historic resources of Ames should be evaluated for National Register of Historic Places eligibility.

The 2006 draft MPL entitled "Ames Fourth Ward" amended the 2003 MPL and specifically developed the context for evaluating resources of the Greek system. Referred to as "Addresses for Greek Letters: Fraternity and Sorority Architecture, circa 1910-1941", Page noted the significance of the property type as "an important collective resource" that "comprise a distinct property type, notable for large size and ambitious architectural design".<sup>6</sup> As delineated by Page, resources associated with the Greek system at Iowa State University are considered eligible for listing on the National Register of Historic Places under Criterion A if "directly associated with Greek letter societies, and/or their organizational culture, practices, and effects." Regarding integrity considerations, Page notes that the resource should retain most of the characteristics that convey a sense of time and place associated with the building's function as a Greek letter property.

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<sup>6</sup> William C. Page, "A Home for Science and Technology, Ames, Iowa: 1864-1941," Multiple Property Documentation Form, 2003: E-118.

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**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

(Iowa SHPO Additional Instructions: For properties not nominated under Criterion D, include a statement about whether any archaeological remains within or beyond the footprint of the property were assessed as part of this nomination under the subheading **Archaeological Assessment**.)

Historic Context

When established in 1869, the Iowa State Agricultural College (now, Iowa State University) was located at some distance from the young community of Ames. As a result, the university supplied housing for its students. The establishment of fraternities and sororities played a minor role in the school's early extracurricular activities, which centered on intellectual activities such as debates and writing. The exclusive nature of the Greek system was seen by many students as contrary to the democratic ideals fostered by the university. By the 1880s, one fraternity and two sororities had been established.<sup>7</sup>

The end of the 19<sup>th</sup> century marks the increasing popularity of fraternities and sororities on campuses across the country.<sup>8</sup> At Iowa State, with their air of exclusivity and secrecy, the Greek organizations existed under a cloud of suspicion and distrust by students and university leadership, with periodic conflicts occurring in the late-19<sup>th</sup> century. The death of President William M. Beardshear in 1902, who sought to dissolve the university fraternities, coincided with a growing need for student housing and led to the lifting of previous tensions. After that time, the Greek letter societies became a recognized part of the college community. This shift resulted in a growing membership and a need for the Greek system to provide housing for their members. The loss of "Old Main" to fires in 1900 and 1902 only added to the need to expand housing opportunities for students.<sup>9</sup>

Initially, some Greeks on the campus of Iowa State established their chapter houses in the residential area immediately west of the university campus. However, due to the inadequate development of infrastructure in that area, few made that choice. The residential area around the Ames downtown also drew some chapter houses that found the proximity to services, commerce, entertainment, and churches were advantageous; the residential neighborhood also had many large-scale houses that could be used as chapter houses. With a steam-driven motor line connecting the neighborhood with campus, the many advantages of the downtown residential neighborhood overcame the lack of proximity to campus.<sup>10</sup>

The settlement patterns for chapter houses began to change in the years immediately preceding the First World War with a growing number of Greek houses established on Hyland and Sheldon avenues in West Ames. Although few chapters houses remain in the area west of campus today, some of the buildings in which they were housed are retained. Portions of Lincoln Way and streets connecting from that roadway to the south also emerged as popular locations for fraternities and sororities. The first chapter house for Pi Kappa Alpha (located on the site of the present fraternity house) was among those fraternities to establish themselves on Lincoln Way; the house opened in 1913.<sup>11</sup>

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<sup>7</sup> William C. Page, "A Home for Science and Technology, Ames, Iowa: 1864-1941," Multiple Property Documentation Form, 2003: E-118.

<sup>8</sup> Ibid., E-120.

<sup>9</sup> Ibid., E-119.

<sup>10</sup> Ibid., E-120.

<sup>11</sup> Ibid.

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Regardless of where they chose to locate, when establishing themselves Greek societies made a variety of choices for their houses. Some chapters bought or leased existing buildings including large, single-family houses that were modified to Greek use. A number of properties in the residential neighborhood adjacent to the downtown have been identified as examples of that pattern. Other Greek societies had new buildings constructed.

While the country's entrance into World War I curtailed new construction, its end marked a new era in Greek life at Iowa State. Increased student enrollment resulted in growth in the Greek system, which supported the construction of new chapter houses.<sup>12</sup> The land along Lincoln Way was recognized as desirable by Greek organizations prior to the war. In 1914, two sites along the roadway were advertised as "the most desirable building site in the City of Ames ... ideal for Fraternity or Sorority houses".<sup>13</sup>

With the land south of Lincoln Way open for development, the post-war boom in student population resulted in construction of a number of Greek houses in that area. As noted by Page, "Greek Letter organizations are social creatures and typically enjoy proximity to one another". As a result, the availability of sites along and immediately south of Lincoln Way and the rising numbers of students created an enclave of Greek chapters houses in the area that became known as College Heights. The area, comprised of three distinct clusters of buildings (the majority of which were Greek houses) was bounded by Lynn Avenue, Lincoln Way, Beech Avenue, Knapp Street, and Greeley Street. The clusters included a group that formed along Ash Avenue, which became known as "fraternity row"; one in the vicinity of Sunset Drive, which became known as "sorority circle"; and the third, which grew up along the south side of Lincoln Way.<sup>14</sup>

The scale of the lots in the area supported construction of large-scale chapter houses, most of which were built with quality materials and designed by professional, often well-known, architects. Amos Emery, a Des Moines architect, is credited with the design of a number of fraternities and sororities at Iowa State in the 1920s-1930s, including Alpha Delta Pi Sorority, Chi Omega Sorority, Kappa Sigma Fraternity, and Sigma Phi Epsilon Fraternity (among others). The house designs (those by Emery and others) represented a range of architectural styles including Beaux-Arts, Colonial Revival, Tudor Revival, and Collegiate Gothic.<sup>15</sup> The 1928 construction of the new Pi Kappa Alpha house represents the skilled design and execution of a High-Style Tudor Revival building by Des Moines architects, Vorse, Kraetsch & Kraetsch.

The Depression years saw design and construction of Greek houses halted. The outbreak of World War II sent many fraternity brothers off to war, limiting campus activities of the Greeks. Pi Kappa Alpha (and, undoubtedly other societies) opened their house for use by the American military.

As was true at the end of the First World War, the student population rose dramatically with the close of World War II. While Page's multiple property documentation context terminates with the outbreak of war in 1941 (as he notes, "marking a convenient close to the period of significance"), the Greek system continued to be an

<sup>12</sup> William C. Page, "Fourth Ward, Ames, Iowa," National Register of Historic Places, 2006: E-85.

<sup>13</sup> *Iowa State Student*, December 3, 1914 as quoted in Page: E-86.

<sup>14</sup> Page, "A Home for Science and Technology, Ames, Iowa: 1864-1941," Multiple Property Documentation Form, 2003: E-121.

<sup>15</sup> William C. Page, "A Home for Science and Technology, Ames, Iowa: 1864-1941," Multiple Property Documentation Form, 2003: E-121.

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important element of campus life for the decades that followed. The 1963 addition to the Pi Kappa Alpha house is an indication of the continued vitality of the Greek system at Iowa State University.

Historical Background: Pi Kappa Alpha at Iowa State University

The Alpha Phi chapter of the Pi Kappa Alpha Fraternity was established at Iowa State University on Feb. 21, 1913. The chapter evolved from the local Gamma Theta Fraternity, which was organized in January of 1909; Gamma Theta was then absorbed by Pi Kappa Alpha. The first regular meeting of the new established chapter was held on Feb. 22, 1913 with sixteen charter members. At this time, the fraternity was located in a two-story, wood-frame house located on the site of the present fraternity house. Little is known about the history of the original house, but its exterior character indicates it was likely constructed as a single-family dwelling and altered to accommodate the fraternity. Pi Kappa Alpha membership grew in the years to follow, with some thirty-three members (existing and pledges) recorded during the 1916-1917 school year. That trajectory changed during the summer of 1918, when the U.S. government commandeered the house (along with all of the Greek fraternity houses) for use as barracks for the Student Army Training Corps (SATC). Those members who returned to campus in the fall of 1918 were housed at locations spread across the campus and without their own house, fraternity meetings and gatherings were largely halted. Armistice Day brought the disbanding of the SATC and the resumption of a regular routine at Pi Kappa Alpha with twenty-two active members and an additional eight initiated in the spring of 1919.<sup>16</sup>

Consideration of a replacement for the 1913 era fraternity house seeps into the chapter's annual summaries in the early 1920s. It was noted in 1921 that the house was painted, though it was determined that "One coat was decided on as being sufficient in view of the fact that we expect to build in the near future". In 1923 the members agreed that "only the interior of the house should be repaired. The outside still looks well enough with a new house in sight in a short time." Apparently, insufficient progress occurred because in 1924 the renovations of the interior were completed.<sup>17</sup>

A fire in the chapter house in the spring of 1926 appears to have been the precipitating factor in moving along construction of the new chapter house. Damage to the house was significant enough that the members were housed in temporary quarters for the fall 1926 quarter. Notes from the annual summary indicate that the initial intent was to build on another site, but by the spring of 1927, the original chapter house had been demolished and construction of the new house was underway.<sup>18</sup>

A newspaper article (uncited) appeared in the spring of 1927 and featured an architect's rendering of the new fraternity house. The following description accompanied the rendering:

"The house will be of Old English type of architecture, this style to be carried out in the interior decorations and the furnishings also. It will have three stories and a basement and will be 81-feet wide and 54-feet deep. The outside walls are to be made of 40-percent cut stone, 40-percent rough stone, and 20-percent worn paving bricks. The upper portion will be of half-timber and stucco construction,

<sup>16</sup> Special Collections, Iowa State University, Box 1, RS 22/11/2/30.

<sup>17</sup> Ibid.

<sup>18</sup> Ibid.

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while the roof will be of six shades of wood shingles. In the basement will be a large chapter room with a raised platform, a fireplace at one side and a fireproof storage vault adjoining. On the first floor there will be a large living room and a dining room. Between these, but connected by 10-foot stone archways, will be the entrance hall. The back part of the first floor will contain the guest's suite, the serving room, a lounge room and the stairway to the second floor. Two coat rooms and a phone booth will also be on this floor and at the north end of the living room will be a large stone fireplace. A dormitory and a bath and shower room are to be provided on each of the two upper floors, and study rooms to accommodate 36 men."<sup>19</sup>

Plans (attached) for the new fraternity house were prepared by the Des Moines architectural firm of Vorse, Kraetsch & Kraetsch. The firm is recognized in the city of Des Moines for their designs of large-scale, single-family residences with a number of significant examples of Tudor Revival style houses built in the Linden Heights neighborhood south of Grand Avenue. The firm applied their highly developed sense of the characteristics of the Tudor Revival to other Des Moines property types, including the apartment complex now referred to as The Grand Trees (NRHP, 2021).

The fall semester of 1927 saw the first use of the new house. In preparation for the arrival of the residents, the active members arrived two weeks before the start of the fall term to prepare the house for the fall rushing season. Throughout that school year, the members continued work on the chapter grounds by sowing grass in the front yard, widening the driveway, and disposing of rubbish left behind by the contractors. Landscaping plans were being prepared to supplement their efforts. Subsequent school years brought additional projects aimed at beautifying the property. Such projects included grading, seeding the yard, driveway repair, and planting of trees and shrubbery.<sup>20</sup>

America's entry into World War II signaled the next major shift in life at Pi Kappa Alpha. On June 7, 1943 the "Alpha Phi [chapter of Pi Kappa Alpha] went to war on a full scale". To that end, the chapter house was turned over to the Army for use as a barracks. Eighteen chapter members joined the Army, leaving only eight civilian chapter members on campus. As was true during the era of the First World War, the closing of the chapter house curtailed formal meetings; informal meetings were held bi-monthly throughout the summer and succeeding school year. With the war years behind them, the chapter "redecorated the living room and dining room." Their work was cosmetic in nature and included fresh paint, new drapes, some furnishings, and new light fixtures.<sup>21</sup> Chapter life returned to pre-war norms, though the loss of life and the pain of those years surely took a toll on the men.

In May of 1962, the issue of expanding the building was under discussion by the chapter. In a letter to chapter members, the case for building an addition was made noting that the original house was designed to accommodate "30 men, a cook, a maid, and a guest ... the use of a maid was subsequently abandoned, but the guest room was made available to a housemother." As demands for membership grew, the room intended for a library and card room was converted to a study room for three, the maid's room was used as a study for two, the coal room as a study for three, and (in warm weather) the trunk room was used as a study for four. These

<sup>19</sup> "Pi Kappa Alpha to Build on Lincoln Way," Newspaper uncited, May [?], 1927.

<sup>20</sup> Special Collections, Iowa State University, Box 1, RS 22/11/2/30.

<sup>21</sup> Ibid.

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changes increased the house capacity to 38 in the cold months and 42 when weather allowed. Further shuffling involving the addition of study tables in some of the larger rooms, allowed the fraternity to house up to 50.<sup>22</sup>

The letter goes on to note that since the reoccupation of the house after World War II, it had been filled to capacity during most school years. As a result, the members lack adequate space and recruitment of new members is hindered. The inability to expand the number of members adversely impacted the Chapter's financial operation. With fixed overhead cost increasing many times over, the ability to expand membership was critical to long-term viability. Competition with the other Iowa State fraternities for new members was also a factor in making a case for construction of an addition.<sup>23</sup>

When making the case, the Pi Kappa Alpha Union treasurer noted that a \$35,000 loan had been secured. The assumption of debt to building the addition was a consideration in the decision to build the addition with the position taken that assumption of such loans was not uncommon for fraternity house, with a track record for relieving the debt in a timely manner.<sup>24</sup>

With the addition and remodeling of the existing house, the chapter would provide "adequate study and sleeping space for [up to] 77 men, a cook and housemother." A minimum of 60 resident members would be sufficient to remain economically sound. The addition would also provide a big dining room, "also suitable for social functions", a large chapter room (to be used as a lounge), and a recreational space for pool and cards. The old dining room was to be converted to a library and trophy room, with a storage space and a ladies' restroom. Cost of the addition was estimated at \$125,000 with bids to be received on May 22, 1962.<sup>25</sup> As the drawings (attached) indicate, with few exceptions (e.g., 1993 south stairwell addition), the existing floor plan remains representative of the 1962 post-addition floor plan (with the related modifications of the original building that were completed concurrent to the addition).

The addition design plans were prepared by the Des Moines firm of Amos Emery and Associates, which is responsible for the greatest number of Greek society buildings on the campus of Iowa State University. The firm is responsible for Alpha Delta Pi Sorority, Sigma Kappa Sorority, Chi Omega Sorority, Kappa Sigma Fraternity, and Sigma Phi Epsilon Fraternity.<sup>26</sup> In addition to creating the interior spaces required by the chapter in order to expand their capacity, Emery designed an exterior that relied on the form, proportions, and materials established by Vorse, Kraetsch & Kraetsch for the original 1928 building.<sup>27</sup>

Through the years to follow, the annual summaries of life at Pi Kappa Alpha document the many activities in which the chapter members were engaged, either collectively or individually. With regularity, members excelled in academics, athletics, and other campus pursuits and those accomplishments were shared by the entire fraternity. The expanded residence did indeed support an increase in membership and made regular use of the new spaces created in the addition to host gatherings and events such as dinners and dances. As planned, the first-floor dining area was easily transformed to accommodate these types of events.

<sup>22</sup> Letter from Herbert Miller, Secretary Treasurer, Pi Kappa Alpha Union, May 10, 1962. Iowa State University Special Collections  
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<sup>23</sup> Ibid.

<sup>24</sup> Ibid.

<sup>25</sup> Ibid.

<sup>26</sup> William C. Page, "Ames Fourth Ward Survey," National Register of Historic Places: E-163.

<sup>27</sup> Ibid.

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Pi Kappa Alpha continued to function as a member of the Iowa State University Greek system, though the chapter struggled with periods of declining membership and, most challenging, violations that saw their charter suspended. The house has been vacant since the most recent of those violations in 2017. The Pi Kappa Alpha union and alumnus are working to return viability to the property; their desire is to re-establish the Pi Kappa Alpha Fraternity to its place as an important component of the university and contributing partner in the Greek life.

Historical Background: The Architectural Legacy of Vorse, Kraetsch & Kraetsch

Over the course of some 40-years, the firm of Kraetsch & Kraetsch/Vorse, Kraetsch & Kraetsch created a wide body of work, contributing significantly to the architectural character of Iowa's built environment. The firm became best-known for single-family residential design in the city of Des Moines with multiple properties in the Linden Heights neighborhood (and other neighborhoods of a similar socio-economic class) representative of the firm's skill in interpreting popular styles to comfortable family living for some of the city's most prominent citizens. The firm's most significant residential design is certainly the 1937 Earl Butler House, which was named one of Iowa's 50 most significant 20<sup>th</sup> century buildings. The design represents the firm's ability to tap into a period style and to elevate the tenets of that style.

In addition to its focus on single family residential design, the firm is responsible for important commercial and religious buildings; the Commonwealth Building/Capitol Theatre being significant among the commercial commissions and the Second Church of Christ Scientist representing the firm's religious commissions. Both of those buildings are non-extant. Grace Methodist Episcopal Church (1926) is an extant example of the firm's designs for religious buildings. The 1918 Municipal Court and Public Safety Building (extant) stands as the most significant governmental commission.

Although the vast majority of known commissions are located in Des Moines, the firm did extend their work to other communities; this appears to be particularly true of movie theaters, which were a significant portion of their portfolio in the period from ca.1915-1923. In addition to the Capitol Theatre, the Royal Theater, the Family Theater, and the Rialto Theater in Des Moines, Vorse, Kraetsch & Kraetsch completed the designs for the Englert Theatre (remodel) in Iowa City, and the Rivola Theatre in Oskaloosa. Most relevant to the present nomination for the Pi Kappa Alpha Fraternity house, the firm is credited with the design of the 1929 Sigma Alpha Epsilon Fraternity and the former Phi Delta Theta Sorority (1915).

The design work of Vorse, Kraetsch & Kraetsch has been recognized by the listing of at least ten buildings on the National Register of Historic Places (either individually or as contributing resources to an historic district). The registered buildings represent a variety of property types including single-family residences, apartment buildings, and commercial buildings.

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Archaeological Assessment

The potential for any prehistoric or historic archaeological remains within or beyond the footprint of the property was not assessed as part of the present National Register nomination. Before proceeding with any future development, an archeological assessment should be considered.



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## 9. Major Bibliographical References

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**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Page, William C. "A Home for Science and Technology: Ames, Iowa, 1864-1941". National Register of Historic Places Multiple Property Documentation Form, 2003.

Page, William C. "Fourth Ward, Ames, Iowa". Draft, National Register of Historic Places Multiple Property Documentation Form, 2006.

Reel, Jerome V. *The Oak: A History of Pi Kappa Alpha*. 6<sup>th</sup> Ed. The Pi Kappa Alpha Fraternity, 2011.

### Archives

Iowa State University. Special Collections. Pi Kappa Alpha Records (RS 22/11/2/30).

Alpha Phi Chapter, Pi Kappa Alpha. Chapter records, 1914-1999.

Historic photographs.

Design drawings: 1963 and 1999

Annual reports.

Miscellaneous correspondence.

Chapter scrapbook

Partially cited newspaper clipping. "Pi Kappa Alpha to Build on Lincoln Way." May, 1927.

Miscellaneous news articles from *Shield and Diamond*.

### Newspapers

*Ames Daily Tribune*. "Ames Building Permits." May 06, 1930.

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**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 #   
☐ recorded by Historic American Landscape Survey #

**Primary location of additional data:**

☐ State Historic Preservation Office  
☐ Other State Agency  
☐ Federal Agency  
☐ Local Government  
☐ University  
☐ Other  
☐ Name of repository:

**Historic Resources Survey Number (if assigned):**

**10. Geographical Data**

**Acreage of Property**  1.12-acres

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates**

Datum if other than WGS84:   
(enter coordinates to 6 decimal places)

1	<input type="text"/> 42.02224	<input type="text"/> -93.64029	3	<input type="text"/>	<input type="text"/>
	Latitude	Longitude		Latitude	Longitude
2	<input type="text"/>	<input type="text"/>	4	<input type="text"/>	<input type="text"/>
	Latitude	Longitude		Latitude	Longitude

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

The property is bounded by the public right-of-way adjacent to Lincoln Way on the north, and the current legal boundaries on the east, south, and west. The boundaries include the original parcel, which now includes unpaved parking areas on the west and the south.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries, which follow those of the legal parcel, embrace the whole of the historic parcel. All aspects of the property grounds are historically associated with the function of the building and are relevant to the case for significance because the exterior functions (e.g., parking and outdoor activities) are specific to the occupation of the building itself.

**11. Form Prepared By**

name/title Alexa McDowell/Architectural Historian date 05/25/2021  
organization A.KAY Consulting telephone 515-491-5432  
street & number 526 40<sup>th</sup> Street email akaymcd@hotmail.com  
city or town Des Moines state IA zip code 50312

**Additional Documentation**

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Key all photographs to this map and insert immediately after the photo log and before the list of figures).

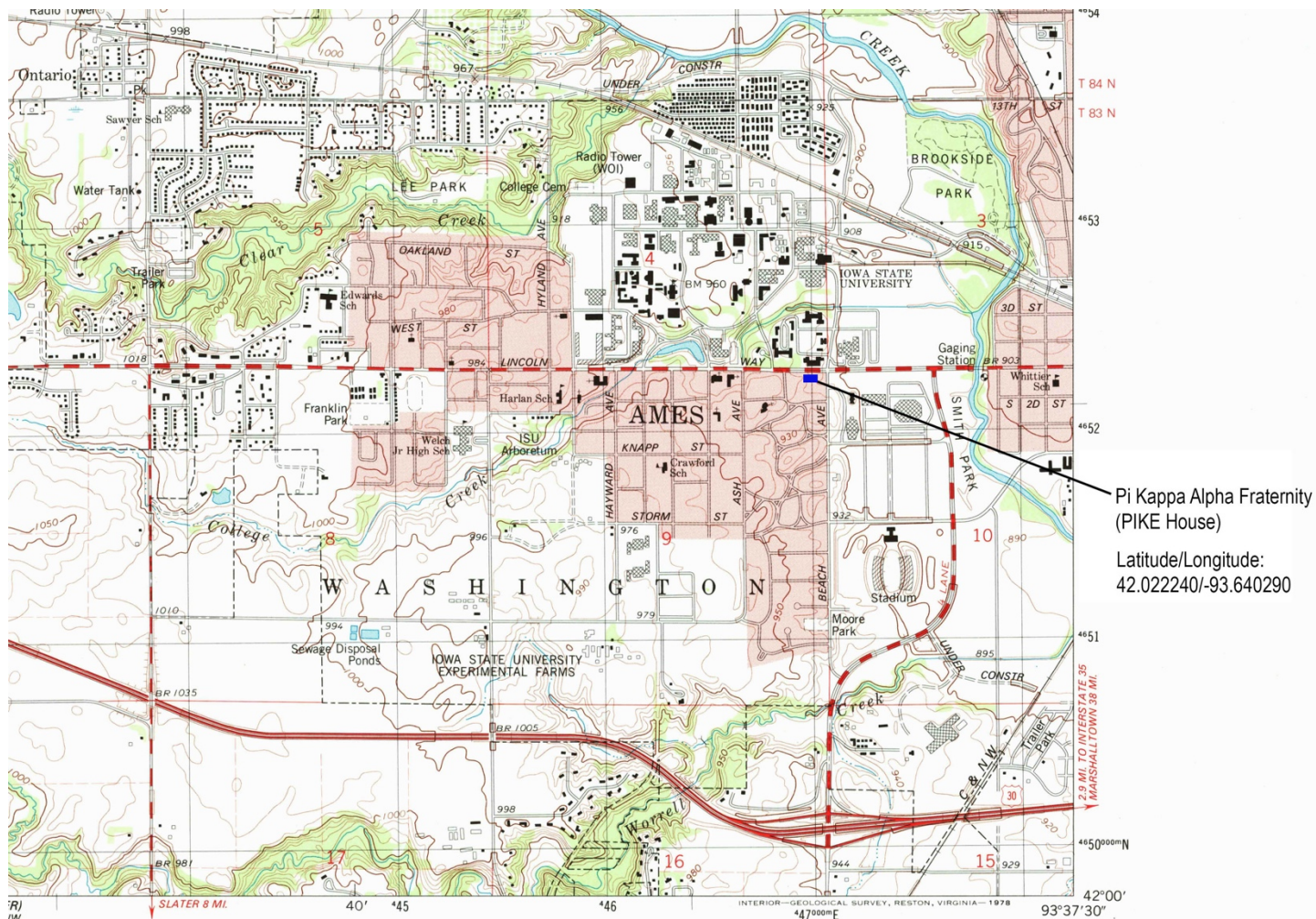
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**Figure 01.** USGS 7.5 Minute Topographic Map – Ames West Quad - 1975



(Source: <https://store.usgs.gov/product/52963>. Retrieved 05/21/2021.)



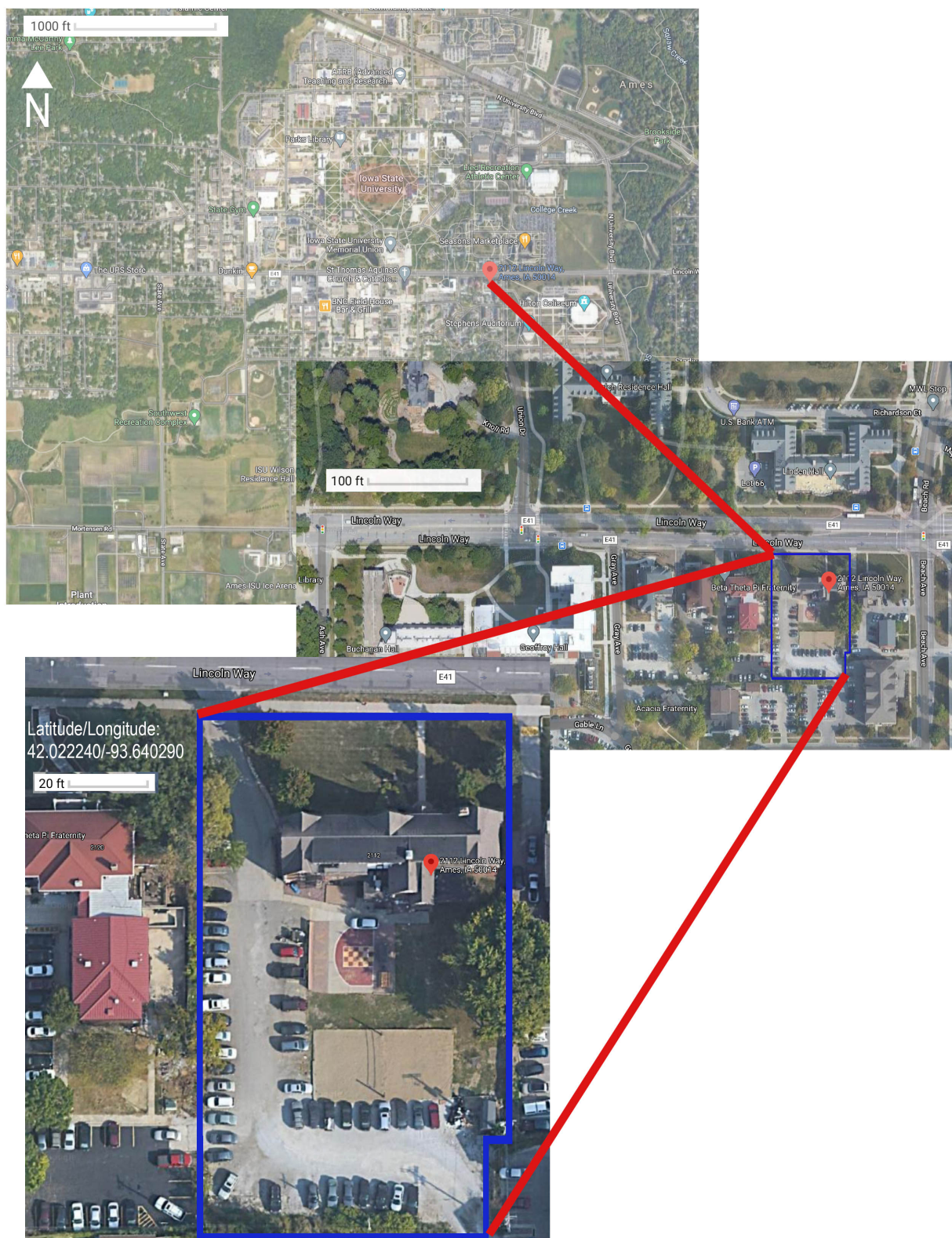
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**Figure 02. Aerial Locator Map – 2021**



(Source: <https://maps.google.com>. Base map retrieved 05/21/2021.)

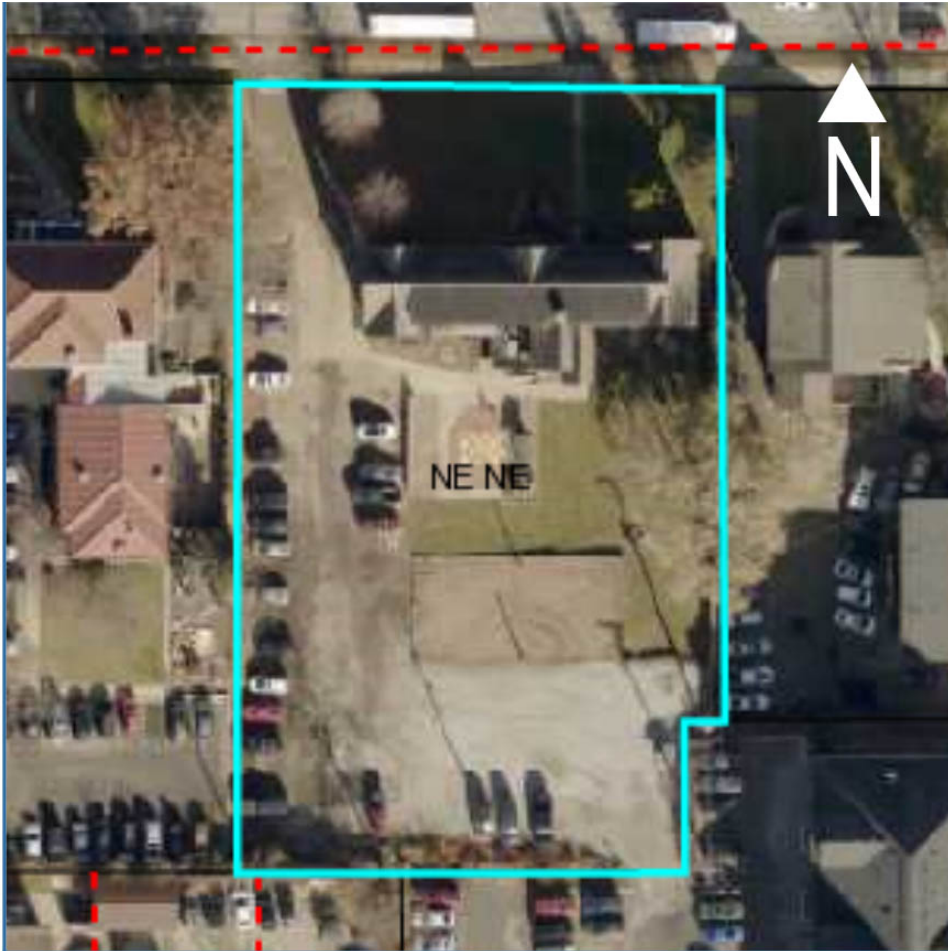
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**Figure 03.** Assessor's Parcel Map – 2021



(Source: <https://beacon.schneidercorp.com/Application.aspx?AppID=165&LayerID=2145&PageTypeID=4&PageID=1108&Q=1293974434&KeyValue=0909226035>. Retrieved 05/21/2021.)

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### Photographs:

Submit clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

### Photo Log

**Name of Property:** Pi Kappa Alpha Fraternity House

**City or Vicinity:** Ames

**County:** Story **State:** IA

**Photographer:** Alexa McDowell

**Date Photographed:** March 11, 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 23: Site view: Looking SE along Lincoln Way
- Photo 2 of 23: Exterior: Façade (north), looking south across Lincoln Way
- Photo 3 of 23: Exterior: Rear (south) elevation, look north
- Photo 4 of 23: Exterior Detail: Half-timbering of façade
- Photo 5 of 23: Exterior Detail: Stone and brick work
- Photo 6 of 23: Exterior Detail: Stone and brick work
- Photo 7 of 23: Exterior Detail: Brick work
- Photo 8 of 23: Exterior Detail: Stone work around windows
- Photo 9 of 23: Exterior Detail: North porch and primary entrance
- Photo 10 of 23: Interior: Entrance vestibule, looking south
- Photo 11 of 23: Interior: Entrance vestibule, vaulted ceiling
- Photo 12 of 23: Interior: Living room, looking NE
- Photo 13 of 23: Interior: Living room fireplace
- Photo 14 of 23: Interior: Living room fireplace, stone detail with fraternity shield
- Photo 15 of 23: Interior: Living room, looking west
- Photo 16 of 23: Interior: Library, looking west
- Photo 17 of 23: Interior: Dining hall, looking west
- Photo 18 of 23: Interior: Second-floor corridor, looking west (typical of upper stories)
- Photo 19 of 23: Interior: Second-floor Study Room (typical of study rooms), looking SE
- Photo 20 of 23: Interior: Second-floor Study Room (typical of study rooms), looking west
- Photo 21 of 23: Interior: Third-floor Cold Dorm (typical of cold dorms), looking west
- Photo 22 of 23: Interior: Third-floor Cold Dorm (typical of cold dorms), looking NE
- Photo 23 of 23: Interior: Basement, "The Smoker"(game room), looking west

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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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.