

COUNCIL ACTION FORM

REQUEST: NATIONAL REGISTER OF HISTORIC PLACES ELIGIBILITY FOR PI KAPPA ALPHA FRATERNITY HOUSE AT 2112 LINCOLN WAY

BACKGROUND:

The City has received a request for a recommendation of National Register eligibility for Pi Kappa Alpha Fraternity house (Alpha Phi Chapter), located at 2112 Lincoln Way (See *Attachment A – Location Map*). The nomination was submitted to the City by the State Historic Preservation Office (SHPO), after first being submitted to SHPO by Alexa McDowell (Architectural Historian) at the request of the property owner. The complete National Register Nomination, and photographs, for the Pi Kappa Alpha Fraternity house are available on the City of Ames website, and may be found at the following link:

<https://www.cityofames.org/government/departments-divisions-i-z/planning/historic-preservation/national-register-of-historic-places>

As a Certified Local Government (CLG), one of the Historic Preservation City Council’s responsibilities is to review National Register nominations on any property that lies within the boundaries of the City. Nominations are first submitted to the State Historic Preservation Office, and a copy of the nomination is then sent to the CLG for review and comment. After allowing for public comment, the Historic Preservation Commission (HPC) and the Mayor are to decide if the property meets National Register Significance “Criterion A”. The HPC reviewed the nomination at their meeting on January 10, 2022.

The State Historical Society of Iowa is required to provide the City with a 60-day period for the review from the date the nomination is received by the City. The City received a copy of the nomination on December 10, 2021. **The State Nominations Review Committee (SNRC) plans to consider the nomination of the Pi Kappa Alpha Fraternity at its February 10, 2022, meeting. The meeting will be held virtually over Zoom.**

The property owner is the Pi Kappa Alpha Union (deed holder). The applicant has selected ***National Register Significance Criterion “A”*** as being applicable to this application. “Criterion A” is described as follows:

- “Criterion A” are those properties that are associated with events that have made significant contribution to the broad patterns of our history. (See *Attachment C – Excerpt of National Register Bulletin No. 15, pages 12-13*)

The completed nomination forms include a summary of the significance of the Pi Kappa Alpha Fraternity house (See *Attachment B – Summary of Significance*).

Historic Preservation Commission Recommendation. At the Historic Preservation

Commission meeting on January 10, 2022, the Commission voted 6-0 to find that the nomination of the Pi Kappa Alpha Fraternity House to the National Register of Historic Places meets National Register “Significance Criterion A and C” and recommends National Register eligibility to the State Nomination Review Committee.

ALTERNATIVES:

1. The City Council finds that the nomination of the Pi Kappa Alpha Fraternity House to the National Register of Historic Places meets National Register “Significance Criterion A” and recommends National Register eligibility to the State Nominations Review Committee.
2. The City Council finds that the nomination of the Pi Kappa Alpha Fraternity House to the National Register of Historic Places meets National Register “Significance Criterion A and C” and recommends National Register eligibility to the State Nominations Review Committee.
3. The City Council finds that the nomination of the Pi Kappa Alpha Fraternity House to the National Register of Historic Places does not meet National Register “Significance Criterion A” and recommends National Register ineligibility to the State Nominations Review Committee.
4. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER’S RECOMMENDED ACTION:

City staff believes that the information provided in the application provides a basis for a determination of significance according to “Criterion A.” The applicant references the 2006 draft Multiple Property Listing (MPL) entitled “Ames Fourth Ward” which 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”, William Page (Public Historian and Preservation Planner) 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.” 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.”

Although the Historic Preservation Commission believes the nomination meets both “Criterion A and C,” the Architectural Historian who prepared the nomination did not evaluate the nomination under “Criterion C.” Without further evaluation of the nomination, there is not enough information to determine if “Criterion C” is applicable, and the nomination should move forward to the State Nominations Review Committee for evaluation under “Criterion A.”

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1.

ADDENDUM

An individual property cannot be listed unless the owner of the property wants the listing. Such a property owner would need to notify the Bureau of Historic Preservation in writing if the property owner objects.

National Register status in no way limits the right of the property owner to preserve, alter, or even demolish the property. Property owners are not required to do anything, or sign anything, or make commitments regarding the use of their property, provided that no Federal license, permit, or funding is involved.

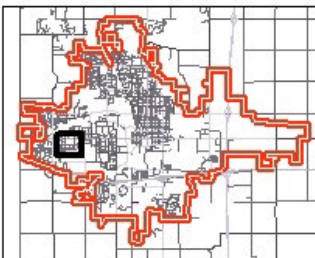
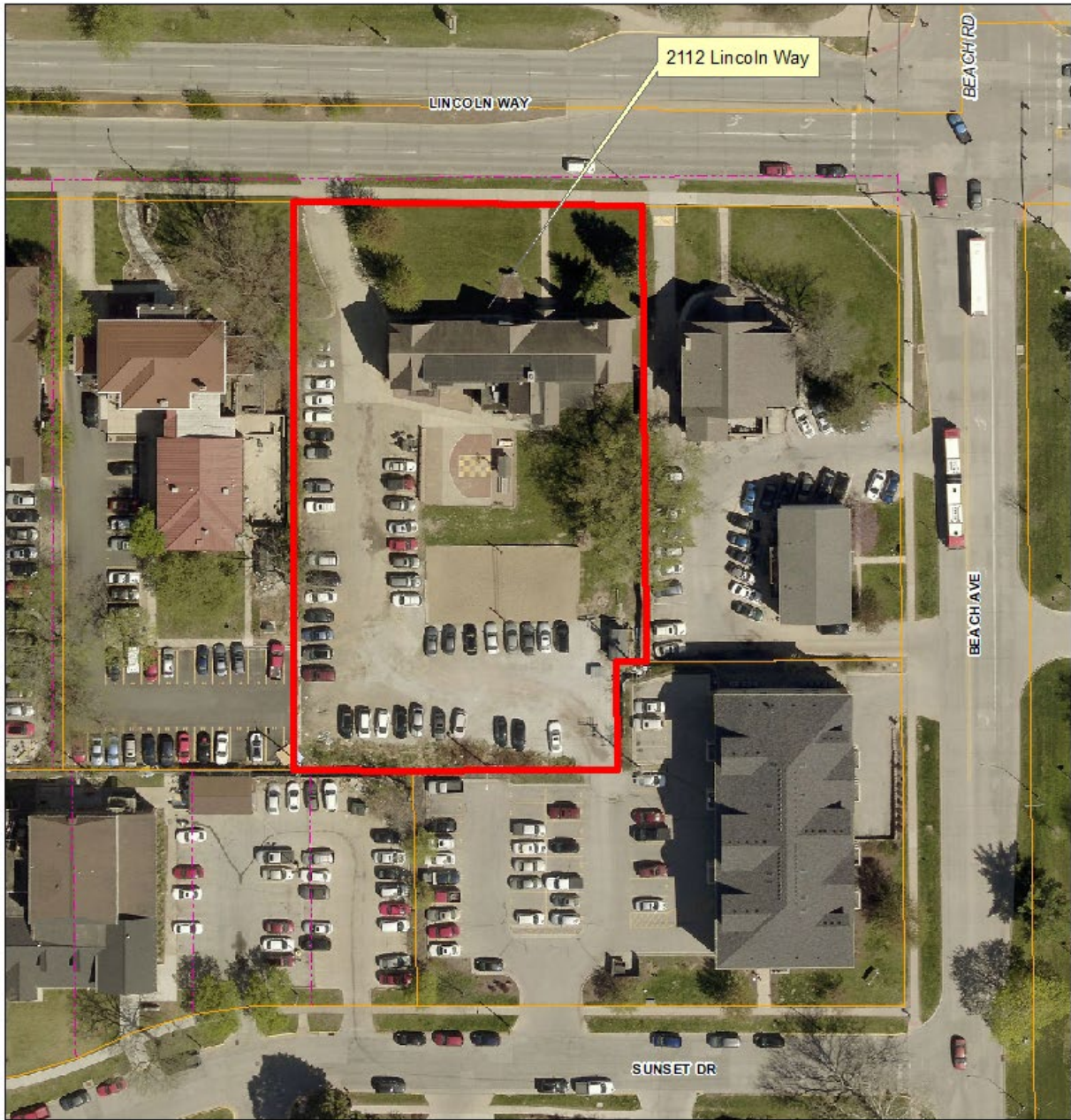
The power to protect a National Register property is limited to local design guidelines and to a review of those projects which are funded, wholly or in part, by the federal government and which impact, directly or indirectly, listed properties. National Register status does not mean that a property cannot be destroyed by a highway, by Urban Renewal, or by some other project. It does mean that before a federal agency can be involved in any way with such a project (e.g., funding, licensing, or authorizing it), the federal agency must consider alternatives by which the National Register properties might be saved from destruction.

There are four (4) National Register Criteria that are used to determine historic significance for listing on the National Register of Historic Places. The criteria relate to a property's association with important events, people, design of construction, or information potential. The National Register criteria recognize these values embodied in buildings, structures, districts, sites, and objects. The four (4) criteria are as follows:

1. Criterion A – Properties that are associated with events that have made a significant contribution to the broad patterns of our history.
2. Criterion B – Properties that are associated with the lives of persons significant in our past.
3. Criterion C – Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
4. Criterion D – Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Attachment A

Location Map



Location Map

2112 Lincoln Way
Pi Kappa Alpha Fraternity



Attachment B

Summary of Significance

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900

OMB No. 1024-0018

Pi Kappa Alpha Fraternity House

Story County, Iowa

Name of Property

County and State

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".⁶ 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.

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

Attachment C
Excerpt of National Register Bulletin No. 15 (cover page)

NATIONAL REGISTER BULLETIN

Technical information on the the National Register of Historic Places:
survey, evaluation, registration, and preservation of cultural resources



U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

How to Apply the National Register Criteria for Evaluation



Attachment C

Excerpt of National Register Bulletin No. 15 (continued)

CRITERION A: EVENT

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

UNDERSTANDING CRITERION A: EVENT

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity. (See *Part V: How to Evaluate a Property Within its Historic Context.*)

Several steps are involved in determining whether a property is significant for its associative values:

- Determine the nature and origin of the property,
- Identify the historic context with which it is associated, and
- Evaluate the property's history to determine whether it is associated with the historic context in any important way.

APPLYING CRITERION A: EVENT

TYPES OF EVENTS

A property can be associated with either (or both) of two types of events:

- A specific event marking an important moment in American prehistory or history and
- A pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.

Refer to the sidebar on the right for a list of specific examples.

ASSOCIATION OF THE PROPERTY WITH THE EVENTS

The property you are evaluating must be documented, through accepted means of historical or archeological research (including oral history), to have existed at the time of the event or pattern of events *and* to have been associated with those events. A property is *not* eligible if its associations are speculative. For archeological sites, well reasoned inferences drawn from data recovered at the site can be used to establish the association between the site and the events.

SIGNIFICANCE OF THE ASSOCIATION

Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history.

EXAMPLES OF PROPERTIES ASSOCIATED WITH EVENTS

Properties associated with specific events:

- *The site of a battle.*
- *The building in which an important invention was developed.*
- *A factory district where a significant strike occurred.*
- *An archeological site at which a major new aspect of prehistory was discovered, such as the first evidence of man and extinct Pleistocene animals being contemporaneous.*
- *A site where an important facet of European exploration occurred.*

Properties associated with a pattern of events:

- *A trail associated with western migration.*
- *A railroad station that served as the focus of a community's transportation system and commerce.*
- *A mill district reflecting the importance of textile manufacturing during a given period.*
- *A building used by an important local social organization.*
- *A site where prehistoric Native Americans annually gathered for seasonally available resources and for social interaction.*
- *A downtown district representing a town's growth as the commercial focus of the surrounding agricultural area.*

Attachment C

Excerpt of National Register Bulletin No. 15 (continued)

TRADITIONAL CULTURAL VALUES

Traditional cultural significance is derived from the role a property plays in a community's historically rooted beliefs, customs, and practices. Properties may have significance under Criterion A if they are associated with events, or series of events, significant to the cultural traditions of a community.⁵

Eligible

- A hilltop associated in oral historical accounts with the founding of an Indian tribe or society is eligible.
- A rural community can be eligible whose organization, buildings, or patterns of land use reflect the cultural traditions valued by its long-term residents.
- An urban neighborhood can be eligible as the traditional home of a particular cultural group and as a reflection of its beliefs and practices.

Not Eligible

- A site viewed as sacred by a recently established utopian or religious community does not have traditional cultural value and is not eligible.



Criterion A - The Old Brulay Plantation, Brownsville vicinity, Cameron county, Texas. Historically significant for its association with the development of agriculture in southeast Texas, this complex of 10 brick buildings was constructed by George N. Brulay, a French immigrant who introduced commercial sugar production and irrigation to the Rio Grande Valley. (Photo by Texas Historical Commission).

⁵For more information, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.