United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

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1. Name of Property

Historic name: Phi Gamma Delta House
Other names/site number: _____
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 79 College Avenue
City or town: Orono State: Maine County: Penobscot
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x nomination _____request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets _____does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

_____ national **_____ statewide** **x local**

Applicable National Register Criteria:

x A **_____ B** **x C** **_____ D**

Sara J. [illegible] SHPO 2/26/13
Signature of certifying official/Title: **Date**

MAINE HISTORIC PRESERVATION COMMISSION
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

per Edson H. Beall — 4.16.13

Signature of the Keeper — **Date of Action**

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private	☒
Public – Local	☐
Public – State	☐
Public – Federal	☐

Category of Property

(Check only **one** box.)

Building(s)	☒
District	☐
Site	☐
Structure	☐
Object	☐

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

Contributing	Noncontributing	
1	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	0	Total

Number of contributing resources previously listed in the National Register None.

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6. Function or Use

Historic Functions
(Enter categories from instructions.)
EDUCATION/education-related housing
_____
_____
_____
_____
_____
_____

Current Functions
(Enter categories from instructions.)
EDUCATION/education-related housing
_____
_____
_____
_____
_____

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS: TUDOR REVIVAL

_____
_____
_____
_____
_____
_____

Materials: (enter categories from instructions.)
Principal exterior materials of the property: The Phi Gamma Delta House has brick exterior walls, resting on a concrete foundation, with a slate roof. The windows have granite sills and brick or wood lintels. There is a granite surround on the front entrance, granite cornice returns, and a wood porch on the north façade.

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the 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.)

Summary Paragraph

The Phi Gamma Delta House is located in Orono, Maine, in Penobscot County. It sits in the center of its nearly four-acre lot, with the Stillwater River to its west and College Avenue, a busy thoroughfare, to its east. It is located very close to the University of Maine campus and other fraternity and sorority chapter houses, as well as a residential neighborhood. The house is a six-bay, two and a half story brick Tudor chapter house for the Phi Gamma Delta fraternity. It has the steeply pitched gables, projecting front gable, windows in multiple grouping and with multi-pane glazing that are hallmarks of the style. The interior of the house is organized to accommodate chapter activities and the needs of the fraternity brother who reside there. The spacious living and dining room, as well as the library on the first story and the chapter room in the basement are used for chapter endeavors as well as for residents, while the second story and the attic are used for sleeping quarters for the residents. The Phi Gamma Delta House retains integrity of design, setting, location, feeling, and association. Its integrity of materials and workmanship have been compromised somewhat by the replacement of original glazing

and muntins on the windows and the replacement of an original door on the west (rear) elevation, but these alterations do not prevent the house from conveying its historic significance.

Narrative Description

The Phi Gamma Delta House is located on College Avenue in the Penobscot County town of Orono, the home of the University of Maine. Both the college and the fraternity house are on Marsh Island, which is formed by the Penobscot River on its east and the Stillwater River, a side channel of the Penobscot, on its west. College Avenue, one of Orono's two major arteries, delineates the western boundary of the core campus. The Phi Gamma Delta House is less than a tenth of a mile from one of the main entrances to the university. It is the southernmost of the thirteen fraternity and sorority houses that line the section of College Avenue that is closest to the campus. Its southern boundary abuts a residential neighborhood. The house is located on a nearly four-acre lot between College Avenue and the Stillwater River, sitting about 200 yards back from the road, facing east and looking out over a wide expanse of lawn and a circular drive leading from College Avenue.[1] The rear yard is also grassy, extending approximately 400 feet until it reaches the river. Deciduous trees line both the northern and southern boundaries of the lot and also line the river bank, so the river is not visible from the house. Several deciduous and coniferous trees are immediately adjacent to the house.

The Phi Gamma Delta House is a five-bay, two and a half story brick Tudor fraternity house with a compound slate roof with a steeply-pitched side gable. A steeply pitched asymmetrical projecting gable dominates the facade and a recessed wing is located on its north elevation. The footprint of the house is rectangular, except for the asymmetrical projecting gable on the façade and the north wing, which is set back from the front of the house and projects beyond the exterior wall at the rear of the house (see Figure 1). The house has two brick chimneys: one is located on the east slope of the roof where the north wing projects from the roofline and the other is located on the west slope of the roof behind the southernmost dormer. The slate on the roof is a variegated purple color. The exterior brick walls are in a common bond pattern, with a row of headers directly below the roof line; glazed, rough-cut bricks are scattered throughout the exterior wall of the house, giving it a highly textured appearance. The house rests on a concrete foundation. The house has a wide variety of window shapes and sizes, but all are made of wood with granite sills. With the exception of two windows on the west (rear) elevation, the windows on the first story have wood lintels and the rest have brick lintels. In 1986, all of the original glazing and muntins were replaced with single-pane glass and an applied flat wood muntin grid on the interior of the glass, except for those in the attic, which are vinyl.

The Façade

The façade has four sections: a one-bay section on south end, which is next to a projecting asymmetrical three-bay section with an attached vestibule. North of the projecting

[1] The house actually faces east-northeast, but for the purposes of this registration form, it will be considered to face east.

bay is one-bay section that is flush with the southernmost wall. At the north end of the building is a one-bay, recessed wing (Photograph #1).

The southernmost section of the façade contains two windows, one on each of the first and second stories. The first story contains a set of two wood casement windows topped by transoms. The south casement window of this pair is visually divided into fifteen lights. Another double casement window is on the second story. The top of the window abuts the brick headers underneath the roofline, so it does not have a lintel. Like the window below it, these windows are visually divided into fifteen lights.

The projecting front gable section is asymmetrical, in that the south side of the gable roof is longer than its north side, creating a catslide roofline. The north side of the projecting gable encompasses the roof of the front vestibule of the house, which itself projects beyond the front gable. The roof line of the projecting gable is outlined with copper flashing, a row of brick headers, and a granite cornice return on its south end. The vestibule has a gable front and, like the rest of the building, a slate roof. Like the projecting gable, copper flashing outlines the gable roof of the vestibule, which rests on top of a row of brick headers. The vestibule has granite cornice returns. There is a light fixture above the entrance. A wide brick step runs the length of the vestibule. A granite surround outlines the entrance to the vestibule, which is in turn flanked by brick headers and topped by a brick segmental arch. Once inside the vestibule, the entry doorway has a brick segmental arch and the door is made of aluminum.

In addition to the front entry, the projecting gable contains five windows. There is a sliding wood window with a concrete sill in the basement; a second basement window has been bricked in. There is a triple casement window on the first story that has eight lights in each casing. In the second story of the projecting gable, there is a double casement window with a brick segmental arch; the south casement is visually divided in fifteen lights, while the north casement is a single pane of glass. A long window that contains four casement windows (two on top and two on the bottom) lights the stairway; it is topped with a brick segmental arch. Each casement has fifteen lights. A double-hung window in the attic is divided into four lights. The Greek letters "ΦΓΔ" are affixed vertically directly below the attic window and between the second-story and stairway windows.

In the section to the immediate north of the projecting gable, there are four openings—a vent in the basement, one window on the first story, and two windows on the second story. On the first story, the window contains five wood casement sash topped with transoms. Each of the casements are divided into fifteen lights, except the one that is farthest north. There are two sets of wood casement windows on the second story: moving south to north, one is a triple casement window and the other is a paired casement window. Each casement of the triple casement is divided into ten lights. The paired casement sash each have fifteen lights.

The northernmost section of the facade contains a wing that is one bay wide and contains one window on the first and second stories. On the first story there is a casement window with four casements, each divided into eight lights. On the second story is a double wood casement window each divided into fifteen lights each. A brick chimney rises where the

roofline of the main part of the building meets the north wing. The chimney has a ceramic chimney pot.

The North Elevation

The north elevation is two bays wide and contains a gable-end wood porch that covers the side entrance (Photograph #2). The porch roof is slate, the gable end is clad with wood shingles, and the porch is supported by two sets of three plain wood posts on its northern side and its southern side is supported by one post at each end that abut the exterior brick wall. One of the northern posts has been repaired so that its base is larger than the other ones. The porch rests on a raised brick platform. Three brick steps lead to an aluminum door, which is topped by a brick segmental arch. The porch also shelters a small wood door, possibly designed for milk delivery. The north elevation also contains five windows to the east of the porch (one on the first story, three on the second story, and on in the attic), as well as a bulkhead entrance to the basement. The bulkhead is aluminum with a concrete base. The opening on the first story contains three wood casement windows and a boarded-in area that contains a kitchen vent. The three casement windows are divided into eight lights. There are three nearly identical windows on the second story. All have a brick segmental arch, but only two are divided into ten lights; the eastern most window is a single piece of glass. In the attic is a paired window under a flat brick arch. Each is a four-over-one double-hung window.

The West Elevation

The west (rear) elevation is comprised of four sections. Starting from the north side the first is the north wing of the building; the second contains a window and a door on the first story; the third is capped by an A-frame wall dormer; and the fourth contains one window on the first story (Photograph #3).

The wing at the north end projects beyond the exterior wall of the rest of the rear elevation. It contains granite cornice returns, copper flashing along the roofline, and one window each in the basement and on the first and second stories, and in the attic, as well as a narrow window on its south elevation. The basement window has two lights. The window on the first story is a double casement window and both casements have eight lights each. The window on the second story of the wing is similar, except that it has a brick segmental arched lintel and six lights each. The attic window is a double-hung window with four lights. The window on the south side of the projecting gable is a fixed-pane window with eight lights and a flat brick arched lintel.

The bay to the wing's immediate south contains a window and a door on the first story, three windows on the second story, and three dormers. The window on the first story is a five-part window with five casement windows. Three of the windows have twelve lights and two have single panes of glass. To this window's immediate south is an aluminum door with a large window in it, flanked to its south by a sidelight and topped by a two-part transom; both the sidelight and the transom are set in aluminum frames. The entrance is capped by a segmental brick arch. A granite step leads to the doorway. A brick terrace extends from the doors on the west elevation.

The second story of this bay contains three sets of wood casement windows. None have lintels—they are topped by a row of brick headers that line the top of the exterior wall under the roof. The first window on the northernmost side of this bay is shorter than the other two and contains a pair of casements. One of these casements contains fixed-pane glass and one has six lights. To its south there is a window with three casements, two of which have fixed-pane glass. The center one contains ten lights. The window to its south contains two casements, one of which has fifteen lights and one that has a fixed-pane glass. There are three identical shed dormers in this bay. All of them have paired four-over-four windows.

The bay with the large A-frame wall dormer has two nearly identical windows on the first story; two windows on the second story; and a window in the attic. The windows on the first story are double casement windows topped by double transoms and a brick segmental arch. The windows of the casement window have twelve lights. The only difference between the windows on the first story is that the transom of one of them is divided into three lights, while the other has fixed-pane windows in its transom. There are two windows on the second story of this bay. The one on the northern side of this bay is a single casement window with fifteen lights. The window immediately to its south has three casement windows. The center window has ten lights and the outer two have single-pane glass. A small two-over-two wood window is located in the peak of the A-frame dormer.

The southernmost bay on the west elevation has a window on the first and second stories as well as a dormer and a chimney. There is a four-part casement window on its first story, two of which have ten smaller lights and two have single-pane glass. The second story has a double wood casement window with fixed-pane glass. The shed dormer is similar to the other dormers in this elevation. It differs only in that it has three two-over-two windows instead of two windows. A brick chimney with a simple corbelled top and chimney pot rises behind the dormer.

The South Elevation

The south elevation has two windows in the basement; three windows each on the second and third stories; and one window in the attic. In addition, copper flashing lines the roofline and the gable end has granite cornice returns (Photograph #4). The basement windows are single-pane pivot windows resting on brick sills. The first story windows include, moving from the west to the east side of the exterior wall: a triple wood casement window; a paired casement window; and a single casement window. The westernmost window has ten lights in each sash. The center window also has ten lights in each sash. The window on the east side has a flat brick arch and eight lights.

On the second story are three sets of paired wood casement windows. The center window is shorter than the other two and has six lights. The windows on the east and west ends of the second story have ten lights. There is one triple window in the attic that has four-over-four double-hung windows.

Interior

The interior of the house is divided into public areas for chapter activities, private areas for the fraternity brothers who live in the house, and service areas that support both the

chapter and the residents. The basement contains a chapter/recreational room; the first story is comprised of large living and dining rooms, as well as a library, three bedrooms, and a large kitchen. The second story contains bedrooms and a bathroom. The attic contains a partitioned dormitory, built-in drawers, and storage areas.

The first story is accessed from the façade through a recessed entrance in the vestibule which opens to a stair hall. Three steps lead from the entrance to the stair hall. The steps are covered with a ceramic tile floor and the stair hall is carpeted. The broad, open stairway has a U- shaped plan with a landing mid-way on the staircase and a wrought iron balustrade. Directly through the hall is a large living room that is lit by two large windows and the door on the west façade. The living room has wood floors, plastered walls, exposed wood ceiling beams, and a richly-ornamented granite fireplace on its southern wall (Photograph #5). Three bedrooms for the fraternity brothers are located to the south of the living room and a library is located to its east, at the front of the house. An arched doorway with sliding wood doors leads from the living room to the dining room. The dining room also has wood floors, plastered walls, exposed wood ceiling beams, and a granite fireplace (Photograph #6).

The kitchen is in the north wing of the house. It is an L-shaped room that has linoleum floors and plastered walls. The section of the kitchen that is accessed from the dining room functions as a self-service area for the residents of the building. Dishes and flatware are stored in this portion of the kitchen and small appliances (a toaster, coffee maker, toaster ovens) line the counter (Photograph #7). The other section of the kitchen contains a stove, oven, and refrigerator. A staircase is to the west of the kitchen, leading to the basement or the upper stories.

At the top of the stairs on the second story of the house is a large sitting area. Most of the second story of the house is occupied by eleven bedrooms for the fraternity brothers, bordering either side of a long corridor. Knotty pine paneling, installed in the late 1980s, covers the lower half of the walls of the corridor, which are plastered above. There is carpeting on the corridor floor. The bedrooms have wood floors; most have plastered walls, but some have exposed brick walls. Most of the bedrooms have built-in closets and some retain a pull-out rack for hanging clothes. There is one bathroom on the floor.[2]

The attic is accessed by the rear staircase, which has wood risers and a wood balustrade. The attic has wood floors, wood paneled walls, and a plaster ceiling. It contains partitioned rooms, formerly used as a dormitory, and a number of built-in drawers below the wainscoting on the west wall (Photograph #8). It also contains three storage areas.

The basement contains a large game room (formerly the chapter meeting room), two small bedrooms, and a storage room. The game room contains a built-in table and seats, as well as ping-pong and pool tables.

[2] Joel Gardiner, email message to author, December 17, 2012.

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.)

☐ 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.)
ARCHITECTURE
EDUCATION

Period of Significance
1925

Significant Dates
1925

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

Cultural Affiliation
N/A

Architect/Builder
C. Parker Crowell, 1876-1959
Walter Lancaster, 1886-1971

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.) (Refer to photographs)

The Phi Gamma Delta House is significant on a local level under Criterion A for Education and under Criterion C for Architecture. In the early twentieth century, the University of Maine's population grew more quickly than its capacity to house its students. Built in 1925, the Phi Gamma Delta House, along with other chapter houses on campus, provided living space for its fraternity brothers, thereby assisting the University of Maine in its mission to provide a college education in Orono, Maine. It is significant for its architecture as a good example of the Tudor style in an educational setting and it is the only Tudor-style fraternity house on the University of Maine campus. With its intact dormitories, study rooms, public spaces, kitchen and meeting hall, Phi Gamma Delta fraternity house is also a good example a specific building type. The house has seen very few exterior or interior renovations since construction was complete on the building in 1925.

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

Criterion A: Education

When the Phi Gamma Delta House was built near the University of Maine campus in 1925, it provided dormitory space for male students that the college could not supply. In the years between 1900 and 1920, the student population had nearly quadrupled, as it had grown from 382 to 1510, a growth rate of 295 percent. The growth of the male population alone in the same period was 206 percent. However, the University only had two dormitories for men: Oak Hall (built in 1870-71) and Hannibal Hamlin Hall (built in 1909-10).[3] By the second decade of the twentieth century, the University's population had outgrown its capacity to house its students.[4]

Student Housing on the University of Maine Campus

From the college's founding in 1865 until the turn of the twentieth century, students were housed either on campus, in buildings that contained a classroom in addition to a dormitory, or in private homes in the nearby village of Orono. The college administration initially required that the majority of students live on campus. "The founding legislation [of the Maine State College] mandated that some of the students, if not all, should be domiciled in a household situation in order to provide the restraining and purifying influences of the family. The trustees [of the college] welcomed this idea and called special attention to it in their

[3] This is a different Oak Hall than the one that stands on campus today. The original Oak Hall burned in 1936. A new dormitory was built on the same site the following year with the same name.

[4] The growth of women in this same period outstripped the men; during the same period (1910-1939), the population on campus grew over 200 times (2005 percent), from 18 to 379. Fortunately, the University built two dormitories for them and retrofitted one the original farmhouses for them on campus.

program."[5] In fact, one of the first two buildings constructed for the new campus was White Hall, which served as a classroom space and a dormitory. Unfortunately, White Hall was destroyed by fire in 1890.[6]

By the early twentieth century, the university administration had changed its policy about where their students should live. Originally founded as the Maine State College of Agriculture and the Mechanic Arts to teach farmers and engineers, it changed its name in 1898 to the University of Maine to reflect a broadening of their mission, and to teach a wider range of subjects. This change in emphasis resulted in a more diverse and larger student body, so the University needed to provide housing for them. The trustees of the University, always at the mercy of the Maine legislature for capital projects, came up with an innovative way to provide housing for their male students. In 1903, the legislature passed an act authorizing trustees to guarantee loans for the construction of fraternity chapter houses. (While the university administration was initially apprehensive about allowing fraternities on campus, it relented in the 1870s.) After this act was passed seven fraternity houses were constructed on College Avenue near campus in the next dozen years. By 1916, the fraternity houses collectively housed over three hundred students. As an early history of the University of Maine stated, "These houses have been built without any expense to the State. . . . Without them [the fraternity houses] the problem of housing students would have been exceedingly difficult."[7]

This response to housing students was not unique to the University of Maine. Thomas A. Clark, writing in 1915 about the relationship between colleges and fraternities wrote: "One of the most practical things which the fraternities have done for the University of Illinois within the past fifteen years is materially to help in taking care of the problems of housing students at a reasonable rate."[8] As Nicholas L. Syrett summarizes in *The Company He Keeps: A History of White College Fraternities*: ". . .on campuses where administrations often provided very little housing for students (most students stayed in town, and poorer students stayed in run-down dormitories), the existence of fraternity houses allowed colleges to ignore the residential needs of their students. This reliance upon fraternities for housing and social life would prove instrumental in the life of these schools from the late nineteenth century onward."[9] Although the University of Maine originally required their students to live on campus, and did not ignore their residential needs as some colleges did, the fraternity houses proved to be essential for housing students on the university campus.

Phi Gamma Delta House

[5] David C. Smith, *The First Century: A History of the University of Maine: 1865-1965* (Orono, ME: University of Maine at Orono Press, 1979), 6.
[6] Smith, 6, 9.
[7] Ralph Kneeland Jones, "College Fraternities," in *History of the Maine State College and the University of Maine* (Orono, ME: University of Maine, 1916), 364, 368-9. See also *Private and Special Laws of Maine*, Chapter 393, 71st Legislature, 1903.
[8] Thomas A. Clark, *The Fraternity and the College* (Menasha, WI: George Banta Co., 1915), 144, quoted in Karen L. Kummer et al., National Register of Historic Places Multiple Property Documentation Form, "Fraternity and Sorority Houses at the Urbana-Champaign Campus of the University of Illinois," 28 August 1989, National Register of Historic Places, NPS Focus, accessed October 3, 2012, http://pdfhost.focus.nps.gov/docs/NRHP/TEXT/64500083.PDF.163.
[9] Nicholas L. Syrett, *The Company He Keeps: A History of White College Fraternities* (Chapel Hill: University of North Carolina Press, 2009). Syrett's use of "these" schools refers, I believe, to colleges that had fraternities.

The Phi Gamma Delta House is the only chapter house built after the 1903 legislation allowing the University Trustees to guarantee loans for the construction of society houses that is still in use as a fraternity house and that retains its integrity of design, setting, location, feeling, and association.[10] The two other fraternity houses that retain a comparable degree of integrity are the Sigma Chi House and the Alpha Tau Omega House. Of these three houses, the Phi Gamma Delta House is the only one that has been in continuous use by its original fraternity. The Sigma Chi Fraternity defaulted on their loan from the University in the late 1990s and is now used as administrative offices for the University under the name "Heritage House." The Alpha Tau Omega Fraternity currently leases their house to a sorority, the Chi Omegas.

The Phi Gamma Delta House has received few alterations since its construction in 1924-25. Its windows were replaced in 1986, the door on its west (rear) elevation has been replaced, and there have minor alterations to its floor plan, but overall, it has remained intact. Moreover, it has been continually in use as chapter house for the Phi Gamma Deltas and as a home for its members since its construction in 1925-26.[11]

Criterion C: Architecture

The Phi Gamma Delta House is locally significant under Criterion C as a good example of a function-specific type of building (i.e., a fraternity house), and as a good example of the Tudor style of architecture.

Fraternity House Design

The Phi Gamma Delta House was designed and built in 1924-25 as a particular type of building: a fraternity chapter house. Oswald C. Hering, in his 1931 book *Designing and Building the Chapter House*, discusses the spaces needed in chapter houses. Hering was a New York city-based architect who chaired the Committee on Architecture of the Interfraternity Conference, a national organization of fraternities. Hering argues that a fraternity chapter house should have four components: a chapter meeting room and office; public rooms, including a living room, a dining room, and a library; private spaces for the fraternity brothers, including sleeping quarters and study rooms; and service rooms, including a kitchen and storage spaces.[12] Each of these components are present in the Phi Gamma Delta House.

Chapter Room

Hering is emphatic about the need for a well-appointed chapter room in a fraternity house, which he called a lodge room:

> Consider for a moment, what a truthful expression of the purpose of a fraternity house, in terms of architecture, may accomplish. One of the most poignant moments in the life of a college man, a moment when he is lifted into the seventh heaven of relief and joy, is when the bandage is removed from his eyes and the consciousness surges through him that, at last, he has been received into the

[10] The Phi Gamma Delta House's integrity of materials and workmanship has been altered to some extent by the replacement of the original glazing and muntins in the windows and the replacement of a door on its rear (west) elevation.
[11] The only exception to this is that the Phi Gamma Delta House was used as housing for the military in World War II.
[12] Oswald C. Hering, *Designing and Building the Chapter House* (Menasha, WI: George Banta Publishing Company, The Collegiate Press, 1931), 17-21, 51, 53.

> fraternity of his choice. Yet, with the exception of a few houses which have lodge rooms worthy of the name, what is it that greets the first glance around the room of the newly ordained brother? Often it is the familiar room and appurtenances of the typical boarding house parlor. And during four of the most formative years of this young man's life, at a period when his tastes are mostly acquired, he is forced to live in surroundings that are generally no better than rooms in an ordinary lodging house.[13]

Hering goes on to write that Americans, in general, have very poor taste in contrast to the rest of the world, so it is very important to inculcate good taste among undergraduates. This is not limited to the chapter room, but can be done throughout the fraternity house. "It is well within the truth to say that the chapter house, intelligently designed and tastefully furnished, will generally do more than anything else to cultivate good taste in the undergraduate fraternity member, and that, surrounded with the atmosphere created by appropriately designed interiors, he will be constantly inspired by the ever present symbolism of his fraternity."[14] Hering states that chapter rooms should have an "atmosphere of privacy, dignity, and mysticism" rather than using one of the public rooms in the house for that purpose.[15]

Hering also has an opinion about the ideal placement of the chapter room—on the third floor of the house. However, he conceded that it was usually more financially feasible to put it in the basement. Regardless of its placement, Hering states that it should have room for putting on robes and that room should have closets. In addition, he states that the fraternity house should have a chapter house office.[16]

The architects of the building, C. Parker Crowell and Walter Lancaster, designed the Phi Gamma Delta House with a chapter room in the basement that provided a meeting place for chapter meetings. It also had a "parade closet," presumably for fraternity regalia (see Figure 1). The fraternity still uses the room as a dedicated chapter room for formal ritual meetings. The room, according to Phi Gamma Delta alumni, retains the atmosphere of privacy, dignity, and mysticism that it had when it was first constructed. Moreover, the original furnishings are intact. A chapter office is located on the second floor, in the same space it has occupied since the house was built.[17]

Public Rooms

Hering discusses the placement of living rooms, dining rooms, and libraries, writing that they should ideally be located on the first floor. He suggests having a large multi-purpose room that could, presumably, join the living room and dining rooms. "One very large general room planned . . . for a variety of purposes—banquets, gatherings, entertaining, dances, etc.—is desirable." He suggested that the library be in a quieter parts of the house.[18] Although Hering

[13] Hering, 17.
[14] Hering, 17.
[15] Hering, 17-19.
[16] Hering, 51.
[17] Joel Gardiner, email message to author, December 28, 2012.
[18] Hering, 51.

does not devote much of the book's narrative to the living and dining rooms, most of the interior photographs throughout the book are of large, well-appointed living rooms, pointing to their importance in fraternity houses.

In the Phi Gamma Delta House, a large living room and dining room are on the first floor, providing places for the young men to relax and socialize. The living and dining rooms are joined by an archway, so that it can serve as the "very large general room" for entertaining, as Hering puts forward. The living and dining rooms are the most highly decorated rooms in the house, with hewn beams and carved granite fireplaces (Photograph #s 5 and 6). It also contains a library devoted to chapter history. The Crowell and Lancaster plan of the first floor indicate that it also originally contained a smoking room, a guest room, and an infirmary, but these spaces have since been converted to bedrooms.

Private Spaces

Hering posits that there are three possible arrangements for sleeping and study in the fraternity house: the dormitory system; the study and adjacent bedroom; and the combination bedroom and study. In the dormitory system, the fraternity brothers sleep in one large room, with or without partitions, generally on the top floor of the house. Their separate study rooms double as dressing rooms and usually contain a built-in closet. The study and the adjacent bedroom create a small suite, with spaces devoted to study adjacent to, but separate from, the sleeping quarters. The combination bedroom and study is as it sounds, with one room used for both the bedroom and study. Hering is an enthusiastic supporter of the dormitory system, because it is less costly to build and also more democratic and raises the standards of both morality and scholarship.[19]

> Discipline and morality are improved with the dormitory system. When a couple of boys lock themselves in a bedroom, they can drink, gamble, and deport themselves in ways they would not venture to do in public. In a dormitory, everyone becomes more or less acquainted with the conduct of his mate. . . . This deters men from wrongdoing. . . The dormitory system has a further beneficial effect on the men, because it is democratic. It puts all the men on the same level, and each gets acquainted with the others, which is not always possible when the men live, study, and pass their time in separate rooms and different floors.[20]

The Phi Gamma Deltas apparently agreed with Hering, because there is a large dormitory in the attic that was designed to sleep forty-eight men and separate study rooms on the second floor. A newsletter for the University's alumni describes the dormitory: "The third floor…provides for a rather unique sleeping arrangement. One enormous room is divided into eight alcove bed rooms with partitions beginning a foot from the floor and extending up seven feet. Each room is to be equipped with three double decked beds."[21] The partitions are still extant.

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[19] Hering, 19-21.
[20] Hering, 21.
[21] "Phi Gam Lodge Nearly Completed," 51.

Service Areas

Hering addresses service areas in addition to the more prominent parts of the house. He writes that having a kitchen is convenient, especially if it is on the same floor as the dining room, if for no other reason than for banquets and other catered events. He suggests having two sets of stairways, for quiet and for safety. In the Phi Gamma Delta House, the north wing functions as a service wing. The kitchen and the second set of stairs are in the north wing. In the basement, it is also the site of the boiler room. Originally, the service areas spilled out of the north wing and into the basement. There were bedrooms for the maid and the cook, as well as a trunk room.[22]

Tudor Style of Architecture

With its steeply pitched slate roof, cross gables, brick exterior cladding, casement and double-hung windows with the appearance of small panes of glass, the Phi Gamma Delta House is a good example of the Tudor style, and the only example on the University of Maine campus. The Tudor style became popular for domestic architecture in America in the late nineteenth century. The early examples were generally architect-designed and followed their English predecessors fairly closely. In the first two decades of the twentieth century, more modest examples were built, but the style remained fairly uncommon until they surged in popularity during the 1920s and remained popular through the 1930s.[23]

Of the eleven purpose-built extant fraternity houses (that is, built as fraternity houses and not repurposed single-family homes), seven were built in the Colonial Revival or Neoclassical style. Only four were built in non-Classical styles: the Tau Kappa Epsilon House was built in the Queen Anne style sometime between 1900 and 1910; the Beta Theta Pi House was built in 1905 in the Shingle style; the Sigma Nu House was built in 1916 in a hybrid between the Renaissance Revival and the Craftsman styles. The Phi Gamma Delta House is the only chapter house on the University of Maine campus in the Tudor style of architecture.[24]

The Tudor style broke from classical antecedents and borrowed from the Gothic as well as the Collegiate Gothic currently popular in such eastern colleges as Bryn Mawr, Boston College, and the University of Pennsylvania.[25] An author of an article in the *Pine Tree Fiji*, the chapter's newsletter, writes this in an article about the house:

> Many of the University buildings that were built in the 19th and early 20th centuries borrowed extensively from English Georgian and Tudor designs, especially those styles which appeared in the residential colleges of Oxford and Cambridge Universities. As the

[22] Hering, 51-53; "Phi Gam Lodge Nearly Completed," 59.

[23] Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1995), 354-371; Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (New York: W. W. Norton & Co., 1998), 342-343. Lee Goth, *Tudor Style: Tudor Revival Houses in America from 1890 to the Present* (New York: Rizzoli International Publications, Inc., Universe Publishing, 2002), 22-31.

[24] Sara K. Martin, *Preservation Survey of the University of Maine Campus*, 2001; McAlester, 262-263, 288-289, 396-397; 452-453. All of the purpose-built Greek Letter houses were built for fraternities, rather than sororities (though sororities have and do rent them).

[25] Helen Lefkowitz Horowitz, *Alma Mater: Design and Experience in the Women's Colleges from Their Nineteenth-Century Beginnings to the 1930s* (Amherst: University of Massachusetts Press, 1984), 117-130. Harris, 67; Goff, 18-22."

> concept of fraternity itself is derived in part from these residential colleges, a number of fraternities were also designed to echo that tradition. The characteristics of the "Castle" [the brothers and the alumni's nickname for the house] which most reflect these English prototypes are the six sharp gables distinguishing the corners and the ends of the house, the rough brickwork, and the slight sash which exists over many of the windows and doorways, a feature which is repeated on many of the older buildings on the campus.[26]

In spite of the claims in *The Pine Tree Fiji,* the Phi Gamma Delta House is the only Tudor style building associated with the University of Maine campus; the majority of campus buildings are Neoclassical. Moreover, Oswald Hering advocated that the Colonial Revival or Neoclassical styles were the most suitable for fraternity houses, but acknowledged that fraternities often built their chapter houses in the Tudor style.[27]

Developmental history/additional historic context information (If appropriate.)

The University of Maine was founded as the Maine State College of Agriculture and Mechanic Arts in 1865, with federal funding from the Morrill Act (1892) that provided land to states to finance higher education in agriculture and engineering.

The Q. T. V. Association, founded in 1874, was the first secret society on the Maine campus and later absorbed by Phi Gamma Delta. At the time of the society's founding, the college had only been open for six years, it had an enrollment of 121, and only two classes had graduated. The Q. T. V. was the first society on the Maine State College campus to build their own chapter hall (and only the seventh in the nation to do so); they built their meeting hall in 1876 and used the second story of the small wood-framed structure and rented the first floor to the college for use as a classroom. In 1889, the Q. T. V. bought the old "White House," one of the two original farmhouses on the campus, to use as a chapter house. That is, a chapter house contains both a chapter meeting room and a dormitory for the brothers.[28]

By 1916, the Phi Gamma Deltas had paid the mortgage on their chapter house, and they had started plans to raise funds for a new chapter house. Before their plans were underway, however, disaster struck, and on April 2, 1924, a fire burned their chapter house. Two Phi Gamma Delta alumni, Hosea Buck (class of 1843) and C. W. Mullen (class of 1883) donated the land for the new house, and two other alumni, George Hamlin (class of 1873) and Dean Hunt (class of 1873) surveyed the land. George Hamlin, a retired engineering professor of the University, also served as "clerk of the works." The Phi Gamma House is the only fraternity in Orono that owns both its house and its land.[29]

[26] "The Launching of a New Era," *The Pine Tree Fiji,* Fall 1983, 5.
[27] Hering, 13-15.
[28] I have not been able to find what "Q. T. V." stands for. It was a secret society that predated Greek letter societies on the University of Maine campus.
[29] Hart and Curtis, p. 72; "The Launching of a New Era," 4; Martin, Preservation Survey, 2001.

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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 3.89

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:
(enter coordinates to 6 decimal places)

1. Latitude: Longitude:
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or

UTM References
Datum (indicated on USGS map):

☒ NAD 1927 or ☐ NAD 1983

1. Zone: 19 Easting: 525756 Northing: 4970850

2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting:	Northing:

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

The boundary of the Phi Gamma Delta House is shown as the green line on the accompanying map entitled "Phi Gamma Delta House, 79 College Avenue, Orono, ME." The boundary includes the residential lot for the Phi Gamma House, corresponding to the Town of Orono Tax Assessment Map 019-002-016.

Boundary Justification (Explain why the boundaries were selected.)

This lot has historically been part of the Phi Gamma House since the land was donated for the purpose of building a fraternity chapter upon it in 1924.

11. Form Prepared By

name/title: Sara K. Martin
organization: Sara K. Martin, Architectural Historian
street & number: 75 Leighton Street
city or town: Bangor state: Maine zip code: 04401
e-mail: skm.arch.hist@hotmail.com
telephone: 207-944-3732
date: November 5, 2012

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, 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 doesn't need to be labeled on every photograph.

Photo Log

Name of Property:	Phi Gamma Delta House	
City or Vicinity:	Orono	
County:	Penobscot	State: Maine
Photographer:	Sara K. Martin	
Date Photographed:	May 25, 2012	

Photographs printed from black and white film. Negatives are at the Maine Historic Preservation Commission, Augusta, Maine

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

1 of 8. Exterior, east façade, camera facing west.

2 of 8. Exterior, north elevation, camera facing south.

3 of 8. Exterior, west elevation, camera facing east.

4 of 8. Exterior, south elevation, camera facing north.

5 of 8. Interior, first floor: view of fireplace in living room, camera facing south.

6 of 8. Interior, first floor: view of dining room.

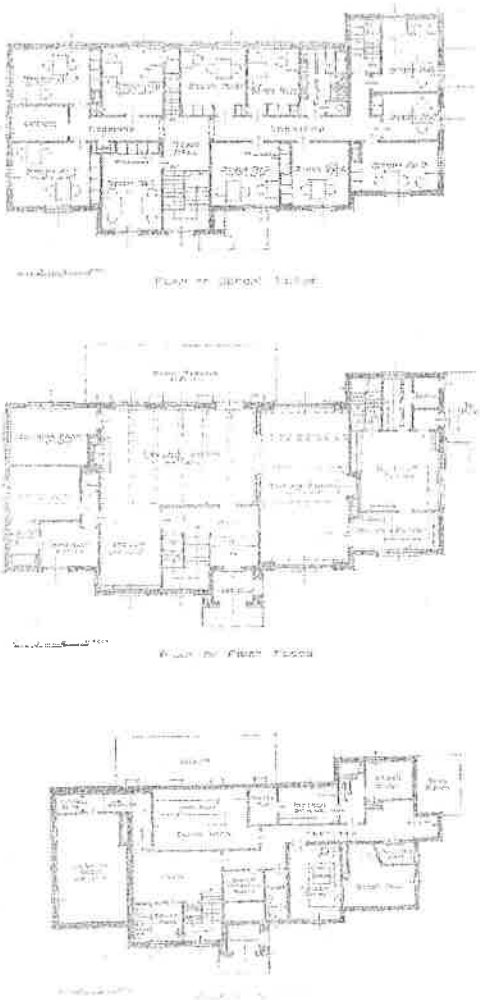
7 of 8. Interior, first floor: view of kitchen pantry & serving area, camera facing north.

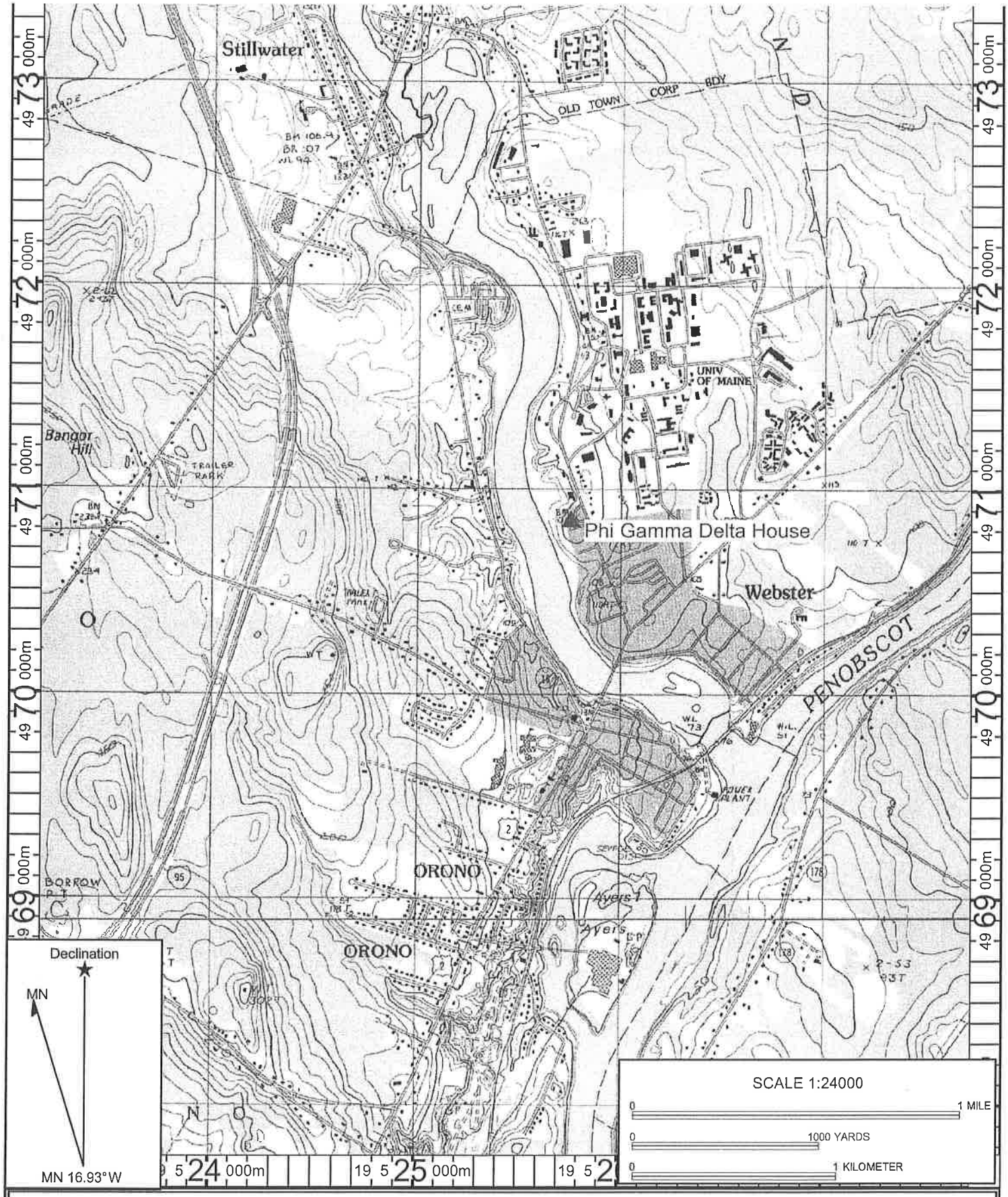
8 of 8. Interior, attic, view of dormitory and built-in chests of drawers, camera facing north.

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.

Figure 1.

Phi Gamma Delta House
Orono, Penobscot County, Maine
Floor Plans
(Reprinted in "Phi Gam Lodge Nearly Completed," *The Maine Alumnus*, February, 1925)





PHI GAMMA DELTA HOUSE
Orono, Penobscot County, Maine

Name: OLD TOWN
Date: 12/13/12
Scale: 1 inch = 2,000 ft.

UTM: 19/ 525756 / 4970850
NAD 27

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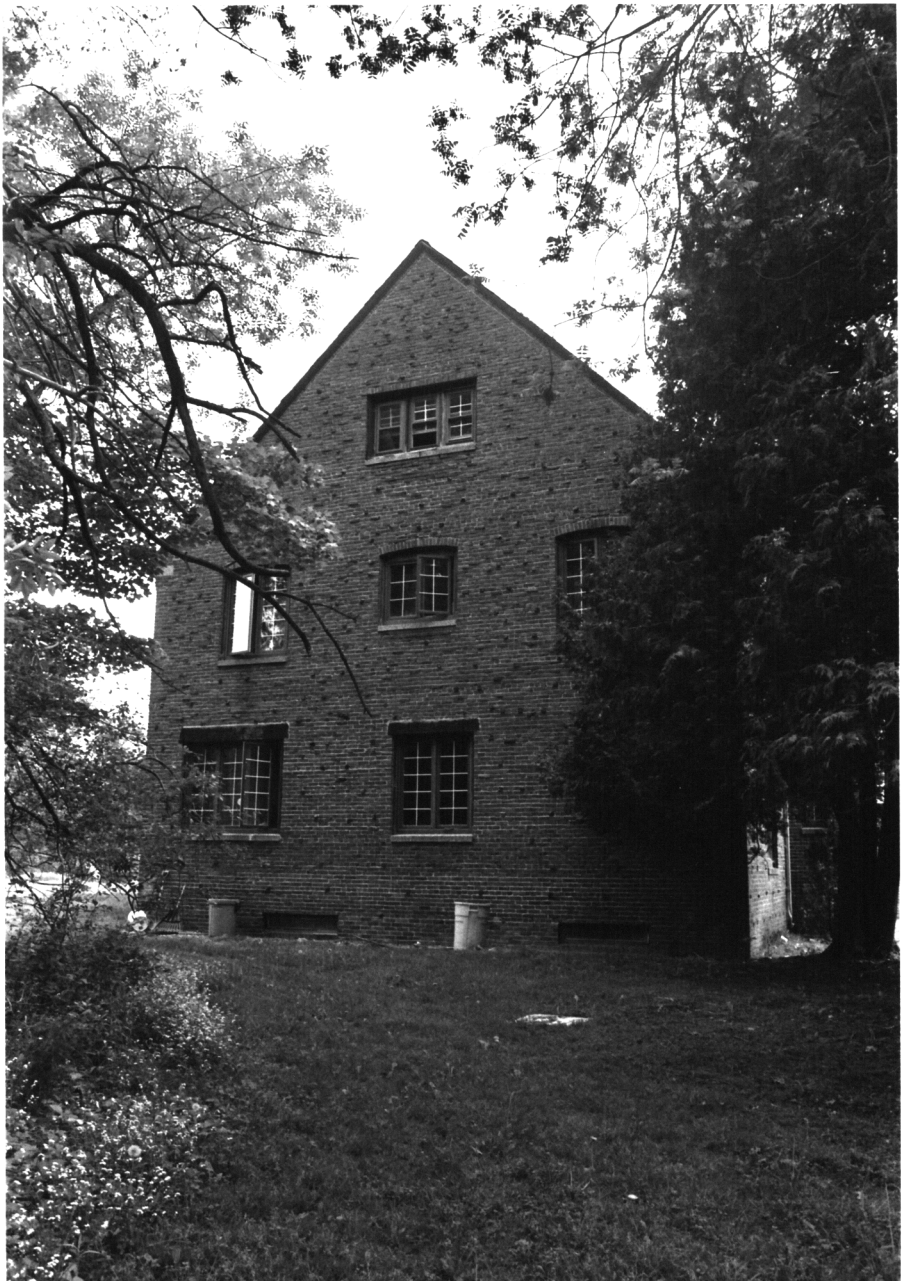
PHI GAMMA DELTA HOUSE; PENOBSCOT CO., ME

PHI GAMMA DELTA HOUSE; PENOBSCOT CO., ME

2 OF 8

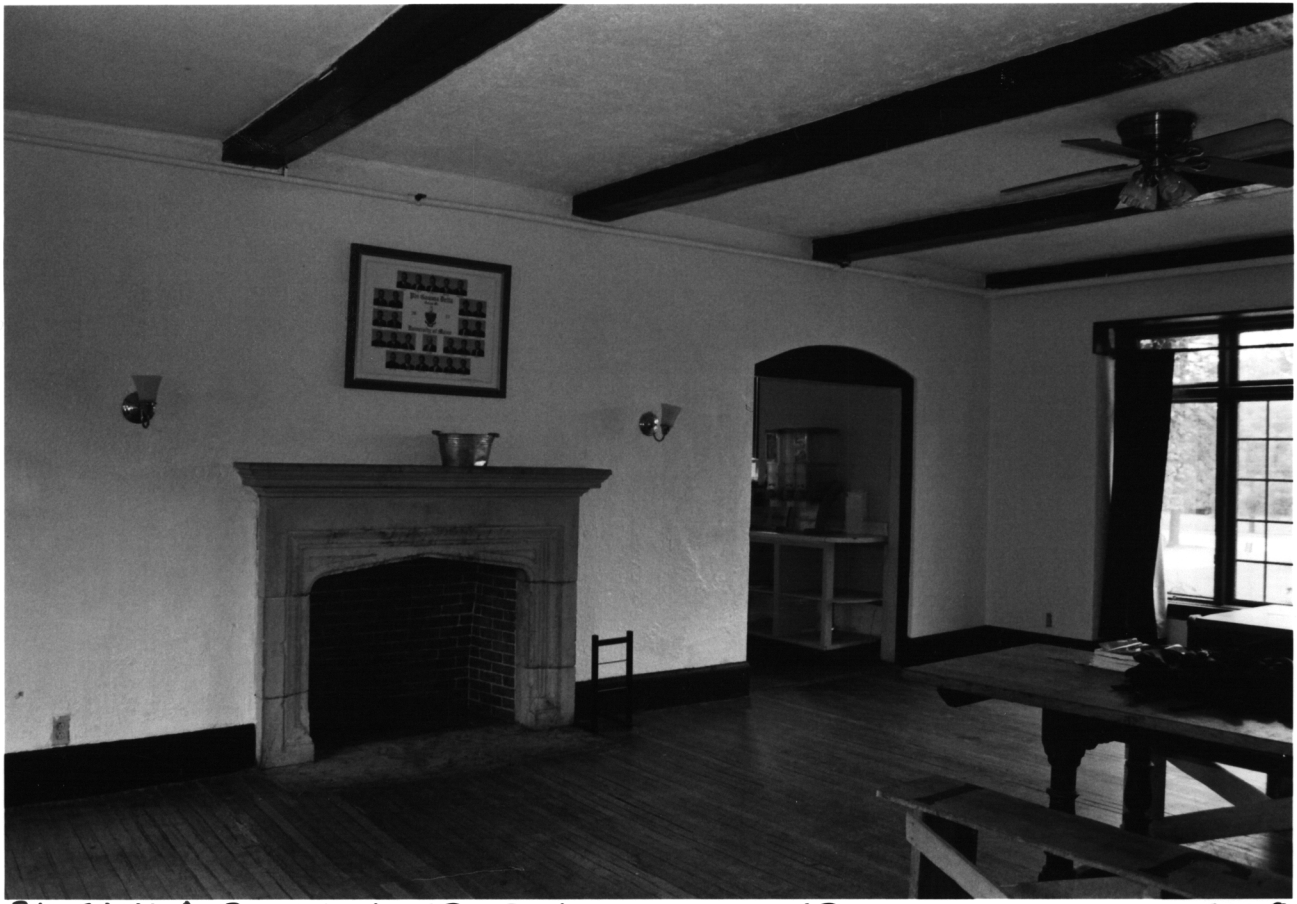
PHI GAMMA DELTA HOUSE; PENOBSCOT CO., ME

3 OF 8



PHI GAMMA DELTA HOUSE; PENOBSCOT CO., ME 4 OF 8

PHI GAMMA DELTA HOUSE; PENOBSCOT CO., ME 5 OF 8



PHI GAMMA DELTA HOUSE; PENOBSCOT CO., ME 6 OF 8

PHI GAMMA DELTA HOUSE; PENOBSCOT CO., ME 7 OF 8

PHI GAMMA DELTA HOUSE; PENOBSCOT CO., ME 8 OF 8