COMPATIBILITY WITH THE COMPREHENSIVE PLAN
The Comprehensive Plan recommends designation of a wide range of the community’s historic places and utilization of incentives to encourage their preservation.

WAIVERS
None.
KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - This site is shown as future Public & Semi-Public on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 - Public & Semi-Public sites are land uses and/or structures that serve the general public, such as the University of Nebraska-Lincoln.

P. 1.3 - Downtown Lincoln—the Heart of Our Community:

• Downtown Lincoln belong to all residents of Nebraska because “downtown” is synonymous with the University of Nebraska, state government, and the State Capitol building.

P. 4.6 - The community’s distinctive character and desirable quality of life for current residents and for future generations should be supported by exercising stewardship of historic resources throughout the county, while maximizing benefits of past investments in public infrastructure and private property. The Plan encourages the continued use and maintenance of historic resources, including properties not formally designated as landmarks.

P. 4.9 - Continue to inventory, research, evaluate, and celebrate the full range of historic resources including standing structures, distinctive neighborhoods and regions, landscapes, and buried cultural materials throughout Lancaster County, collaborating with individuals, associations, and institutions.

P. 4.9---Designate landmarks and districts through the local preservation ordinance and the National Register of Historic Places.

P. 7.2 - Continue policies such as landmark districts and down-zonings that maintain a mix of single family and multi-family housing and support home ownership and the preservation and enhancement of historic properties.

P. 7.9 - Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements.

P. 7.9 - Promote the continued use of single-family dwellings and all types of buildings, to maintain the character of neighborhoods and to preserve portions of our past. Building code requirements for the rehabilitation of existing buildings should protect the safety of building occupants, while recognizing the need for flexibility that comes with rehabilitating existing buildings.

ANALYSIS

1. This is a request for designation as a Lincoln landmark of the Theta Xi fraternity house in the Greek Row Historic District.

2. Theta Xi house was built in 1946 from designs by Wesley N. Matthews, an NU and Theta Xi alumnus and WWII veteran then living in Colorado.

3. The symmetrical design and simplified ornament of the house fit well between the Federal Revival style Beta Theta Pi house to the west and the Art Deco style Phi Delta Theta house, adjacent to the east, strengthening the Greek Row District.

4. “Greek” chapter houses at UNL often work closely with the University of Nebraska Foundation in fund-raising efforts for essential repairs and maintenance, including fire-sprinkler systems. Theta Xi house is currently undertaking substantial improvements. The Foundation strongly encourages landmark designation for historic chapter houses, for oversight of the appropriateness of work.

5. The proposed preservation guidelines for the Theta Xi house are based on the Secretary of the Interior’s Standards and Guidelines for Historic Rehabilitation and are typical of the guidelines for other chapter houses in Greek Row.

6. Approximately half of the two dozen historic fraternity and sorority houses in Greek Row Historic District are also individually designated Lincoln Landmarks.

7. The Historic Preservation Commission unanimously recommended approval of this application for landmark designation on June 15, 2017 (excerpt from meeting record attached).
EXISTING LAND USE & ZONING: Fraternity house; B-4 Lincoln Center Business District

SURROUNDING LAND USE & ZONING
North: UNL-Campus  P-Public Use District
South: Church    B-4 Lincoln Center Business District
East: Fraternity house  B-4 Lincoln Center Business District
West: Fraternity house  B-4 Lincoln Center Business District

APPROXIMATE LAND AREA: 12,212 sq. ft.

LEGAL DESCRIPTION:
County Clerk’s Subdivision of Lot 32 of Littles Subdivision, being the west 45 feet of Lot A and the east 41 feet of Lot B, in Section 24, Township 1 North, Range 6 East, Lincoln, Lancaster County, Nebraska.

Prepared by

___________________________
Ed Zimmer, Planner

Date: July 21, 2017

Applicant: Alpha Epsilon Assn. of Theta Xi
1535 R Street
Lincoln, NE 68508

Contact: Ronald W. Schaefer
9373 Dewey Street
Omaha, NE 68114
(402)981-7696
ronschaefer@icloud.com

Owner: Alpha Epsilon Assn. of Theta Xi
1535 R Street
Attn.: Josh Strain, President
Lincoln, NE 68508
(402)617-1868
Jstrain3@hotmail.com

F:\DevReview\CZ\17000\CZ17017 Theta Xi.efz.docx
Change of Zone #: CZ17017
Theta Xi
N 16th St & R St

Zoning:
R-1 to R-8 Residential District
AG Agricultural District
AGR Agricultural Residential District
O-1 Office District
O-2 Suburban Office District
O-3 Office Park District
R-T Residential Transition District
B-1 Local Business District
B-2 Planned Neighborhood Business District
B-3 Commercial District
B-4 Lincoln Center Business District
B-5 Planned Regional Business District
H-1 Interstate Commercial District
H-2 Highway Business District
H-3 Highway Commercial District
H-4 General Commercial District
I-1 Industrial District
I-2 Industrial Park District
I-3 Employment Center District
P Public Use District

One Square Mile:
Sec.24 T10N R06E

Area of Application
Zoning Jurisdiction Lines
Lancaster County Jurisdiction

PDF: F:/Boards/PC/Internet/out/
1. NAME
   Theta Xi Fraternity House
   and/or Common
   NeHBS Site
   LC13:D09-515

2. LOCATION
   Address
   1535 R Street, Lincoln, NE 68508

3. CLASSIFICATION
   Proposed Designation
   _Landmark District  __district  __site
   x Landmark  x building(s)  __object
   __structure
   Present Use
   __agriculture  __industrial  __religious
   __commercial  __military  __scientific
   __educational  __museum  __transportat’n
   __entertainment  __park  __other
   __government  x group residence

4. OWNER OF PROPERTY
   Name
   Alpha Epsilon Assn. of Theta Xi
   Address
   1535 R St.(Attn. Josh Strain), Lincoln, NE 68508

5. GEOGRAPHICAL DATA
   Legal Description
   County Clerk’s Subdivision of Lot 32 of Littles Sub. in 24-10-6, being the west 45 feet of Lot A and the east 41 feet of Lot B, in Lincoln, Lancaster County, Nebraska.
   Property ID Number
   10-24-311-002-000
   Number of Acres or Square Feet: (more or less) 12,212 sq. ft.
6. REPRESENTATION IN EXISTING SURVEYS

Title  Architectural and Historical Survey of Lincoln, NE

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<th>Date</th>
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<th><em>State</em></th>
<th><em>County</em></th>
<th><em>Local</em></th>
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<tr>
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<td>State</td>
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</table>

Is proposed Landmark or Landmark District listed in the National Register?

- [X] yes, date listed 1997/06/25 (within Greek Row Historic District)
- [ ] no

7. DESCRIPTION AND HISTORY

Condition

<table>
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<td>moved date</td>
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<tr>
<td>fair</td>
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DESCRIPTION:

The Theta Xi fraternity house in the University of Nebraska-Lincoln’s Greek Row Historic District (NRHP (NRHP-listed in 1997) is an Art Deco style, white-painted brick building, with brickwork quoins at all the
corners of the original two-story portion, and a moderately steep hipped roof. The house is set at a slight elevation about the R Street sidewalk, fronted with a concrete terrace accessed by four concrete steps. Built in 1946, the Theta Xi house helps anchor the crucial 16th and R Street intersection at the heart of the Greek Row Historic District, linking the red-brick, Period Revival style Beta Theta Pi house (1515 R, of 1926) to the west and the limestone-clad, Art Deco style Phi Delta Theta house (1545 R, of 1937) to the east.

Theta Xi house has a symmetrical principal (north) façade, with a three-bay, central pavilion flanked by slightly lower, single bay wings to the east and west. The central pavilion is recessed in the middle, sheltering a two-story central window and the understated main entrance, in the west wall of the recess. A cantilevered balcony projects from the center of the recess, with a steel railing formed of a pattern of rectangles. The balcony was added in 1979 but is stylistically compatible with the original design. The original multi-paned windows have been replaced with an assortment of single-pane and fixed-single-pane over hopper windows. In 1955 a two story addition was constructed at the south, rear of the original building. A flat-roofed third floor was added to the rear wing in 1966.

The interior has only a few original, character-defining features. The main parlor behind the large central window, retains a fireplace in the center of the south wall, but the original, simple limestone fireplace surround has been augmented with an elaborate oak mantelpiece of a decidedly different character.
The best, original interior feature is a terrazzo staircase with a steel railing at the northeast corner of the parlor.

Centered above the parlor on the second floor is another gathering space, with a fine limestone fireplace surround that echoes the exterior quoins on the house.
HISTORY:
Prior to the construction of the subject property, Theta Xi was housed in large houses adapted to fraternity use.-For several years (1920s & '30s) the students occupied 1844 Washington Street, a large 2.5 story frame house built in the early 20th century.¹ In the mid-1930s the fraternity used the Italianate mansion at 1421 H Street, now the site of the Nebraska Governor’s Mansion, then relocated to a near-campus location at 1504 S Street, now part of Sellick Quadrangle.

Pomerene House at 1844 Washington, early home of Theta Xi fraternity

The house association obtained a building permit in 1946 for the construction of the current house, at an estimated cost of $31,000. Kingery Construction was listed as the contractor and W.N. [sic] Matthews as the “Architect or Engineer.”² City building records include a preliminary design with an asymmetrical front elevation made up of one and two-story elements. The flat-roofed, one-story portion would have extended southward to link to another hipped roof wing, of a single story.

Preliminary scheme for Theta Xi House, 1947.

¹ In the late 20th century, long after the Theta Xi residents had moved to campus, their former Near South home became a cause célèbre when it deteriorated into a neighborhood blight nicknamed the “Silver Whale.” It has since been removed and replaced with a lovely house.
² City of Lincoln Building Permit 42015.
Preliminary elevations for Theta Xi House, 1947.

Matthews’ design for principal façade as built.
The designer of the house, Wesley M. Matthews (1909-1996), was a Theta Xi member and a 1932 graduate of University of Nebraska, with a degree in architecture.

Matthews worked as a draftsman for Lincoln Public Schools in the early 1930s, then practiced architecture in Scottsbluff prior to WWII and in Denver after Army service during the war. Late in his life he worked as a director of general services at a hospital in Sun City, Arizona. He died in Colorado in 1996.


8. **SIGNIFICANCE**

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<td><em>industry</em></td>
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<td><em>invention</em></td>
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</table>

**Specific dates:** 1946

**Builder/Architect:** Wesley M. Matthews

**Statement of Significance:**
The Theta Xi fraternity house is listed on the National Register of Historic Places as a contributing property in the Greek Row Historic District. It occupies a key position in the R Street sequence of Greek chapter houses and serves to unite the varied houses at the southwest corner of 16th & R in the heart of that district.

9. **STANDARDS FOR DESIGNATION** (Check one(s) that apply)

- Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;
- Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States; or
- Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.
10. MAJOR BIBLIOGRAPHICAL REFERENCES

Justin VanMullem, “Greek Row Historic District,” a nomination to the National Register of Historic Places, listed in 1997.

City of Lincoln Building Permit 42015.


11. FORM PREPARED BY:

Name/Title: Ed Zimmer  ezimmer@lincoln.ne.gov

Organization: Lincoln/Lancaster County Planning Dept.

Date Submitted: 6/13/2017

Street & Number: 555 S. 10th St.  Telephone: (402)441-6360

City or Town Lincoln  State: NE 68508

Signature

________________________________________________ FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED
LANDMARK/LANDMARK DISTRICT NUMBER
F:\LongRange\Historic\Landmarks\LMARKS\Greeks\Theta Xi\ThetaXi LDApp.doc
1. Architectural Review of Landmark:
   a. Photographs: On file in Planning Department.
   b. Important architectural features:
      - Exterior: Two-story height, hipped roofs, brick walls, corner quoins, recessed entry
      - Interior: Main parlor, limestone fireplace surround, terrazzo stairs and steel stair railing in
        northeast corner, second floor parlor with limestone fireplace surround.
   c. Important landscape features: north front yard
   d. Architectural style and date: Art Moderne, designed by Wesley M. Matthews, 1946
   e. Additions and modifications: south additions of 1955 and 1964; front balcony of 1979

2. Notice of Work Needing Certificate:
   A. A Certificate for Certain Work can be granted by the Preservation Commission or, in certain
      instances, by the Director of Planning. The application for the Certificate can be obtained from
      and should be filed with the Building and Safety Department. The following work to be
      conducted on the Landmark requires the procurement of a Certificate for Certain Work:
      1. Exterior work requiring a Building Permit as defined in the Lincoln Building Code. Before
         conducting exterior work, check with the City Building and Safety Department to determine
         whether a Building Permit is necessary;
      2. Demolition of a structure or portion of a structure as defined in the Lincoln Building Code;
      3. Work involving:
         a. Reduction of front yard;
         b. Addition of fencing and walls visible from R St.;
         c. Replacement of exterior material and trim or visible roofing materials;
         d. Cleaning and maintenance of exterior masonry;
         e. Replacement of doors, storm doors, door frames, windows, storm windows, and
            screens (excluding seasonal) on facades visible from R Street;
         f. Addition of awnings;
         g. Placement of mechanical systems, such as but not limited to, window air conditioners,
            solar collectors, etc.;
         h. The addition or replacement of signs;
         i. Moving structures on or off the site;
         j. Installation of electrical, utility, and communications services on principal (north)
            facade;
         k. Placement of high intensity overhead lighting, antennae, and utility poles within the
            areas of the east facade.
         l. Interior modifications to the features listed in 1.b. above.
   B. The following work to be conducted on the Landmark does not require the procurement of a
      Certificate for Certain Work:
1. Changes involving routine maintenance and repair for the general cleaning and upkeep of the building but which include no direct physical change in design or material;
2. Changes involving color and landscaping, except as previously noted;
3. Interior changes involving no exterior alteration, except in the areas previously noted (2.A.3.l. above).

C. The penalty upon conviction for conducting work which requires a Certificate for Certain Work without procuring the Certificate or for doing work contrary to an issued Certificate is a fine not to exceed $100.00. Each and every day that such violation continues after notification may constitute a separate offense. The City of Lincoln may also pursue the remedies of injunction, mandamus, or other appropriate action to correct a violation.

3. Standards for Owner and Preservation Commission:

The following standards serve as a guide to the Landmark property owner in the preservation of their building. It is also intended that these Standards will aid the Commission in making decisions regarding issuance or denial of a Certificate.

When a decision on issuing or denying a Certificate is requested, the more definitive the presentation by the applicant, the easier it will be to convey and comprehend the effect of the proposed change. The owner or representative should plan to attend the public hearing to discuss the proposed work. When an application is being reviewed, it will be the responsibility of the applicant to demonstrate that the new work is compatible with these Standards.

A strict interpretation of these guidelines may be waived by the Preservation Commission if the applicant develops a design solution which meets the spirit and intent of the Historic Preservation Ordinance. In addition, although the owner of the landmark must receive Certificates for work identified above, a broader interpretation of the Guidelines for this property may be allowed by the Preservation Commission.
PRESERVATION GUIDELINES FOR
Theta Xi House, 1535 R Street
P. 3

(Based on the Secretary of the Interior’s Standards for Rehabilitation
and Guidelines for Rehabilitating Historic Buildings)

1. Every reasonable effort shall be made to provide a compatible use for a property which requires
minimal alteration of the building, structure, or site and its environment, or to use a property for its
originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment
shall not be destroyed. The removal or alteration of any historic material or distinctive architectural
features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that
have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development
of a building, structure, or site and its environment. These changes may have acquired significance in
their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building,
structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the
event replacement is necessary, the new material should match the material being replaced in
composition, design, color, texture, and other visual qualities. Repair or replacement of missing
architectural features should be physical, based on accurate duplications of features, substantiated by
historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different
architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting
and other cleaning methods that will damage the historic building material shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or
adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when
such alterations and additions do not destroy significant historical, architectural or cultural material, and
such design is compatible with the size, scale, color, material, and character of the property,
neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such
additions or alterations were to be removed in the future the essential form and integrity of the structure
would be unimpaired.
GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION

THE ENVIRONMENT

Recommended
Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building set-backs that have traditionally linked buildings to their environment.

Using new plant materials, fencing, walkways, street lights, signs and benches that are compatible with the character of the neighborhood in size, scale, material and color.

Not Recommended
Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or inappropriate to the neighborhood.

BUILDING SITE

Recommended
Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property’s history and development.

Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property’s history and development.

Not Recommended
Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property’s history and development.
BUILDING SITE ----- continued

**Recommended**

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made, they should be carefully evaluated in light of the past appearance of the site.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

**Not recommended**

Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

**BUILDING: STRUCTURAL SYSTEMS**

**Recommended**

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

Undertaking stabilization and repair of weakened structural members and systems.

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.

**Not Recommended**

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.

**BUILDING: EXTERIOR FEATURES**

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

**Recommended**

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

**Not Recommended**

Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem.

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar ----- Continued
Repainting only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

Duplicating old mortar in composition, color and texture.

Duplicating old mortar in joint size, method of application, and joint profile.

Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Repainting or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.

Repainting mortar joints that do not need repainting. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.

Repainting with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repainting with mortar joints of a differing size or joint profile, texture or color.

Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Removing architectural features such as cornices, brackets, railings, shutters, window architraves and doorway pediments.

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar----Continued

Retaining the original or early color and texture of...
masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.


Wood: Clapboard, weatherboard, shingles and other wooden siding

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Retaining and preserving significant architectural features, whenever possible.</td>
<td>Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building’s character and appearance that illustrates the continuity of growth and change.</td>
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</table>

<table>
<thead>
<tr>
<th>Recommended</th>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape and texture the old as closely as possible.</td>
<td>Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.</td>
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Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

<table>
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<tr>
<td>Retaining original material, whenever possible.</td>
<td>Removing architectural features that are an essential part of a building’s character and appearance, illustrating the continuity of growth and change.</td>
</tr>
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Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc ---- Continued

Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.
Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and Roofing

**Recommended**

Preserving the original roof shape.

Retaining the original roofing material, whenever possible.

Providing adequate roof drainage and insuring that the roofing materials provide a weather-tight covering for the structure.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Preserving or replacing, where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

**Windows and Doors**

**Recommended**

Retaining and repairing existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware.

**Not Recommended**

Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Stripping the roof of architectural features important to its character.

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Duplicating the material, design, and the hardware of the older window sash and doors if new sash
and doors are used.

Installing visually unobtrusive storm windows and doors, where needed, that do not damage existing frames and that can be removed in the future.

Using original doors and door hardware when they can be repaired and reused in place.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Installing inappropriate new window or door features such as aluminum storm and screen window insulating glass combinations that require the removal of original windows and doors.

Installing plastic, canvas, or metal strip awnings or fake shutters that detract from the character and appearance of the building.

Discarding original doors and door hardware when they can be repaired and reused in place.

Entrances, Porches, and Steps

Recommended

Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building’s historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Removing or altering porches and steps that are appropriate to the building’s development and style.

Stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile, and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior Finishes

Recommended

Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.
PRESERVATION GUIDELINES FOR
Theta Xi House, 1535 R Street
P. 10

<table>
<thead>
<tr>
<th>Not Recommended</th>
<th>Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes.</td>
<td>Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.</td>
</tr>
<tr>
<td>Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.</td>
<td>Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.</td>
</tr>
<tr>
<td>Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.</td>
<td>Using contemporary designs compatible with the character and mood of the building or the neighborhood.</td>
</tr>
<tr>
<td>Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.</td>
<td>Protecting architectural details and features that contribute to the character of the building.</td>
</tr>
<tr>
<td>Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.</td>
<td>Placing television antennas and mechanical equipment, such as air conditioners, in an inconspicuous location.</td>
</tr>
<tr>
<td>Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.</td>
<td>Placing television antennas and mechanical equipment, such as air conditioners where they can be seen from the street.</td>
</tr>
</tbody>
</table>
## MECHANICAL SYSTEMS: Heating and Air Conditioning, Electrical, Plumbing, Fire Protection

<table>
<thead>
<tr>
<th>Recommended</th>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.</td>
<td>Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical system.</td>
</tr>
<tr>
<td>Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.</td>
<td>Attaching exterior electrical and telephone cables to the principal elevations of the building.</td>
</tr>
<tr>
<td>Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.</td>
<td>Installing the vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.</td>
</tr>
<tr>
<td>Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.</td>
<td>Concealing or “making invisible” mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.</td>
</tr>
<tr>
<td>Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.</td>
<td>Installing “dropped” acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.</td>
</tr>
<tr>
<td>Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.</td>
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</tr>
</tbody>
</table>
Zimmer said that this is already a contributing house in a National Register District, but the University Foundation prefers that if they are going to establish a preservation fund, that they are meeting Secretary of Interior preservation standards. It is a protective measure for the Foundation and allows an avenue for the house to raise its deductible funds under a review process. Zimmer inspects for interior character features that ought not to be altered as work is done. It is a simple building, immediately post-WWII, built in 1946, and is characteristic in its place, linking together the Deco, limestone building on the corner and the brick, Federal style building to the west. Wesley M. Matthews was the architect. He served in the Army Air Corps in WWII and shows up in AIA directories in the 1970s. He was an alumnus of this fraternity. There were two designs for it; the first did not get built. The house was built by Kingery and has radiant heat floors and some interior character, with the original limestone fireplace and a nice terrazzo stair with steel railing and another limestone fireplace on the 2nd floor, looking out onto the added deck. It would not be stretching the ordinance to extend the courtesy of a landmark designation to this building. They would like to do work this summer. This item would also go to Planning Commission and City Council. The fraternity also has to have sprinklers installed before the end of the summer. McKee asked if all of the work is internal. Zimmer said yes, other that the roof. They have agreed to a composition shingle with a sawtooth edge.

Action:
Motion to recommend approval made by Johnson, seconded by Bavitz.

Munn asked if the building had steel windows originally. He would love to see those return. Zimmer said it did. The plan is to look at the windows and move closer to the original design.

Motion carried 4-0: Bavitz, Johnson, McKee and Munn voting ‘yes’; Dirr-Gengler, Francis and Hewitt absent.