

City of Madison Landmarks Commission
LANDMARKS AND LANDMARK SITES NOMINATION FORM (1)

I. Name of Building or Site

(1) Common Chi Psi Lodge	(2) Historic (if applicable) NA
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II. Location

(1) Street Address 150 Iota Court	(2) Ward (available @ City Clerk) 30
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III. Classification

(1) Type of Property (building, monument, park, etc.)

Building

(2) Zoning District

(3) Present Use
Fraternity House

IV. Current Owner of Property (available at City Assessor's office)

(1) Name(s)

Wisconsin Association of Chi Psi

(2) Street Address
3006 Irvington Way, Madison 53713

(3) Telephone Number
257-1956

V. Legal Description (available at City Assessor's office)

(1) Parcel Number
0709-144-1001

(2) Legal Description - Hank replat of lots one, two and three, and the southwest 82 feet of lots three, four and five, Block

60. All of lots one, two and three.

VI. Condition of Property

(1) Physical Condition (excellent, good, fair, deteriorated, ruins)

Good

(2) Altered or Unaltered?

Unaltered

(3) Moved or Original Site?

Original Site

(4) Wall Construction

Irregularly coursed, rough-finished sandstone

(5) On a separate sheet of paper, describe the present and original physical construction and appearance (limit 500 words).

City of Madison Landmarks Commission
LANDMARKS AND LANDMARK SITES NOMINATION FORM (2)

VI.(5) Describe Present and Original Physical Construction and Appearance:

The Chi Psi Lodge is a model example of the early English Tudor style. Its location, at the base of Henry Street, gives a sweeping view of Lake Mendota. The Chi Psi Lodge, when built, embodied many new artistic, as well as characteristic features. It was built of Madison sandstone laid in irregular, broken courses, or ashlar surface, thus producing a rubble effect. Italian masons, German carpenters, and other artisans were hired to work on this project. The quality of materials and craftsmanship that was put into this building would be difficult, if not impossible, to reproduce today at any cost.

The house was built to provide the utmost in comfort and convenience for its residents, members, guests and staff. The main entrance on Iota Court leads to the first floor, or "public area." There is a massive oak staircase that runs from the basement to the third floor. The landings on this staircase are ample enough to accommodate musicians for social functions. In the basement is the party/recreation room (once the dining room), kitchen, butler's pantry, heating plant, storage room, and a housemother's apartment.

The first floor includes the living room, the foyer, a ladies' bathroom, and the dining room (once a parlor). As you come in the door, to the right and to the left are large halls. Together with the foyer, they span the entire width of the building. Both the dining and the living rooms contain fireplaces constructed of Madison stone. The floors in the main rooms are quartered oak.

The second and third floor are equally spacious. On each floor, there are six two-room suits (a study and bedroom), one single room, and two bathrooms. These rooms can together accommodate twenty-six to thirty-four residents in total.

The fourth floor consists of a library, study, and chapter room.

There have been few structural changes since the building was constructed in 1912. The only addition was a fire escape added in the 1970s to bring the building up to code.

City of Madison Landmarks Commission
 LANDMARKS AND LANDMARK SITES NOMINATION FORM (3)

VII. Significance

<p>(1) Original Owner Alpha Iota of Chi Psi</p>	<p>(2) Original Use Fraternity House</p>
<p>(3) Architect or Builder Alexander C. Eschweiler</p>	<p>(4) Architectural Style Tudor revival</p>
<p>(5) Date of Construction 1911-1913</p>	<p>(6) Indigenous Materials Used Madison Sandstone</p>
<p>(7) On a separate sheet of paper, describe the significance of the nominated property and its conformance to the designation criteria of the Landmarks Commission Ordinance (33.01), limit of 500 words.</p>	

VIII. List of Bibliographical References Used

1. Langdon Street Historic District, National Register of Historic Places Nomination, 1986.
2. Alpha Iota of Chi Psi, National Register of Historic Places Nomination, 1986.
3. Paunack, R. R., Interview, January 21, 1988.
4. City directories.
5. Student Affairs, Division of, Collection, UW Archives.
6. Tax records.
- 7.
- 8.

IX. Form Prepared By:

<p>(1) Name and Title Peter S. Kies, President, Classic Resources, and Katherine Rankin</p>	
<p>(2) Organization Represented (if any) Iota Court Preservation Association, Inc.</p>	
<p>(3) Address PO Box 613 Madison, WI 53701-0613</p>	<p>(4) Telephone Number 836-8360</p>

(5) Date Nomination Form Was Prepared
January 23, 1988

City of Madison Landmarks Commission
LANDMARKS AND LANDMARK SITES NOMINATION FORM (2)

VI.(5) Describe Present and Original Physical Construction and Appearance:

Chi Psi Lodge is architecturally significant as an excellent example of an early Tudor revival style building. It was designed by Alexander C. Eschweiler, one of Wisconsin's foremost architects. In addition, it was constructed of a significant native material, Madison sandstone, and may perhaps be one of the last monumental structures erected of that stone in Madison.

The Chi Psi fraternity is one of the oldest on the University of Wisconsin campus. The first chapter was founded in 1841 at Union College. In 1878 Iota Chapter was founded at the UW, probably the fourth fraternity established here. Between 1879 and 1881, the fraternity rented a meeting hall on King Street. In 1881 it rented a small, newly-built house at 602 N. Frances (extant, but much increased in size), where it remained until 1892. In that year a new house was built for the fraternity at 627 N. Lake Street (demolished), where the fraternity remained until it built its current edifice at 150 Iota Court in 1912. The building has been home to the same fraternity since it was built.

Chi Psi was probably the first fraternal order at the University of Wisconsin to build a home and provide meals for its men. The house at 602 N. Frances was rented from its owner, Miss Annie Williams (later Mrs. A. O. Fox), but it may very well have been the first fraternity "house" on campus (based on city directory research). Evidence also seems to point to Chi Psi's house at 627 N. Lake Street as being the first house erected for a fraternity (the Delta Tau Delta Fraternity also claims that distinction, but records indicate that their house at 621 N. Lake Street, built in 1892, was rented from E. T. Owen).

Work on the current Chi Psi Lodge was started on November 18, 1911 and completed by the fall of 1913. The original building committee included such civic leaders and industrialists as M. C. Beebe, W. B. Uihlein, A. W. Mayhew and F. F. Bowman. The grounds were originally part of the estate of Senator John C. Spooner. The buildings, furnishings and lot represented an investment of about \$100,000, a very large figure for its day.

Illustrious alumni who have resided in this building include Boz Skaggs, Steve Miller, Jonathan Barry, Fred Mohs, Carl Holstrom, Colorado Governor Lamb, and numerous members and generations of the Uihlein, Mautz, Connor, Pabst and Walker families. During World War II the lodge was used as an army barracks.

The Chi Psi house was designed by noted Milwaukee architect, Alexander C. Eschweiler. Eschweiler had an extensive general practice, but is perhaps most well-known for his residential work. His design is characterized by a refinement of detail and a superb handling of the early twentieth century revival styles. There are four other known examples of his firm's work in