The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

REPORT ON DESIGNATION LPB 63/06

Name and Address of Property: **Sigma Kappa Mu Chapter House**
4510 22nd Avenue NE

Legal Description: Lots 1-5, and portions of lots 1, 2, and 3 lying east of 22nd Ave NE together with lots 4-5 less portions thereof for NE 45th Street, Block 4, Campus Addition, Seattle, King County, Washington

At the public meeting held on March 1, 2006, the City of Seattle's Landmarks Preservation Board voted to approve designation of the Sigma Kappa Mu Chapter House at 4510 22nd Avenue NE as a Seattle Landmark based upon satisfaction of the following standards for designation of SMC 25.12.350:

D. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction

E. It is an outstanding work of a designer or builder

DESCRIPTION

Location

Sigma Kappa Mu Chapter House is located on a trapezoidal lot amounting to 28,035 square feet, located north of NE 45th Street immediately north of the University of Washington campus. The property is situated at the crest of the hill looking east over what is commonly known as the Montlake fill area and University Village. Due to extensive vegetative cover on the hillside, the chapter house is an indistinguishable feature on the hillside when viewed from the east. Although the property lies at the junction of NE 45th Street and 22nd Avenue NE, the chapter house has virtually no street presence on the main arterial NE 45th Street. This is because NE 45th Street begins to descend at this location as the street continues to the east, and 22nd Avenue NE intersects at an angle, the apex of which is heavily vegetated, obscuring the view of the chapter house. The building's main façade is on 22nd Avenue NE, and the north façade is visible from NE 46th Street.

Site

The building is roughly centered on the site. The site slopes down to the east, and is heavily vegetated along its southern edge. The eastern portion of the site contains a lower terrace that is a paved parking lot.

Neighborhood Character

The immediate neighborhood is commonly referred to as "Greek Row," as 38 fraternities and sororities are located between 17th Avenue NE and 22nd Avenue NE, and between NE 45th Street and NE 50th Street. Other university-related housing in the immediate area includes Craftsman style houses that have been converted to shared housing or boarding houses, and some apartment houses. South of NE 45th Street is University residence housing.

Sigma Kappa Mu Chapter House

Sigma Kappa Mu Chapter House consists of two hip-roofed wood-framed brick-veneer buildings connected by two enclosed walkway links that create a central landscaped courtyard. The original building, the westernmost, was built in 1930, and is comprised of two stories, a basement, and an attic floor with dormers. All masonry of the original building is red clinker-brick. The building has a hinged plan with the northern portion running along a north/south line and a southern portion that angles approximately 15° to the southwest to better engage the diagonal angle of the frontage street, NE 22nd Avenue. A stair tower, or turret, on the western face serves as the hinge. The original building measures approximately 110' in length north/south and 48' in width. The easternmost building, built in 1962, is situated approximately 35' to the east of the original building. This latter addition also has two stories and a dormered attic floor, but as the site slopes away to the east, the basement is daylighted on its eastern face. The plan of the addition is roughly rectangular with the longer sides measuring approximately 85' in length in the north/south direction and the shorter sides approximately 34' in width. Two links attach the two buildings creating a central courtyard. The north link attaches at their northern ends and the south link attaches at the south end of the perpendicular sections. The glass one-story hall of the south link has a sloped roof with a central ridge and modern detailing while the north link has an open service porch at ground level, and a hall, half-timbered with marble chip stucco, on the second floor. The central courtyard between the two main buildings contains mature cedar trees and other garden landscaping.

Original 1929 Chapter House—Exterior Description

The building is approximately 47' in height from grade to the top of the ridge at the hip roof's highest point. Due to varying widths of the building plan, the main roof ridge steps down from north to south, rotating slightly to the southwest around a conical roofed stair tower or turret. A shallow three-story entrance wing intersects the main hip roof just to the north of the tower providing a prominent entry. The main roof has a pitch of 16-in-12, and the tower roof has a pitch of 22-in-12 and has a small fluted overhang. The roof is covered with dark asphalt composition heavy-tab roofing that has replaced the original cedar shingles. The building has copper gutters and downspouts.

The main or western façade faces 22nd Avenue NE The wall on the northern portion of this façade is approximately 21'-6" in height with two stories of brick masonry laid in a running bond. This wall portion contains eight windows. The northernmost window on the main floor is a large wood-sash double-hung 8-over-12 window. To the south of this window are two horizontally proportioned tripartite wood-sash windows with a central fixed window and flanking casements windows. These two windows have leaded glass set in a diamond pattern. The southernmost window on the lower floor row is vertically proportioned wood-sash fixed window with leaded glass set in a diamond pattern. On the second level are three 8-over-8 double-hung windows on the northern side and a fixed wood-sash 9-light wood window on the southern side. All of these windows have brick sills and brick soldier course lintels. The original architectural drawings indicate that all of the double hung windows of this wall section originally had wooden shutters that are no longer present. The roof over this wall section has three small equally spaced, hip roof dormers with pairs of single-paned aluminum-sash French casement windows, which have replaced the original wood-sash 9-light casement windows.

The central portion of the western façade consists of a brick masonry three-story gable end wall entry projection adjacent to the three-story brick masonry round stair tower. The entry projection is distinguished with diagonal diapering set into the running bond. There are two brick steps leading up to a small brick stoop surrounded by low, 2'-7" high brick masonry walls. The gable end wall features a pointed entry arch with cast dressed stone quoins with a beaded and articulated intrados. The entry is recessed in 4'-8", creating an entry alcove of dressed cast stone. The entry alcove contains an iron and glass pendant light fixture suspended from its ceiling. The entry door is a solid wood-planked rectangular double-door with a simple traditional non-original handle and thumb-latch. To the north of the entry arch on the gable end wall is a small vertically proportioned diamond-paned wood-sash window with a brick sill and brick soldier course lintel. Above and centered on the entry arch at the second floor level is a tripartite 18-light wood sash casement window. Immediately above this window on the attic level is a pair of aluminum casement windows centered within the gable. Both the second and third level windows have brick sills and brick soldier lintels.

To the south of the entry gable projection is a round stair tower. The tower's masonry is laid in a running bond up to approximately the attic floor level where a cast-stone bead moulding is laid as a belt course. Above the string course the masonry is accentuated with diagonal diapering. At grade is a small half-round arched window with a brick sill and brick arch lintel. Centered on the tower face is a large diamond-paned, fixed wood-sash window. This window has cast-stone quoin dressing and a wrought iron faux-balconette. To the lower right and upper left of this large window are two small diamond paned windows with brick sills and brick soldier lintels that light the interior circular stair. Immediately above the cast-stone stringcourse and centered above the large window is a radius-top diamond-paned window that projects above the tower's conical roof with an arched head mould of cast-stone. This window also has cast-stone quoin dressings. The tower has a cast-stone crown with regularly spaced cast-stone corbels supporting the tower roof's fluted overhang. At the top of the conical turret is the original weathervane featuring three birds in flight as shown on the architectural drawings.

The southern end of the western façade angles toward the street and is approximately 18'-6" in height. The lower 11' of the wall is composed of brick masonry laid in running bond. This wall segment contains two large equally spaced 8-over-16 double-hung wood windows with brick sills and brick soldier lintels. The original architectural drawings indicate that these windows had wooden shutters that have been removed. The upper portion of the wall projects slightly supported widely spaced wood corbels with an intervening wood moulding and a decorative wood mould banding. Above the banding the façade is half-timbered with brick nogging. The nogging is laid in various patterns including herringbone, basket weave and running bond. There are two equally spaced gable roof dormers in this upper wall section. The dormer gables feature trefoil cut bargeboards. The dormers contain French casement windows with 8-pane operable sashes.

The southern façade of the original building has half-timbering and nogging similar to the western façade. A central brick masonry chimney projects out approximately 6" on the lower portion of the wall and is not expressed in the upper portion. There are four windows on this portion of the façade: two below and two above, with one on either side of the chimney. The bottom two windows are 8-over-12 double-hung wood-sash windows with brick sills and brick soldier course lintels. The upper two are French wood-sash 8-light casement windows. The hip roof starts directly above the top two windows, at approximately 18'-6" above grade and rises to a height of approximately 34' above grade. The chimney, rising to approximately 42' above grade, is brick masonry laid in a running bond. The chimney is copper flashed where it meets the roof. The chimney has been recently braced to the roof with steel pipe that replaced the original wrought-iron tie-rod. The crown of the chimney has a stucco chimney cap.

The southern portion of the east façade is similar to what is present on the eastern and southern façades of this end of the building, with brick masonry on the lower portion of the wall and half-timbers with nogging on the upper portion. Approximately 10'-0" from the southeastern corner of the building the upper floor projects out approximately 7'-0," creating a covered terrace with square rough-hewn timber columns supporting the above. There are two glazed French doors with transom windows on the main level accessing the building’s main Living Room; one is outside of the covered terrace and the other is within the covered terrace area. A large plate-glass window is centered between the doors. The second floor has two 8-light casement windows and two double-hung 8-over-8 wood-sash windows. At the attic story are three hip-roofed dormers with French casement windows, one at the southeastern corner and two on the projected section of the roof.

The central section of the eastern façade has a three-story hip-roof projection located at the apex of the hinge. The southernmost enclosed walkway linking the two buildings intersects the façade on the main floor at this projection. Above the link there are two pairs of 12-light casement windows with brick sills and brick soldier course lintels, one pair on each floor. At the southern end of this central section of roof and near the ridge is a brick masonry utility chimney.

The main floor of the courtyard section of the eastern façade has three equally spaced 8-over-12 wood double-hung windows with brick sills and brick soldier course lintels that provide

light for the building's original dining room. A large bay window with a fluted copper roof is located to the northern side of these double-hung windows. The bay originally provided light to the original breakfast room and has a 35-light wood-sash central window and flanking 6-over-9 wood-sash double-hung windows with brick sills and brick soldier course lintels. Immediately above the three main floor double-hung windows are three 8-over-8 wood-sash double-hung windows with brick sills and brick soldier course lintels lighting second floor rooms. Another 8-over-8 wood-sash double-hung window is centered over the larger main-floor bay window. A two-story enclosed walkway link meets the façade immediately north of the bay providing access to mid-level landings in a service stairwell.

To the north of the link is a small section of wall with an 8-over-12 wood-sash double-hung window on the main floor and an 8-over-8 wood-sash double-hung window on the second floor. Both have brick sills and brick soldier course lintels.

The attic story of the entire northern section of the building has three hip-roofed dormers, one large dormer with six aluminum-sash casement windows, and two small flanking dormers with French aluminum-sash casement windows. At the northern end of the roof near the ridge is a brick masonry utility chimney.

The northern façade of the original building is symmetrically arranged. On the main floor there are two 8-over-12 wood-sash double-hung windows flanking a smaller central vertically oriented 8-light wood-sash casement window. On the second floor above these windows there is a similar arrangement of two 8-over-8 double-hung wood-sash windows on either side of another central vertical 8-light wood casement window. All six windows have brick sills and brick soldier course lintels. In the attic hip roof are two symmetrically spaced dormers with aluminum-sash casement windows that have replaced the original 9-light wood casement windows.

Original 1930 Chapter House—Building Plan and Interior Features

The original chapter house is comprised of a basement, a main floor, a second story dormitory room floor, and an attic dormitory floor with dormer windows. The plan has three sections: the northern portion is approximately 75'-8" in length north/south and approximately 32'-6" in width east/west; the center section contains a circular stair tower approximately 16'-6" in diameter on the western side; the southern portion angles approximately 15° around the tower and is approximately 39' in length and 28'-4" in width. The northern rectangular portion of the plan contains three projections: on the basement and main floor there is an approximately 13'-5" angled bay on the eastern façade; there is an approximately 17'-3" wide entry porch adjoining the stair tower that projects outward approximately 4'-8" on all levels on the western façade; and there is an approximately 13'-2" wide projection extending out approximately 2'-8" on the eastern façade adjoining the southern angled portion of the building that now connects to a walkway link. The southern rectangular portion of the building contains a 38'-long loggia on the main floor with rooms above on the second floor that projects out approximately 7' from the eastern façade.

The basement's main feature is a chapter room in the shape of an equilateral triangle, each leg of which is 42'-9" in length. The shape of the room both has some meaning within

chapter ritual and also provides additional rational for the dogleg in the plan of the building, other than addressing the angle of the main frontage street to the west. The basement also includes a boiler room, laundry and storage. A circular stair tower provides access to the basement and chapter room. All floors on this level are carpet over concrete or concrete. The floor to ceiling height is approximately 11'-8" in the chapter room and its entry vestibule and approximately 9'-4" in the northern service areas. The area under the angled southern section of the building is a crawl space.

The main floor has an entry hall adjacent to the circular stair tower. The entry hall provides access to the living room that is to the south, to an enclosed walkway link on the east, and to the original dining room to the northeast. The entry is irregularly shaped and has a floor to ceiling height of approximately 9'-3". Door openings in the entry are cased with painted Colonial mouldings with dentilated architraves. The stair tower contains a circular bracketed stair with a simple metal handrail supported on metal newels placed on each tread. A large cut-crystal chandelier is suspended from the upper ceiling. A small balconette is inserted in the tower wall looking through an opening into the living room. The living room is down three steps from the entry and has a ceiling height of approximately 11'. This room is approximately 22' wide by 38' long. On the eastern side of the living room is a large plate-glass window with two sets of flanking French doors that open to a loggia or terrace. The southern end of the living room has a central fireplace with a simple painted classical wood surround and flanking large paned windows. The western side of the room has another pair of large paned windows. All windows have simple Colonial cased painted trim and each has an enclosed radiator below the sill. The ceiling is flat with a simple painted classical cornice moulding. There are two cut-crystal chandeliers hung from the ceiling. The floor is carpeted. To the east of the entry is a small vestibule, originally the den, leading to the southern enclosed walkway link. To the northeast of the entry is a Sitting Room that was the Chapter’s original dining room. This room measures approximately 28'-6" by 18'-9" and has a floor to ceiling of approximately 9'-3". A pair of paned windows on the eastern side of the room provides light to the room. These windows are cased with painted simple Colonial mouldings while the doorways have dentilated architraves above the head moulding. A pair of glazed French doors located at the room’s northeastern corner provide access to the former breakfast room with its large bay window. Remaining areas on the main floor include a cloakroom, service areas, and one bedroom. Access to the north walkway link is provided by the second stairway located on the northern end of the building between the former breakfast room and the former maid’s room.

The second floor now contains 14 dormitory rooms and a large communal bathroom accessed by a double-loaded corridor. Floor to ceiling height is 9'-4". The southern end of the second floor above the living room was originally a sitting room and office. The attic floor contains five more dormitory rooms on the southern side that are accessed by way of a double-loaded corridor, while the northern portion has another large communal bathroom and a large open sleeping porch or dormitory room. Floor to ceiling height is approximately 8'-4".

Walkway Links and 1962 Addition—Exterior Description

The south link to the 1962 addition steps down seven risers from the main floor of the original building to the main floor of the east addition. This walkway link is mostly glazed with aluminum commercial windows. The link now has a shallow frame roof covered with composition roofing, replacing an earlier flat roof. The north walkway link is connected to the original building at a mid–floor stair landing and connects to the addition on the second floor. The exterior walls of this link have a simplified half-timbering with marble chip infill. Beneath the north link is a service porch, which is partially screened by a brick masonry wall that visually encloses the central courtyard. The service porch leads into a kitchen and storage area on the northern end of the addition.

The addition is located approximately 35' to the east of the original building. The addition has two stories and a dormered attic floor, plus a daylight basement. The addition measures approximately 85' in length in the north/south direction and approximately 34' in width. The building is wood frame with a brick masonry veneer. The basement exterior walls are reinforced concrete. The building has a steep hip roof pitched at 16-in-12. The roof is covered with dark asphalt composition heavy-tab roofing. The roof flares slightly at the roof overhang and has metal gutters. All windows in the addition are aluminum-sash casements unless otherwise noted.

The western façade wall rises approximately 19' from the courtyard grade to the eave line. The total height from the courtyard grade to the top of the ridge is 40'. This façade has the connecting walkway links meeting it at main floor level at the southern end and at the second floor on the northern end. Immediately to the north of the southern walkway are two large openings that provide light to the interior of the dining room. The southern opening is a large fixed window with a transom light and the northern opening is an aluminum storefront French door with a glazed transom. To the north of these large openings are two additional casement windows. The second floor of this elevation has a row of five equally spaced window units, each with a pair of windows, with one operable casement and upper transom light. The attic floor has three equally spaced hip roof dormers, each with a simple tripartite window, the outer windows being operable casements. A brick masonry utility chimney protrudes through the roof slightly to the south of northern ridge break and near the ridge.

The southern façade has a projecting hip-roofed stair tower at its western side. The stair tower has three vertically oriented windows at the three landing levels. Each window consists of one fixed sash and an operable casement. The upper window extends up through the eave line, creating a shallow roof dormer. The eastern portion of the facade has a cantilevered concrete perimeter walkway that serves as a balcony for the dining room. The basement wall beneath the walkway is recessed, creating a covered terrace for the basement activity room. The basement façade has two large window openings and two sets of doors identical to those on the east façade on the lower and main floor eastern portion of the southern façade. Above those are two windows with fixed sashes at the bottom third and right hand sides and casements to the left side. The stair tower has three aluminum-frame casement windows running up bottom to top. This facade has two wall openings: the easternmost opening is a large fixed window and the westernmost opening is an aluminum storefront French door with

a glazed transom. The main floor also has two wall openings with the same arrangement as the basement level. The second floor has two equally spaced window units, each with a pair of windows, with one operable casement and upper transom light. The attic floor has one centrally placed hip-roof dormer with a simple tripartite window, the outer windows being operable casements.

The eastern façade is three stories, including the daylight basement, and a dormered attic story. The basement level has the recessed covered terrace with a single egress door from the southern stair tower. North of the recess is a group of three large wall openings, the outer two being large fixed windows with transom lights, and the central being an aluminum storefront French door with a glazed transom. To the north of this opening group is a row of three window units, each with a pair of windows with one fixed light and one operable casement. On the second level is a cantilevered balcony running the entire width of the building and featuring a wrought iron railing with the Sigma Kappa symbol in it. The southern portion of this level has a group of four large openings, the two southernmost and the northernmost being large fixed windows with transom lights, and the remaining opening being an aluminum storefront French door with a glazed transom. These openings provide light for the dining room. The northern portion of the main floor wall has three equally spaced window units with operable French casement windows that open into the kitchen. The second floor has a row of seven equally spaced window units, each with a pair of windows, with one operable casement and an upper transom light. The attic floor has three equally spaced hip-roof dormers, each with a simple tripartite window, the outer windows being operable casements. A brick masonry utility chimney protrudes through the roof slightly to the north of the center of the roof and near the ridge.

The northern façade has a projecting hip-roof stair tower with two large aluminum windows centered and stacked one over the other at the stair landings. There is an egress door on the lower right portion of the stair tower. The eastern portion of the façade has three windows units, one on each floor level. The lower two units are a pair of windows, each with an operable casement, and the upper unit is also a pair of windows, with one operable casement, but it also has upper transom light.

Walkway Links and 1962 Addition—Building Plan and Interior Features

The plan of the 1962 addition is basically a rectangle with circulation/egress stair towers projecting at the southern and northern ends. The basement floor level contains a recreation room with doors accessing a small terrace at the building’s southeastern corner, service employee’s bedrooms, bathrooms, and storage rooms. The ceiling to floor height is approximately 10'. The main floor level, accessed from the original building via the southern enclosed walkway, is devoted to food service, with a large dining room on the southern end and a commercial kitchen on the northern end. The floor to ceiling height on the main floor is approximately 10'. The second floor level has ten dormitory rooms and a bathroom accessed by a double-loaded corridor. The floor to ceiling height for this floor is approximately 8'. The attic third floor is an open-room sleeping porch with a floor to ceiling height in the central section of 9'-6".

Documented Building Alterations and Existing Condition

Date	Architect	Description
1930	Joseph L Skoog	Build (permit #393161)
1962	Joseph L. Skoog	Addition (permit #BN10213)
2001	The Johnson Partnership	Repair earthquake damage to chimneys (permit #2107549)
2002	None	Remove and replace roof, south connector (permit #2206014)

STATEMENT OF SIGNIFICANCE

Historic Site Context

History of Fraternal Societies in the United States

The first fraternity in the United States was founded at the College of William and Mary in Williamsburg, Virginia, in 1776. This group was known as Phi Beta Kappa, and was a secret society formed for social and literary purposes. In 1779, branches of Phi Beta Kappa were established at Yale and Harvard. Despite disruptions during the Revolutionary War, the society survived and eventually expanded to other schools. Phi Beta Kappa was the only chaptered organization bearing a Greek-letter name until around 1825, when Kappa Alpha was established at Union College in Schenectady, New York. During this period, a number of other campus organizations were established. These groups were primarily literary in nature and held debates and discussions, but "they were usually too large to promote the cultivation of close friendships."[1] The founding of Kappa Alpha at Union College resulted in other students at the school forming their own groups, and by 1827, three Greek-letter societies existed at Union. These three fraternities, sometimes called the Union Triad, are regarded as the founders of the modern fraternity system. From 1830 to 1860, fraternal groups spread throughout eastern and southern colleges. Growth of the fraternity system was interrupted by the Civil War, but many new chapters were established afterwards, particularly in the South.

Also during the later part of the 19th Century, some fraternities began to be established in conjunction with certain schools within universities, such as colleges of medicine or arts. A fraternity founded at Rensselaer Polytechnic Institute in 1864, was the first that aimed to restrict its membership to students intending to engage in the same profession. Around 1900, honor societies began to appear. These groups often used Greek-letter names, but unlike

1William Raymond Baird, Baird's Manual of American College Fraternities: A Descriptive Analysis of the Fraternity System in the Colleges of the United States (New York, NY: College Fraternity Publishing Co., 8th ed., 1915), p. 6.

fraternities and sororities, they were invitational groups based on excellence in scholastic achievement or professional achievement.

During the Victorian era, women were just beginning to have a real presence on college campuses. Sororities became a means for them to support and encourage one another. The first women's fraternity was founded in 1870, at DePauw University. The women's groups were modeled on the earlier fraternity system created for men and were quite similar in terms of government and administration as well as criteria for membership. However, sororities were more likely then fraternities to support charitable or community causes and have traditionally been associated with this type of work.

Since their inception, fraternities and sororities have been known by names that are almost always a combination of Greek letters. In fact, they were first known as Greek-letter societies. The letters used generally represent a motto, which is supposed to be kept secret from all but the group's members. The groups of members located at various colleges or universities are known as chapters, and they also have an additional Greek letter name. This name may denote the order in which they joined the national group, or it may be a random designation.

In the early days of the fraternal system, individual chapters were independent. There was little formal organization at a regional or national level, and chapters were sometimes unified by nothing more than a common name and motto. Gradually, a more centralized model began to emerge. One chapter, usually the oldest, was chosen as the "Grand" chapter. "This chapter was…to be the governing body of the fraternity, subject only to the directions of the assembly of delegates from the chapters, termed conventions, and to preserve and maintain some sort of settled policy in the administration of fraternity affairs."[2] By about 1870, however, fraternities discarded this system and replaced the grand chapters with boards of alumni, still subject to the annual or semi-annual conventions.

Fraternities and sororities generally employ a great deal of symbolism in their customs and practices. A fraternity usually has a badge, which is often worn by members as pin or pledge pin. They also have distinctive colors, flowers, banners, coats of arms, and other symbolic insignia. Sigma Kappa, for example, uses the serpent and dove as symbols and its coat of arms features the dove, serpent, and violet. The official seal of the sorority also features the serpent and dove. Fraternities and sororities frequently have their own songs, often published in fraternity songbooks.

"Since the fraternities have been firmly established, graduate and undergraduate members have united in contributing toward building funds, and have built chapter-houses and halls, sometimes at great expense."[3] Houses were originally built in two types, the lodge, which was used only for meeting purposes, and the clubhouse, which contained living space as well as common rooms, and which was the more popular model of the two. The construction of chapter houses was a popular endeavor for alumni members, who often oversaw fundraising,

2 Ibid., 17-18.

3 Ibid., 31.

design and construction. Chapter houses were quite common by the early 1900s, and had become a typical sight on the fringes of college and university campuses.[4]

History of Fraternal Societies at the University of Washington

The first Greek society at the University of Washington was the Sigma Nu Chapter started in 1896. Seven fraternal houses were established at the University of Washington in 1902, seven years after it moved from downtown Seattle to its present location. The twelve houses that existed in 1908, were all north of NE 45th Street and west of 15th Avenue NE. Most of the early houses were "modest frame one and two-story residences."[5]

When the University Park Addition came on the market, the Greeks societies purchased sites there. The first was Kappa Sigma in 1909, which moved from Brooklyn and NE 46th Street to 18th Avenue NE just above NE 50th Street.[6] The next year, both Gamma Phi Beta and Pi Beta Phi purchased lots on what is now known as "Greek Row," 17th Avenue NE, further south between NE 45th and 47th Streets. By 1917, a Fraternity Row had started to develop along what is now NE 17th Avenue, and what was then called University Boulevard. It had been paved and landscaped in 1909, for the Alaska Yukon Pacific Exposition. After the Exposition closed, the University regents refused to allow the parkway on campus. In 1917, the Boulevard was renamed 17th Avenue E, and during this period Horse Chestnut trees were planted in memory of the men who had died in WWI.[7]

The chapter houses built between 1909 and 1917, were generally big "wood-frame, multi-storied, gable-roofed, generously porched" buildings.[8] When Sigma Nu moved from their original NE 15th Avenue site to NE 17th Avenue, they started a trend by hiring architect Ellsworth Storey in 1915 to design the chapter house.

"In 1920, University President Henry Suzzallo…urged the use of Tudor Gothic or University Gothic style in new construction in the University District."[9] Between 1920 and 1931, thirty-five new Greek chapter houses were built in the neighborhood, either in the Collegiate Gothic or Georgian styles. The Greek alumni were responsible for financing and overseeing the new construction and they generally proved to be conservative in their style preference and budgets.[10]

The Greek societies remained strong and active throughout the Depression, but their numbers began to decline during WWII. After the War years, membership increased and by the 1970s,

4William Raymond Baird, Baird's Manual of American College Fraternities: A Descriptive Analysis of the Fraternity System in the Colleges of the United States (New York, NY: College Fraternity Publishing Co., 9th ed., 1920.)

5 Lawrence Kreisman, "Frat Row: Students Find Home Away From Home on a Gracious Boulevard;" Pacific Magazine, Seattle Times/ Seattle Post-Intelligencer, February 12, 1989: p. 22.

6 Norman Johnston, "Row Show," Columns, September 2001: p. 32-36.

7 Kreisman, "Frat Row," p. 20.

8 Johnston, "Row Show," p. 35

9 Kreisman, "Frat Row," p. 23

10 Johnston, "Row Show," pp. 32-36.

there was pressure to expand facilities and many of the houses acquired more land and created large additions and/or were remodeled. "In the social turmoil of those years, some groups disappeared and, in other cases, their houses remained Greek but changed hands due to organizational problems. In more recent years, however, a number of new houses have been constructed, further reinforcing the concentration of the Row as their most favored location."[11] The University of Washington Greek Row area is now considered to be the highest concentration of fraternities and sororities in the United States.

Historic Architectural Context

Jacobean Style: Collegiate Gothic and Late 20th Century Revivals: French Tudor Revival

At the turn of the 19th Century, the vast majority of larger residential and institutional architecture represented the contemporary programs dressed in eclectic architectural styles derived from European models. One of these derivative styles was identified as Jacobean, a melding of medieval and Renaissance features. The form was used extensively in 17th Century England and to a lesser extent in the American Colonies, taking its inspiration from architectural forms developed in the Netherlands and Germany. This style was first used in the United States in the mid-17th Century for major residences in the Mid-Atlantic States of Maryland, Virginia, North Carolina, and South Carolina.[12]

English architect Richard Norman Shaw (1831-1912), probably the most influential architect of the Victorian period, drew heavily on earlier examples to create flamboyant original compositions for large country estates during the 1860s and 70s. Shaw's architectural designs were widely published in American architectural journals and would influence generations of architects. Shavian Medieval style, as it was popularly known, led to the popularity of Queen Anne style buildings and the creation of the Shingle style. The form eventually reached the other areas of the United States where the forms were applied to major residences, university buildings, and men's clubs. The Rainier Club (1902-04, Cutter, Malgren, & Wager) in downtown Seattle is a fine example of this style applied to the latter. Jacobean styling eventually filtered down to school buildings throughout the nation.[13]

In 1913, Ralph Adams Cram designed Princeton's Graduate College in Gothic revival style, hearkening back to the 15th Century and William Wykeham's New College at Oxford. Cram desired an academic architectural form consistent with a sense of historic and cultural continuity.[14] The English universities of Oxford and Cambridge provided a Gothic style precedent for university buildings that was hard to ignore. Gothic forms grew to become national emblems of higher education institutions.

Locally, the University of Washington's 1915 Regents' Plan recommended Collegiate Gothic

11 Johnston, "Row Show," pp. 32-36.

12 Lester Walker, American Shelter (Woodstock, NY: Overlook Press, 1996) p. 176.

13 Ibid.

14 John Burchard and Albert Bush-Brown, The Architecture of America: A Social and Cultural History (Boston, MA: Little, Brown & Co., 1961), p. 290.

style for all the University of Washington buildings.[15] Carl Gould started to develop an architectural curriculum for the eventual department of Architecture in 1914, and his firm, Bebb and Gould also was commissioned to devise a master campus plan. Gould served the University in multiple roles for 12 years, until his resignation 1926.[16] He left a lasting impression on the university; he introduced the quadrangle plan and the overall Gothic style of the buildings. His Ecole de Beaux Arts education is evident in plan and building forms. He also modeled his teaching curriculum on American Beaux Arts curricula at Columbia, the University of Pennsylvania, and the University of Oregon, whose architecture program had been established a year earlier.[17] Henry Suzzalo, the president of the University of Washington, was Gould's patron as both a teacher and an architect. They had a mutual vision resting on a "belief of beauty as a positive force in ordinary lives."[18] One stated reason the Gothic style was chosen was to provide more interior light in a gray climate. The brown brick colors chosen were also an attempt to visually warm the coolness of a "monotonous grey."[19] In 1920, Henry Suzzallo, in a talk before the University Commercial Club, urged the use of Tudor Gothic or University Gothic in new construction for the University district to develop its identity.[20]

The Tudor revival style, one of several post-Victorian revival styles, is also based on Shaw's medieval revival, adapted to a Queen Anne house. The most common feature of the Tudor revival house is half-timbering.[21] Between the end of World War I and the Depression, a period type Fantasy or Storybook style also emerged, with picturesque exteriors based on medieval English and French cottages and interiors that incorporated all modern utilities. This conservative eclectic style was popular for houses throughout the United States, and used in pattern books by builders and developers as well as architects.

In Seattle, a developer named Fredrick Anhalt, built thirty luxury apartment buildings in a vernacular French Norman Tudor style.[22] He had two draftsmen, Edwin Dofson and Bjarne Moe, design the buildings to incorporate historic detail, while utilizing the most recent construction methods. Dofson was self taught and apprenticed in Seattle. Moe attended the architecture program at the University of Washington and worked with Robert Reamer between 1928 and 1938, while he was also working for Anhalt.[23]

Sigma Kappa has been called a "free, Romantic interpretation of Collegiate Gothic"[24] and

15 Norman Johnston, The Fountain and the Mountain: The University of Washington Campus 1895-1995 (Woodinville, WA: Documentary Book Publishers, 1995) pp. 42-43.

16 T. William Booth and William H. Wilson, Carl F. Gould: A Life in Architecture and the Arts (Seattle, WA: University of Washington Press, 1995), p.77.

17 Ibid., p.79.

18 Ibid., p. 87.

19 Johnston, The Fountain and the Mountain, pp. 31-32.

20 Kreisman, "Frat Row," p. 21.

21 Walker, American Shelter, p.176.

22 Lawrence Kriesman, Apartments by Anhalt (Seattle, WA: Office of Urban Conservation, 1978), p. 2.

23 Walker, American Shelter, p. 12.

24 Johnston, "Row Show," p 32-36.

also "French Norman…Tudor Revival."[25] The elements of the Gothic Revival/Jacobean style that appear in Sigma Kappa are the pointed arch entry with its steep gable, polychromatic brick diapering, ogee-cut bargeboards on the southwest dormers, and the bay window and porticoed veranda on the 1930 east elevation.[26] The French Norman Tudor revival style is reflected in the entry tower, the leaded-light windows, the arched entry, and the half-timbering on the southern portion of the building.

Original Building Owner

Sigma Kappa Sorority Mu Chapter

Mu Chapter of Sigma Kappa Sorority was founded in Seattle at the University of Washington on April 30, 1910. It was the twelfth chapter of the sorority and the second chapter established on the West Coast. The chapter at the University of California, Berkley, was founded five days earlier. The sorority's chapter at Oregon State University was founded in 1918, the sorority's chapter at Washington State University was founded in 1921, and the chapter at the University of Oregon was founded in 1928.

In 1909, with the assistance of Vera Brown and Jessie Pepper Padelford, fourteen women formed the "Altheims" with the sole purpose to petition to Sigma Kappa to form a Sigma Kappa Chapter at the University of Washington. Brown was a member of the University of Illinois' Theta Chapter who had transferred to the University of Washington in her sophomore year, and Padelford was an Alpha chapter alumna. The following year the Chapter's charter was granted. Mrs. Padelford, a life-long advisor to Mu chapter, was the wife of Frederick Morgan Padelford, the chair of the English Department from 1901 until 1918, and dean of the Graduate school from 1918 to 1942. The Padelfords' home was a short distance from campus and their home was a frequent meeting place for Sigma Kappa collegiate and alumnae women.

During 1910, Chapter members lived in a small, furnished house near the campus on what is now known as University Way. From then until the summer of 1919, the Chapter moved four times. In April 1917, the Puget Sound Association of Sigma Kappa Sorority (a Washington non-profit corporation) was formed to hold property, which at the time consisted of the Sigma Kappa Lodge on Puget Sound, given to the sorority by Mr. and Mrs. Oliver P. Anderson as a memorial to their daughter Dorothy Louise, who died in 1912. In 1919, the corporation purchased a fourteen-room house at 4732 21st Avenue NE to house the Chapter. The Chapter soon outgrew this house and began raising funds to purchase the property at the chapter's current property at 4510 22nd NE with the intention of building a new chapter house. The property was purchased in 1926, and the plans for the new chapter house were presented to the chapter and alumnae in January 1929. The groundbreaking ceremony was held in April 1930, and the Chapter moved into the completed chapter house in September of that year.

25 Booth and Wilson, Carl F. Gould, p.77.

26 John Poppeliers with S. Allen Chambers and Nancy B. Schwartz, What Style Is It? (Washington D.C.: Preservation Press, 1981) p.18.

In 1929, the corporation hired Joseph L. Skoog, AIA, one of Carl Gould's former students and the husband of a Mu alumna, to design the new chapter house. At the Chapter's request he included details in the design of the building of special significance to the sorority. In October 1957, the corporation purchased property east of the chapter house and hired Skoog to design a new building, the Jessie Pepper Padelford addition, which was completed in 1962, at a cost of $160,000.

Building Architect

Joseph Skoog (1893-1984)

Joseph Lawrence Skoog was born in Washington in 1893. His father, a Swedish immigrant in 1883, moved his family to Alaska around 1900, where he became a prominent contractor building canneries. Skoog disappointed his father by not continuing with the family business, returning around 1916 to Seattle,[27] where he studied architecture at the University of Washington under Carl F. Gould. At the University, Skoog headed the architectural student organization, the Atelier,[28] although Skoog did not receive his architectural degree. During most of the 1920s, Skoog worked for the Metropolitan Building Company in Seattle, under the direction of architect Robert C. Reamer. He may have become acquainted with Anhalt draftsman, Bjarne Moe, while he was working for Reamer. Also while there, Skoog would have worked on the White Henry Stuart Building, the Olympic Hotel, the Fifth Avenue Theater (1925-6), and the Lake Quinault Lodge (1926), among other projects.[29]

Skoog designed his own house at 1855 Shelby Street in Montlake in 1926. In the late 1920s, Skoog worked briefly with Edwin Ivey, designing the Ferry Investment Co. Building (1929-30).[30] In 1929, Skoog was hired by the Sigma Kappa, his wife's sorority, to design their new chapter house in Seattle, a French-inspired Collegiate Gothic building.[31]

In the 1930s, due to the general shortage of commissions caused by the Depression, Skoog lost his house and his family moved frequently, and for a time resided in the Sigma Kappa house as caretakers. Skoog eventually fell back upon carpentry skills, becoming head carpenter for the construction of the University of Washington's Women's Dormitory.[32] Skoog is also known to be the architect of record for the Sigma Kappa Alpha Gamma Chapter House in Pullman at Washington State University, which was completed in 1938.[33]

27 Skoog, Joseph Jr. Telephone interview with Larry Johnson, July 20, 2005.

28 David Rash, letter to Larry Johnson, August 21, 2005.

29 Jeffrey Karl Ochsner, ed., Shaping Seattle Architecture: A Historical Guide to Architects (Seattle, WA: University of Washington Press, 1994) pp.187, 189.

30 Ochsner, Shaping Seattle Architecture, p. 345.

31 Judy Schweikhardt. History of Sigma Kappa Mu Chapter. Unpublished, 2005.

32 Joseph Skoog Jr., Telephone interview with Larry Johnson, July 20, 2005.

33 Judie Schwiekardt, personal communication with Ellen Mirro, September 5, 2005.

During World War II, Skoog worked on barracks at the Whidbey Island Naval Air Station. In the late 1940s, Skoog designed grocery stores for local businessman John Burkheimer, who built and leased the stores to the A & P Tea Company. Skoog later became Burkheimer's partner in some of these ventures. Skoog's stores were well lighted and organized and were considered somewhat significant in the development of the modern retail grocery store.[34] In 1960, Skoog was again hired by the Sigma Kappa Corporation to design an expansion building adjacent to the original chapter house.

Skoog retired from architectural practice in the mid-1960s.

Building Contractor

Original 1930 chapter house—unknown.

1962 Addition—Puget Construction.

Other Associated Individuals

Jessie Pepper Padelford (1874-1967)

Jessie P. Padelford was the wife of Frederick Morgan Padelford, the chair of the English Department from 1901 until 1918, and dean of the Graduate school from 1918 to 1942. Mrs. Padelford, a native of Waterville, Maine, was a life-long advisor to Sigma Kappa's Mu Chapter, aiding the formation of the chapter and assisting the Chapter financially.

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34 Skoog Jr., July 20, 2005.

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The features of the Landmark to be preserved, include:
The exterior of the building including the 1962 addition, the site, and the following features of the interior of the 1930 building: the foyer/entry hall, the spiral staircase and tower, the living room, and the balcony opening into the living room.

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